

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

DATE: Monday September 09, 2019

CASE NUMBER: C15-2019-0047

☐ Y ☐ Brooke Bailey
☐ Y ☐ Jessica Cohen
☐ Y ☐ Ada Corral
☐ - ☐ Melissa Hawthorne (OUT)
☐ Y ☐ William Hodge
☐ Y ☐ Don Leighton-Burwell
☐ Y ☐ Rahm McDaniel
☐ Y ☐ Darryl Pruett
☐ Y ☐ Veronica Rivera
☐ Y ☐ Yasmine Smith
☐ - ☐ Michael Von Ohlen (OUT)
☐ - ☐ Kelly Blume (Alternate)
☐ Y ☐ Martha Gonzalez (Alternate)
☐ Y ☐ Denisse Hudock (Alternate)

APPLICANT: Janis J. Smith, P.E.

OWNER: David Middleton/YOLO Partners, Ltd.

ADDRESS: 3707 TAYLORS DR

VARIANCE REQUESTED: The applicant is requesting a variance(s) from Section 25-2-1176 (A) (1) (Site Development Regulations for Docks, Marinas, and other Lakefront Uses) to increase the Shoreline setback requirement from 30 feet (required) to 40 feet (requested) in order to erect a Boat Dock in a "SF-3-NP", Single-Family –Neighborhood Plan zoning District (West Austin Neighborhood Plan, LA zoning Overlay).

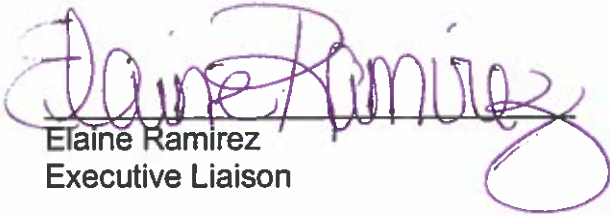
The Land Development Code states that the director may require a dock to extend a lesser or greater distance from the shoreline if deemed necessary to ensure navigation safety.

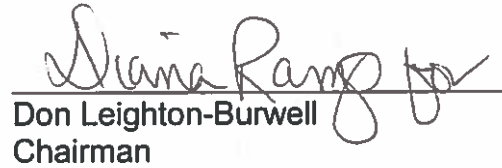
BOARD'S DECISION: BOA Sept 9, 2019 meeting **The public hearing was closed by Chair Don Leighton-Burwell, Board Member Denisse Hudock motions to Postpone to October 14, 2019, Board Member Jessica Cohen seconds on an 11-0 vote; POSPTONED TO OCTOBER 14, 2019.**

EXPIRATION DATE:

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:


Elaine Ramirez
Executive Liaison


Don Leighton-Burwell
Chairman



September 27, 2019

Board of Adjustment
City of Austin
505 Barton Springs Road
Austin, Texas 78704

Re: Additional information requested for postponed Item I-1 from 9/9/19 BOA meeting
Application for a variance to LDC 25-2-1176(A)(1) to allow construction of a boat dock
further than 30ft. from the shoreline on Lake Austin

Dear Board Members:


This case was postponed at the 9/9/19 BOA meeting in order to gather additional information from City staff. The BOA charged me with the task of securing written confirmation that City staff would consider granting a Site Plan Correction for a slight change in the dock design after the site plan is issued. The BOA directed that the change in the dock design should result in moving the SE corner of the proposed dock 2.8 ft. closer to the shoreline and away from the neighboring dock. This direction was based on a proposed design shown at the meeting as a compromise with the neighbors at 3705 Taylors Drive required a dock shift. The dock shift, in an area of dense tree critical root zones, may prove difficult to permit with a correction. Upon further examination, I determined that the same outcome can be accomplished by shortening the lower deck on the SE corner. Therefore, I presented to Kristin Carlton, who manages the Site Plan Correction process, the design modification shown in Attachment 1. The dock deck east of the slip will be shortened by 3 ft.. Kristin then emailed me the message contained in Attachment 2 confirming that such a change was possible with a site plan correction. The dock footprint and access route through the trees remain the same. The dock position in relation to the gabions remains the same. The BOA's desire to move the SE corner 2.8 ft. closer to the shoreline is accomplished. In fact, the SE corner is actually moved 3 ft. closer to the shoreline.

