

I 306 ROCKCLIFF ROAD

Partial reduction 40' front setback to 20'

Reduce side setback from 10' to 5' on right side property

Partial reduction 25' Shoreline setback to 0'

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TRAVIS CENTRAL APPRAISAL DISTRICT
TRAVIS COUNTY, TEXAS

Property Search > 126432 RENNER CHRIS & SHANNON

Property | 126432

2023



Maps



Print

General Info

Status: Certified

ACCOUNT

Property ID: 126432 Agent: REED JAMES R
Geographic ID: 0131090101 (Authorized)
Type: R
Legal Description: LOT 3 LAKECLIFF
Property Use:
Appraisal Notice:

OWNER

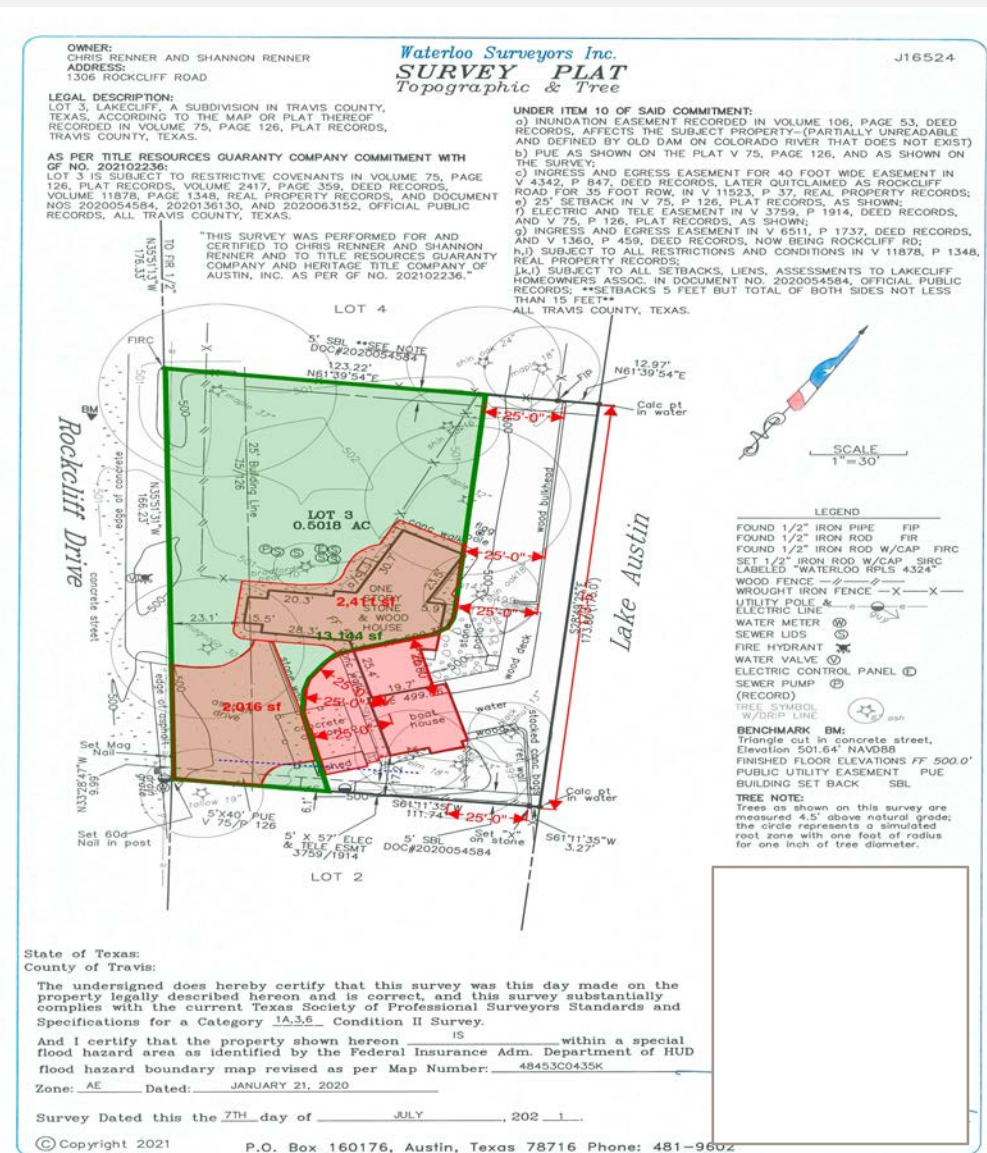
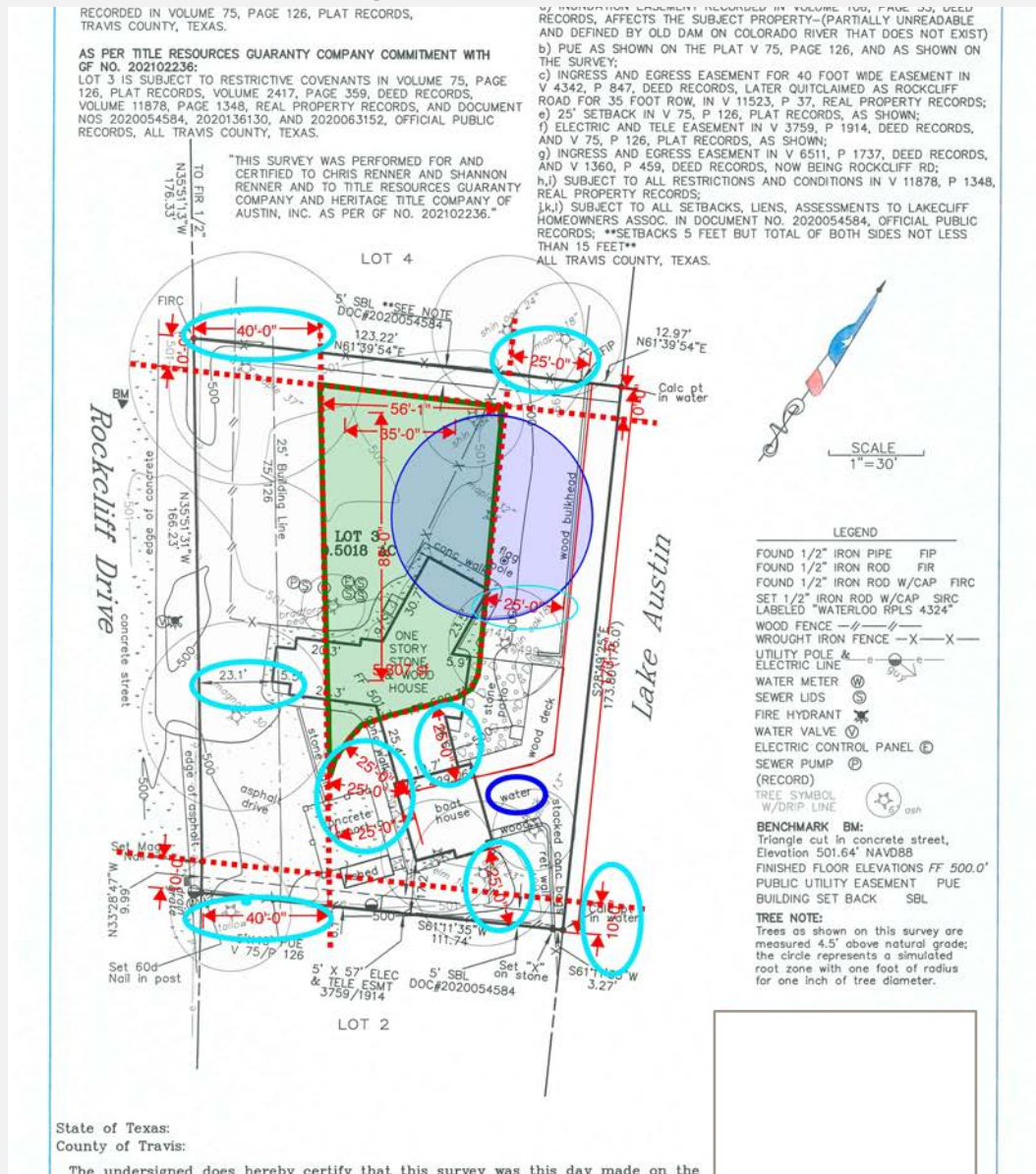
Name: RENNER CHRIS & SHANNON
Secondary Name:
Mailing Address: PO BOX 7399-554 BRECKENRIDGE CO US 80
424
Owner ID: 1901373
% Ownership: 100.00 %
Exemptions: HS - Homestead
State Code: A1



