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PLANNING COMMISSION
SITE PLAN VARIANCE REQUEST REVIEW SHEET

CASE NUMBER: SP-2014-0134DS

PC DATE: 07/08/2014

PROJECT NAME: 7100 Greenshores Drive (Boat Dock)

ADDRESS: 7100 Greenshores Drive

WATERSHED: Lake Austin (Water Supply Rural)
Drinking Water Protection Zone

ORDINANCE: Comprehensive Watershed Ordinance

ZONING: LA

APPLICANT: Kenneth and Cheryl Beall
8 Shoreline
Newport Coast, California 92657

AGENT: Bruce Aupperle
Aupperle Company
10088 Circleview Drive
Austin, Texas 78733
Phone: (512) 329-8241

PROJECT DESCRIPTION: The applicant proposes to construct a 1,575 square foot, 2-slip, two-story residential boat dock, including a gangway, stairs and other appurtenances on Lake Austin.

VARIANCE REQUESTS:

1.) The applicant is requesting a variance from § 25-2-1176(B)(2), which requires a boat dock to not extend further than 30 feet from the shoreline. The dock will extend 60 feet from the shoreline for a shoreline distance of 6 feet in the area the new dock is built in front of an existing 30 foot deep, cut-in slip for a previous boat dock proposed to be demolished.

2.) The applicant is also requesting a variance from § 25-2-1176(D)(1) requiring a 10 foot setback from the property line. The site has a 12 foot wide by 30 foot long cut in boat dock slip constructed approximately 3 feet from the property line. The applicant proposes to deck over this 12x30 foot area and connect the new dock to the decked area. This will make the decked over slip part of the new boat dock and constitute the permitting of a new dock within 3 feet of the property line, therefore requiring the variance for the 10 foot setback.

3.) The applicant is also requesting a variance from § 25-2-1176(D)(2) requiring a boat dock not to exceed 20% of the shoreline width of the lot. The

new dock will be 46.5 feet wide and the shoreline is 198 feet in width, therefore the dock will be 23.5% of the shoreline width and a variance to this code section is required.

STAFF RECOMMENDATION: This variance is not recommended. The existing cut-in boat slip area is only 3-feet from the neighbor's property line. The applicant is proposing to deck over the slip with both a deck at ground level and a second-story deck connected to the second-story deck of the boat dock. This second-story will have 210 square feet of area encroaching into the 10-foot setback at a height of 12-feet over the neighbor's property. The neighbor is opposed to this construction within the setback and feels it will negatively impact her property. These variances could be supported if the area over the cut in slip were limited to only surface-level decking.

NEIGHBORHOOD ORGANIZATIONS:

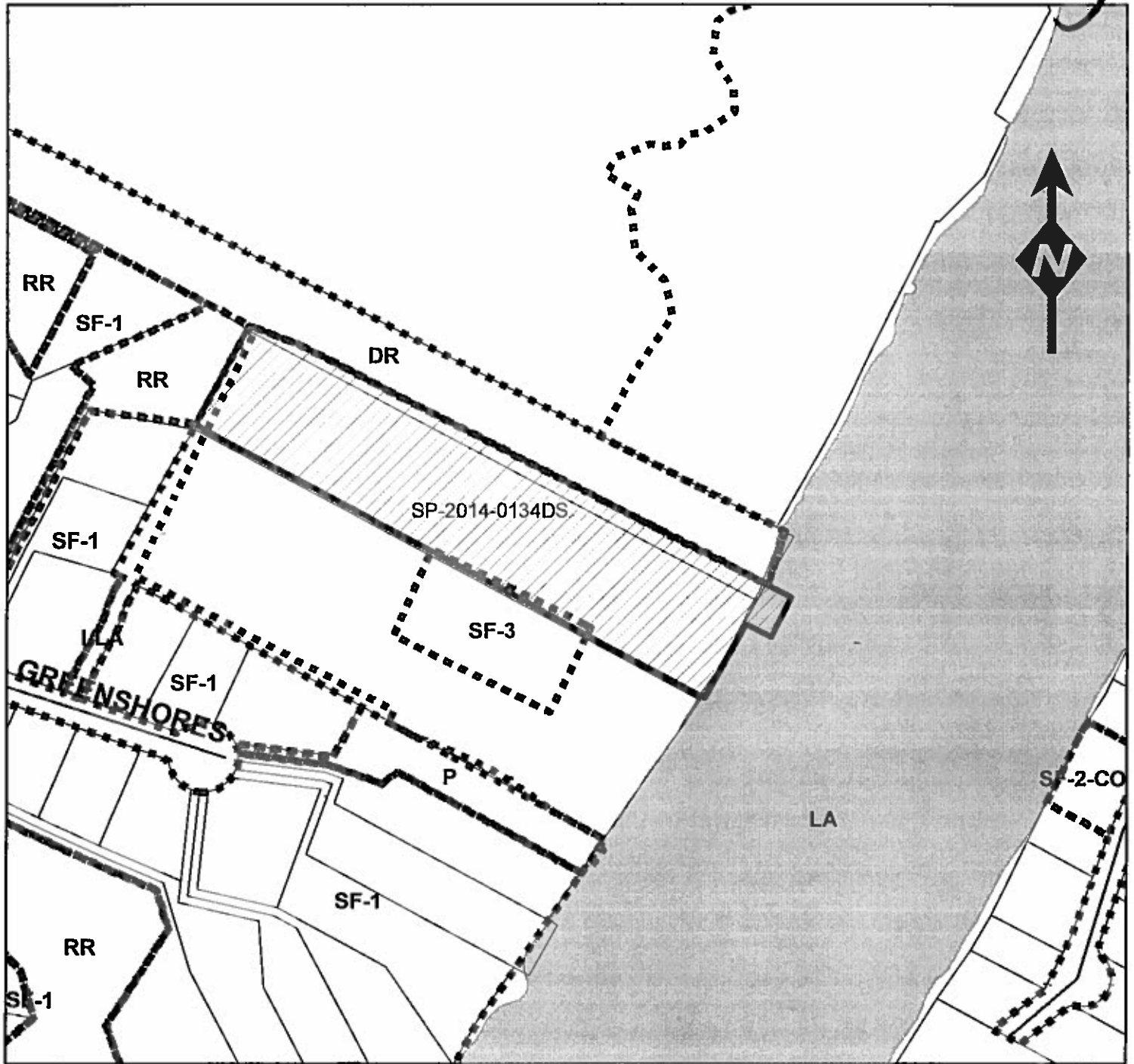
2222 Coalition of Neighborhood Associations, Inc.
Austin Heritage Tree Foundation
Austin Independent School District
Austin Monorail Project
Lake Austin Collective
Long Canyon Homeowners Association
Bike Austin
The Real Estate Council of Austin, Inc.
Austin Parks Foundation
SOS Alliance
Sierra Club, Austin Regional Group
Steiner Ranch Community Association
Super Duper Neighborhood Objectors and Appealers Organization
Homeless Neighborhood Organization
Austin City Park Neighborhood Association
Glenlake Neighborhood Association

PDRD CASE MANAGER:

Brad Jackson (512) 974-3410
brad.jackson@austintexas.gov

SITE PLAN VARIANCE REQUEST

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Legend

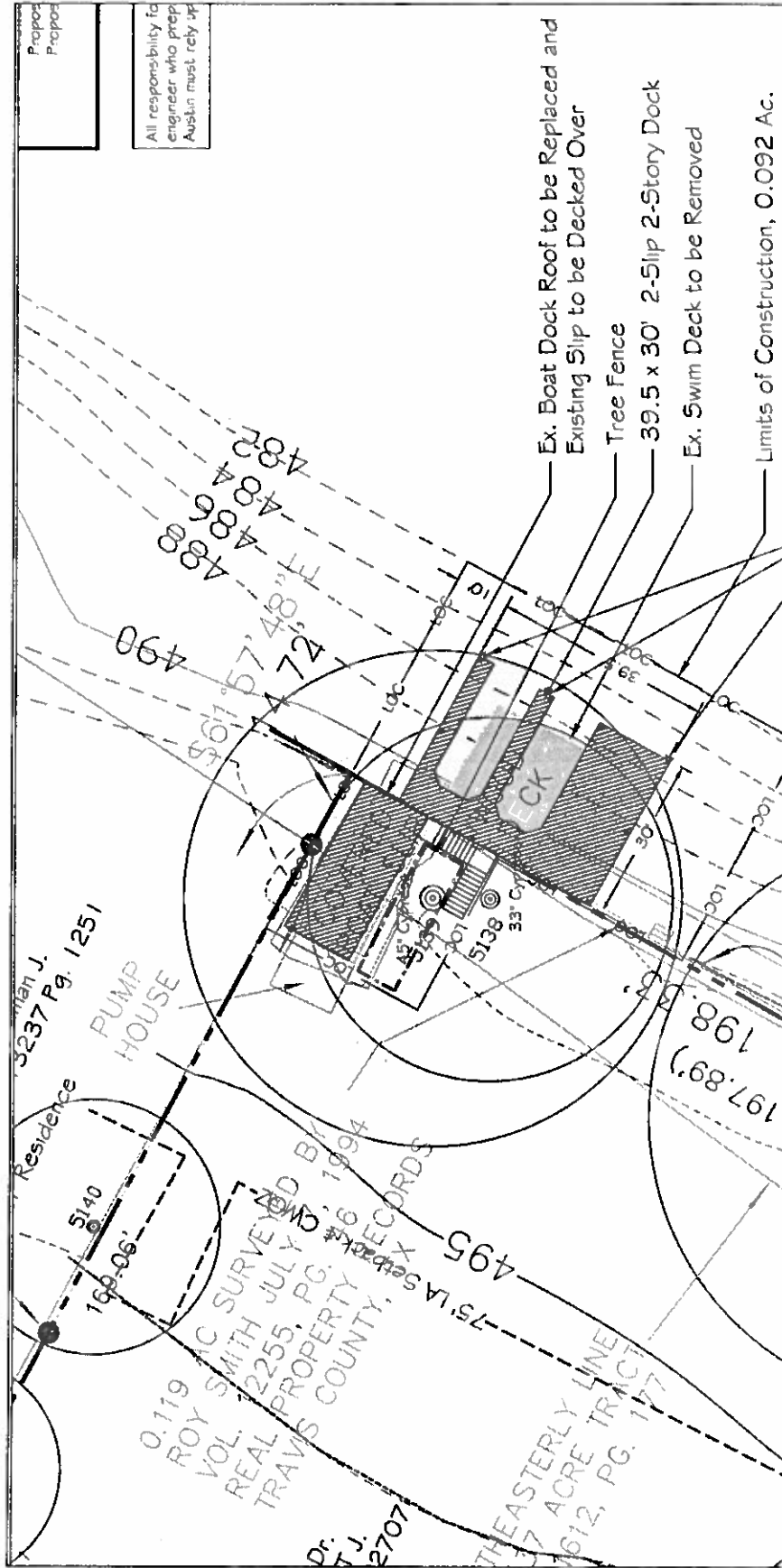
- EXTERNAL.tcad_parcels
- EXTERNAL.wcad_parcels
- Zoning
- Site Plan Case
- Street Address Centerline
- Lakes

0 0.0275 0.055 0.11 Miles

CASE NO.: SP-2014-0134DS
ADDRESS: 7100 GREENSHORES DRIVE
CASE MANAGER: BRAD JACKSON



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