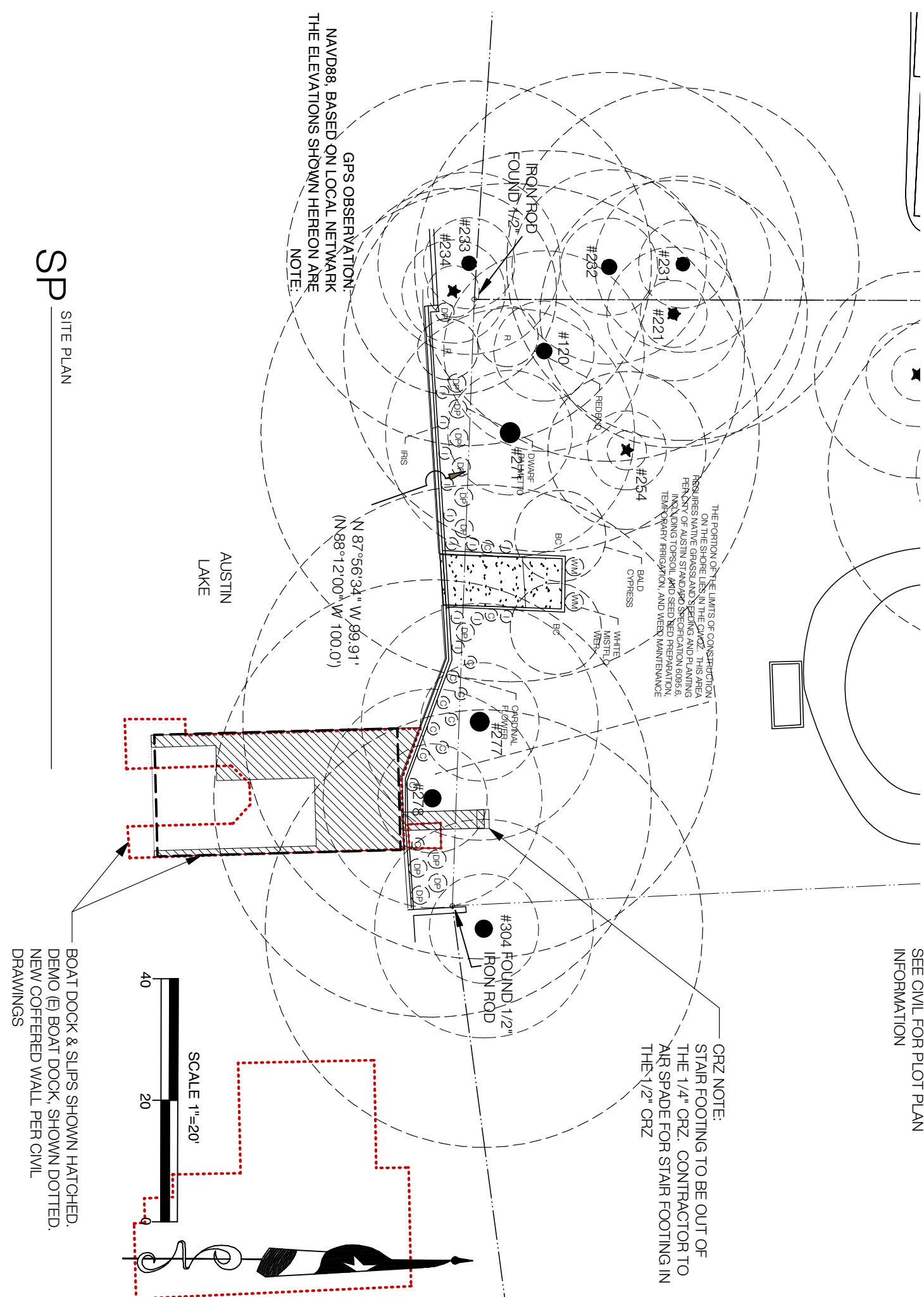
