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PLANNING COMMISSION
SITE PLAN VARIANCE REQUEST REVIEW SHEET

CASE NUMBER: SP-2013-0466DS

PC DATE: 03/25/2014

PROJECT NAME: 5205 S. Scout Island Circle (Boat Dock)

ADDRESS: 5205 S. Scout Island Circle

WATERSHED: Lake Austin (Water Supply Rural)
Drinking Water Protection Zone

ORDINANCE: Comprehensive Watershed Ordinance

ZONING: LA

APPLICANT: Jonathan Green
5205 S. Scout Island Circle
Austin, Texas 78731

AGENT: Bruce Aupperle
Aupperle Company
10088 Circleview Drive
Austin, Texas 78733
Phone: (512) 329-8241

PROJECT DESCRIPTION: The applicant proposes to construct a 20 ft. x 30 ft. single-slip, two-story residential boat dock and appurtenances, which will extend fifty feet into Lake Austin. The dock will be an accessory use to the existing single-family home on the property.

VARIANCE REQUEST: 1) To allow the proposed dock to extend more than 30 feet from the shoreline [LDC Section 25-2-1176(B)(2)], and 2) to approve dredging to accommodate watercraft access to the proposed boat dock [LDC Section 25-8-652(C)].

ADDITIONAL CASE INFORMATION: A variance was granted by the Parks & Recreation Board for the boat dock currently located on this site on December 14, 1993, allowing the dock to extend 50 feet from the shoreline. According to the engineer/agent, Bruce Aupperle, P.E., the proposed dock is located in relatively shallow water within the West Bull Creek branch of Lake Austin. In order for watercraft to access the dock, additional dredging would be required if a dock less than 50 feet in length is constructed on this site.

STAFF RECOMMENDATION: These variances are recommended. Because

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the navigable channel of the West Bull Creek branch is along the opposite side of the lake in the area of the proposed dock, navigation by boats and other watercraft should not be impacted by the additional dock extension into Lake Austin. The additional length will also minimize the amount of dredging required for watercraft ingress and egress to the dock.

NEIGHBORHOOD ORGANIZATIONS:

2222 Coalition of Neighborhood Associations, Inc.
Austin Heritage Tree Foundation
Austin Independent School District
Austin Monorail Project
Beyond2ndNature
Rob Roy Homeowners, Association, Inc.
Lake Austin Ranch
Lake Austin Collective
Long Canyon Homeowners Association
League of Bicycling Voters
The Real Estate Council of Austin, Inc.
Austin Parks Foundation
Sierra Club, Austin Regional Group
Steiner Ranch Community Association
Super Duper Neighborhood Objectors and Appealers Organization
Homeless Neighborhood Organization

PDRD CASE MANAGER:

Michael Simmons-Smith (512) 974-1225
michael.simmons-smith@austintexas.gov

**PDRD ENVIRONMENTAL
STAFF:**

Liz Johnston (512) 974-1218
liz.johnston@austintexas.gov



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MEMORANDUM

TO: Dave Anderson, Chairperson, and Members of the Planning Commission

FROM: Liz Johnston, Environmental Review Specialist Senior
Planning & Development Review Department

DATE: March 19, 2014

SUBJECT: 5205 S. Scout Island Circle, SP-2013-0466DS

On your March 25, 2014 agenda is a request for approval of a dredging request of up to 25 cubic yards in Lake Austin to allow for the construction of a new residential boat dock along Lake Austin. Because of recent changes to the approval process of dredging along Lake Austin, the Planning Commission is now the responsible entity to grant approvals of all proposed dredging along Lake Austin (reference LDC 25-8-652(C)). According to this section of the LDC, the Planning Commission shall review and comment on:

- (a) the navigational safety of the proposed development; and
- (b) the effect of the development on the recreational and natural character of the lake.

Description of Property

The subject property is a platted residential lot located in the Bull Creek Watershed, which is classified as Water Supply Suburban and is located in the Drinking Water Protection Zone. The site is not located over the Edwards Aquifer Recharge Zone. The subdivision (Courtyard Phase 3-A) was recorded in July, 1981. The property is zoned PUD (Courtyard PUD). There is an existing boat dock that was constructed under a site plan approved in 1993. The applicant wishes to demolish the existing boat dock and reconstruct the proposed dock. Along with the construction of the dock, the applicant has also requested to dredge up to 25 cubic yards of sediment from Lake Austin.

