


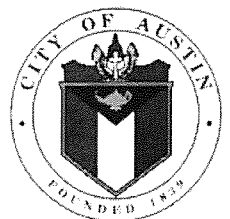


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0044  
Address: 3121 SKI SHORES TERRANCE



1" = 200'

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.

CASE# C15-2015-0044  
ROW# 11308894  
TAX# 0131210316  
LCAD ✓

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: 3121 Ski Shores Terrace

LEGAL DESCRIPTION: — ABS 739 SUR 2 SPILLMAN J ACR .203 PLUS VAC 20X60 STREET

(TOTAL .2338 AC) – March 9, 2011 Land Status Determination C8I-2011-0045 attached as Exhibit "A"

I/We Kevin McKeown on behalf of myself/ourselves as authorized  
agent for Myself affirm that on \_\_\_\_, \_\_\_\_, hereby apply for a hearing before the  
Board of Adjustment for consideration to:

**(check appropriate items below and state what portion of the Land Development  
Code you are seeking a variance from)**

\_\_\_ ERECT \_\_\_ ATTACH \_\_\_ COMPLETE X REMODEL \_\_\_ MAINTAIN

Section 25-2-1176 (A)(1) – Dock may extend up to 30' from shoreline. Applicant seeking 45' which includes  
the 15' of existing boat slip cut in to shoreline.

in a LA Zoning 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:

City of Austin has approved other similar and contemporaneous dock development both with and without

any Board and/or Commission Variance Approval (See attached Exhibit "B").

**HARDSHIP:**

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

City of Austin Land Use Review Staff have deemed the "shoreline" to be inside of existing boat slip cut

rather than on the Lake side frontage of existing shoreline bulkhead.

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

City of Austin has approved other similar and contemporaneous dock development both with and without

Any Board and/or Commission Variance Approval (See attached Exhibit "B").

**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:

The proposal would follow similar/same and contemporaneous development already approved by COA.

**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 no change to parking requested.

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:

Proposal includes remodel of existing dock with no proposed change or alteration to the existing parking.

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

City of Austin has approved other similar and contemporaneous dock development both with and without

Any Board and/or Commission Variance Approval (See attached Exhibit "B").

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

The proposal is limited to only remodel of existing residential dock and no other use changes sought (see

Attached Exhibit "C" for survey of existing conditions and Exhibit "D" for the proposed remodel change.

**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 K. McKeown Mail Address 3121 SK. Shores Terrace

City, State & Zip AUSTIN, TX 78730

Printed KEVIN MCKEOWN Phone 750-1074 Date 2-18-15

**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 K. McKeown Mail Address 3121 SK. Shores Terrace

City, State & Zip AUSTIN, TX 78730

Printed KEVIN MCKEOWN Phone 750-1074 Date 2-18-15



**City of Austin  
Planning and Development Review  
Land Status Determination  
1995 Rule Platting Exception**

**March 09, 2011**

**File Number: C8I-2011-0045**

**Address: 3121 SKI SHORES TER**

**Tax Parcel I.D.# 0131210316**

**Tax Map Date: 11/09/2005**

The Watershed Protections & Development Review has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

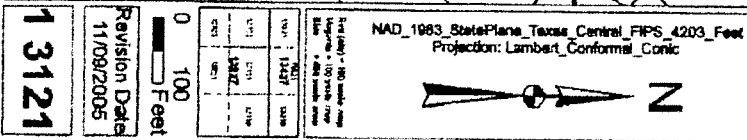
The parcel of land consists of five acres or less, and is described as being .2338 Acres of Land out of the James Spillman Survey No. 2 in Travis County in the current deed, recorded on Aug 31, 1994, in Volume 12267, Page 1767, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on Aug 18, 1978, in Volume 6268, Page 744, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by water service on Mar 08, 1988. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

**Additional Notes/Conditions:**  
**NONE**

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions 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: Amber Mitchell  
**Amber Mitchell, Representative of the Director  
Planning and Development Review**

081-201-0045



**Travis Central Appraisal District**  
6314 Cross Park Drive P.O. Box 146012  
Austin, Texas 78754 Austin, Texas 78714  
Internet Address: [www.traviscad.org](http://www.traviscad.org)  
Main Telephone Number (512) 624-6817 Appraisal Information (512) 624-6816  
TDD (712) 624-3638

# 3124 EDGEWATER DRIVE

NOTES:

