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**PLANNING COMMISSION
SITE PLAN COMPATIBILITY WAIVER REQUEST REVIEW SHEET**

CASE: SP-2014-0123DS

PLANNING COMMISSION DATE: June 24, 2014

PROJECT NAME: 4408 Rivercrest Dr.

ADDRESS OF SITE: 4408 Rivercrest Dr.

APPLICANT: NJG 56, LLC (Alan Topfer)

AGENT: Aupperle Company (Carolyn Aupperle), 512-329-8241

AREA: 0.0607 acres

WATERSHED: Lake Austin (Rural)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

C.I.P. STATUS: N/A

T.I.A.: N/A

CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant proposes to construct a boat dock and associated improvements.

EXISTING ZONING:

The site is zoned LA/Lake Austin.

DESCRIPTION OF WAIVERS:

LDC Sections 25-2-492 and 25-2-1176(D)(2):

The applicant is proposing to construct a boat dock that encroaches into the required 10' side yard setback [25-2-492] and is wider than 20% of the parcel [25-2-1176(D)(2)], therefore, a Planning Commission hearing of these waivers is required.

SUMMARY STAFF RECOMMENDATION:

The lot is substandard at 30 feet wide, creating a circumstance in which a dock 20% or less of the shoreline width would not be considered a minimum safe width, which is 14'. A dock could also not be built at the site at a safe width without encroaching into the side yard setback. The applicant has requested a 16' wide dock. The applicant is permitted up to a 6' wide dock on a 30' wide lot. Staff recommends a 14-foot wide dock which exceeds the 20% maximum by approximately 30%. The dock length will be 30', which is permitted.

Staff recommends approval of the waivers for the following reasons:

- The lot is substandard; the minimum allowed width for an LA lot under current code is 100'.
- A dock could not be built without encroaching into the required 10' side yard setbacks.
- The setback adjacent to neighbors is 10', and 5' where the applicant's lots adjoin.
- The proposed dock is a reduction in nonconformity and is replacing a three-slip, 33' long dock that is located on both 4406 and 4408 Rivercrest Drive.

CASE MANAGER: Christine Barton-Holmes, LEED AP **PHONE:** 974-2788
Christine.Barton-Holmes@austintexas.gov

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PROJECT INFORMATION: 0.062 acres

EXIST. ZONING: LA

MAX. BLDG. COVERAGE : N/A

MAX. IMPERV. CVRG.: 20%

ALLOWED F.A.R.: N/A

HEIGHT: 35'

REQUIRED PARKING: N/A

PROPOSED ACCESS: Lake Austin or Rivercrest Drive.

PROP. BUILDING CVR: N/A

PROP. IMP. CVRG.:

PROPOSED F.A.R.: N/A

PROP. HEIGHT: N/A

PROVIDED PARKING: N/A

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant proposes to construct a single-slip boat dock to replace an existing three-slip boat dock that is located on this site and on 4408 Rivercrest Drive. The dock, while a reduction in nonconformity compared to the current dock, would still be larger than adjacent docks and two waivers for size are requested.

Environmental:

The site is located with the Lake Austin watershed, which is classified as a Rural Watershed. There are no critical environmental features.

Transportation:

Access to the proposed dock will be from Lake Austin or Rivercrest Drive. No TIA was required for this development.

PLANNING COMMISSION ACTION:

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: LA (Marinas/docks)

