

**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE:** Monday, May 12, 2014

**CASE NUMBER:** C15-2014-0064

☒ Y \_\_\_\_\_ Jeff Jack  
☒ Y \_\_\_\_\_ Michael Von Ohlen – Motion to PP to June 9, 2014  
☒ Y \_\_\_\_\_ Ricardo De Camps  
☒ Y \_\_\_\_\_ Bryan King - 2<sup>nd</sup> the Motion  
☒ Y \_\_\_\_\_ Fred McGhee  
☒ Y \_\_\_\_\_ Melissa Hawthorne  
☒ Y \_\_\_\_\_ Sallie Burchett

**APPLICANT:** Sarah Crocker

**OWNER:** Staci Radtke

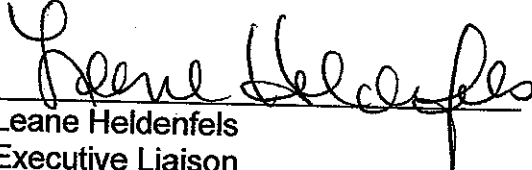
**ADDRESS:** 3009 WESTLAKE DR

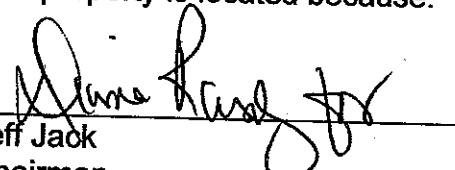
**VARIANCE REQUESTED:** The applicant has requested a variance from Section 25-2-551 (D) (1) (a) of the Lake Austin (LA) District Regulations of Article 3, Additional Requirements for Certain Districts to reduce the shoreline setback from 75' to 5' around the perimeter of the lagoon and canal in order to construct a single family home, garage/workshop and carport in an "LA", Lake Austin zoning district.

**BOARD'S DECISION:** The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to June 9, 2014, Board Member Bryan King second on a 7-0 vote; POSTPONED TO JUNE 9, 2014.

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:  
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

  
Leane Heldenfels  
Executive Liaison

  
Jeff Jack  
Chairman

## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/development](http://www.austintexas.gov/development).

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council, the scheduled date of the public hearing, the Case Number, and the contact person listed on the notice.

**Case Number:** C15-2014-0064, 3009 Westlake Drive

**Contact:** Leanne Heldenfels, 512-974-2202, [leanne.heldenfels@austintexas.gov](mailto:leanne.heldenfels@austintexas.gov)  
**Public Hearing:** Board of Adjustment, May 12th, 2014

*J Bradley Greenblum*

Your Name (please print)

2925 Westlake Cove

Your address(es) affected by this application

*Leanne Heldenfels*

Signature

Date

Daytime Telephone:

512.6106600

Comments:

*Almost all other houses on the lake respect the setback. Not only are the views opened down lake protected but more imp't the buffer of 75' provides an overland buffer for run-off to minimize erosion and environmental degradation.*

*Thank you*

Note: Any responses received will become part of the record of this application and open to the public for review.

*Please do not start attacking this reduced setback to become a precedent for other development*

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor

Leanne Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or Fax to (512) 974-2934

Or scan and email to [leanne.heldenfels@austintexas.gov](mailto:leanne.heldenfels@austintexas.gov)



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- appearing and speaking for the record at the public hearing;

- and:
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- is the record owner of property within 500 feet of the subject property or proposed development; or
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**Case Number:** C15-2014-0064, 3009 Westlake Drive

**Contact:** Leane Heldenfels, 512-974-2202, [leane.heldenfels@austintexas.gov](mailto:leane.heldenfels@austintexas.gov)  
**Public Hearing:** Board of Adjustment, May 12th, 2014

John & Phyllis Biggar  
 Your Name (please print)

☒ I am in favor  
☐ I object

3007 Westlake Dr. Austin TX 78746  
 Your address(es) affected by this application

Leane Heldenfels  
 Signature

5-5-14  
 Date

Daytime Telephone: 512-328-1277

Comments:

Note: Any responses received will become part of the record of this case and open to the public for review.

**If you use this form to comment, it may be returned to:**

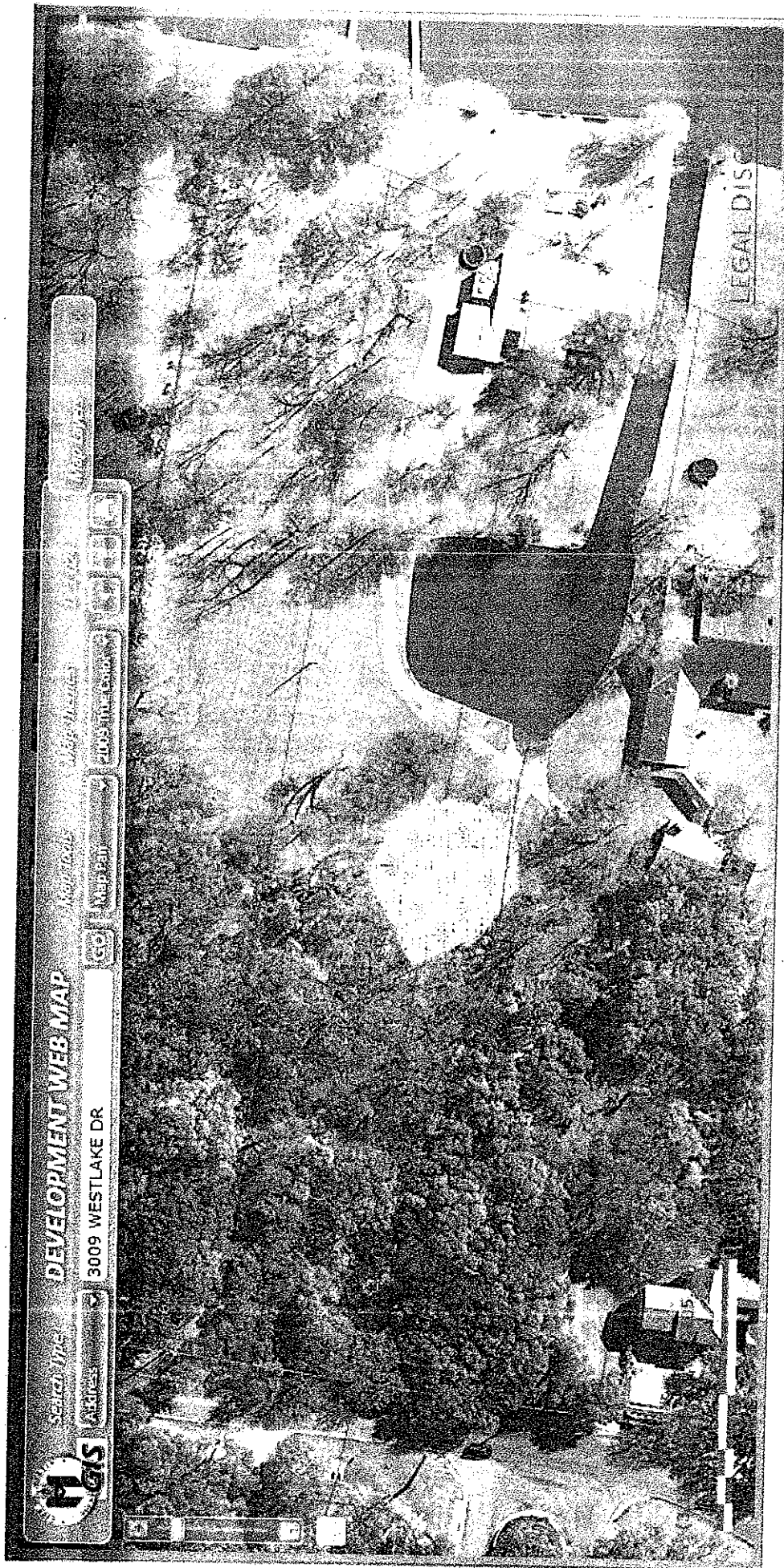
City of Austin-Planning & Development Review Department/ 1st Floor  
 Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or Fax to (512) 974-2934

