

3115 Westlake Drive
Austin, Texas 78746

Case#C15-2020-0068

UPDATED VARIANCE REQUEST

*Updated Request: LDC 25-2-551(B) – reduce the Lake Austin shoreline setback on the canal only from 75' to 15' only.

*Based on feedback we received from the Board, we respectfully request that our variance request be updated to remove the increase to impervious cover within the 0-15% slope category.

AERIALS



REASONABLE USE

- The property owner is requesting a shoreline setback reduction as to the canal only to accommodate a proposed guest house and related improvements as allowed under LDC 25-2-893(D). To accomplish the same, a variance is being requested.
- This is a fair and reasonable use in the Lake Austin zone district, as this district specifically prescribes development that is residential in nature.

HARDSHIPS

- The slough accounts for 16,757 square feet and is 378'-6" in length;
- The 75' shoreline setback deduction from the main channel is 12,545.8 square feet;
- The 75' shoreline setback deduction from the slough is 53,612.8 square feet;
- The total area of the Property outside of the 75' setbacks is only 51,213.3 square feet;

HARDSHIPS CONTINUED

- The upper portion of the Property near Westlake Drive is unbuildable due to extensive slope and has an existing driveway that is to remain;
- The 75' setback from the slough encompasses the entire width of the Property in many areas and only allows for, at the largest, an 18' wide house;
- The length of the Property is approximately 780 feet, while the width is only 167 feet; and
- Given the width of the slough and the shoreline setback, the guest house requires a driveway of that extends across more than $\frac{3}{4}$ of the length of the Property.

CHARACTER

- The proposed construction is limited to a guest house, which is common along Lake Austin.
- The existing house and proposed guest house has a lower impact on the area than neighboring properties given the smaller scale of the existing house and proposed guest house.
- The construction will be consistent with the various construction styles found throughout Lake Austin.
- There will be no adverse impact to adjacent properties.

THESE DRAWINGS, DESIGN CONCEPTS, AND IDEAS ARE THE PROPERTY OF WILLIAM HABLINSKI ARCHITECTURE AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE CONSTRUCTION OF THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PERSONALLY REVIEWED ON EACH DRAWING.

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W. M. HABLINSKI, AIA DATE
PROJECT TITLE AND ADDRESS
GUEST HOUSE
3005 WESTLAKE COVE
AUSTIN, TX 78746

NOTES
THE GENERAL CONTRACTOR MUST SUBMIT SAMPLES OF WINDOWS, DOORS, MOLDINGS, CABINETS, AND FLOORING TO THE OWNER AND ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. ANY WINDOWS, DOORS, MOLDINGS, CABINETS, AND FLOORING FABRICATED WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND ARCHITECT MAY BE REJECTED AT THE DISCRETION OF THE OWNER AND ARCHITECT AND SUBJECT TO REPLACEMENT AT THE EXPENSE OF THE GENERAL CONTRACTOR.

