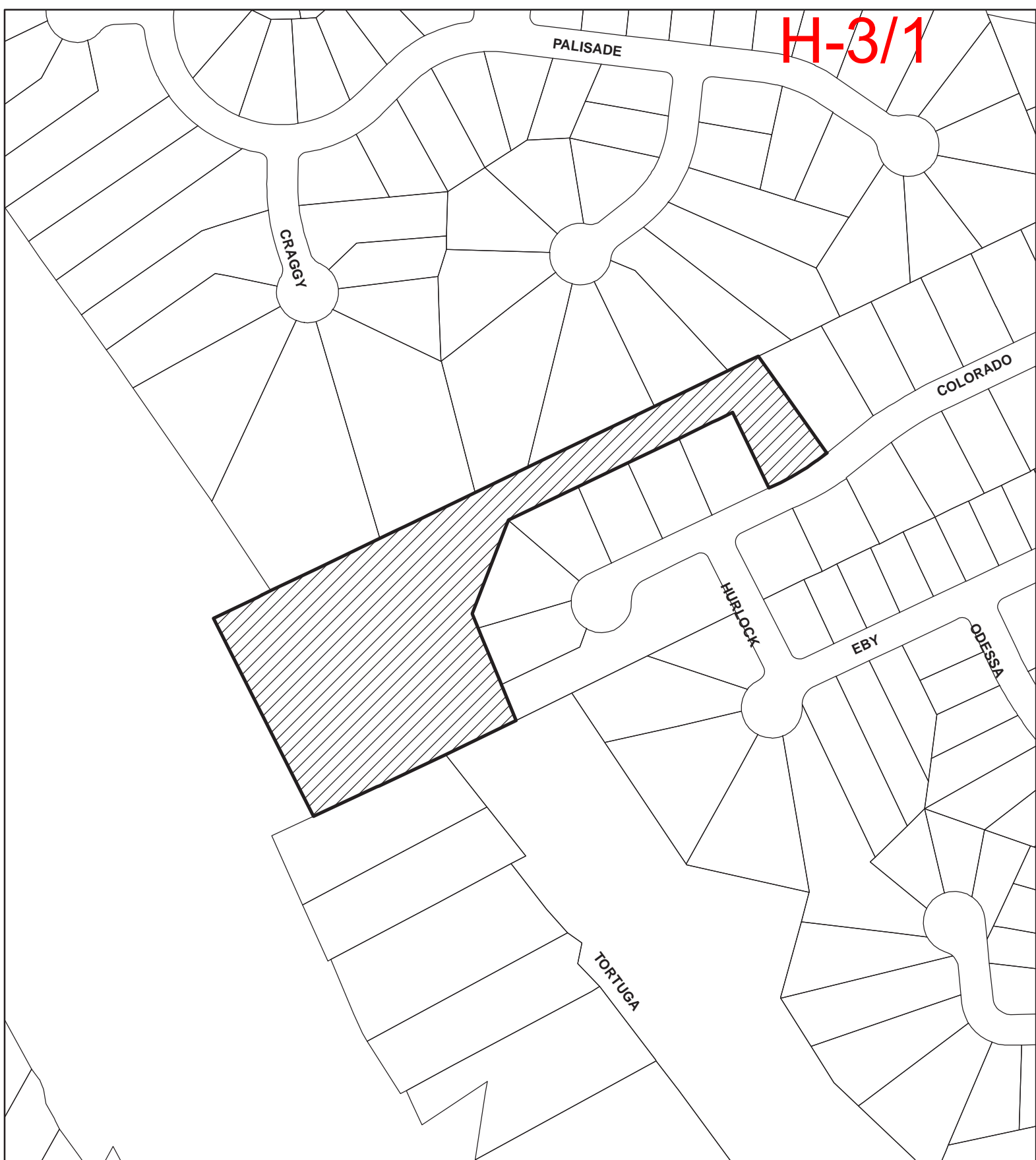


H-3/1



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: C15-2018-0051

LOCATION: 4704 Colorado Crossing



1" = 206'

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.



## CITY OF AUSTIN

### Development Services Department

One Texas Center | Phone: 512.978.4000  
505 Barton Springs Road, Austin, Texas 78704

# H-3/2

## 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: 4704 Colorado Xing, Austin, TX 78731

Subdivision Legal Description:

LOT 8 BLK A COLORADO CROSSING SEC 1 COMMON AREA

Lot(s): 8 Block(s): A

Outlot: \_\_\_\_\_ Division: Section 1

Zoning District: LA, ZF2

I/We Terry Roth on behalf of myself/ourselves as  
authorized agent for MOUNT BONNELL SHORES HOA affirm that on  
Month September, Day 26, Year 2018, hereby apply for a hearing before the  
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☒ Remodel ☐ Maintain ☐ Other: widening by 2ft

Type of Structure: SWIM DOCK current config. circa 1984 (HOA does not allow day docking)

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

25-2-1176 -(A)-(1)

## 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:

1). Most swim docks are in deeper water. Because of our unique shoreline features, moving the dock closer to shore (as required w/o variance) reduces the water depth by almost 40% to less than 20". 2). This will also create a trap in the swim area due to platform being so close to shore. 3). The width of the existing swim dock is 4'. This barely allows people/kids/pets to pass without bumping into each other if they have bags and toys. The bigger safety problem occurs when there is a crowd on the swim dock and people are hanging legs off side, people cannot pass safely. Widening the dock 2 ft will allow for freer and safer flowing of traffic on the dock.

### Hardship

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

We have a physical hardship as our natural shoreline is physically different to other along shoreline (see drawings). Without a variance, we would be required to move the swim dock more than 9' closer to the shoreline than the existing dock, as the 30' requirement is measured from the shoreline point that is farthest inland.

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

Our property topography is unique in that our shoreline has an indentation that curves away from the main navigation channel. Our shoreline is therefore much farther from the main navigation channel than the adjacent properties (see aerial image). The existing swim dock is further from the main channel than the recently approved dock immediately to our east.

## 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 new dock will be in the same location as the existing dock and have the same outside footprint. The dock will be 2' wider on parallel to shore segment, but the extra width will be on the inside (shoreline side) of the dock, so it will not protrude any closer to the main navigation channel than the existing dock. The distance from the dock perimeter to adjacent property will be unchanged.

## 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:

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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:

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

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

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**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: Terry Roth Digitally signed by Terry Roth  
 Date: 2018.10.17 21:47:24 -05'00' Date: 09/24/2018  
 Applicant Name (typed or printed): Terry Roth  
 Applicant Mailing Address: 4604 Eby Lane  
 City: Austin State: TX Zip: 78731  
 Phone (will be public information): (512) 537-2742  
 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: John Savage Digitally signed by John Savage  
 Date: 2018.10.17 21:03:18 -05'00' Date: 09/24/2018  
 Owner Name (typed or printed): John Savage, President MBSCC HOA  
 Owner Mailing Address: P.O. Box 27144  
 City: Austin State: TX Zip: 78755  
 Phone (will be public information): (512) 453-7044  
 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).

Section 2, Reasonable use: The primary intent of the applicable 30' regulation is to "ensure navigation safety". As the supporting materials show, the swim dock is actually sheltered by the adjacent peninsula which extends 50' further into the lake. Our existing dock is further from the main navigation channel of the lake than the docks of the adjacent properties and those directly

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

Applicant Signature: \_\_\_\_\_ Date: 09/24/2018

Applicant Name (typed or printed): Terry Roth

Applicant Mailing Address: 4604 Eby Lane

City: Austin State: TX Zip: 78731

Phone (will be public information): (512) 537-2742

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: \_\_\_\_\_ Date: 09/24/2018

Owner Name (typed or printed): John Savage, President MBSCC HOA

Owner Mailing Address: P.O. Box 27144

City: Austin State: TX Zip: 78755

Phone (will be public information): (512) 453-7044

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).

Section 2, Reasonable use: The primary intent of the applicable 30' regulation is to "ensure navigation safety". As the supporting materials show, the swim dock is actually sheltered by the adjacent peninsula which extends 50' further into the lake. Our existing dock is further from the main navigation channel of the lake than the docks of the adjacent properties and those directly

