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**SITE PLAN REVIEW SHEET
SHORELINE MODIFICATION**

CASE: SP-2013-0436D

PLANNING COMMISSION DATE: 04-22-2014

PROJECT NAME: 1702 Channel Rd.

APPLICANT: Chris Ellis

AGENT: Aupperle Company
(Bruce Aupperle)

ADDRESS OF SITE: 1702 Channel Rd. & 4000 Sandy Acre Ln.

COUNTY: Travis

AREA: 1.18 Acres

WATERSHED: Lake Austin (Water Supply Rural)

JURISDICTION: Full- Purpose

EXISTING ZONING: SF-2(1702 Channel Rd.) & LA (4000 Sandy Acre)

PROPOSED DEVELOPMENT:

The proposed project is on two separate lots and consists of removing existing non-conforming structures on both lots, construction of a two-slip, cut-in boat dock in the channel off of the main body of the lake, the construction of a fishing pier along the main body of the lake and a beach area.

DESCRIPTION OF VARIANCES:

According to 25-2-1176(D)(1), approval of the Planning Commission is required for all structures to be constructed or altered within 10' of a side property line. The Fishing pier on 4000 Sandy Acre Lane encroaches on this set back by 8.25' with a distance of 1.75' between the property line and the fishing pier. The same owner owns both lots and is in support of the encroachment.

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 the bulk head and beach is considered to be shoreline modification. Please see memo from the Environmental Review Specialist for more detailed information about the shoreline modification.

STAFF RECOMMENDATION:

Staff recommends approval of the setback waiver. The proposal is in compliance with all other requirements of the Land Development Code and is not opposed by the neighboring owner.

Staff recommends approval of the shoreline modification. Please see memo from the Environmental Review Specialist for more detailed information about the shoreline modification recommendation.

ENVIRONMENTAL BOARD ACTION:

Environmental Board review is not required.

ZONING AND PLATTING COMMISSION ACTION:

N/A

ENVIRONMENTAL REVIEW STAFF: Liz Johnston **PHONE:** 974-1218
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CASE MANAGER: Amanda Couch **PHONE:** 974-2881
Amanda.couch@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: April 14, 2014

SUBJECT: 1702 Channel Rd, SP-2013-0436D

On your April 22, 2014 agenda is a request for approval of a shoreline modification to allow the construction of a two cut-in slips for a boat dock along Lake Austin as well as the construction of a new bulkhead to replace the existing bulkhead. The existing bulkhead along the main body of Lake Austin does not conform to the current bulkhead requirements. The new bulkhead will bring the entire shoreline condition to current code. 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 consists of two adjacent residential tracts, one a platted residential lot and one an unplatted legal tract. The property 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 platted lot is part of the Windy Cove subdivision, recorded in 1966. Both lots are located entirely within the Full-Purpose Jurisdiction. The platted lot is zoned SF-2 and the legal tract is zoned LA.

Description of Project

The proposed project consists of one dock with two slips on the platted lot containing a channel and one fishing pier and a beach on the legal tract. Under existing regulations, each individual lot is allowed one dock with two slips. The proposed configuration will include removing existing non-conforming structures on both lots, construction of a two-slip, cut-in dock in the channel off of the main body of the lake, the construction of a fishing pier along the main body of the lake and a beach area. The proposed replacement bulkhead, beach and cut-in slip constitutes the proposed shoreline modification. Because of the narrowness of the channel where the cut-in slip is proposed, staff recommends the shoreline modification to allow the construction of the dock without impeding navigation of the channel. With the recent changes to LDC 25-8 related to the Watershed Protection Ordinance, the cut-in slip is also considered a floodplain modification. Environmental Resource Management Staff have determined that