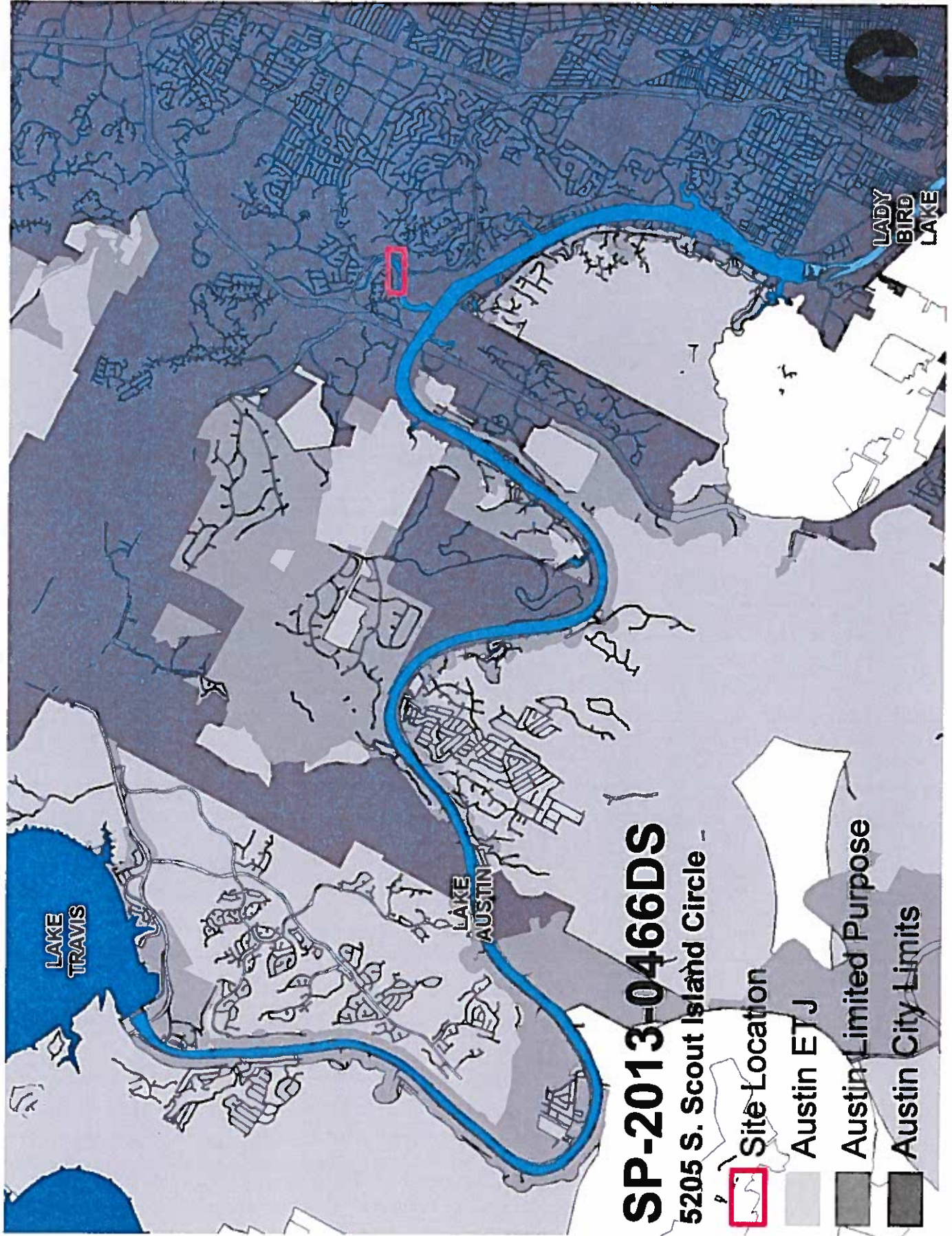
Description of Project

The applicant wishes to demolish the existing boat dock and reconstruct the proposed dock. Along with the construction of the dock, the applicant has also requested to dredge up to 25 cubic yards of sediment from Lake Austin under the footprint of the dock and extending out into the channel to allow for safe navigation to the dock. This property is located along the mouth of Bull Creek, which is defined as Lake Austin (492.8 contour elevation). This particular portion of Lake Austin has seen fairly heavy sedimentation in recent years resulting from heavy rain events (most notably Tropical Storm Hermine, in 2010). Staff therefore considers the dredging request to be reasonable.