Current LA zoning setbacks. Green = buildable area

Pink = current 25' shoreline encroachment

ITEM03/4-PRESENTATION



ITEM03/5-PRESENTATION

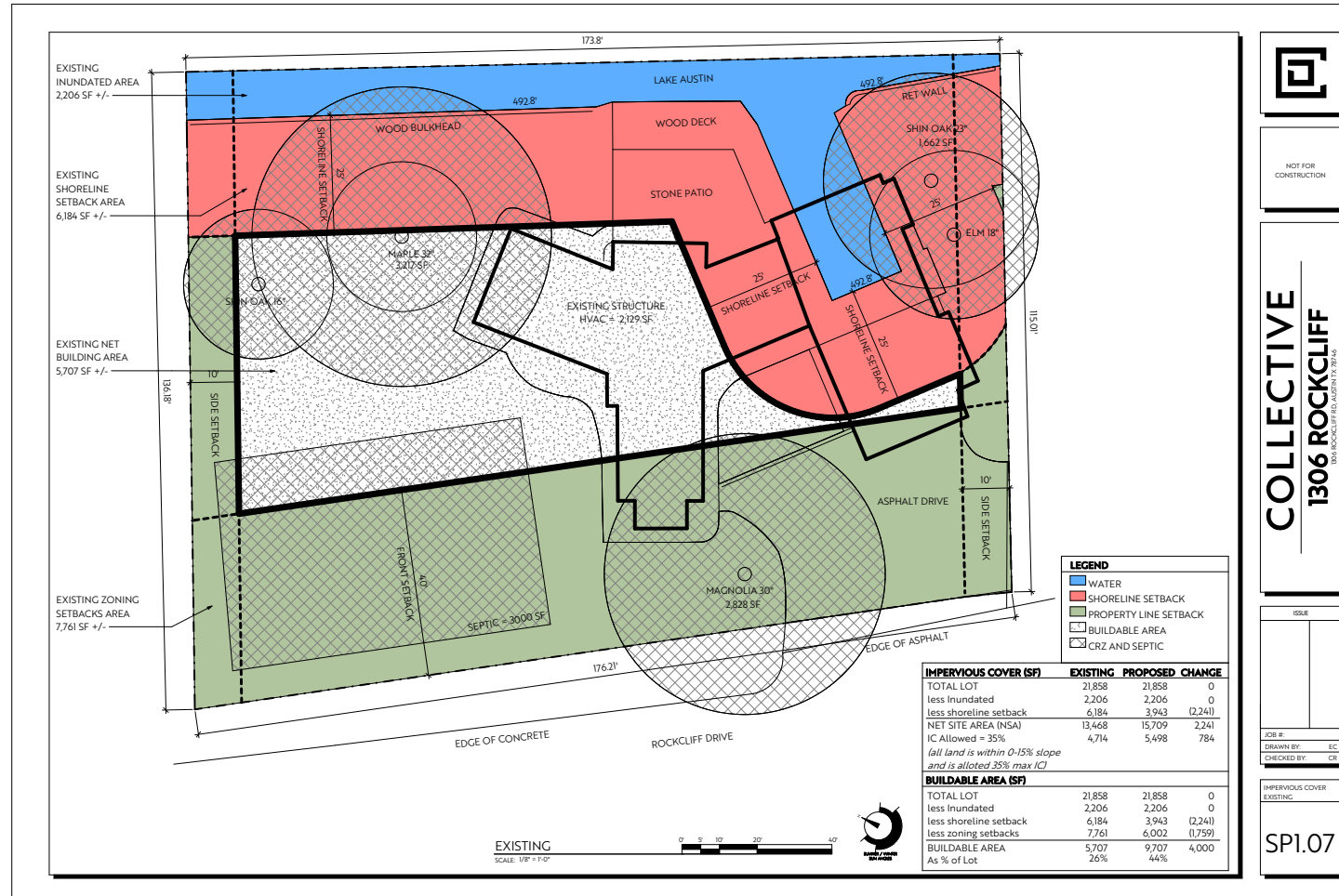
Copy of notes from COA staff consultation re: code sections, process, etc

Yellow boundary = proposed front, side, shoreline setbacks sketched out for COA staff