REVISION DATE

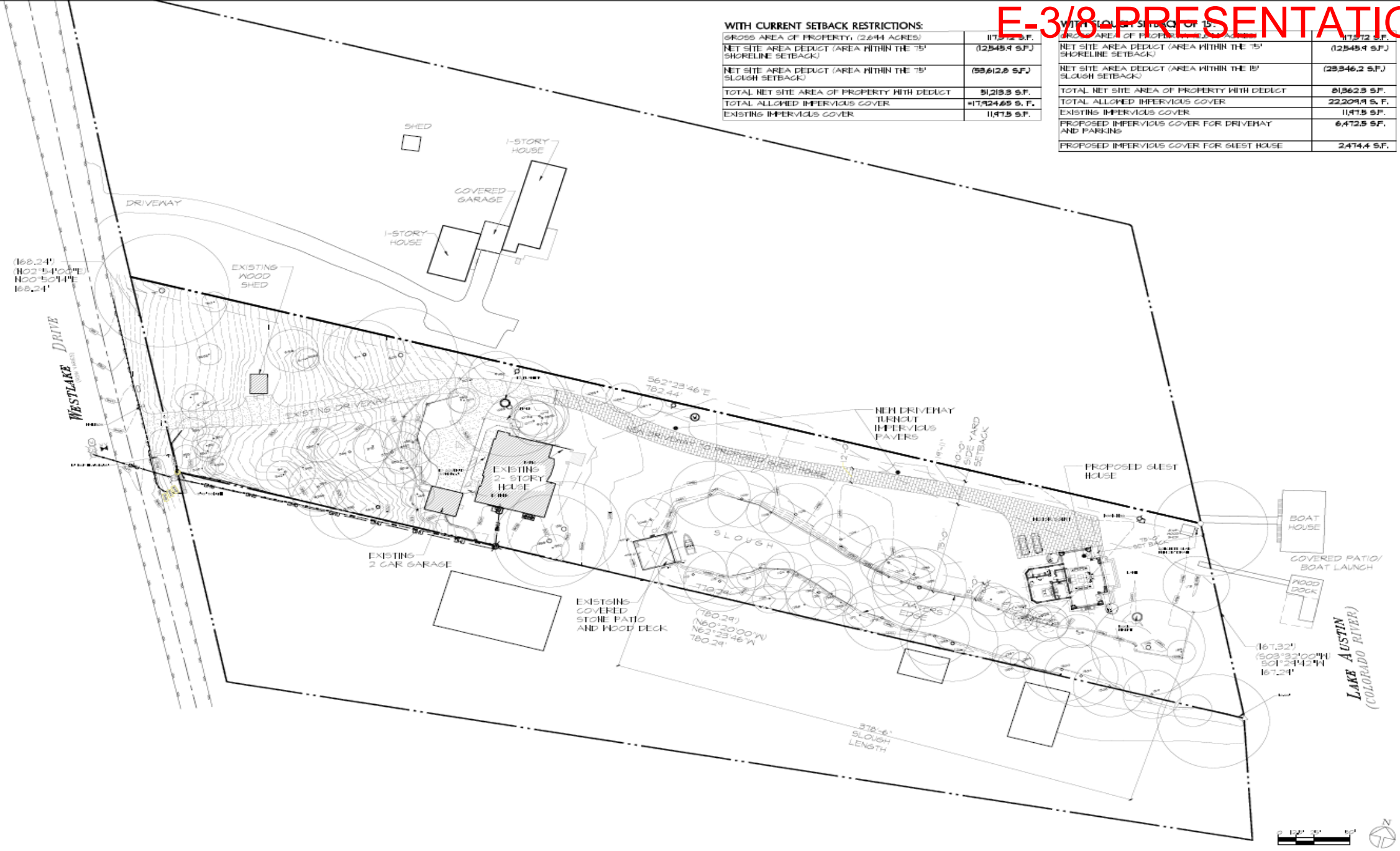
SHEET NAME AND SCALE

DRAWING DATA
PROJECT NO: 11-15-20
ISSUE DATE: 11-15-20
CHECKED: DRAWN BY:

SHEET NUMBER

WITH CURRENT SETBACK RESTRICTIONS:	
GROSS AREA OF PROPERTY (2.844 ACRES)	117,512 S.F.
NET SITE AREA DEDUCT (AREA WITHIN THE '15' SHORELINE SETBACK)	(12,545.4 S.F.)
NET SITE AREA DEDUCT (AREA WITHIN THE '15' SLOUGH SETBACK)	(55,612.8 S.F.)
TOTAL NET SITE AREA OF PROPERTY WITH DEDUCT	51,218.3 S.F.
TOTAL ALLOWED IMPERVIOUS COVER	*17,924.65 S. F.
EXISTING IMPERVIOUS COVER	11,475 S.F.

WITH SLOUGH SETBACK OF 15':	
GROSS AREA OF PROPERTY (2.844 ACRES)	117,512 S.F.
NET SITE AREA DEDUCT (AREA WITHIN THE '15' SHORELINE SETBACK)	(12,545.4 S.F.)
NET SITE AREA DEDUCT (AREA WITHIN THE '15' SLOUGH SETBACK)	(29,946.2 S.F.)
TOTAL NET SITE AREA OF PROPERTY WITH DEDUCT	81,362.3 S.F.
TOTAL ALLOWED IMPERVIOUS COVER	22,209.4 S. F.
EXISTING IMPERVIOUS COVER	11,475 S.F.
PROPOSED IMPERVIOUS COVER FOR DRIVEWAY AND PARKING	6,472.5 S.F.
PROPOSED IMPERVIOUS COVER FOR GUEST HOUSE	2,474.4 S.F.