In addition to the new information contained in Attachments 1 and 2, there is also a new photo in Attachment 3, and new survey data in Attachment 4. After the BOA meeting on the 9th, the owners, Jeff and Fredericka Middleton, and I went out in their boat to stake out the corners of the modified proposed dock. Please excuse our lack of equipment, but the photo in Attachment 3 shows the location of the corner of the dock if the deck is reduced by 3 ft. on the SE corner (the yellow paddle). The SE corner of the modified proposed slip does not interfere with the lake access path to the neighbor's dock. Nonetheless we wanted to confirm our impressions with survey data, and the Middletons called out a survey team to verify.

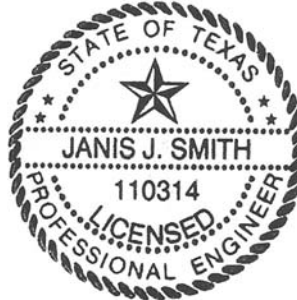
Attachment 4 contains the drawing produced by All-Star Surveying after revisiting the site to define the proposed dock layout in relation to the neighbor's dock and boat slip. Missing from our previous information was the exact location and orientation of the neighbor's dock. As is common practice, City data was used for neighboring properties. The new survey data shows that the SE corner of the originally proposed dock footprint is 3.9 ft. from the straight-on approach to the neighbor's boat slip. The survey data confirms that there is no encroachment under the original design. However, as an accommodation to their neighbor, David and Fredericka remain committed to reducing the lower deck of their proposed dock as described above. The clearance between the approach to the neighbor's slip and the SE corner of the modified proposed dock will be 6.9 ft.

In summary, the modified layout for the proposed dock clears the straight shot into the neighboring dock by a substantial margin, and City staff confirmed that the modification can be accomplished through a site plan correction. The owners and I have provided the information requested by the BOA in order to proceed with deliberations of our variance application. I ask, on the owner's behalf, that the BOA approves our variance application for dock extension into the lake exceeding 30 ft..

Very truly yours,



Janis J. Smith, P.E
Janis Smith Consulting, LLC
[REDACTED]



ATTACHMENT 1
MODIFIED PROPOSED DOCK
EASTERN GANGWAY IS SHORTENED BY 3 FT.

SP-2019-0053D

- 1) THE PROPOSED DOCK MUST COMPLY WITH ALL REQUIREMENTS OF LDC 25-2-1174 ("STRUCTURAL REQUIREMENTS") AND MUST COMPLY WITH CHAPTER 25-12, ARTICLE 1 (UNIFORM BUILDING CODE) AND THE BUILDING CRITERIA MANUAL.
- 2) DOCK AT LEAST 66% OPEN ON ALL SIDES.
- 3) ALL PILING TO BE $\frac{1}{8}$ " Ø MIN. OR PER ENGINEER'S SPECS. (REFER TO ENGINEER'S PLANS)
- 4) NO DREDGING PROPOSED
- 5) TOP ELEVATION OF THE DOCK STRUCTURE WITH THE ACCOMPANYING HEIGHT (30' MAX.)

	SQ. FT.
DOCK FOOTPRINT (1,200 SQ FT MAX.)	1,200



SPECTARIL INC.

SHEET DESCRIPTION:
ARCHITECTURAL DRAWING
PROPOSED DOCK PLAN VIEW
SCALE: 1/4" = 1'-0"

CLECTASIN SDCO.

Cumulative 1993-1994 March and February for

MICHAEL T. LANDRUM, INC.

REVISION	120
11.09.98	120
01.24.99	120
01.30.99	120
04.03.99	120
04.15.99	120

P-4/6

ATTACHMENT 2

EMAIL FROM KRISTIN CARLTON CONFIRMING THAT THE PROPOSED
CHANGES ARE WITHIN THE SCOPE OF A SITE PLAN CORRECTION

From: Carlton, Kristin Kristin.Carlton@austintexas.gov
Subject: RE: SITE PLAN CORRECTION?
Date: September 17, 2019 at 10:33 AM
To: [REDACTED]

KC

Janis,

The proposed is well within what is permitted to correct through the site plan correction process.