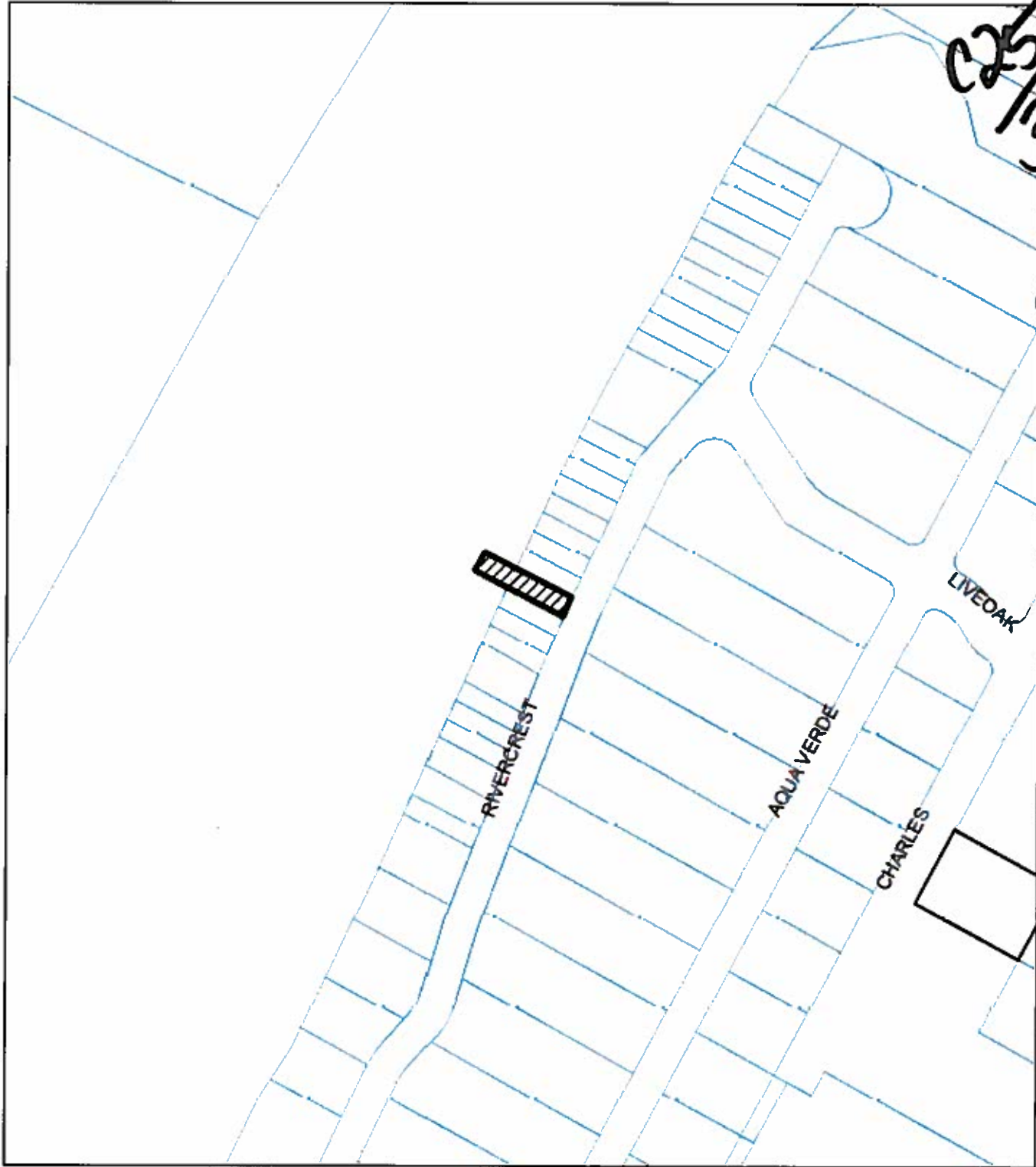
South: LA (Marinas/docks)

East: LA (Rivercrest Dr, then single-family residential)

West: LA (Lake Austin)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Rivercrest Drive	50'	15'	Local City Street

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Subject Tract



Base Map

CASE#: SP-2014-0123DS
LOCATION: 4408 Rivercrest Drive



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.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

4408 Rivercrest Drive



CITY MAP
VICINITY MAP
MAPS050 Map 3320 City Grid F79
VI POLICE CITY MAPS



REVISIONS / CORRECTIONS

NO	DESCRIPTION	REVISED BY	DATE

NO REVISIONS OR CORRECTIONS TO THE ORIGINAL PLAN SET. THIS SHEET IS FOR INFORMATION ONLY. THE ORIGINAL PLAN SET IS THE ONLY SET TO BE USED FOR CONSTRUCTION. ANY REVISIONS TO THE ORIGINAL PLAN SET MUST BE MADE TO ALL SHEETS AND MUST BE APPROVED BY THE CITY ENGINEER. ANY REVISIONS TO THE ORIGINAL PLAN SET MUST BE MADE TO ALL SHEETS AND MUST BE APPROVED BY THE CITY ENGINEER. ANY REVISIONS TO THE ORIGINAL PLAN SET MUST BE MADE TO ALL SHEETS AND MUST BE APPROVED BY THE CITY ENGINEER.

As a condition of the City's approval, the applicant agrees to pay all costs of any City engineer's review, including any additional engineering or construction cost that may be required for reviewing and testing. The applicant agrees to pay for any additional engineering or construction cost that may be required for reviewing and testing. The applicant agrees to pay for any additional engineering or construction cost that may be required for reviewing and testing. The applicant agrees to pay for any additional engineering or construction cost that may be required for reviewing and testing. The applicant agrees to pay for any additional engineering or construction cost that may be required for reviewing and testing.

Approved By: _____
City Engineer
Date: _____

OWNER:
4408 RIVERCREST DRIVE
AUSTIN, TX 78746
ENGINEER:
UPPERLE COMPANY
10008 WILSHIRE DRIVE
AUSTIN, TEXAS 78753
PHONE: (512) 326-5514

1. The applicant shall provide a detailed site plan showing the proposed development and its relationship to the surrounding area.
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APPROVED BY: _____
City Engineer
Date: _____

