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**PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2010-0326D **PLANNING COMM'N DATE:** 9-13-2011
ADDRESS: 2608 Scenic Drive
WATERSHED: Lake Austin (Water Supply Suburban)
AREA: .299 Acres
EXISTING ZONING: SF-3
PROJECT NAME: Tarrytown Boat Club
PROPOSED USE: Community Recreation Private
OWNER: Tarrytown Boat Club
3504 River Road
Austin, TX 78703
(512)
APPLICANT: Aupperle Company
2219 Westlake Dr., Ste. 110
Austin, TX 78746
512-329-8241

NEIGHBORHOOD ORGANIZATION:

- 1301- Central West Austin Neighborhood Plan Area
- 1037- Homeless Neighborhood Assn.
- 324 - Bello Vista Homeowners Assn.
- 1200- Super Duper Neighborhood Objectors and Appealers Org.
- 88- West Austin Neighborhood Group
- 1169- Lake Austin Collective
- 511- Austin Neighborhoods Council

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance
CAPITOL VIEW: Not in View Corridor
SUMMARY STAFF RECOMMENDATION: Recommended.
PL.COMM. ACTION: 9-13-2011
CASE MANAGER: Lynda Courtney, 974-2810

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PROJECT INFORMATION:

EXIST. ZONING: SF-3

SITE AREA.: .299 acres, 12197 square feet **MAX. IMPERV. CVRG.:** 45%

EXIST. IMP. CVRG.: 0% **PROPOSED IMPERV. CVRG.:** 0%

REQUIRED PARKING: 2 **PROVIDED PARKING:** 2

EXIST. USE: Community Recreation Private **USE:** Community Recreation Private

SUMMARY COMMENTS ON SITE PLAN:

The applicant proposes to renovate and expand a long-existing and run-down cluster boat dock, a community recreational (private) use which is a conditional use in SF-3, Single Family residential zoning.

The Tarrytown Boat Club built the existing cluster dock in 1957, under the requirements of the Municipal Code of 1954. It was presented to City Council at the time. Twelve boat slips were constructed for the members of the Tarrytown Boat Club. At the time the boats were narrow, and the boat slips were built to fit these boats. As boat sizes increased, the usability of the boat slips decreased so that some TBC members did not have adequate space to park boats, though maintaining financial membership and rights in the TBC organization. Three separate free-standing docks were constructed to alleviate this. Two of these docks will be removed with the construction of the reconstruction of the main cluster dock. The lots owned by the TBC have been used as a private park for its members.

Members of the TBC and other neighbors have been in communications and negotiations for several years on the rebuilding of the dock, the use of the property, the requirement of parking and restrooms on site, the legality of the lots, the location of setbacks from the shoreline, and the cleaning up of any non-permitted uses.

The existing cluster boat dock is a pre-existing legally conforming use by merits of its long standing existence and continual ownership and use in the same location and by the same entity, the Tarrytown Boat Club. The removal, replacement, and expansion of the dock would expand the originally approved use and size so that it would become non-conforming by current standards. The current requirements for construction of a multi-slip boat dock as a private community recreation use in SF-3 zoning necessitate the need for a public hearing, Conditional Use Permit.

The original property associated with the TBC has expanded through the years through acquisition of portions of vacated roads, quitclaimed land adjacent to the original lot, and reclaimed shoreline. All pieces of the property are legal by land status determination or through platting.

A restroom facility is proposed on site, as well as 2 parking spaces. The siting of the 130 square foot restroom building was controlled by the 100' lakefront development setback line, existing utility easements, the 25' building setback from the road, and a 51" live oak heritage tree. The parking spaces were located in the existing driveway on site, with minimal disturbance under the dripline of the heritage tree previously mentioned.