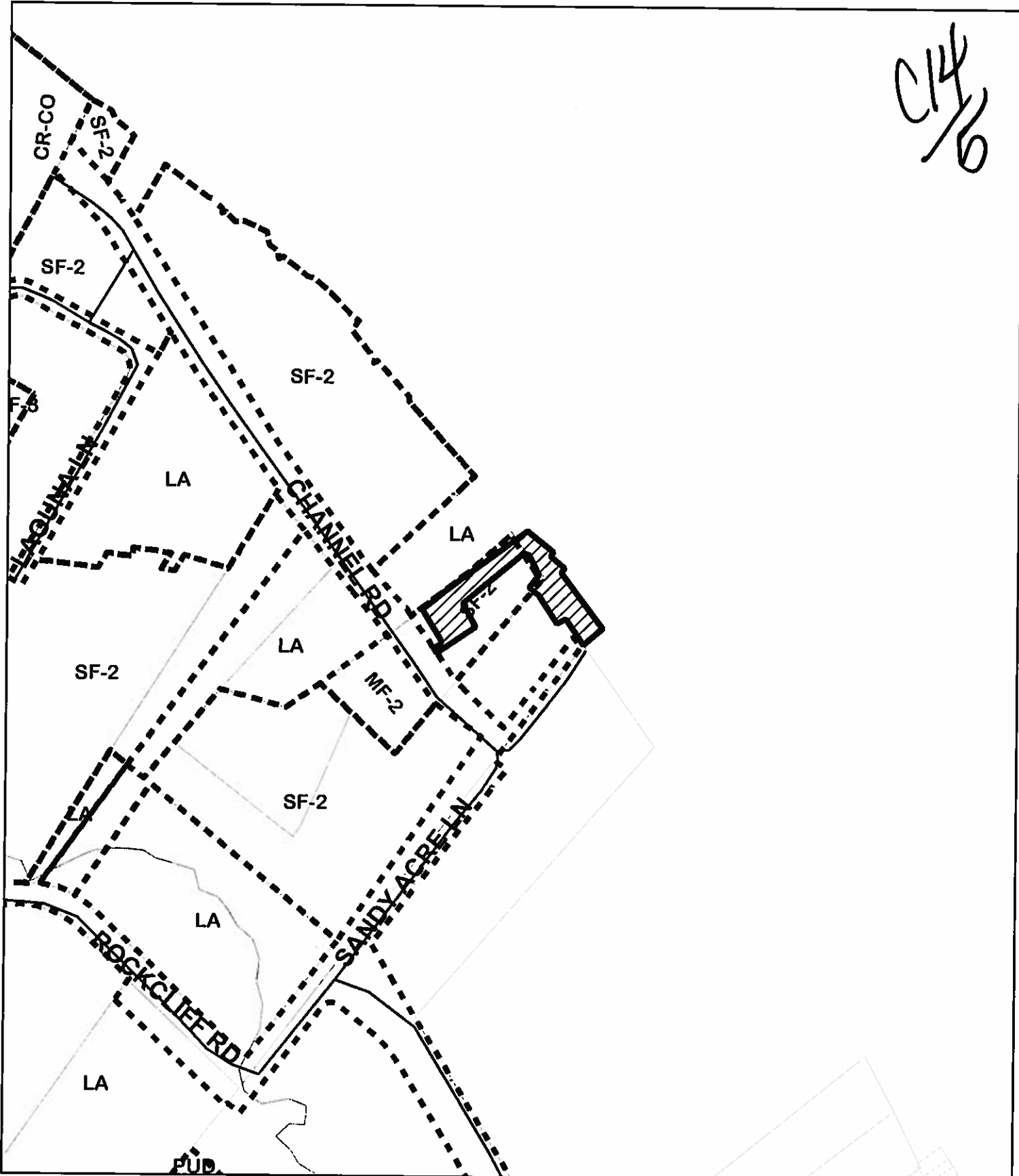
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the proposed project will provide a “significant, demonstrable environmental benefit” regarding tree planting and shoreline restoration and is therefore code-compliant.

Recommendation



Staff recommends approval of this project.

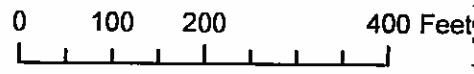
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SITE PLAN

CASE#: SP-2013-0436D
ADDRESS: 1702 Channel Rd
CASE NAME: 1702 Channel Rd
MANAGER: Amanda Couch

-  SUBJECT TRACT
-  ZONING BOUNDARY



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.