Kristin S. Carlton

Environmental Review Specialist Senior

[City of Austin Development Services Department](#)

One Texas Center, 1st Floor

505 Barton Springs Road

Office: 512-974-6369

Walk in hours are 9am to noon, Monday-Friday



Follow us on [Facebook](#), [Twitter](#) & [Instagram](#) @DevelopmentATX

We want to hear from you! Please take a few minutes to complete our [online customer survey](#).

Scheduled Meeting Disclosure Information:

In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: [DSD Survey](#). Please note that all information provided is subject to public disclosure via DSD's open data portal.

For more information please visit:

[Click here to view City of Austin Ordinance 2016-0922-005](#)

[City Clerk's website](#)

[City Clerk's FAQ's](#)

From: Janis Smith [REDACTED]
Sent: Friday, September 13, 2019 1:32 PM
To: Carlton, Kristin <Kristin.Carlton@austintexas.gov> [REDACTED]

for Cantrell, Kristin <kristin@cantrell@austintexas.gov>, David Middleton <davidm@cantrell-

Subject: SITE PLAN CORRECTION?

*** External Email - Exercise Caution ***

Kristin — As we discussed this morning, can you confirm that it will be possible to get a site plan correction for a minor change to the lower deck of this dock that's in the process of being permitted? The attached sheet shows the proposed changes. The dock footprint, location, and access all remain the same. Thanks tons!

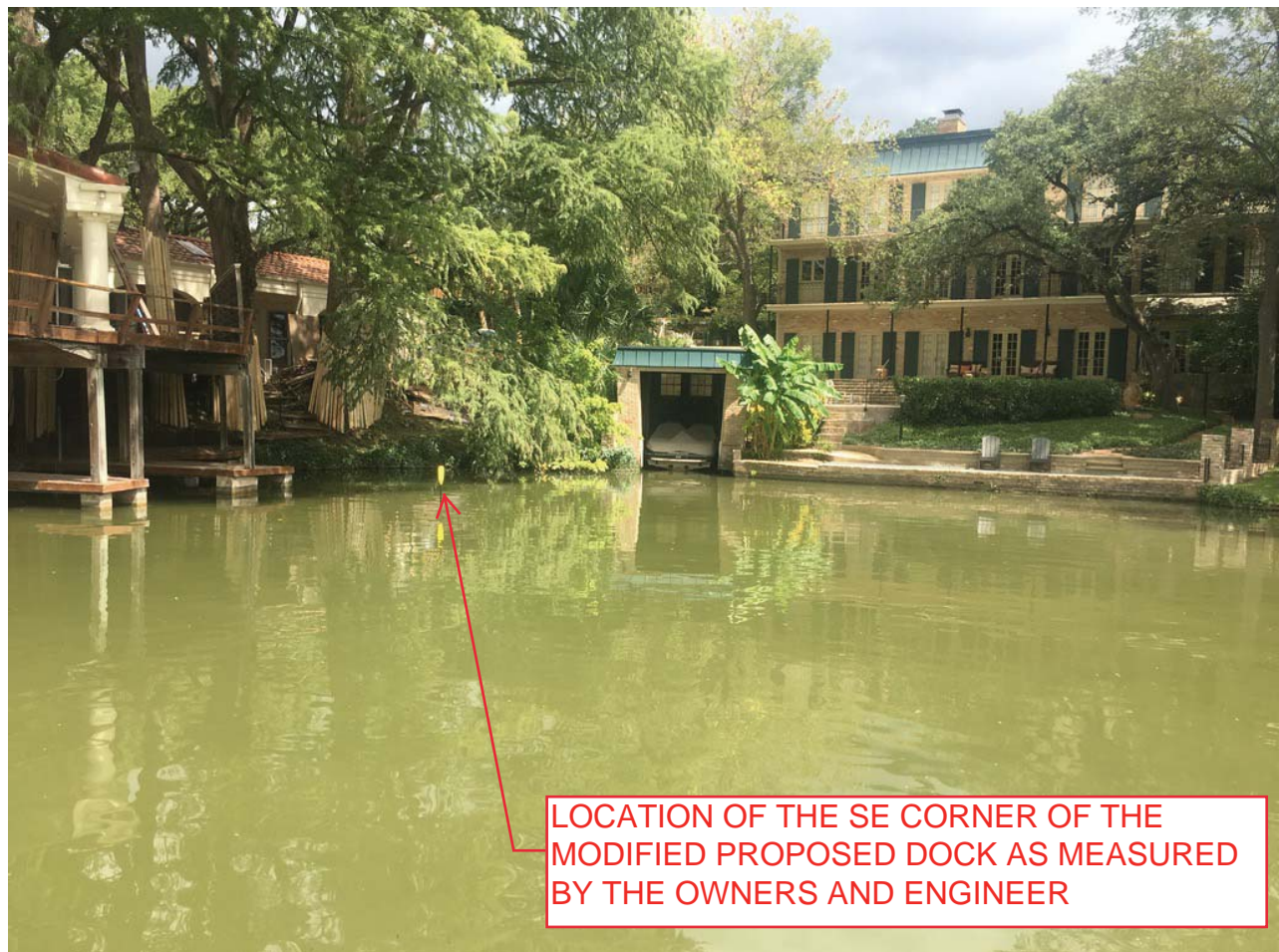
Thanks much,
Janis J. Smith, P.E.
Janis Smith Consulting, LLC

