

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2024-0015

BOA DATE: May 13th, 2024

ADDRESS: 1306 Rockcliff Rd

COUNCIL DISTRICT: 8

OWNER: Chris & Shannon Renner

AGENT: David Chace

ZONING: LA

LEGAL DESCRIPTION: LOT 3 LAKECLIFF

VARIANCE REQUEST:

Section 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum front yard setback from 40 feet to 20 feet.

Section 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum interior side yard setback (east side) from 10 feet to 5 feet.

Section 25-2-551 (*Lake Austin (LA) District Regulations*) (B) (1) (b) from shoreline setback requirements to decrease from 25 feet to 0 feet.

SUMMARY: demolish and erect a new 2 story Single-Family residence attached to existing legal non-complying Boat House.

ISSUES: substandard lot size, tree CRZ and OSSF setback

	ZONING	LAND USES
<i>Site</i>	LA	Single-Family
<i>North</i>	LA	Lake Austin
<i>South</i>	LA	Single-Family
<i>East</i>	LA	Lake Austin
<i>West</i>	LA	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council

City of Rollingwood

Friends of Austin Neighborhoods

Neighborhood Empowerment Foundation

Preservation Austin

Save Our Springs Alliance

TNR BCP Travis County Natural Resources



April 30, 2024

David Chace
710 Hawthorne Loop
Driftwood, TX 78619

Property Description: LOT 3 LAKECLIFF

Re: C15-2024-0015

Dear David,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider variance requests from LDC Sections 25-2-492 and 25-2-551 at 1306 Rockcliff Road.

Austin Energy does not oppose the request, provided that any proposed or existing improvements follow Austin Energy's Clearance & Safety Criteria, the National Electric Safety Code, and OSHA requirements. Any removal or relocation of existing facilities will be at the owner's/applicant's expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Cody Shook, Planner III

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6881
Cody.Shook@austinenergy.com



Board of Adjustment General/Parking Variance Application

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. **If more space is required, please complete Section 6 as needed.** All information is required (if applicable).

For Office Use Only

Case # **C15-2024-0015** ROW # **13307011** Tax # **0131090101**

Section 1: Applicant Statement

Street Address: 1306 Rockcliff Road

Subdivision Legal Description:

Lakecliff Subdivision Vol. 75 page 126, Travis County, Texas

Lot(s): 3 Block(s): _____

Outlot: _____ Division: _____

Zoning District: Lake Austin

Council District:8

I/We David Chace c/o Texas Excavation Solutions on behalf of myself/ourselves as

authorized agent for Chris Renner affirm that on

Month April, Day 1, Year 2024, hereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below):



Erect – demolish existing residence and replace with 2 story residence

Type of Structure: 1958 legal non-compliant one-story single family residence, carport, storage

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

- (1): 25-2-492(d): front 40' setback (required) partially reduced to 20' (proposed)
- (2): 25-2-492(d): east side 10' setback (required) fully reduced to 5' (proposed)
- (3): LDC 25-2-551(B)(1)(A) & (B): LA Shoreline reduction from 25' (required) partially reduced to 0' (proposed) for area of **residence** attached to existing legal non-compliant boat house

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

Original 1958 one-story residence constructed on .50 acre legally platted lot (1976 plat date) seeks to demolish existing residence and replace with two-story residence on same footprint with very minor exceptions allowing some small exterior architectural footprints to be updated. Existing structures experiencing significant structural issues via foundation, failing bulkhead, aged and weathered materials, and overall outdated building code compliance. Residence requires full remodel and replacement.

The house partially encroaches into the front setback, partially into the eastern side setback, and partially into the rear shoreline setback as a result of a series of zoning codes placed on the property by the City of Austin.

The existing legal non-compliant residence was annexed by COA in June 1968. Chapter 44 zoning was applied, then the property was regulated under newly applied Chapter 13-2 and Chapter 13-2A zoning regulations – all of which allowed 25' front setback, 5' side setback, and 10' rear setback, in addition to gross lot area calculation for impervious cover (allowing 45% IC). Referenced zoning chapters allowed minimum lot sizes of 5,750 ft.².

COA ultimately zoned property as “Lake Austin (LA)” in 1984 via Ordinance No. 840913-S, immediately defining the lot and existing improvements as legal non-compliant status. No further improvements could be administratively approved without variance(s) from what would eventually be codified in what has been the current Land Development Code for almost 40 years.

The 1976 legally platted lot is .50 acres (~21,946 ft.² per TCAD), which, again, became legal non-compliant upon application of LA zoning regulations (substandard for LA zoning's one (1) acre minimum lot size requirement).

The residence is an unorthodox “Y” floorplan. It cannot comply with the applicable LA zoning regulations without minimal setback variance(s) due to pre-existing conditions combined with regulatory restrictions placed on property, which were enacted by the governing municipality over a series of zoning changes since the 1968 COA annexation.

The request to partially reduce front setback, reduce eastern side yard setback, and partially reduce the shoreline setback is reasonable given:

- (1) the unique substandard lot size
- (2) irregular shaped pre-existing site improvements – “Y” residence, attached boat house, cut-in slip, etc
- (3) age of improvements

(4) tree CRZ and OSSF setback / size requirements further limiting any reasonable build envelope within NSA.

