

15-2018-0051

4704 Colorado Crossing

HOA SWIM DOCK VARIANCE REQUEST



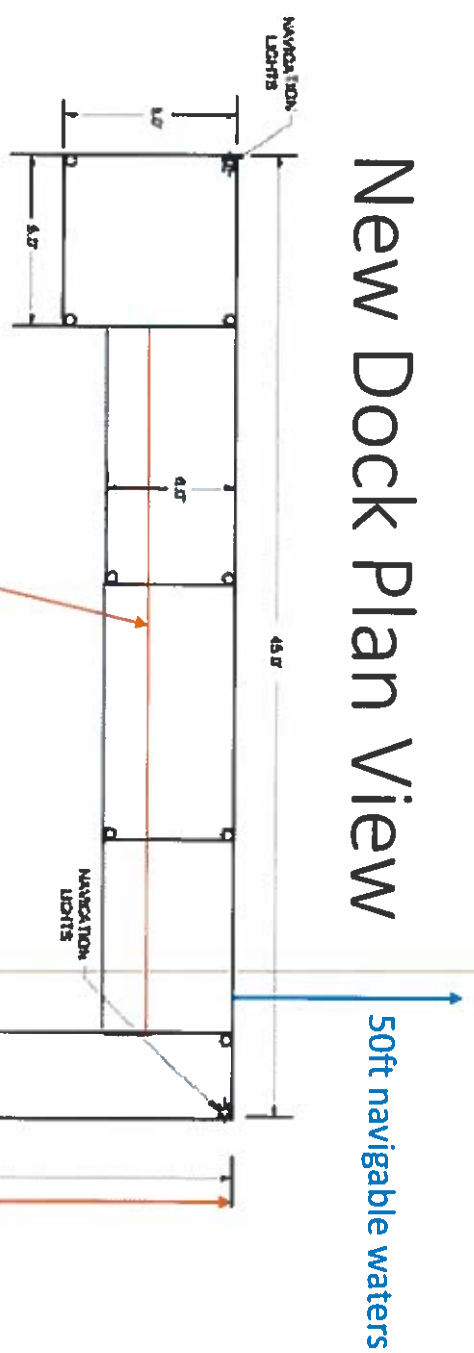
Expansion of main 4' wide area of swim platform

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



Difference between old dock and new dock.
Below line is new addition to dock.

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.

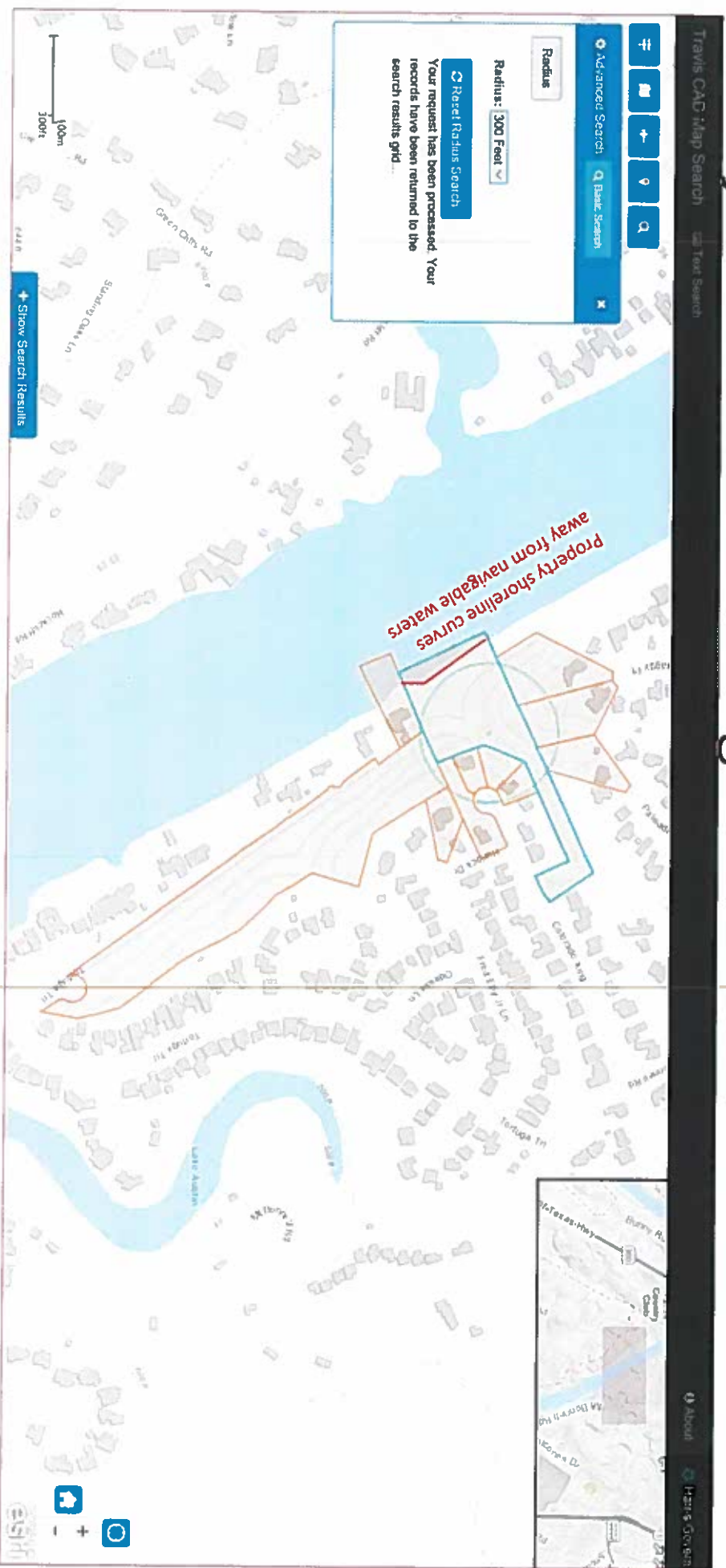
A 6' wide dock solves this problem.