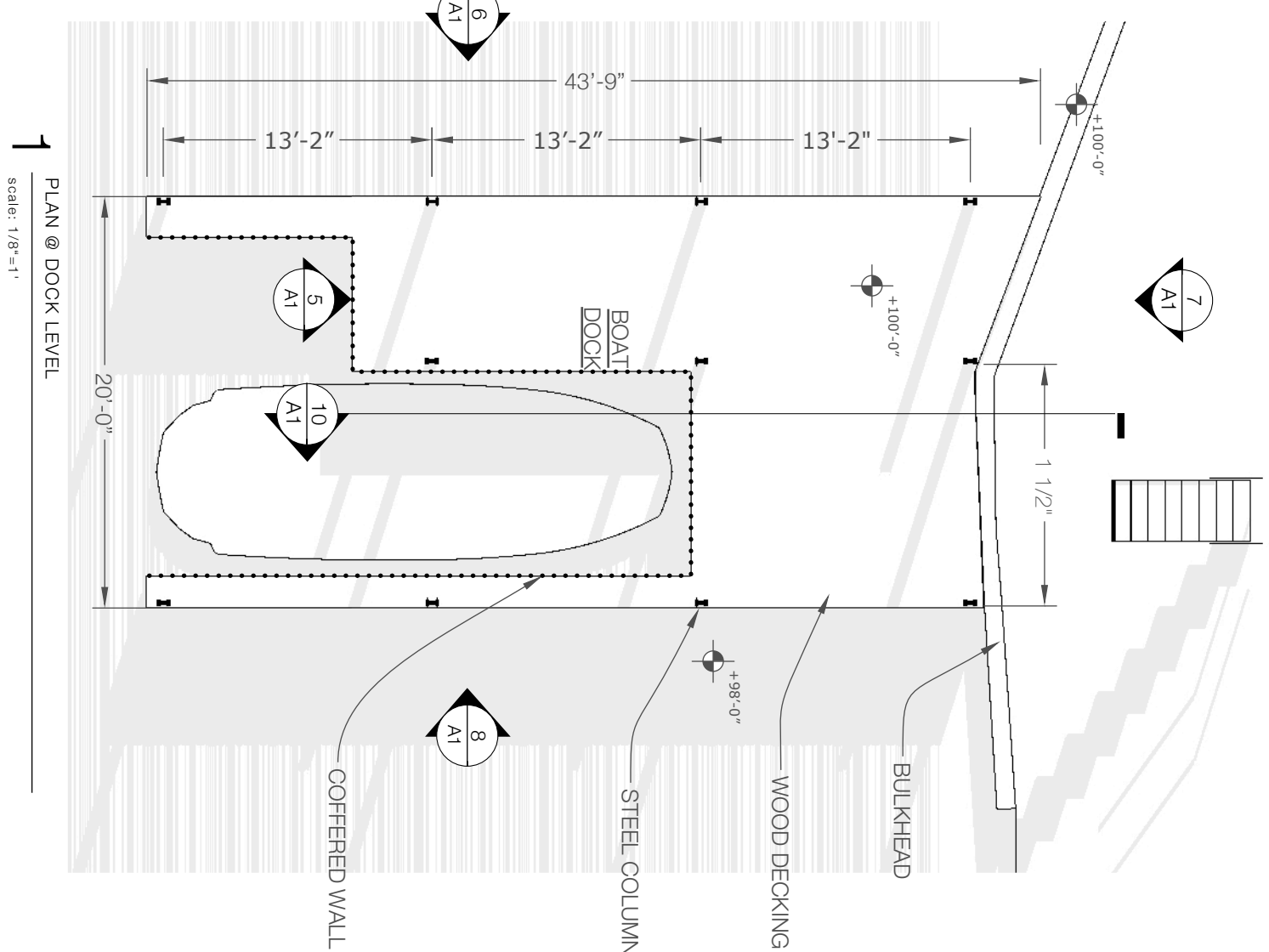
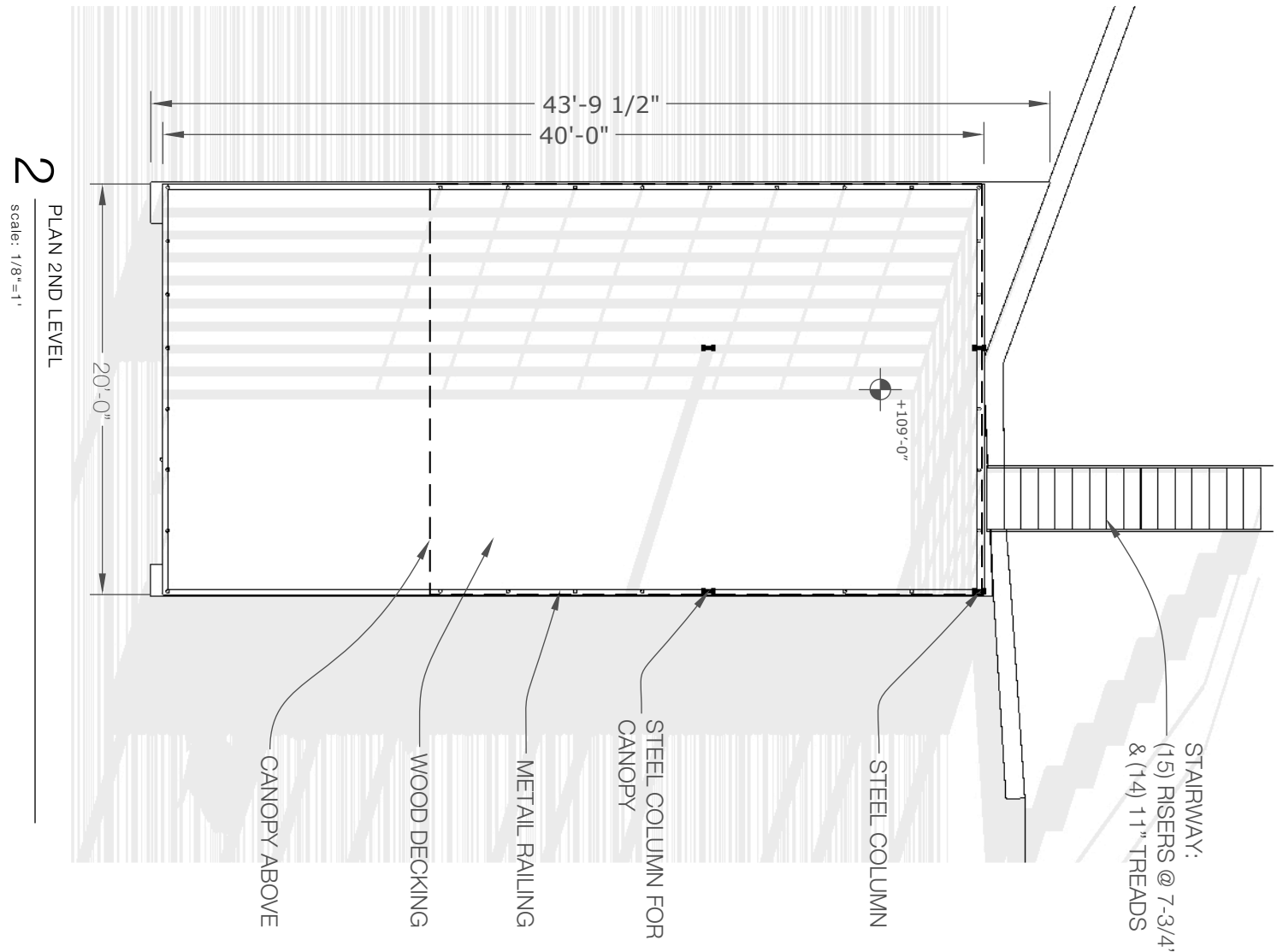