The issues found on 1306 Rockcliff are consistent with a substantial number of residential sites along Lake Austin; the proposed partial setback remedies are equally consistent and reasonable with the Board's prior approvals for exact, if not very similar issues both in the immediate Rockcliff Road area as well as numerous substandard locations found along either bank of Lake Austin.

If approved by the Board, the variances will:

1. Remove a large portion of rear HVAC area & attached carport from encroaching into the 25' shoreline setback,
2. Remove portions of front façade and carport from encroachment into 40' front setback,
3. Remove portions of house from east side yard setback encroachments. Opposite PL to remain 10',
4. Remove need for any impervious cover variances or other code waivers via expanded net site area (NSA),
5. Result in a 2 story residence utilizing the same footprint as the original 1958 structure, save very minor adjustments to small portions of exterior articulation on front, side and rear façades.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The legally platted lot is .50 ac (21,946 SF) and does not comply with LA zoning regulations placed on it by the City of Austin. The existing 1958 era residence and associated improvements are bound by several restrictions and cannot be remodeled / replaced to contemporary standards due to several conditions beyond the owner's control:

1. a 3,000 ft.² OSSF field requirement located in the only vacant portion of property,
2. Multiple protected trees surrounding the property in front and to rear / side of residence,
3. the 40' front setback encroaching into substantial portion of front of house and front of attached carport,
4. the 10' side setback (east PL) creates slight encroachments due to exterior articulation,
5. the rear 25' shoreline setback follows the 492.8' contour line into and around the cut-in slip located inside the attached boat house, causing the 25' setback to reach into the right / rear portion of the residence and rear portion of the attached carport,
6. The grandfathered man-made slough and cut-in slip from the main body of Lake Austin provides access to the single story, attached boat house located in the right rear portion of the lot. This is original to the 1958 construction,
7. The 492.8' contour line (aka "the shoreline") abuts portions of the attached residence's rear façade.

The unusual "Y" layout of the residence currently encroaches 17' into the front setback creating a 23' setback from the front property line. This has been in place since 1958.

Portions of the structure partially encroach into the 10' side yard setback near the carport but still maintain the 5' setback that was allowed on such lots until 2014 LA code amendments.

The residence is at or encroaching into the rear 25' shoreline setback for a substantial portion of that setback along the residence's rear facade.

The property is obviously restricted to its current footprint on all sides given the aforementioned facts.

The property has a rare but legal non-compliant boat house / boat garage **attached** to the residence. There is a man-made cut-in slip providing access from the main body of the lake, causing the 25' shoreline setback measurement to drastically encroach into the pre-existing residence when measured from the required contour of 492.8'. The 492.8' contour is actually inside the covered and enclosed boat house, so when measured from 492.8', the 25' setback encompasses a substantial amount of the 2,288 ft.² original existing HVAC + ~700 ft.² carport footprints.

The retroactive application of newly created LA zoning regulations in 1984 via Ordinance No. 840913-S also replaced, among other regulations, gross lot area IC calculations as well as setback allowances found in "A / AA, First Height and Residential" zoning which was codified in zoning Chapters 13-1 & 13-2, but were eventually replaced with more restrictive LA zoning regulations, further limiting reasonable property rights to remodel by replacement a structure which would inevitably require substantial work and / or replacement, and has now come to the end of its natural 66 year lifespan. The LA zoning regulations were applied 20+ years after original construction. Replacement can only be performed via approval of the requested variances. There is no other remedy available to the property owner.

The only way to avoid an impervious cover variance is to partially reduce the 25' shoreline setback around the existing cut-in slip inside the boat house to 0' at the 492.8' contour line. This allows for a slightly expanded net site area (in this section only). Doing so removes the residence from its encroachment into the 25' shoreline setback around the dock area. This additional net site area allows the LA zoning IC calculations to be complied with @ 35% in the 0-15 % slope category. This shoreline reduction request is equally crucial to the redevelopment of the site.

The 21,946 ft.² substandard lot is restricted by the following setbacks as such:

1. ~7,000 ft.² SF front 40' setback area;
2. ~2,340 ft.² combined 10' side yard setback areas;
3. ~6,300 ft.² shoreline 25' setback area;
4. These reduce the already substandard lot area to a ~25% build envelope notwithstanding OSSF or CRZ's;
5. When applying the 35% maximum IC allowance in the 0-15% slope, ~4,600 ft.² IC is allowed;
6. Expanding the net site area via the partial 25' shoreline setback allows ~5,500 ft.² IC @ 35% max;
7. The new 2 story residence will comply with all applicable regulations.

The property is further restricted by required OSSF field (3,000 ft.²) and several tree CRZ's surrounding the front (30" Magnolia) and left side of the house (32" maple to the rear, along the shoreline area). Trees are to remain as-is.

More Specifically, when applying current LA zoning regulations the actual net site area of the ~21,946 ft.² lot is roughly 13,300 ft.². The proposed variance (and slightly expanded net site area via the partial shoreline reduction variance) adds about 2,000 ft.² of net site area to create an NSA of ~15,000 ft.². *This expanded NSA is already encompassed within the footprints of the existing boat house, the residence, and the attached carport. There is zero material negative impact to this partial shoreline setback reduction. No part of any existing footprint moves closer to the water than it's existing, original 1958 footprint.*

Worth noting, the existing 25' shoreline area will be reduced from ~6,300 ft.² to ~4,000 ft.² area, but again, the proposed reduced shoreline area is already covered by existing footprints. As such, the proposed two-story structure still maintains compliance with LA IC regulations and all other codes and conditions for permit approval. No portion of the replacement structure will be built beyond the 492.8' contour line (a.k.a. the Shoreline) or over the water.

