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

CASE NUMBER: SP-2013-0465DS **PC COMMISSION DATE:** 5-27-2014

ADDRESS: 14608 Flat Top Ranch

WATERSHED: Lake Austin Watershed (Water Supply Suburban)

AREA:

EXISTING ZONING: LA, Lake Austin

PROJECT NAME: SanFratello Boat Dock

PROPOSED USE: Boat dock; dredging along Lake Austin

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

APPLICANT: James and Jane SanFratello
14608 Flat Top Ranch
Austin, TX 78732

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: 1 platted lot
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 dredging of 24 cubic yards of shoreline due to shallow water level along Lake Austin and construction of a boat dock as a residential accessory use.



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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: May 20, 2014

SUBJECT: 14608 Flat Top Ranch, SP-2013-0465DS

On your May 27, 2014 agenda is a request for approval of dredging in Lake Austin of approximately 24 cubic yards that is associated with a proposed residential boat dock. 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 dredging 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. Currently, there is an active building permit associated with a single-family residence for this property.

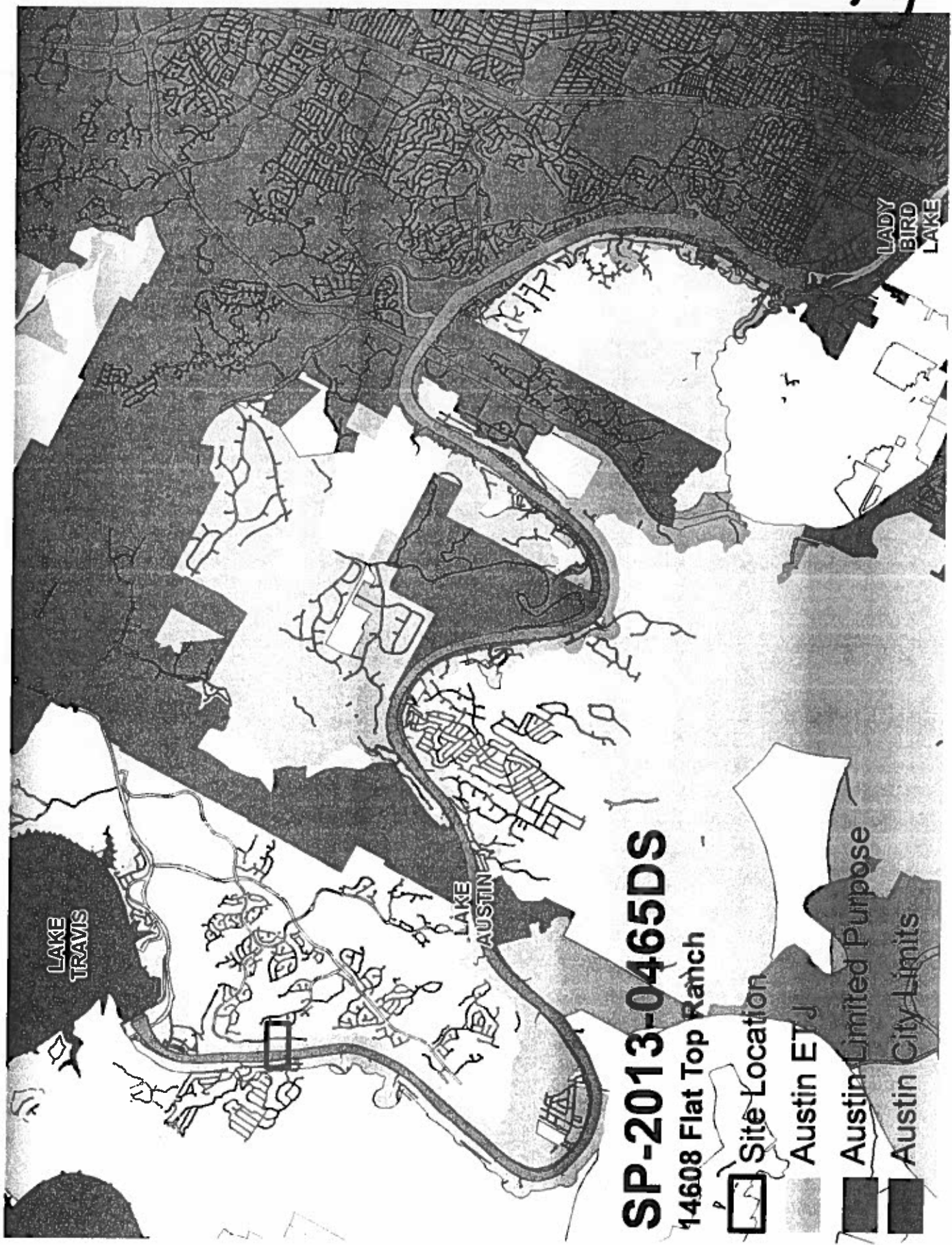
Description of Project

The proposed project consists of a residential boat dock, associated access, and dredging of approximately 24 cubic yards within the footprint of the dock. The dredging is proposed due to the relatively shallow nature of the shoreline on this stretch of Lake Austin, which will affect the ability of a boat to access the proposed dock. The shoreline along this stretch of the lake consists of steep alluvial soils that have been eroding rapidly due to upstream development, which has exacerbated the shallow nature of the Lake.

Recommendation

Staff recommends approval of this project.