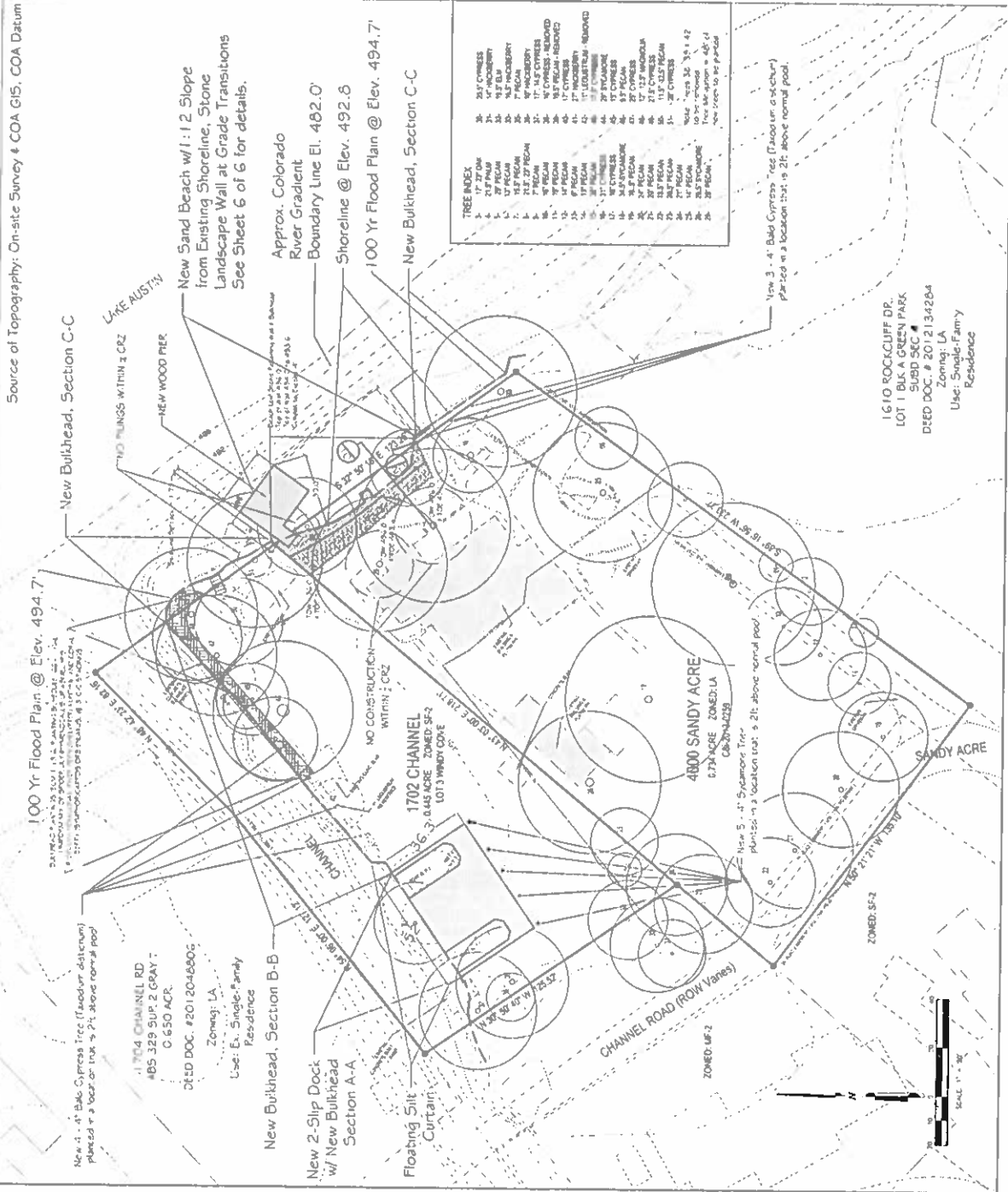


DOCK FACILITIES

for 4000 SANDY ACRE LANE & 1702 CHANNEL ROAD

Source of Topography: On-site Survey & COA GIS, COA Datum

- Existing Shoreline Length 4000 Sandy Acre = 123'
- Allowable Dock Width = 20% of 123' = 24.6'
- Proposed Dock Width = 24' or 19.5%
- Existing Shoreline Length 1702 Channel = 269'
- Allowable Dock Width = 20% of 269' = 53.8'
- Proposed Dock Width = 52' or 19.3%
- Existing Dock Depth = 26'
- Proposed Dock Depth = 26'
- Existing Side Yard Setback = 10'
- Proposed Side Yard Setback = 17.5'



TREE INDEX		
1	24' CYPRESS	24
2	24' PINE	24
3	18' PINE	18
4	27' PINE	27
5	18' PINE	18
6	24' PINE	24
7	18' PINE	18
8	24' PINE	24
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100	18' PINE	18

NOTES:

1. A DETAILED SURVEY OF THE PROJECT SITE SHALL BE CONDUCTED BY THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE SURVEY SHALL INCLUDE A CORNER SURVEY AND A DETAILED SURVEY OF THE EXISTING DOCK AND CHANNEL. THE SURVEY SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE COA. THE SURVEY SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE COA.
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 Fort Worth, Texas 76101

CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS

1702 CHANNEL RD
 485 329 SUP 2 GRAY T
 C 650 ACR
 Zoning: LA
 Use: Ex. Single-Family Residence

4800 SANDY ACRE
 0.74 ACRE ZONED LA
 C828-11028

NEW CONSTRUCTION WITHIN CRZ
 NO CONSTRUCTION WITHIN CRZ



APPELLAR COMPANY
 Engineering, Planning & Development Services