

1230 Rockcliff Road  
Austin, Texas 78746

**Case#C15-2020-0060**

# VARIANCE REQUEST

1. LDC 25-2-551(B) – reduce the Lake Austin shoreline setback on the canal only from 25' to 10'

# AERIAL



## REASONABLE USE

- The property was platted in 1976 as a single family residential lot.
- The shoreline setback is measured 25' from all points along both the shoreline of Lake Austin and the canal, making this property unreasonably limited for its intended purpose of residential under the current zoning of LA.
- Applicant seeks to construct a modest single family residential house, which is a fair and reasonable use in the Lake Austin zoning category, as that category specifically prescribes development of a residential nature.

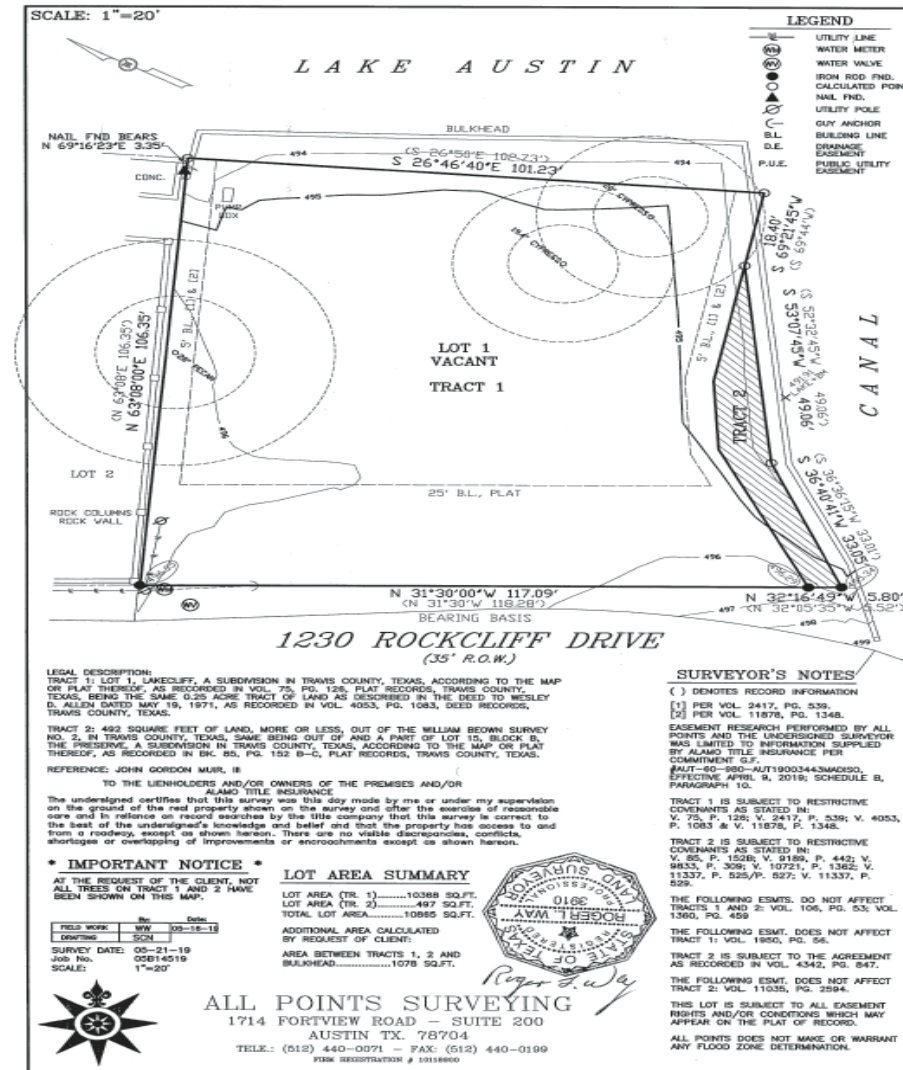
# HARDSHIPS

- The gross site area is 11,446 square feet, well under the minimum lot size of 1 acre for LA zoning;
- The area of the Property within the 25' shoreline setback from the main channel and the canal is 4595 square feet;
- The total area of the Property outside of the 25' setbacks is only 6,851 square feet;
- A large portion of the Property is within the 40' front street setback;
- There are large trees located on the Property opposite the canal that constrain development of the site; and
- The City does not provide sewer service to the Property and requires all drainfields be 50' from a body of water in every direction.

