

# Variance Presentation

Property Address: 1446 Rockcliff Rd.

Case Number: C15-2023-0048

Presenter: Jon Fichter, Aqua Permits

# 1446 Rockcliff Road



## Seeking Variance From:

LDC 25-2-1176 (A)(5)- The footprint of a dock, including the portion of a cut-in slip, attached access structures, or roof overhang, may not exceed: (a) 1,200 square feet for a dock that is accessory to a principal residential use.

To allow:

-For the permitting and construction of a new 1135 sq ft boat dock which amounts to 2235 sq ft in total

## Reason for Seeking Variance

The existing boat dock on the property is inaccessible due to vegetation and sedimentation accumulation in the narrow channel where it resides.

Our client cannot use the existing boat dock or channel leading to the existing boat dock without subjecting their boat to running aground or hitting tree roots and damaging their boat in the process.



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- Location of existing boat dock shown in blue



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- Existing boat dock sits at the end of a 150 foot channel.



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- The existing boat dock lies tucked away at the end of this channel.
- Navigating the channel is challenging with the natural boundaries; adding in years of sediment buildup coupled with the advancement of wetland environments has made it increasingly impassible.
- Additionally, the canopy of the trees along the channel poses a risk to harming the tree or the boat.
- These trees often drop branches into the channel as well.





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- The channel has been slowly encroached by the surrounding wetland environment, creating a murky, hard to navigate passageway



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- Several wetland species, including:
  - Bald Cypress (*Taxodium distichum*)
  - Hydrilla (waterthymes)
  - False Nettle (*Boehmeria cylindrica*)are seen here in this photograph:
- These species are classified as protected wetlands by the City of Austin, as established in the Environmental Criteria Manual.





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- The root system of this bald cypress extends from the edge of the channel's mouth several yards into the channel, which in turn makes entering and exiting the channel dangerous to the tree's roots, as well as the owner's boat engine.

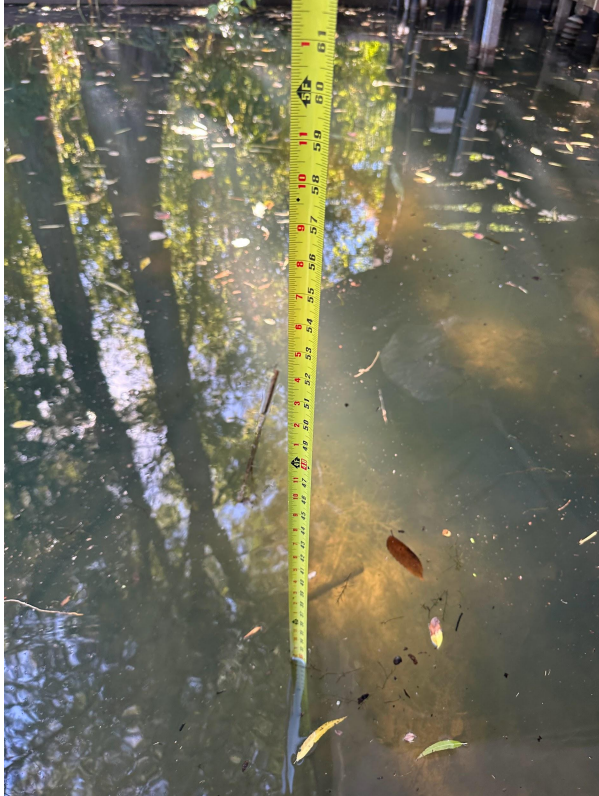


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- Avg. depth of channel alongside the shoreline is roughly 12 inches.

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- Avg. depth of channel at the middle of the channel (the deepest part of the channel) is roughly 2' 6" in depth
- This makes navigating the channel in a modern boat very difficult without incurring damage to the engine OR disturbing the protected wetland environment.

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## BOAT DAMAGE

- Since acquiring the property in 2021, the owners of the house at 1446 Rockcliff have had to sustain repairs to their watercraft twice, and had numerous close calls where damage to the wetlands was narrowly avoided.
- Invoices from Boat Town on S. Lamar Blvd are included here to show the extent of repairs.
- The propeller of the watercraft frequently runs aground in the shallow channel.