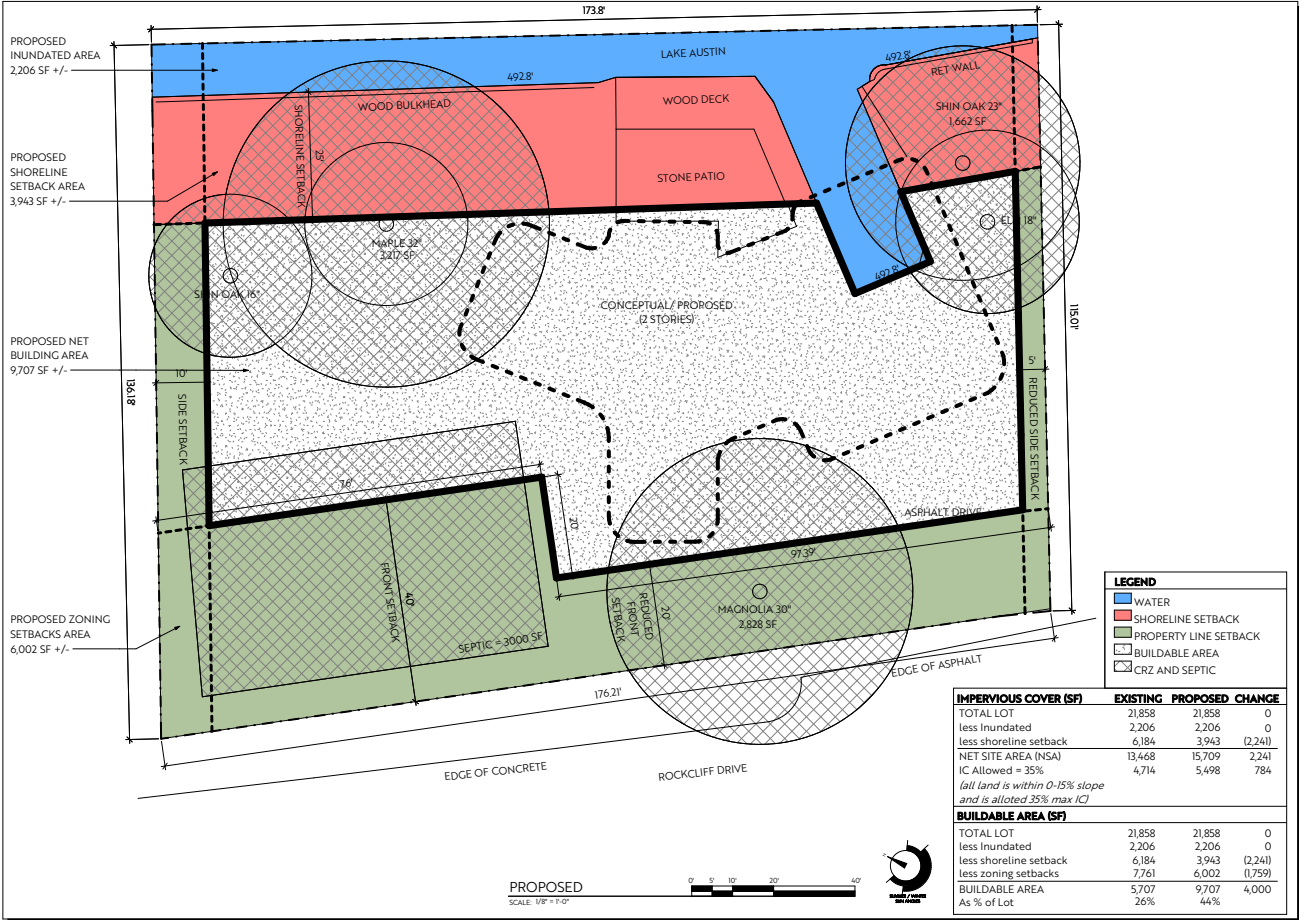
- Setback exhibits – existing vs proposed
 - Reduce 40' front setback to 20' for length of 90' to remove front façade encroachment
 - Reduce eastern PL side setback from 10' to 5' to remove encroachments
 - West PL side setback to remain 10'
 - Reduce Shoreline setback from 25' to 0' for width of cut-in slip to remove substantial portion of residence from Shoreline setback
 - All references to redevelopment are conceptual
 - Setback SF'g and impervious cover SF'g areas are estimates
 - Setback distance requests are exact & will remove improvements from legal non-compliant status
 - BOA is only remedy to combination of issues. No administrative relief is possible.