Or scan and email to [leane.heldenfels@austintexas.gov](mailto:leane.heldenfels@austintexas.gov)



**SARAH PUTNAM CROCKER  
CROCKER CONSULTANTS**

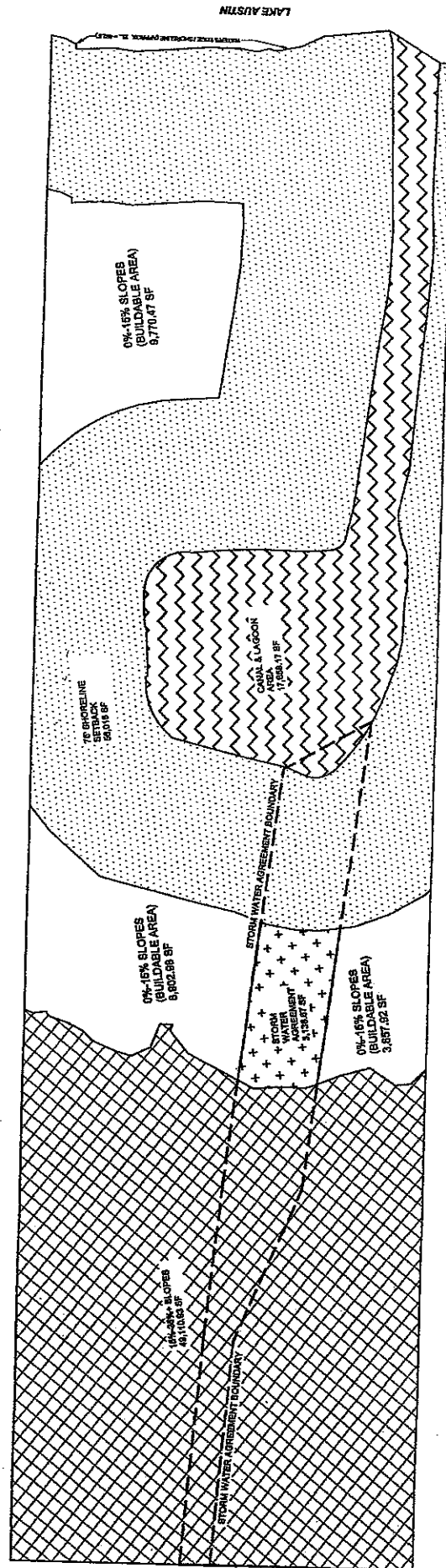
**9415 Burnet Rd Suite 306**

**Austin Texas 78758**

**TABLE FOR  
BOARD OF ADJUSTMENTS  
3009 WESTLAKE DRIVE**

	<b>0-15% Slope</b>	<b>15-35% Slope*</b>
<b>Gross Site Area</b> 148,477 s.f. 3.409 acres	15.17% 22,5631.37 s.f. 2.65 ac.	33.07% 49110.93 s.f. 0.759 ac.
<b>75" Shoreline Setback</b>	37.73% 56,170 s.f.	n/a
<b>Canal and Lagoon</b>	11.89 % 17,658.17 s.f.	n/a
<b>Drainage Easement</b>	2.60% 3,136.67 s.f.	n/a