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Boat Town  
4630 South Lamar  
Austin, TX 78745  
Phone: (██████████)

WILLOW BEACH LLC  
1446 ROCKCLIFF RD  
AUSTIN, 78746

## Repair Order Invoice

Doc Number: 40408  
Service Writer: CHUCK EMBREE  
Date Printed: 11/07/2023  
Date Promised: 08/03/2022  
Cashier: CHUCK EMBREE  
Cashier Date: 08/04/2022

### Customer Information

Home Phone: ██████████  
Cell Phone: ██████████ CONSTANCE  
Email: ██████████

Fold Here

### Summary

Approve	Decline	Unit	Job	Job Total
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2022 MASTERCRAFT X24	HOURS-12.3	\$0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2022 MASTERCRAFT X24	INSPECT UNDERWATER GEAR	\$1,448.65
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2022 MASTERCRAFT X24	PICKUP AT 360 BRIDGE	\$169.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2022 MASTERCRAFT X24	PERFORM 20 HOUR SERVICE	\$391.28
Job Subtotal:				\$2,008.93
Misc:				\$30.42
Job Parts Subtotal:				\$1,501.93
Job Labor Subtotal:				\$507.00
LOCAL SALES TAX - 2.00%:				\$40.789
STATE SALES TAX - 6.25%:				\$127.458
Total:				\$2,207.59
Less Deposits:				(\$1,448.65)
20 Hour Service:				(\$758.94)
Total Due:				\$0.00



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INSPECT UNDERWATER GEAR

Description:

Resolution:REPLACED DAMAGED PROP

Parts					
Part #	Qty	Description	Price	Discount	Total
203856	1.00	PROP - 17.5 X 16.5	\$1,290.00	(\$129.00)	\$1,161.00
MISC0	1.00	FREIGHT-IN	\$203.15	\$0.00	\$203.15
Parts Subtotal					\$1,364.15

Labor		
Description	Technician	Total
REPLACE PROP	ALEX AGUIRRE	\$84.50
Labor Subtotal		\$84.50
Job Subtotal		\$1,448.65
Approve: <input checked="" type="checkbox"/> Decline: <input type="checkbox"/>		

PICKUP AT 360 BRIDGE

Description:

Resolution:PERFORMED LAKE PICKUP

Labor					
Description		Technician		Total	
LAKE PICKUP		ALEX AGUIRRE		\$169.00	
			Labor Subtotal	\$169.00	
			Job Subtotal	\$169.00	
			Approve: <input checked="" type="checkbox"/>	Decline: <input type="checkbox"/>	

PERFORM 20 HOUR SERVICE

Description:

Resolution:PERFORMED 20 HOUR SERVICE

Parts

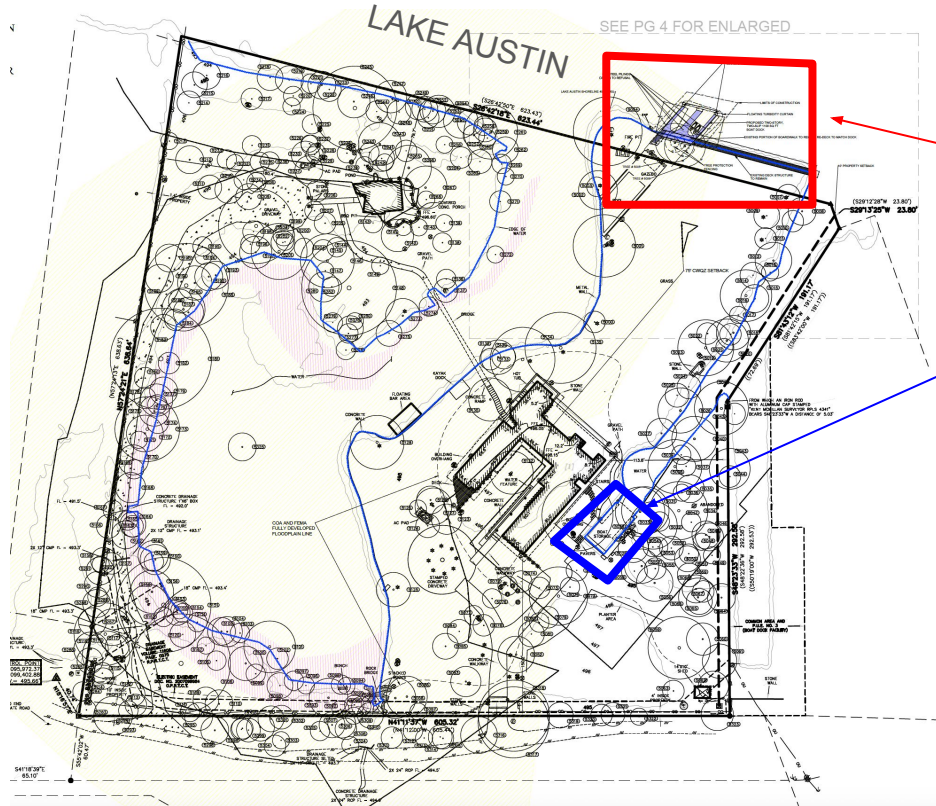
Part #	Qty	Description	Price	Discount	Total
10W40	3.00	OIL,10W40	\$8.99	\$0.00	\$26.97
5W30 MOBIL1	7.00	OIL MOBIL 1,5W-30,ILMOR	\$12.98	\$0.00	\$90.86
MVBV-1021	1.00	OIL FILTER,ILMOR WASV PV05738	\$19.95	\$0.00	\$19.95
Parts Subtotal					\$137.78

