


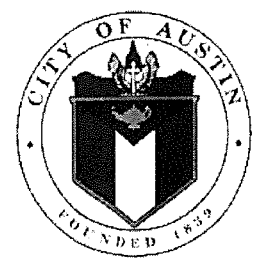




-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2015-0151
LOCATION: 6706 Elfland Cove



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" = 198'

Revised - 05-2015-0151

**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD
COMPLETENESS CHECKLIST**

**APPLICATION WILL BE RETURNED TO YOU AND WILL NOT BE
ADDED TO NEXT BOARD OF ADJUSTMENT AGENDA AND
CHECK WILL NOT BE DEPOSITED UNTIL ALL OF THE
FOLLOWING IS SUBMITTED CORRECTLY.
VARIANCES EXPIRE ONE YEAR AFTER APPROVAL DATE
PER SECTION 25-1-217 UNLESS BOARD APPROVAL STATES
OTHERWISE.**

**M5
1/2**

- _____ Application must be typed
- _____ Application must be signed and dated by owner and agent
- _____ Application must have ALL findings (parking portion only required when parking variance is needed) that are applicable fully filled out at time of submittal
- _____ Site plan or survey must be submitted, drawn to scale showing present and proposed construction along with existing structures on all adjacent lots
- _____ Sign Review Board cases must submit site plans showing sign location, elevations of proposed sign in addition to above requirements
- _____ **If property is located in Williamson County, then contact Williamson County Appraisal District for a list of the property owners names and addresses within a 500 foot radius.**
- _____ Check for application fee: \$403.52 Residential, \$715.52 Commercial
- _____ Please consider contacting your Neighborhood Assn. about your request.
- _____ Approval from Austin Energy, see info in box below

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. If your request is for a reduction in setbacks or height limits, then you must receive approval from Austin Energy by contacting Eben Kellogg at (512)322-6050 or email eben.kellogg@austinenergy.com.

Please be advised that the Board only takes 16 new cases a month, therefore, first come, first served. Please be advised that a request for reconsideration must be filed within 7 days from the Board meeting.

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 512-974-2580.

If you need assistance completing this application (general inquiries only) please contact Leane Heldenfels (leana.heldenfels@austintexas.gov), (512) 974-2202; 505 Barton Springs Road, 1st Floor, Development Assistance Center (One Texas Center).

CASE# _____
ROW# _____
TAX# _____

3/31/15

**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: 6706 Elfland Cove

Lot 51 & 52 , Block A, Rivercrest
LEGAL DESCRIPTION: Subdivision - Addition Section 2

Lot(s) 51A Block A Outlot _____ Division _____

I/We Bruce S. Aupperle, POA behalf of myself/ourselves as authorized agent for
Massey Management Trust affirm that on Sep. 2, 2015,

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 ☐ REMODEL ☐ MAINTAIN

Section 25-2-1176(A)(5) does not allow the footprint of the dock structures to exceed
1,200 sq. ft. Applicant is requesting a dock footprint of 1,522 sq. ft. and Section
25-2-893(G)(4) does not allow more than one dock for a principal residential use.
Applicant is requesting three docks for the principal residence at 6706 Elfland Cove.

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:

New zoning related dock regulations would require the removal of a substantial portion of the existing dockage.

HARDSHIP:

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

This single residential home was developed by joining of two residential houses. The existing docks remain from those two residences. The applicant would like to maintain the existing downstream docks and rebuild the failing upstream dock. The overall dock footprint and width will be reduced from the existing values.

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

There is no known lake side development where two houses were joined into a single residential home with existing docks in place.

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:

All dockage was constructed with the original two houses.
The overall dockage will be reduced in footprint and width.

The total dockage footprint will be reduced from 1,772 sf to 1,522 sf.