## Additional Space (continued)

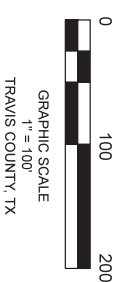
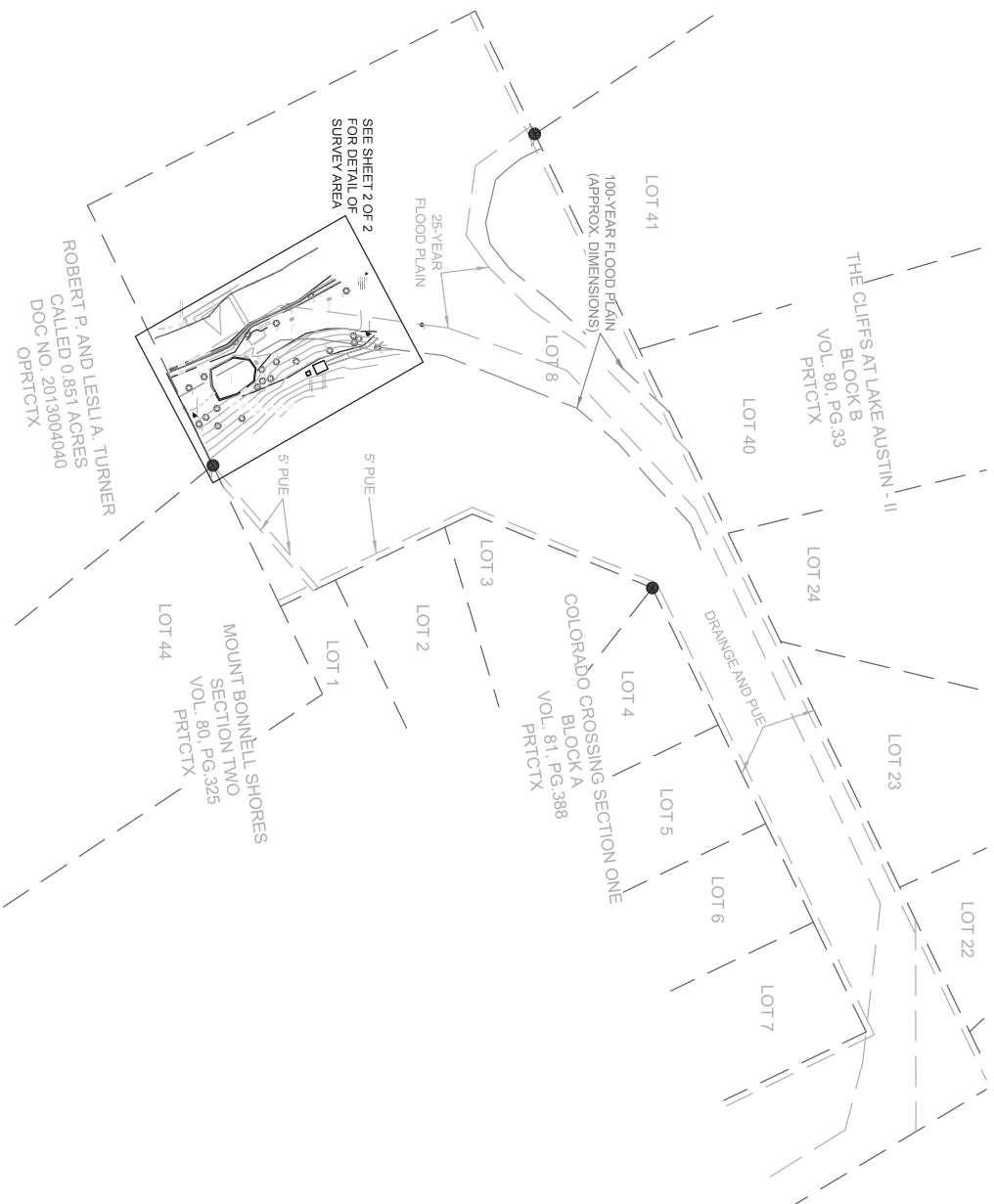
across the lake from our property.

If we installed the exact same dock as the existing dock (without widening by 2'), we would not need a variance as it would be grandfathered. The additional width that we wish to add is for safety and usability reasons. As stated before, it is being added to the inside (shoreline side) of the dock, so we are not moving the dock closer to navigable waters.

Deed and other HOA restrictions we have in place:

- The HOA Park, as Common Area owner by the HOA, and not governed by a single individual or family, is subject to/governed by the Bylaws, CCRs and Common Area Policy which are enforced by the HOA
- No impervious cover allowed on the property (Deed)
- Use of property limited to HOA members and properties with deeded access (Deed)
- Day docking of boats prohibited (HOA Rules)
- Property has curfew from 10PM - 5AM (HOA Rules)
- Property has secured Main entrance gated access

**SAVE**



LEGEND

- ▼ CONTROL POINT
- IRON ROD FOUND
- ⚡ SIGN
- 🌳 TREE
- OPRTCTX OFFICIAL PUBLIC RECORDS
- PLAT RECORDS TRAVIS COUNTY, TX
- PRTCTX TRAVIS COUNTY, TX

SURVEYOR'S NOTES:

1. BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) (EPOCH 2010) CENTRAL ZONE. ELEVATIONS ARE BASED ON NAVD 88. STATE PLANE GRID DISTANCE VALUES WERE CONVERTED TO SURFACE VALUES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00005383. UNITS: US SURVEY FEET
2. ALL EASEMENTS AND FLOODPLAIN LIMITS SHOWN HEREIN ARE BASED SOLELY UPON RECORD DEEDS AND PLATS OBTAINED FROM THE TRAVIS COUNTY CLERK'S OFFICE. THERE MAY OR MAY NOT BE ADDITIONAL EASEMENTS NOT SHOWN HEREIN.
3. LOT LINES AND PROPERTY LINES ARE BASED SOLELY UPON RECORD INFORMATION AND MINIMAL BOUNDARY EVIDENCE FOUND AT THE TIME OF SURVEY. THIS SURVEY IS NOT INTENDED AS A BOUNDARY SURVEY.

PROJECT NAME	MS/CC HOA DESIGN SURVEY
CLIENT	MS/CC HOA
JOB NUMBER	1800918
SURVEY DATE	JUNE 29, 2018
SURVEYOR	WH
TECHNICIAN	LH, WH
FIELDBOOK	BK 001, PG 14, 17

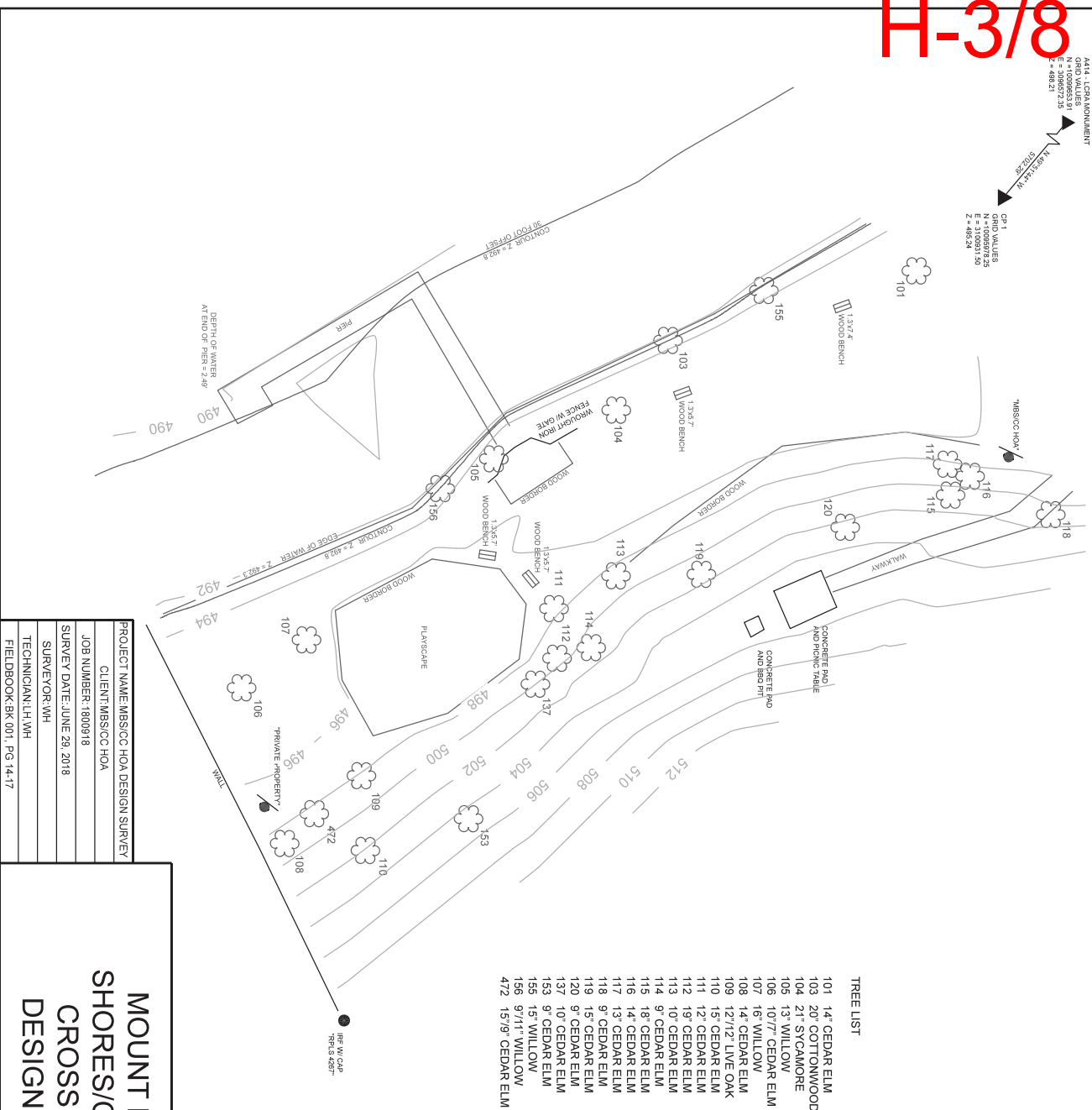
MOUNT BONNELL  
SHORES/COLORADO  
CROSSING HOA  
DESIGN SURVEY

**WHITECAP**  
WHITECAP SURVEY COMPANY, LLC  
TBPLS FIRM NO. 10194424  
PO BOX 1225  
DRIPPING SPRINGS, TX 78620  
(612) 808-0102  
EMAIL: INFO@WHITECAPSURVEY.COM