[REDACTED]
512-914-3729

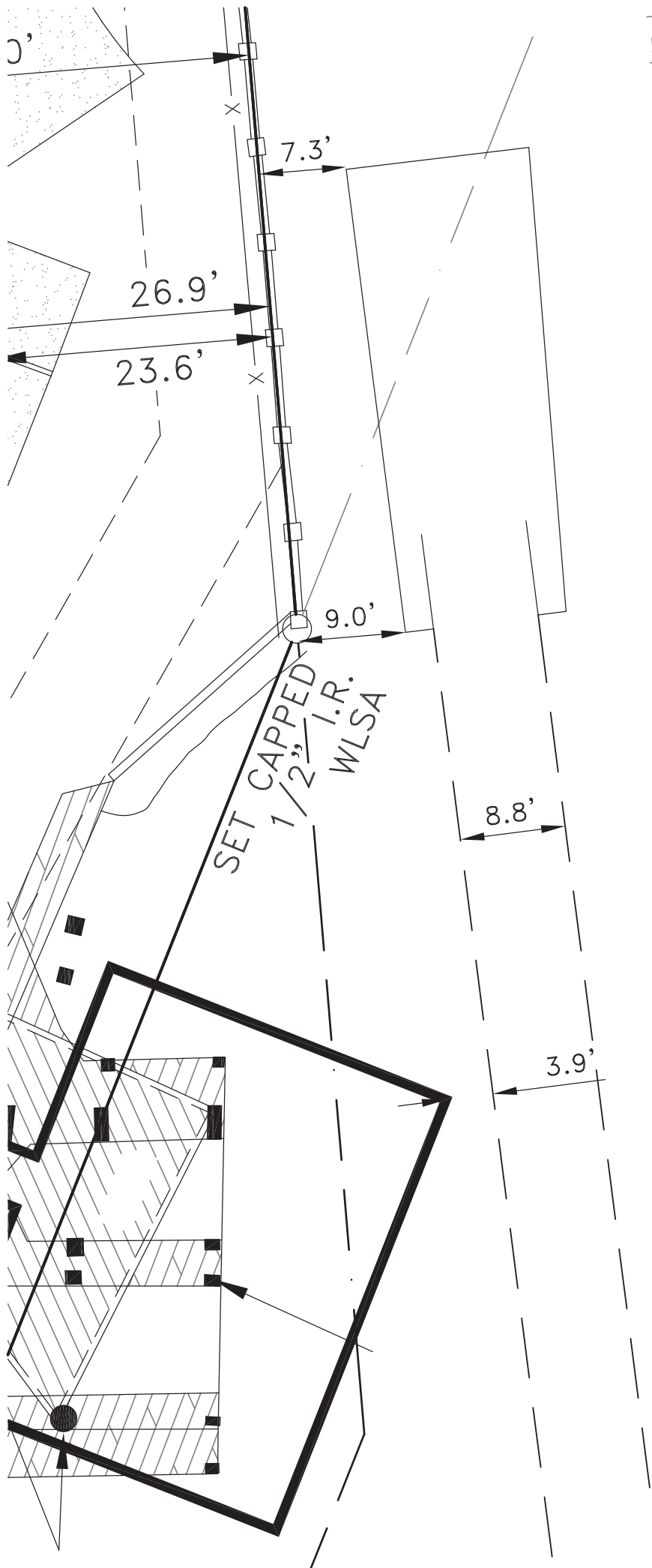
CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.