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:
-
-

5/35

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:


35
5/15

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:

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  Mail Address 10088 Circlevue Drive
City, State & Zip Austin, TX 78733

Printed Bruce Aupperle, PE Phone 512-329-8241 Date 9/2/15

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 _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

ms
c

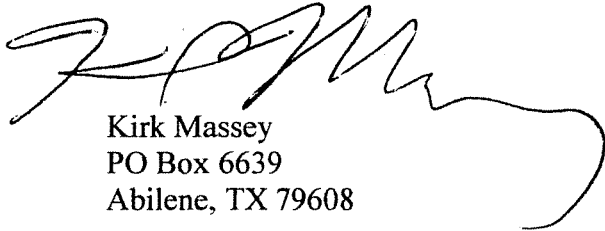
August 22, 2013

City of Austin
Planning and Development Review Department
PO Box 1088
Austin, TX 78716

To Whom It May Concern:

I, Kirk Massey, own the property at 6706 Elfland Drive. I wish to demolish my existing dock and build a new one. Bruce S. Aupperle, P.E. and Aupperle Company are our authorized agents for the City of Austin applications needed for the subject work at the property. Please contact me if you have any questions.

Regards,



Kirk Massey
PO Box 6639
Abilene, TX 79608



ENVIRONMENTAL CONSULTANTS

Sound Science. Creative Solutions.

Austin Office
4407 Monterey Oaks Boulevard
Building 1, Suite 110
Austin, Texas 78749
Tel 512.476.0891 Fax 512.476.0893
www.swca.com

MS
7

13 April 2015

RE: Site Environmental Investigation of 6706 Elfland Dr., Austin, Texas 78746

Mr. Aupperle,

Per your request, SWCA Environmental Consultants (SWCA) conducted a field investigation of the 6706 Elfland Drive tract in Austin, Texas for the purpose of gathering information for inclusion with the City of Austin environmental assessment documents you are preparing. An SWCA Registered Professional Geoscientist (Texas License # 10791) and an environmental specialist visited the site on 28 October 2013.

The area covered during the site visit consists of an existing residential lot. While no bedrock outcrops were observed during the investigation, lithologies underlying the tract consist of Lower Colorado Terrace Deposits (Qlcr)¹. Additionally, the site is within the Lake Austin Watershed and the Colorado River Basin. Surface drainage from the site ultimately flows towards Lake Austin (Colorado River). The shoreline is bulkheaded and has existing docks and boathouses located on both the north side and on the south side of the property. Vegetation on the site was extensively manicured and consisted of cypress trees (*Taxodium distichum*), red oak (*Quercus texana*), red ash (*Fraxinus pennsylvanica*), pecan (*Carya illinoensis*), palmetto (*Sabal palmetto*) and a well groomed bed of St. Augustine grass (*Stenotaphrum secundatum*). A garden near the shore also consisted of mountain laurel (*Sophora secundiflora*), sago palm (*Cycas revoluta*), and various ornamental shrubs. No vegetation was observed in the lake and there appears to be a sandbar immediately adjacent to the property within the lake.

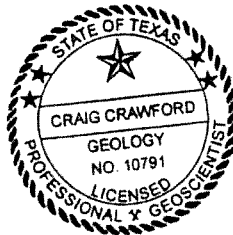
The City of Austin Land Development Code (LDC § 25-8-1) defines CEFs as "features that are of critical importance to the protection of environmental resources, and include bluffs, canyon rimrocks, caves, sinkholes and recharge features, springs, and wetlands." Please refer to the LDC for CEF definitions. No CEFs were identified during the field investigation.

Please feel free to contact me at any time with any questions at (512) 476-0891.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Crawford".

Craig Crawford, P.G.



13 April 2015

¹ Garner, L.E., and Young, K.P., 1976, Environmental Geology of the Austin Area: An Aid to Urban Planning, Bureau of Economic Geology Report of Investigations No. 86, The University of Texas at Austin