TRAVIS 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



Neighbor Support for the Variance







I, Terry Roth on behalf of MBS HOA, am applying for a variance from the Board of Adjustment regarding Section 25-2-1176 (AM1) 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.

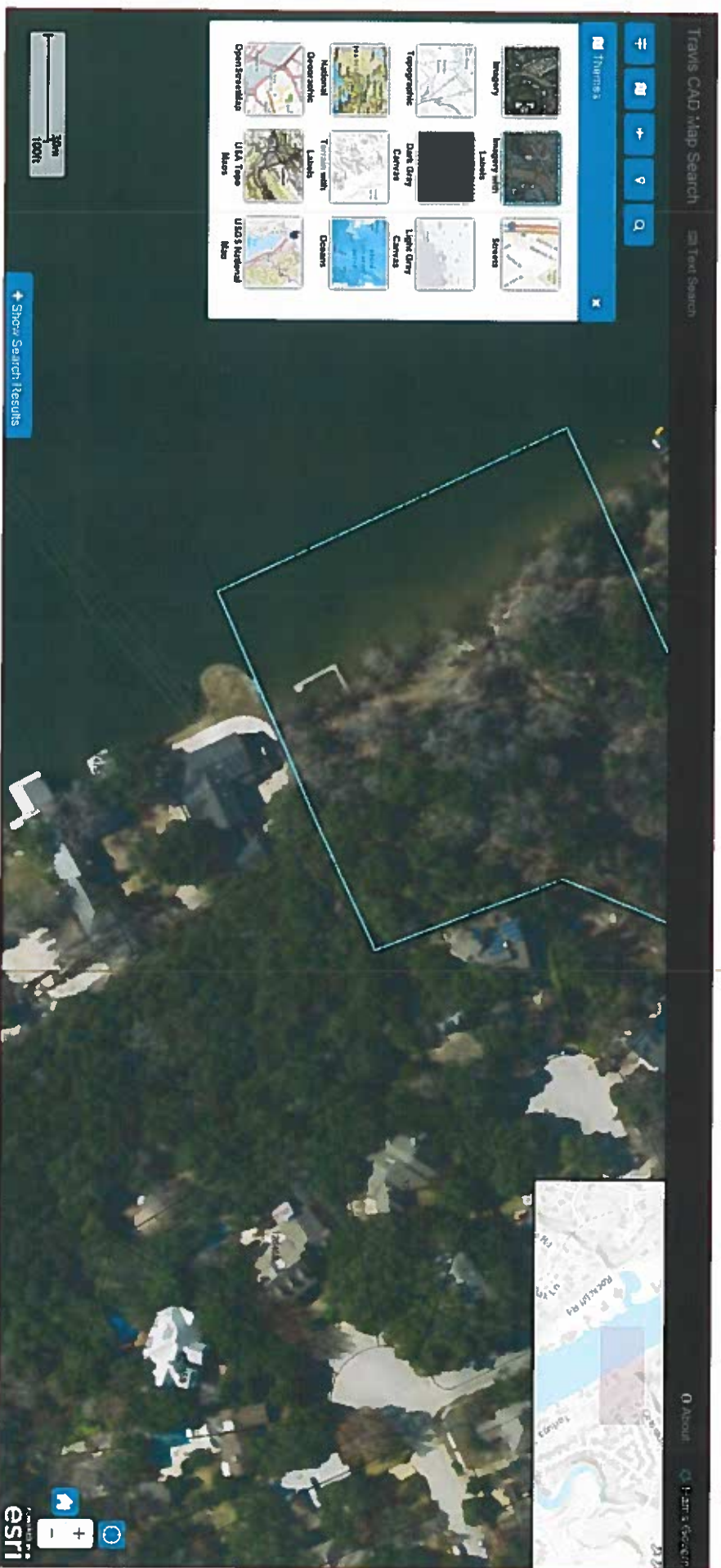
By signing this form, I understand that I am declaring my support for the variance being requested.

