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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.