PHOTOGRAPHIC LOG

6706 Elfland Drive Boat Dock/Shoreline Modification, Travis County, Texas

4/3/15

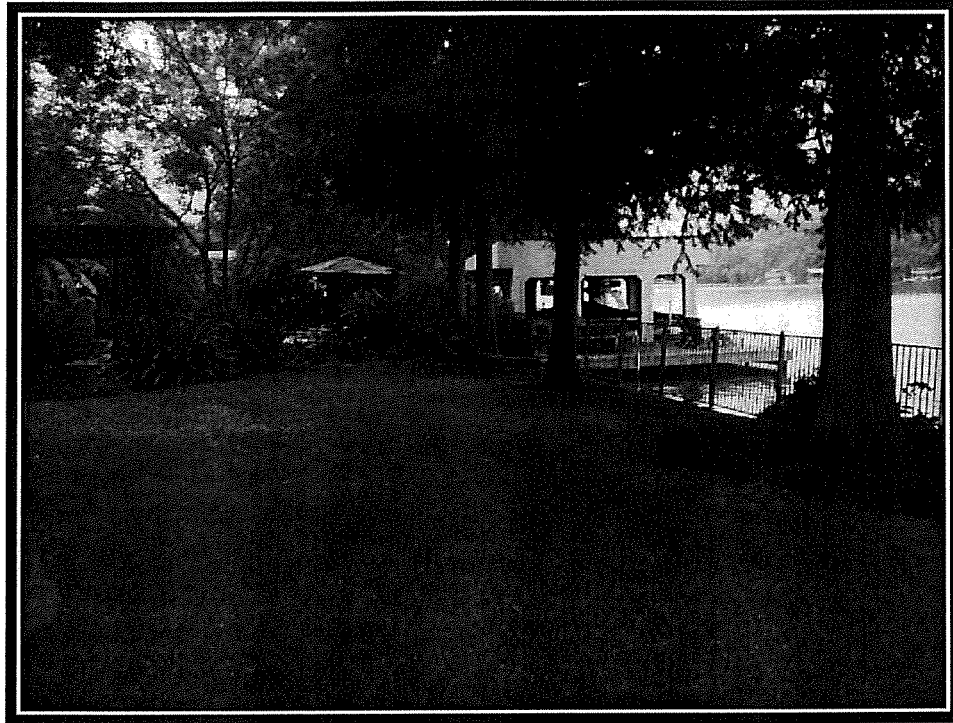


Photo 1. View of the shoreline at 6706 Elfland Drive



Photo 2. Additional view of the tract.

PHOTOGRAPHIC LOG

6706 Elfland Drive Boat Dock/Shoreline Modification, Travis County, Texas

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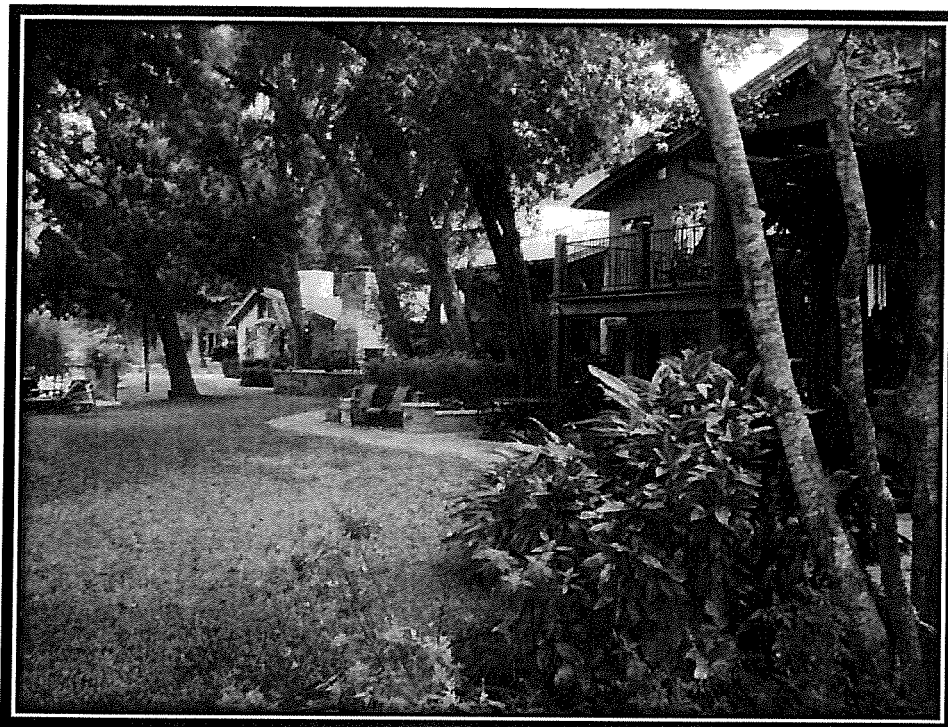


Photo 3. Additional View of the tract.