Existing LA setback & single-family residence footprint

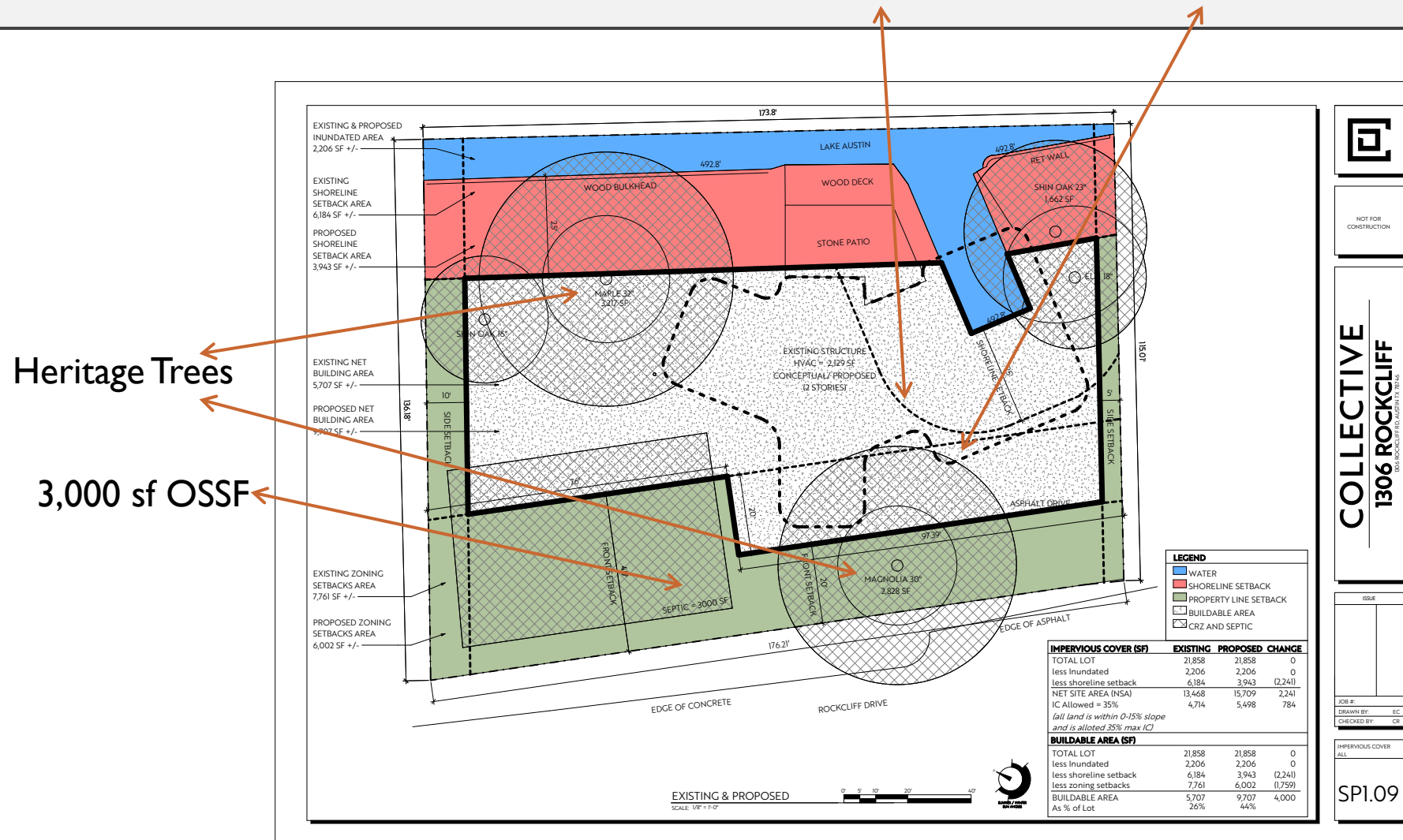


Proposed partial setback amendments with existing perimeter footprint

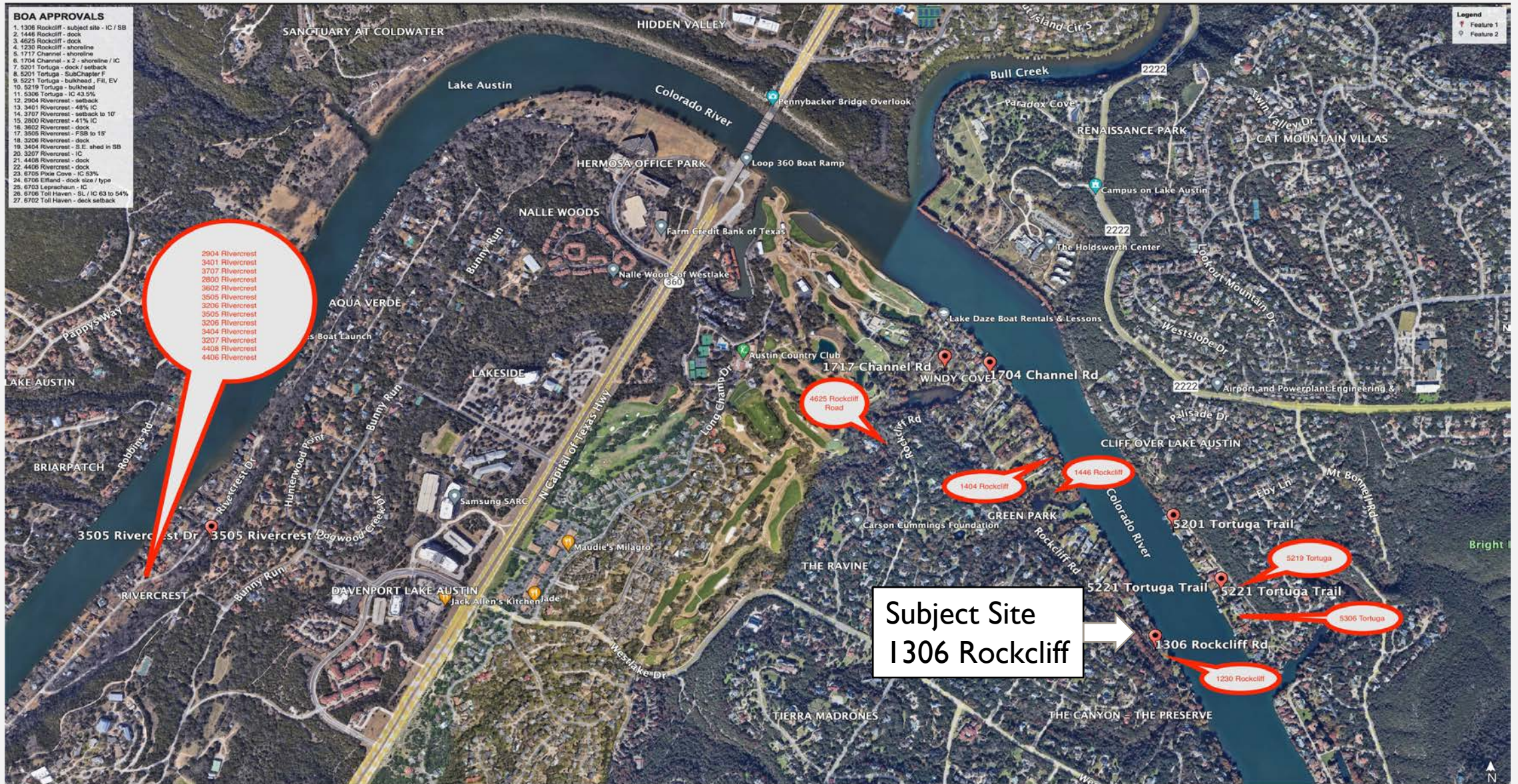
ITEM03/8-PRESENTATION



Proposed partial setbacks showing original 25' shoreline & 40' setback hatch lines



27 approved variances 2012 - 2023 – random selection





I 306 Rockcliff – subject site



