

From the office of:

PERMIT PARTNERS, LLC
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Austin, Texas 78704
David C. Cancialosi
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February 21, 2019

City of Austin c/o Leanne Heldenfelds
City of Austin Board of Adjustment
One Texas Center
505 Barton Springs
Austin, Texas 78704

RE: Request for reconsideration: 1515 Manana Street – BOA request to extend dock into lake beyond 30' per LDC 25-2-1176(A)(1) to replace existing non-compliant dock

Dear Board of Adjustment Commissioners,

I am requesting reconsideration of case C15-2019-0008 which was heard at your February 11, 2019 meeting. At this meeting a motion to approve was made; however, the motion failed by a single vote resulting in a denial of the requested variance. I am asking the Board to reconsider this case due to new, updated information which clarifies the issues specific to this site voiced by certain members of the Board.

The original request is to reduce the footprint of a 50' dock to 44' dock. This requires a variance because the 44' dock will exceed the 30' length allowed by the Land Development Code. This particular dock was built in 1980. The dock is a legal non-compliant structure in accordance with Land Development Code Section 25-2-962 *Structures Complying on March 1, 1984*.

A) A structure that complied with the site development regulations in effect on March 1, 1984, is a complying structure notwithstanding the requirements...

The dock is further identified as a legal non-complying structure since it was built prior to January 1, 1984 and has no unpermitted additions or alterations after January 1, 1984 per 25-2-963-D-8:

8) for a dock, bulkhead, or shoreline access constructed prior to January 1, 1984, no unpermitted additions or alterations that occurred after January 1, 1984 are allowed.

During the February 11 meeting the Board voiced concerns this dock variance to reduce the length from 50' to 44' would be receiving special treatment. This was stated since it appears some docks in the immediate area appear to comply with the 30' length when measured from the 492.8' shoreline. It was also discussed the subject site at 1515 Manana appeared to have a lower topography than the surrounding sites. In other words there was consensus that the land sits lower at the subject site compared to the surrounding lots. This is an accurate statement regarding the topography of the area.

This results in the water at the subject site being more shallow than the water at the surrounding, higher ground sites which have deeper water in and around the shoreline area. We believe the dock's original construction of 50' from the shoreline was due to this natural occurring topography. It was necessary to build a 50' dock in order to fit a boat into the slip due to the shallow water at this site. Meanwhile, surrounding sites sitting on higher ground were able to construct docks at or near 30' length because the surrounding water was deeper and did not require any dredging in order to dock a boat in the slip. The Board recognized this and voiced as such it was a hardship in favor of the request.

There is a small bumpout of the shoreline at dock's current location (adjacent to and perpendicular to the shoreline). The general area around this dock is on a slight bend and lends itself to shallow water at this spot as the Lake gently bends to the right as one heads due north on Lake Austin. The subject site sits at near the tip of this bend, lending itself to a more shallow water depth in the area near the 492.8' shoreline. This is why we assert the 1980 dock was built at 50' length.

1. The request does not grant the applicant or subject site with any special privilege not enjoyed by other similar situated sites found along the entire east and west bank of the Colorado River. There are numerous docks exceeding 30' in length on Lake Austin.
2. The variance is necessary because enforcement of the requirements prevent reasonable opportunity to develop the site with an allowable accessory use. The single slip dock is customary and reasonable use to the primary use.
3. Granting the variance will not have an adverse effect on neighboring properties since the dock is being reduced in length and width from 23' wide to 20' wide and 50' long to 44' long. There are at least two surrounding docks that appear to exceed the 44' length proposed under the current site plan application and concurrent variance request.
4. For the aforementioned reasons, granting this reconsideration and subsequent variance request will not conflict with the intent of the applicable ordinances.

A powerpoint presentation, exhibits, and further details have been prepared for your review should the Board vote to hear the case upon reconsideration at your March hearing.

On behalf of Mr. Quincy Lee I ask the Board to approve this request so we may proceed with the dock site plan in a timely manner and improve the site's deteriorating environmental conditions as well address as any navigational hazard concerns.

Thank you in advance.

Sincerely,



David C. Cancialosi, Agent for Owner

Cc: Quincy Lee, property owner

As you are aware, the request before you is to reconsider the denial of the original request. The original request to reduce the legal non-compliant boat dock from 50' to 44' is worthy of reconsideration. Approval would not grant any special privilege to the property. There are numerous docks on Lake Austin exceeding 30' in length when measured from the 492.8' shoreline. This is due to varied reasons. It's not known for certain why some exceed the 30' length while other docks are compliant with the 30' length. Some docks, such as this one, were constructed prior to the rules requiring compliance with the 30' length found in Land Development Code section 25-2-1176.

The docks directly adjacent to the subject site located at 1513 Manana and 1601 Manana both exceed the 30' length allowance. The dock at 1607 Manana also exceeds the 30' length allowance. Please see exhibit for reference. On the accompanying exhibit you will notice the subject dock shows a portion of the dock circled. This the section to be removed. The remaining, proposed 44' dock length is at or less than the distance the aforementioned docks exceeding the 30' and the 44' measurement from the 492.8' shoreline.

Also included in your packet is an aerial of 1900 Scenic Dr. This exhibit clearly shows 2 very large docks exceeding the 30' length allowance as well as the 44' proposed length (at 1515 Manana) by a large degree.

Further, along a stretch of 1710 Ski Slope Dr. there are several docks that appear to extend further than the adjacent docks.

Worth considering as pertinent, new information, the only location to rebuild the dock is in the same location. The shoreline along 1515 Manana is encumbered by no less than nine trees, eight of which are heritage trees ranging in size from 29"-41" for a total of 276" of diameter along the shoreline. Per Land Development Code section 25-8 *Subchapter B Tree and Natural Area Protection* as well as the Environmental Criteria Manual *Section 3 Tree and Natural Area Preservation 3.1.0*, critical root zones measure at one foot per one inch of tree width (paraphrasing). The tree regulations applicable to this site prohibit the placement of the dock at any other location along the site's shoreline. The critical root zones (CRZs) of the 8 protected trees prohibit, if not outright discourage, new pilings from being located in the requisite ½ CRZs of trees #120, 231, 232, 233, 234, 271, 277, 278, and 304 should the dock be relocated.

