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

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

Liz Johnston

(512) 974-1218

STAFF:

liz.johnston@austintexas.gov





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.

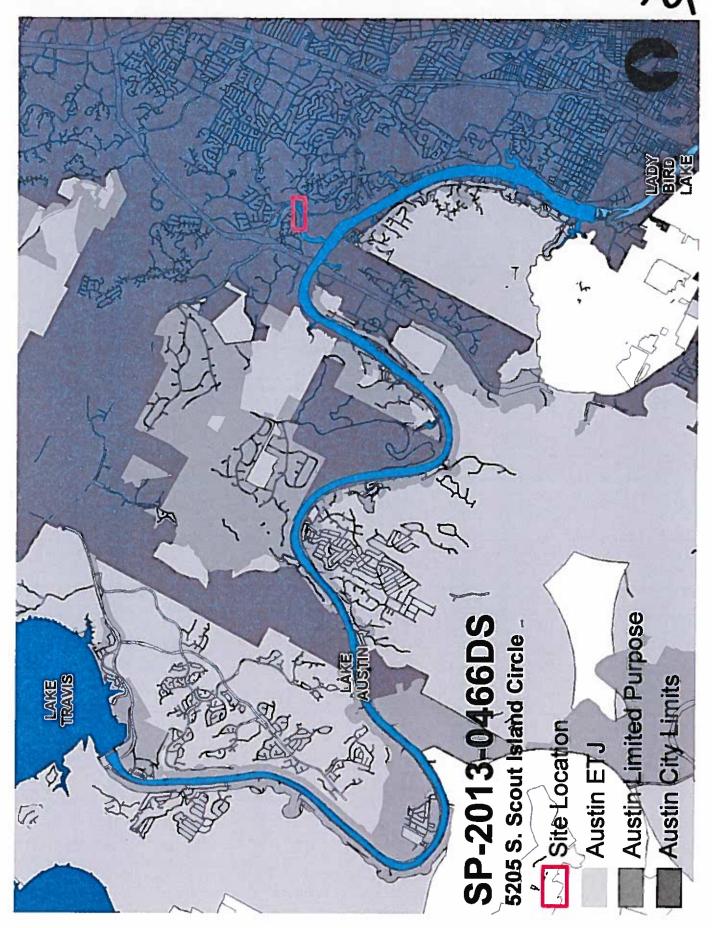
Description of Project

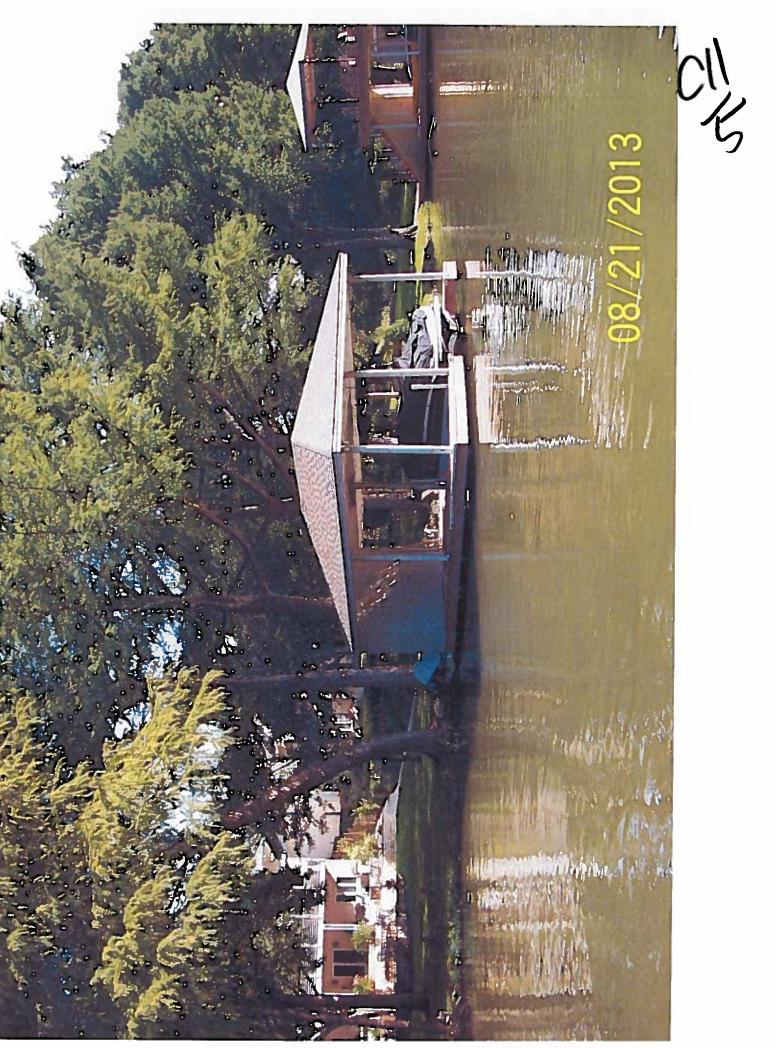
The applicant wishes to demolish the existing boat dock and reconstruct the proposed dock. Along with the construction of the dock, the applicant has also requested to dredge up to 25 cubic yards of sediment from Lake Austin under the footprint of the dock and extending out into the channel to allow 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.