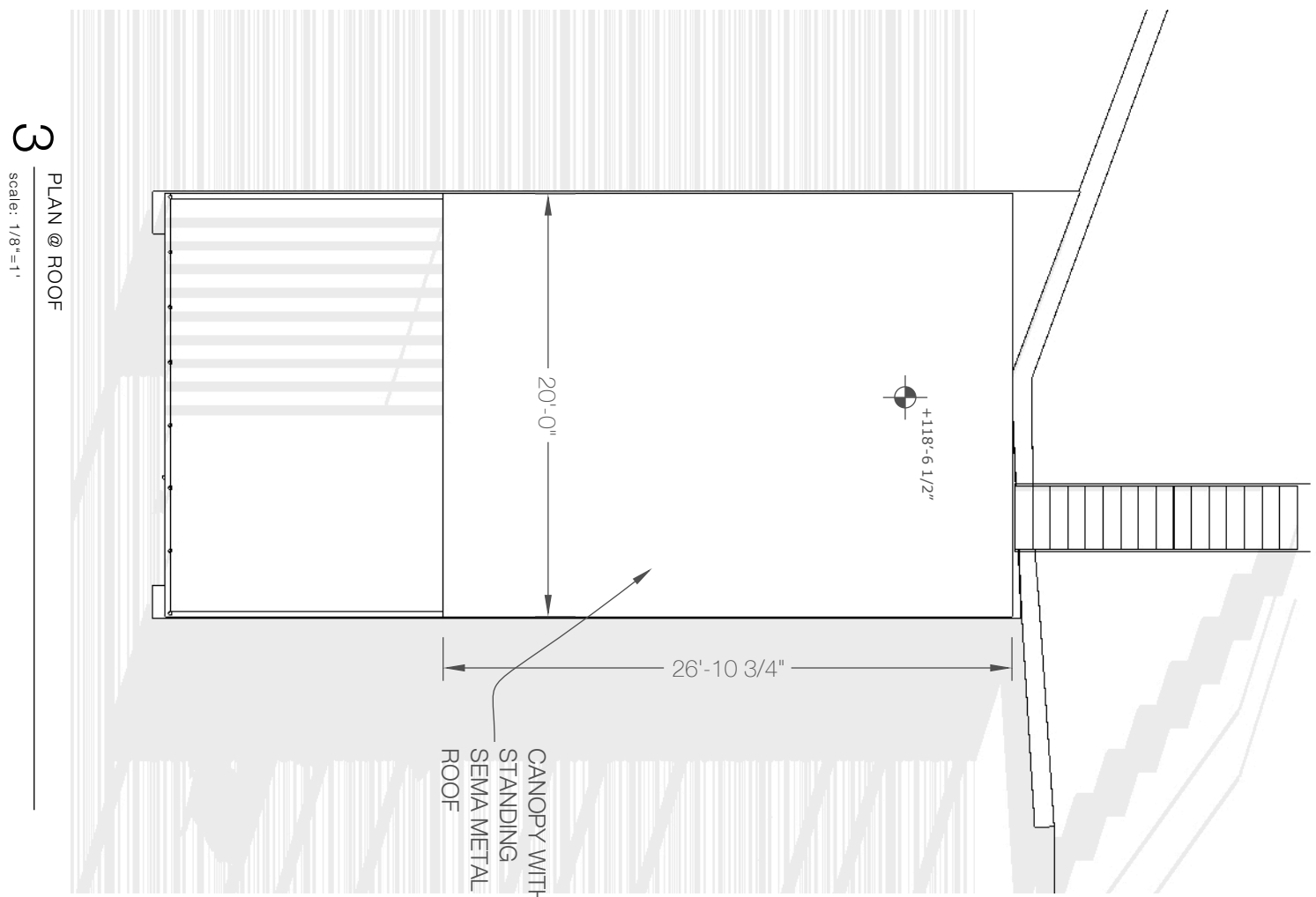