ATTACHMENT 3

PHOTO OF APPROACH TO NEIGHBORING DOCK



ATTACHMENT 4
ALL STAR SURVEYING
ORIGINAL DESIGN OF THE PROPOSED DOCK RELATIVE TO THE NEIGHBOR'S
DOCK AT 3705 TAYLORS DRIVE





August 29, 2019

Janis Smith
3707 Taylors Dr Bldg Bd
Austin TX, 78703

Property Description: LOT 2 BLK D LESS W TRI BROWN HERMAN ADDN NO 2 SEC 4

Re: C15-2019-0047

Dear Janis,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from;

Section 25-2-1176 (A) (1) (Site Development Regulations for Docks, Marinas, and other Lakefront Uses) to increase the Shoreline setback requirement from 30 feet (required) to 40 feet (requested); In order to erect a Boat Dock in a "SF-3-NP", Single-Family –Neighborhood Plan zoning District (West Austin Neighborhood Plan, LA zoning Overlay).

Austin Energy does not oppose requested variance, provided any proposed and existing improvements are following AE clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants' expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Eben Kellogg, Property Agent

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6050

BOA REVIEW COVERSHEET**CASE:** C15-2019-0047**BOA DATE:** Sept. 9, 2019**ADDRESS:** 3707 Taylors Dr
OWNER: YOLO Partners, LTD**COUNCIL DISTRICT:** 10
AGENT: Janis J. Smith P.E.**ZONING:** SF-3-NP**LEGAL DESCRIPTION:** LOT 2 BLK D BROWN HERMAN ADDN NO 2 SEC 4**VARIANCE REQUEST:** increase the Shoreline setback from 30 ft. to 40 ft.**SUMMARY:** erect a boat dock**ISSUES:** heritage trees




	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single-Family
<i>North</i>	SF-3-NP	Single-Family
<i>South</i>	LA	Lake Austin
<i>East</i>	SF-3-NP	Single-Family
<i>West</i>	SF-3-NP; LA	Single-Family; Lake Austin

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Bike Austin
 Central West Austin Neighborhood Plan Contact Team
 Friends of Austin Neighborhoods
 Neighborhood Empowerment Foundation
 Preservation Austin
 SEL Texas
 Save Barton Creek Assn.
 Sierra Club, Austin Regional Group
 TNR BCP – Travis County Natural Resources
 Tarrytown Alliance
 Tarrytown Neighborhood Association
 West Austin Neighborhood Group

P-4/15



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2019-0047

LOCATION: 3707 TAYLORS 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" = 333'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

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

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 3707 Taylors Drive

Subdivision Legal Description:

Lot 2, Herman Brown Addition No. 2 Section 4

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: LA

I/We Janis J. Smith, P.E. on behalf of myself/ourselves as
authorized agent for YOLO Partners, Ltd. affirm that on
Month July, Day 10, Year 2019, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: Boat Dock

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

LDC 25-5-1176(A)(1) -- to allow the construction of a dock 40 feet from the shoreline on Lake Austin because of bulkhead repair construction methods necessitated by the location of heritage tree critical root zones.

Section 2: Variance Findings

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 supporting documents.

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.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

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

Exisiting conditions at the site include a failing bulkhead within a cut-in slip which is supporting a sloped homesite. The bulkhead is right on top of several heritage Cypress trees including a 34" Cypress which is on the lake side of the bulkhead. Also present is a non-compliant, dilapidated dock. The only means of reinforcing the bulkhead within the 1/2 CRZs of the trees is to install gabions. The dock will be built adjacent to the gabions. But the size of the gabions and tree in the lake will require that the dock is extended beyond the code compliant limit of 30ft into the lake.

Hardship

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

Heritage trees dictate the design of a load bearing bulkhead which in turn determines the location of the dock.

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

The vast majority of dock sites on the lake can be constructed by following current code. This property cannot.