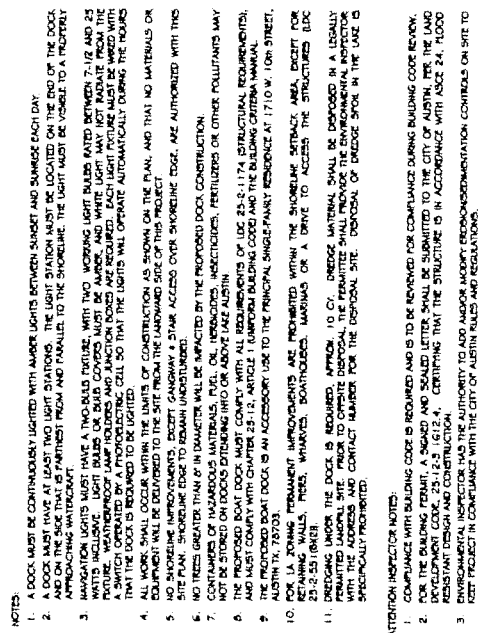
1. A DOCK MUST BE CONTINUOUSLY LIGHTED WITH WATER-RESISTANT LIGHTS BETWEEN SUNSET AND SUNRISE EACH DAY.
2. A DOCK MUST HAVE AT LEAST TWO LIGHT STATIONS. THE LIGHT STATION MUST BE LOCATED ON THE END OF THE DOCK AND ON THE SIDE THAT IS FARTHEST FROM THE SHORELINE. THE LIGHT STATION MUST BE VISIBLE TO A PROPERTY ADJOINING WATERFRONT.
3. NAVIGATION LIGHTS MUST HAVE A TWO-BLASH FLASHING CHARACTERISTICS. LIGHTS MUST BE PLACED BETWEEN 7'1/2' AND 25' WATTS INCLUSIVE. BALLS OR BALL COVERS MUST BE ADDED AND MAINTAINED AS NECESSARY TO MAINTAIN PROPER LIGHTING. LIGHTS MUST BE PROTECTED BY WATER-RESISTANT LAMP HOUSERS AND LIGHT FIXTURES. EACH LIGHT FIXTURE MUST BE PROTECTED BY A SHOCK-RESISTANT, WATER-RESISTANT, AND SWITCH OPERATED BY A PHOTO-ELECTRIC CELL WHICH WILL OPERATE AUTOMATICALLY DURING THE HOURS THAT THE DOCK IS REQUIRED TO BE LIGHTED.
4. ALL WORK SHALL OCCUR WITHIN THE LIMITS OF THE SHORELINE. NO MATERIALS OR EQUIPMENT WILL BE DELIVERED TO THE SITE FROM THE LANDWARD SIDE OF THIS PROJECT.
5. A PROPERTY OWNER WHOSE PROPERTY ADJACENT TO THE SHORELINE OVER SHORELINE EDGE ARE AUTHORIZED WITH THIS SITE PLAN. SHORELINE EDGE TO REMAIN UNDISTURBED.
6. A PROPERTY OWNER WHOSE PROPERTY ADJACENT TO THE SHORELINE OVER SHORELINE EDGE ARE AUTHORIZED WITH THIS SITE PLAN. SHORELINE EDGE TO REMAIN UNDISTURBED.
7. CONTAINERS OF HAZARDOUS MATERIALS, FUEL, OIL, OR OTHER FLAMMABLE LIQUIDS OR SOLIDS SHALL NOT BE PLACED ON OR NEAR THE DOCK OR DOCKS EXTENDING INTO OR ABOVE LAKE AUSTIN.
8. PROPOSED DOCK IS AN ACCESSORY USE TO PRINCIPAL SINGLE-FAMILY RESIDENCE AT 3124 EDGEWATER DRIVE.
9. A PROPERTY OWNER WHOSE PROPERTY ADJACENT TO THE SHORELINE OVER SHORELINE EDGE ARE AUTHORIZED WITH THIS SITE PLAN. SHORELINE EDGE TO REMAIN UNDISTURBED.
10. TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
11. FOR THE BUILDING PERMIT, A SIGNED AND SEALED PROFESSIONAL ENGINEER'S CERTIFICATE OF COMPLIANCE WITH THE LAND DEVELOPMENT CODE 25.12.3 IS REQUIRED. CERTIFYING THAT THE STRUCTURE IS IN ACCORDANCE WITH CODE 24, FLOOD RESISTANT DESIGN AND CONSTRUCTION.

