



## MEMORANDUM

To: Navigation Committee  
Parks and Recreation Board

From: Chris Yanez  
Principal Planner, Parks and Recreation Department

Date: October 11, 2010

Subject: 3106 Edgewater  
Case # SPC-2010-0092D

A request has been received from Bruce Aupperle on behalf of Lake Hills Community Association Inc. to construct a new fishing pier and removal of a portion of the existing bulkhead in favor of a new sand beach on the main body of Lake Austin at 3112 Edgewater.

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]; Article III, [Section 25-7; Drainage] and; Article I, [Section 25-8; Drainage] of the Land Development Code.

Approval of the Parks and Recreation Board is required for:

- 1.) A site plan that clusters more than two residential docks on a single lot [Section 25-2-1173(D)(2)];
- 2.) Structures that exceed 20 percent of the shoreline width of the lot or parcel on which the structure is to be constructed [Section 25-2-1176(D)(2)];
- 3.) Structures to be constructed within 10 feet of a side property line [Section 25-2-1176(D)(1)].

The Parks and Recreation Board shall review and comment on:

- 4.) A site plan that proposes to modify the shoreline of Lake Austin [Section 25-7-63].

The Parks and Recreation Board may:

- 5.) Provide a recommendation to the City Manager on the placement of navigational buoys in Lake Austin [Section 8-5-3].

Staff recommends approval of constructing more than two residential docks on a single lot. Staff may recommend exceeding 20 percent of the shoreline based on a revision of proposed development along the shoreline that will reduce wave action and provide a usable and attractive recreational area. Staff does not recommend a structure built within 10 feet of a side lot line based on the adjacent property owner has not consented for the existing boat docks to be built within 10 feet of the side property line.