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CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

A conditional use site plan must:

1. Comply with the requirements of this title; **Staff response: This application complies with the requirements of this title.**
2. Comply with the objectives and purposes of the zoning district; **Staff response: This application complies with the objectives and purposes of the zoning district.**
3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site; **Staff response: This application falls within the regulations of the Land Development Code and is compatible with the uses of abutting sites.**
4. Provide adequate and convenient off-street parking and loading facilities; **Staff response: Parking is provided according to the standards of the Land Development Code.**
5. Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects; **Staff response: The site does not contribute to any of these adverse effects.**

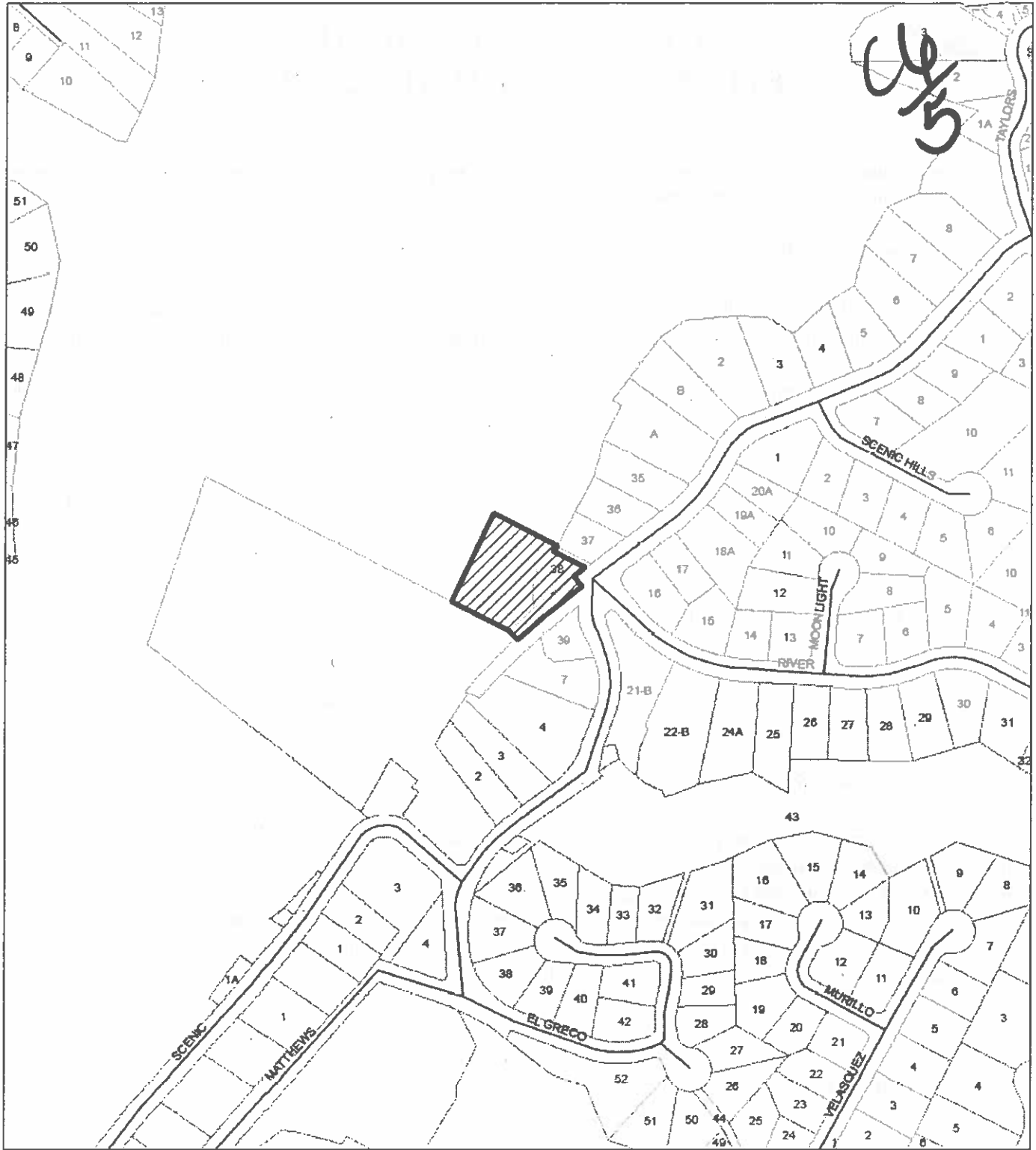
A Conditional Use Site Plan May Not:

1. More adversely affect an adjoining site than would a permitted use; **Staff response: This site plan conforms to all regulations and standards established by the Land Development Code for its proposed use and zoning. This site plan does not more adversely affect an adjoining site than would the existing use, or a regularly permitted use.**

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2. adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; **Staff response: This is not anticipated to any detriment of safety or convenience.**

