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**PLANNING COMMISSION SITE PLAN
BOAT DOCK VARIANCE REVIEW SHEET**

CASE NUMBER: SP-2013-0453D **PC COMMISSION DATE:** 5-27-2014

ADDRESS: 3337 Westlake Drive

WATERSHED: Lake Austin Watershed (Water Supply Suburban)

AREA:

EXISTING ZONING: LA, Lake Austin

PROJECT NAME: 3337 Westlake Drive

PROPOSED USE: Shoreline Modification

AGENT: Aupperle Company
Bruce Aupperle
10088 Circleview Dr.
Austin, TX 78733
(512) 328-8241

APPLICANT: Joel and Stacy Hock
3331 Westlake Drive
Austin, TX 78746

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

VARIANCES REQUESTED: LDC Sections 25-8-652 C , To allow shoreline modification.

SUMMARY STAFF RECOMMENDATION: Recommended.

PLANNING COMMISSION ACTION: 5-27-2014

CASE MANAGER: Lynda Courtney, 974-2810

ENVIRONMENTAL REVIEW: Liz Johnston, 974-1218

PROJECT INFORMATION: 2 platted lots

NUMBER OF PROPOSED UNITS: 1 existing residence

EXIST. ZONING: LA

MAX. BLDG. CVRG ALLOWED: N/A

PROPOSED BLDG. CVRG: N/A

MAX. IMPERV. CVRG.: N/A

PROPOSED IMP. CVRG: N/A

MAX HEIGHT ALLOWED: N/A

PROPOSED HEIGHT: N/A

REQUIRED PARKING: N/A

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The proposed site plan is for the removal of unpermitted fill along Lake Austin and construction of a boat dock as a residential accessory use.



CLJ

MEMORANDUM

TO: Dave Anderson, Chairperson, and Members of the Planning Commission

FROM: Liz Johnston, Environmental Review Specialist Senior
Planning & Development Review Department

DATE: May 20, 2014

SUBJECT: 3337 Westlake Drive, SP-2013-0453D

On your May 27, 2014 agenda is a request for approval of a shoreline modification to allow the removal of unpermitted fill along Lake Austin. The fill was placed not along the main body of the lake, but rather along a slough of an unnamed tributary. According to aerial imagery, it appears the land capture occurred between 2006 and 2009. The proposed restoration will remove the unpermitted fill and restore the shoreline back to the previous location. The shoreline modification does not propose to construct a new bulkhead in this area; however, the lower portion of the unpermitted bulkhead is proposed to remain in order to provide stabilization of the fill area. This area of unpermitted fill will remain inundated and provide the potential for wetland species to colonize. With 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 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 that will contain one residential structure. The owner of the lot also owns the adjoining lot, which obtained a site plan approval for boat dock construction last year. 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 (Laguna Terrera) was recorded in April, 1955. 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 removal of an unpermitted bulkhead, as well as the construction of a boat dock that will be accessory to the single-family residence. The proposed boat dock will replace an existing dock proposed to be demolished.

Recommendation

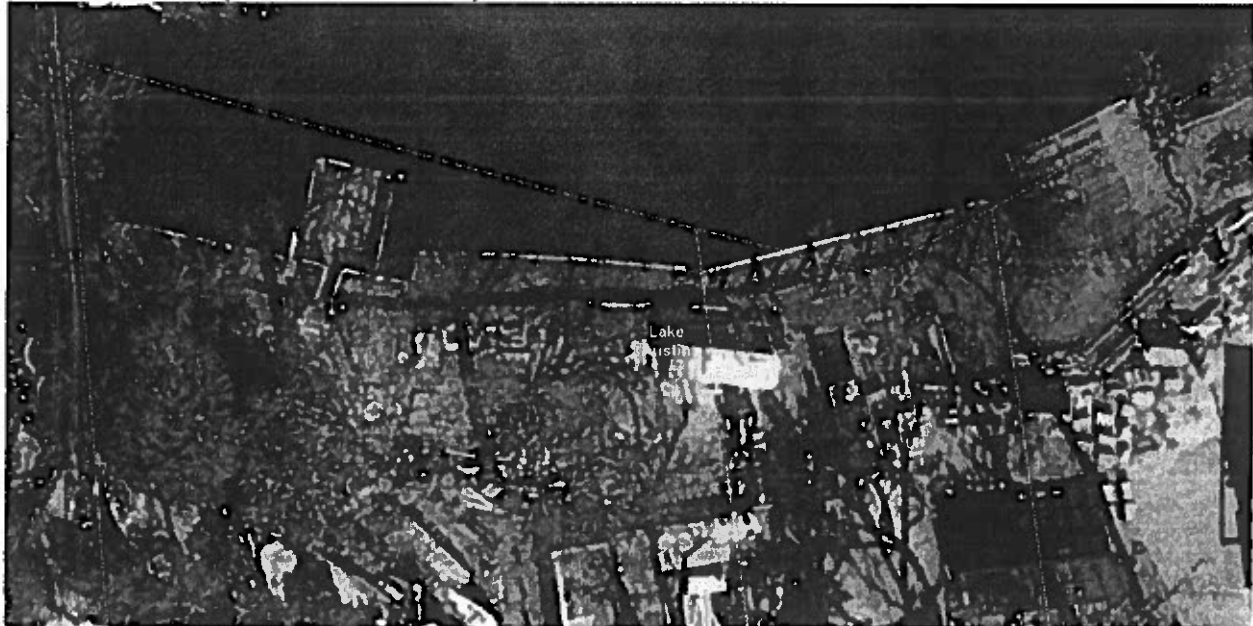
Staff recommends approval of this project.