\*Includes slopes in excess of 35%



LAKE AUSTIN

WESTLAKE DRIVE

**IMPERVIOUS COVER  
BASED ON GROSS SITE AREA  
148,477 S.F.**

**EXISTING IMPERVIOUS COVER**

**21,513 s.f./14.5 %**

**PROPOSED IMPERVIOUS COVER**

**32,894 s.f./22.15%**

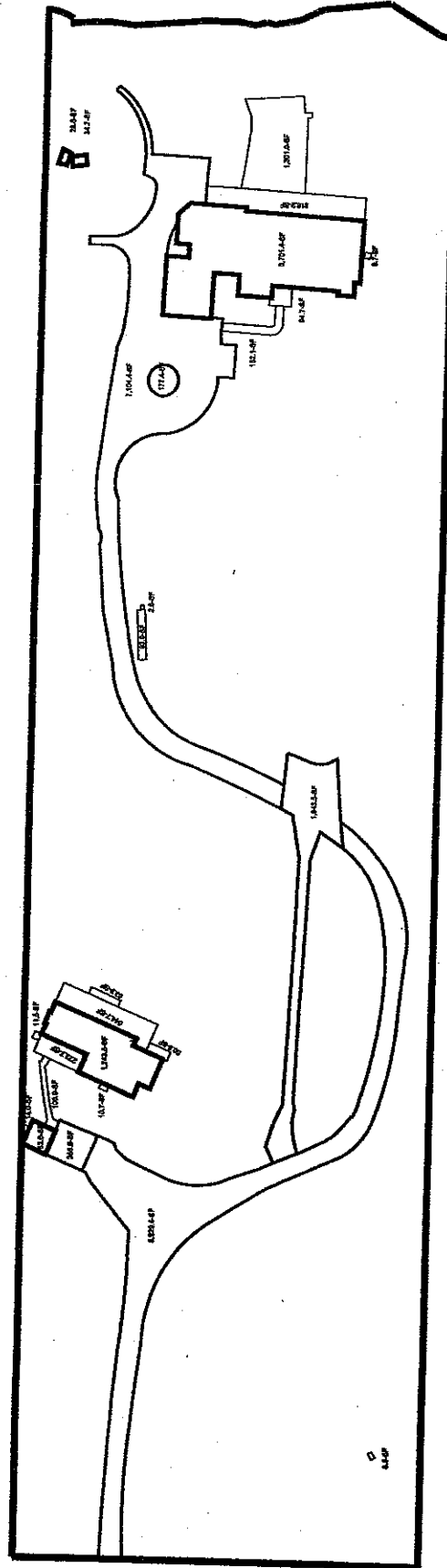
**TOTAL SITE**  
**= 148,477-SF**

BUILDINGS = 5,161-SF

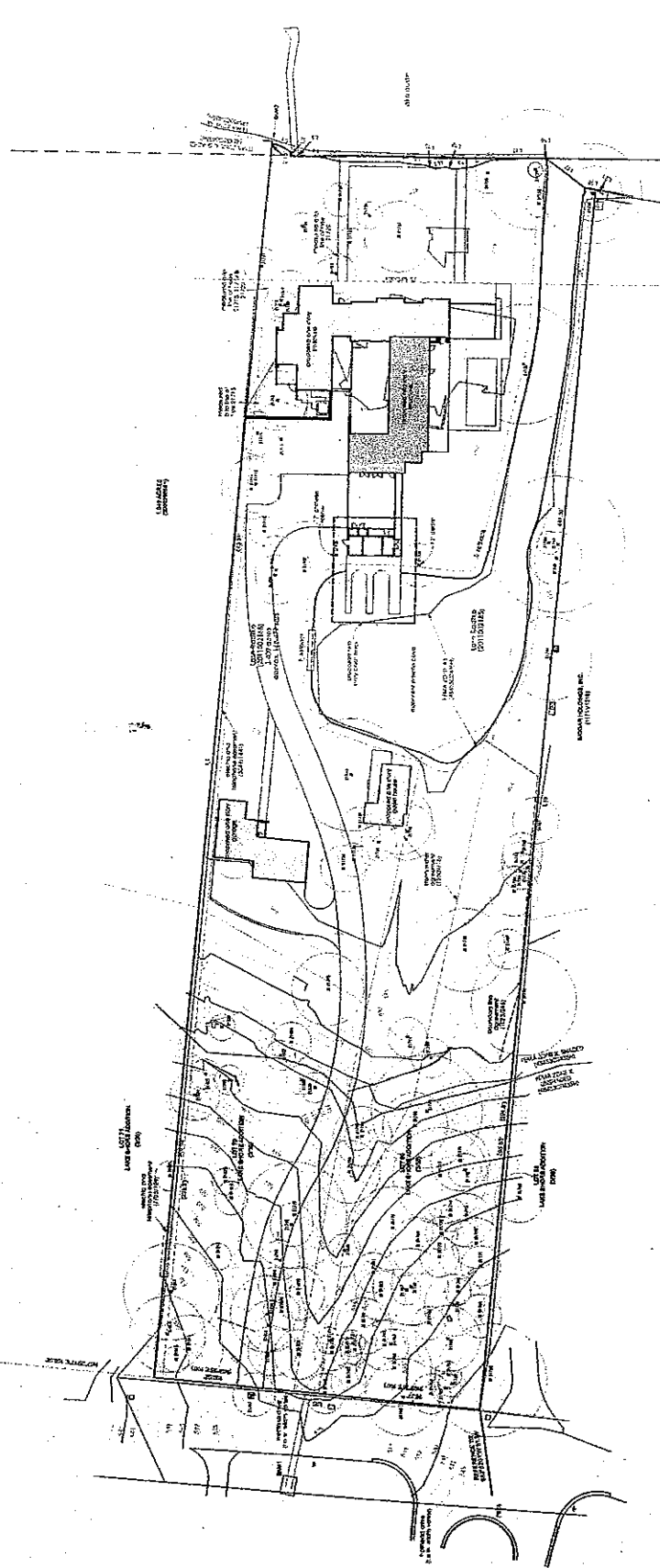
**PARKING/DRIVES**  
= 12,856-SF

SIDEWALKS/OTHER = 3,496-SF

**TOTAL**  
**= 21,513-SF = 14.5% OF SITE**







1) site plan: boat dock

DATE	REMARKS	STATION	TIME
1	1000	1000	1000
2	1000	1000	1000
3	1000	1000	1000
4	1000	1000	1000
5	1000	1000	1000
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86	1000	1000	1000
87	1000	1000	1000
88	1000	1000	1000
89	1000	1000	1000
90	1000	1000	1000

CIVIL ENGINEERING			
COURSE	NUMBER	DEPT.	LEARNING OBJECTIVES
CIVIL	101	CE	1. Understand the basic principles of civil engineering.
CIVIL	102	CE	2. Understand the basic principles of civil engineering.
CIVIL	103	CE	3. Understand the basic principles of civil engineering.
CIVIL	104	CE	4. Understand the basic principles of civil engineering.
CIVIL	105	CE	5. Understand the basic principles of civil engineering.
CIVIL	106	CE	6. Understand the basic principles of civil engineering.
CIVIL	107	CE	7. Understand the basic principles of civil engineering.
CIVIL	108	CE	8. Understand the basic principles of civil engineering.
CIVIL	109	CE	9. Understand the basic principles of civil engineering.
CIVIL	110	CE	10. Understand the basic principles of civil engineering.

