

C14

**SITE PLAN REVIEW SHEET
SHORELINE MODIFICATION**

CASE: SP-2013-0121D

PLANNING COMMISSION DATE: 03-25-2014

PROJECT NAME: 14708 Flat Top Ranch Road Shoreline Modification

APPLICANT: Steven Welch

AGENT: GEO Solutions, Inc.
(Sean Douglas)

ADDRESS OF SITE: 14708 Flat Top Ranch Road

COUNTY: Travis

AREA: 3.35 Acres

WATERSHED: Lake Austin (Water Supply Rural)

JURISDICTION: Full- Purpose

EXISTING ZONING: LA

PROPOSED DEVELOPMENT:

The proposed project consists of a 40'X30' residential boat dock, associated access, bulkhead (shoreline modification), and the restoration and stabilization of the eroding bank.

DESCRIPTION OF VARIANCES:

There is no variance being requested for this project. This proposal is in compliance with all City codes. According to LDC 25-8-652(C), the Planning Commission must approve and shall review and comment on a development application that includes a proposal to modify the shoreline of Lake Austin. The construction of a bulk head is considered to be shoreline modification.

STAFF RECOMMENDATION:

This project is in compliance with all City of Austin land development codes. Staff recommends approval of this project.

ENVIRONMENTAL BOARD ACTION:

Environmental Board review is not required.

ZONING AND PLATTING COMMISSION ACTION:

N/A

ENVIRONMENTAL REVIEW STAFF: Liz Johnston
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CASE MANAGER: Amanda Couch
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PHONE: 974-2881



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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: 14708 Flat Top Ranch, SP-2013-0121D

On your March 25, 2014 agenda is a request for approval of a shoreline modification to allow the construction of a bulkhead along Lake Austin. Because of recent changes to the approval process of shoreline modifications, the Planning Commission is now the responsible entity to grant approvals of all proposed shoreline modifications along Lake Austin (reference LDC 25-8-652(C)). According to this section of the LDC, the Planning Commission shall review and comment:

- (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 Lake Austin Watershed, which is classified as Water Supply Rural and located in the Drinking Water Protection Zone. The site is not located over the Edwards Aquifer Recharge Zone. The subdivision (Steiner Ranch Phase 1 Sec 6G) was recorded in January, 2004. The proposed shoreline modification is located within the Full Purpose Zoning Jurisdiction, while the remainder of the lot contains both Limited Purpose Zoning (LA) as well as a portion of Two-Mile ETJ. The residence is currently under construction, with a temporary certificate of occupancy granted in January 2014.