Existing Shoreline Length = 125' (25' Main, 30' Lagoon)  
 Allowed Dock Width = 20% of 125' = 25'  
 Proposed Dock Width = 25' or 21%  
 Existing Dock Depth = 32'  
 Proposed Dock Depth = 32'

City of Austin  
 Department of Public Works  
 Engineering Division  
 5000 N. Loop West, Suite 1000  
 Austin, Texas 78751  
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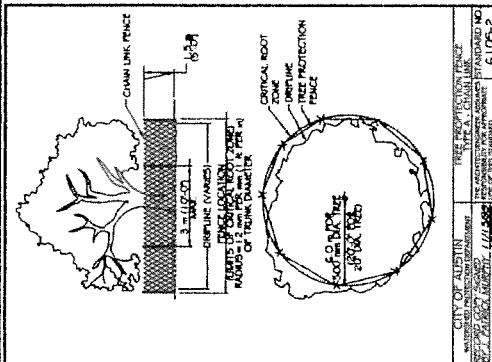
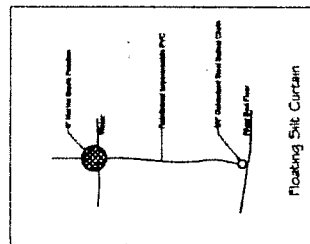
# Proposed

the adequacy of those plans remain with the local governments. In approving these plans, the City of Los Angeles is not endorsing the adequacy of the work of the design engineer.