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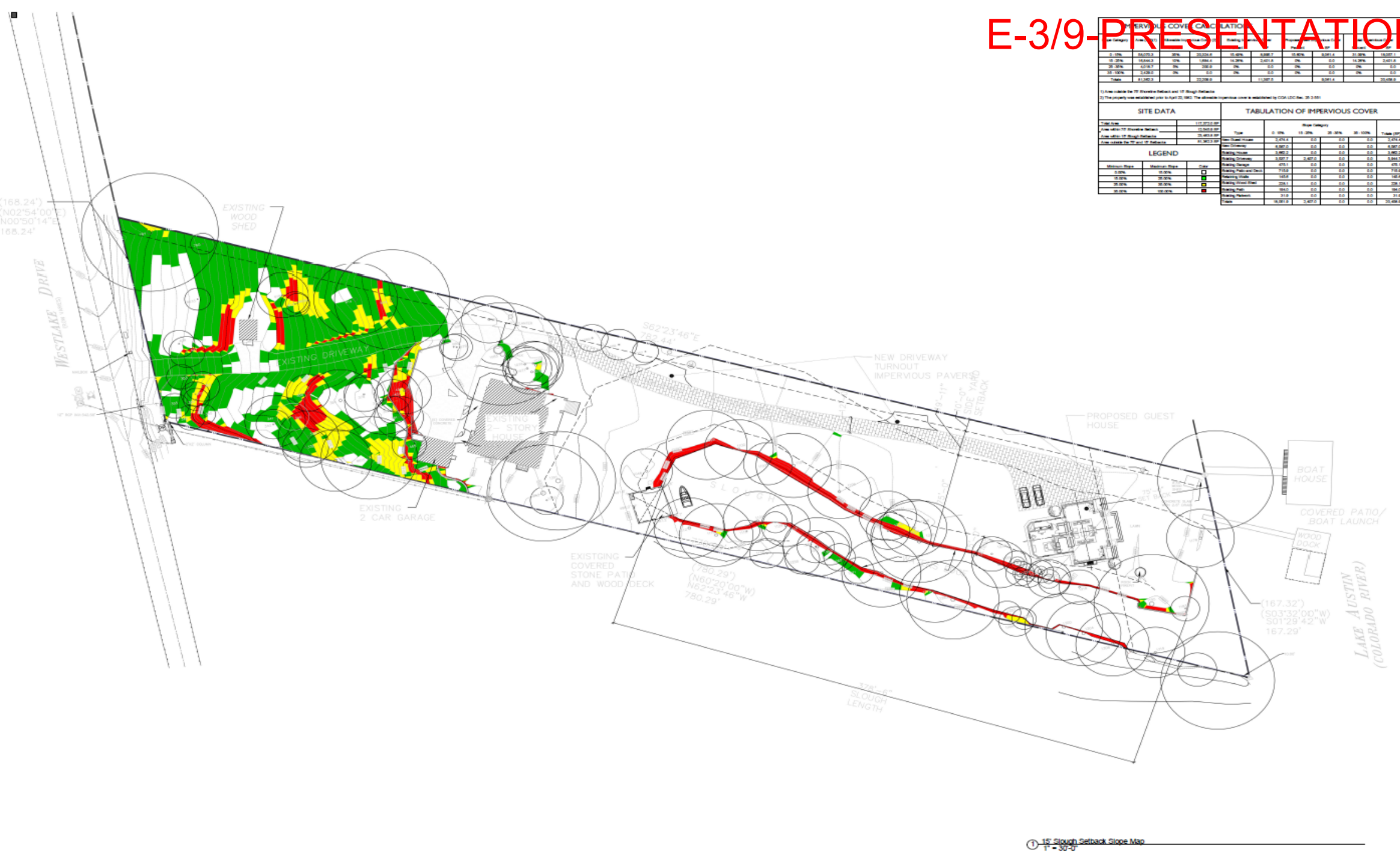
Huff Residence
3115 Westlake Drive, Austin, TX 78746

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November 18,
2020

15' Slough Setback
Slope Map

ASP-01



PROPOSED CONSTRUCTION LOCATION

- The proposed construction is out of the root zone of all of the trees located along the canal.
- The proposed construction is wholly contained within the 0-15% slope category.
- The updated construction plan reduces the overall footprint of the driveway and parking area.

Impervious Cover Calculation With Existing Setback

WITH CURRENT SETBACK RESTRICTIONS:

GROSS AREA OF PROPERTY: (2.694 ACRES)	117,372 S.F.
NET SITE AREA DEDUCT (AREA WITHIN THE 75' SHORELINE SETBACK)	(12,545.9 S.F.)
NET SITE AREA DEDUCT (AREA WITHIN THE 75' SLOUGH SETBACK)	(53,612.8 S.F.)
TOTAL NET SITE AREA OF PROPERTY WITH DEDUCT	51,213.3 S.F.
TOTAL ALLOWED IMPERVIOUS COVER	=17,924.65 S.F.
EXISTING IMPERVIOUS COVER	11,975 S.F.

