



Aupperle Company

10088 Circleview Drive, Austin, Texas 78733

Phone & Fax (512) 329-8241

Email: Aupperle@att.net

December 22, 2014

Director of Planning and Development Review
City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: 901 River Road SP-2014-0181D
Request for Review and Comment per LDC Section 25-8-652(A) and (C)
Fill and Shoreline Modifications along Lake Austin

Director:

The proposed site plan construction requires review and comment by the Land Use Commission as specified in LDC Section 25-8-652(A) and (C) for fill and shoreline modifications along Lake Austin for an application filed prior to current code changes. The Board of Adjustment approved the land reclamation and project configuration on May 12, 2014. Your support of the requested construction will be greatly appreciated. Please call if you have any questions.

Very truly yours,

Aupperle Company

Bruce S. Aupperle, P.E.



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10088 Circleview Drive, Austin, Texas 78733

Phone & Fax (512) 329-8241

Email: Aupperle@att.net

Texas Board of Professional Engineers Registration Number F-1994

May 15, 2014

Director of Planning and Development Review
City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: Environmental Resource Inventory (a.k.a Environmental Assessment), Engineer's Floodway Encroachment Certification and Summary Letter for a Single-Family Boat Dock on Lake Austin at 901 River Road, Austin Texas

Dear Director:

This project proposes to construct a new boat dock and appurtenances. A general description of the proposed project follows.

Overview

This project is located at is situated approximately two miles east of the intersection of RR 620 and Murfin Road intersection. The property is located within the city limits of the City of Austin. The principal residence associated with this residential dock will be at 901 River Road. The project site is located within the Lake Austin watershed. The new docks width will be 30 feet each or 60% of the shoreline width for Lots 1-4. Access for construction activities will be by water and land. All piles will be 6-5/8" driven steel piles. All piles will be driven to 0.5" refusal per blow. There will be shoreline improvements. The dock improvements will be built this coming summer.

Environmental Resource Inventory (a.k.a Environmental Assessment)

The project site is not located over a karst aquifer, is not within an area draining to a karst aquifer or reservoir, is not within a water quality transition zone, is within a critical water quality zone, is not located on slopes with a gradient more than 15 percent, and is located within the 100-year flood plain of Lake Austin. The F.E.M.A. flood plain information is attached and F.I.R.M information is included on the Cover Sheet. An Environmental Assessment report by SWCA is attached.

Wastewater Element: No wastewater or water service is proposed for this project. Therefore, justifications, explanations, descriptions, techniques, standards or calculations regarding wastewater service are not included herein.

Engineer's Certification - Floodway Encroachment - LDC 25 -12 G103.5

The proposed dock will not increase the rate of storm runoff within the Colorado River watershed. The openness and profile of the proposed dock will not adversely obstructive flood flows relative to the existing shoreline protrusions and improvements and will not increase the level of the design flood of the adjacent Colorado River.

May 15, 2014
Director of Planning and Development Review

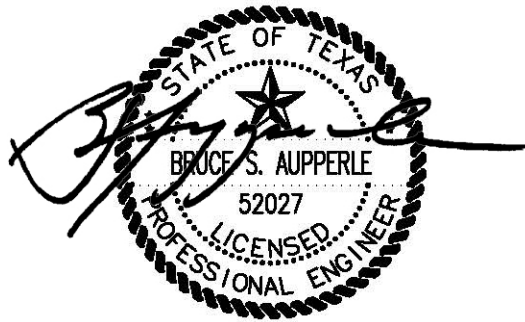
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Variances, Waivers & Conclusions

The Board of Adjustment on May 12, 2014 approved that more than 2 dock can be located on Lot 1-3 and that the existing man-made cut-in slip may be filled in. The dock construction is located with the critical water quality zone, but a variance to construct the dock facilities in the CWQZ is not required. The dock width does not exceed 20% of the shoreline width. The dock will not extend beyond the 30' from the shoreline. The dock will not encroach into the 10-foot side yard setback. Thus, the project as designed is in compliance with the applicable requirements of the City of Austin Development Code. There will be no adverse impact on the natural and traditional character of the land or waterways. If you have any questions, please feel free to call.