Updated building code compliance and environmental protections will be instituted via best management practices consistent with contemporary residential construction methodologies and requirements.

b) The hardship is not general to the area in which the property is located because:

There is not a property with this exact set of circumstances within the area. Most lots have either been afforded variances to allow new or replacement construction, or properties exist as legal non-compliant properties that have yet to be redeveloped.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The requested variances for:

1. partial front setback reduction from 40' to 20',
2. eastern PL side yard setback reduction from 10' to 5', and
3. partial shoreline setback reduction from 25' to 0' around the inside of the boat house

All will have zero adverse impact to adjacent properties.

The proposed remodel and replacement of the single story 1958 residence to a new two-story residence will be located on the same footprint as evidenced by the exhibits, with some minor exterior façade adjustments to even out the architectural articulation of certain cut-ins around the front entrance as well as side yard and rear façade portions of the exterior.

The adjacent residence is two-story with an enclosed 2 car garage. The area has a mix of 1 and 2 story homes along Rockcliff Road. Several homes on Rockcliff Road have received substantially similar variances for a myriad of similar hardships, yet are varied in size – some homes are much larger than the proposed two-story replacement home at the subject site.

This includes many homes along Rockcliff as well as connecting streets such as Channel Lane where some homes are as large as 10,000+ ft.² and were, in fact, approved for a mixture of shoreline setback and IC variances by this Commission – many of which were represented by myself between the years 2008 - 2022.

With the shoreline setback partial reduction, the amended net site area allows for compliance with LA IC regs in the 0-15% slope category allowing a maximum of 35% IC. This avoids any need for a variance to LA IC regulations. The lot is 100% in the 0-15% slope category and will be compliant with the 35% maximum IC allowance per LDC 25-2-551.

All height and other zoning & technical code requirements will be met, providing increased safety and environmental protections via contemporary best management practices.

It is worth noting the applicant sought direction from COA staff re: specific code sections to request variance from in an attempt to avoid any confusion or conflicting interpretations between staff and the requested BOA approvals at time of any future permitting attempts. Staff pointed out the option to seek “height variances” for the front and side yard encroachments + “setback variance” for the shoreline encroachment, but equally pointed out that “setback variances” for all three (3) as proposed in this application would be:

- 1) consistent in terms of simplifying the request given the array of hardships associated with the redevelopment, and
- 2) either code citation (height vs. setback) arrives at the same result, i.e., partially amend the setback(s) and the prohibition to increased height of a non-complying wall is cured.

Requesting a mix of increased height (of sections of non-complying walls) + a partial shoreline setback reduction seems more complex than requesting two (2) partial setback reductions + one (1) side yard setback since the proposed setback amendments remove all encroachments, nullifying any issue with increased height since those walls would then be “compliant” per the conditions of the requested BOA approval.

Residential review staff agreed they would recognize the setback variance(s) and not require further variances or force the applicant to return to this Board for as long as the partial setback reductions are honored at permit review.

If the Board prefers the applicant to amend this request to instead cite LDC 963(f)(1)(b) to address increasing the height of non-compliant walls for certain sections of the front and side building facades + maintain the partial 25' shoreline setback reduction, these changes can be made and presented at subsequent BOA hearing.

My hope is the Board agrees the most effective and simplistic manner to address the aforementioned hardships is via the proposed setback variances from sections LDC 25-2-492(d) and LDC 25-2-551(b)(1)(a) & (b).

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: David Chace _____ Date: April 1, 2024

Applicant Name (typed or printed): D a v i d C h a c e

Applicant Mailing Address: 710 Hawthorne Loop City: Driftwood State: TX Zip: 7 8 6 1 9

Phone (will be public information): [REDACTED]

Email (optional – will be public information): [REDACTED]

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: see separate sheet with owner signature Date: _____

Owner Name (typed or printed): Chris and Shannon Renner

Owner Mailing Address: 1306 Rockcliff Road City: Austin State: TX
Zip: 78746

Phone (will be public information): _____

Email (optional – will be public information):

[REDACTED]

Section 5: Agent Information

Agent Name: David Chace c/o Texas Excavation Solutions

Agent Mailing Address: 710 Hawthorne Loop City: Driftwood State: TX Zip: 78619

Phone (will be public information): [REDACTED]

Email (optional – will be public information): [REDACTED]

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: _____ Date: _____

Applicant Name (typed or printed): D a v i d C h a c e

Applicant Mailing Address: 710 Hawthorne Loop City: Driftwood State: TX Zip: 7 8 6 1 9

Phone (will be public information): [REDACTED]

Email (optional – will be public information): [REDACTED]

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: _____ Date: 4/1/24

Owner Name (typed or printed): Chris and Shannon Renner

Owner Mailing Address: 1306 Rockcliff Road City: Austin State: TX

Zip: 78746

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: David Chace c/o Texas Excavation Solutions

Agent Mailing Address: 710 Hawthorne Loop City: Driftwood State: TX Zip: 78619

Phone (will be public information): [REDACTED]

