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**SITE PLAN REVIEW SHEET
SHORELINE MODIFICATION ONLY**

CASE: SP-2013-0315D

ZAP COMMISSION DATE: April 8, 2014

PROJECT NAME: Follett Residence

APPLICANT: Brian Follett

AGENT: Richard H. Crank, ASLA

ADDRESS OF SITE: 5600 Craggy Point

COUNTY: Travis

AREA: 2.098 acres

WATERSHED: Lake Austin (Water Supply Suburban) **JURISDICTION:** Full-Purpose

EXISTING ZONING: LA

PROPOSED DEVELOPMENT:

The applicant is proposing to construct site restoration, including cut and fill within and adjacent to Lake Austin and the addition of shoreline stabilization armoring with boulders, on two legal tracts, to address unauthorized improvements. There is no dock associated with this project.

DESCRIPTION OF VARIANCES:

There is no variance being requested for this project. The project 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. This project is proposing a bulkhead along the Lake Austin shoreline.

STAFF RECOMMENDATION:

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

ENVIRONMENTAL BOARD ACTION:

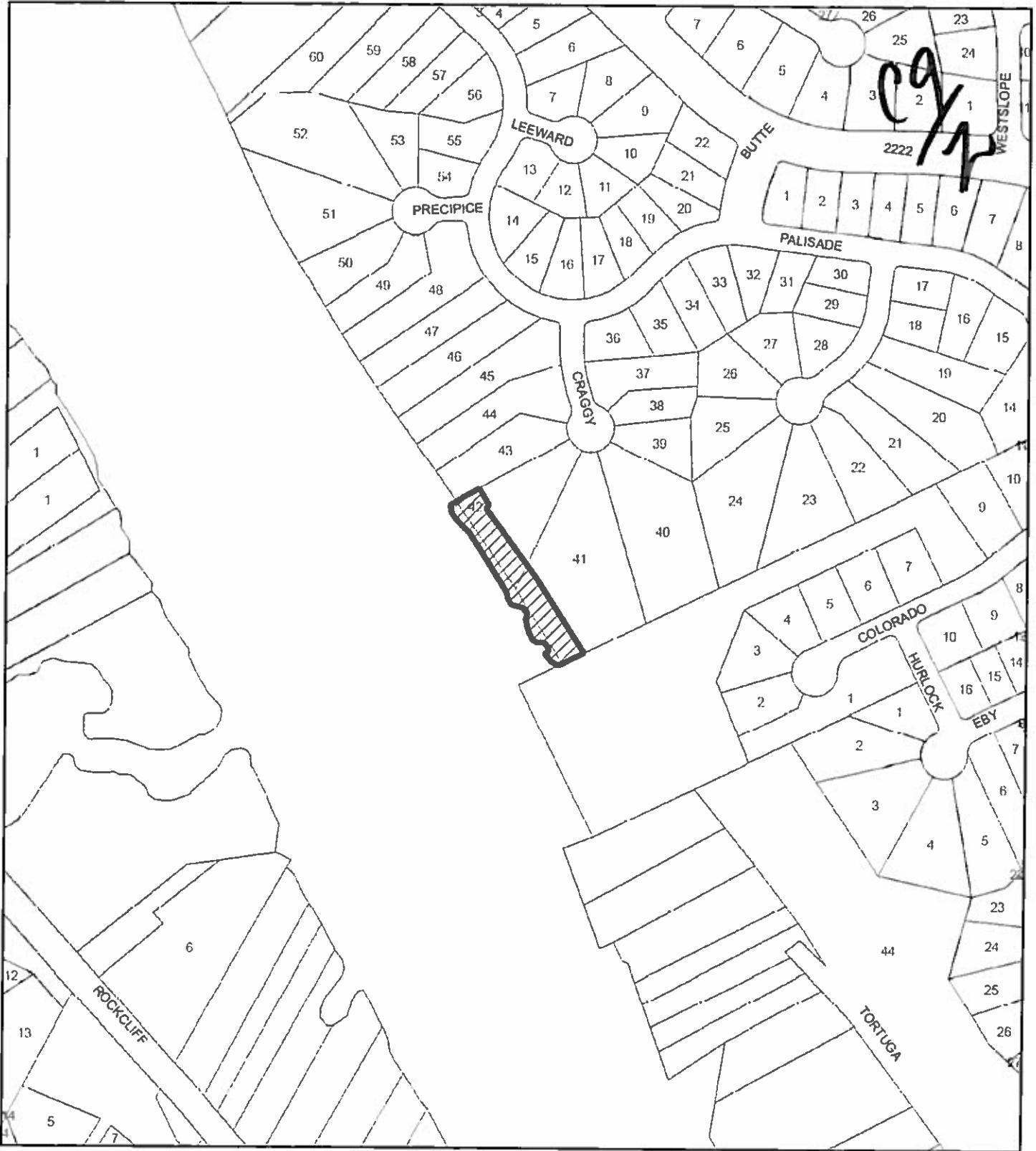
Environmental Board review is not required.