Recommendation

Staff recommends approval of this project.


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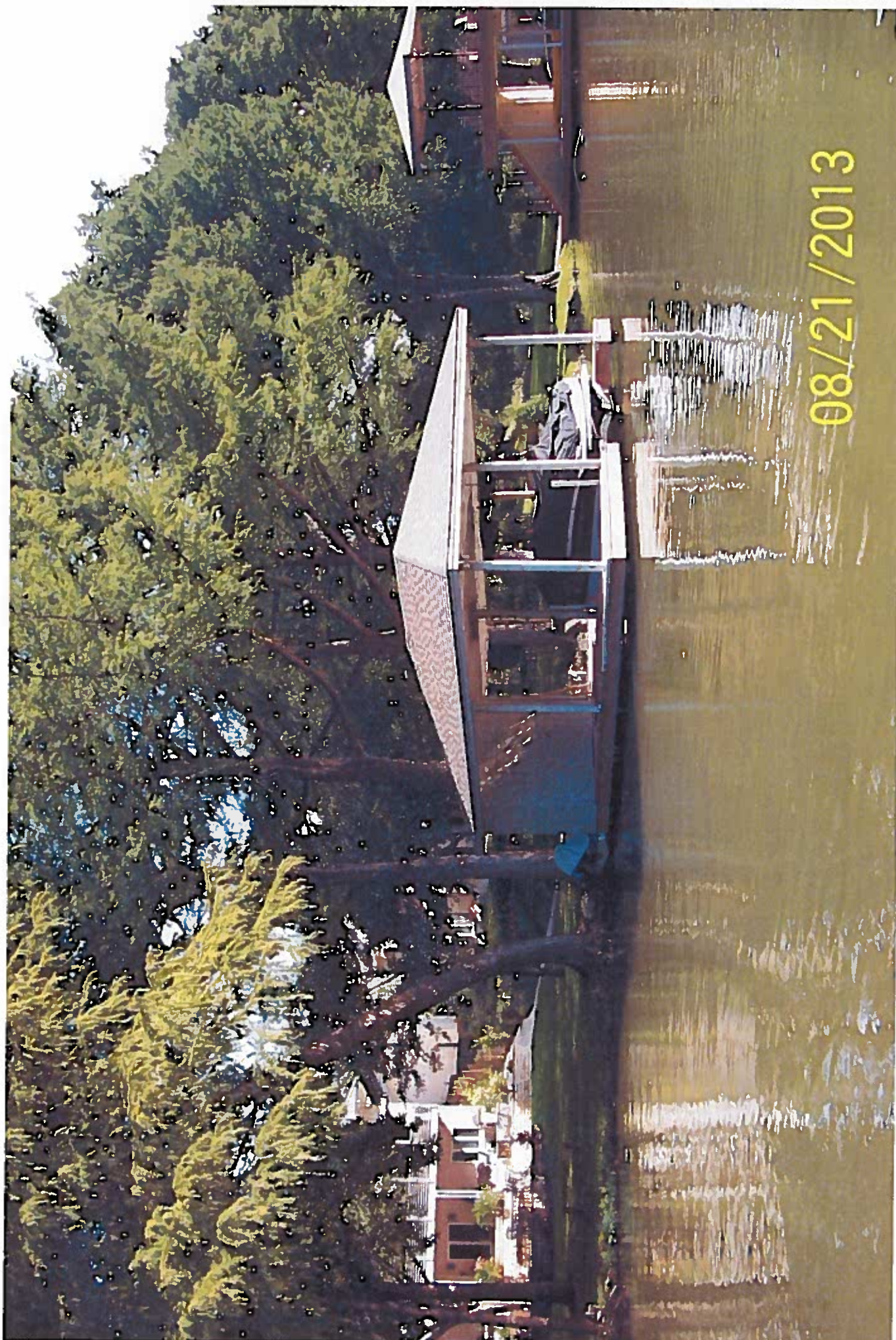
5205 S. Scout Island Circle -