1306 Rockcliff – subject site



I 306 Rockcliff – subject site



View from street.Attached carport and front façade.



Front façade.

Pickle ball court to be removed.

Carport out of frame to the right.



Street / front façade view.



Side view reflecting irregular shaped floor plan.





Heritage tree on side of residence.

ITEM03/20-PRESENTATION

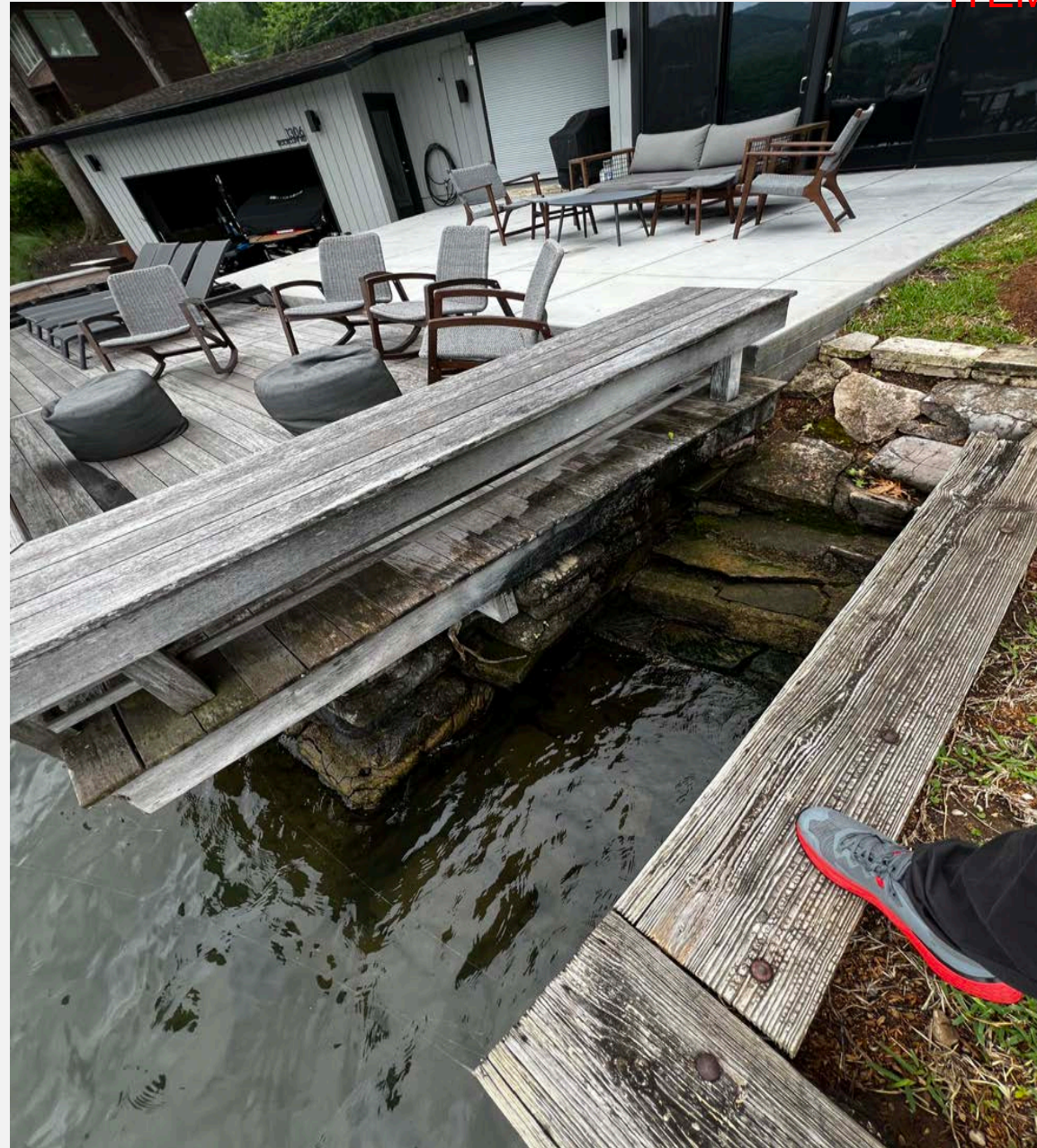


Rear façade.



