



MEMORANDUM

To: Parks and Recreation Board

From: Chris Yanez
Principal Planner, Parks and Recreation Department

Date: September 21, 2010

Subject: 2105 Big Horn Drive
Case # SP-91-0004DS(R1)

A request has been received from Bruce Aupperle on behalf of David Faust to approve a site plan of an existing two-slip dock on Lake Austin at 2105 Big Horn Drive.

In an attempt to obtain final inspection and certificate of occupancy from the City of Austin for renovations to the principal residence the owner was informed by City staff that the existing boat dock was never given a final inspection and the second slip was built without permits. City staff advised the owner that permits would be required for the existing boat dock prior to final inspection and issuance of the certificate of occupancy.

Parks and Recreation Department staff have reviewed plans for the proposed project and finds they do not meet the requirements of Article XIII, [Section 25-2; Zoning] of the Land Development Code.

Approval of the Parks and Recreation Board is required for:

- 1.) Structures to be constructed within 10 feet of a side property line [Section 25-2-1176(D)(1)];
- 2.) A boat dock that exceeds 20% of the shoreline width of the lot [Section 25-2-1176(D)(2)].

The width of the lot at the shoreline is approximately 75 feet which allows for a 15 foot wide structure per the Land Development Code. Staff does not recommend the requests. Denial will not impair the use of the property. Reasonable use of the property currently exists and can continue with the use of the permitted single-slip structure. A denial will result in the owner taking action to remove the un-permitted second slip.