

CITY OF AUSTIN – WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT  
SITE PLAN APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: **SP-2010-0092D**  
REVISION #: **00** UPDATE: **U0**  
CASE MANAGER: **Cesar Zavala** PHONE #: **974-3404**

PROJECT NAME: **3106 Edgewater**  
LOCATION: **3112 EDGEWATER DR BLDG - DOCK**

SUBMITTAL DATE: **April 5, 2010**  
REPORT DUE DATE: **May 3, 2010**  
FINAL REPORT DATE: **May 3, 2010**

**STAFF REPORT:**

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Watershed Protection and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

**UPDATE DEADLINE (LDC 25-5-113):**

It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is September 27, 2010.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

**EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):**

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

**UPDATE SUBMITTALS:**

**A formal update submittal is required. You must make an appointment with the Intake Staff (974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake.**

**Please submit 4 copies of the plans and 4 copies of a letter** that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. **No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility.**

**REVIEWERS:**

Planner 1 : Elsa Garza (No Distribution)  
Environmental : Keith Mars  
Parks : Gregory Montes  
Site Plan : Cesar Zavala  
Wetlands Biologist : Andrew Clamann

## Wetlands Biologist Review - Andrew Clamann - 974-2694

Site visit on 03/12/2010 indicated submerged aquatic vegetation both native and non-native species. As agreed in the field with consultant and emailed, this area should be indicated on the site plans as a wetland CEF since it meets the three USACE criteria. No wetland CEFs were observed on the banks. Concerns for the proposed site plan include the wetland, length of the structure, the type of structure, the encroachment into the critical root zone, the lack of details on the beach area, the staircase in the no-swim area, the potential boat dock slip in a designated swim area, designation of LOC, and backfill/revegetation on the landward side of bulkhead. My preference for stabilizing an existing non-compliant bulkhead while providing ample access is to provide a wave-abating sloping approach with a hard armored toe and MSE or Soil lifts with vegetation.

WB1 update0. As discussed in the field and in email on 03/12/2010, please identify the wetland in the shallow water area with a callout note.

WB2 update0. The beach area appears to encroach into the critical root zone of three sycamore trees. Since the integrity of these trees is important to soil stability in the CWQZ (and safety in a beach area for that matter), I do not recommend any encroachment or grading into the critical root zone. Please relocate grading for beach area outside of the critical root zone.

WB3 update0. Please provide an LOC and indicate where construction equipment and activities will be located, including the dump truck or earth moving equipment for the delivery of off-site sand. (FYI, tree-protection may be required)

WB4 update0. The smooth vertical bulkhead is existing non-compliant, for which I recommend a non-vertical approach in the form of boulders or riprap in front of the existing section of bulkhead.

WB5 update0. FYI, it appears that the proposed extent of dock exceeds the allowable limit (in addition, it does not appear that the existing dock in the swim area has been included in the percentage of lake frontage). This extent may be required to be reduced, therefore, I recommend a sloped approach (ie. growgabion/MSE/riprap/boulders/soillift/bioengineering/etc) with some vegetation on the downstream side (near no-swim area) to provide a more environmentally friendly shoreline stabilization strategy. Beneficially, this slope can also provide emergency egress from the water without encouraging human entrance near the intake side.

WB6 update0. The activities in the beach area are unclear. Please provide adequate information to clearly describe how the beach area will be constructed. For example: How will it tie in with the existing bulkhead, how will it transition to land, what will the profile look like, how will sand be stabilized from chronically depositing into the lake?

WB7 update0. Additional comments may be applicable based on site plan revisions.

## Site Plan Review - Cesar Zavala - 974-3404

SP 1. This use is considered a conditional use in LA zoning and an expansion to the existing use, therefore Land Use Commission review and approval is required. This application must be a conditional use site plan application and requires an SPC case number. Contact the Intake Department to coordinate any additional fees, notices and changes to the case number.

Once all comments have been cleared, please contact this reviewer to schedule on a Zoning & Platting Commission agenda. Additional fees are required for the hearing notice and must be paid prior to the mailing date.

### **Zoning:**

SP 2. Describe the proposed use of the site. Refer to the LDC Section 25-2-6(9) or (10) Civic Uses Described for use. It appears the site is either Community Recreation (Public) or (Private).

SP 3. An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining property used or zoned as SF-5 or more restrictive. [Sec. 25-2-1067(F)]. Delineate proposed boat dock/boardwalk from property line.

SP 4. Show and/or provide landscaping or screening along the SF-3 property line in accordance with the Screening Requirements (Section 25-2-1006 and ECM 2.9.1.)>and /or Parking Design Standards (Section 25-6-563).

SP 5. Approval of the Park and Recreation Board is required for a boat dock: [LDC 25-2-1176(D)(2)]

a. greater than 20 percent of the shoreline width of the lot

SP 6. Land Development Code (LDC) Section 25-2-1176(B) requires that a dock or other structure must be constructed so that it is not a hazard to navigation or safety:

(1) The director of Parks and Recreation Department shall determine, after recommendation of the Parks and Recreation Board, the distance that a proposed dock may extend into a body of water without constituting a hazard.