H-3/8

444.1 CSA MONUMENT  
GRID VALUES  
N = 1009553.87  
E = 1009553.87  
Z = 489.21

CS 1  
GRID VALUES  
N = 1009553.87  
E = 1009553.87  
Z = 489.21



TREE LIST

- 101 14' CEDAR ELM
- 103 20' COTTONWOOD
- 104 21' SYCAMORE
- 105 13' WILLOW
- 106 10/7' CEDAR ELM
- 107 16' WILLOW
- 108 14' CEDAR ELM
- 109 12/12' LIVE OAK
- 110 15' CEDAR ELM
- 111 12' CEDAR ELM
- 112 19' CEDAR ELM
- 113 10' CEDAR ELM
- 114 9' CEDAR ELM
- 115 18' CEDAR ELM
- 116 14' CEDAR ELM
- 117 13' CEDAR ELM
- 118 9' CEDAR ELM
- 119 15' CEDAR ELM
- 120 9' CEDAR ELM
- 137 10' CEDAR ELM
- 153 9' CEDAR ELM
- 155 15' WILLOW
- 156 9/7' WILLOW
- 472 15/9' CEDAR ELM



GRAPHIC SCALE  
1" = 20'  
TRAVIS COUNTY, TX



LEGEND

- CONTROL POINT
- IRON ROD FOUND
- SIGN
- TREE
- OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY, TX
- PRCTX  
TRAVIS COUNTY, TX

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CLIENT: MBS/CC HOA  
JOB NUMBER: 1800918  
SURVEY DATE: JUNE 29, 2018  
SURVEYOR: WH  
TECHNICIAN: LH, WH  
FIELDBOOK: BK 001, PG 14, 17

MOUNT BONNELL  
SHORES/COLORADO  
CROSSING HOA  
DESIGN SURVEY

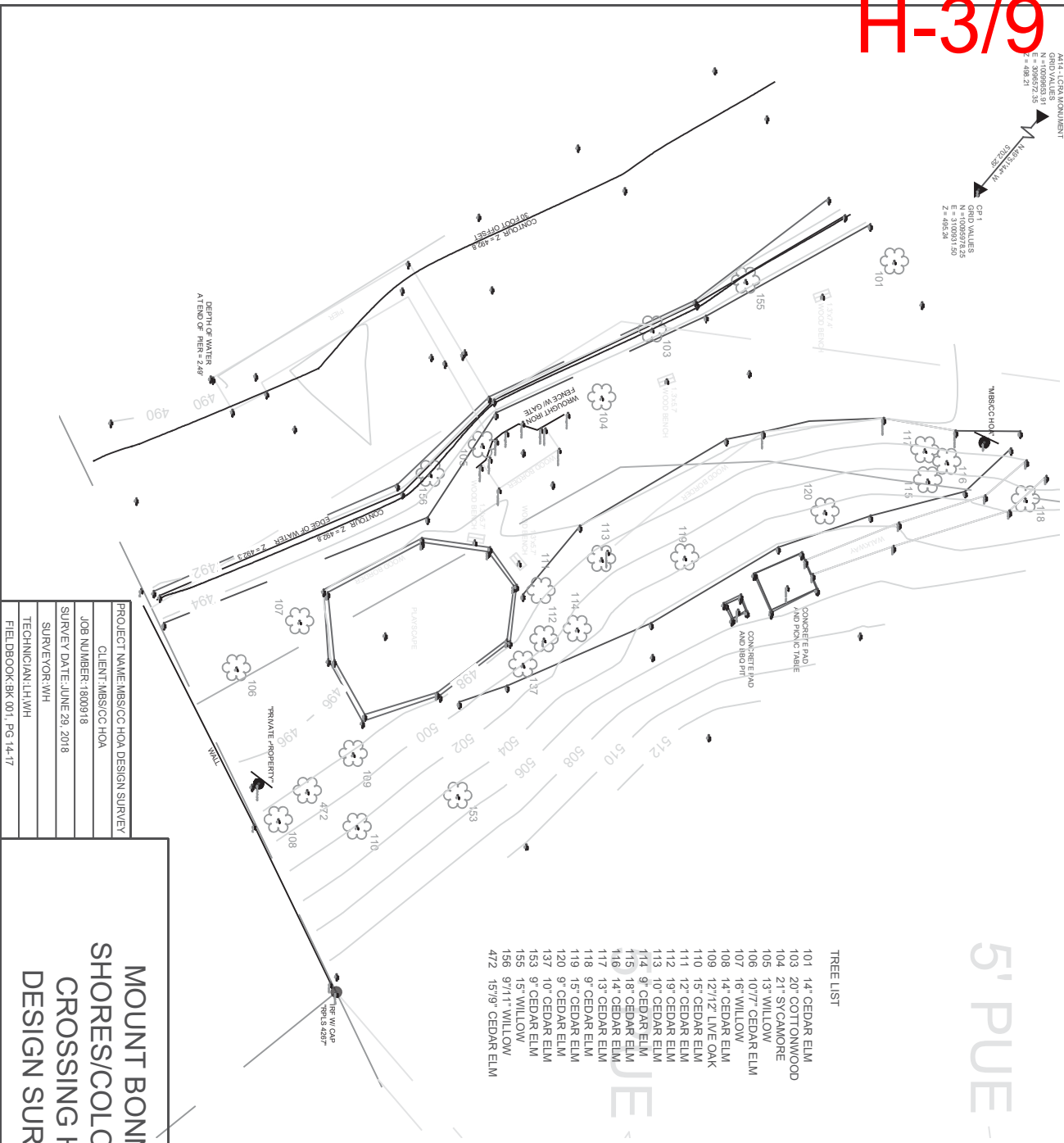
WHITECAP  
WHITECAP SURVEY COMPANY, LLC  
TBPLUS FIRM NO. 10194424  
PO BOX 1225  
DRIPPING SPRINGS, TX 78620  
(612) 808-0102  
EMAIL: INFO@WHITECAPSURVEY.COM

H-3/9

441-129 MONUMENT

GRID VALUES  
N = 1009503.51  
E = 1009503.51  
Z = 488.21

GRID VALUES  
N = 1009503.51  
E = 1009503.51  
Z = 488.21



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GRAPHIC SCALE  
1" = 20'  
TRAVIS COUNTY, TX

LEGEND

- CONTROL POINT
- IRON ROD FOUND
- SIGN
- TREE
- OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY, TX
- PLAT RECORDS  
TRAVIS COUNTY, TX

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SURVEYOR: WH  
TECHNICIAN: LHW  
FIELDBOOK BK 001, PG 14-17

MOUNT BONNELL  
SHORES/COLORADO  
CROSSING HOA  
DESIGN SURVEY

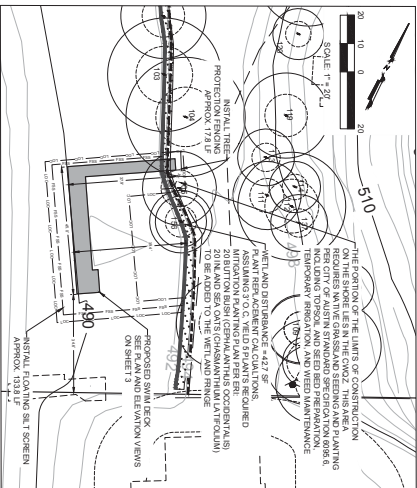
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DRIPPING SPRINGS, TX 78620  
(512) 808-0102  
EMAIL: INFO@WHITECAPSURVEY.COM







PROPOSED SHORELINE LENGTH = 300.4'  
ALLOWABLE DOCK WIDTH = 20% OF 300.4' = 78.1'  
PROPOSED DOCK WIDTH = 45.0' = 11.5%  
PROPOSED DOCK DEPTH = 37.9'  
DOCK FOOTPRINT = 413.7 SF



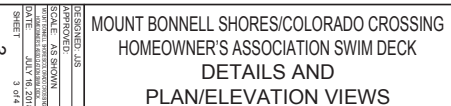
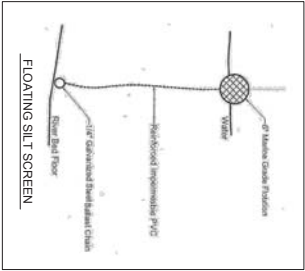
1. ALL WORK SHALL OCCUR WITHIN THE LANE'S CONSTRUCTION AREA, AS SHOWN ON THE CONSTRUCTION PLAN, AND SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. CONSTRUCTION VEHICLE, AND DRIVING SURROUNDING AREA, SHALL BE STAYED. WILL BE STAYED. EMPLOYEES, INCLUDING MAINTENANCE, WILL BE STAYED. EMPLOYEES WILL BE STAYED. EMPLOYEES WILL BE STAYED.
2. THE CITY OF AUSTIN HAS AUTHORIZED MATERIALS, EQUIPMENT, AND PERSONNEL TO BE USED FOR THE PROJECT. THE CITY OF AUSTIN HAS AUTHORIZED MATERIALS, EQUIPMENT, AND PERSONNEL TO BE USED FOR THE PROJECT. THE CITY OF AUSTIN HAS AUTHORIZED MATERIALS, EQUIPMENT, AND PERSONNEL TO BE USED FOR THE PROJECT.
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THE PROJECT IS ZONED SF-2. ALL OTHER PROPERTIES LISTED BELOW ARE ZONED LA:

12986	12985
MOUNT BONNIE BROTHERS COCA-COLA DRINKING	BUCKLEY THOMAS G & WANCIA
NEIGHBORHOOD ASSOCIATION	401 COCA-COLA DR
11322-0004	11322-0004
12989	12988
PENNA BARONAS & CHRISTINE	FOURIER LOWELL R & GLENN
401 COCA-COLA DR	3007 PAULSON CT
12990	12987
FRANCIS CASHRE & MARY CLARE ECOLAN	20027 WILSON AVE
479 COCA-COLA DR	20027 WILSON AVE
20027 WILSON	1011 1011-03
12991	12986
12992	12985
479 COCA-COLA DR	20027 WILSON AVE
20027 WILSON	20027 WILSON AVE
12993	12984
479 COCA-COLA DR	20027 WILSON AVE
20027 WILSON	20027 WILSON AVE
12994	12983
479 COCA-COLA DR	20027 WILSON AVE
20027 WILSON	20027 WILSON AVE
12995	12982
479 COCA-COLA DR	20027 WILSON AVE
20027 WILSON	20027 WILSON AVE
12996	12981
479 COCA-COLA DR	20027 WILSON AVE
20027 WILSON	20027 WILSON AVE
12997	12980
479 COCA-COLA DR	20027 WILSON AVE
20027 WILSON	20027 WILSON AVE
12998	12979
479 COCA-COLA DR	20027 WILSON AVE
20027 WILSON	20027 WILSON AVE
12999	12978
479 COCA-COLA DR	20027 WILSON AVE
20027 WILSON	20027 WILSON AVE
13000	12977
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20027 WILSON	20027 WILSON AVE
13001	12976
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20027 WILSON	20027 WILSON AVE
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20027 WILSON	20027 WILSON AVE
13025	12952
479 COCA-COLA DR	20027 WILSON AVE
20027 WILSON	20027 WILSON AVE
13026	12951
479 COCA-COLA DR	20027 WILSON AVE
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13027	12950
479 COCA-COLA DR	20027 WILSON AVE
20027 WILSON	20027 WILSON AVE
13028	12949
479 COCA-COLA DR	20027 WILSON AVE
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13029	12948
479 COCA-COLA DR	20027 WILSON AVE
20027 WILSON	20027 WILSON AVE
13030	12947
479 COCA-COLA DR	20027 WILSON AVE
20027 WILSON	20027 WILSON AVE
13031	12946
479 COCA-COLA DR	20027 WILSON AVE
20027 WILSON	20027 WILSON AVE
13032	12945
479 COCA-COLA DR	20027 WILSON AVE
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13033	12944
479 COCA-COLA DR	20027 WILSON AVE
20027 WILSON	20027 WILSON AVE

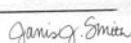
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| 47  | THE COLORED GIRL<br>2010/07/01/31/17                                 | 150501 |
| 48  | LAKE AUSTIN PROSPECT LLC<br>2010/07/01/31/17 AND<br>2010/08/01/31/17 | 150502 |
| 49  | BISMAN TODD A. BENDER<br>2010/07/01/31/17                            | 150503 |
| 50  | THE COLORED GIRL<br>2010/07/01/31/17                                 | 150504 |
| 51  | BENEDICT JORGE S JR. KANETEK<br>4770 COLORED GIRL<br>1506/03/02/31   | 150505 |
| 52  | THE COLORED GIRL<br>2010/07/01/31/17                                 | 150506 |
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| 124 | THE COLORED GIRL<br>2010/07/01/31/17                                 | 150578 |
| 125 | THE COLORED GIRL<br>2010/07/01/31/17                                 | 150579 |

EXISTING STRUCTURE/PAVEMENT  
PROPOSED DOCK  
CMW, SETBACK  
100' R.F. COOL, AN  
TREE PROTECTION  
FLOATING SLT, SCREEN  
LIMIT OF CONSTRUCTION  
THREE CRITICAL ROOT ZONE AND CRZ



Nº.	DATE	REVISION	APP'D	

H-3/13







I, Terry Roth on behalf of MBS HOA, am applying for a variance from the Board of Adjustment regarding Section 25-2-1176 (A)(1) of the Land Development Code. The variance would allow me the ability to keep the replacement dock at the existing location and distance from the shoreline.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
MOUNT BONNELL SHORES COLORADO	Tortuga Trail Lot 44 BLK E Mount Bonnell shores Sec 2(common area)	<i>[Signature]</i>
MOUNT BONNELL SHORES COLORADO	4704 Colorado Xing, Austin, TX 78731 (common area)	<i>[Signature]</i>
ROSE MARY R & MARK A MUSICK	5601 Palisade CT, Austin, TX 78731	<i>[Signature]</i>
DOUGLAS KEITH A	5601 Craggy Point, Austin, TX 78731	<i>[Signature]</i>
FOLLETT BRIAN R	5600 Craggy Point, Austin, TX 78731	<i>[Signature]</i>
BISANG TODD & JENNIFER	4712 Colorado Xing, Austin, TX 78731	<i>[Signature]</i>
FRACASSI CESARE & MARY CLARE SCALLON	4716 Colorado Xing, Austin, TX 78731	<i>[Signature]</i>

# H-3/15

2

# 4704 Colorado Crossing

HOA SWIM DOCK VARIANCE REQUEST

## Expansion of main 4' wide area of swim platform

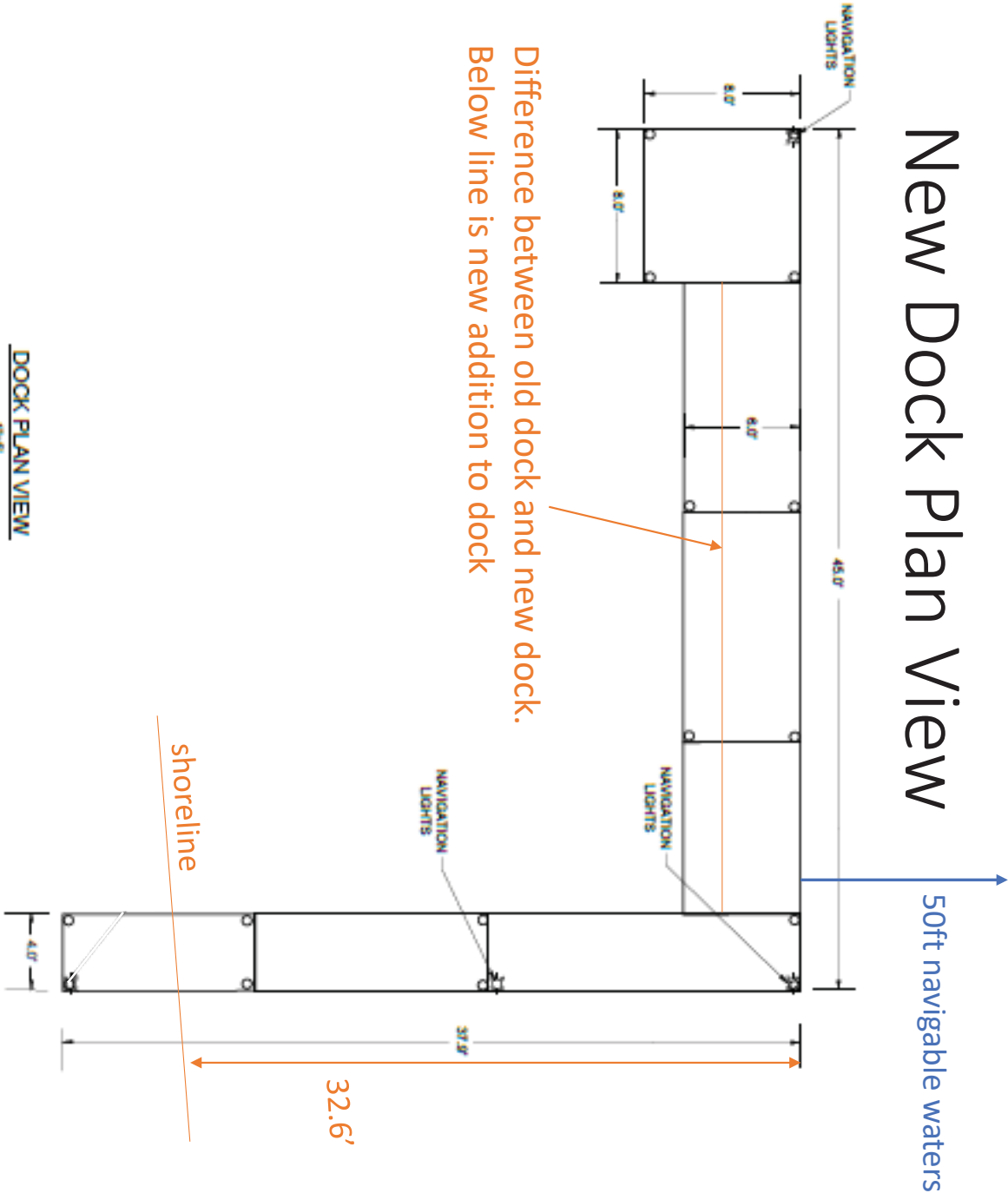
We request the BoA approve a variance request to keep the swim platform in its current location outside the 30' offset.

