



MEMORANDUM

To: Navigation Committee
Parks and Recreation Board

From: Chris Yanez
Principal Planner, Parks and Recreation Department

Date: August 13, 2012

Subject: Davenport Ranch Phase 4 Section 3A Boat Dock
Case # SPC-2012-0094D

A request has been received from Connor Overby on behalf of Marina Club Waterfront Association to permit a dock at 4819 N. Capital of Texas Highway. Parks and Recreation Department staff has reviewed plans for the proposed project in accordance with the requirements of Article XIII, and finds that approval of the Parks and Recreation Board is required for:

- 1.) A dock that exceeds 20% of the width of the lot at the shoreline [Section 25-2-1176(D)(2)]; and
- 2.) More than two residential docks on a single lot zoned MF-1 or more restrictive [Section 25-2-1173(D)(2)].

Current code indicates that clustering of residential docks on a single lot was intended for subdivisions of single-family lots. Current code further indicates that there are limits on the number of docks that can be clustered, i.e. 1.) may not exceed twice the number of lots in the subdivision that have lake frontage; or 2.) the number of lots in the subdivision if said subdivision has a common area fronting on the lake and perpetual right to use that common areas lake frontage has been conveyed to lot owners in the subdivision. Because this is not a single-family subdivision and because there are dwelling units with and without direct frontage on the lake, current code would suggest that either no additional boat docks can be approved and/or only 43 boat docks can be allowed. As there are 48 existing docks staff does not recommend approval.