 Site Location

 Austin ETJ

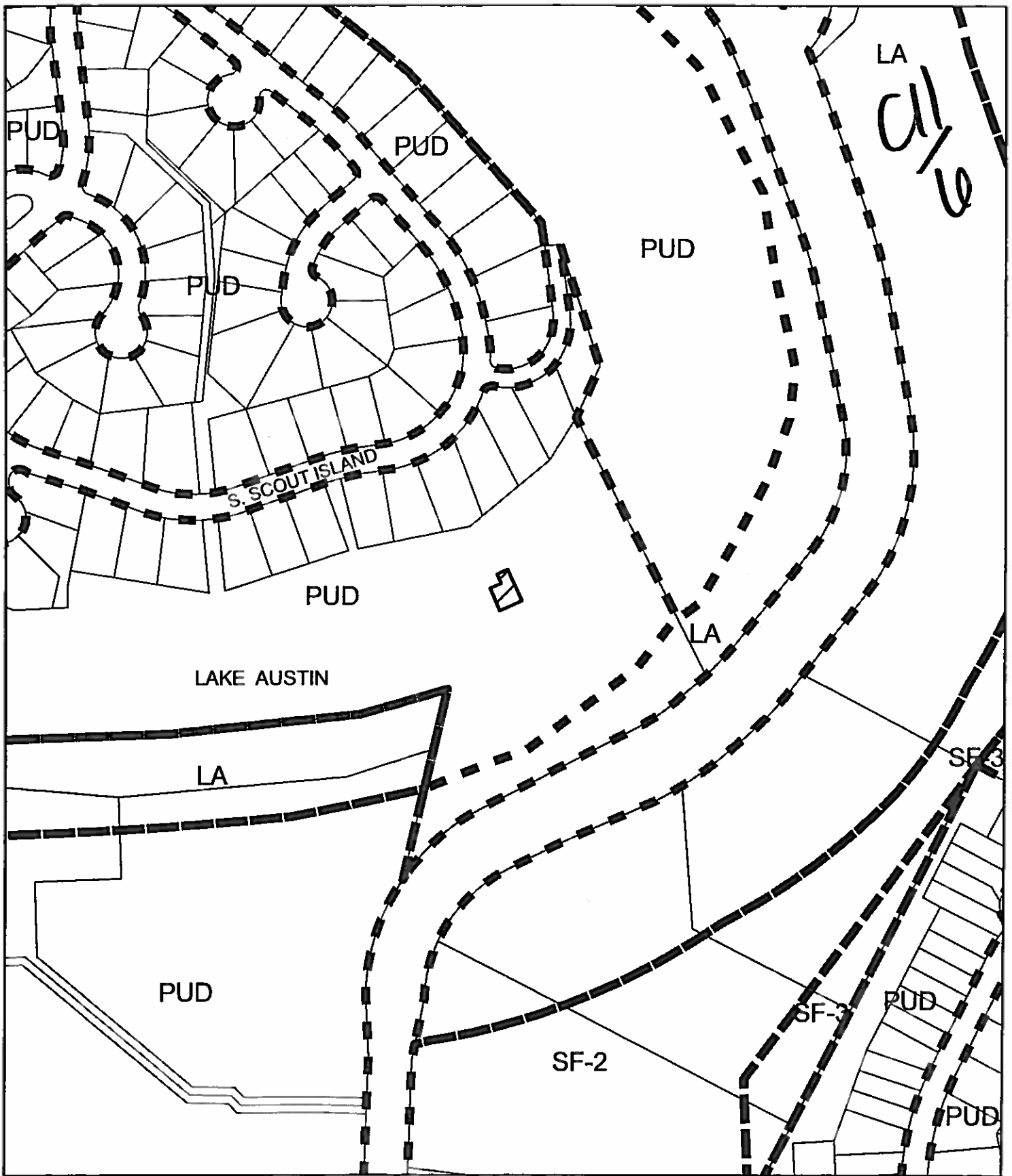
 Austin Limited Purpose

 Austin City Limits



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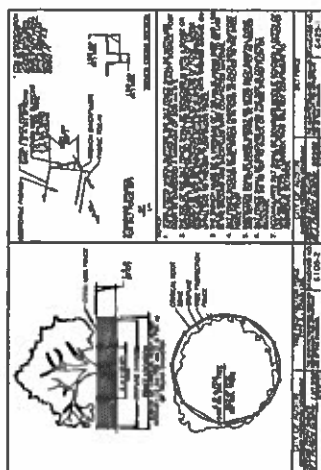
0 62.5 125 250 Feet
[Scale bar with four segments]