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

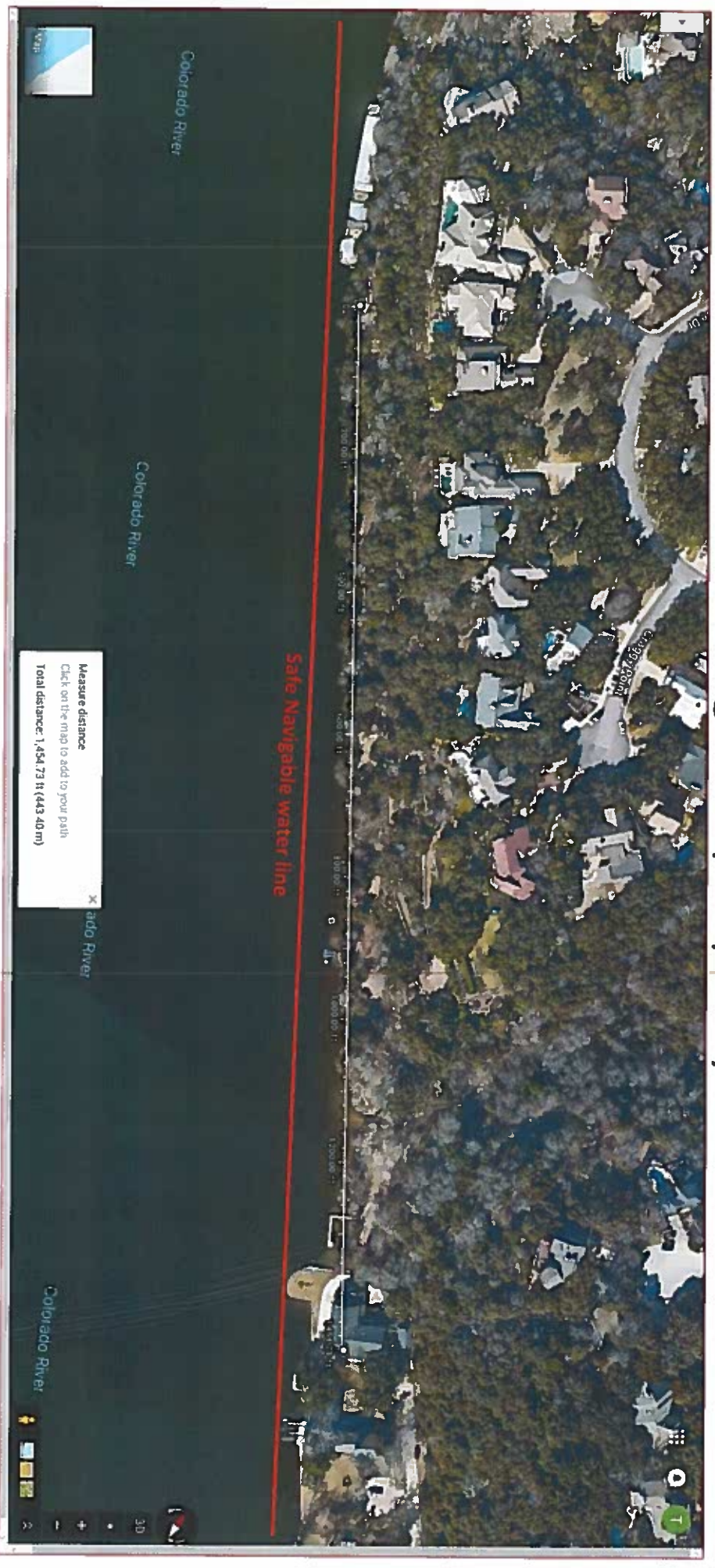
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Property Owner Name (Printed)	Address	Signature
LAKE AUSTIN PROSPECT LLC	4714 Colorado Xing, Austin, TX 78731	
PENSKA BRANDON & CHRISTINE	4711 Colorado Xing, Austin, TX 78731	
GLOVER CURTIS & SHIRLEY E	5406 Hurlock drive, Austin, TX 78731	
TURNER ROBERT P & LESLIA	5201 Tortuga TRL, Austin, TX 78731	