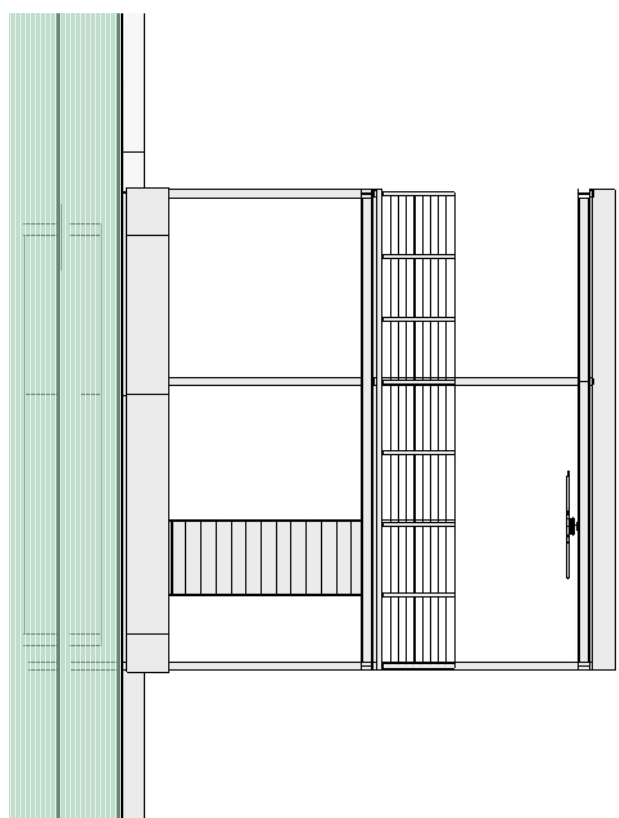
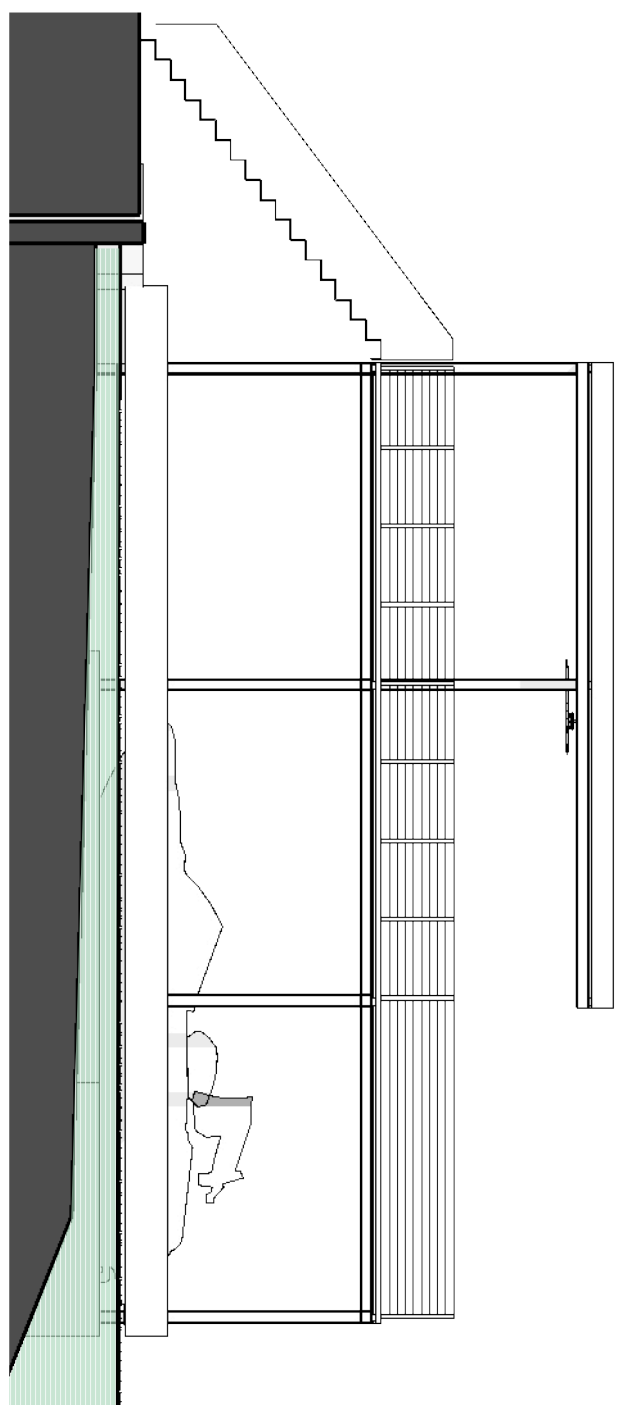