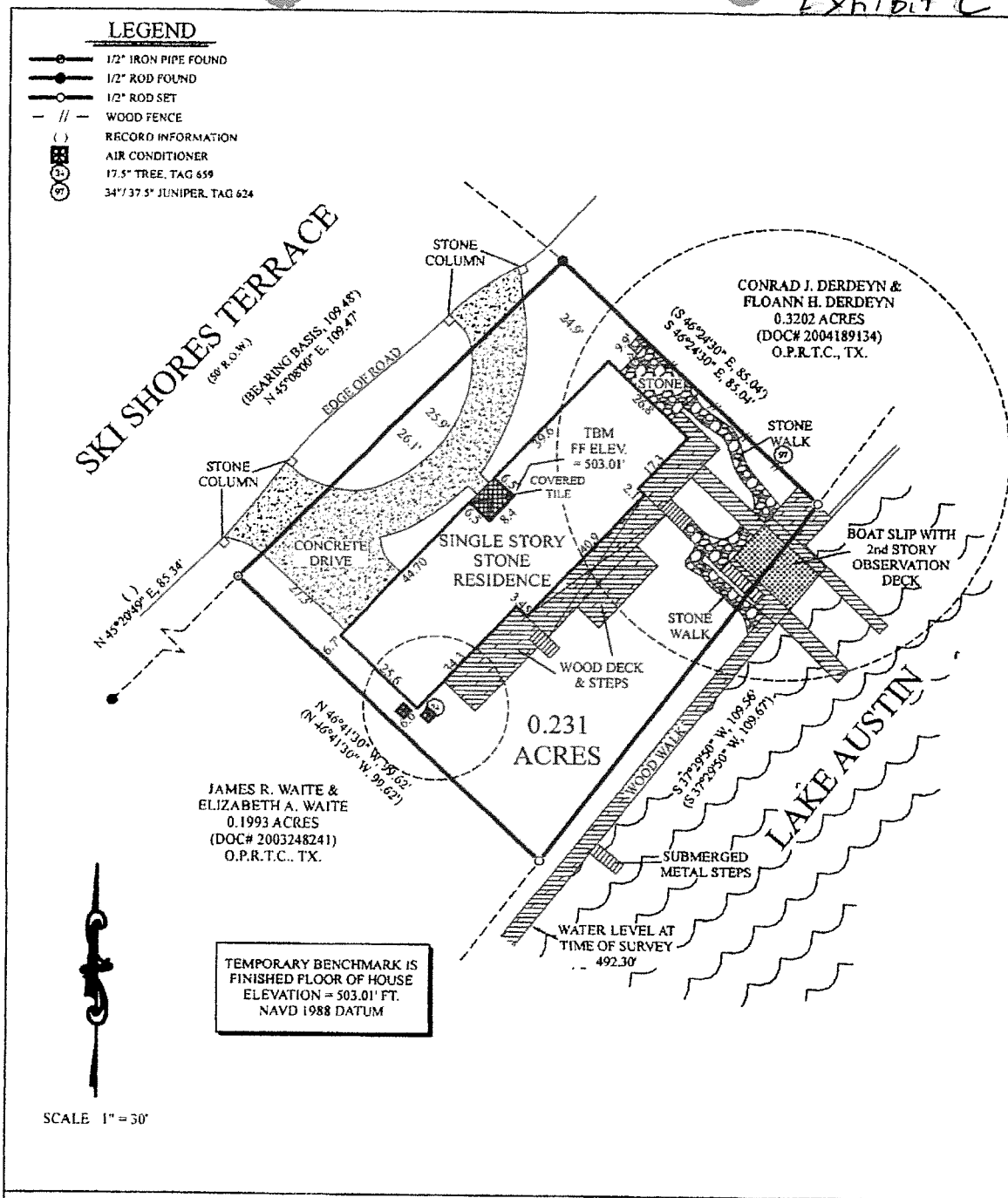


**THE UNIVERSITY OF CHICAGO**

1. COMPLIANCE WITH BUILDING CODE IS REQUIRED AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
2. FOR THE BUILDING PERMIT, A SEALED AND SIGNED LETTER SHALL BE SUBMITTED TO THE CITY OF AUSTIN, TEXAS, THE LARGEST CITY IN TEXAS, AND THE LARGEST CITY IN THE UNITED STATES, CERTIFYING THAT THE STRUCTURE IS IN ACCORDANCE WITH ASCE 24, FLOOD RESISTANT DESIGN AND CONSTRUCTION.
3. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ASK AND/OR ASSESS: RECONSTRUCTION/DEMOLITION CONTROLS ON SITE TO KEEPT PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.







Existing Dock

**LEGAL DESCRIPTION:**

BEING 0.231 ACRES OF LAND OUT OF THE JAMES SPILLMAN SURVEY NUMBER 2, ABSTRACT NUMBER 739, TRAVIS COUNTY, TEXAS, SAME BEING ALL AOF THAT CERTAIN KEVIN MCKEOWN AND JENNIFER MCKEOWN 0.2338 ACRE TRACT AS DESCRIBED BY INSTRUMENT RECORDED IN DOCUMENT NUMBER 2012175201, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 3121 SKI SHORES TERRACE  
CITY: AUSTIN REFERENCE NAME KEVIN R. MCKEOWN and JENNIFER L. MCKEOWN

**ALLSTAR**  
Land surveying  
9020 ANDERSON MILL RD  
AUSTIN, TEXAS 78729  
(512) 249-8149 PHONE  
(512) 331-5217 FAX  
WWW.ALLSTARLANDSURVEYING.COM

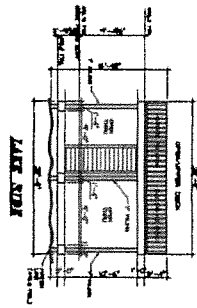
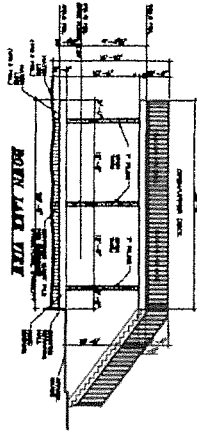
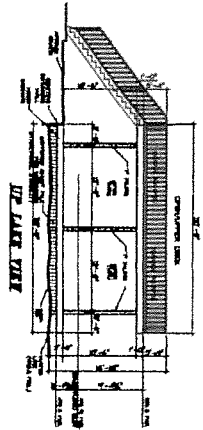
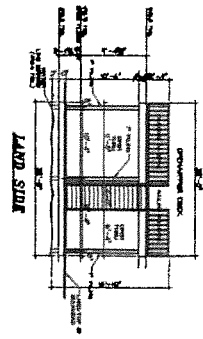
TO THE LITIGANT AND / OR OWNERS OF THE PREMISES SURVEYED  
I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE  
GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE  
OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO  
BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS  
PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE



THIS PROPERTY DOES LIE WITHIN THE 100  
YEAR FLOOD, AND HAS A ZONE "AE" RATING  
AS SHOWN ON THE FLOOD INSURANCE RATE  
MAPS  
F.I.R.M. MAP NO.: 48453C0430H  
PANEL: 0430H  
DATED: 9-26-2008  
THIS CERTIFICATION IS FOR INSURANCE  
PURPOSES ONLY AND IS NOT A GUARANTEE  
THAT THIS PROPERTY WILL OR WILL NOT  
FLOOD. CONTACT YOUR LOCAL FLOOD  
ADMINISTRATOR FOR THE CURRENT STATUS  
OF THIS TRACT.

SURVEY DATE	AUGUST 29, 2014
TITLE CO.	N/A
G.E. NO.	N/A
JOB NO.	A8816414 - A0800214
FILED BY	DERICK SOLOMON 08/27/2014
CALC. BY	CHRIS ZOTTER 08/08/2014
DRAWN BY	SEAN SUTTON 08/29/2014
RPLS CHECK	PAUL RUST 09/02/2014