Labor

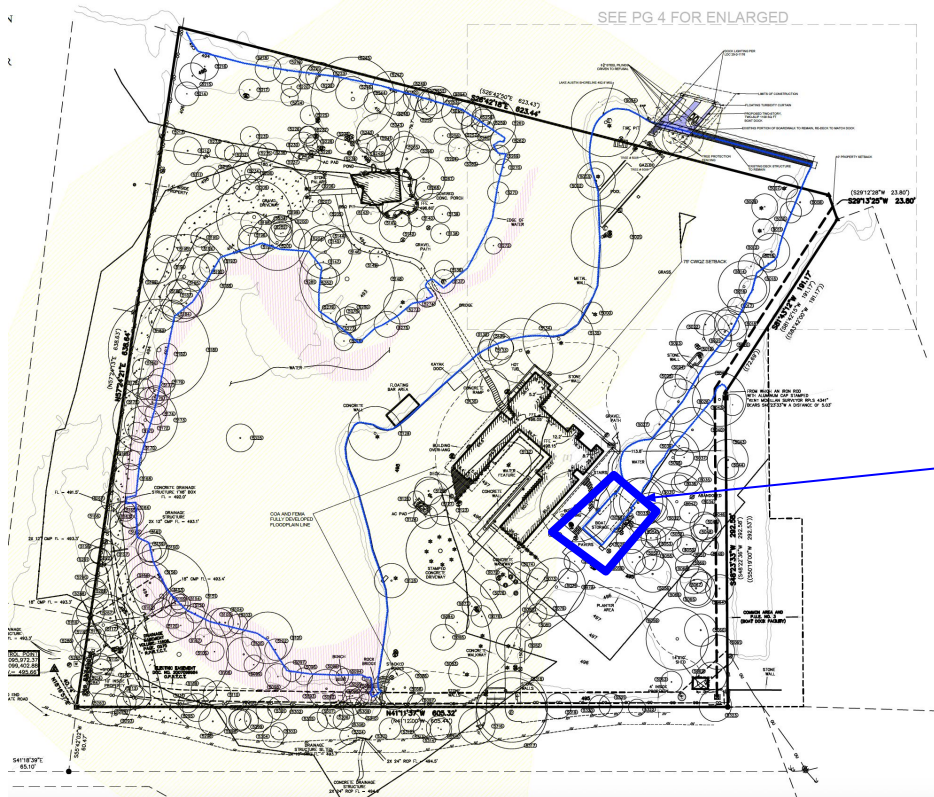
Description	Technician	Total
20 HOUR SERVICE	ALEX AGUIRRE	\$253.50
Labor Subtotal		\$253.50
Job Subtotal		\$391.28
Approve: <input checked="" type="checkbox"/>		Decline: <input type="checkbox"/>

All Jobs Subtotal: \$2,008.93  
 Shop Supplies: \$30.42  
 LOCAL SALES TAX - 2.00%: \$40.789