This variance is only required due to the expansion of the main 4' wide swim platform to 6' wide.

- The expansion will be on the inside of the dock so the outside of the swim platform will not move any closer into navigable waters
- The expansion will ensure safe passage of HOA members and their guests during peak usage when people are sitting on the edge of the dock
- Keeps swim area from becoming useless if we have to move it 9.4' closer to the shoreline (as would be required without variance):
  - Water significantly more shallow
  - Proximity to shore increases turbulence from boat waves



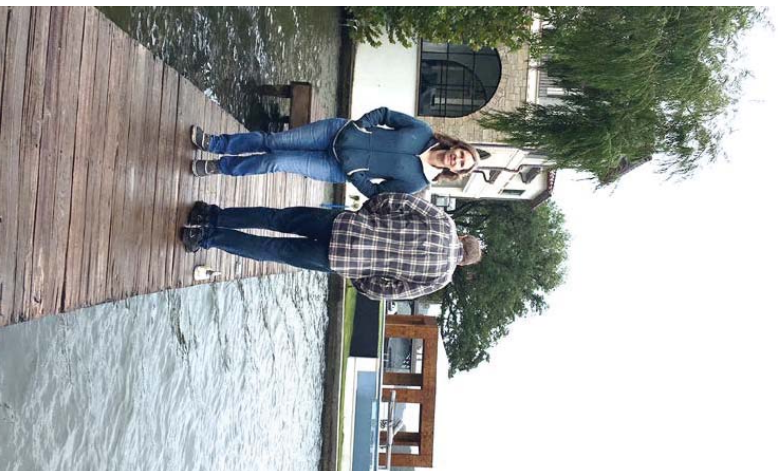
# New Dock Plan View



DOCK PLAN VIEW  
1'-4'

## Movement along the main 4' wide portion

No problem passing with two people on dock as long as there are no swim toys, chairs, or equipment like kayaks.



Significant safety concerns when there are people sitting on the dock edge while people need to pass. Note: usually 10-15 sitting on dock edge on holiday weekends or special occasions.

A 6' wide dock solves this problem.

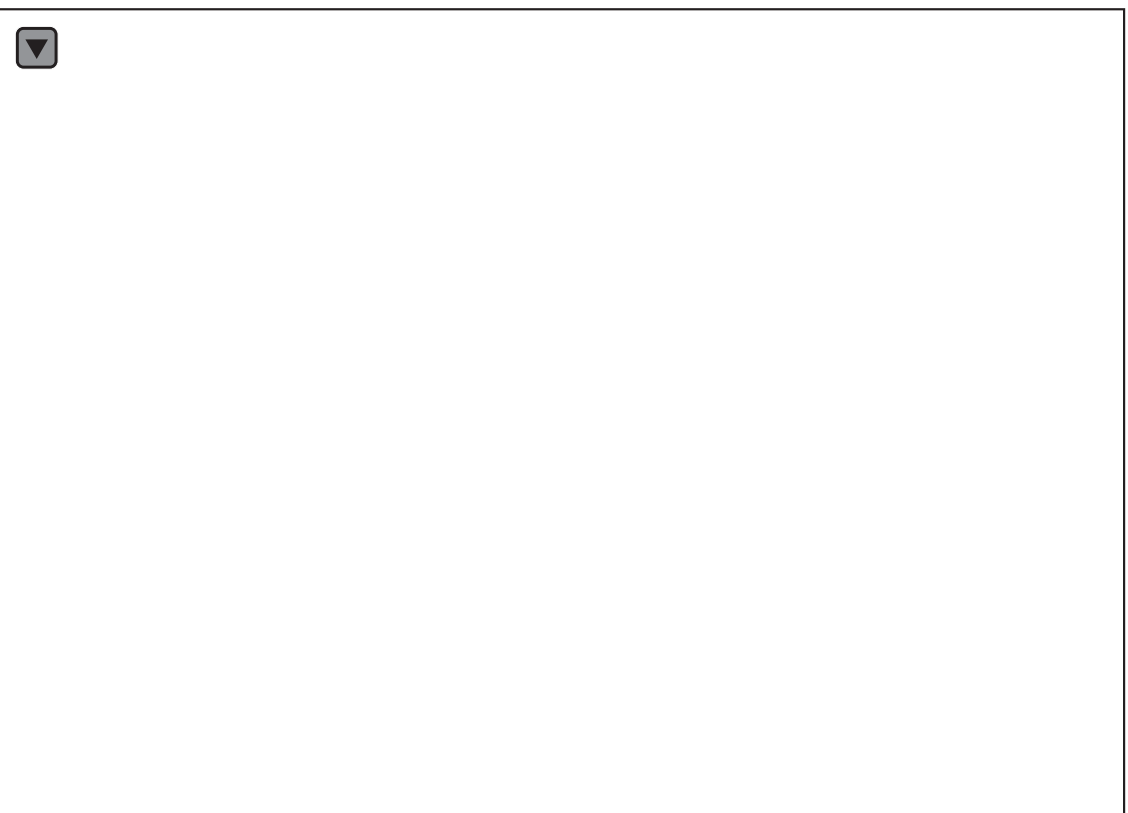


## Video of concerned dangerous passing.

Just imagine the dock lined with people along the edge which occurs during events.

Only 1 person could walk entire dock at a time without concern of getting suddenly bumped off.

During peak times when events are starting or ending, this becomes a huge safety problem with many people moving back and forth.



# PAVIS CAD/GOOGLE SUPPORTING DOCUMENTATION

- TCAD
  - Aerial view of the area showing neighbors within 300ft
  - Neighbor Support documentation
- TCAD/Google Map showing shoreline overview
  - Main overhead view of property
  - ~1500ft linear shoreline
  - Zoomed in view of 1500ft linear shoreline
  - Navigable water line to shoreline
  - Current dock position and 30ft offset proposed location
  - View of shoreline from dock
  - Current dock width safely concern
  - Existing Conditions (Survey drawing)
  - Existing Conditions zoomed in (Survey drawing)
  - Replacement Dock (Survey drawing)
  - Dock dimensions
    - New dock plan view
    - New dock elevation drawing