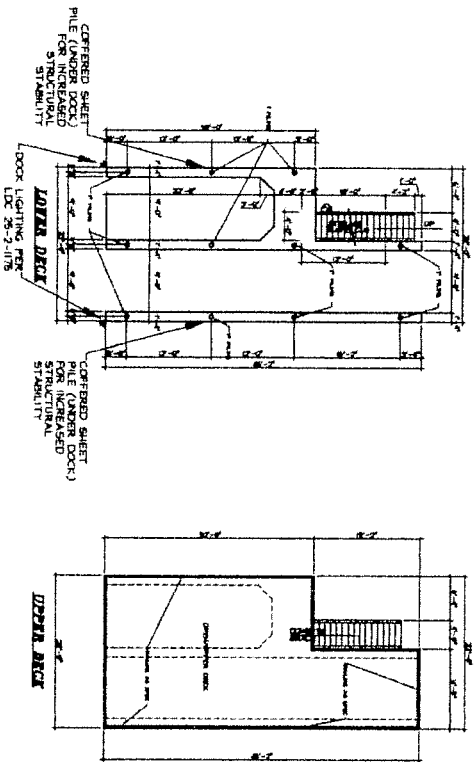
Exhibit D



SCALE: 1/8" = 1'-0"

CONTRACTOR NOTE:  
ALL STEEL PILING SHALL BE 7" AND DRIVEN TO RESISTANCE

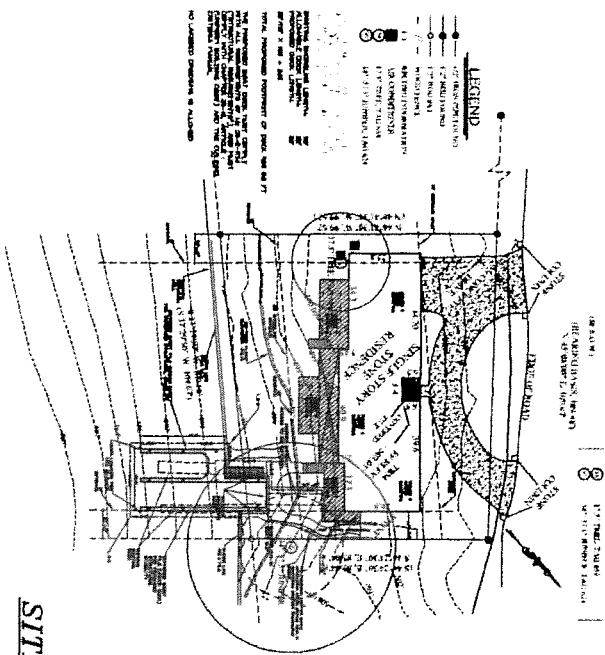
Except for solid structural components allowed under Paragraph LDC 25-2-1176(A)(9)(a), solid and mesh materials used for enclosure, including lattice, wire panels, and screening, must be at least 66 percent open per LDC 25-2-1176(A)(9)(b).



Proposed Dock

SCALE: 1" = 20'

# SKI SHORES TERRACE



## SITE PLAN

The proposed boat dock must comply with all requirements of LDC 25-2-1174 ("Structural Requirements"), and must comply with Chapter 25-12, Article 3 (Uniform Building Code) and the Building Official's Manual.

Special Construction Techniques ECU 3.5.4(d)

Prior to excavation within tree drip lines or the removal of trees adjacent to other trees that are to remain, make a clean cut between the disturbed and undisturbed root zones with a root saw or similar equipment to minimize root damage.

In critical root zone areas that cannot be protected during construction with trenching and where heavy vehicular traffic is anticipated, cover those areas with a minimum of 12 inches of organic mulch to minimize soil compaction. In areas with high soil plasticity (GCI greater than 10), use standard specification G25S should be placed under the mulch to prevent excessive rutting of the soil and mulch. Additionally, material such as plywood and metal sheets, could be required by the City. Mulch to minimize root impacts from heavy equipment. Once the project is completed, all materials should be removed, and the mulch should be reduced to a depth of 3 inches.

Perform all grading within critical root zone areas by hand or with small equipment to minimize root damage.

Water all trees most heavily impacted by construction activities deeply once a week during periods of hot, dry weather. Spray tree crowns with water periodically to reduce dust accumulation on the leaves.

When installing concrete adjacent to the root zone of a tree, use a plastic vapor barrier behind the concrete to prohibit leaching of lime into the soil.

Environmental Inspector has the authority to add or modify erosion and sedimentation controls at the site to keep the project in compliance with City of Austin Rules and Regulations.