SP 7. Show the following Compatibility Standards Note(s) on the site plan sheet:

a) All exterior lighting will be hooded or shielded from the view of adjacent residential property. [Section 25-2-1064].

b) The noise level of mechanical equipment will not exceed 70 dba at the property line adjacent to residential uses. [Section 25-2-1067).

SP 8. Subsection of the LDC 25-2-1176(G) (3) apply to marinas and common areas. Include as notes on the site plan:

(3) The facility operator shall provide for the on-site collection of garbage at the marina or common area.

(a) At least one garbage can with a capacity of at least 32 gallons is required for each four picnic units and for each four boat slips.

(b) The facility operator shall remove garbage in a timely manner.

**Administrative:**

- SP 9. Include permitting documentation for the existing six wood boat docks. Provide dimensions of the existing wood boat docks on the site plan.
- SP 10. Clarify total number of boat dock proposed. The plan shown two additional boat slips proposed on the plans but the summary letter does not include information on new slips.
- SP 11. Show the limits of construction. Include the area necessary for the construction of access drives and all off-site utility work.
- SP 12. Clarify the existing and proposed dock widths and width percentage listed on both Engineer's Summary Letter and on the plans. The listed totals do not include all the existing boat docks and the proposed platform in the swim area. Verify that all dock widths area provided and include dimensions on plan.
- SP 13. Verify that the proposed boat docks and boardwalk is allowed by the utility company servicing the water supply lines along the eastern portion of this lot. Include if easement applies to this area.
- SP 14. Show all existing and future dedicated easements, including joint access, drainage, conservation, utility, communication, etc? Indicate volume and page or document number, or dedication by plat. All buildings, fences, landscaping, patios, flatwork and other uses or obstructions of a drainage easement are prohibited, unless expressly permitted by a license agreement approved by the City of Austin authorizing use of the easement.
- SP 15. Include owner's point-of-contact.
- SP 16. Provide copy of restriction document listed in the plat for the subdivision, Vol. 898 pp 561-562 Deed Records Emilie Limberg.
- SP 17. Please indicate the case number on the cover sheet and in the lower right margin of each sheet, SP-2010-0092D.
- SP 18. Show the submittal date on the cover sheet, March 31, 2010.
- SP 19. This site is located in the DWPZ. Expiration for this site plan will be three years from the date of submittal. Include the following Project Duration Date on the cover sheet: March 31, 2013.

**Environmental Review - Keith Mars - (512) 974-2755**

- EV 00 Please be advised that additional comments may be generated as update information is reviewed.
- EV 1 Graphically display the limits of construction.
- EV 2 Tree related comments are deferred to the next submittal after the beach area has been redesigned.

EV 3 As discussed, provide a cross section exhibit for the beach area, including cut depth.

EV 4 As discussed, provide an exhibit for the proposed bulkhead is to be anchored.

EV 5 Graphically display the CWQZ.

EV 6 As discussed, please provide information on how the beach sand will be transported to the construction area.

## Parks Review - Gregory Montes - 974-9458

PR 1. Provide copies of the site development permits and Parks Board approval for the existing boat docks and the 10' x 10' dock located in the safe swim area.

PR 2. Provide plat deed for subject property in order to verify any lot restrictions (Vol 898, pg 561-562).

PR 3. Show limits of construction on the site plan.

PR 4. Calculations in the engineer's summary letter need to reflect the two existing boat docks, the existing dock in the swimming area and the proposed boardwalk/fishing dock. Also provide the new percentage that you will be exceeding of the shoreline width.

PR 5. The proposed boat dock will require approval from Parks Board for exceeding 20% of shoreline width [Section 25-2-1176(D)(2)].

PR 6. A dock is permitted in the Critical Water Quality Zone, but the site plan has the proposed improvements listed as a boardwalk [please refer to Section 25-8-261(C)(1)]. Change the wording to dock on the site plan. Also, because the proposed improvements exceed the 20% shoreline width, I recommend that the proposed dock be reduced in length.

PR 7. Any application that exhibits dredging in or along the lake or is considered to be a shoreline modification must be approved by the Parks Board [Section 25-7-63]. This applies to the new beach area.

PR 8. The building official may not approve an application for a permit for the construction of more than two residential docks or other similar structures on a single lot zoned MF-1 or more restrictive [Section 25-2-1173]. The subject property currently has LA and SF-2 zoning.

PR 9. Please provide elevations of the proposed boardwalk/fishing dock.

PR 10. The city manager shall place navigation buoys in Lake Austin, Town Lake, and Lake Long to serve as navigation aids or mark navigation control zones [Section 8-5-3]. Due to this requirement the Navigation Committee and the Parks Board will have to review and approve the location of the proposed buoys. After the approval, if granted, the city manager will be notified.

PR 11. Additional comments may be generated once an update is provided.