3 boundary key

404 13 15 17 19 21 23 25 27 29 31 33 35 37 39 41 43 45 47 49 51 53 55 57 59 61 63 65 67 69 71 73 75 77 79 81 83 85 87 89 91 93 95 97 99 101 103 105 107 109 111 113 115 117 119 121 123 125 127 129 131 133 135 137 139 141 143 145 147 149 151 153 155 157 159 161 163 165 167 169 171 173 175 177 179 181 183 185 187 189 191 193 195 197 199 201 203 205 207 209 211 213 215 217 219 221 223 225 227 229 231 233 235 237 239 241 243 245 247 249 251 253 255 257 259 261 263 265 267 269 271 273 275 277 279 281 283 285 287 289 291 293 295 297 299 301 303 305 307 309 311 313 315 317 319 321 323 325 327 329 331 333 335 337 339 341 343 345 347 349 351 353 355 357 359 361 363 365 367 369 371 373 375 377 379 381 383 385 387 389 391 393 395 397 399 401 403 405 407 409 411 413 415 417 419 421 423 425 427 429 431 433 435 437 439 441 443 445 447 449 451 453 455 457 459 461 463 465 467 469 471 473 475 477 479 481 483 485 487 489 491 493 495 497 499 501 503 505 507 509 511 513 515 517 519 521 523 525 527 529 531 533 535 537 539 541 543 545 547 549 551 553 555 557 559 561 563 565 567 569 571 573 575 577 579 581 583 585 587 589 591 593 595 597 599 601 603 605 607 609 611 613 615 617 619 621 623 625 627 629 631 633 635 637 639 641 643 645 647 649 651 653 655 657 659 661 663 665 667 669 671 673 675 677 679 681 683 685 687 689 691 693 695 697 699 701 703 705 707 709 711 713 715 717 719 721 723 725 727 729 731 733 735 737 739 741 743 745 747 749 751 753 755 757 759 761 763 765 767 769 771 773 775 777 779 781 783 785 787 789 791 793 795 797 799 801 803 805 807 809 811 813 815 817 819 821 823 825 827 829 831 833 835 837 839 841 843 845 847 849 851 853 855 857 859 861 863 865 867 869 871 873 875 877 879 881 883 885 887 889 891 893 895 897 899 901 903 905 907 909 911 913 915 917 919 921 923 925 927 929 931 933 935 937 939 941 943 945 947 949 951 953 955 957 959 961 963 965 967 969 971 973 975 977 979 981 983 985 987 989 991 993 995 997 999 1001 1003 1005 1007 1009 1011 1013 1015 1017 1019 1021 1023 1025 1027 1029 1031 1033 1035 1037 1039 1041 1043 1045 1047 1049 1051 1053 1055 1057 1059 1061 1063 1065 1067 1069 1071 1073 1075 1077 1079 1081 1083 1085 1087 1089 1091 1093 1095 1097 1099 1101 1103 1105 1107 1109 1111 1113 1115 1117 1119 1121 1123 1125 1127 1129 1131 1133 1135 1137 1139 1141 1143 1145 1147 1149 1151 1153 1155 1157 1159 1161 1163 1165 1167 1169 1171 1173 1175 1177 1179 1181 1183 1185 1187 1189 1191 1193 1195 1197 1199 1201 1203 1205 1207 1209 1211 1213 1215 1217 1219 1221 1223 1225 1227 1229 1231 1233 1235 1237 1239 1241 1243 1245 1247 1249 1251 1253 1255 1257 1259 1261 1263 1265 1267 1269 1271 1273 1275 1277 1279 1281 1283 1285 1287 1289 1291 1293 1295 1297 1299 1301 1303 1305 1307 1309 1311 1313 1315 1317 1319 1321 1323 1325 1327 1329 1331 1333 1335 1337 1339 1341 1343 1345 1347 1349 1351 1353 1355 1357 1359 1361 1363 1365 1367 1369 1371 1373 1375 1377 1379 1381 1383 1385 1387 1389 1391 1393 1395 1397 1399 1401 1403 1405 1407 1409 1411 1413 1415 1417 1419 1421 1423 1425 1427 1429 1431 1433 1435 1437 1439 1441 1443 1445 1447 1449 1451 1453 1455 1457 1459 1461 1463 1465 1467 1469 1471 1473 1475 1477 1479 1481 1483 1485 1487 1489 1491 1493 1495 1497 1499 1501 1503 1505 1507 1509 1511 1513 1515 1517 1519 1521 1523 1525 1527 1529 1531 1533 1535 1537 1539 1541 1543 1545 1547 1549 1551 1553 1555 1557 1559 1561 1563 1565 1567 1569 1571 1573 1575 1577 1579 1581 1583 1585 1587 1589 1591 1593 1595 1597 1599 1601 1603 1605 1607 1609 1611 1613 1615 1617 1619 1621 1623 1625 1627 1629 1631 1633 1635 1637 1639 1641 1643 1645 1647 1649 1651 1653 1655 1657 1659 1661 1663 1665 1667 1669 1671 1673 1675 1677 1679 1681 1683 1685 1687 1689 1691 1693 1695 1697 1699 1701 1703 1705 1707 1709 1711 1713 1715 1717 1719 1721 1723 1725 1727 1729 1731 1733 1735 1737 1739 1741 1743 1745 1747 1749 1751 1753 1755 1757 1759 1761 1763 1765 1767 1769 1771 1773 1775 1777 1779 1781 1783 1785 1787 1789 1791 1793 1795 1797 1799 1801 1803 1805 1807 1809 1811 1813 1815 1817 1819 1821 1823 1825 1827 1829 1831 1833 1835 1837 1839 1841 1843 1845 1847 1849 1851 1853 1855 1857 1859 1861

**SECRET**

[illegible]

608

tree key

**PART B**

TYPE POINTS IN THE MARK

INDIVIDUAL TRACKING  
(IN HOUSE)

SPECIAL FOOT TENDERS (SEE LIST)  
ARE MEANT TO TAKE CARE OF ALL  
POW AND MATH TRACK TEAM.