3. adversely affects an adjacent property or traffic control through the location, lighting, or type of signs; **Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.**



 Subject Tract

 Base Map

TARRYTOWN BOAT DOCK CLUB

CASE#: SPC-2010-0326D
 ADDRESS: 2608 SCENIC DR
 MANAGER: LYNDA COURTNEY

OPERATOR: R.CERVANTES

This map has been produced by Notification Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SPC-2010-0326D
Contact: Lynda Courtney, (512) 974-2810 or Michelle Casillas, (512) 974-2024
Public Hearing: Planning Commission, Sep 13, 2011

Brent Covert

Your Name (please print)

I am in favor
 I object

2701 Scenic Dr.

Your address(es) affected by this application

Brent Covert

Signature

8.29.11

Date

Daytime Telephone: 512.970.8040

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Planning and Development Review - 4th floor
Lynda Courtney
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: SPC-2010-0326D
Contact: Lynda Courtney, (512) 974-2810 or Michelle Casillas, (512) 974-2024
Public Hearing: Planning Commission, Sep 13, 2011

Dr. Karl E. Henion, II

Your Name (please print)

I am in favor
 I object

3600 River Road, Austin TX 78703

Your address(es) affected by this application

Dr. Karl E. Henion, II

Signature

08.27.2011

Date

Daytime Telephone: 512-478-1046 or 512-471-5476

Comments:

The proposed 14-slip fixed dock will be a beautiful structure, and all members of the club desire it to be built, which will replace the current aging docks.
Non members of the TBC who live nearby also have supported the new structure.

If you use this form to comment, it may be returned to:
City of Austin
Planning and Development Review - 4th floor
Lynda Courtney
P. O. Box 1088
Austin, TX 78767-8810

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SPC-2010-0326D

Contact: Lynda Courtney, (512) 974-2810 or
Michelle Casillas, (512) 974-2024

I am in favor I object

I meet the requirements for and request to be an interested party

Name

PC
Ms. Carrin Patman
2702 Moonlight Bnd.
Austin, TX 78703

Telephone number

472-7214

Address

City, ZIP Code

Mailing address (Street, City, ZIP Code)

Carrin M. Patman

Signature

Date

1/17/11

Comments:

As a long standing member of the Georgetown Boat Club I am interested in the continuing plans for this club project. It is my belief that I am the record owner of property within 500 feet of the proposed development.

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Lynda Courtney

P. O. Box 1088

Austin, TX 78767-1088

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Case Number: SPC-2010-0326D

Contact: Lynda Courtney, (512) 974-2810 or
Michelle Casillas, (512) 974-2024

I am in favor I object

I meet the requirements for and request to be an interested party

Thomas E. Rodman

432-332-1666

Name (please print)

Telephone number

2700 Scenic Drive, Austin, TX 78703

Address(es) affected by this application (Street, City, ZIP Code)

620 N. Grant Ave, Ste 1204, Odessa, TX 79761

Mailing address (Street, City, ZIP Code)

Thomas E Rodman

Signature

Date

1/20/11

Comments:

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Lynda Courtney

P. O. Box 1088

Austin, TX 78767-1088

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Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SPC-2010-0326D
Contact: Lynda Courtney, (512) 974-2810 or
Michelle Casillas, (512) 974-2024

- I am in favor I object
 I meet the requirements for and request to be an interested party

DEAN VANDERBERG (512) 415-5154
Name (please print) Telephone number

3503 RIVER RD, AUSTIN 78703
Address(es) affected by this application (Street, City, ZIP Code)

SAME

Dea Vandenberg
Mailing address (Street, City, ZIP Code) Signature
1/12/11 Date

Comments:
STRONGLY SUPPORT THE
PROJECT AS IT WILL
CLEAN UP THE SHORELINE
AND MAKE LAKE SAFER
FOR NEIGHBORS.

Mail comment forms to:
City of Austin
Planning and Development Review Department
Attn: Lynda Courtney
P. O. Box 1088
Austin, TX 78767-1088

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Case Number: SPC-2010-0326D
Contact: Lynda Courtney, (512) 974-2810 or
Michelle Casillas, (512) 974-2024

- I am in favor I object
 I meet the requirements for and request to be an interested party

CAROLINE TEUBE 469-6017
Name (please print) Telephone number

2707 SCENIC DR, AUSTIN 78703
Address(es) affected by this application (Street, City, ZIP Code)

SAME

Caroline Teube
Mailing address (Street, City, ZIP Code) Signature
1/13/11 Date

Comments: Definitely in favor of improving the
condition of the docks. It would
be nice to have something better to
look at, from both the lake and the
land.