<p>3121 SKI SHORES TERRACE LAKE AUSTIN TRAVIS COUNTY, TEXAS</p>	<p>McKEOWN BOAT DOCK</p>	<p>ROB SANDERS DESIGNER 2412 DOWNEY PATH ROUND ROCK, TEXAS 78681 (512) 671-3744 www.robendersdesigner.com</p>
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## Evidence for 3121 Ski Shores Terrace Board of Adjustment Hearing

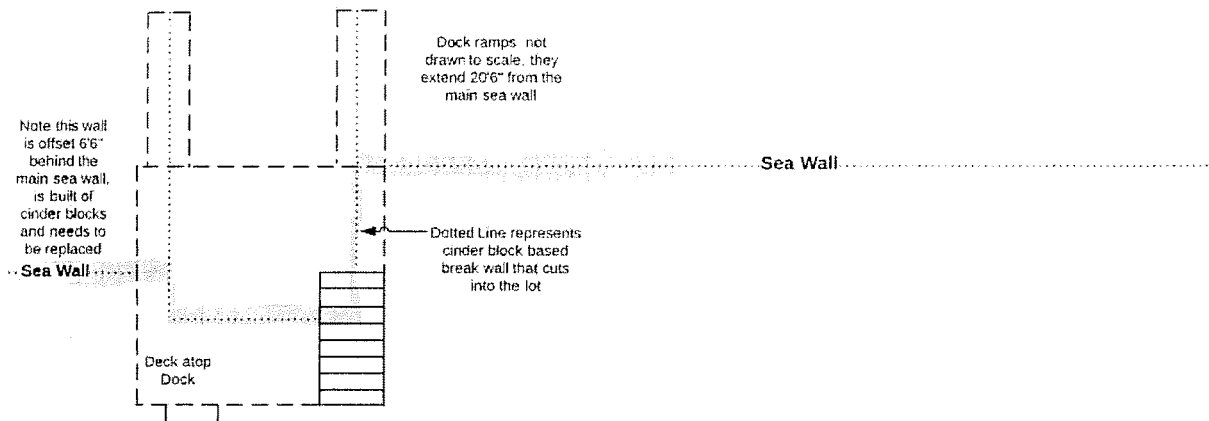


Diagram #1 – A layman's sketch of the top down view of the current shore line and the "cut in" which exists with the current boat dock.