**PAGE FOUR**

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
DATE 06-18-97 BY SP-6 BJS/KSP

**END PAGE**

### **EXISTING CONDITIONS**

<b>SHORELINE SETBACK</b>	<b>56.170 s.f</b>
<b>NET SITE AREA</b>	<b>92,574 s.f.</b>
<b>ALLOWABLE IMPERVIOUS COVER</b>	<b>21, 844.47 s.f.</b>

### **PROPOSED CONDITONS**

<b>SHORELINE SETBACK (reduced BOA variance)</b>	<b>16,860 s.f.</b>
<b>NET SITE AREA</b>	<b>131,617 s.f.</b>
<b>ALLOWABLE IMPERVIOUS COVER</b>	<b>27.46%</b> <b>35,602.97</b>
<b>PROPOSED IMPERVIOUS COVER</b>	<b>25%</b> <b>(32,894.77)</b>



CASE# C15-204-0064  
ROW# 11123034  
TAX# 0123090215

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.**

STREET ADDRESS: 3009 Westlake Drive

LEGAL DESCRIPTION: Subdivision - C81-2007-0439

Lot(s) 70 Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division Lake Shore Addition

I/We Sarah Crocker on behalf of myself/ourselves as authorized agent for

Lorin & Staci Radtke affirm that on March 24, 2014

, hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☐ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☒ MAINTAIN

Variance from 25-2-551 (D), (1,(a.) Reduce the shoreline setback from 75' to 5' around  
the perimeter of the man-made lagoon and canal.

in a LA district.  
(zoning district)

**NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.**

**VARIANCE FINDINGS:** I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

See attached

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

See attached

- (b) The hardship is not general to the area in which the property is located because:

See attached

**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

See attached

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

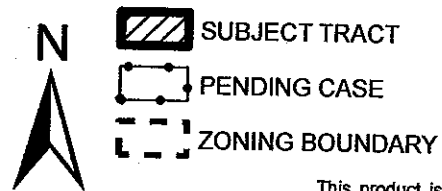
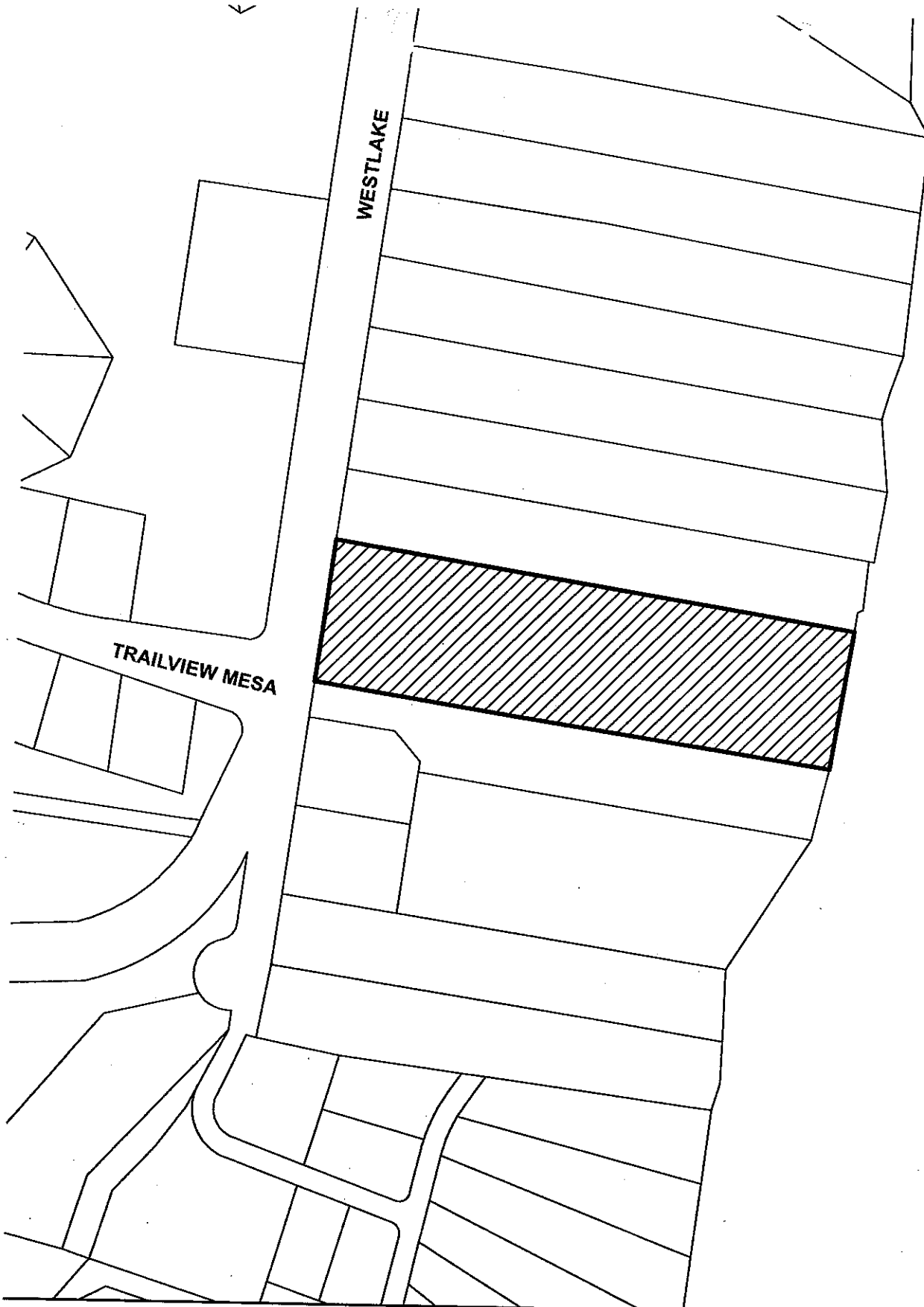
**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**APPLICANT CERTIFICATE** - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed [Signature] Mail Address 9415 Burnet Rd #306  
City, State & Zip Austin Texas 78758  
Printed Sarah Crocker Phone 512-529-2566 Date 2/24/14

**OWNERS CERTIFICATE** - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed [Signature] Mail Address 57 Saint Stephens School Rd  
City, State & Zip Austin, TX 78746  
Printed Staci Radtke Phone 512-993-9006 Date 2/24/14



CASE#: C15-2014-0064  
Address: 3009 WESTLAKE DR

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 200'

REASONABLE USE:

1. ***The zoning regulations applicable to the property do not allow for a reasonable use because:***

This 3.409-acre tract is encumbered by steep slope, a drainage easement that conveys off site flow from the Westveiw PUD, three CEF 's and a 17,658.17 s.f. canal and lagoon, which was built prior to the adoption of the Lake Austin Ordinance and the 75' shoreline setback.