04/13

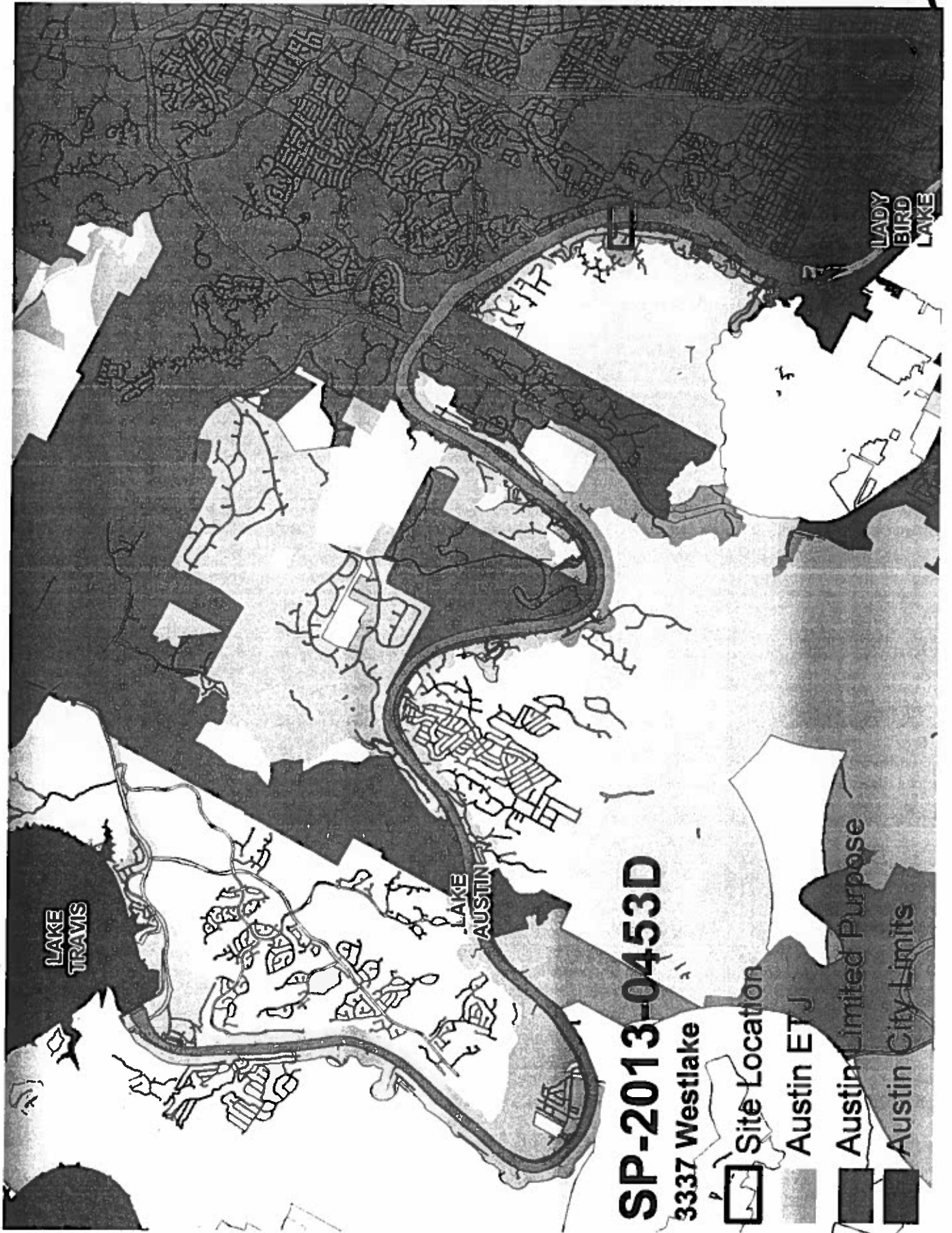
Shoreline 2006



Shoreline 2012 (See fill area in red.)