Additionally, trees are a critical hardship because the coffer walls and the required dredge (for a code compliant dock) will require coffer wall location and dredging in the ½ CRZ of the trees. This is prohibited per code. The dock must extend beyond the ½ CRZ of the trees in order to avoid this conflict, and instead, the 44' dock length will allow the coffer wall at the nose of the slip to extend beyond the ½ CRZ of the heritage trees.

Requiring a 30' dock at this location will require dredging in excess of 25 cubic yards. That is prohibited by code and discouraged by staff. There was some consensus at the February 11 hearing that any dredging would highly likely need to be replicated due to nature wake activity on the Lake. A 44' dock avoids the need for any dredging in excess of 25 cubic yards and avoids the unnecessary process of seeking an environmental variance from the Environmental Commission and the Zoning and Platting Commission. EV variances are reviewed very closely and cost the property owner tens of thousands of dollars in fees and exhibits. This request before you alleviates that unnecessary process and provides assurance to the property owner to proceed in good faith with the site plan application for the requested dock.

As a bonus the site plan application on file with the city Land Use office proposes to remove the ageing, non-compliant 90 degree bulkhead and replace it with a code compliant bulkhead. This is not required in order to replace the dock. The replacement bulkhead will greatly reduce shoreline erosion while improving wave abatement at the subject site.

Moreover, the site plan application proposes a beach in the middle of the lot between the CRZs. The beach allows safe access to and from the water for the property owner's children and guests. The beach also functions as more wave abatement. And, implementation of the beach requires the floodplain score to increase from *fair* to *excellent*. Along with the proposed planting plan shown on the site plan this increase is achieved. The end result will be a smaller dock with less extension into the lake, a newly compliant bulkhead, and a higher floodplain rating. All of which result in higher environmental controls.

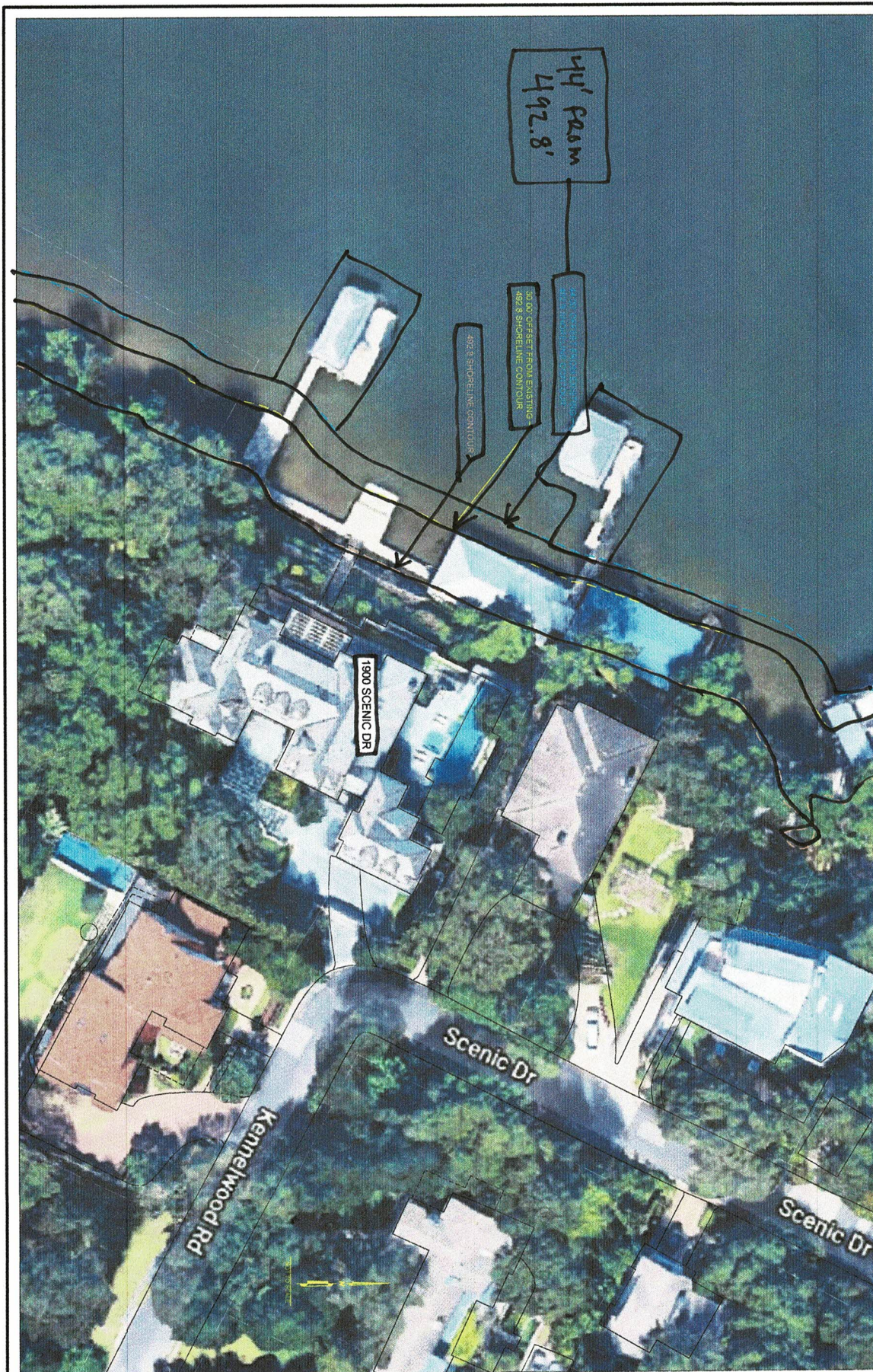
In sum, I respectfully request the Board to reconsider the denial of the requested variance based on the following:

1515 MANANA ST - ADJACENT DOCKS





1900 SCENIC DR



Property

Account

Property ID:	123706	Legal Description:	LOT 8 PHILIPS RANCH ADDN ON LAKE AUSTIN
Geographic ID:	0127250214	Zoning:	LA
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address:	1515 MANANA ST TX 78730	Mapsco:	
Neighborhood:		Map ID:	012627
Neighborhood CD:	U1000WF		