Email (optional – will be public information): [REDACTED]

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

City of Austin Board of Adjustments
 c/o Elaine Ramirez
 City of Austin
 Development Services Department

Re: Requesting partial setback reduction to front 40' setback, allow 5' side yard setback regulated per LDC 25-2-492(d), and partial shoreline setback regulated per 25-2-551 at 1306 Rockcliff Road

Board of Adjustment Members:

The proposed project seeks a mixture of setback variances to accommodate replacement of a 1958 one-story residence located on lot 3 Lakecliff Subdivision. The property is currently regulated by Lake Austin zoning regulations applied by ordinance number 840913-S, adopted September 13, 1984. The currently required zoning setbacks are 40' front setback, 10' side yard setbacks, and a 25' shoreline setback from the 492.8' contour line in accordance with applicable Land Development Code Chapter 25 regulations. The house is legal non-compliant due to substantial encroachment into the front, side, and rear shoreline setbacks.

The original 1958 one-story residence was built prior to the city's 1968 annexation of the area. The city subsequently zoned the property "*A / AA*" *First Height and Residential* which allowed gross lot area calculation for impervious cover purposes, 25' front setback, 5' side yard setbacks, and 10' rear setback from property line. The application of LA zoning by the city further restricted the legally platted .50 acre lot and associated improvements by increasing the zoning setbacks as well as reducing impervious cover allowances, increasing environmental regulations and a host of other regulations not in place at the time of pre-annexation construction.

The current irregular shaped ~2,300 ft.² residential footprint is unusual in that it is not a typical layout found in most homes. The floorplan is a "Y" shape and is attached to a single-story, fully enclosed boat garage with cut-in slip taking access from a man-made slough. The home is oriented towards the right and rear of the lot towards the lake creating substantial encroachment into the 25' shoreline setback near the cut-in slip area. The pre-existing legal noncompliant boat garage is grandfathered. The redevelopment of this project proposes to demolish 100% of the existing 1958 residential structure and replace it with a two-story contemporary residence on the same footprint as originally constructed in 1958 with some very minor exceptions to exterior architectural articulations found near the front entrance, side façade, and rear façade areas. The proposed two-story replacement requires three (3) separate setback variances to accommodate the most effective and streamlined approach allowing reasonable redevelopment on the legal non-compliant lot and its pre-annexation improvements.

Staff from City of Austin Development Services Department confirmed that zoning setback reductions would effectively remove the encroachments and allow the replacement structure to increase the original height without issue. Thus we seek the following:

1. Portions of the front façade and carport encroach into the front setback at 23' from front PL. The project proposes to partially reduce the 40' Lake Austin front setback to 20' front setback along the front façade and carport area of the residence. The remainder portion of 40' setback is to be honored @ 40'.
2. The project proposes to maintain 5' side yard setback on the right side of the property in accordance with the regulations found in zoning chapters 44, chapter 13, and even LDC Chapter 25 until that section was amended in 2014 to remove the 5' side yard setback allowance afforded to countless properties platted prior to 1982. Per staff, any redevelopment of this site would require 10' side yard setbacks.

3. Because of the unique boathouse access and attachment to the existing residence, the 25' shoreline setback encroaches into a substantial footprint of the existing ~2,300 ft.² floorplan. The project proposes to reduce the portion of the shoreline surrounding the cut-in slip area to 0' setback for purposes of removing the HVAC portion of the residence and attached storage / carport (to be converted to enclosed garage) from encroaching into the shoreline setback. This allows the HVAC and related portions of the residence to be fully demolished and rebuilt to a two-story residence without issue per COA staff.

Under this proposal, this reduced shoreline area expands the net site area calculation allowance required under current LA zoning code section. The net result on this 0–15% slope category, .50 acre lot (21,780 ft.²) is 100% compliance with the maximum 35% IC allowance and would allow ~5,500 ft.² IC on ~15,700 ft.² NSA.

The following hardships are unique to the property and affect reasonable redevelopment:

1. The gross site area of the lot is 21,780 ft.² per TCAD vs. lot size of 43,560 ft.² for LA zoning;
2. The area within the existing 25' shoreline is ~6,300, ft.²;
3. The area of the 40' front setback is ~7,067 ft.²;
4. The area of the combined 10' side yard setbacks is ~2,340 ft.²;
5. The net true buildable area is ~6,000 ft.², or ~25% of platted lot; (prior to OSSF, CRZ's, etc)
6. Approximately 13,300 ft.² net site area remains per LA slope calculation methodology;
7. 0–15% slope category allows 35% maximum IC, or ~4,600 ft.²;
8. The site requires approximately 3,000 ft.² OSSF field;
9. The site is further encumbered by several protected tree CRZ's;
10. The site is severely restricted given constraints beyond owner's control.

The project proposes to minimally amend Lake Austin zoning setback regulations in the following manner:

1. Partially reduce the 40' front setback to 20' setback along front façade of house and attached carport;
2. Reduce side yard setback from 10' to 5' along right side of property to remove encroachments of side building façade; (existing side yard encroachments are original to 1958 and only small portion of setback area near existing carport. Replacement two-story walls will adhere to 5' setback)
3. Partially reduce the 25' shoreline setback in and around legal noncompliant attached boathouse garage & cut-in slip area at the 492.8' contour. No replacement structure will be closer than 1958 footprint and nothing will be built over the water / 492.8' contour line.