ZONING AND PLATTING COMMISSION ACTION:

N/A

ENVIRONMENTAL REVIEW STAFF: Liz Johnston **PHONE:** 974-1218
Liz.Johnston@austintexas.gov

CASE MANAGER: Christine Barton-Holmes **PHONE:** 974-2788
Christine.barton-holmes@austintexas.gov



-  Subject Tract
-  Base Map

CASE#: SP-2013-0315D
 ADDRESS: 5600 Craggy Point Bldg.



This product is for informational purposes 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.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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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: April 2, 2014

SUBJECT: 5600 Craggy Point, SP-2013-0315D

On your April 8, 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 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 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 proposed site plan consists of two platted residential lots with the same owner. The site is 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 (Cliff Over Lake Austin II) was recorded in September, 1980. The entire site is located within the Full Purpose Zoning Jurisdiction and is zoned LA. According to TCAD records, the two single family residences were constructed in 1987 and 1995.

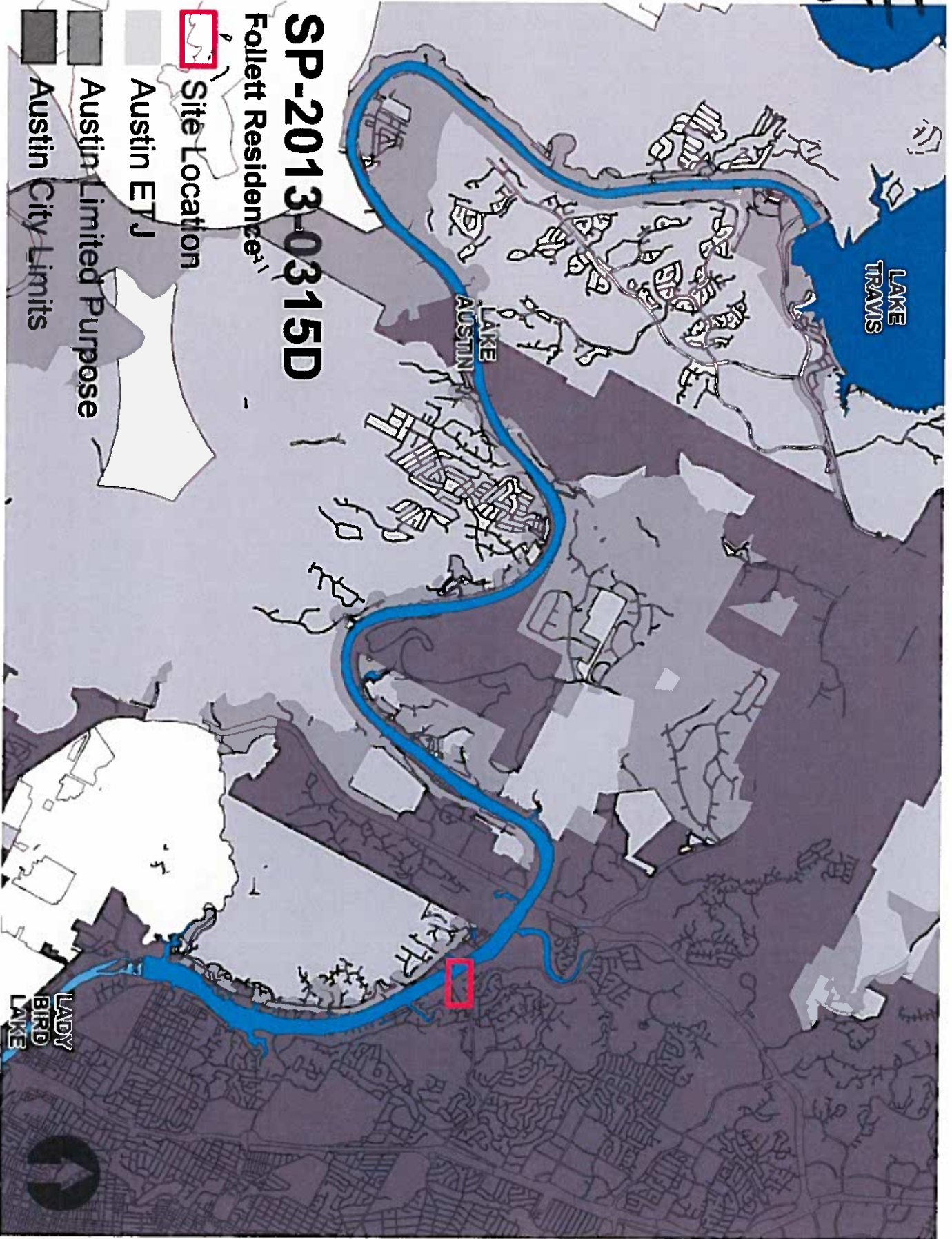
Description of Project

The proposed project consists of shoreline restoration and construction of a stone bulkhead. In October of 2012, City of Austin Environmental Inspections staff issued a Stop Work Order related to unpermitted fill that had been placed in the lake, an unpermitted floating dock and the addition of stacked stone along the shoreline and partial clearing of shoreline vegetation. The owner has agreed to remove the fill, remove the floating dock and restore the shoreline as shown on the proposed site plan. The proposed restoration will remove the unpermitted fill and will restore the location of the shoreline back to the original location, thereby removing all unpermitted land capture. In addition, the applicant has proposed a code-compliant stone bulkhead along the shoreline. The bulkhead is considered to be a shoreline modification.

