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

CASE: SP-2014-0119DS

PLANNING COMMISSION DATE: June 24, 2014

PROJECT NAME: 4406 Rivercrest Dr.

ADDRESS OF SITE: 4406 Rivercrest Dr.

APPLICANT: NJG 56, LLC (Alan Topfer)

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

AREA: 0.062 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 28 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 5.6' wide dock on a 28' 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 and setback 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)

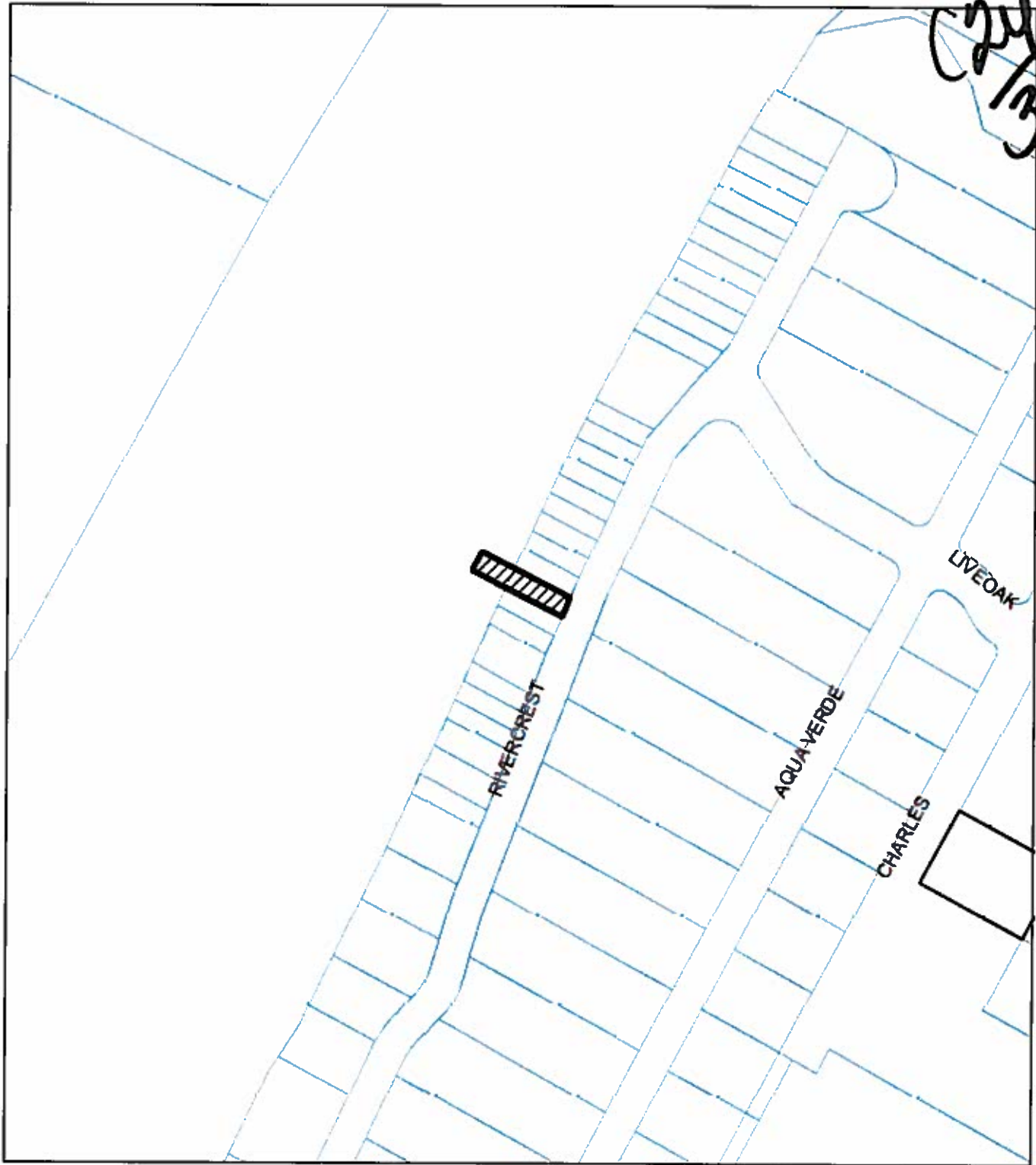
South: LA (Marinas/docks)

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

24
13



Subject Tract



Base Map

CASE# SP-2014-0119DS
LOCATION: 4406 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.

