
From: Deanne Breedlove [REDACTED] >

Sent: Friday, March 08, 2019 11:53 AM

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

Subject: Opposition to Variance Request at 1515 Manana Street - Comment for Hearing

I would like to oppose the variance request for 1515 Manana Street and have these opinions voiced at the upcoming Reconsideration Hearing.

The property owner at 1515 Manana Street is asking for a variance in order to construct a boat dock that extends 44 feet into Lake Austin instead of the allowed 30 feet.

My reasons for opposition are as follows:

1. All boat docks on Manana Street and in the general vicinity are within the 30' allowed length. The 1515 Manana dock would be the only one to extend 14 additional feet into the boat lanes.
2. A single boat dock extending further into the boating lanes than any other adjacent dock **may be dangerous**.
 - The 1515 Manana dock is situated on one of the narrower parts of Lake Austin.
 - This dock is located on a curve in the lake making it a blind spot to the boaters and jet-skiers.
 - Extending this one dock further than all others will extend it into the boat lanes which may be a hazard to boaters and jet skiers.
 - A fatal boating accident occurred in 2015 due to an object being placed too far out into the boat lanes. <http://www.fox7austin.com/news/local-news/could-fatal-lake-austin-boat-crash-been-prevented>
 - This article posits that the accident may have been prevented if a barge had not extended so far into the lake and that residents (Manana Street residents) "expressed their concerns to the City of Austin for the City to consider all of the safety hazards involved." The City did not respond and allowed the barge to remain in the boating lanes.
 - This article also states that the owner of that boat dock that was being constructed had "requested a termination of a restrictive covenant. It was approved in August of 2013." Manana Street residents had voiced concerns many times in public hearings and other venues regarding the City's willingness to remove restrictive covenants across the lake. The City disregarded our concerns and granted removal of the restrictive covenants to several dock owners over the last few years. The City's deaf ear has resulted in congestion along this narrow corridor of the lake, and sadly, the fatal boating accident where two people died and 3 were injured.
3. It is not prudent to make one exception for one home/dock owner.

- All other dock owners on Manana are in compliance.
- This one dock length would be an anomaly and a possible danger in the lake. Boaters are not expecting to encounter an extended length dock or object in the boat lanes.
- Making one exception will open the door to allowing other exceptions, making current rules and policies irrelevant.

Suggested solutions:

1. Do not approve variances as they result in anomalies on the lake.
2. Allow all dock owners to extend 44' into the lake so all objects are placed with continuity along the shoreline.
3. Discontinue allowing variances on the other side of the lake which contributes to congestion along this narrow corridor of Lake Austin.

Thank you for considering these comments.

A Manana Street Resident

I prefer my comments are shared anonymously.

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On Mar 8, 2019, at 9:29 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

They wanted to see more evidence about if it would be safe and what the dock lengths around it were.

Leane

From: Deanne Breedlove <[REDACTED]>
Sent: Friday, March 08, 2019 9:27 AM
To: Heldenfels, Leane <Leane.Heldenfels@austintexas.gov>
Subject: Re: Variance Request at 1515 Manana Street

Thank you for that update! Do you why specifically they denied it? I am unable to attend the reconsideration hearing, but I can provide a comment and will fashion it based on why the initially denied it.

Thanks!
Deanne

On Mar 8, 2019, at 9:25 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

There was a hearing and the case was denied, then on Monday they are asking for a reconsideration. So you can still send in comment on the case. If it is reconsidered the board will

hear it again on Monday.

Take care,
Leane

From: Deanne Breedlove <[REDACTED]>
Sent: Friday, March 08, 2019 9:16 AM
To: Heldenfels, Leane <Leane.Heldenfels@austintexas.gov>
Subject: Re: Variance Request at 1515 Manana Street

Leane,

Hi! Can you please remind me if the hearing has already taken place and if there was any action?
Thank you!

Deanne Breedlove

On Feb 1, 2019, at 12:01 PM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Yours is the first response I've received.

Take care,
Leane

From: Deanne Breedlove <[REDACTED]>
Sent: Friday, February 01, 2019 12:00 PM
To: Heldenfels, Leane <Leane.Heldenfels@austintexas.gov>
Subject: Re: Variance Request at 1515 Manana Street

Thank you. What kind of feedback are you receiving?

On Feb 1, 2019, at 11:59 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Thanks for sending in your comments, I will include them in the Board's late back up packet that they receive on the dais at the hearing.