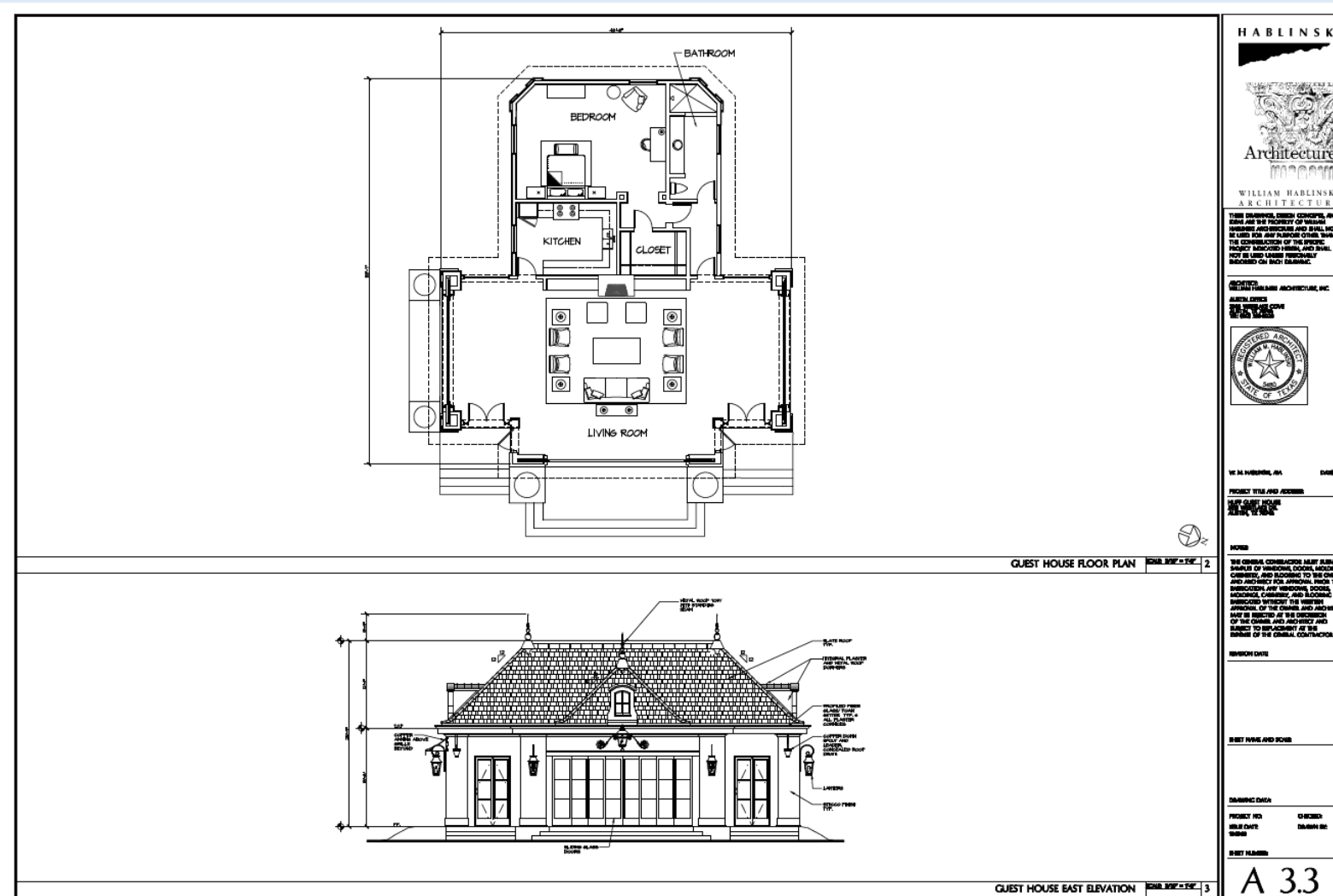
*With existing setback restrictions, the new proposed driveway (6,472.5 sq. ft.) would exceed the total amount of allowed impervious cover on the site and the guest house could not be built.

Impervious Cover Calculation With 15' Canal Setback

WITH SLOUGH SETBACK OF 15':

GROSS AREA OF PROPERTY: (2.644 ACRES)	117,372 S.F.
NET SITE AREA DEDUCT (AREA WITHIN THE 75' SHORELINE SETBACK)	(12,545.9 S.F.)
NET SITE AREA DEDUCT (AREA WITHIN THE 15' SLOUGH SETBACK)	(23,346.2 S.F.)
TOTAL NET SITE AREA OF PROPERTY WITH DEDUCT	81,362.3 S.F.
TOTAL ALLOWED IMPERVIOUS COVER	22,209.9 S. F.
EXISTING IMPERVIOUS COVER	11,975 S.F.
PROPOSED IMPERVIOUS COVER FOR DRIVEWAY AND PARKING	6,472.5 S.F.
PROPOSED IMPERVIOUS COVER FOR GUEST HOUSE	2,474.4 S.F.

FLOOR PLAN



E-3/14-PRESENTATION PHOTOS OF SUBJECT SITE



PHOTOS OF SUBJECT SITE



OTHER DEVELOPMENT IN AREA