# Aerial view 4704 Colorado Xing lot showing adjacent lots and neighborhood

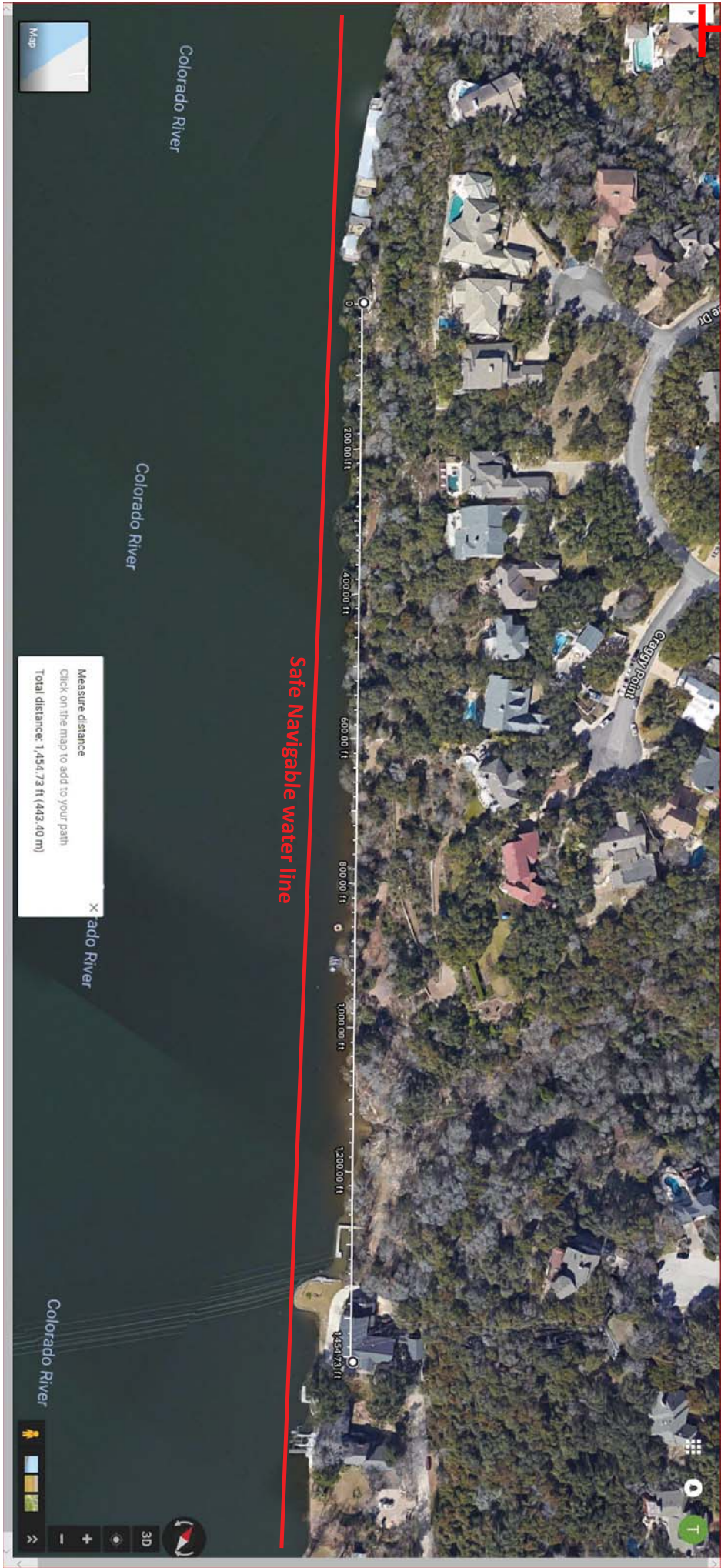




# Main overhead view of 4704 Colorado Xing



1500ft linear Shoreline showing shoreline indentation along our property

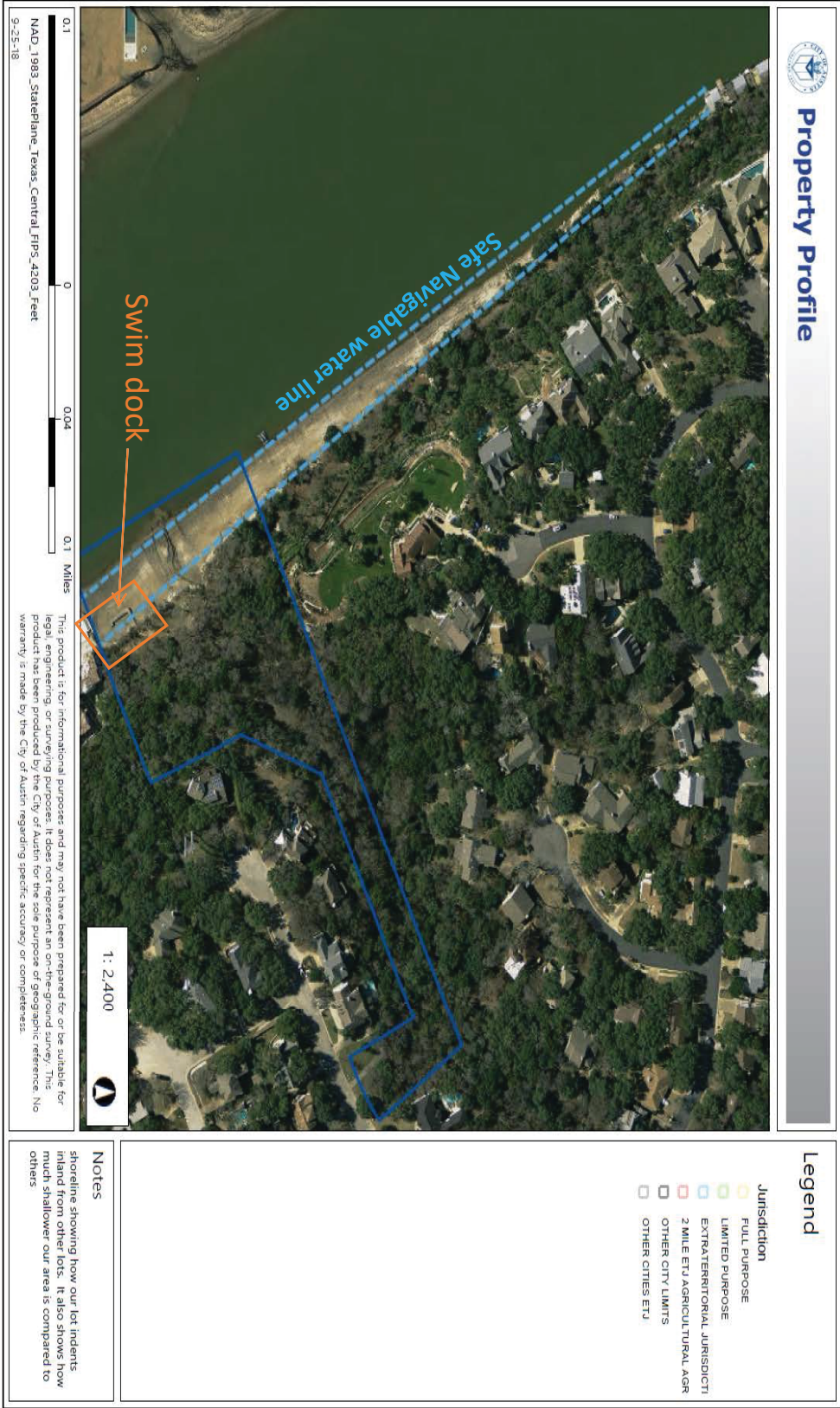




1500ft linear Shoreline showing shoreline indentation along our property

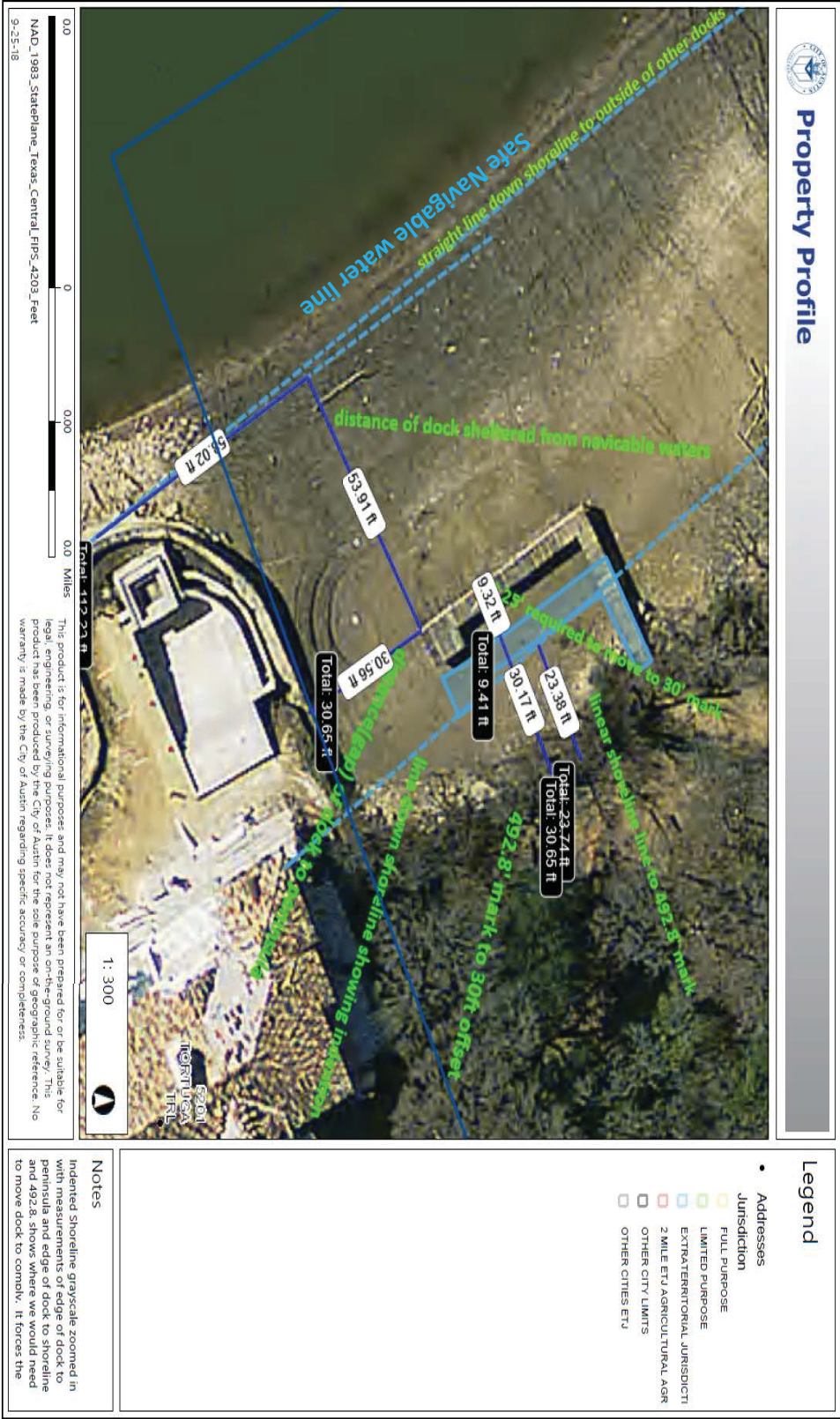


Navigable water line to shoreline shows depth too shallow for high speed boat traffic