Owner

Name:	LEE QUINCY &	Owner ID:	1779496
Mailing Address:	LORA REYNOLDS 1515 MANANA ST AUSTIN, TX 78730-4233	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner:	LEE QUINCY &
% Ownership:	100.0000000000%
Total Value:	N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	N/A	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
57	TRAVIS CO ESD NO 4	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 3747.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 4+		1980	2937.0
2ND	2nd Floor	WW - 4+		1980	810.0
011	PORCH OPEN 1ST F	* - 4+		1980	670.0
011	PORCH OPEN 1ST F	* - 4+		1980	231.0
011	PORCH OPEN 1ST F	* - 4+		1980	156.0
012	PORCH OPEN 2ND F	* - 4+		1980	450.0
041	GARAGE ATT 1ST F	WW - 4+		1980	560.0
095	HVAC RESIDENTIAL	* - *		1980	3747.0
251	BATHROOM	* - *		1980	3.0
275	BOAT DOCK FV	F-V - *		1980	1.0
522	FIREPLACE	* - 4+		1980	1.0
591	MASONRY TRIM SF	AVG - *		1980	140.0
604	POOL RES CONC	* - 4+		1980	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.7785	33911.00	100.00	339.11	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$340,726	\$1,500,000	0	1,840,726	\$0	\$1,840,726
2017	\$573,715	\$1,300,000	0	1,873,715	\$0	\$1,873,715
2016	\$573,715	\$1,300,000	0	1,873,715	\$0	\$1,873,715
2015	\$236,370	\$1,300,000	0	1,536,370	\$0	\$1,536,370
2014	\$283,644	\$620,000	0	903,644	\$0	\$903,644

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/25/2018	WD	WARRANTY DEED	H&L HOUTZ PROPERTIES LTD	LEE QUINCY &			2018152777
2	8/20/2012	WD	WARRANTY DEED	HOUTZ	H&L HOUTZ			2012140706TR

1515 MANANA ST.
AUSTIN, TX 78730

**Request for Reconsideration:
Case # C15-2019-0008**

BOA request to extend dock into lake beyond 30' per LDC 25-2-1176(A)(1)

Replace existing non-compliant dock with new single slip dock

ORIGINAL REQUEST

- The original request is to reduce the footprint of a 50' dock to 44' dock. This requires a variance because the 44' dock will exceed the 30' length allowed by the Land Development Code.
- This particular dock was built in 1980. The dock is a legal non-compliant structure in accordance with Land Development Code Section 25-2-962 Structures Complying on March 1, 1984.
 - *A structure that complied with the site development regulations in effect on March 1, 1984, is a complying structure notwithstanding the requirements...*
- The dock is further identified as a legal non-complying structure since it was built prior to January 1, 1984 and has no unpermitted additions or alterations after January 1, 1984 per 25-2-963-D-8:
 - *for a dock, bulkhead, or shoreline access constructed prior to January 1, 1984, no unpermitted additions or alterations that occurred after January 1, 1984 are allowed.*

RECONSIDERATION - TREES

- Worth considering as pertinent, new information, the only location to rebuild the dock is in the same location. The shoreline along 1515 Manana is encumbered by no less than nine trees, eight of which are heritage trees ranging in size from 29"- 41" for a total of 276" of diameter along the shoreline. Per Land Development Code section 25-8 Subchapter B *Tree and Natural Area Protection* as well as the Environmental Criteria Manual Section 3 *Tree and Natural Area Preservation 3.1.0*, critical root zones measure at one foot per one inch of tree width (paraphrasing).
- The tree regulations applicable to this site prohibit the placement of the dock at any other location along the site's shoreline. The critical root zones (CRZs) of the 8 protected trees prohibit, if not outright discourage, new pilings from being located in the requisite $\frac{1}{2}$ CRZs of trees #120, 231, 232, 233, 234, 271, 277, 278, and 304 should the dock be relocated.
- Equally important, trees are a **critical** hardship because the coffer walls and the required dredge (for a code compliant dock) will require coffer wall location and dredging in the $\frac{1}{4}$ & $\frac{1}{2}$ CRZ of any of the heritage trees. Dredging and coffer wall construction in the $\frac{1}{4}$ or $\frac{1}{2}$ CRZ is prohibited per code.
- The dock must extend beyond the $\frac{1}{2}$ CRZ of the trees in order to avoid this conflict
- The 44' dock length will allow the coffer wall at the nose of the slip to extend beyond the $\frac{1}{2}$ CRZ of the heritage trees.

SHALLOW DUE TO TOPOGRAPHY

- During the February 11 meeting the Board voiced concerns this dock variance to reduce the length from 50' to 44' would be receiving special treatment. This was stated since it appears some docks in the immediate area appear to comply with the 30' length when measured from the 492.8' shoreline. It was also discussed the subject site at 1515 Manana appeared to have a lower topography than the surrounding sites.
- There was consensus that the land sits lower at the subject site compared to the surrounding lots. This is an accurate statement regarding the topography of the area.
- This results in the water at the subject site being more shallow than the water at the surrounding, higher ground sites which have deeper water in and around the shoreline area. We believe the dock's original construction of 50' from the shoreline was due to this natural occurring topography. It was necessary to build a 50' dock in order to fit a boat into the slip due to the shallow water at this site. Meanwhile, surrounding sites sitting on higher ground were able to construct docks at or near 30' length because the surrounding water was deeper and did not require any dredging in order to dock a boat in the slip.
- The Board recognized this and voiced as such it was a hardship in favor of the request.

BUMP OUT

- There is a small bumpout of the shoreline at dock's current location (adjacent to and perpendicular to the shoreline). The general area around this dock is on a slight bend and lends itself to shallow water at this spot as the Lake gently bends to the right as one heads due north on Lake Austin.
- The subject site sits at near the tip of this bend, lending itself to a more shallow water depth in the area near the 492.8' shoreline. This is why we assert that, in part, the 1980 dock was built at 50' length.

SURROUNDING DOCKS AND OTHERS ON THE LAKE

- Request before you is to reconsider the denial of the original request. The original request to reduce the legal non-compliant boat dock from 50' to 44' is worthy of reconsideration. **Approval would not grant any special privilege to the property.** There are numerous docks on Lake Austin exceeding 30' in length when measured from the 492.8' shoreline. This is due to varied reasons. It's not known for certain why some exceed the 30' length while other docks are complaint with the 30' length. Some docks, such as this one, were constructed prior to the rules requiring compliance with the 30' length found in Land Development Code section 25-2-1176.
- The docks directly adjacent to the subject site located at 1513 Manana and 1601 Manana both exceed the 30' length allowance. The dock at 1607 Manana also exceeds the 30' length allowance. Please see exhibit for reference. On the accompanying exhibit you will notice the subject dock shows a portion of the dock circled. This the section to be removed. The remaining, proposed 44' dock length is at or less than the distance the aforementioned docks exceeding the 30' and the 44' measurement from the 492.8' shoreline.
- Also included in your packet is an aerial of 1900 Scenic Dr. This exhibit clearly shows 2 very large docks exceeding the 30' length allowance as well as the 44' proposed length (at 1515 Manana) by a large degree.
- Further, along a stretch of 1710 Ski Slope Dr. there are several docks that appear to extend further than the adjacent docks.