# CHARACTER

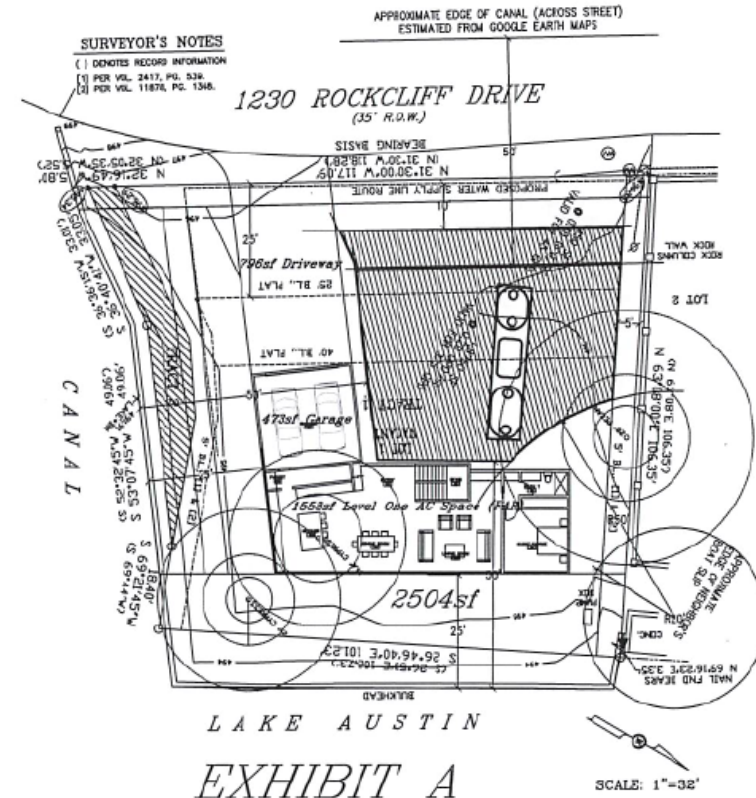
- Due to the various site constraints, the proposed construction has a lower impact on the area than neighboring properties given the smaller scale of the proposed house.
- There will be no adverse impact on adjacent property.

# SURVEY



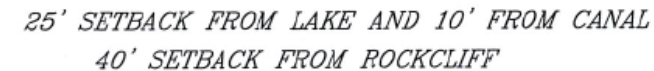
## SITE PLAN

This site plan shows the impervious cover calculations without the variance.



Tract 1: (Lot 1 plus accreted land to the bulkhead)=<sup>11440</sup>1146sf  
 Tract 2: 487sf  
 Gross Site Area 11446sf  
 Net Site Area 11446sf-4595sf (shoreline setback area)=6851sf  
 Proposed impervious cover: 473sf+796sf+1558sf=2827sf  
 Allowed impervious cover: 6851sf (NSA) x .35= 2397sf

This site plan shows the impervious cover calculations with the variance.



Tract 1: (Lot 1 plus accreted land to the bulkhead)=<sup>11446</sup>~~1146~~sf  
 Tract 2: 487sf  
 Gross Site Area 11446sf  
 Net Site Area 11446sf-3426sf (shoreline setback area)=8020sf  
 Proposed impervious cover: 473sf+796sf+1558sf=2827sf  
 Allowed impervious cover: 8020sf (NSA) x .35= 2807sf

# PHOTO OF SUBJECT SITE



# PHOTOS OF SUBJECT SITE



# PHOTOS OF SUBJECT SITE



# OTHER DEVELOPMENT IN AREA

## 1304 Rockcliff Rd



# OTHER DEVELOPMENT IN AREA

1314 Rockcliff Rd



# OTHER DEVELOPMENT IN AREA

## 1318 Rockcliff Rd