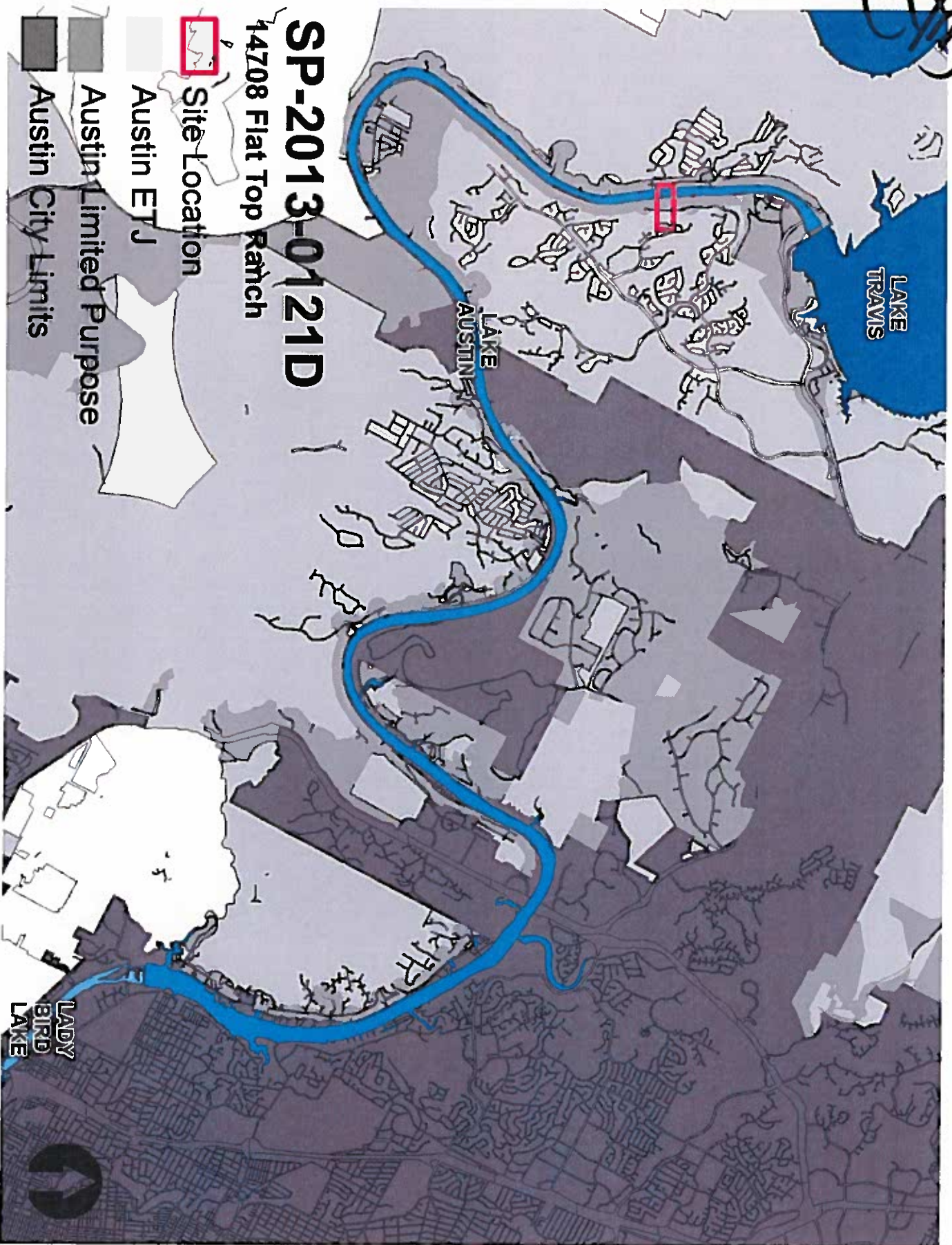
Description of Project

The proposed project consists of a residential boat dock, associated access, bulkhead (shoreline modification) and the restoration and stabilization of the eroding bank. The shoreline modification consists of a bulkhead and a beach area. In addition to the shoreline modification, the project includes restoration and stabilization of the bank. This section of Lake Austin contains highly erodible alluvial soil, which is often affected by the residential construction directly upstream of the bank. A site visit revealed two significant areas of bank erosion that were deemed to pose a risk to the occupants of the residence. Restoration and stabilization of these areas is allowed under the floodplain modification rules in place at the time of the application. The applicant has proposed filling in the eroded gullies and will revegetate the shoreline with a diverse palette of native plants. Two retaining walls are also proposed.

Recommendation

Staff recommends approval of this project.