Very truly yours,

Bruce S. Aupperle, P.E.





ENVIRONMENTAL BOARD VARIANCE APPLICATION TEMPLATE

Insert Applicant ~~Variance~~ Request Letter here.

REVIEW & COMMENT

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	DOUG & COURTNEY SWANSON
Street Address	901 RIVER ROAD
City State ZIP Code	AUSTIN TX 78734
Work Phone	—
E-Mail Address	—

Variance Case Information

Case Name	901 RIVER ROAD
Case Number	SP-2014-0181D
Address or Location	901 RIVER ROAD
Environmental Reviewer Name	LIZ JOHNSTON
Applicable Ordinance	25-B-652(A) and (C) [old code]
Watershed Name	LAKE AUSTIN
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input checked="" type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone
Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones

Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	ZERO
Water and Waste Water service to be provided by	N/A
Request	<p>REVIEW & COMMENT</p> <p>The variance request is as follows (Cite code references: 25-8-652 (A) and (C) [old code])</p>

Impervious cover	Existing — N/A	Proposed — N/A
square footage:	_____	_____
acreage:	_____	_____
percentage:	_____	_____
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p>SEE ATTACH ENGINEER'S SUMMARY LETTER and SITE ENVIRONMENTAL INVESTIGATION</p>	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	FULLY COMPLIES
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FINDINGS OF FACT

** NO VARIANCE REQUIRED **

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project:

Ordinance:

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

Yes/No [summary of justification for determination]

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

Yes/No [summary of basis for determination]

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

Yes/No [summary of basis for determination]

- c) Does not create a significant probability of harmful environmental consequences; and

Yes/No [summary of basis for determination]

December 22, 2014

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes/No [summary of basis for determination]

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The criteria for granting a variance in Section A are met;

Yes/No [summary of basis for determination]

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

Yes/No [summary of basis for determination]

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

Yes/No [summary of basis for determination]

****Variance approval requires all above affirmative findings.**

9 April 2013

RE: Site Environmental Investigation of 901 River Road, Austin, Texas 78734

Mr. Aupperle,

Per your request, SWCA Environmental Consultants (SWCA) conducted a field investigation of the 901 River Road tract in Austin, Texas for the purpose of gathering information for inclusion with the City of Austin environmental assessment documents you are preparing related to the installation of a boat dock. The project will include a new two-slip, two story boat dock (29.75 feet by 30 feet); a new one story fishing dock (16 feet by 30 feet), and appurtenances. An SWCA Registered Professional Geoscientist (Texas License # 10791) and an environmental specialist visited the site on 15 March 2013.

The site consists of an existing residential lot located within the Edwards Aquifer Contributing Zone, and while no bedrock outcrops were observed during the investigation, the lithology underlying the site consists of the Cretaceous Glen Rose Limestone¹. Additionally, the site is within the Lake Austin Watershed and the Colorado River Basin. Surface drainage from the site ultimately flows towards Town Lake (Colorado River).

The City of Austin Land Development Code (LDC § 25-8-1) defines CEFs as “features that are of critical importance to the protection of environmental resources, and include bluffs, canyon rimrocks, caves, sinkholes and recharge features, springs, and wetlands.” Please refer to the LDC for CEF definitions. **No CEFs were identified during the field investigation.**

Please feel free to contact me at any time with any questions at (512) 476-0891.

Sincerely,



Craig Crawford, P.G.