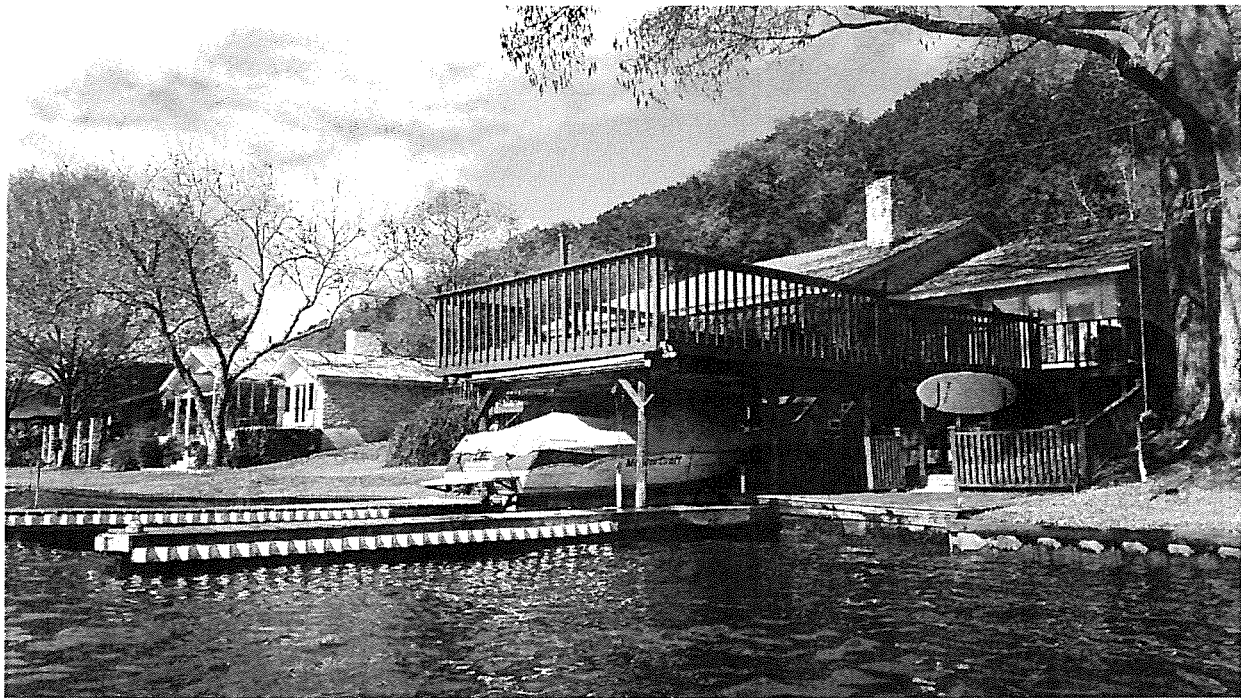
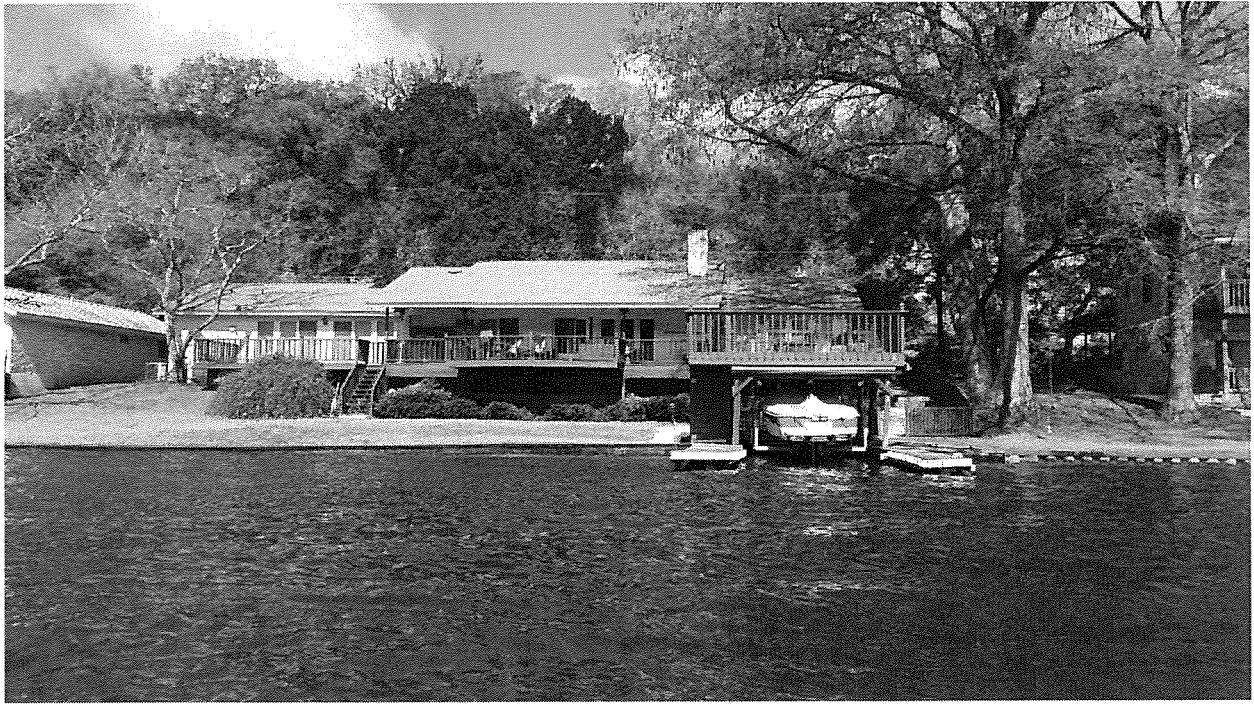
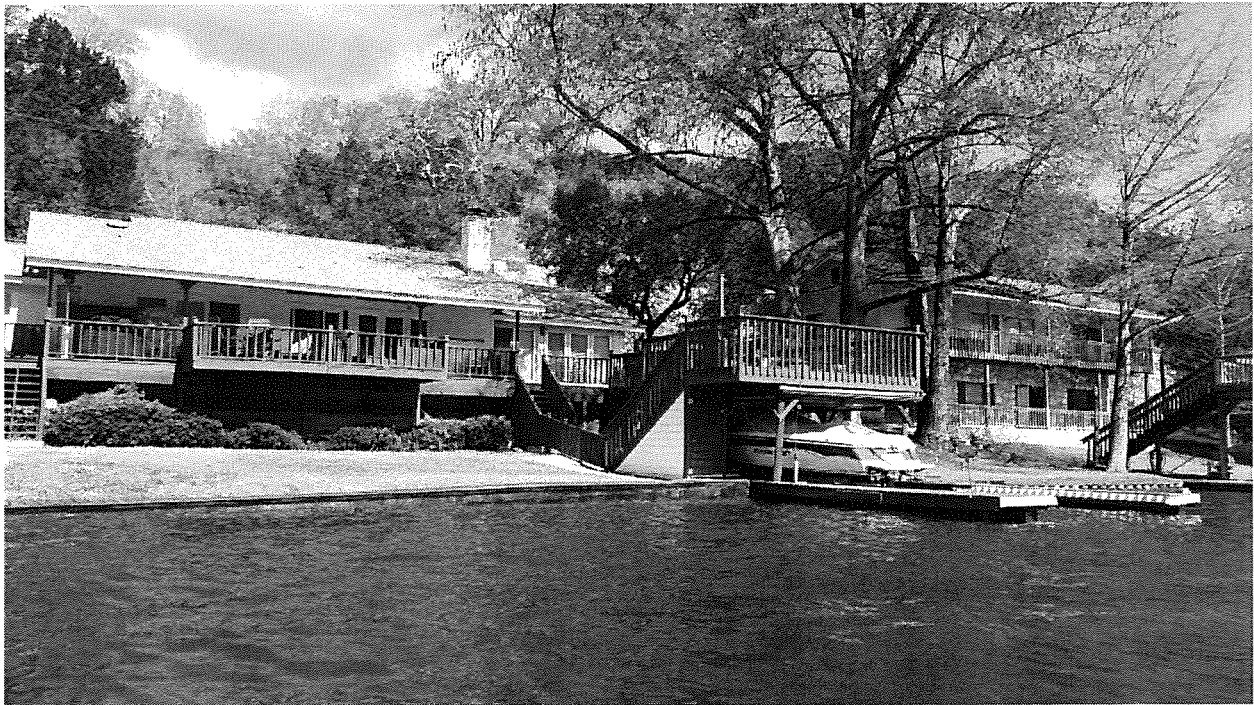