# Current dock position and 30ft offset proposed location without variance



view of Lake Austin looking straight down our dock  
view looking downstream

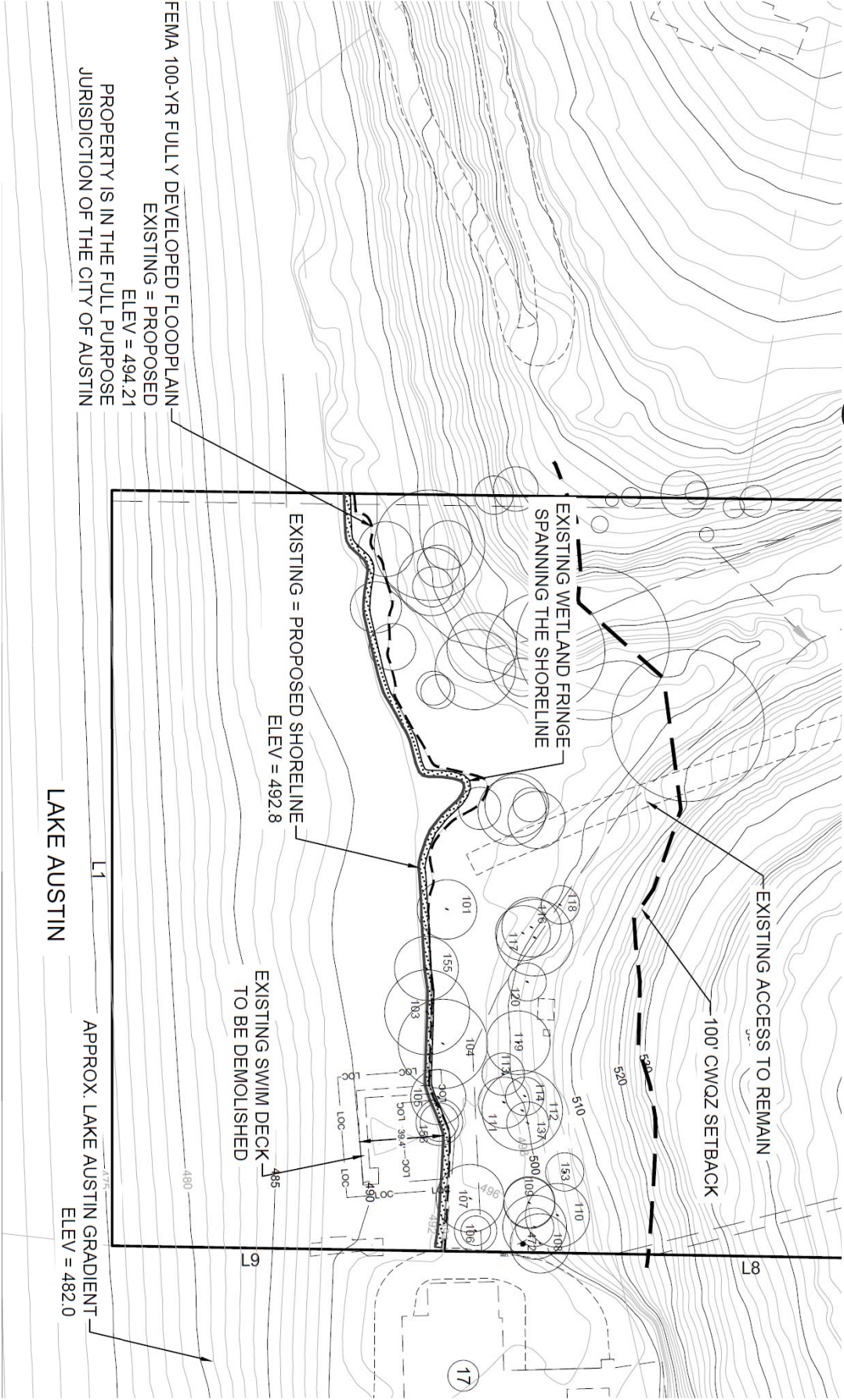


view looking upstream

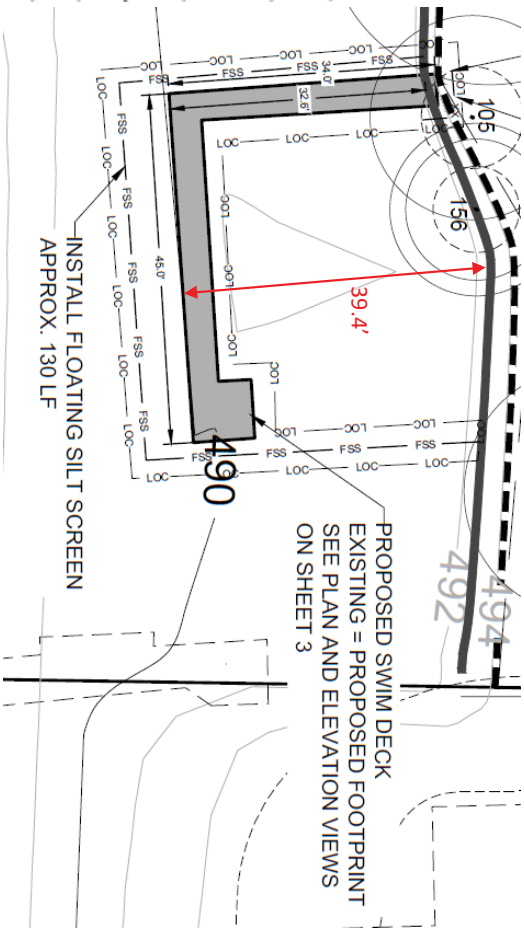
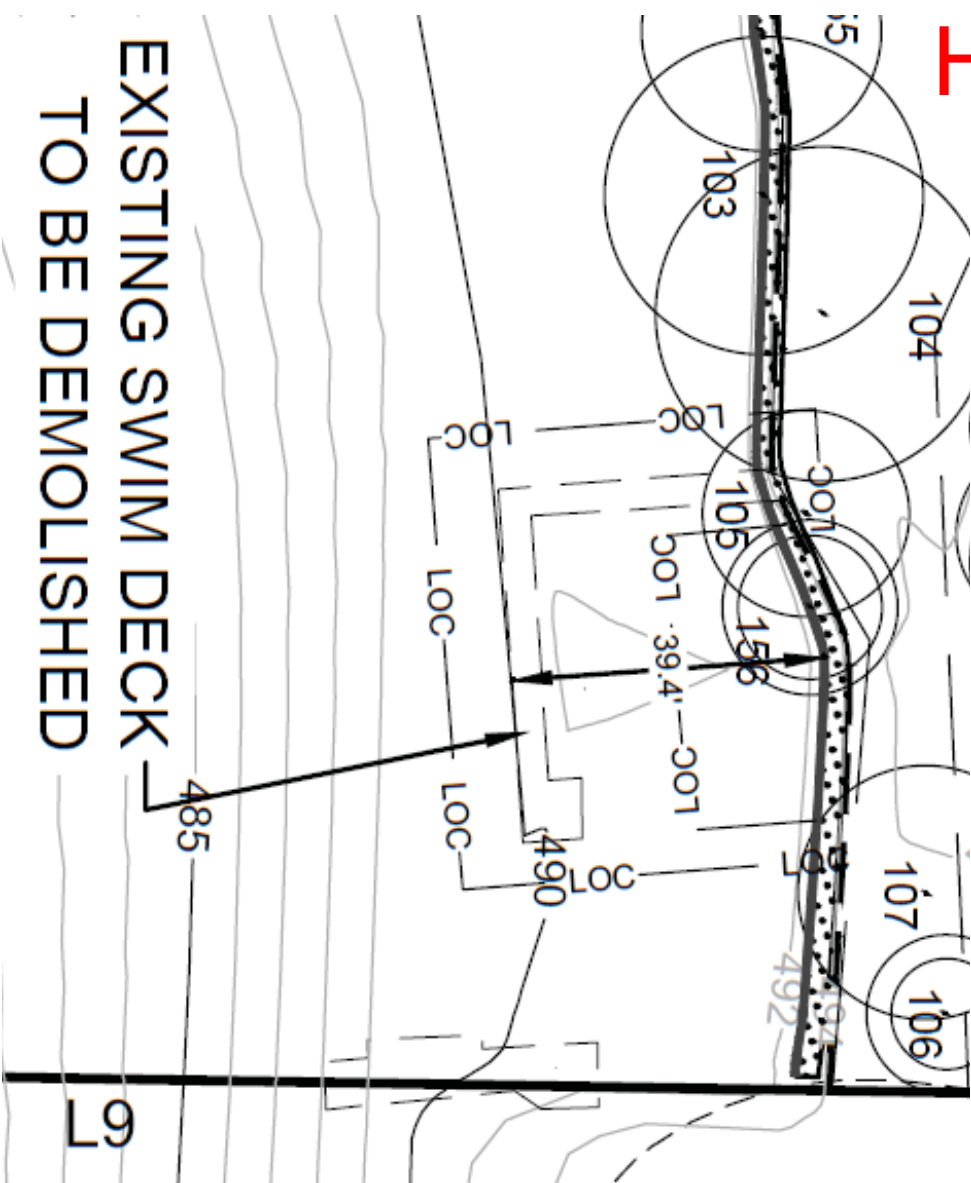