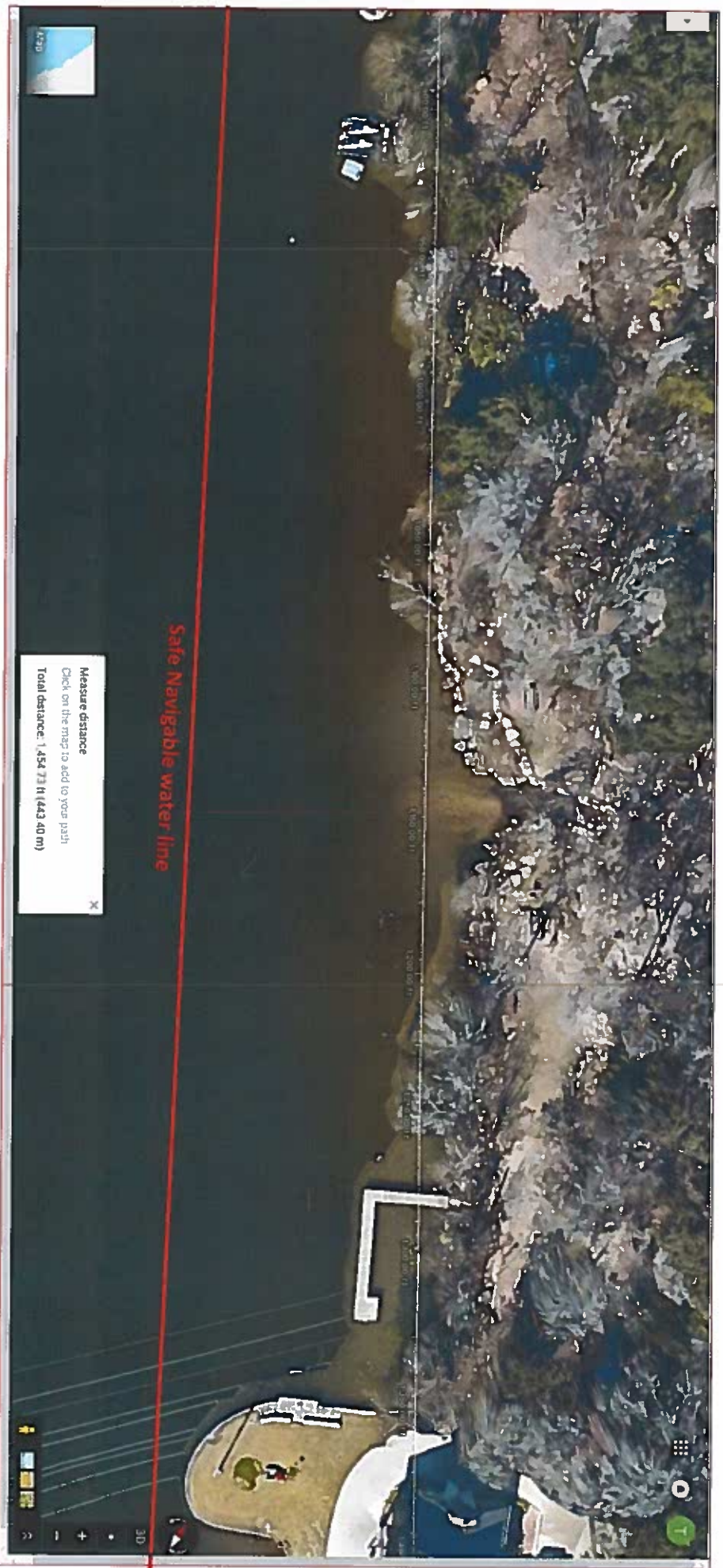
Main overhead view of 4704 Colorado Xing



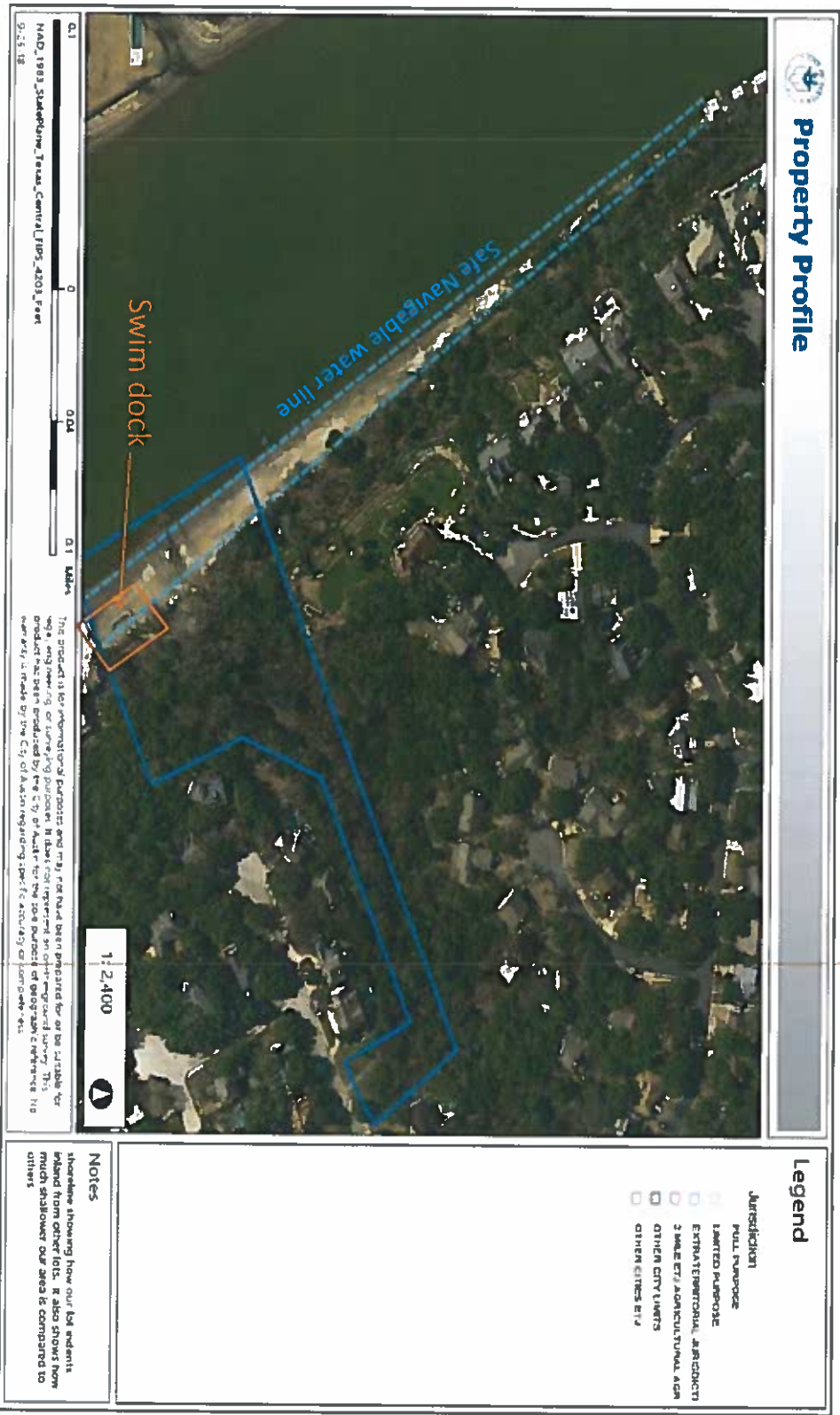
1500ft linear Shoreline showing shoreline indentation along our property