The City has since determined this type of man-made feature is an extension of the waters of Lake Austin. Therefore the 75-foot setback is applicable to the canal and the perimeter of the lagoon. The buildable site area is surrounded on three sides by the canal, the lagoon and Lake Austin which places the entire buildable area and the driveway within the 75 -foot shoreline setback or the 150' setback for the CEF's .

HARDSHIP:

2. ***(a) The hardship for which the variance is requested is unique to the property in that:***

There are several other tracts in the area that have a lagoon and a canal however my research indicates that this particular tract is the only lot that has 3 (three) CEF's: two wetlands and a spring. The additional setbacks for the CEF's extend over the balance of the area of 0-15% slope that is outside the 75- foot shoreline setback.

- (b.) The hardship is not general to the area in which the property is located because:***

As previously stated there are similarly encumbered properties in the area with a canal and lagoon but these lots do not have multiple CEF's .

AREA CHARACTER:

3. ***The variance will not alter the character of the of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district the property is located because:***

The adjacent lots in the area are already developed or have been redeveloped and have obtained a variance to reduce the shoreline setback for a lagoon or canal from the BOA. The proposed redevelopment will maintain the 75- foot shoreline setback established with the Lake Austin Ordinance to protect the natural character of the shoreline.



# **SARAH PUTNAM CROCKER CROCKER CONSULTANTS**

**9415 Burnet Rd Suite 306**

**Austin Texas 78758**

## **TABLE FOR BOARD OF ADJUSTMENTS 3009 WESTLAKE DRIVE**

	<b>0-15% Slope</b>	<b>15-35% Slope*</b>
<b>Gross Site Area</b> 148,477 s.f. 3.409 acres	15.17% 22,5631.37 s.f. 2.65 ac.	33.07% 49110.93 s.f. 0.759 ac.
<b>75" Shoreline Setback</b>	37.73% 56,015 s.f.	n/a
<b>Canal and Lagoon</b>	11.89 % 17,658.17 s.f.	n/a
<b>Drainage Easement</b>	2.60% 3,136.67 s.f.	n/a

\*Includes slopes in excess of 35%



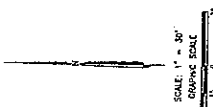
CEP'S

3009 WESTLAKE DR.

SPRING

WETLAND

WETLAND

[illegible]

DECONTAMINATE INFORMATION

BLM 11, "INSURE" BUT ON THE TOP OF THE MEASUREMENTS OF A CONCRETE DAMAGED STRUCTURE ALONG THE WEST SIDE OF THE LINE OF WESTING PHOTO. 9/1/76 MONTH OF THE CONSTRUCTION OF TANGHAI DIRT.

ELEVATION = 353.71'  
VERTICAL DATUM: MVD 86 (0200 00)

BLM 12, "INSURE" BUT ON THE TOP OF A CONCRETE DAMAGED STRUCTURE ALONG THE WEST SIDE OF THE LINE OF WESTING PHOTO. 9/1/76 MONTH OF THE CONSTRUCTION OF TANGHAI DIRT.

ELEVATION = 413.71'  
VERTICAL DATUM: MVD 86 (0200 00)

[illegible]

JAMES ANDREW KING  
 LETHA A. KACHA  
 10000 15th Avenue  
 Piquette National The  
 Michigan  
 48864-1000  
 3600 Windrose Drive  
 Ann Arbor, MI 48106-1000  
 313-963-1000  
 3/6/15

**FLOOD-PLAN NOTE:**

[illegible]

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 Locust Lane  
Austin, TX 78744  
Tel. 512-443-1794  
Firm No. 1012500

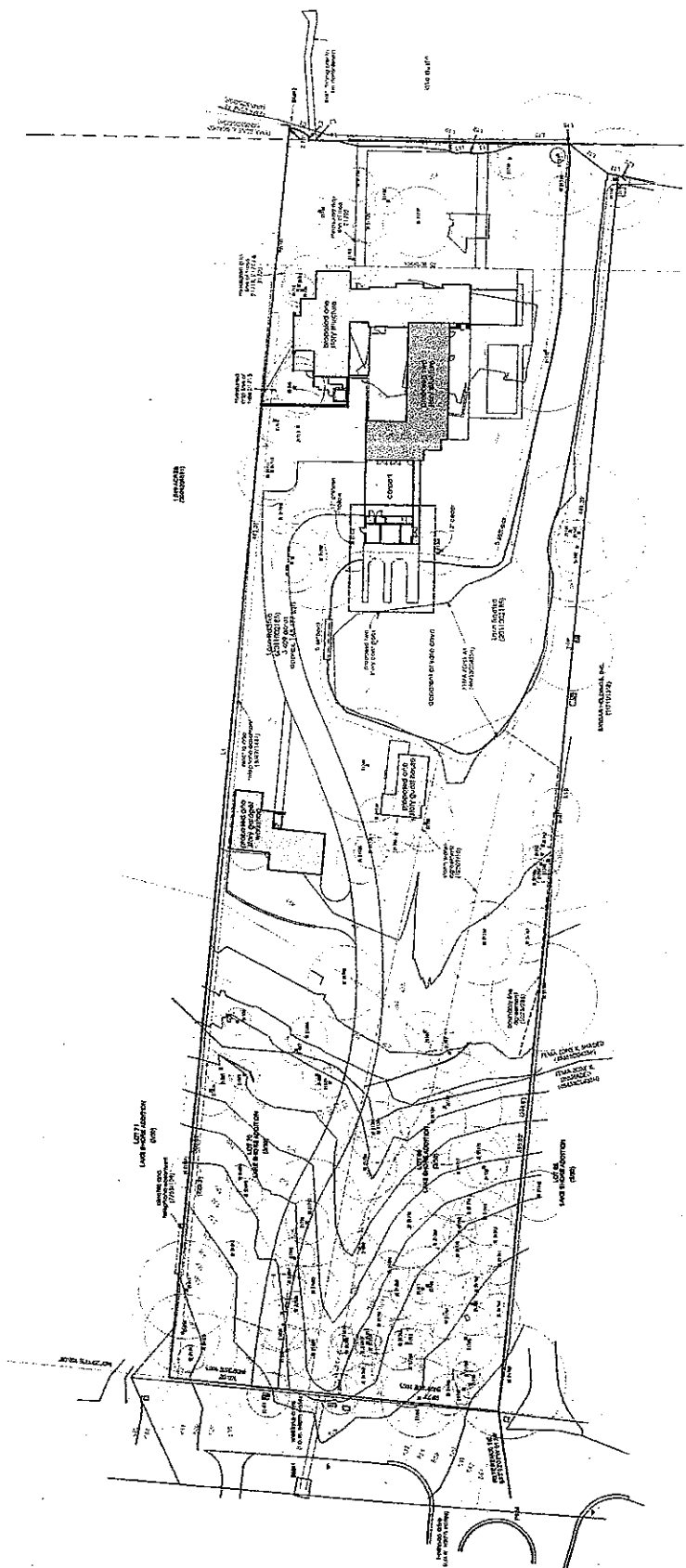
PROJECT NO. 1012500  
JOB NO. 1012500-01  
TOTAL SHEETS 10  
SHEET NO. 01 OF 01  
DATE 3/25/84  
BY JPA  
CHECKED BY JPA  
PLotted SCALE 1"=40'