Mail comment forms to:
City of Austin
Planning and Development Review Department
Attn: Lynda Courtney
P. O. Box 1088
Austin, TX 78767-1088

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Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SPC-2010-0326D
Contact: Lynda Courtney, (512) 974-2810 or
Michelle Casillas, (512) 974-2024

- I am in favor I object
 I meet the requirements for and request to be an interested party

Brent Covert 391.0878
Name (please print) Telephone number

2701 Scenic Dr. Austin, TX 78703
Address(es) affected by this application (Street, City, ZIP Code)

same
Mailing address (Street, City, ZIP Code)
Brent Covert 1.12.11
Signature Date

Comments: _____

Mail comment forms to:
City of Austin
Planning and Development Review Department
Attn: Lynda Courtney
P. O. Box 1088
Austin, TX 78767-1088

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SPC-2010-0326D
Contact: Lynda Courtney, (512) 974-2810 or
Michelle Casillas, (512) 974-2024

- I am in favor I object
 I meet the requirements for and request to be an interested party

JOHN TRUBE 512.415.5977
Name (please print) Telephone number

2707 SCENIC DR. 78703
Address(es) affected by this application (Street, City, ZIP Code)

Mailing address (Street, City, ZIP Code)
Signature Date
1-2-11

Comments: PLEASE GET THIS OVER WITH

Mail comment forms to:
City of Austin
Planning and Development Review Department
Attn: Lynda Courtney
P. O. Box 1088
Austin, TX 78767-1088

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Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SPC-2010-0326D
Contact: Lynda Courtney, (512) 974-2810 or
Michelle Casillas, (512) 974-2024

- I am in favor object
- I meet the requirements for and request to be an interested party

NAME (please print) CARL CARTER Telephone number 482-9270

2550 Scenic Dr.

Address(es) affected by this application (Street, City, ZIP Code)

Austin Tx. 78703

Mailing address (Street, City, ZIP Code)

Carl Carter Date 1-19-2011

Signature

Date

Comments: Until I get further information on this MARINA APPLICATION, I CONTINUE to "OBJECT"

per

Mail comment forms to:
City of Austin
Planning and Development Review Department
Attn: Lynda Courtney
P. O. Box 1088
Austin, TX 78767-1088

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Case Number: SPC-2010-0326D
Contact: Lynda Courtney, (512) 974-2810 or
Michelle Casillas, (512) 974-2024

- I am in favor I object
- I meet the requirements for and request to be an interested party

Name (please print) FORD SMITH Telephone number 512 6589925

Address(es) affected by this application (Street, City, ZIP Code) 2548 Scenic Dr.

Mailing address (Street, City, ZIP Code) 2548 Scenic Dr Austin 78703

Signature [Handwritten Signature] Date _____

Comments: I object for the same reason as previous event

Thanks
Ford Smith

Mail comment forms to:
City of Austin
Planning and Development Review Department
Attn: Lynda Courtney
P.O. Box 1088
Austin, TX 78767-1088

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Case Number: SPC-2010-0326D
Contact: Lynda Courtney, (512) 974-2810 or
Michelle Casillas, (512) 974-2024

- I am in favor I object
- I meet the requirements for and request to be an interested party

Name (please print) SCOTT SAYERS Telephone number 512/478-3483

Address(es) affected by this application (Street, City, ZIP Code) 2542 Scenic Dr.

Mailing address (Street, City, ZIP Code) Austin TX 78703

Signature [Handwritten Signature] Date 1-18-11

Comments: On behalf of neighbors within 500 ft. of the bore club:
SCOTT & Julie Sayers
Carol & Carolyn Carter
John & Kay Mooney
Paul & Shelia Smith

WE WANT TO PRETEST THIS APPLICATION WITH
Mail comment forms to: A compromise agreement
City of Austin is signed with the
Planning and Development Review Department TTBC
Attn: Lynda Courtney
P.O. Box 1088
Austin, TX 78767-1088

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