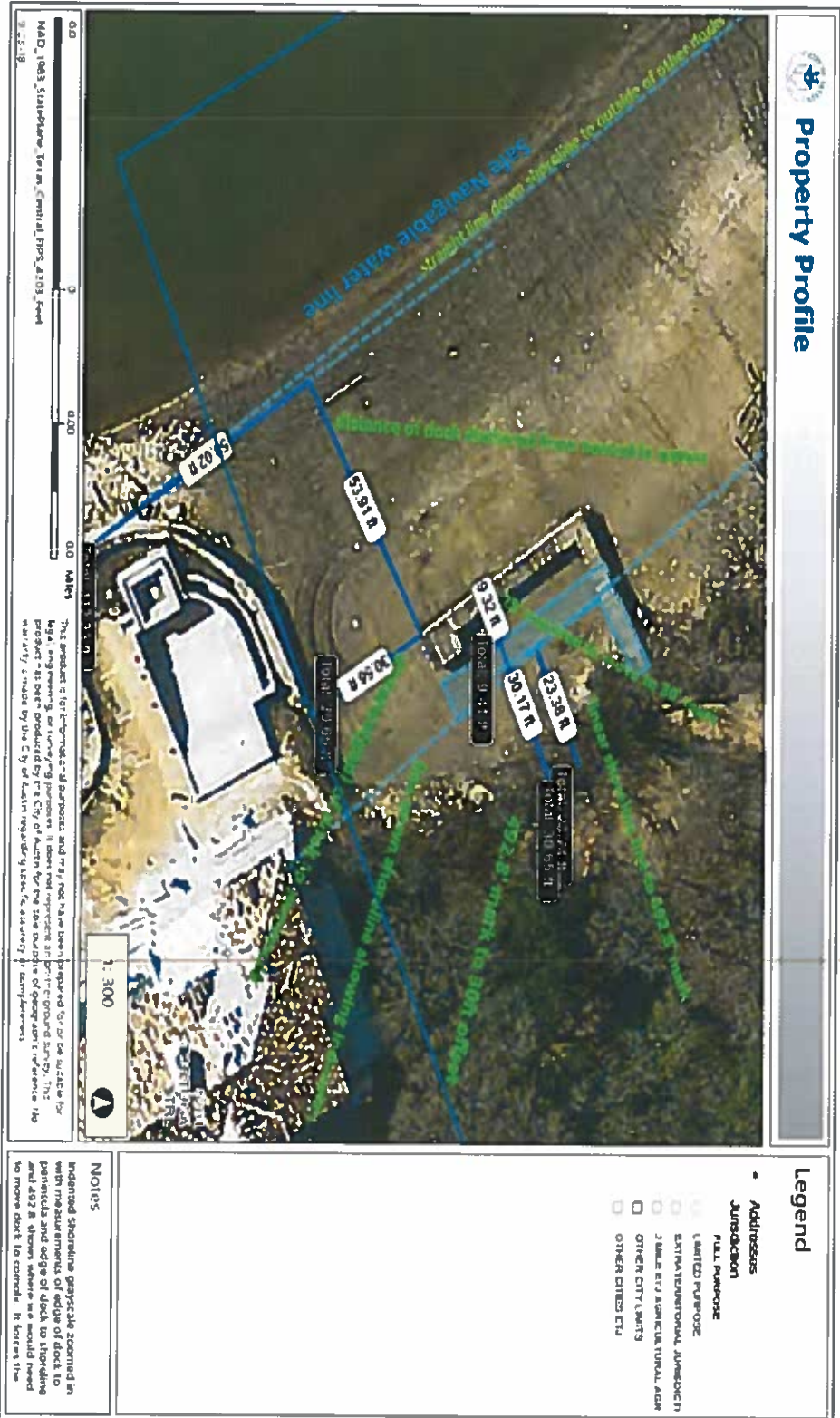
1500ft linear Shoreline showing shoreline indentation along our property