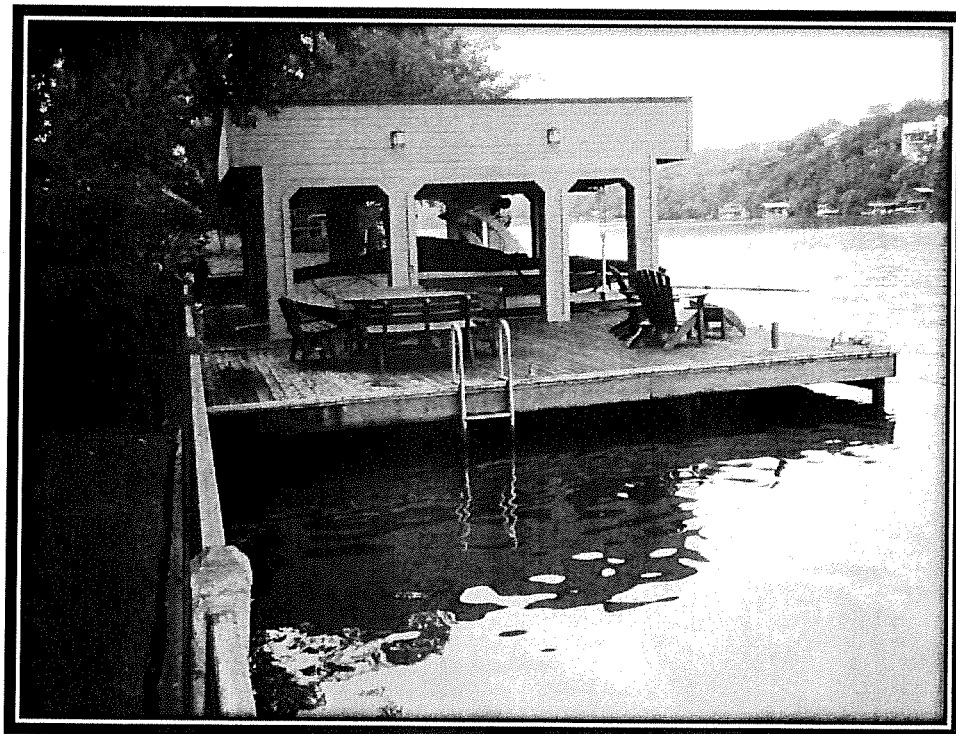


Photo 4. Additional view of the tract.

See Quises

CASE# C15-2015-0151
ROW# 11424592
TAX# 013190112
EAD ✓

MS
10

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: 6706 Elfland Cove
Lot 51 & 52, Block A, Rivercrest
LEGAL DESCRIPTION: Subdivision - Addition Section 2

Lot(s) 51A Block A Outlot _____ Division _____

I/We Bruce S. Aupperle, PoA behalf of myself/ourselves as authorized agent for
Massey Management Trust affirm that on Sep. 2, 2015,

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 ☐ REMODEL ☐ MAINTAIN

Section 25-2-1176(A)(5) does not allow the footprint of the dock structures to exceed 1,200 sq. ft. Applicant is requesting a dock footprint of 1,522 sq. ft. and Section 25-2-893(G)(4) does not allow more than one dock for a principal residential use. Applicant is requesting three docks for the principal residence at 6706 Elfland Cove.

in a LA district.
(zoning district)

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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):

35
11

REASONABLE USE:

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New zoning related dock regulations would require the removal of a substantial portion of the existing dockage.