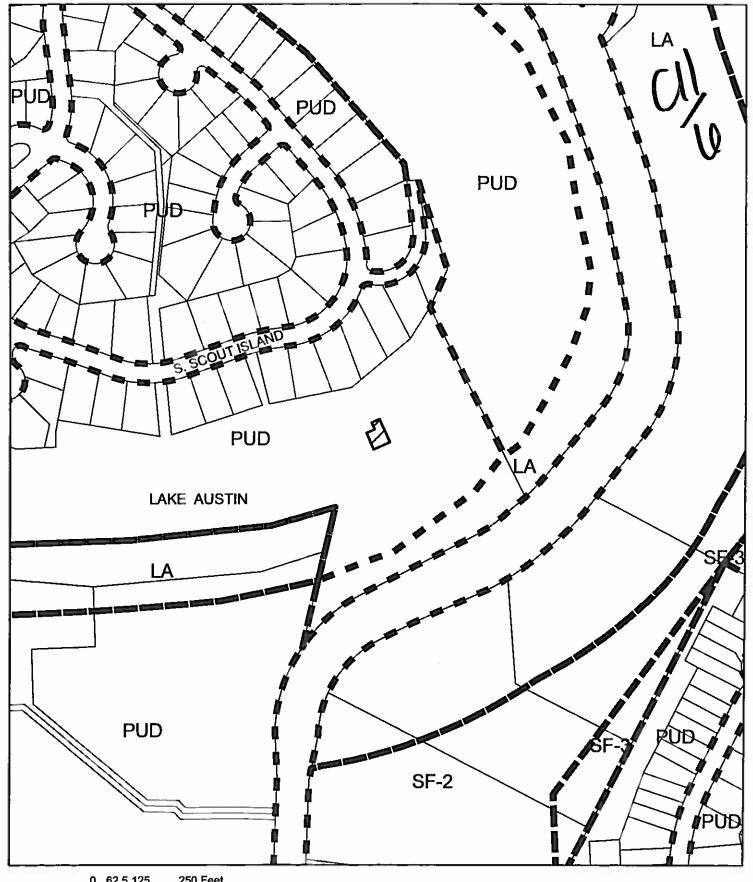
Recommendation

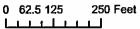
Staff recommends approval of this project.

Cly









SITE PLAN VARIANCE REQUEST

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





primary of the manufacture of the common party is a common party of the characteristic Common manufacture of the characteristic Common manufacture of the characteristic Common party of the ch

A communication continues and its root process may recommend and the process and intermediate responsibilities and the process of the continues and process and intermediate of the continues and the continues an

A contract case of security in principle is contract important on other of colorists breakment in human in the beautiful case of principle in principle in the contract case of the contract case of

A Revolvement party of south as the cash partyroph of determined relating on one permute has a vegle strate event of two party respectively. The control of the control of two party respectively the control of two party respectively. The control of two party respectively the control of two frequent formatters from the control of two frequents from the control of two frequents from the control of two frequents from the control of two party respectively. For to the description by the Chr. Lef stands and otherwise particular for interesty and Found that the terms of constructions relatively required the bits constructed to the tells are compared to the comp

3 Towards and Permand Raman Calman An Anderson was spill to desirate to extract their terms.

An Anderson was the service of the service and their terms of the service to the service to



A CONTRACTOR OF THE CONTRACTOR On interpretation and the securitaria is replayed on the refer you cannot provide a security of the security of t

the principal collimits of state distinctly collimits and her below.

The principal collimits is presented by collimits and her below.

The principal collimits is the principal collimits and the collimits are configured at the collimits are collimits are collimits and the collimits are collimits.

month to reposite the supply and to the balls forming a contract of places paying at.

The supply and the supply to present the supply and the supply to present the supply and the supply and the supply to present the supply and the supply and the supply and s

reference of persons highly kind.

The control from the c

The state of the s

Internative (1994) of the control of Forbits that he is rath games with an amples of 15-15-15 to be applied done of proving and man-down the province of militarians is a rate of 145 peace you 1000 St.