## EXISTING CONDITIONS

[illegible]

# PROPOSED REDEVELOPMENT SITE PLAN

1 site plan; boat dock



Year	Country	Year
1981	Maldives	1981
1982	Maldives	1982
1983	Maldives	1983
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2093	Maldives	2093
2094	Maldives	2094
2095	Maldives	2095
2096	Maldives	2096

DATE	NAME	AGE	STATUS	DOB
1945	JOHN	25	MARRIED	1920

3 boundary key

2) tree key

**TABLE 1. (CONT.)**

TABLE NO.	TYPE	POCETER MULTI-TURN
TABLE NO.	TYPE	POCETER MULTI-TURN
TABLE NO.	TYPE	POCETER MULTI-TURN

CAUTION: BODY POWER (PUSH OR PULL) AS SHOWN USING THE COIL HOOKS FOR 5 SECS AND MULTI-TURN TESTER.

1944 1945

1946 1947

1948 1949

1950 1951

1952 1953

1954 1955

1956 1957

1958 1959

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1966 1967

1968 1969

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2248 2249

2250 2251

2252 2253

2254 2255

2256 2257

2258 2259

2260 2261

2262 2263

2264 2265

2266 2267

2268 2269

2270 2271

2272 2273

2274 2275

2276 2277

2278 2279

2280 2281

2282 2283

2284 2285

2286 2287

2288 2289

2290 2291

2292 2293

2294 2295

2296 2297

2298 2299

2300 2301

2302 2303

2304 2305

2306 2307

2308 2309

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2314 2315

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2326 2327

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2340 2341

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2350 2351

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2354 2355

2356 2357

2358 2359

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2364 2365

2366 2367

2368 2369

2370 2371

2372 2373

2374 2375

2376 2377

2378 2379

2380 2381

2382 2383

2384 2385

2386 2387

2388 2389

2390 2391

2392 2393

2394 2395

2396 2397

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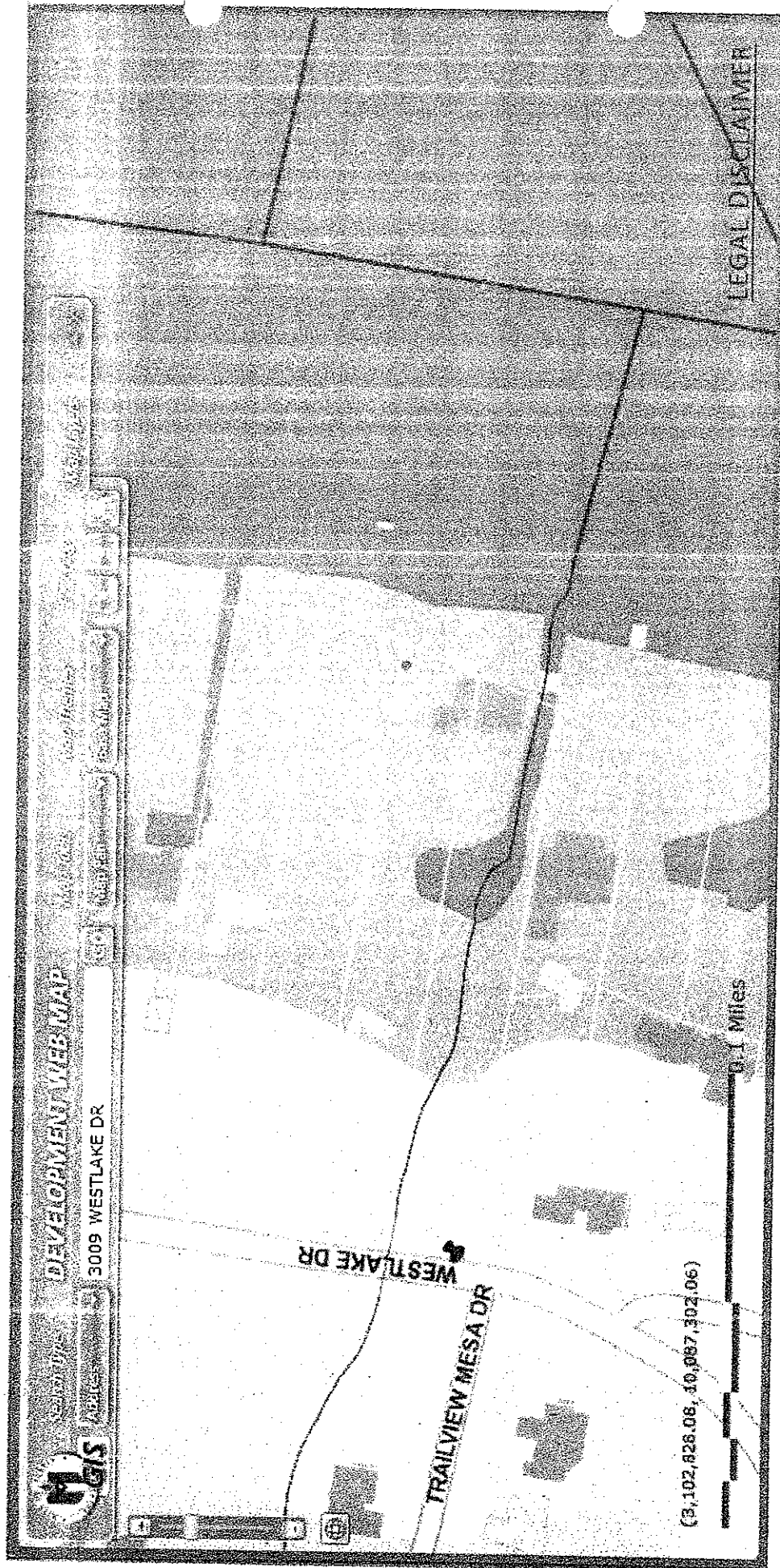