HARDSHIP:

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

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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:

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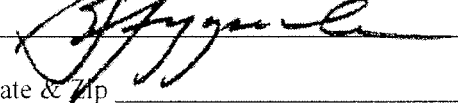
13/12

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:

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  Mail Address 10088 Circleview Drive
City, State & Zip Austin, TX 78733

Printed Bruce Aupperle, PE Phone 512-329-8241 Date 9/2/15

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 _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

7/25
13

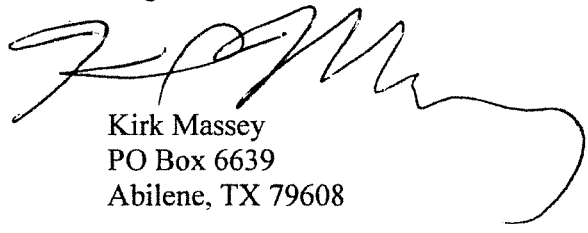
August 22, 2013

City of Austin
Planning and Development Review Department
PO Box 1088
Austin, TX 78716

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I, Kirk Massey, own the property at 6706 Elfland Drive. I wish to demolish my existing dock and build a new one. Bruce S. Aupperle, P.E. and Aupperle Company are our authorized agents for the City of Austin applications needed for the subject work at the property. Please contact me if you have any questions.

Regards,



Kirk Massey
PO Box 6639
Abilene, TX 79608

[illegible][illegible][illegible]

Texture class	Mean	Median
Clay	5%	30%
Silt	17%	50%
Sand	15%	67%

- a. An individual may participate in one of several voluntary financial relief plans and may not be subject to the 10% penalty for premature withdrawal if he or she is receiving a distribution from a plan that is not subject to the 10% penalty.
- b. An individual may participate in one of several voluntary financial relief plans and may not be subject to the 10% penalty for premature withdrawal if he or she is receiving a distribution from a plan that is not subject to the 10% penalty.
- c. An individual may participate in one of several voluntary financial relief plans and may not be subject to the 10% penalty for premature withdrawal if he or she is receiving a distribution from a plan that is not subject to the 10% penalty.
- d. An individual may participate in one of several voluntary financial relief plans and may not be subject to the 10% penalty for premature withdrawal if he or she is receiving a distribution from a plan that is not subject to the 10% penalty.

[illegible]

Material	Description	Complexity	Typical Applications	Application Areas
Any kind of wood, fibre, any carbon or inorganic material or 3D printed	70% or greater fibrous 30% or less fibre or Natural Fibres	0-3 months	Modelling subjects from 1 to 311	1500 to 2200 sq. ft. per acre

PERMANENT VEGETATIVE STABILIZATION

1 From September 15 to September 31, sampling is constrained to a primary station only. If wind station is not operational, then the station nearest to the station is used. If the station nearest to the station is not operational, then the station nearest to the station is used. If the station nearest to the station is not operational, then the station nearest to the station is used.

[illegible]

	General Information	Typical Applications	Typical Values
Material	Composite		
Reinforced		Yes	2,000 to 4,000 psi per core
Reinforcing Fiber	60% of weight, additional 10% by volume		
EPDM	Yes	10% filler	See table 1 for recommended values
Filler	5 to 10% by weight		
Mathematical Model	Yes	Yes	3,000 to 4,500 psi per core (see manufacturers recommendations)
Material of Choice	Yes	Yes	
Notes	See table 1 for CRF filler weight	CRF filler and epoxy combinations	

Address: C/O David Drew, Austin TX 78746
 Country representative (respond to your attention)
 Tel: Mexico: Phone # 323-455-0132
 Fax: Mexico: Phone # 323-455-0132
 Person or firm responsible for environmental control maintenance
 Tel: Mexico: Phone # 323-455-0132
 Person or firm responsible for landfills and pollution abatement:
 Tel: Mexico: Phone # 323-455-0132