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

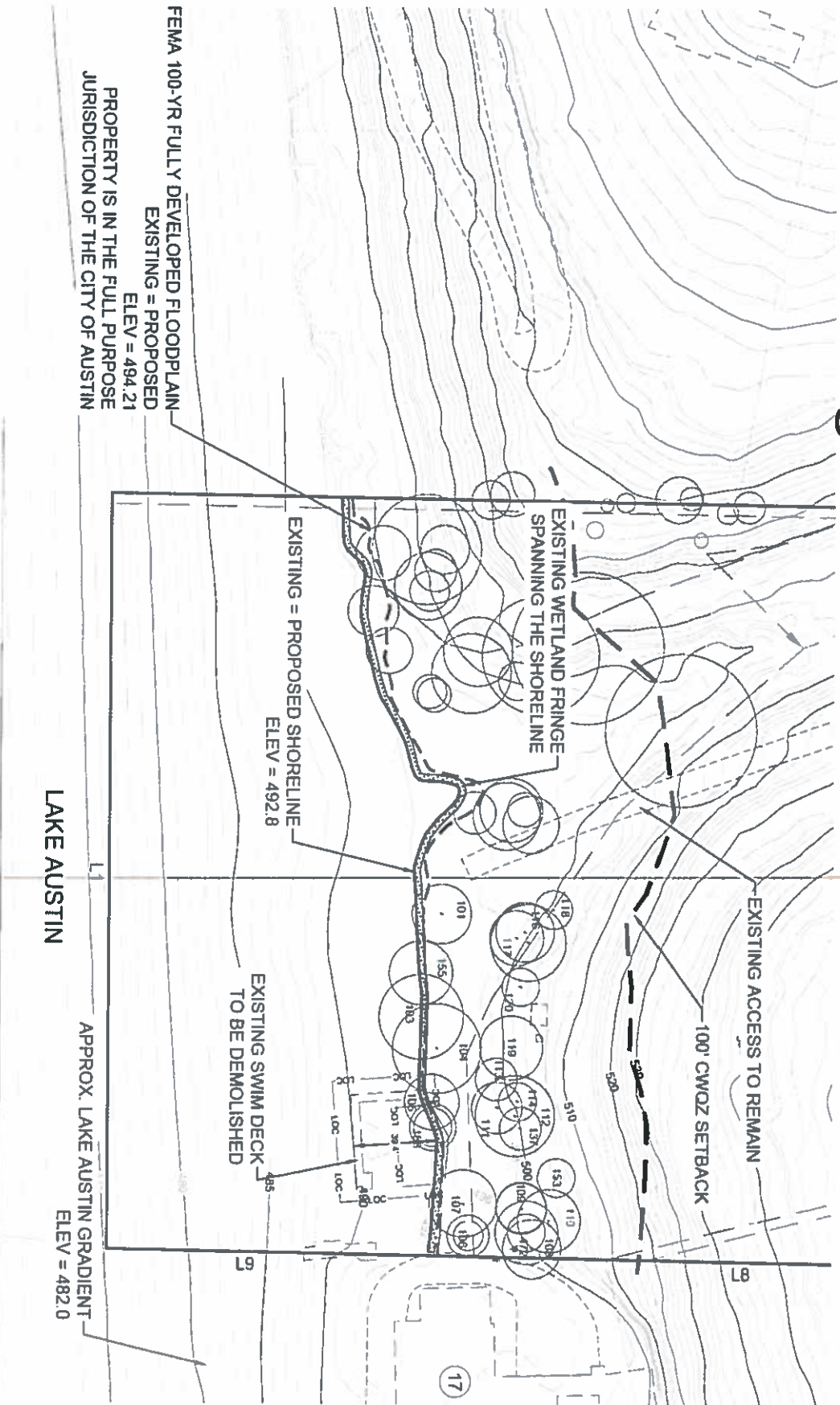
view looking downstream