ADJACENT DOCKS



1710 SKI SLOPES DOCK



1900 SCENIC DR. DOCK



TCAD

Travis CAD

Property Search > 123706 LEE QUINCY & for Year 2019

Tax Year: 2019 - Values not available

Property:

Account

Property ID: 123706 Legal Description: LOT 8 PHILIPS RANCH ADDN ON LAKE AUSTIN
 Geographic ID: 0127250214 Zoning: LA
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address: 1515 MANANA ST
TX 78730 Mapsco:
 Neighborhood: Map ID: 012627
 Neighborhood CD: U1000WF

Owner

Name: LEE QUINCY &
 Mailing Address: LDRA REYNOLDS
 1515 MANANA ST
 AUSTIN, TX 78730-4233 Owner ID: 1779496
 % Ownership: 100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A
(+) Improvement Non-Homesite Value:	+	N/A
(+) Land Homesite Value:	+	N/A
(+) Land Non-Homesite Value:	+	N/A Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A N/A
(+) Timber Market Valuation:	+	N/A N/A

(=) Market Value:	=	N/A
(-) Ag or Timber Use Value Reduction:	-	N/A

(=) Appraised Value:	=	N/A
(-) HS Cap:	-	N/A

(=) Assessed Value:	=	N/A
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Taxing Jurisdiction

Owner: LEE QUINCY &
 % Ownership: 100.0000000000%
 Total Value: N/A

Travis CAD

Property Search > 123706 LEE QUINCY & for Year 2019

Tax Year: 2019 - Values not available

Property:

Account

Property ID: 123706 Legal Description: LOT 8 PHILIPS RANCH ADDN ON LAKE AUSTIN
 Geographic ID: 0127250214 Zoning: LA
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address: 1515 MANANA ST
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 Neighborhood: Map ID: 012627
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Owner

Name: LEE QUINCY &
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 1515 MANANA ST
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(+) Land Homesite Value:	+	N/A
(+) Land Non-Homesite Value:	+	N/A Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A N/A
(+) Timber Market Valuation:	+	N/A N/A

(=) Market Value:	=	N/A
(-) Ag or Timber Use Value Reduction:	-	N/A

(=) Appraised Value:	=	N/A
(-) HS Cap:	-	N/A

(=) Assessed Value:	=	N/A
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Taxing Jurisdiction

Owner: LEE QUINCY &
 % Ownership: 100.0000000000%
 Total Value: N/A

DREDGING

- Requiring a 30' dock at this location will require dredging in the CRZ. That is prohibited by code and discouraged by staff. There was some consensus at the February 11 hearing that any dredging would highly likely need to be replicated due to nature wake activity on the Lake.
- A 44' dock avoids the need for any excessive dredging
- Approval of this request also avoids the unnecessary process of seeking an environmental variance from the Environmental Commission and the Zoning and Platting Commission.
- EV variances are reviewed very closely and cost the property owner tens of thousands of dollars in fees and exhibits.
- This request before you alleviates that unnecessary process and provides assurance to the property owner to proceed in good faith with the site plan application for the requested dock.

SITE PLAN

- As a bonus, the site plan application on file with the city Land Use office proposes to remove the ageing, non-compliant 90 degree bulkhead and replace it with a code compliant bulkhead. This is not required in order to replace the dock. The replacement bulkhead will greatly reduce shoreline erosion while improving wave abatement at the subject site.
- Moreover, the site plan application proposes a beach in the middle of the lot between the CRZs. The beach allows safe access to and from the water for the property owner's children and guests. The beach also functions as more wave abatement. And, implementation of the beach requires the floodplain score to increase from fair to excellent. Along with the proposed planting plan shown on the site plan this increase is achieved. The end result will be a smaller dock with less extension into the lake, a newly compliant bulkhead, and a higher floodplain rating. All of which result in higher environmental controls.

SUMMARY

- In sum, I respectfully request the Board to reconsider the denial of the requested variance based on the following:
 1. The request does not grant the applicant or subject site with any special privilege not enjoyed by other similar situated sites found along the entire east and west bank of the Colorado River. There are numerous docks exceeding 30' in length on Lake Austin.
 2. The variance is necessary because enforcement of the requirements prevent reasonable opportunity to develop the site with an allowable accessory use. The single slip dock is customary and reasonable use to the primary use.
 3. Granting the variance will not have an adverse effect on neighboring properties since the dock is being reduced in length and width from 23' wide to 20' wide and 50' long to 44' long. There are at least two surrounding docks that appear to exceed the 44' length proposed under the current site plan application and concurrent variance request.
 4. For the aforementioned reasons, granting this reconsideration and subsequent variance request will not conflict with the intent of the applicable ordinances.

PREVIOUS POWERPOINT PRESENTATION

REASONABLE USE

- The dock use is reasonable in that it is allowed in LA zoning. This accessory use is allowed and common among properties with lake frontage.

HARDSHIPS

- The existing boat dock has been in place since before 1985 per COA records. The existing 23' wide dock stretches 50' from the 492.8' shoreline due to the shallow water near the shoreline. Many of the properties along Manana Street have shallow water near the shoreline on this side of the Colorado. Thus, any dock on this particular lot must extend further than current code allows (30' per code) in order to accommodate a boat into the slip regardless of slip size.
- In order to build a replacement single slip dock and avoid a dredge variance for dredging in excess of 25 cubic yards (the maximum allowed by current code) - which environmental staff does not prefer – **request is to allow a reduced footprint which results in a 44' length x 20' wide dock vs. the existing 50' length X 23' wide dock.**
- The dock's proposed length is also necessary to avoid any encroachment into the critical root zones of the surrounding trees. The rear of this site is covered in CRZ's and, per code, no dredging nor coffer walls are allowed in the 50% CRZ. The coffer walls are part of the proposed replacement bulkhead as part of our effort to remove the non-compliant bulkhead and replace it with a 100% compliant bulkhead. Thus, the dock must extend beyond the code maximum of 30' in order to avoid conflict with these environmental rules, which were not in effect in the early 1980's.

