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**PLANNING COMMISSION**  
**SITE PLAN VARIANCE REQUEST REVIEW SHEET**

**CASE NUMBER:** SP-2014-0002DS **PC DATE:** 05/13/2014

**PROJECT NAME:** 3700 Rivercrest (Boat Dock)

**ADDRESS:** 3700 Rivercrest Drive

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

**ORDINANCE:** Comprehensive Watershed Ordinance

**ZONING:** LA

**APPLICANT:** Pam's Lake Austin Venture, LLC  
3700 Rivercrest Drive  
Austin, Texas 78746

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

**PROJECT DESCRIPTION:** The applicant proposes to construct an 18 ft. x 50 ft. single-slip, two-story residential boat dock, including a gangway, stairs and other appurtenances on Lake Austin.

**VARIANCE REQUEST:** To approve a variance from LDC Section 25-2-1176(B)(2) to allow a boat dock to extend more than 30 feet from the shoreline.

**STAFF RECOMMENDATION:** This variance is recommended. The proposed 50-foot long dock will be constructed adjacent to the shoreline within an existing 20-foot deep cut, and will extend 30 feet into the actual body of Lake Austin. This construction will not create any navigational hazard beyond that of any other boat dock structure that could be approved without such a variance.

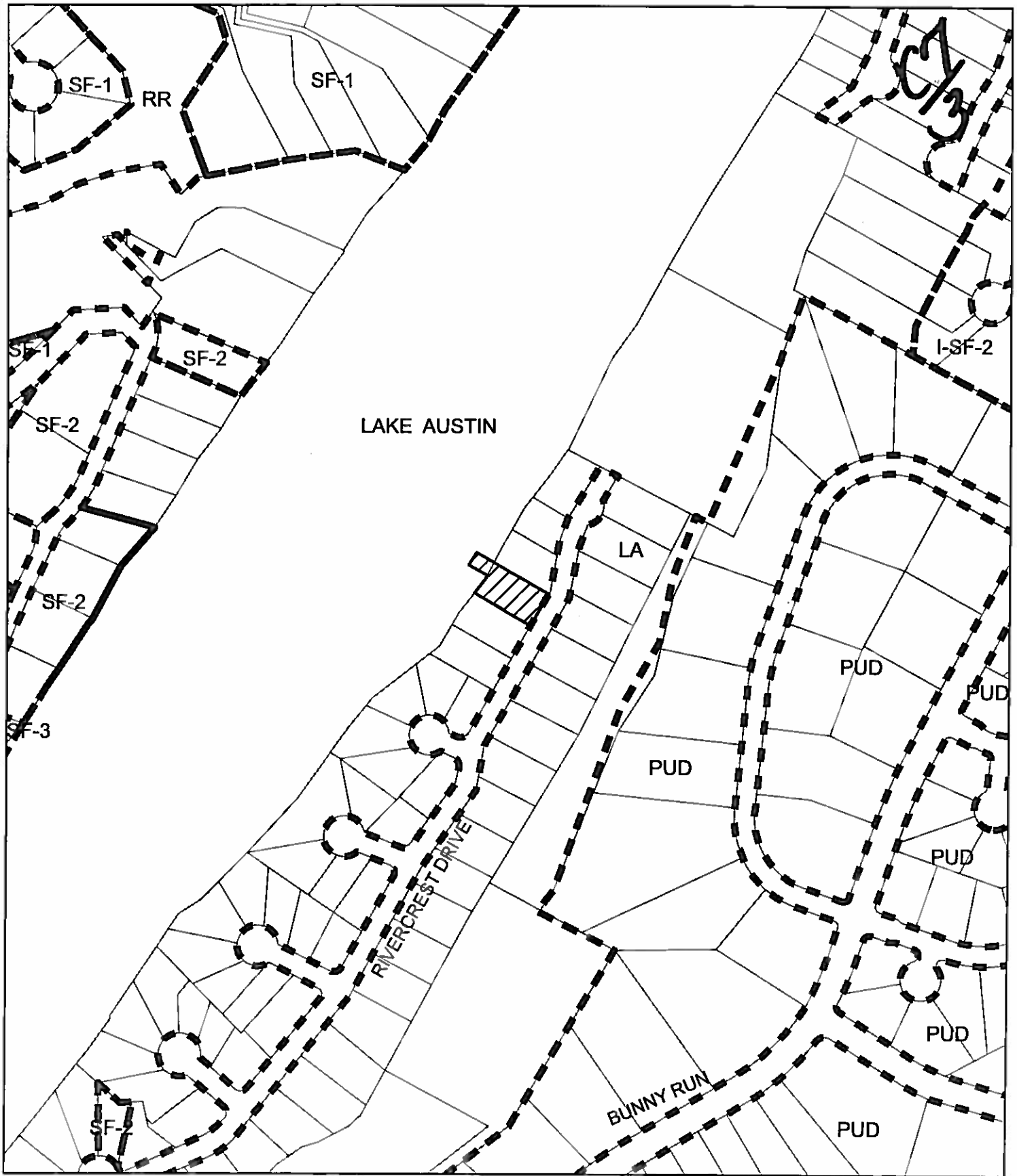
**NEIGHBORHOOD ORGANIZATIONS:**

2222 Coalition of Neighborhood Associations, Inc.  
Austin Heritage Tree Foundation  
Austin Independent School District  
Austin Monorail Project