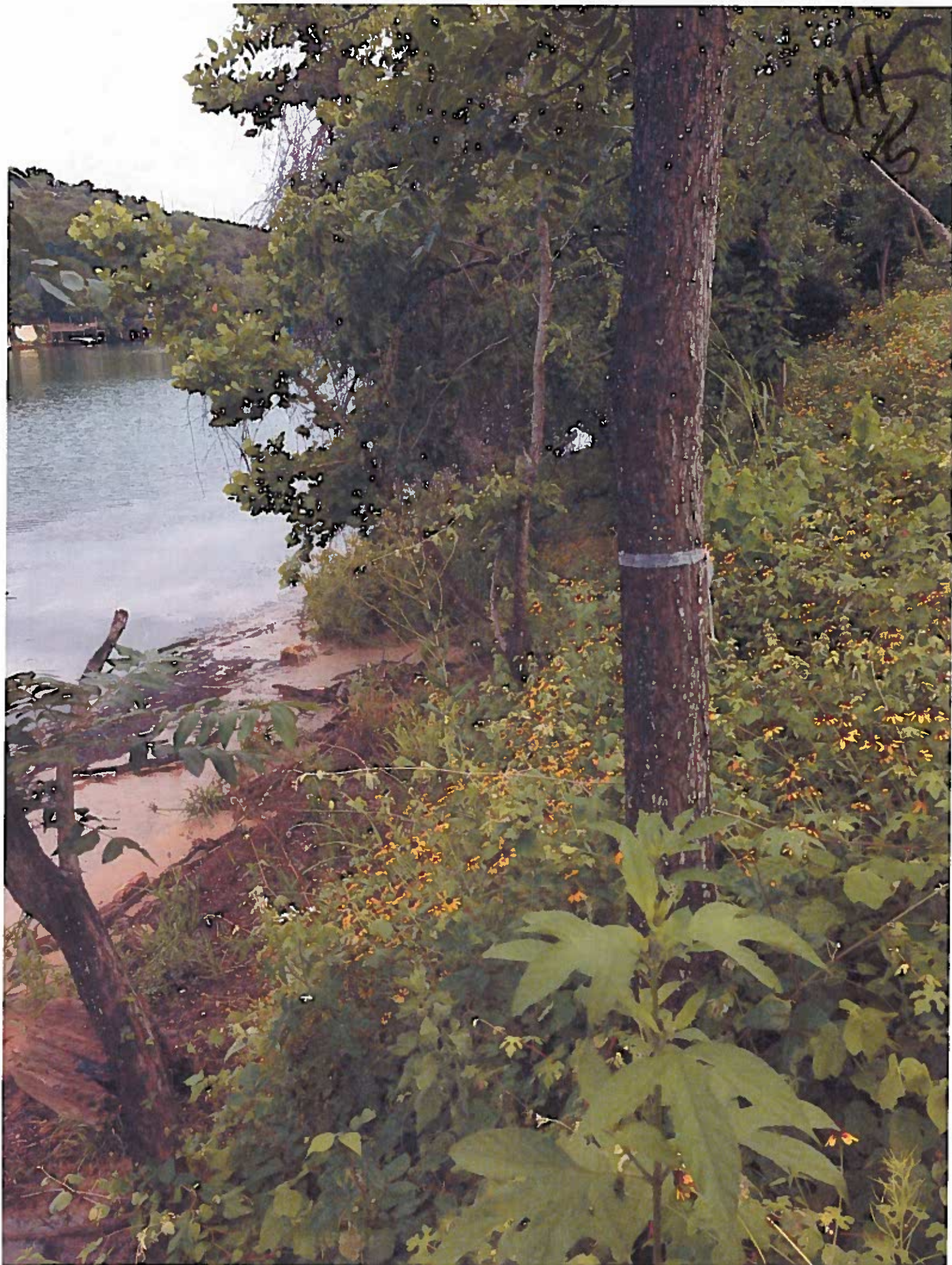
ChB

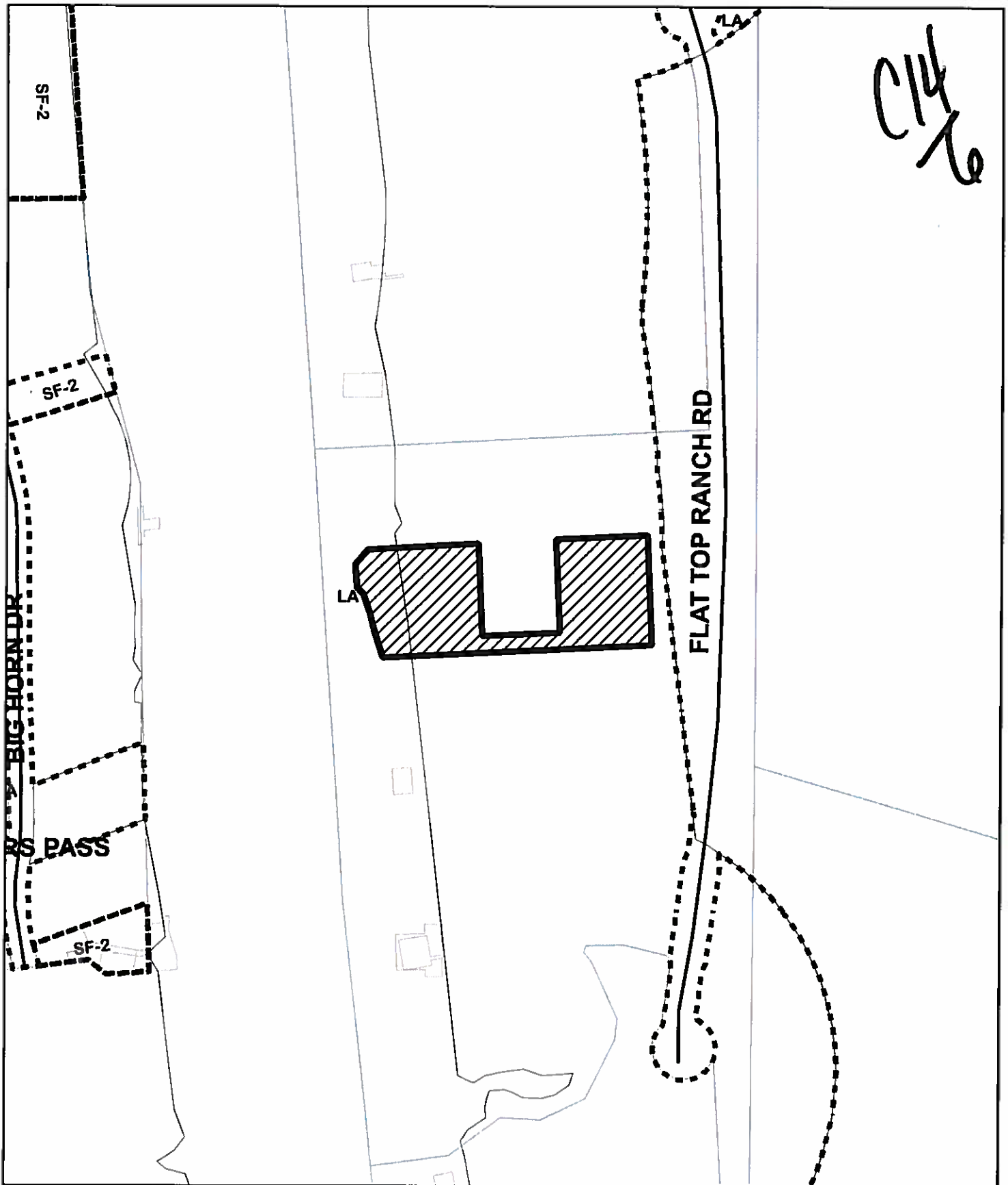


SP-2013-0121D

14708 Flat Top Ranch







SITE PLAN

CASE#: SP-2013-0121D
ADDRESS: 14708 Flat Top Ranch Road
CASE NAME: 14708 Flat Top Ranch Road
MANAGER: Amanda Couch (974-2881)