HARDSHIPS CONT.

- More than likely the existing 50' 1980's era dock was built to accommodate the shallow water. At that time there was no site plan process; no dredging maximum, no maximum on length of dock into the lake, and so forth.
- 44' replacement dock avoids list of EV variances.
- Proposed site plan will bring existing bulkhead into compliance while respecting the CRZ's of surrounding trees. Bringing the bulkhead into compliance is not required.
- The site is covered in protected tree CRZ's – keeping dock in current location, adding a small beach, replacing the non-compliant bulkhead, installing a planting mitigation plan per code, and raising the floodplain rating from “fair” to “excellent” is a reasonable plan to fix what is otherwise a non-compliant, unsafe situation at this site.
- The end result will be a smaller dock, a newly compliant bulkhead, and an increased floodplain rating from fair to excellent.
- The proposed single slip dock and associated improvements will comply with all other applicable City of Austin code sections.

NOT GENERAL TO THE AREA

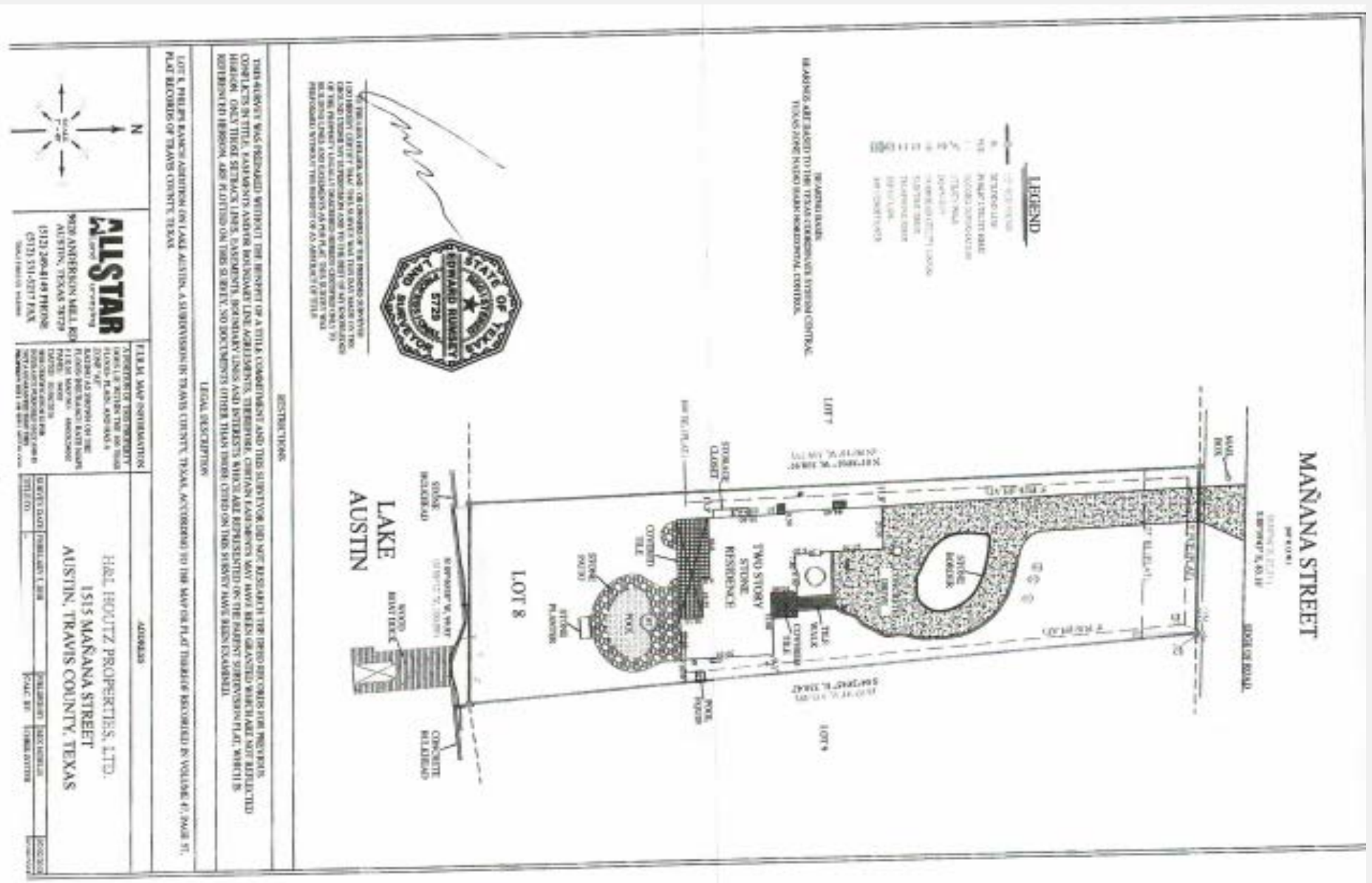
- We are not aware of any sites in the area with these exact conditions.