SITE PLAN VARIANCE REQUEST

CASE NO.: SP-2013-0466DS
ADDRESS: 5205 S. SCOUT ISLAND CIRCLE
CASE MANAGER: MICHAEL SIMMONS-SMITH

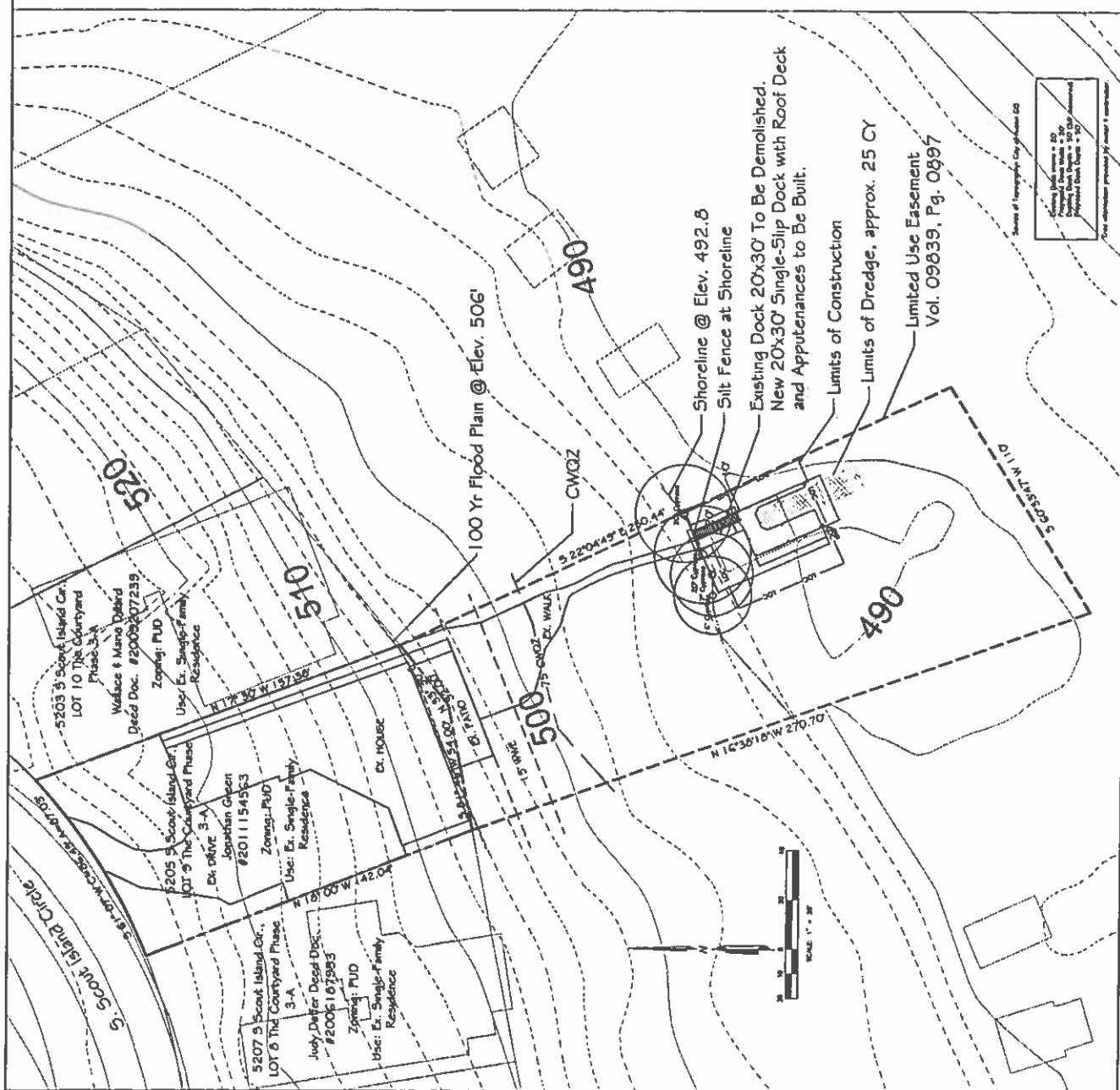


5205 S. SCOUT ISLAND CIRCLE



1. A DOCK MUST BE CONTINUOUSLY LIGHTED WITH AUGER LIGHTS BETWEEN SHORELINE AND SHORELINE DITCH.
2. THE LIGHTS MUST BE LOCATED ON THE SHORELINE AND ON THE DOCK. THE LIGHTS MUST BE VISIBLE TO A PROXIMITY OF 100 FEET.
3. ILLUMINATION LIGHTS MUST HAVE A TWO-BALL PERIOD, WITH TWO INCREASED LIGHT BALLS SITUATED BETWEEN 7-10 AND 25 METERS INCREASING. LIGHT BALLS ON BALLS MUST BE SITUATED BETWEEN 7-10 AND 25 METERS INCREASING. LIGHT BALLS ON BALLS MUST BE SITUATED BETWEEN 7-10 AND 25 METERS INCREASING. LIGHT BALLS ON BALLS MUST BE SITUATED BETWEEN 7-10 AND 25 METERS INCREASING.
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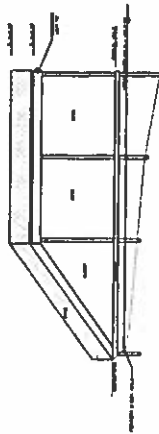


Source of Topography: City of Seattle GIS
 Elevation: 100 ft. contour = 100