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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](mailto:michael.simmons-smith@austintexas.gov)



0 75 150 300 Feet

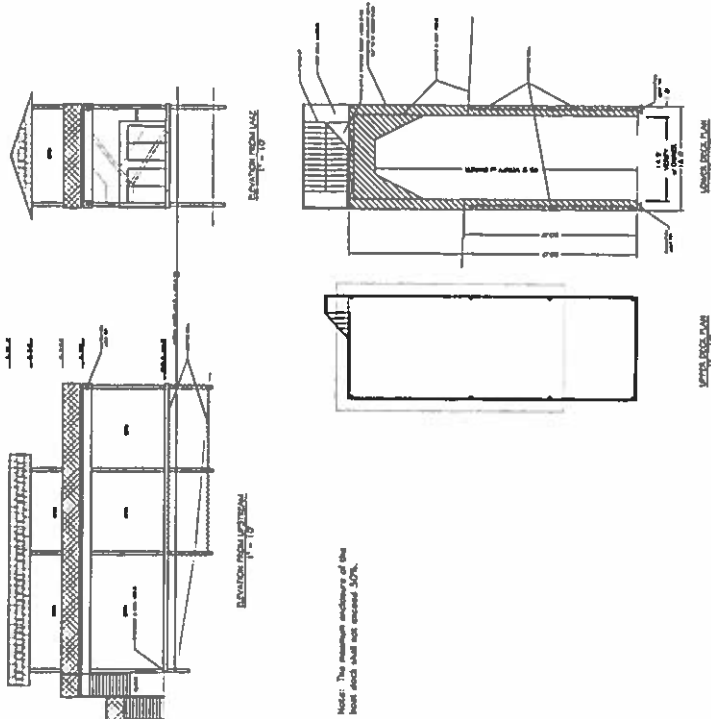
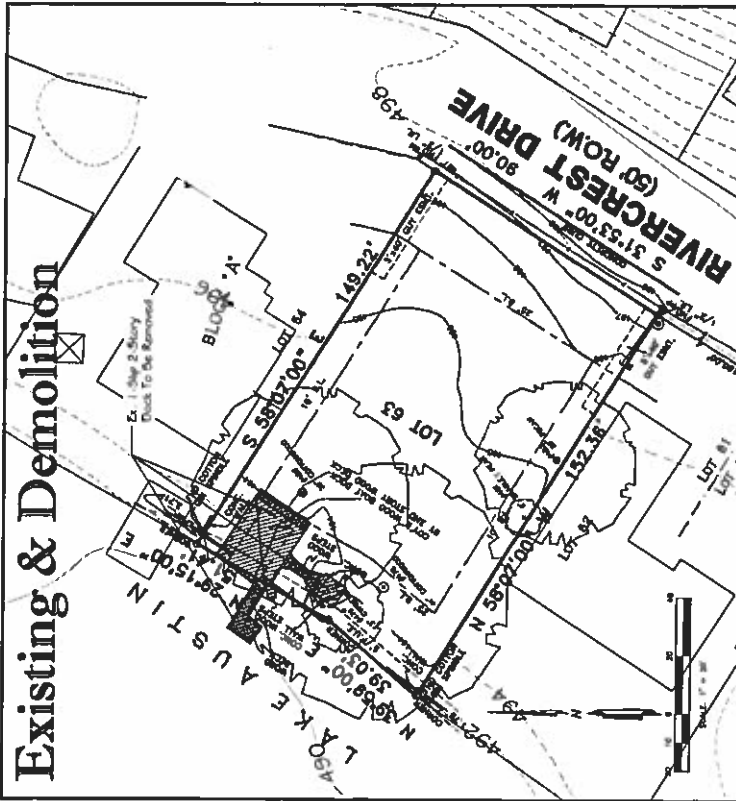
**SITE PLAN VARIANCE REQUEST**

CASE NO.: SP-2014-0002DS  
 ADDRESS: 3700 RIVERCREST DRIVE  
 CASE MANAGER: MICHAEL SIMMONS-SMITH





# 3700 Rivercrest Drive



Note: The maximum width of the lot shall not exceed 50%.

Handwritten initials: E/S

3700 Rivercrest Drive  
 EXISTING & DEMOLITION  
 DOCK PLAN & ELEVATIONS

AUPPERLE COMPANY  
 Engineering, Planning & Development Services  
 1808 Chestnut Drive / Austin, Texas 78733 512.325.4241



NO.	DATE	REVISION

3700 Rivercrest Drive  
 EXISTING & DEMOLITION  
 DOCK PLAN & ELEVATIONS  
 SHEET NO. 117.001.01