ITEM03/22-PRESENTATION





ITEM03/24-PRESENTATION



ITEM03/25-PRESENTATION



View inside boat house shoreline.

All 25' shoreline setback
distances measured from water
at all points around cut-in slip.





Man made slough from Lake Austin into cut-in, covered slip inside boat house.



View from water / east side PL showing boat house, man made slough, & rear façade of SFR





Inside boat house. Edge of concrete is measured as 492.8' shoreline.

The 25' setback is measured in all direction from edge of water / concrete.



Exterior boat house looking towards street.

Protected tree prohibits any expansion.

Adjacent residence visible to the left.



Storage and carport @ 5'
setback, adjacent to 2 story
SFR



Storage adjacent to 5' setback.
Attached to 2 car carport and
shared roof with attached SFR &
enclosed boat house.



Courtyard / carport
shot showing irregular
layout.

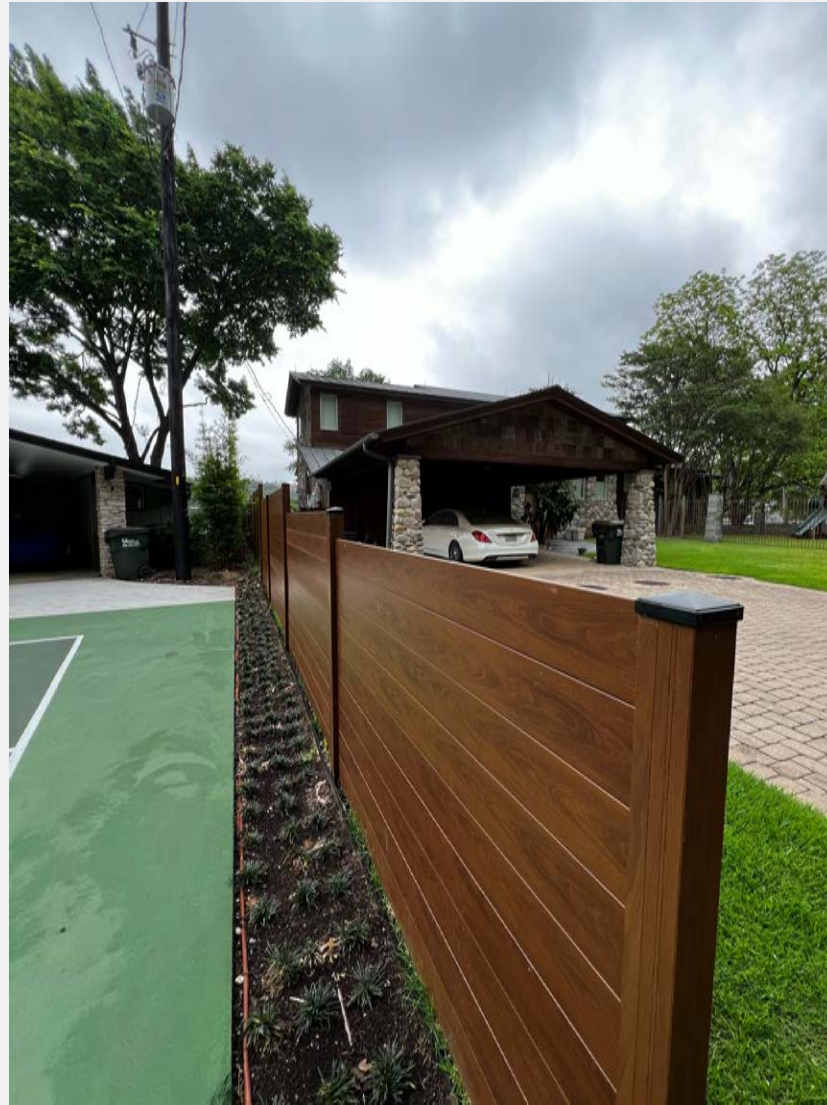


Courtyard / carport
shot showing irregular
layout.



Shared PL proposing 5' setback to remain. AE pole to be removed.

Adjacent 2 story + 2 car carport single-family residence.





23.5' to front PL

1230 & 1304 ROCKCLIFF





1304 ROCKCLIFF

1314 ROCKCLIFF



1318 ROCKCLIFF



REASONABLE USE TO REDEVELOP
1958 ERA SFR.