REVISIONS / CORRECTIONS

NO	DESCRIPTION	REVISED BY	DATE	DATE

No indication when the applicant submits their plan that the project is a preliminary plan. The applicant is responsible for providing the information necessary to complete the plan. The applicant is responsible for providing the information necessary to complete the plan. The applicant is responsible for providing the information necessary to complete the plan.

All items indicated within the plan are subject to the City of Austin's rules and regulations. The applicant is responsible for providing the information necessary to complete the plan. The applicant is responsible for providing the information necessary to complete the plan. The applicant is responsible for providing the information necessary to complete the plan.

UPPERLE COMPANY
Engineering, Planning & Development Services
4406 Rivercrest Drive
Austin, TX 78746
Tel: 512-922-4400
Fax: 512-922-4401

APPROVED BY: [Signature]
DATE: 05/21/2018

APPROVED BY: [Signature]
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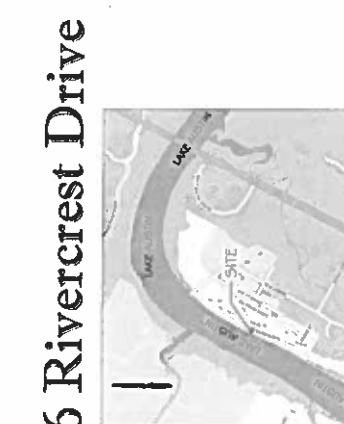
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APPROVED BY: [Signature]
DATE: 05/21/2018



VICINITY MAP
City Grid 799
MAPSCO Map 5120

OWNER:
UPPERLE COMPANY
1406 N. MOORE
AUSTIN, TX 78704

ENGINEER:
UPPERLE COMPANY
4406 RIVERCREST DRIVE
AUSTIN, TX 78746

CITY OF AUSTIN, TEXAS
PLANNING DEPARTMENT
1000 PEASE STREET
AUSTIN, TEXAS 78701

CITY OF AUSTIN, TEXAS
PLANNING DEPARTMENT
1000 PEASE STREET
AUSTIN, TEXAS 78701

1. The applicant shall provide a copy of the final plat to the City of Austin, Texas, for review and approval. The applicant shall provide a copy of the final plat to the City of Austin, Texas, for review and approval. The applicant shall provide a copy of the final plat to the City of Austin, Texas, for review and approval.