Take care,

Leane Heldenfels

Planner Senior – Board of Adjustment Liaison

City of Austin Development Services Department

One Texas Center, 505 Barton Springs Road, 1st Floor, Development Assistance Center

Walk-in hours 9a-12p M-F

Office: 512.974.2202 Cell: 512.567.0106 (*personal, for meeting day & after hours emergency use only*)

<image002.png>

From: Deanne Breedlove [REDACTED]
Sent: Friday, February 01, 2019 11:54 AM
To: Heldenfels, Leane <Leane.Heldenfels@austintexas.gov>
Cc: [REDACTED]
Subject: Variance Request at 1515 Manana Street

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.

From: Debbie Hamill [REDACTED]
Sent: Monday, March 11, 2019 9:49 AM
To: Heldenfels, Leane <Leane.Heldenfels@austintexas.gov>
Cc: Pat Hamill <[REDACTED]>
Subject: 1515 Manana Street

To the City of Austin Board of Adjustment

We live on Manana Street and are aware of a variance request at 1515 Manana St. It is our understanding that this request was denied, and that denial is being appealed.

We are concerned about the image provided by the owner. The white portion of the "dock" at 1601 Manana is actually a houseboat that was parked there by the previous owner of the property. The houseboat can clearly be seen in the image we have attached. The house boat is gone, and the dock is clearly less than 30 feet. All of the other docks appear to be 30' or less from the shore. What is drawn in as the 492.8' line is confusing and does not follow either the shoreline or the underlying green topographic line.

This is a narrow part of a very crowded lake. We strongly agree with the goal of moving toward having no structures extending more than 30' into the lake. Granting this variance would seem to be contrary to that goal.

Thank you for your time,
Pat and Debbie Hamill

From: [REDACTED]
Sent: Monday, March 04, 2019 3:07 PM
To: Heldenfels, Leane <Leane.Heldenfels@austintexas.gov>
Cc: [REDACTED]
Subject: Fw: 1515 Manana - Board of Adjustment Variance

Leane,

See below from Sgt. Kreger. I called and spoke to another gentleman in his office before receiving the below response from Kreger. With that other gentleman - who is also a lake patrol officer - he was aware of this site and associated variance case. I'm paraphrasing but he did not see any issue re: navigational hazard whatsoever with this site, the dock, nor area in general. He was glad that we are proposing to reduce the dock from 50' to 44' and understood the reasoning being the CRZ's of the trees, the shallow water, and the necessary dredge variance in lieu of the BOA request to allow the 44' length plus the new beach and improved code compliant bulkhead for increased wave abatement.

As you can see from Sgt. Kreger's email below he offers no opinion on the matter.

I hope this suffices for the board. It's all we were able to get from Lake Patrol.

Kind Regards,

David Cancialosi

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From: [REDACTED]
Sent: Friday, March 1, 2019 11:46 AM
To: [REDACTED]
Subject: Fw: 1515 Manana - Board of Adjustment Variance

DC,

See Sgt. Kreger's response below. He will not offer an opinion.

Regards,

Kasey Jaegers, *Office Manager*

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From: Kreger, Glen <[REDACTED]>
Sent: Friday, March 1, 2019 11:32 AM
To: [REDACTED]
Subject: RE: 1515 Manana - Board of Adjustment Variance

I am off on the 11th and working Overtime for SXSW. Any variance will have to done through City Council and Planning and Zoning. We are nothing more than the Law Enforcement Agency that enforces City Ordinance and State Law on the water. As a unit we stay neutral and I do not give personal opinions in my position. I am familiar with the process as that is what my wife has done for the past 20 years and I hope you understand my position of staying neutral in these type of cases.

Sgt Glen Kreger
Austin Police Lake Patrol

From: Kasey Jaegers <[REDACTED]>
Sent: Friday, March 1, 2019 10:13 AM
To: Kreger, Glen <[REDACTED]>
Cc: david cancelosi <[REDACTED]>
Subject: 1515 Manana - Board of Adjustment Variance

Hi Sgt. Kreger,

I left you a voicemail on your department phone yesterday. We are representing a client for a dock variance before the Board of Adjustments. The board recommended that we obtain your recommendation/opinion for the next hearing on March 11th. Are we able to setup some time with you to discuss this case? Also, would you be able to attend the hearing at City Hall on March 11th? We appreciate your reply.

Regards,

Kasey Jaegers, *Office Manager*

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Google Maps 1515 Manana St



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1515 Manana St

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Photos