MASSCO Map 525T City Grid E 28
VICINITY MAP
NTS

CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION
 Approved: 11/15/2011

1. Airports and related areas within or part of a protected area shall be protected along construction with temporary fencing.
2. Access to the protected area shall be restricted according to City of Aspen standards for Tree Protection. Pruning and removal of trees shall be restricted to those trees that are dead, diseased, dying, growing or leaning, and shall be restricted throughout all phases of the construction project.
3. Erosion and sedimentation control shall be installed or maintained in a manner which shall not allow sediment to enter the protected area.
4. Protective fencing and signage shall be placed around the trees or groups of trees, and shall be located at the adjacent right-of-way (city limit), for visible trees, protective fencing shall follow the limit of disturbance or, in the case of groups of trees, shall be located at the outer limit of disturbance.
5. To protect the following:
 - a. trees, the fence shall be placed around the trees and roadway, not include right-of-way or adjacent road;
 - b. road trees, shall be placed at the road corner and roadway, not include right-of-way or adjacent road;
 - c. road trees, shall be placed at the road corner adjacent to a lane a vehicle can or will, or moving into or out of the road.

[illegible]

6. Wherever there are more trees, concentrating due to first loss, or other significant irregularities, contact the City Engineer at \$12-99-1107 to discuss adjustments.
7. **PERMIT NOTICES** For the production of natural areas, no disruption to existing forces at the level of the riparian zone.
8. Where any of the above restrictions result in a fence being shown as a fence to a tree trunk, protect the tree trunk with stepping on stepping to a height of 6 feet for the full length of lower branching addition to the desired branching provided.
9. Trees approved for removal shall be removed in a manner which does not impact trees to be retained.
10. Any rocks approved by construction industry shall be removed along with the soil. Shallow root areas with

10. Any treatment prepared for the modulation of landscape erosion shall be placed at the time existing time limits are possible.
11. No landscape erosion control greater than 4 inches shall be permitted within the slope of a ditch. Erosion control shall be installed within 30 days of any time.
12. No landscape erosion control greater than 4 inches shall be permitted within the slope of a ditch. Erosion control shall be installed within 30 days of any time.
13. All finished paving shall be done according to recognized, approved standards of the industry (American Concrete Paving of Pavement, etc.).

[illegible]

3. The Environmental Project Manager or Project Engineer (PE) shall contact the Planning & Development Department, Environmental Inspection at (612) 517-2270, 7-9 hours prior to the scheduled date of the required on-site preconstruction meeting.
4. The on-site preconstruction meeting will be held at the City of Minneapolis, 225 North Sixth Avenue, 10th Floor, Minneapolis, MN 55401.
5. Construction access from state street only.
6. On-site parking only.
7. Construction access: Construction access from state street only.
8. Complete construction and start reconstruction of the site and installation of landscaping.

- 10 Upon completion of the test, construction and inspection of a project site, the design engineer shall submit an inspection report to the Planning & Development Bureau Department indicating the engineer's belief of compliance with the provisions of the Ordinance and the approved plans. After inspection has taken place, the design engineer shall be responsible for the approved plans. After inspection has taken place, the design engineer shall be responsible for the approved plans.
- 11 After a final inspection has been conducted by the City Engineer and with approval from the City Engineer, the temporary erosion and sedimentation controls and any necessary final inspection, including, but not limited to, the station.

City and E 28
MAP

REGIONAL TIRE CARE HOTELS ADEQUATE AND SUFFICIENT? REQUIREMENTS FOR

Applied Computational Mathematics 3, 3 (47)

When making concrete adjacent to the root zone of a tree, use a plastic vapor barrier behind the concrete. When planting concrete of less than the soil:

[illegible]

1. Applicant is responsible for determining what additional approvals may be necessary.
2. Applicant is responsible for obtaining all necessary permits.
3. Construction starts or materials storage be located on site.
4. The proposed final deed must comply with all requirements of UNC 25-2-1174 (Preservation of Historic Landmarks).
5. Requirements and next steps with Chapter 25-112, Article 1 (Random Drawing Code) and the Building Ordinance Manual.

See the Meeting Notes:
The following table lists the issues noted are resolved in accordance with the City of Austin request. Applicant must comply with applicable City of Austin requirements.

[illegible]

7. All work will occur within the limits of construction as shown on the plans, and that no materials or equipment will be delivered to the site from the Unleased Side of this project.