Photo #1 – Shows the current dock which has been in place since ~1980's. This is the best view to see the "cut in" which extends the current boat dock ~15 feet inland from the main sea wall.



**Photo #2 – Head on view of the property from the lake.**

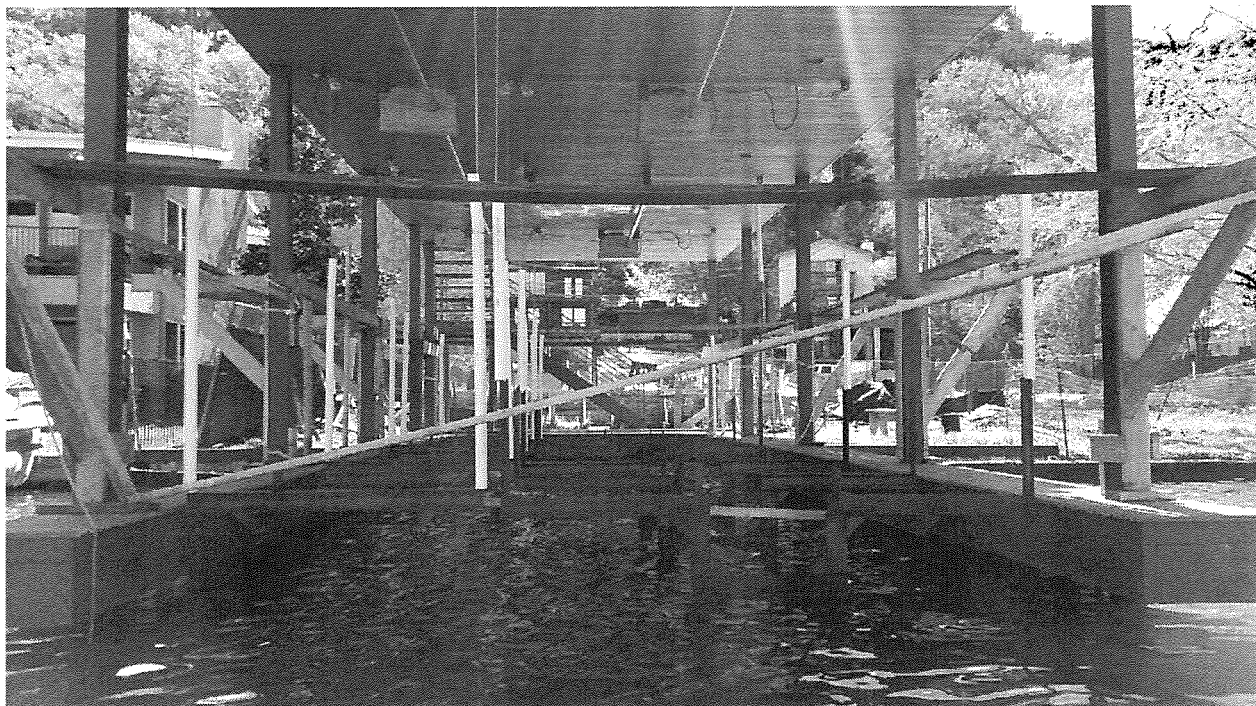


**Photo #3 –View of the property showing the main sea wall and the current docks ~20 foot extension into the lake.**





**Photo #4 – View of the 3700 Rivercrest property (taken on 3/22/15) as construction is completed. This dock was recently approved by the City of Austin and has a similar “cut in” of ~20 feet and extends ~50 feet in total length.**



**Photo #5 – The dock on 3700 Rivercrest is so long it is capable of having two boat hoists and two jet ski hoists both running in tandem.**