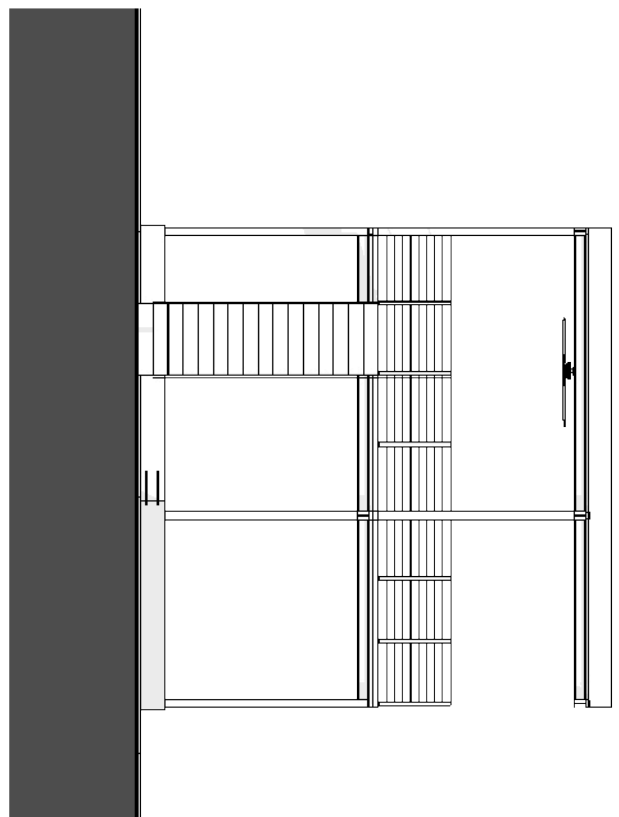