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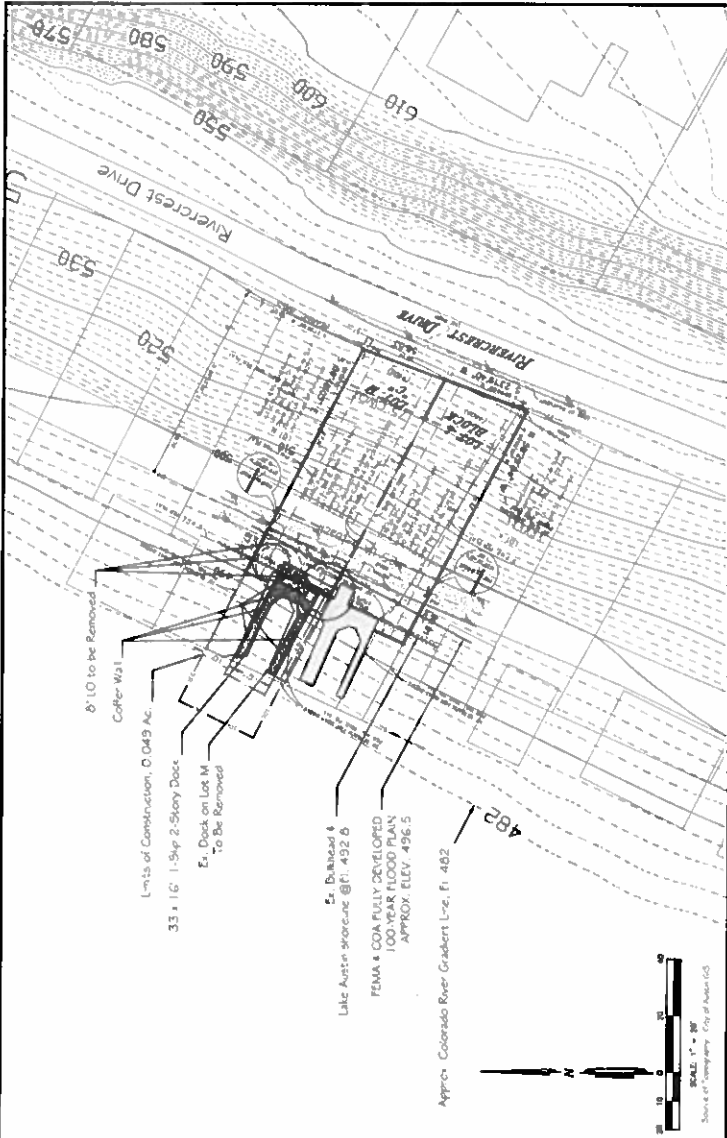
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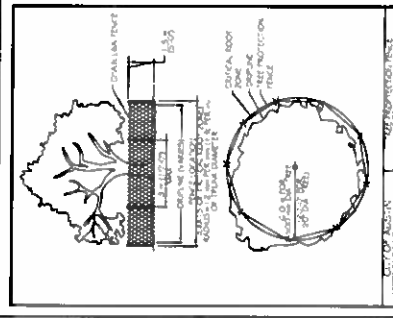
UPPERLE

4408 Rivercrest Drive



Landing Structure Length = 300
Landing Deck Width = 12
Proposed Dock Area = 12
Proposed Dock Area = 12

- NOTES:
1. A DOCK MUST BE CONSTRUCTED UP TO WITH WATER LIGHTS BETWEEN SHOOT AND S WAVE EACH DAY.
 2. DOCK MUST HAVE AT LEAST TWO LIGHT STATIONS. THE LIGHT STATIONS MUST BE LOCATED ON THE END OF THE DOCK. APPROXIMATELY 30 FEET FROM THE END OF THE DOCK.
 3. NAVIGATION LIGHTS MUST HAVE A 360 DEGREE BEAM PATTERN, WITH TWO WORKING LIGHT BEAMS SPACED BETWEEN 7:12 AND 11:12. THE LIGHTS MUST BE IN A DIRECT VERTICAL POSITION AND BE WHITE. APPROXIMATELY 10 FEET FROM THE END OF THE DOCK.
 4. ALL WORK SHALL OCCUR WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLAN AND UTILITIES OR ANY OTHER UTILITY SHALL BE PROTECTED FROM DAMAGE. APPROXIMATELY 10 FEET FROM THE END OF THE DOCK.
 5. THE SITE PLAN SHOWS THE QUANTITIES TO BE CONSTRUCTED ON A PER FOR SHOWN STRUCTURE EXTENDING AND APPROXIMATELY 10 FEET FROM THE END OF THE DOCK.
 6. APPROXIMATELY 10 FEET FROM THE END OF THE DOCK.
 7. APPROXIMATELY 10 FEET FROM THE END OF THE DOCK.
 8. THE PROPOSED DOCK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN'S BOAT DOCK DESIGN SPECIFICATIONS, WHICH MAY BE FOUND AT THE CITY OF AUSTIN'S WEBSITE: www.austintexas.gov/department/building-department.
 9. THE PROPOSED DOCK SHALL BE CONSTRUCTED WITHIN THE SHOWN LIMITS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN'S BOAT DOCK DESIGN SPECIFICATIONS, WHICH MAY BE FOUND AT THE CITY OF AUSTIN'S WEBSITE: www.austintexas.gov/department/building-department.
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- FOR MORE INFORMATION ON THE CITY OF AUSTIN'S BOAT DOCK DESIGN SPECIFICATIONS, VISIT THE CITY OF AUSTIN'S WEBSITE: www.austintexas.gov/department/building-department.



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