Area Character

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 dock extension measurement is taken from the shoreline of a cut-in slip. The dock extension from the natural shoreline is \leq to the 30 ft. allowed by code.

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 in the City of Austin Land Development Code Chapter 25-6, Appendix A 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 reasonably require strict or literal interpretation and enforcement of the specific regulation because:

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:

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

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

Section 3: Applicant Certificate

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

Applicant Signature: Janis J. Smith Date: 7/10/19

Applicant Name (typed or printed): Janis J. Smith, P.E.

Applicant Mailing Address: 1505 Westover Road

City: Austin State: TX Zip: 78703

Phone (will be public information): 512-914-3729

Email (optional – will be public information): _____

Section 4: Owner Certificate

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

Owner Signature: David Middleton Date: 7/10/19

Owner Name (typed or printed): David Middleton for YOLO Partners, Ltd

Owner Mailing Address: 3709 Taylors Drive

City: Austin State: TX Zip: 78701

Phone (will be public information): 210-380-5923

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).



August 5, 2019

Board of Adjustment
City of Austin
505 Barton Springs Road
Austin, Texas 78704

Re: Engineering Summary Letter for 3707 Taylors Drive SP-2019-0053D
Application for a variance to LDC 25-2-1176(A)(1) to allow construction of a boat dock
further than 30ft. from the shoreline on Lake Austin

Dear Board Members:

3707 Taylors Drive is about 1 mile west of the intersection of Westover Road and Exposition Boulevard. It's within the Full Purpose Jurisdiction of the City of Austin on the shore of Taylor Slough. The site currently contains a home, a failing bulkhead partially composed of rotting railroad ties, and a dilapidated non-compliant dock. Exhibit 1 contains photos of the site.

This project proposes to clear a red tag on the property for unpermitted work completed when the lake was down; construct a new boat dock; and modify the existing bulkhead in order to restore its structural capacity. The bulkhead supports the hillside upon which the house is built; so its structural integrity is integral to the entire site. The usual go-to method of restoring a failing bulkhead is to construct either a limestone block or sheetpile wall on the lakeside of the existing bulkhead leaving the existing bulkhead in place. But this site also has several heritage Cypress trees right on the shoreline. In most cases, and this is one of them, structural walls aren't allowed in the ½ critical root zone (CRZ) of protected trees because the walls don't meet tree criteria.

Structural engineer John Maggio, P.E. of Duffy Engineering had the task of coming up with a design that structurally supports a hillside home site and meets tree criteria along with all design regulations that apply to Lake Austin. Gabion baskets are the only design that fits the bill. Gabions are basically wire boxes that contain rock rip. They're 3 ft. tall x 3 ft. deep x 6 ft. long, and the baskets are tied together. Exhibit 2 contains the site plan sheet for SP-2019-0053D showing the gabion design and proposed shoreline layout. We've cleared almost all review comments.

The dock shown keeps the piles out of the ¼ CRZs of the shoreline trees as required by code, and the bulkhead modifications will allow stability for the hillside serving as the site for an existing house. To meet environmental code, a dock extension of 40 ft. into the lake is required.

I look forward to presenting the variance application to the BOA on 9/9/19 on behalf of the owners, Fredericka and David Middleton. I'm happy to answer any questions that you may have at that time.