If approved by the Board, this allows 100% demolition of existing structure and replacement with two-story contemporary residence on same footprint as 1958 original construction with small exception that some architectural articulations will be filled in for purposes of practical construction and overall aesthetics.

There is no other reasonable manner to redevelop the original 1958 structure given the aforementioned site constraints. The combination of setback reduction requests are the most reasonable and efficient manner to address redevelopment. The minimum setback reductions are being requested, while remaining portions of LA setbacks are to remain, ie, 40' front, 10' side, and portion of 25' shoreline where no improvements exist or construction is proposed on the property.

All impervious cover, tree protection, septic, and related requirements will be met if this variance(s) is approved as presented. A current work order has been initiated with Austin energy to bury existing powerlines as part of new construction.

These issues while unique to the particular lot given the floorplan, lot size, attached legal noncompliant boathouse among other factors are certainly not without precedent in the immediate Rockcliff Road / Channel Lane area as well as throughout the greater area encompassing a substantial number of properties along Lake Austin. In particular, 1230 Rockcliff Road (vacant lot) was approved for shoreline reduction in Dec. 2020 among numerous properties seeking an array of variances which have been approved along Rockcliff Road and the attached Channel Lane area towards Austin Country Club as far back as 2012 and beyond. Thus, the requested variances at 1306 Rockcliff Road would not be dissimilar to numerous approvals the board has made on similar properties. Ultimately, the requests are reasonably *de minimis* in nature given the regulatory constraints when compared with the pre-existing improvements on the substandard lot.

If approved, there will be zero adverse impact on adjacent properties. All regulatory requirements will be met for the replacement two-story residence, resulting in stronger environmental protections, increased building code compliance, and overall best management practices applied to the redevelopment of the improvements which have reached the end of their 66 year natural life.

The property owner has spoken with the president of Lake Cliff subdivision HOA and is prepared to meet or engage with any interested parties seeking further details on the proposed issues at hand.

Please see attached exhibits such as pictures, site plans, and maps for quick reference.

Thank you for your consideration of this matter.

Sincerely,

David Chace, agent for owner
c/o Texas Excavation Solutions, LLC

cc: Chris and Shannon Renner, property owner

OWNER:
CHRIS RENNER AND SHANNON RENNER
ADDRESS:
1306 ROCKCLIFF ROAD

Waterloo Surveyors Inc.
SURVEY PLAT
Topographic & Tree

J16524

LEGAL DESCRIPTION:

LOT 3, LAKECLIFF, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 75, PAGE 126, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

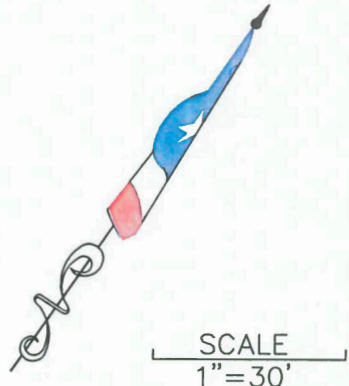
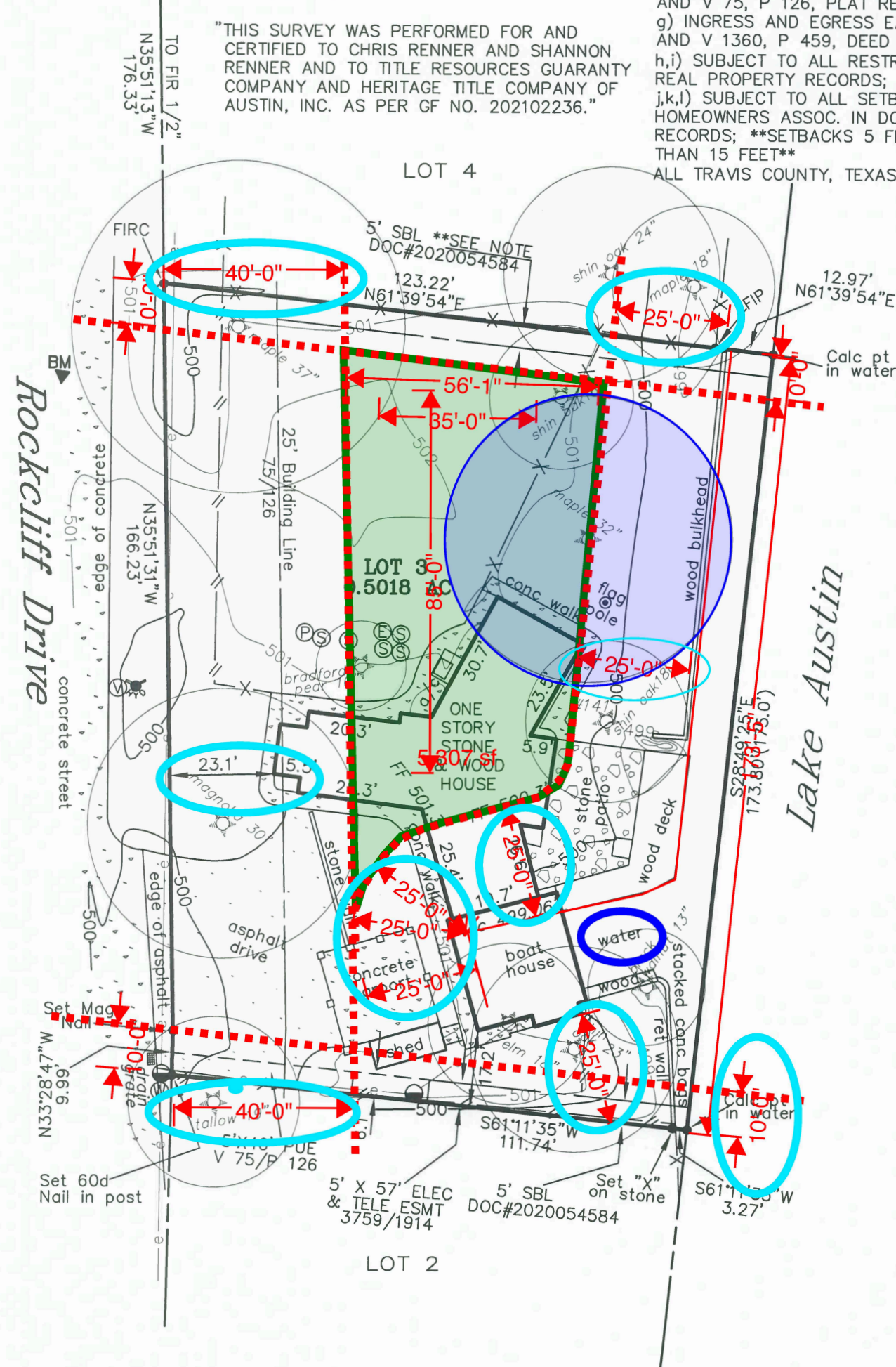
AS PER TITLE RESOURCES GUARANTY COMPANY COMMITMENT WITH GF NO. 202102236:

LOT 3 IS SUBJECT TO RESTRICTIVE COVENANTS IN VOLUME 75, PAGE 126, PLAT RECORDS, VOLUME 2417, PAGE 359, DEED RECORDS, VOLUME 11878, PAGE 1348, REAL PROPERTY RECORDS, AND DOCUMENT NOS 2020054584, 2020136130, AND 2020063152, OFFICIAL PUBLIC RECORDS, ALL TRAVIS COUNTY, TEXAS.

"THIS SURVEY WAS PERFORMED FOR AND CERTIFIED TO CHRIS RENNER AND SHANNON RENNER AND TO TITLE RESOURCES GUARANTY COMPANY AND HERITAGE TITLE COMPANY OF AUSTIN, INC. AS PER GF NO. 202102236."

UNDER ITEM 10 OF SAID COMMITMENT:

- a) INUNDATION EASEMENT RECORDED IN VOLUME 106, PAGE 53, DEED RECORDS, AFFECTS THE SUBJECT PROPERTY-(PARTIALLY UNREADABLE AND DEFINED BY OLD DAM ON COLORADO RIVER THAT DOES NOT EXIST)
b) PUE AS SHOWN ON THE PLAT V 75, PAGE 126, AND AS SHOWN ON THE SURVEY;
c) INGRESS AND EGRESS EASEMENT FOR 40 FOOT WIDE EASEMENT IN V 4342, P 847, DEED RECORDS, LATER QUITCLAIMED AS ROCKCLIFF ROAD FOR 35 FOOT ROW, IN V 11523, P 37, REAL PROPERTY RECORDS;
e) 25' SETBACK IN V 75, P 126, PLAT RECORDS, AS SHOWN;
f) ELECTRIC AND TELE EASEMENT IN V 3759, P 1914, DEED RECORDS, AND V 75, P 126, PLAT RECORDS, AS SHOWN;
g) INGRESS AND EGRESS EASEMENT IN V 6511, P 1737, DEED RECORDS, AND V 1360, P 459, DEED RECORDS, NOW BEING ROCKCLIFF RD;
h,i) SUBJECT TO ALL RESTRICTIONS AND CONDITIONS IN V 11878, P 1348, REAL PROPERTY RECORDS;
j,k,l) SUBJECT TO ALL SETBACKS, LIENS, ASSESSMENTS TO LAKECLIFF HOMEOWNERS ASSOC. IN DOCUMENT NO. 2020054584, OFFICIAL PUBLIC RECORDS; **SETBACKS 5 FEET BUT TOTAL OF BOTH SIDES NOT LESS THAN 15 FEET**
ALL TRAVIS COUNTY, TEXAS.



- LEGEND
- FOUND 1/2" IRON PIPE FIP
FOUND 1/2" IRON ROD FIR
FOUND 1/2" IRON ROD W/CAP FIRC
SET 1/2" IRON ROD W/CAP SIRC
LABELED "WATERLOO RPLS 4324"
- WOOD FENCE —//—//—
WROUGHT IRON FENCE —X—X—
UTILITY POLE & ELECTRIC LINE —e—e—
WATER METER (W)
SEWER LIDS (S)
FIRE HYDRANT (H)
WATER VALVE (V)
ELECTRIC CONTROL PANEL (E)
SEWER PUMP (P)
(RECORD)
TREE SYMBOL (T)
W/DRIP LINE (D)
- BENCHMARK BM:
Triangle cut in concrete street,
Elevation 501.64' NAVD88
FINISHED FLOOR ELEVATIONS FF 500.0'
PUBLIC UTILITY EASEMENT PUE
BUILDING SET BACK SBL
- TREE NOTE:
Trees as shown on this survey are
measured 4.5' above natural grade;
the circle represents a simulated
root zone with one foot of radius
for one inch of tree diameter.