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SP-2013-0453D

3337 Westlake

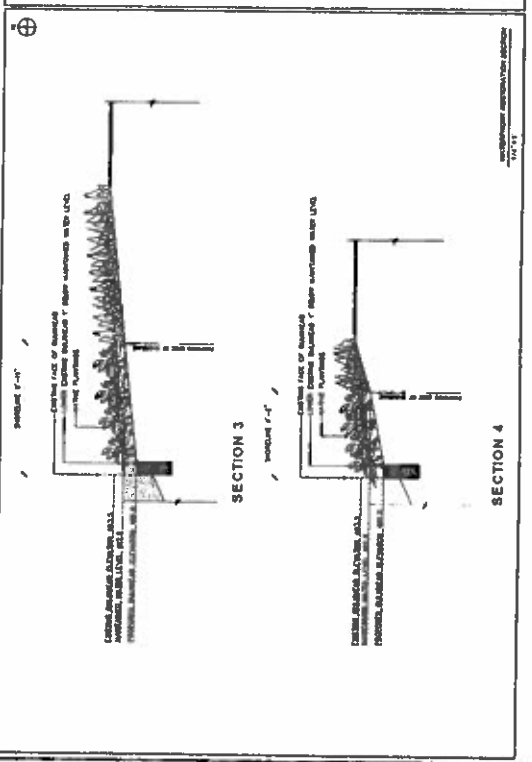
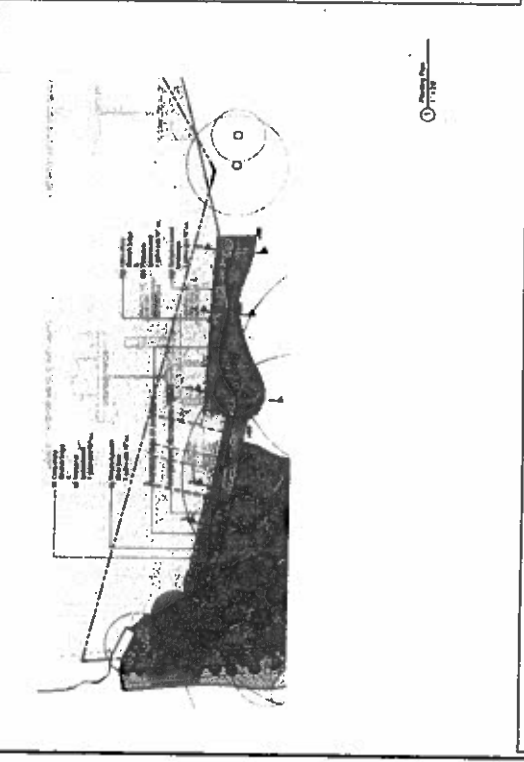
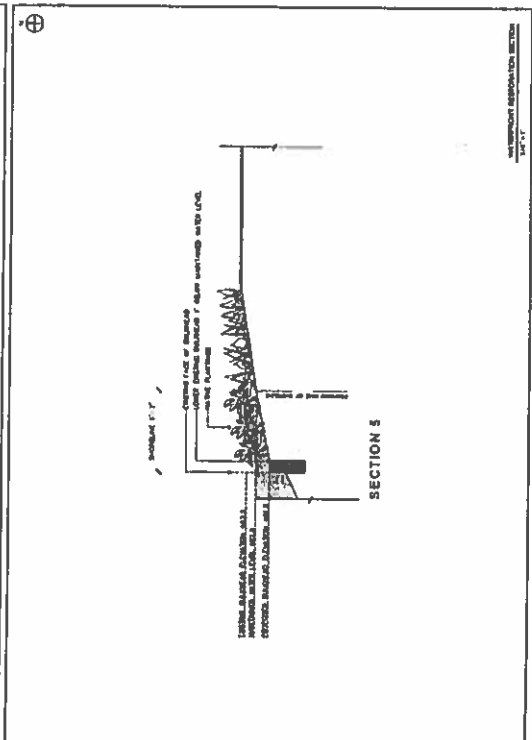
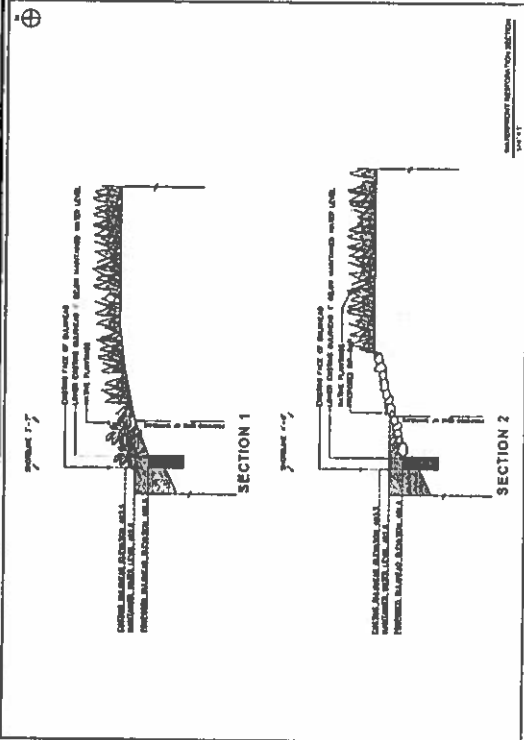
 Site Location

 Austin ETJ

 Austin Limited Purpose

 Austin City Limits

Handwritten note: **4/13**



It is recommended that the City of Austin verify the accuracy of the data and the design of the project.