Recommendation

Staff recommends approval of this project.

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SP-2013-0315D

Follett Residence

Site Location

Austin ETJ

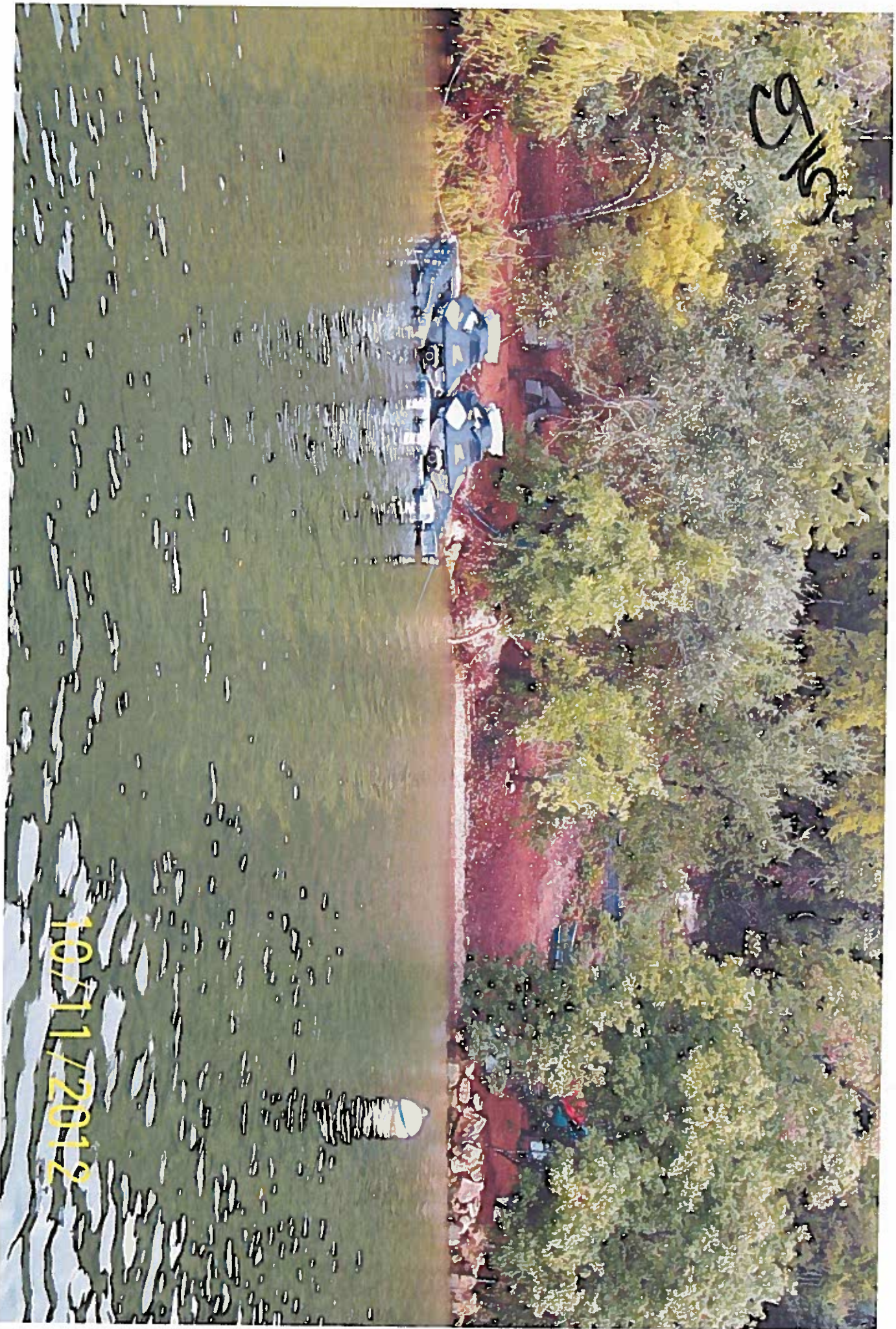
Austin Limited Purpose

Austin City Limits

LADY BIRD LAKE

LAKE TRAVIS

LAKE AUSTIN



6/15

10/11/2012



10/11/2012