The photod site, and in respond or specified a 1 times and and other the transfer to photod the second to the seco

A physical course common and to compare can be quelt to given of top it is cours ago and

E also represent the course of the cou

Appendix form	2500 to 4000 to per	- A 1000 - 1000
-	Or other to be 31. 2500 and other to the second sec	
Ì	1	
	- 00 O CO CONTRACTOR	100
2	12	1

21,010 4181 Core (400) | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |

700.00 Contract from

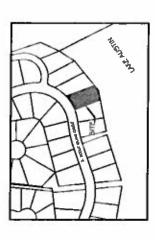
And the state of t

The second with the forms of reason described annual two major and continued as from a not the forms of the best through the continued at \$1.50 ft. of \$1.50 ft. best of \$1.000 periods with the annual per-second to be given the periods to be second to the second to t

5205 S. SCOUT ISLAND CIRCLE

OWNER: DUMPHWEDT CRESS 5205 S. SCOTT CLAND OR. AUSTRI, 17 70731

ENGINEER: BRICE 3. AUTHOLD. P.E. JATTOLD COMPANY 10066 GROCANAW DRIVE ASTR. TEXAS 78733 PROPE DE 20 225-624 | PAR D-12 325-624 |



MAPO New 524 Cay Gay 629
VICINITY MAP

CITY OF MATERIAL STANDARD SOTTO FOR EAST AND SANGAR AND AND SANGAR AND SANGAR

The control of the c

PARTY AND STATE OF STATES IN

In garner a conservation of the control of the cont

STREET, I'VE CAN HOTEL ARANDE AND SUPPLIMENTAL MATERIAL TOOLSTOOM FOR THESE

As a similar of the common of the last, as a comparison was dependented Construction and because for the large and the last of the last, as a comparison was expected to the comparison of the last of the latterny spiritual in man and behaviours for required to the common of the last of the latterny spiritual is mad a finite common of the last of the last of the thermal of the last of the presence of the last of the thermal of the last of the last of the presence of the last of

I common of your too the first separate of the separate of the

1. The property of our twenters on the Colombi Agent Temporary man.

1. A the state where the contraction of the colombia Agent Temporary is a fine of the colombia Agent Temporary in the colombia Agent Ag

The belinging also propose many in the Control Engine to Cap of Joseph America, Appendix and App

di responsability for the antiquency of manu-yours extent may the program the program trees. In represent mater pleas, the Cary of femile mad rate specifies also adopted of the work of the design payment

A S THE THOUGH AND AND THE THOUGH AND THE SAME OF THE THOUGH AND THE T REVISIONS / CORRECTIONS DESCRIPTION

the registrate value that provides varieties due and his requested school to extending power, and any or may be requested to the control due to the control due to the control due to the list of the l MUTESCO SCHIGE. The size o tension of LACE ALGETS comprises, is considered as a mates SLAFA SLAFA Monitoring and that he decembed, assembled for companies or manipulation of Chapter 25 of the Land Landschamp Laces. الأعجب علهبا أم بيان جو يستجلون = يجونون ما أما لمحتمد بمحتمل عن ذار وا أبيدة يعمله A debried over the lis service a spice a create entity is referring using a Spic COSS.

NOCOTAN STORMING. The project is some the 100-year fined plan in plant skirtscorestyre effective account. MANUT GROWTH JOHE, Dreining Wash Properties Zone

LOSA BESCHITCH. LOT 9 THE COLUMNIO PHASE 3-1, Day J. 2011) SANKS. ADMICIA: \$100 3. SCOUT BLAND CHICK, AUSTRI, TI 79731

DOMESTIC STATE TO

olynois see

ny tito no Primapin Single-Parry Residence di 5005 S. SCOUT OLLAND CAL, AUSTIN, 33 7875 MANTO FOURT MARCIOS, 3F-45-042709

Motors of the teptimene alone and assessment a vertication of the data, editembate and consistent try the application. The suppose of results of the property of actions of results of the first of the suppose of the s See Par empre to Cap of Author Traverse Provestor Important

AUPPERLE COMPANY

MORGANIC & Development Servi

MORPERLE COMPANY

Plan Sheet List

1. COVES SYSTEM HOTES
2. SYSTEM HOTES BOOK
3. PROPRISED BOOK NAM + BANKEDAS

PUSE APPEDING, the numbers design when his remain, responsed to Secretary 14, 1993 to number 50 host transition showing.

THE P. LEWIS CO. LEWIS CO. LANSING. PROBER BENCHMEN County on our case and sees and special special special statements to seem 30 has be shown.

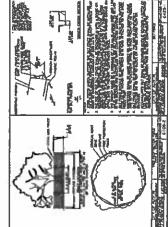
Approved By:

COVER SHEET & NOTES

5205 S. SCOUT ISLAND CIRCLE

24-2013-046505 Farme Number

December 20, 2013



cering, Planning & Develop VUPPERLE COMPANY





SITE PLAN

5205 5. SCOUT ISLAND CIRCLE

AUPPERLE COMPANY

AUPPERLE COMPANY

AUPPERLE COMPANY

5205 S. SCOUT ISLAND CIRCLE DOCK PLAN & ELEVATIONS



CI

Dope hele:

1. The tradvoice book simulated be discussed under their so rediction:

1. The Solvenieris is a reducebushif to derive site now without use one way had