AREA OF CHARACTER

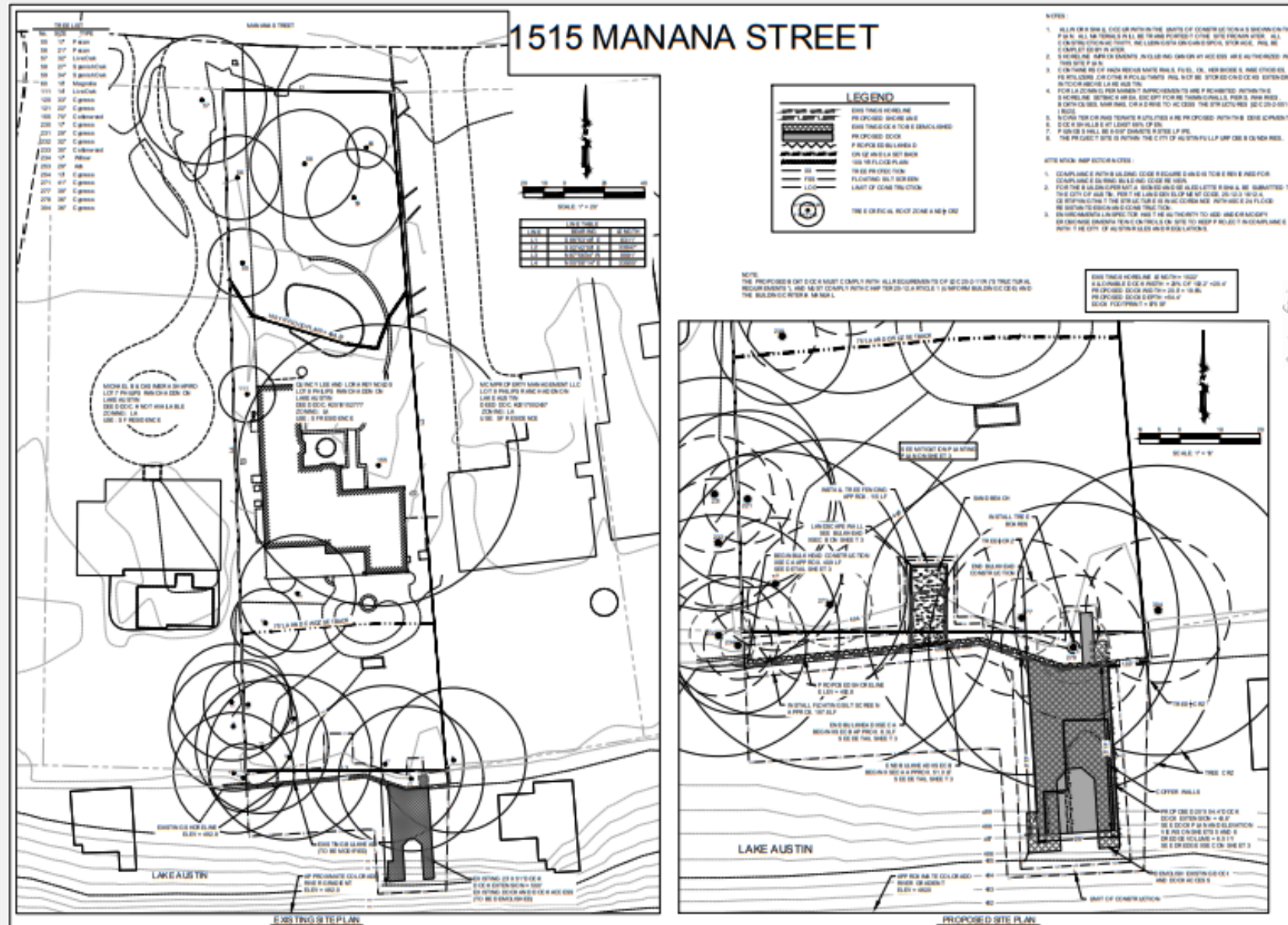
- The proposed variance is in keeping with boat docks in the area.
- It would be a single slip, 2 story dock which would be similar than current.
- The proposed improvements pose no adverse impact to surrounding property.
- Overall the proposed improvements would vastly improve the site's environmental controls.