 Elevation: 500 ft. contour = 500
 Elevation: 500 ft. contour = 500
 Elevation: 500 ft. contour = 500

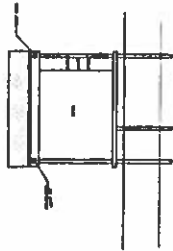
5205 S. SCOUT ISLAND CIRCLE

Notes:

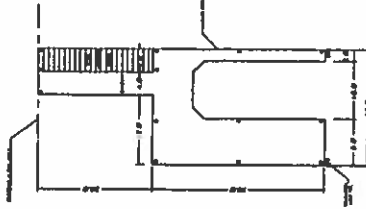
1. THE PROPOSED DOCK SHALL NOT BE ENCLOSED MORE THAN 50 PERCENT.
2. THIS STATEMENT IS A REQUIREMENT TO OBTAIN SITE PLAN APPROVAL AND IS NOT PART OF THE CITY CODE NOR A CURRENT SANITATION POLICY OF THE CITY OF AUSTIN.



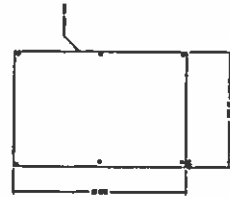
PERSPECTIVE FROM EAST



SIDE ELEVATION



DOCK PLAN



FRONT ELEVATION

1" = 10'

5205 S. SCOUT ISLAND CIRCLE
DOCK PLAN & ELEVATIONS

AUPPERLE COMPANY
Engineering, Planning & Development Services
10000 Chantrelle Drive, Austin, Texas 78731 512.329.4341



NO.	DATE	DESCRIPTION	BY

PROJECT NO.	5205 S. SCOUT ISLAND CIRCLE
DATE	10/1/10
BY	
CHECKED	
APPROVED	
SCALE	1" = 10'
SHEET	3

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