CURRENT LA SETBACKS

GREEN = NSA

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A,3,6 Condition II Survey.

And I certify that the property shown hereon _____ IS _____ within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD flood hazard boundary map revised as per Map Number: 48453C0435K

Zone: AE Dated: JANUARY 21, 2020

Survey Dated this the 7TH day of JULY, 202 1.

Thomas P. Dixon R.P.L.S. 4324
FIRM#10124400

OWNER:
CHRIS RENNER AND SHANNON RENNER
ADDRESS:
1306 ROCKCLIFF ROAD

Waterloo Surveyors Inc.
SURVEY PLAT
Topographic & Tree

LEGAL DESCRIPTION:

LOT 3, LAKECLIFF, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 75, PAGE 126, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

AS PER TITLE RESOURCES GUARANTY COMPANY COMMITMENT WITH GF NO. 202102236:

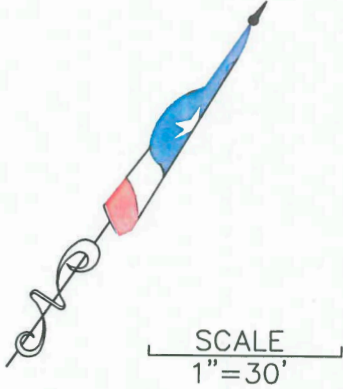
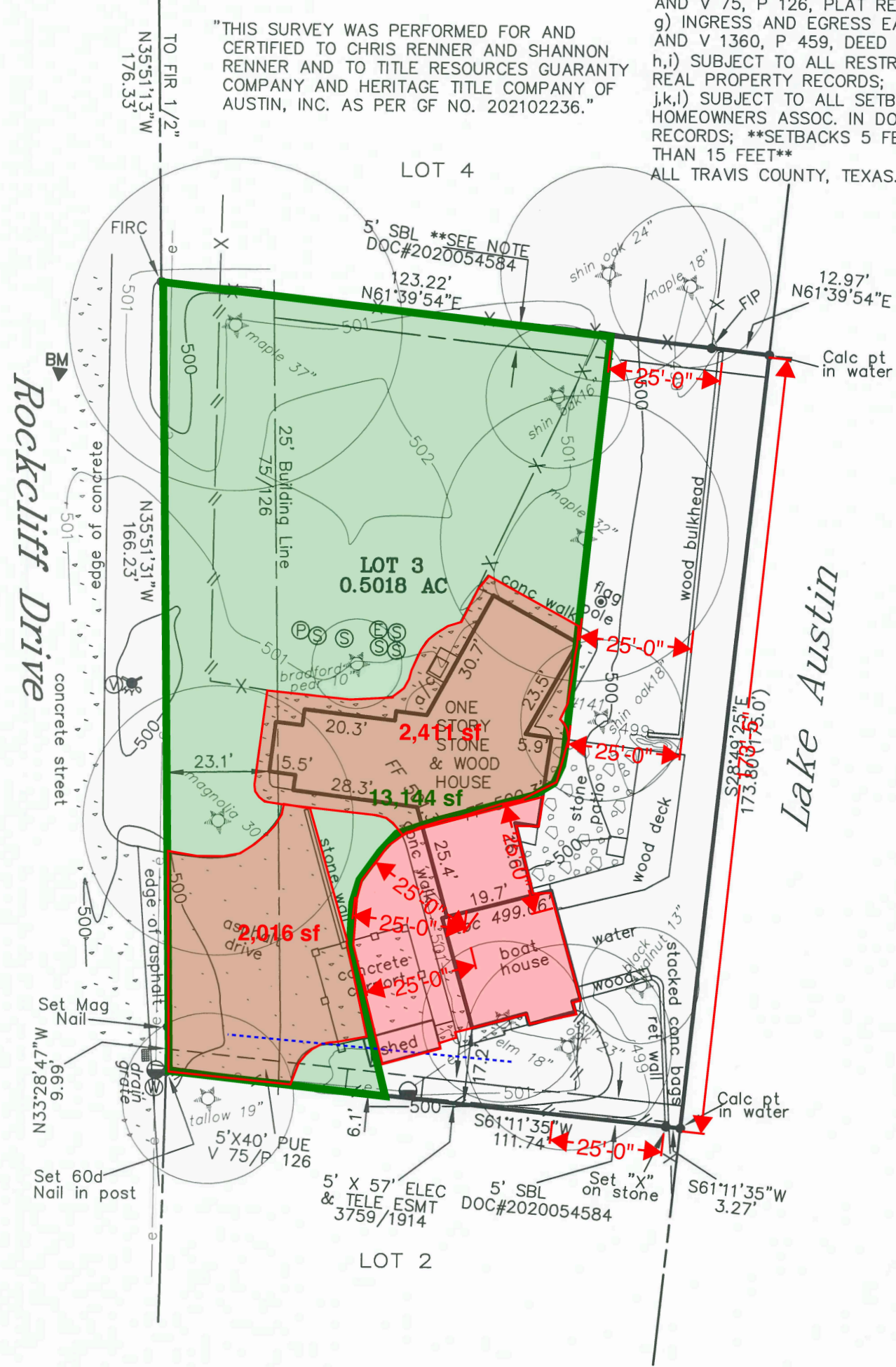
LOT 3 IS SUBJECT TO RESTRICTIVE COVENANTS IN VOLUME 75, PAGE 126, PLAT RECORDS, VOLUME 2417, PAGE 359, DEED RECORDS, VOLUME 11878, PAGE 1348, REAL PROPERTY RECORDS, AND DOCUMENT NOS 2020054584, 2020136130, AND 2020063152, OFFICIAL PUBLIC RECORDS, ALL TRAVIS COUNTY, TEXAS.