1515 MANANA AERIAL

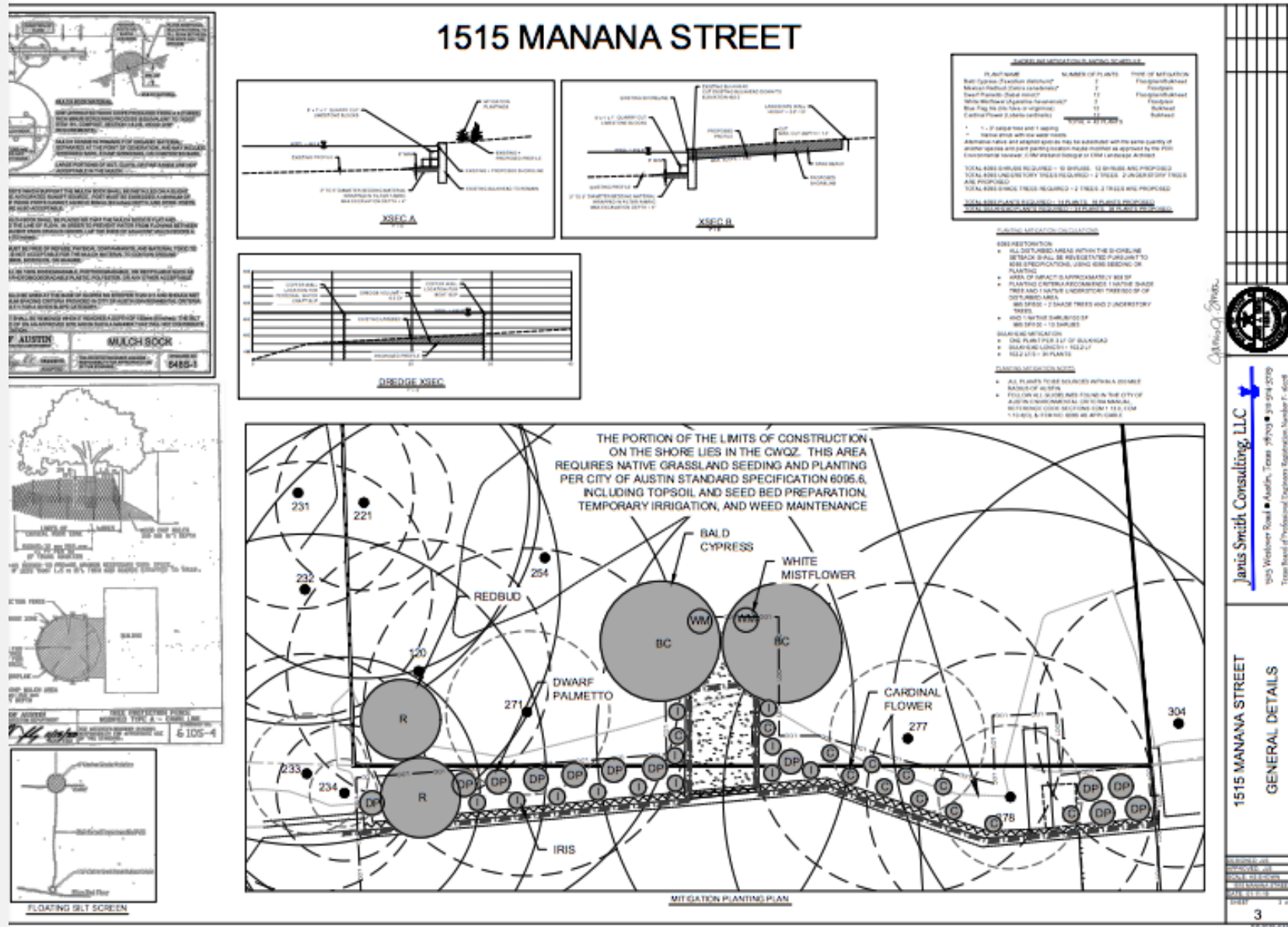




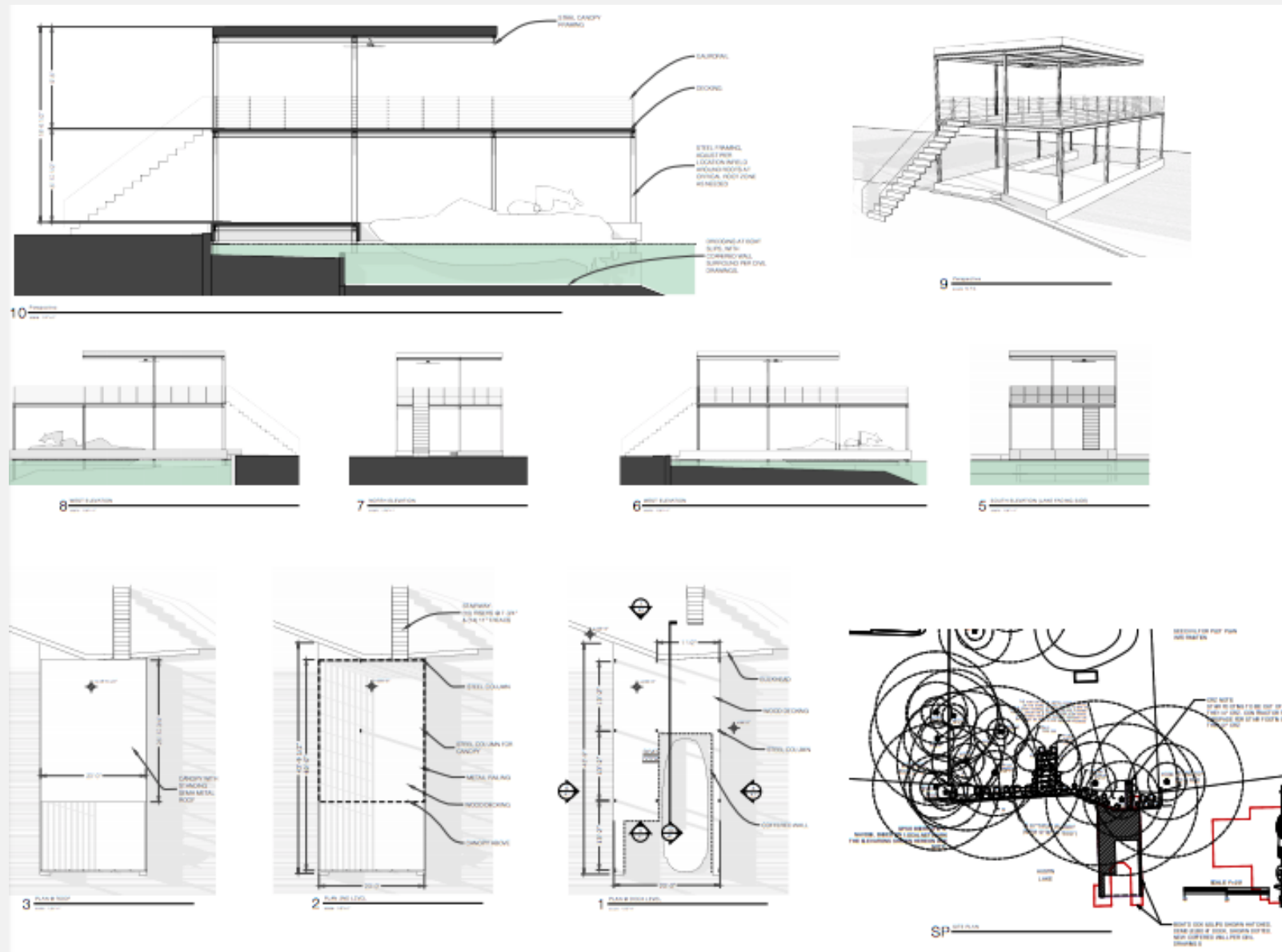
EXISTING VS PROPOSED SITE PLAN



MITIGATION PLANTING PLAN



PROPOSED BOAT DOCK ELEVATIONS



**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday February 11, 2019

CASE NUMBER: C15-2019-0008

<input type="checkbox"/> N	Brooke Bailey
<input type="checkbox"/> Y	William Burkhardt
<input type="checkbox"/> -	Christopher Covo OUT
<input type="checkbox"/> Y	Eric Golf
<input type="checkbox"/> Y	Melissa Hawthorne
<input type="checkbox"/> N	Bryan King
<input type="checkbox"/> -	Don Leighton-Burwell
<input type="checkbox"/> Y	Rahm McDaniel OUT
<input type="checkbox"/> -	Martha Gonzalez (Alternate)
<input type="checkbox"/> Y	Veronica Rivera
<input type="checkbox"/> N	James Valdez
<input type="checkbox"/> Y	Michael Von Ohlen
<input type="checkbox"/> Y	Kelly Blume (Alternate) (for CC)
<input type="checkbox"/> Y	Ada Corral (Alternate) (for RM)

APPLICANT: David Cancialosi

OWNER: Quincy Lee

ADDRESS: 1515 MANANA ST

VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-1176 (Site Development Regulations for Docks, Marinas, and Other Lakefront Uses) (A) (1) to increase the dock length 30 feet (required) to 44 feet (requested, existing) in order to reconstruct an existing 50 foot long neighborhood association day boat and swim dock in an "LA" Lake Austin Residence zoning district.