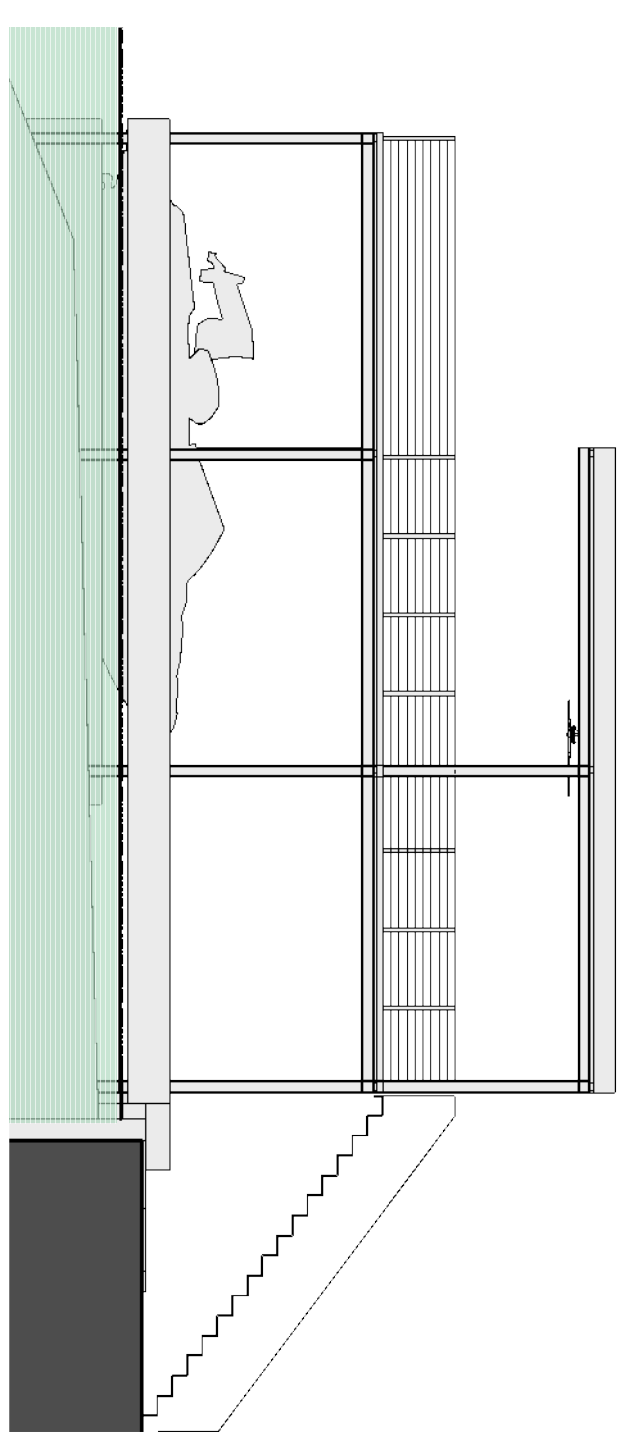
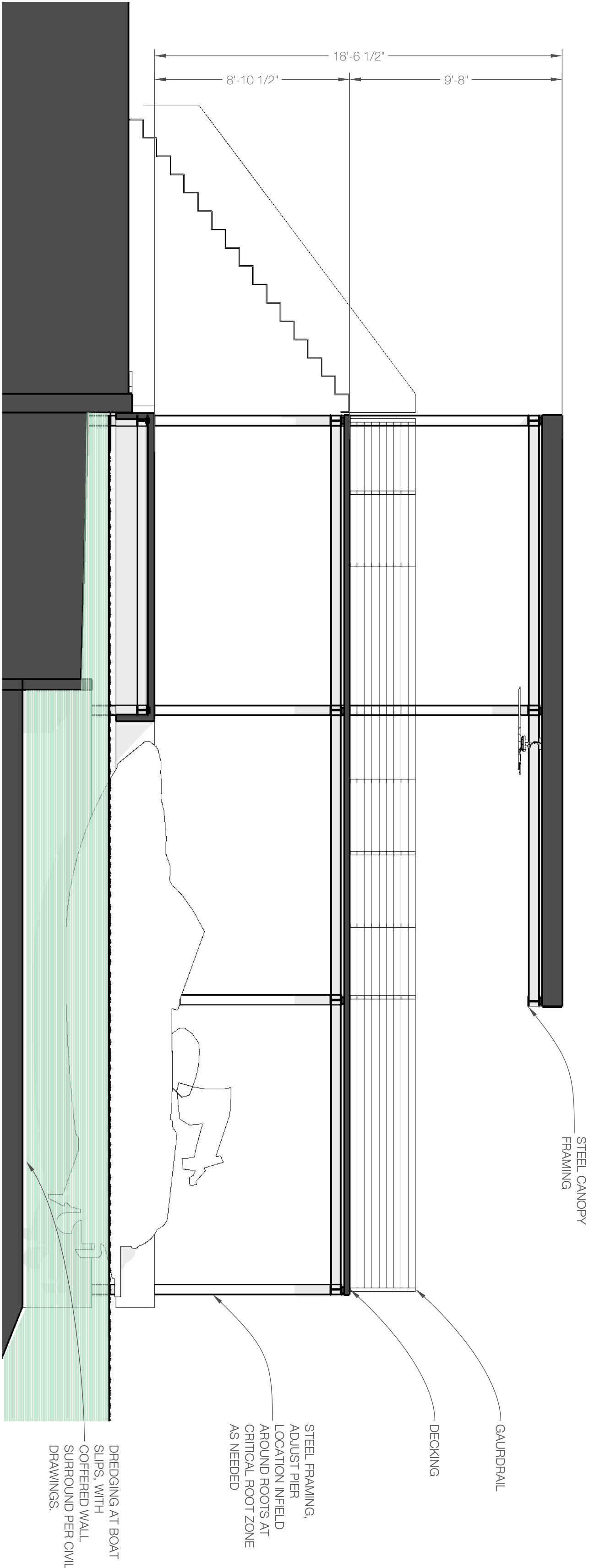