SUBJECT TRACT



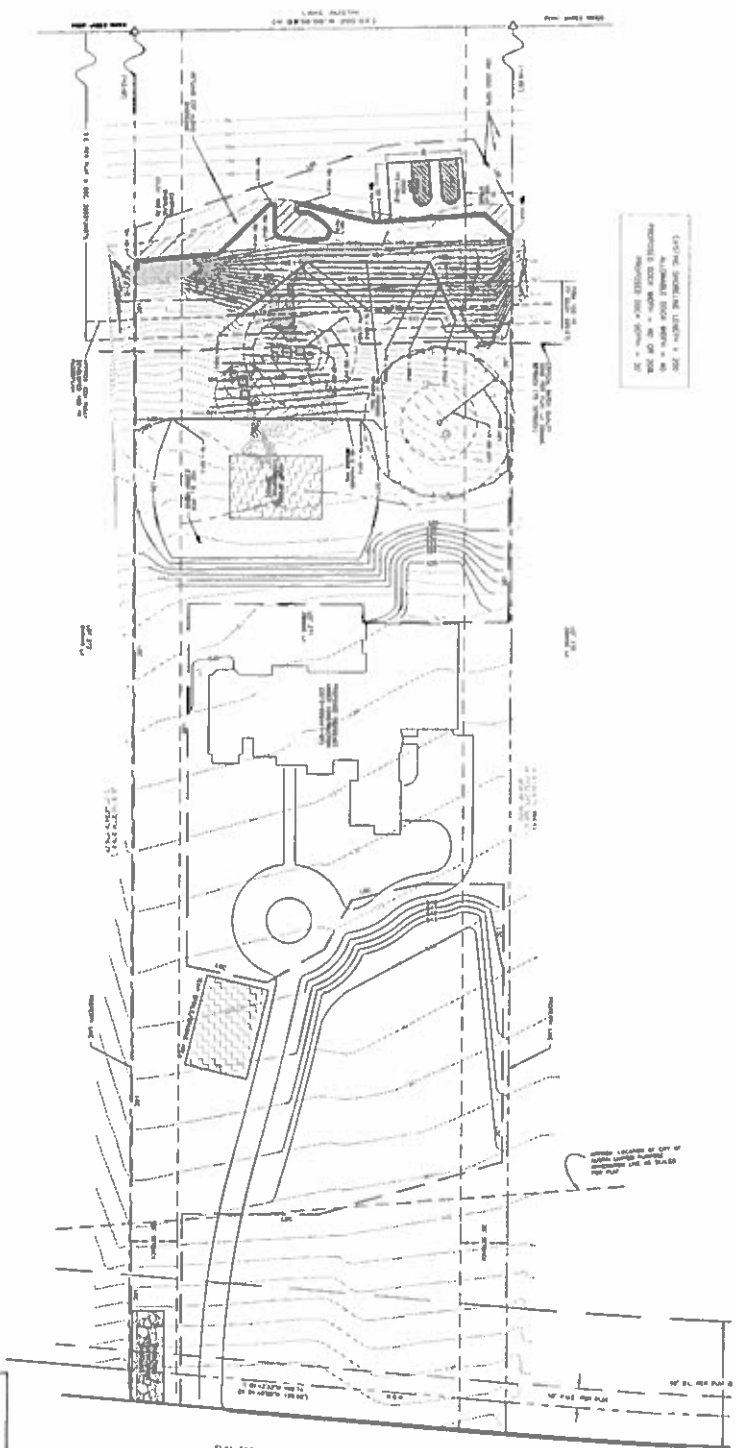
ZONING BOUNDARY

0 120 240 480 Feet

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



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2. FOR ADDITIONAL INFORMATION ON STANDARD AND NONSTANDARD PRACTICES, SEE CHANGING PLAYS

ALL RESPONSIBILITY FOR THE ABSTRACT OF THESE PLANS REMAINS WITH THE DIRECTOR WHO PROVIDED THEM IN REVIEWING THESE PLANS. THE CITY OF ALBANY MUST NOT BE ABSTRACT OF THE DESIGN (INDEPENDENTLY)

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