Very truly yours,

Janis J. Smith, P.E.
Janis Smith Consulting, LLC

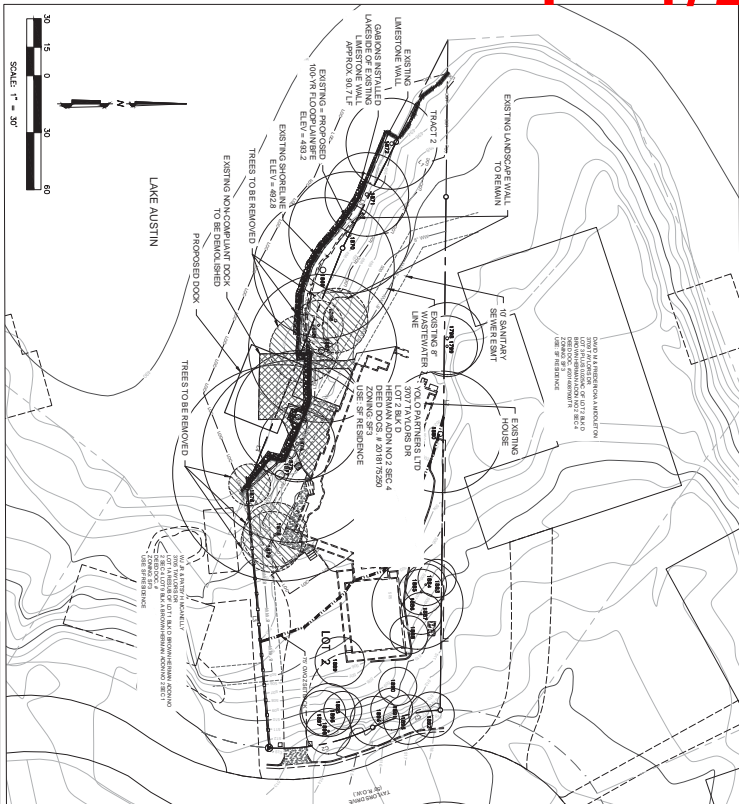


EXHIBIT 1
PHOTOS OF EXISTING SITE



EXHIBIT 2
PROPOSED CONDITIONS DOCK PLAN SHEET
SP-2019-0053D

EXISTING SHORELINE LENGTH = 275'
ALLOWABLE DOCK WIDTH = 20% OF 275' = 55'
PROPOSED DOCK WIDTH = 38.5'
PROPOSED DOCK DEPTH = 40'
DOCK FOOTPRINT = 1200.0 SF



NO.	DESCRIPTION	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	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	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382																																																																																																																																																																																																																																																																																																																																																																											
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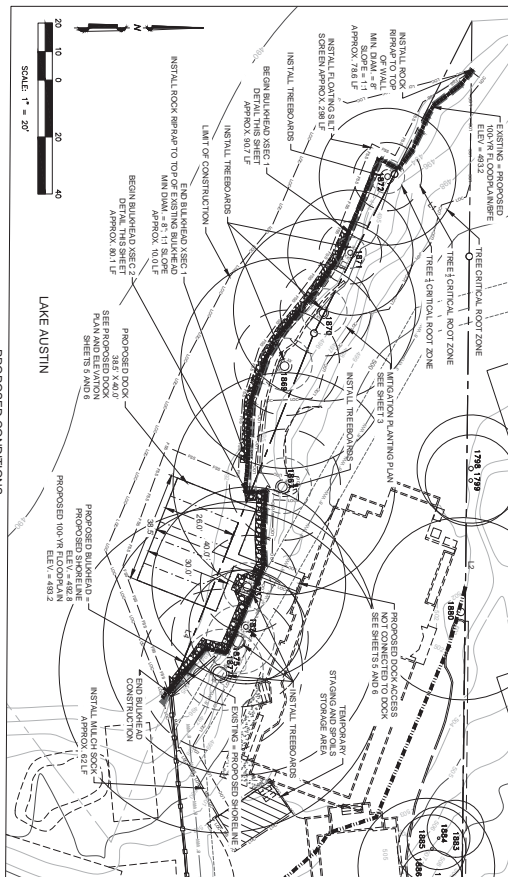
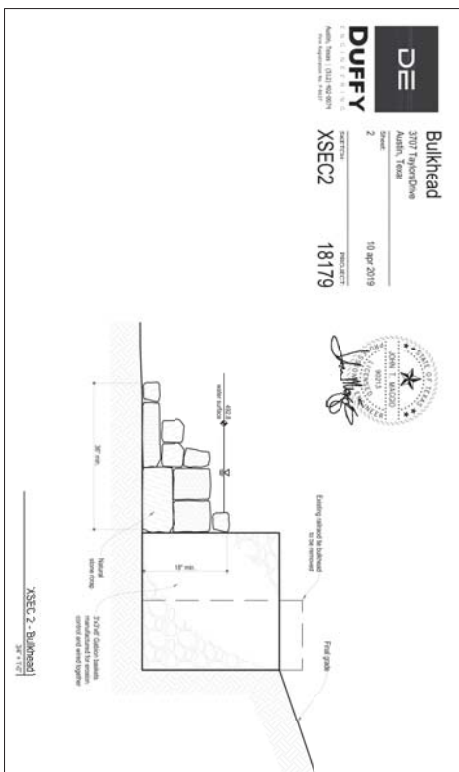
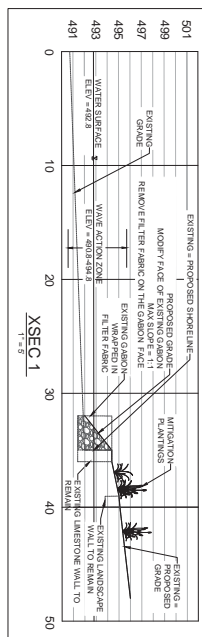
1. ALLOW SHIELDING WITHIN THE LIMITED CONSTRUCTION AREA TO BE ON THE EXISTING SIDEWALK OR STREET SURFACE. THE SHIELDING SHALL BE SECURED TO THE ADJACENT CURB OR CONSTRUCTION ACTIVITY SHALL BE COMPLETED BY BARGE AND WARDEN ON THE STREET PAVEN.
2. SHIELDING MATERIALS, INCLUDING ANCHOR, ACCESS, ARE AUTHORIZED WITH THIS BIRT PLAN.
3. CONTAINERS OF HAZARDOUS MATERIALS, FLU, OIL, REFRIGERANTS, REFRIGERATORS, OR OTHER POLLUTANTS WILL NOT BE STORED IN DOCK EXTENSION AND SHALL BE STORED IN THE MAIN BUILDING.
4. MOVEMENT OF MATERIALS OR UTILITY ARE PROHIBED WITH THIS DETACHMENT.
5. DOCK SHALL BE AT LEAST ONE (1) STORY.
6. PLANS SHALL BE 6"X9" DIAMETER SIGN, PPE.
7. THE SITE, WITHIN THE CITY OF AUSTIN TUL, PURPOSE JURISDICTION.
8. FINANCIAL RECORDS ARE PROHIBITED WITHIN THE SHIELDING BACK AREA. RECORDS SHALL BE STORED IN THE MAIN BUILDING. RECORDS TO REMAIN ON A DRIVE TO ACCESS THE STRUCTURE FLOOR 20-24E-1.