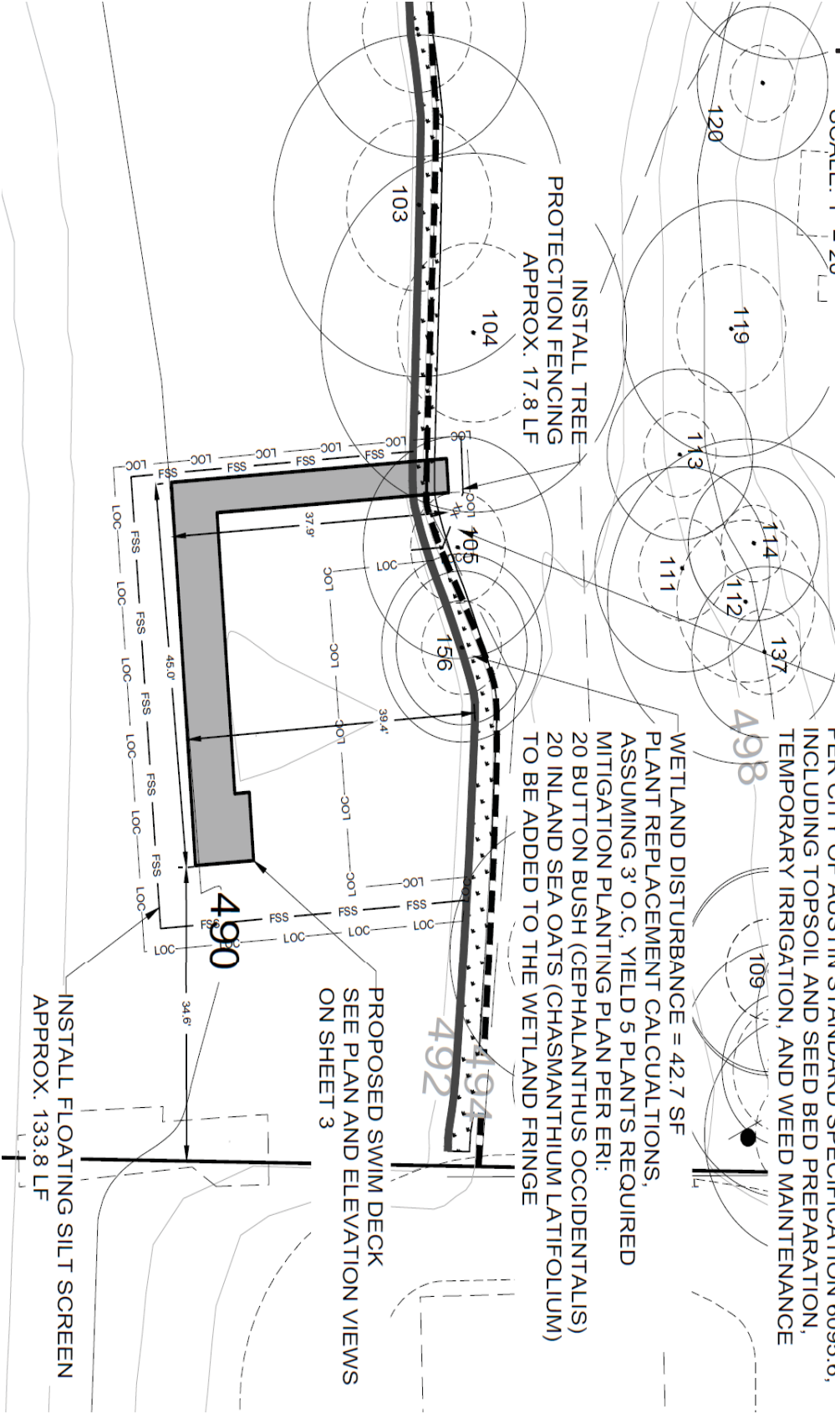
# Existing conditions



Existing swim dock zoomed in

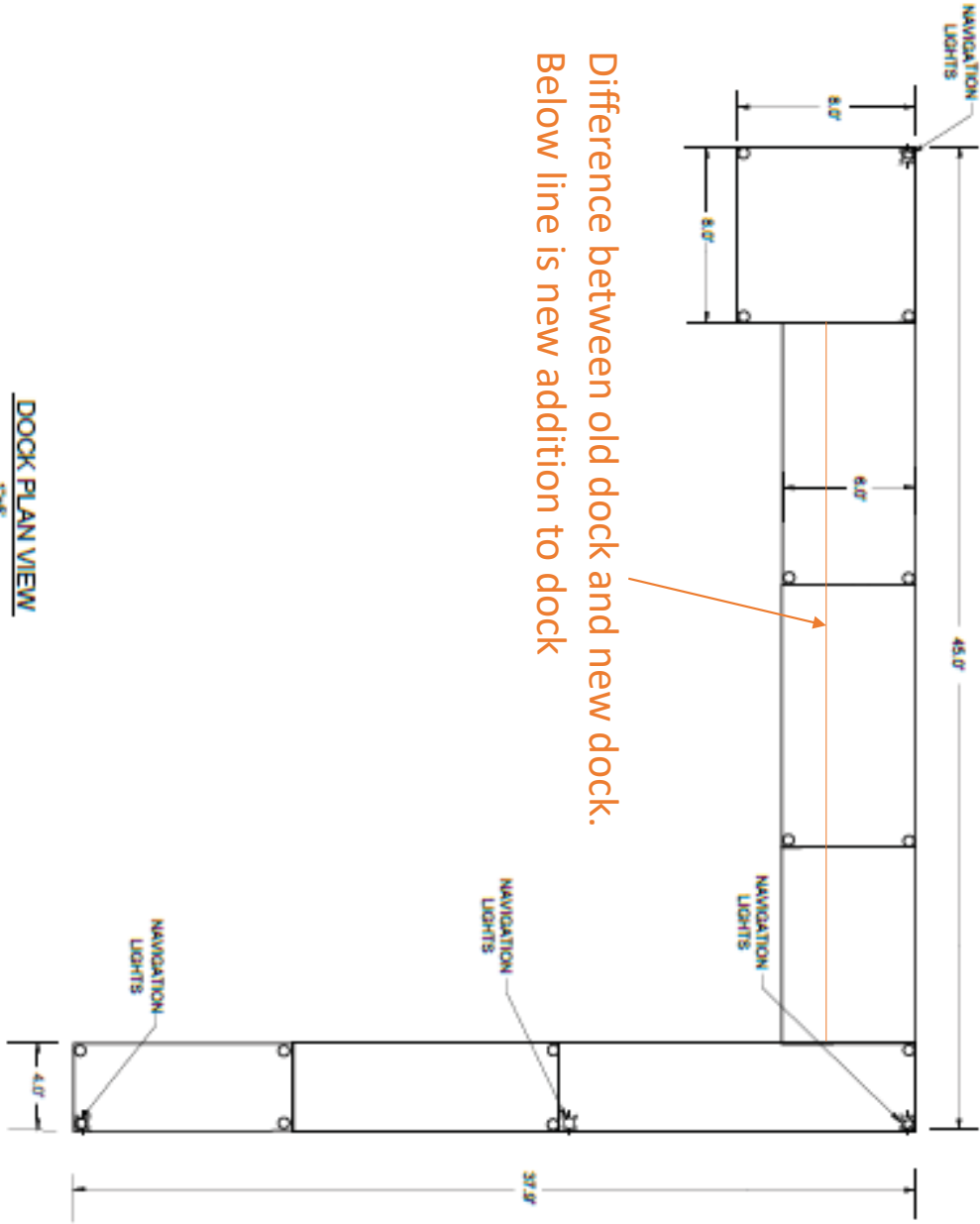


# Replacement swim dock with 6ft walkway parallel to shoreline



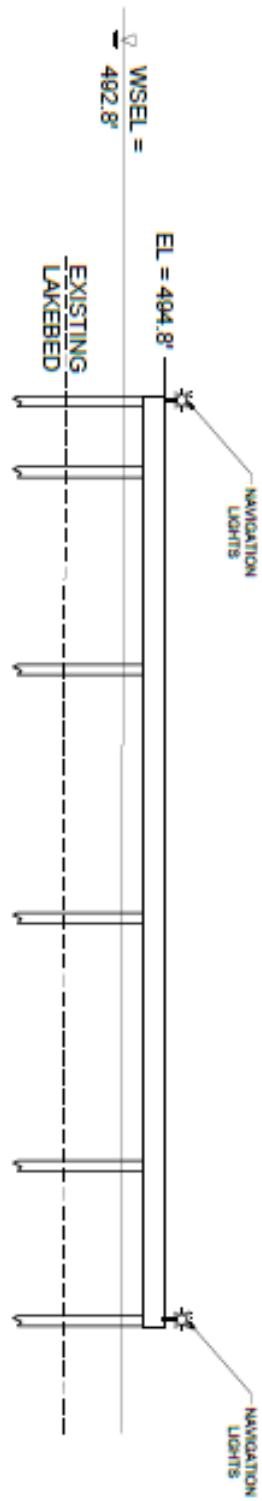


# New Dock Plan View



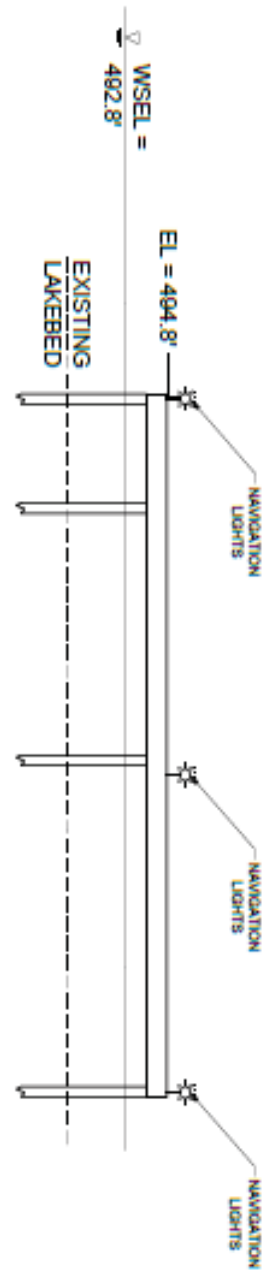
DOCK PLAN VIEW  
1-45

# Dock Elevation views



DOCK ELEVATION VIEW FROM THE LAKE

1"=5'



DOCK ELEVATION VIEW FROM THE NORTH

1"=5'