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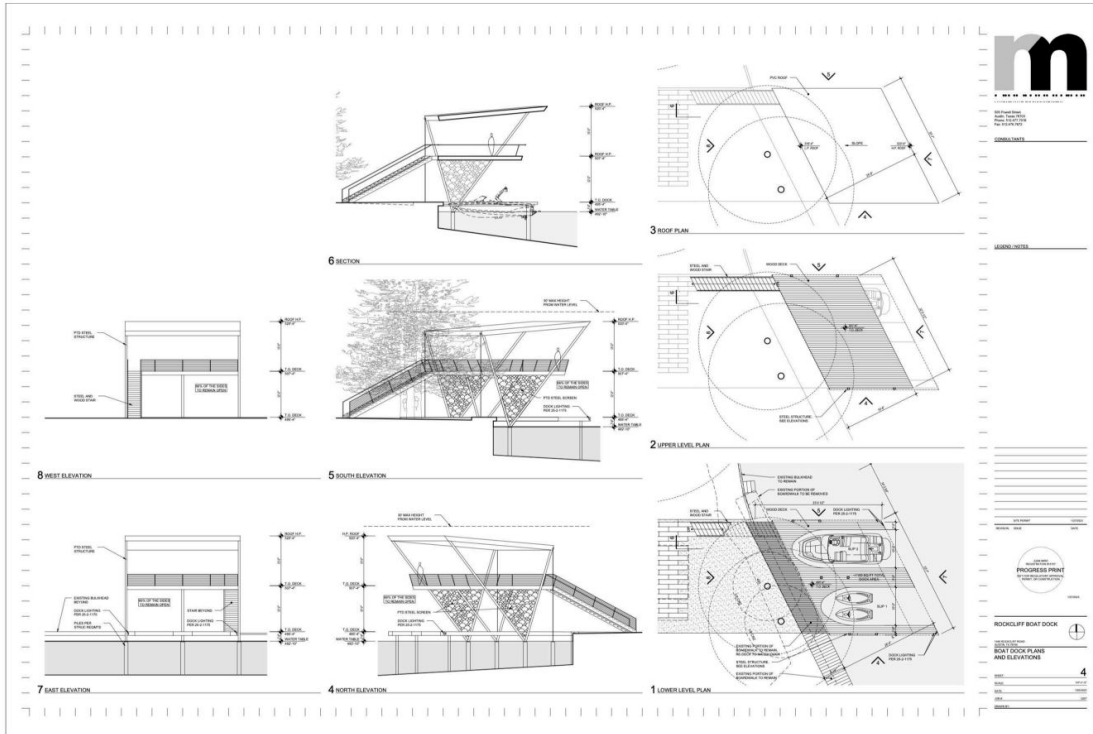
## 1446 Rockcliff Road



- The existing boat house is non-functional in its given use, and has been used as dry storage for some time.
- The existing boat dock is to be reconfigured as dry storage, and will have boat slips removed.
- Demolishing this structure is not being proposed, as the boat house is integral to the architectural concept of the overall site design.
- A good portion of the boat slip has already been filled in by sediment, making the dock more over land than over water at this stage.
- Reconfiguration of the structure from a boat house to a shed is the end goal of this building's use.



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The proposed design by Miro Rivera Architects will comply with all requirements of current Land Development Code for Boat Docks (25-2-1176). A variance from 25-2-1176(A)(5)(A) is only necessary to allow for more square footage per the property, to allow an additional 1135 sq feet of dock.

- The standard allowable percentage of shoreline frontage is 20% of the total linear feet, ie, a 20 foot boat dock is allowed on a 100 foot shoreline.
- In the case of 1446 Rockcliff, where the shoreline length is 2958', the percentage of shoreline proposed is less than 2% of the property.



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- IN SUMMARY: The channel's navigability issues are due to natural causes. Preserving the natural wetland environment is of utmost importance to our client, and any dredging/clearing of the channel has the potential to disturb and negatively affect the ecosystem. Additionally, it would likely not be allowed by COA as wetlands are rightfully well-protected.
- IN SUMMARY: The client is proposing building a new boat dock that will conform to all applicable building codes found in LDC 25-2-1176, WITH the exception of 25-2-1176(A)(5)(A) *"The footprint of a dock, including the portion of a cut-in slip, attached access structures, or roof overhang, may not exceed: (A) 1,200 square feet for a dock that is accessory to a principal residential use;"*

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