MULTIPLE HARDSHIPS VIA CODE
AMENDMENTS, SUBSTANDARD LOT
SIZE, TREES, OSSF, CUT-IN SLIP &
BOATHOUSE SHORELINE
MEASUREMENT, AMONG OTHERS.

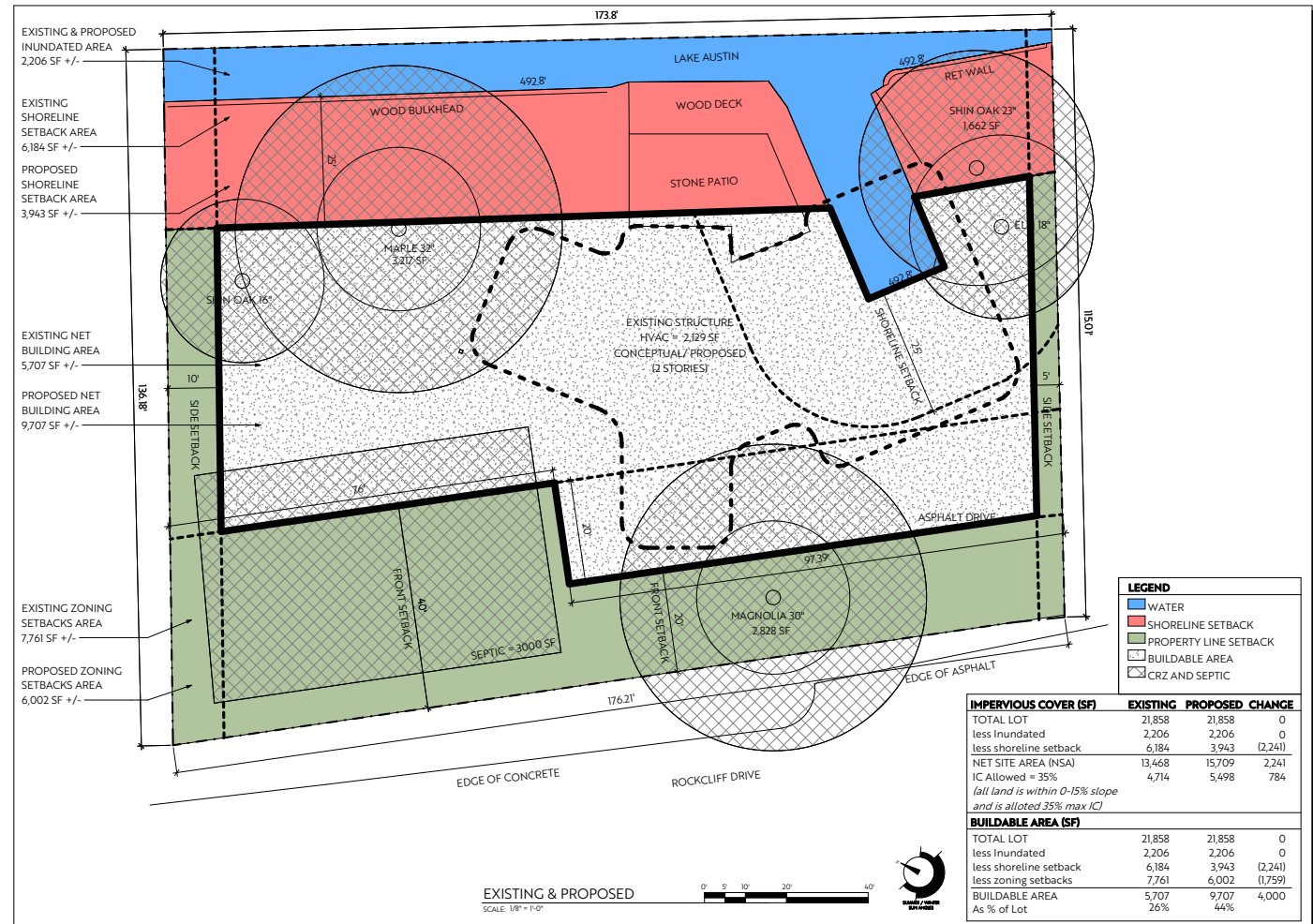
100% IC COMPLIANT.

NO ADVERSE IMPACT.

REQUESTS:

1. PARTIAL FSB REDUCTION TO 20'
2. REDUCE SYSB @ 5'.
3. PARTIAL SHORELINE SB
REDUCED TO 0' AROUND
COVERED CUT-IN SLIP ONLY.

THANK YOU!



NOT FOR
CONSTRUCTION

COLLECTIVE
1306 ROCKCLIFF

ISSUE

JOB #
DRAWN BY: EC
CHECKED BY: CR

IMPERVIOUS COVER
ALL

SP1.09