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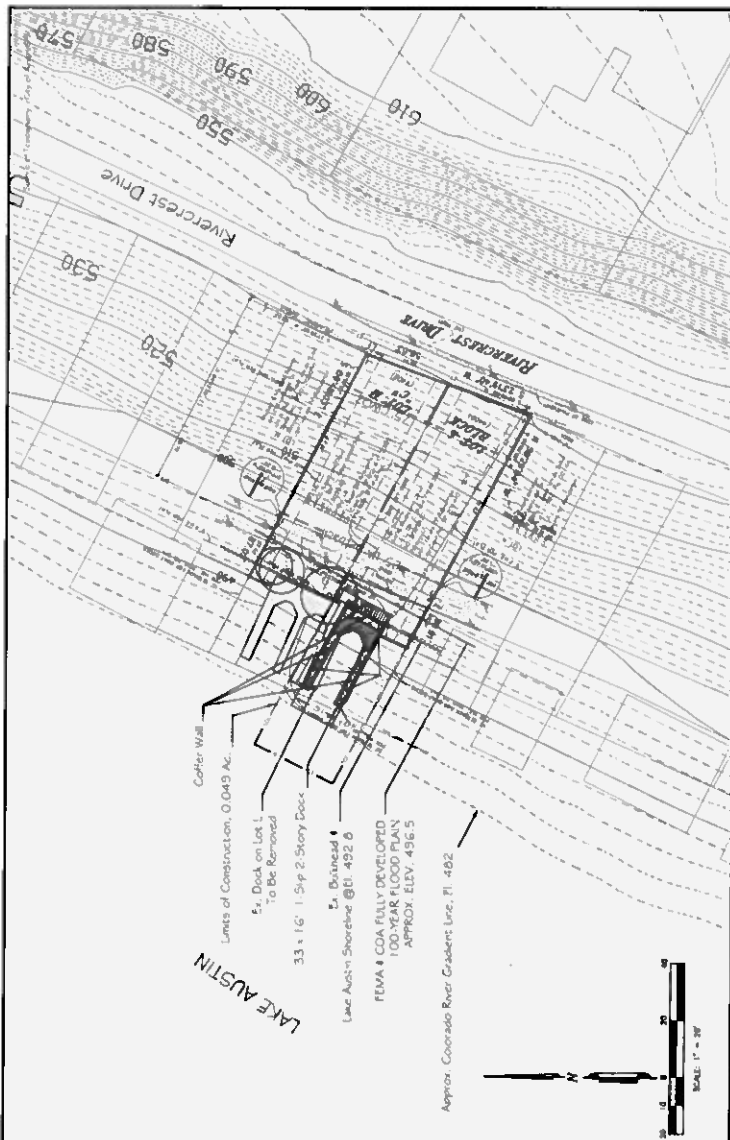
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4406 Rivercrest Drive



<p>1. FLOOD PROTECTION: ALL PROPOSED STRUCTURES SHALL BE DESIGNED TO RESIST FLOODING AND DAMAGE TO THE PROPERTY UNLESS OTHERWISE INDICATED. THE PROPOSED STRUCTURES SHALL BE DESIGNED TO RESIST FLOODING TO A PROTECTIVE ELEVATION OF 5.0 FEET ABOVE THE FLOOD PROTECTION ELEVATION. THE PROPOSED STRUCTURES SHALL BE DESIGNED TO RESIST FLOODING TO A PROTECTIVE ELEVATION OF 5.0 FEET ABOVE THE FLOOD PROTECTION ELEVATION. THE PROPOSED STRUCTURES SHALL BE DESIGNED TO RESIST FLOODING TO A PROTECTIVE ELEVATION OF 5.0 FEET ABOVE THE FLOOD PROTECTION ELEVATION.</p>	<p>2. FLOOD PROTECTION: ALL PROPOSED STRUCTURES SHALL BE DESIGNED TO RESIST FLOODING AND DAMAGE TO THE PROPERTY UNLESS OTHERWISE INDICATED. THE PROPOSED STRUCTURES SHALL BE DESIGNED TO RESIST FLOODING TO A PROTECTIVE ELEVATION OF 5.0 FEET ABOVE THE FLOOD PROTECTION ELEVATION. THE PROPOSED STRUCTURES SHALL BE DESIGNED TO RESIST FLOODING TO A PROTECTIVE ELEVATION OF 5.0 FEET ABOVE THE FLOOD PROTECTION ELEVATION. THE PROPOSED STRUCTURES SHALL BE DESIGNED TO RESIST FLOODING TO A PROTECTIVE ELEVATION OF 5.0 FEET ABOVE THE FLOOD PROTECTION ELEVATION.</p>
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ATTENTION INSPECTOR NOTES:

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UPPERLE COMPANY
Engineering, Planning & Development Services
10006 Rivercrest Drive, Austin, Texas 78713 512.229-0261

4406 RIVERCREST DRIVE
SITE PLAN, DOCK PLAN &
ELEVATIONS

DATE	10/10/2017
BY	J. J. JONES
CHECKED BY	J. J. JONES
SCALE	AS SHOWN
PROJECT	4406 RIVERCREST DRIVE