ATTENTION INSPECTOR NOTES:

COMPLIANCE WITH BUILDING CODE REQUIRED AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING PERMITS.

FOR THE BUILDING PERMIT, A SIGNED AND DATED LETTER SHALL BE SUBMITTED TO THE CITY OF AUSTIN, TEXAS, 78701, AT THE ADDRESS: 1000 N. MICHIGAN AVE., 10TH FLOOR, AUSTIN, TEXAS 78701.

3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN BUILDING DEPARTMENT AND THE CITY OF AUSTIN BUILDING DEPARTMENT.

[illegible]

September 8, 2019

City of Austin-Development Services Dept/1st floor

Attn: Elaine Ramirez

Re: Case Number: C15-2019-0047—Board of Adjustment hearing Sept 9, 2019

To whom it may concern:

Reference is hereby made to the above referenced case number and the objection filed by the undersigned in the case with the City of Austin –Development Services on September 4, 2019. That objection was based on the fact that the proposed Boat Dock impedes the ingress and egress to the boat dock at 3705 Taylors.

As a compromise the undersigned requested certain modifications as reflected on the attached drawing. This revised boat dock is acceptable to me and I would be in favor of its construction.

If you have any questions, you can reach my son James McAnelly at 713-221-1194 or my daughter Kathryn Schwartz at 512-663-1718. One or both of us plan to attend the hearing.

Sincerely,

A handwritten signature in cursive script, reading "Patsy Hartt McAnelly", written over a horizontal line.

Patsy Hartt McAnelly

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/devservices.

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. All comments received will become part of the public record of this case.

Case Number: C15-2019-0047

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, September 9th, 2019

Your Name (please print)

Patsy H. McAnelly
3705 Taylors Dr

☐ I am in favor
☒ I object

Your address(es) affected by this application

Patsy H. McAnelly 9/4/19
Signature Date

Daytime Telephone:

713-907-8925

Comments:

Proposed Boat Dock impeded my ability to access my boat dock. Alternative options have been proposed to the variance applicant as a compromise between the parties.

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

City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: elaine.ramirez@austintexas.gov