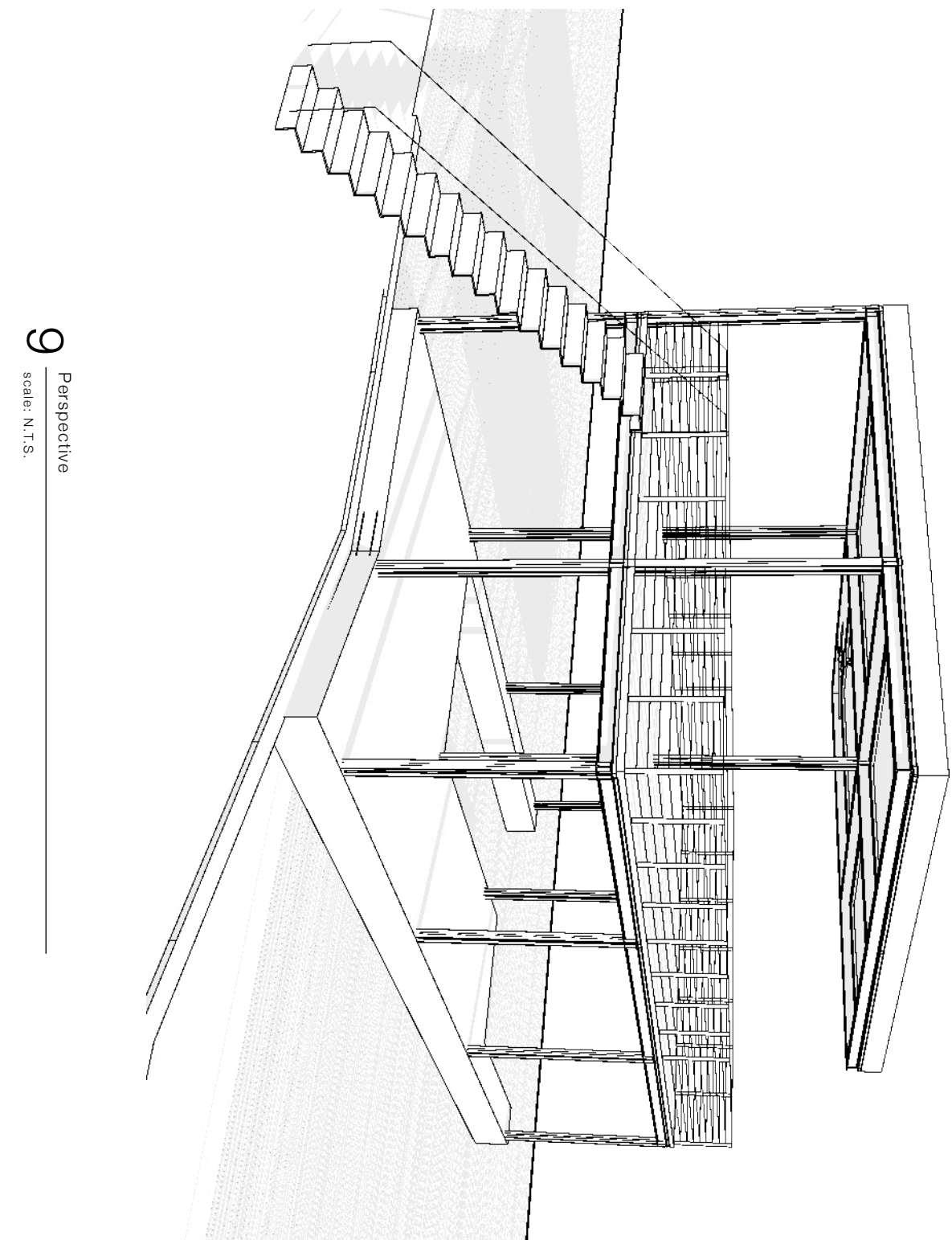