[illegible]

No inspection within the specified schedule was shall be required, before the issuance of a building permit, except for the inspection of the foundation and the first floor joists. The inspection shall be required for all other than first floor joists and for all other than 20 inches of concrete in diameter shall be required for burrowing or boring.

All areas affected within the specified schedule shall be required in accordance with City of Los Angeles specifications.

All affected areas shall be required to be removed in a minimum of 1000 cubic yards.

As required by the City of Los Angeles, the City of Los Angeles shall be required to be removed in a minimum of 1000 cubic yards.

[illegible]

USC: Accuracy, Use to Prevent Single-Step Recurrence at 67°C Ethanol Diox., Water, IX 7874E
REPROD. PROH. NUMBER: CB-00-0177-04

Plan Sheet List

1. COVER SHEET & NOTES
2. DESIGN CONDITIONS
3. SITE PLAN, DOCK PLAN & ELEVATIONS

PROJECOT: DICKSON/ION: One-on-one meeting. Construct new 1-story, 2-story pool, solar and appliances.

Approved By: _____

For Director, Development Services Department

Date _____

SP-2015-024105

Form Number _____
 May 22, 2015
 Serial Date _____

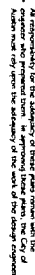
AUPPERLE COMPANY
Engineering, Planning & Development Services

6706 Elfland Drive
COVER SHEET & NOTES

SP-2015-0241DS

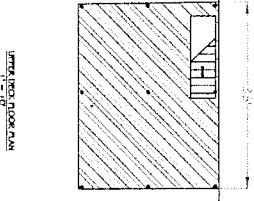
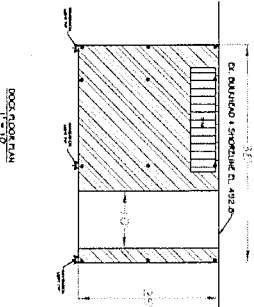
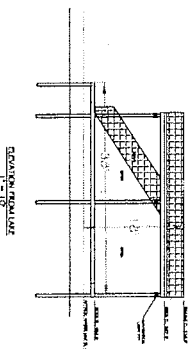
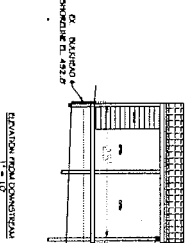
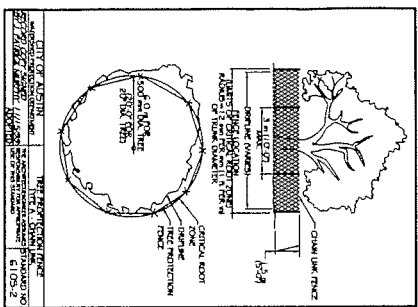


6706 Elland Drive



6706 Elford Drive

1. A DOOR MUST BE CONTINUOUSLY LIGHTED WITH A MINIMUM OF 100 FOOT CANDLE.
2. LIGHTS MUST BE SHUT OFF WHENEVER EXCESSIVE LIGHT IS OBSERVED.
3. LIGHT SENSATION MUST BE LOCATED ON THE END OF THE DOOR, AND IT MUST BE INSTALLED NEAR THE DOOR TO PROVIDE A MINIMUM OF 100 FOOT CANDLE.
4. ILLUMINATION MUST BE INSTALLED IN TWO PLACES: FIRST, IN THE DOOR AREA, AND SECOND, IN THE AREA OF THE DOOR FRAME. THE LIGHTS MUST BE INSTALLED IN THE DOOR AREA AND IN THE DOOR FRAME AREA TO PROVIDE A MINIMUM OF 100 FOOT CANDLE. THE LIGHTS MUST BE INSTALLED IN THE DOOR AREA AND IN THE DOOR FRAME AREA TO PROVIDE A MINIMUM OF 100 FOOT CANDLE.
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7. THE LIGHTS MUST BE INSTALLED IN THE DOOR AREA AND IN THE DOOR FRAME AREA TO PROVIDE A MINIMUM OF 100 FOOT CANDLE.
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