BOARD'S DECISION: BOA FEB 11, 2019 The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Melissa Hawthorne second on an 8-3 vote (Board Members Brooke Bailey, Bryan King, James Valadez nay); **DENIED.**

EXPIRATION DATE: February 11, 2020

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the dock use is reasonable in that it is allowed in LA zoning, this accessory use is allowed and common among properties with Lake Frontage.
2. (a) The hardship for which the variance is requested is unique to the property in that: the existing boat dock has been in place since before 1985 per COA records, the existing 23' wide dock stretches 50' from the 492.8' shoreline due to the shallow water near the shoreline, along Manana Street have shallow water near the

shoreline on this side of the Colorado, any dock on this particular lot must extend further than current code allows (30' per code) in order to accommodate a boat into the slip regardless of slip size. The dock's proposed length is also necessary to avoid any encroachment into the critical root zones of the surrounding trees, the rear of this site is covered in CRZ's and per code no dredging nor coffer walls are allowed in the 50% CRZ.

- (b) The hardship is not general to the area in which the property is located because: applicant not aware of any sites in the area with these exact conditions
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: the proposed variance is in keeping with boat docks in the area, it would be a single slip, simple dock which would be substantially similar in size and location to the existing dock in place for 30+ years


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman

BOA CASE REVIEW SHEET

CASE: C15-2019-0008

BOA DATE: February 11, 2019

ADDRESS: 1515 Manana Street

COUNCIL DISTRICT AREA: 10

OWNER: Quincy Lee

AGENT: David Cancialosi

ZONING: LA

AREA: Lot 8 Philips Ranch Addition on Lake Austin

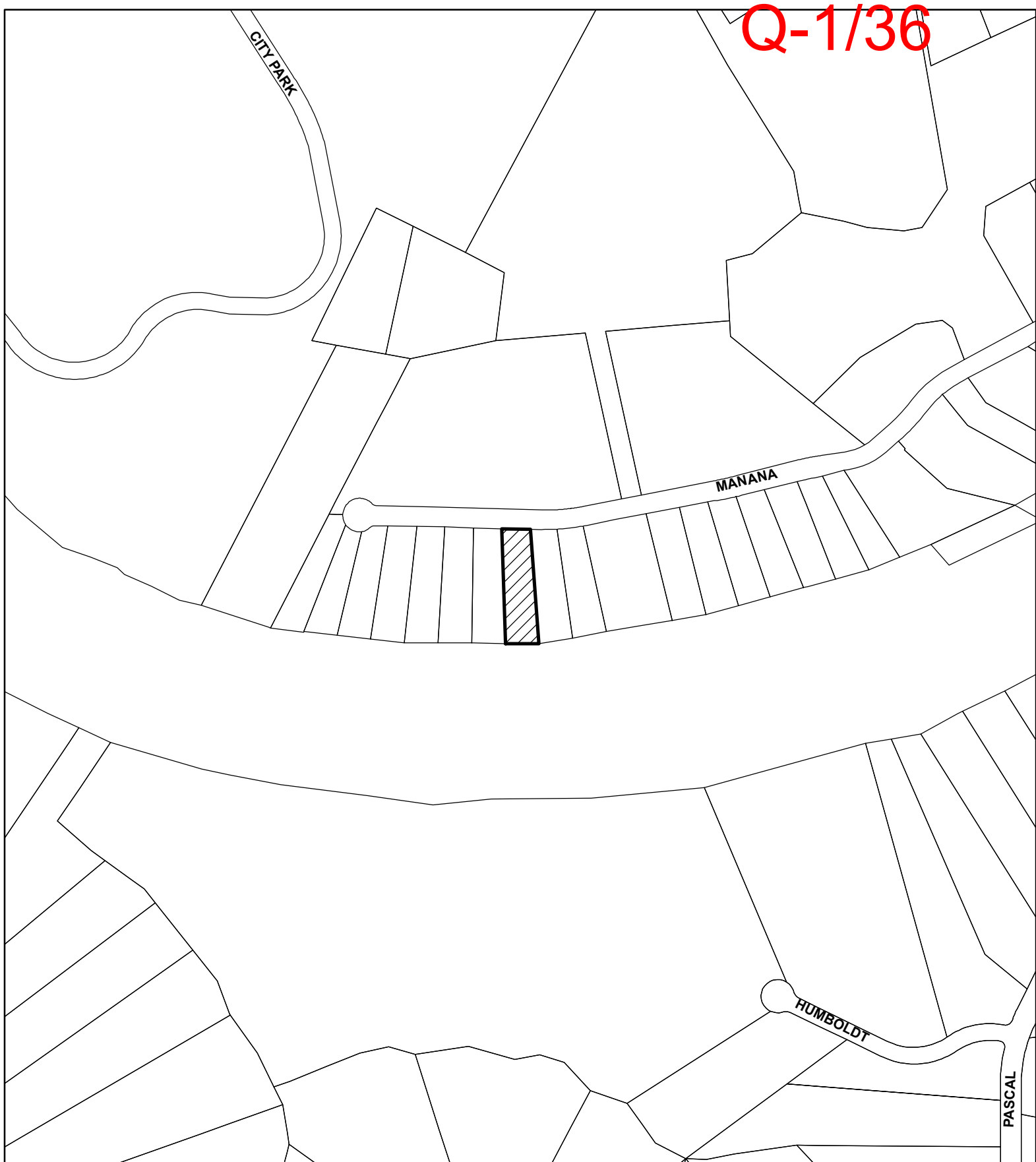
VARIANCE REQUEST: 25-2-1176 (A) (1) to increase dock length from 30 feet (required) to 44 feet (requested, 50' existing)

SUMMARY: replace existing 50 foot long dock

ISSUES: New dock will be in a different location on the property; project will also involve decreasing width from 23 feet to 20 feet and replacing bulkhead

	ZONING	LAND USES
<i>Site</i>	LA	Residential
<i>North</i>	LA	Residential
<i>South</i>	LA	Residential
<i>East</i>	LA	Residential
<i>West</i>	LA	Residential

NEIGHBORHOOD ORGANIZATIONS: Austin City Park Neighborhood Association; Austin Independent School District, Austin Neighborhoods Council; Bike Austin; Canyon Creek HOA; Glenlake Neighborhood Association; Lake Austin Collective; Lake Austin Ranch; Long Canyon Homeowners Association; Long Canyon Phase II and III Homeowners Assn. Inc.; Neighborhood Empowerment Foundation; River Place HOA; SEL Texas; Save Our Springs Alliance; Sierra Club, Austin Regional Group; Steiner Ranch Community Association; TNR BCP – Travis County Natural Resources;



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2019-0008
LOCATION: 1515 Manana Street



1" = 375'

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