"THIS SURVEY WAS PERFORMED FOR AND CERTIFIED TO CHRIS RENNER AND SHANNON RENNER AND TO TITLE RESOURCES GUARANTY COMPANY AND HERITAGE TITLE COMPANY OF AUSTIN, INC. AS PER GF NO. 202102236."

UNDER ITEM 10 OF SAID COMMITMENT:

- a) INUNDATION EASEMENT RECORDED IN VOLUME 106, PAGE 53, DEED RECORDS, AFFECTS THE SUBJECT PROPERTY-(PARTIALLY UNREADABLE AND DEFINED BY OLD DAM ON COLORADO RIVER THAT DOES NOT EXIST)
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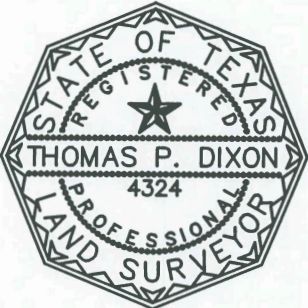
ALL TRAVIS COUNTY, TEXAS.



LEGEND	
FOUND 1/2" IRON PIPE	FIP
FOUND 1/2" IRON ROD	FIR
FOUND 1/2" IRON ROD W/CAP	FIRC
SET 1/2" IRON ROD W/CAP	SIRC
LABELED "WATERLOO RPLS 4324"	
WOOD FENCE	—//—//—
WROUGHT IRON FENCE	—X—X—
UTILITY POLE & ELECTRIC LINE	—e—e—
WATER METER	⊙
SEWER LIDS	⊙
FIRE HYDRANT	⊙
WATER VALVE	⊙
ELECTRIC CONTROL PANEL	⊙
SEWER PUMP	⊙
(RECORD)	
TREE SYMBOL W/DRIPLINE	⊙ 6" ash

BENCHMARK BM:
Triangle cut in concrete street,
Elevation 501.64' NAVD88
FINISHED FLOOR ELEVATIONS FF 500.0'
PUBLIC UTILITY EASEMENT PUE
BUILDING SET BACK SBL

TREE NOTE:
Trees as shown on this survey are measured 4.5' above natural grade; the circle represents a simulated root zone with one foot of radius for one inch of tree diameter.



State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A,3,6 Condition II Survey.

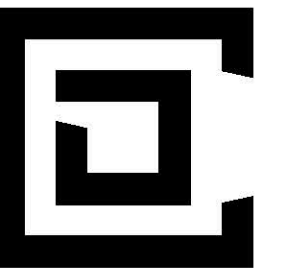
And I certify that the property shown hereon _____ IS _____ within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD flood hazard boundary map revised as per Map Number: 48453C0435K

Zone: AE Dated: JANUARY 21, 2020

Survey Dated this the 7TH day of JULY, 2021

Thomas P. Dixon

Thomas P. Dixon R.P.L.S. 4324
FIRM#10124400



NOT FOR
CONSTRUCTION

COLLECTIVE

ROCKCLIFF
1306 ROCKCLIFF RD, AUSTIN TX 78746

SUE

JOB #:	
DRAWN BY:	XX
CHECKED BY:	XX

IMPERVIOUS COVER
EXISTING

SP1.07



IMPERVIOUS COVER

ALLOWED = 13,357 x 35% = 4,675 SF

EXISTING = 4,541 OR 34%

BUILDABLE AREA = 3,928 SF

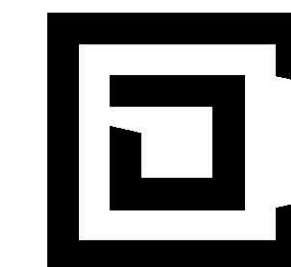
SEPTIC FIELD = 3,000 SF

* Entire Property is 0-15% Slope

EXISTING

SCALE: 1" = 10'-0"



NOT FOR
CONSTRUCTION

COLLECTIVE

ROCKCLIFF

1306 ROCKCLIFF RD, AUSTIN TX 78746

ISSUE

JOB #:
DRAWN BY: XX
CHECKED BY: XX

IMPERVIOUS COVER
PROPOSED

SP1.08



IMPERVIOUS COVER

ALLOWED = $15,714 \times 35\% = 5,500$ SF

PROPOSED = 5,431 OR 34.5%

BUILDABLE AREA = 8,011 SF

SEPTIC FIELD = 3,000 SF

* Entire Property is 0-15% Slope

PROPOSED

SCALE: 1" = 10'-0"