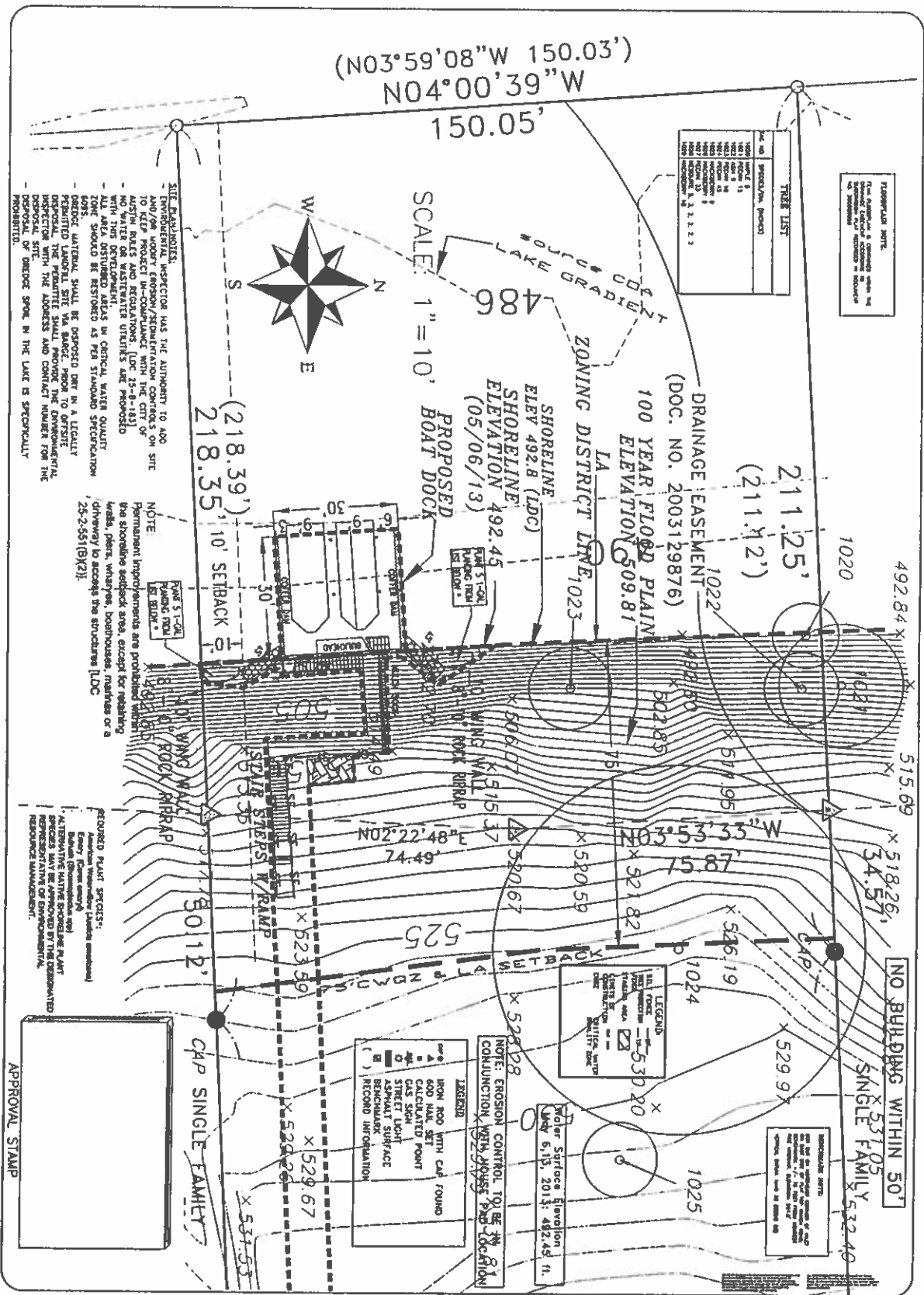
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FIELD NOTES:

- ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD TO OR REMOVE FROM THE EROSION CONTROL PLAN TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE REGULATIONS. (DOC 25-8-181)
- NO WATER OR WASTEWATER UTILITIES ARE PROPOSED AT THIS DEVELOPMENT.
- ALL UTILITY DEPTH SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE SPECIFICATIONS.
- ZONE SHOWN TO BE RESTORED AS PER STANDARD SPECIFICATION 60995.
- EROSION CONTROL SHALL BE DEPOSED ONLY BY A LEGALLY AUTHORIZED PERSON TO BE DETERMINED BY THE ENVIRONMENTAL INSPECTOR WITH THE ADDRESS AND CONTACT NUMBER FOR THE DISPOSAL OF EROSION SPILL IN THE LAKE IS SPECIFICALLY PROHIBITED.

NOTE:

Permanent improvements are prohibited within the stormwater runoff area, except for retaining walls, piers, wharves, boathouses, marinas or a driveway to access the structures (LDC 25-2-551(B)(2)).

REQUIRED PLANT SPECIES:

- Grass (Perennial)
- Shrub (Perennial)
- Tree (Perennial)

ALTERNATIVE NATIVE SPECIES PLANT SPECIES:

- Grass (Perennial)
- Shrub (Perennial)
- Tree (Perennial)

RECORD INFORMATION:

DATE: 6/15/2013
TIME: 4:24:45 PM

APPROVAL STAMP

DESIGNER: AM
DATE: 6/15/13
JOB: 130400000

SANFRATELLO BOAT DOCK
14608 FLAT TOP RANCH ROAD
SITE PLAN AND EROSION CONTROL PLAN



ADVANCED CONSULTING ENGINEERS
Civil Engineering Consultants, Planners
8204 BEE CREEK ROAD, SUITE 1-4
ALBUQUERQUE, NEW MEXICO 87106
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DATE: 6/15/13
JOB: 130400000