JANIS SMITH
CONSULTING, LLC

SEE CIVIL FOR PLOT PLAN
INFORMATION

- CRZ NOTE:
STAIR FOOTING TO BE OUT OF
THE 1/4" CRZ. CONTRACTOR TO
USE SPADE FOR STAIR FOOTING IN
THE 1/2" CRZ

DRAWN BY
HIM

01.16.2019

ISSUE NAME:
SITE PERMIT

SHEET TITLE

PROPOSED DOCK PLAN
AND ELEVATIONS

From: Deanne Breedlove [mailto:apache@austintexas.gov]

Sent: Friday, February 01, 2019 11:54 AM

To: Heldenfels, Leane <Leane.Heldenfels@austintexas.gov>

Cc: [REDACTED]
[REDACTED] [REDACTED]

This message is from Deanne Breedlove. [REDACTED]

Leane,

I would like to oppose the variance request for 1515 Manana Street. The property owner is asking to construct a boat dock that extends 44' into Lake Austin instead of the allowed 30'. My reasons for opposition are as follows:

1. No other boat dock on Manana, across the lake or in the general vicinity on Lake Austin extends beyond 30' into the lake.
2. With all other docks extending only 30', the additional 14' jutting into the boating lanes may be dangerous.
3. The 1515 Manana property is located on a narrow bend on Lake Austin. This variance would make the bend even narrower, reducing the width of the boat lanes, therefore being unsafe.
4. It was determined that one of the factors contributing to a fatal boating accident on October 11, 2015 at this bend in Lake Austin was due to the lake being narrower and more difficult to navigate. Reducing the width by constructing a dock that extends 14 additional feet into the lake will amplify the unsafe conditions.
5. Boaters and jet-skiers coming around the bend from downstream would not be anticipating one dock to extend 14 additional feet into the boat lanes which could prove hazardous.
6. With the close proximity to Emma Long Park and the public boat ramp, there is increased traffic on the lake increasing the likelihood of someone running into the extended length of that one dock.

One solution is to allow all dock owners to extend their docks to 44' for continuity. Otherwise, having one anomaly on the lake at this narrower bend would not make sense.

Thank you for taking these comments into consideration regarding the variance request.

Deanne Breedlove
1709 Manana Street

No district found for the address provided.