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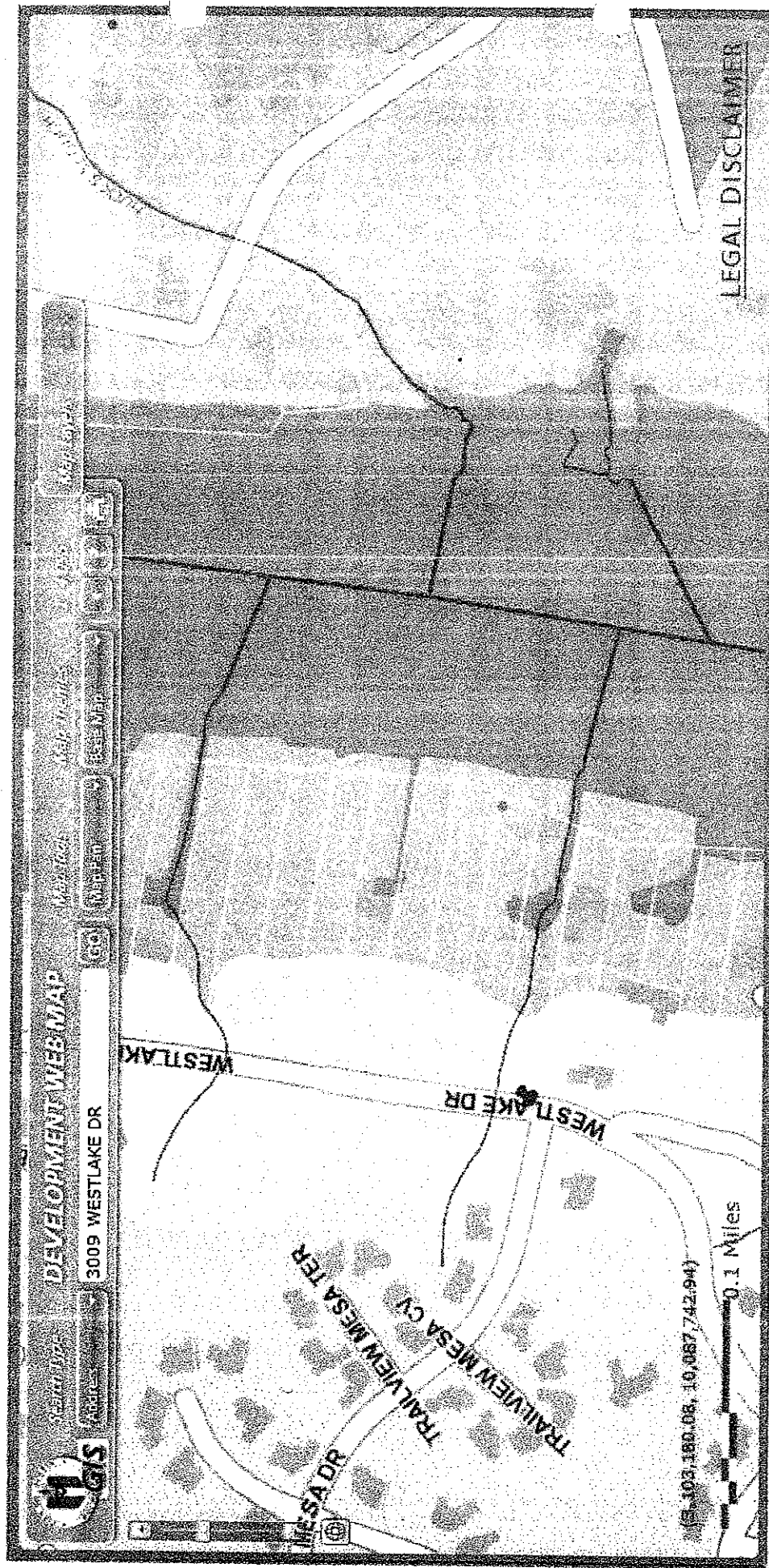
2474 2475</



Adjacent Structures







Drainage Map





**Watershed Protection and Development Review Department  
Land Status Determination  
Legal Tract Platting Exception  
Certification**

**October 16, 2007**

**File Number: C8I-2007-0439**

**Address: 3009 WESTLAKE DR**

**Tax Parcel I.D. # 0123090215**

**Tax Map Date: 07/02/2002**

The Watershed Protection and Development Review Department has determined that the property described below and as shown on the attached tax map:

**Is a LEGAL TRACT consisting of Lots 69 and 70, Lakeshore Addition AND that certain real property being found in the easterly extension of Lots 69 and 70 to the water's edge of Lake Austin (no survey information recorded), as currently described in deed recorded in Document #2003270444 of the Travis County Deed Records on Nov 18, 2003 and is eligible to receive utility service.**

**Additional Notes/Conditions:**

***The accretion land between Lots 69 and 70, Lakeshore Addition and the Lake Austin Waters is further described in Quitclaim deed recorded in Volume 7732, Page 297 of the Travis County Deed Records on Apr 20, 1982.***

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivision and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

**By:**

**Sara Groves, Representative of the Director**

**Watershed Protection and Development Review Department**

February 23, 2014

To Whom It May Concern:

Sarah Crocker, Crocker Consultants, will be acting as our authorized agent to process a Board of Adjustment case for the property at 3009 Westlake Drive

Sincerely,

A handwritten signature in cursive script, appearing to read "Staci Radtke".

Staci or Lorin Radtke

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