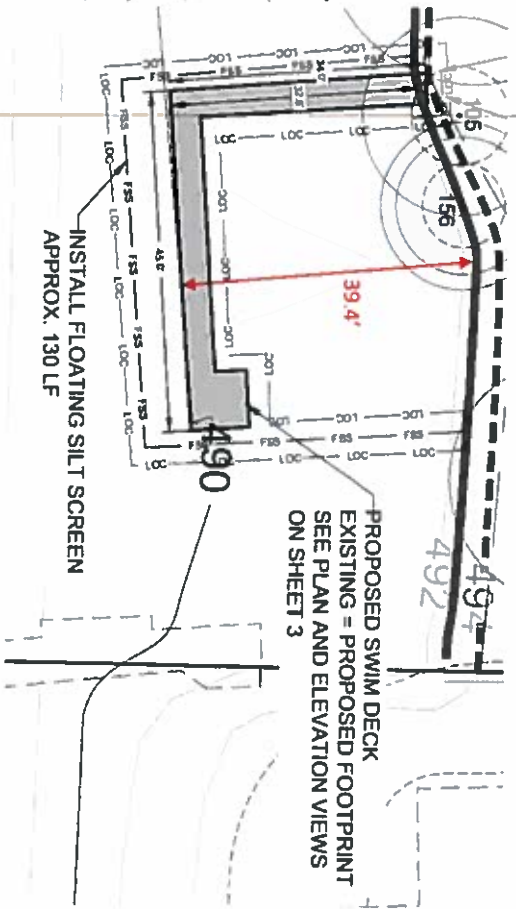
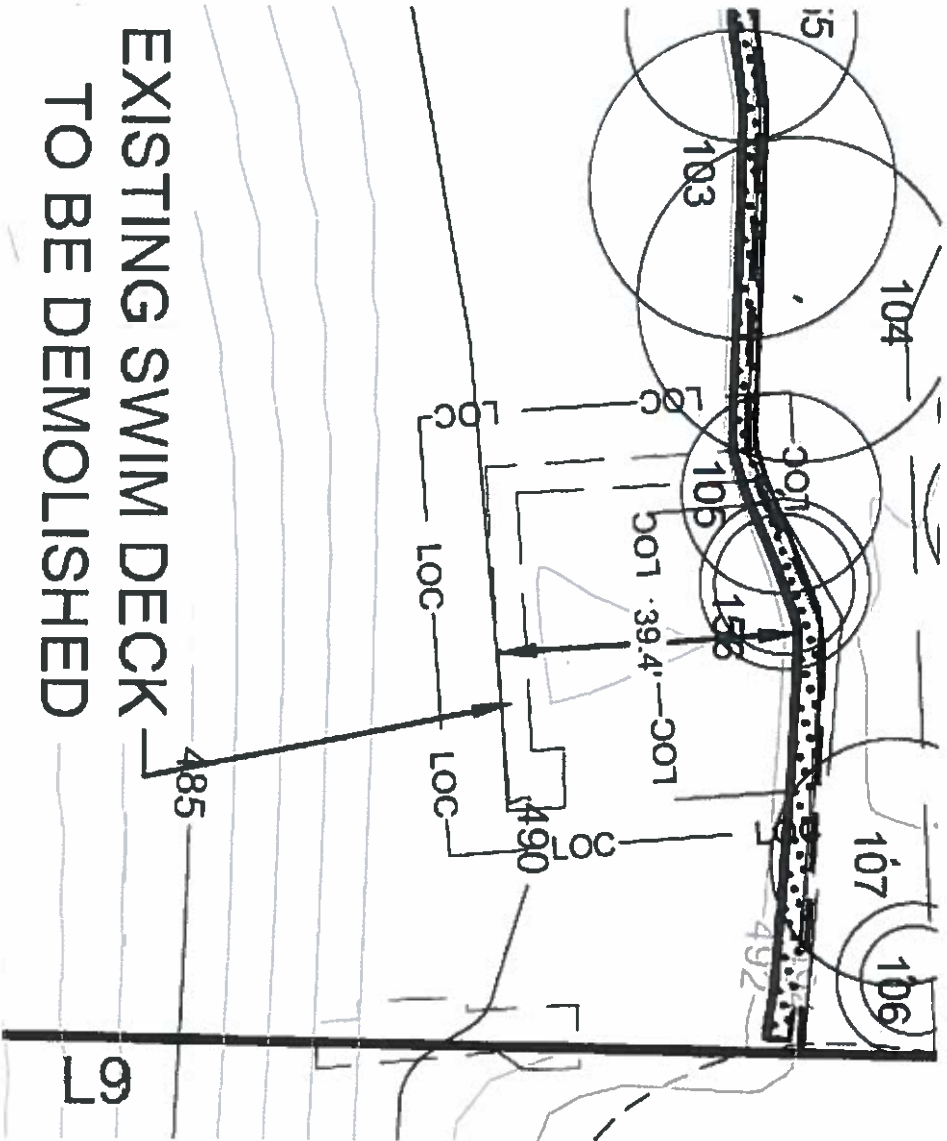
view looking upstream



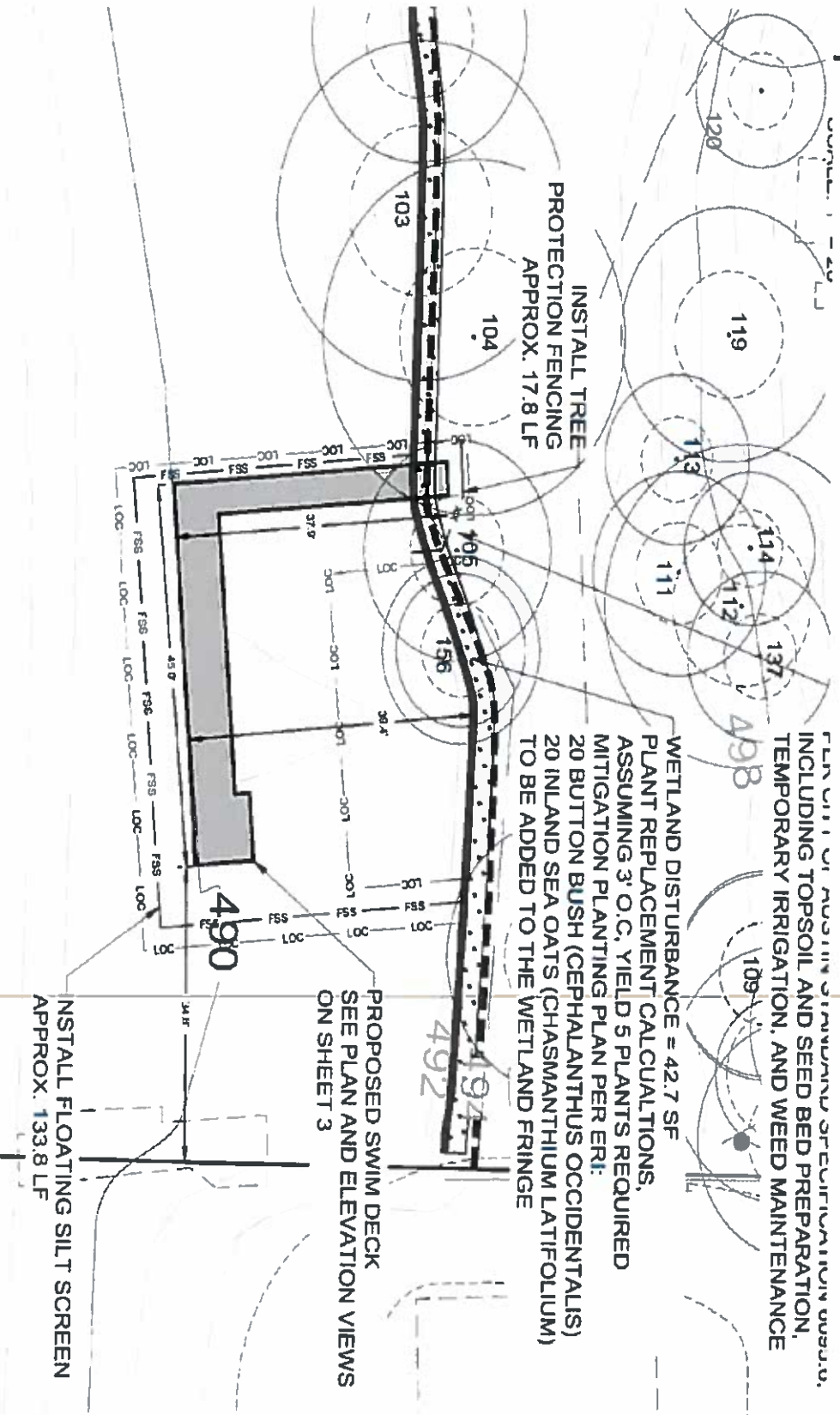
Existing conditions



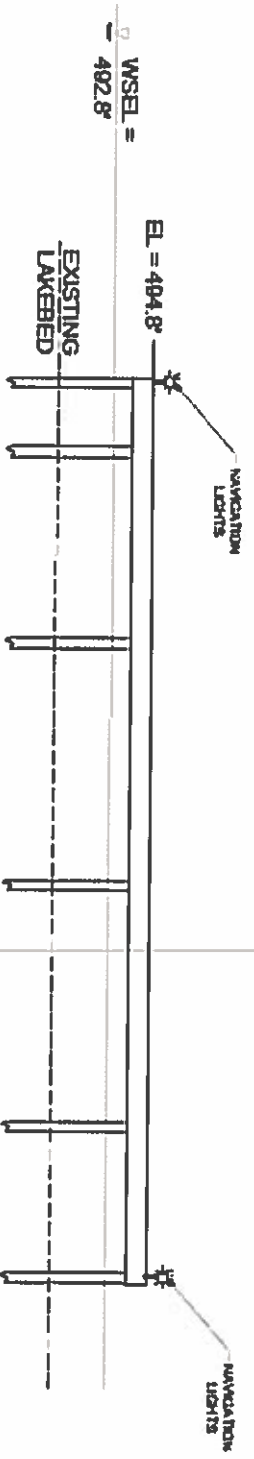
Existing swim dock zoomed in



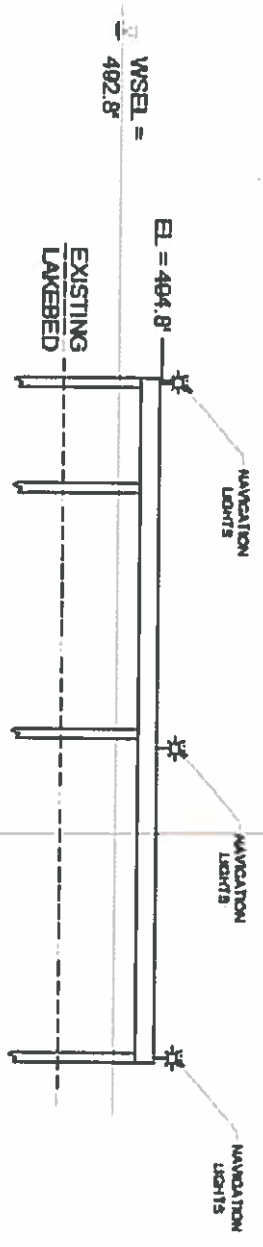
Replacement swim dock with 6ft walkway parallel to shoreline



Dock Elevation views



DOCK ELEVATION VIEW FROM THE LAKE



DOCK ELEVATION VIEW FROM THE NORTH