¹ Garner, L.E., and Young, K.P., 1976, Environmental Geology of the Austin Area: An Aid to Urban Planning, Bureau of Economic Geology Report of Investigations No. 86, The University of Texas at Austin




Exhibit VI

City of Austin Site Review Critical Environmental Feature Worksheet

1	Project Name:	901 River Road	5	Primary Contact Name:	Bruce Aupperle
2	Project Address:	901 River Road	6	Phone Number:	(512) 422-7838
3	Date:	March 29, 2013	7	Prepared By:	Craig Crawford, P.G.
4	Environmental Assessment Date:	March 15, 2013	8	CEFS Located? (yes/no) :	No

[illegible]

City of Austin Use Only WPDRD CASE NUMBER:	
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<p>For rimrock, locate the midpoint of the segment that describes the feature.</p> 	<p>For wetlands, locate the approximate centroid of the feature and the estimated area.</p> 	<p>For a spring or seep, locate the source of groundwater that feeds a pool or stream.</p> 
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PHOTOGRAPHIC LOG

901 River Rd. Boat Dock/Shoreline Modification, Travis County, Texas



Photo 1. View of the shoreline at 901 River Road



Photo 2. Additional view of the tract.

PHOTOGRAPHIC LOG

901 River Rd. Boat Dock/Shoreline Modification, Travis County, Texas



Photo 3. Additional View of the tract.



Photo 4. Additional view of the tract.



MEMORANDUM

TO: Mary Gay Maxwell, Chairperson and Members of the Environmental Board

FROM: Liz Johnston, Environmental Review Specialist Senior
Planning & Development Review Department

DATE: January 31, 2014

SUBJECT: 901 River Road, SP-2014-0181D

On your January 7, 2015 agenda is a request for consideration and recommended approval to allow placement of fill in Lake Austin. The subject site plan application was submitted prior to the adoption of the latest Lake Austin ordinance and is therefore subject to the rules in effect at the time of submittal (May 15, 2014). Due to the recently adopted Watershed Protection Ordinance, floodplain modifications that increase riparian function of the waterway as determined by a functional assessment of riparian health are allowed within Critical Water Quality Zones. The proposed site plan was determined by Environmental Resource Management Review staff to meet the requirements for administrative approval within a Critical Water Quality Zone. Therefore, the proposed fill does not require an environmental variance from LDC Chapter 25-8. However, the code prior to the adoption of the recent changes to boat dock and shoreline modification ordinance did require approval of the Land Use Commission to place fill in Lake Austin. The applicant has agreed to present the approval request to the Environmental Board as a courtesy, though the code does not technically require the Board's recommendation. This required approval was once the purview of the Parks and Recreation Board prior to the recent changes to the Lake Austin variance approval process.

Description of Property

The subject property is comprised of five platted lots that are 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 (Horseshoe Bend Estates) was recorded on April 2, 1956. The majority of the tract is located within the City of Austin Limited Purpose Zoning jurisdiction and is zoned LA, though the dock itself will be located within the Full Purpose Zoning Jurisdiction. Currently there is one single family residence under construction on the property (building permit approved in August of 2013).

Existing Topography/Soil Characteristics/Vegetation

According to City of Austin GIS, the site elevation ranges from the 492.8 Lake Austin shoreline to approximately 528 feet above mean sea level (msl) along the River Road frontage. According to the Environmental Resource Inventory, the site is located in the Edwards Aquifer Contributing Zone and is underlain with Glen Rose Limestone. The vegetation consists of typical single family residential lawn interspersed with existing trees, primarily pecans. Many protected and heritage-size pecans exist along

the shoreline. The proposed access is located so that it will cause minimal disturbance to these trees. The proposed planting plan associated with the site plan will increase biodiversity by including species such as little walnut, lacy oak, dwarf palmetto, and other native plants.

Critical Environmental Features/Endangered Species/CWOZ

No critical environmental features were identified by either the Environmental Resource Inventory or site investigation by ERM staff. No known endangered species exist on site, but the site is located adjacent to proposed BCP Preserve area with known golden cheek warbler habitat, according to Travis County endangered species maps.

Description of Project

The proposed project consists of a residential boat dock, shoreline modification to fill in an existing cut-in slip and construction of a beach area and a swimming platform. The existing shoreline consists of an existing limestone bulkhead, partially constructed under an approved site plan in 2007.

Environmental Approval Request

According to LDC 25-8-652 at the time the application was submitted, fills within and shoreline modifications along Lake Austin require Commission approval. If the project were submitted under current code, the request would have been a full variance to 25-8-652(B).

Environmental Conditions

- No staff conditions are proposed with this project.

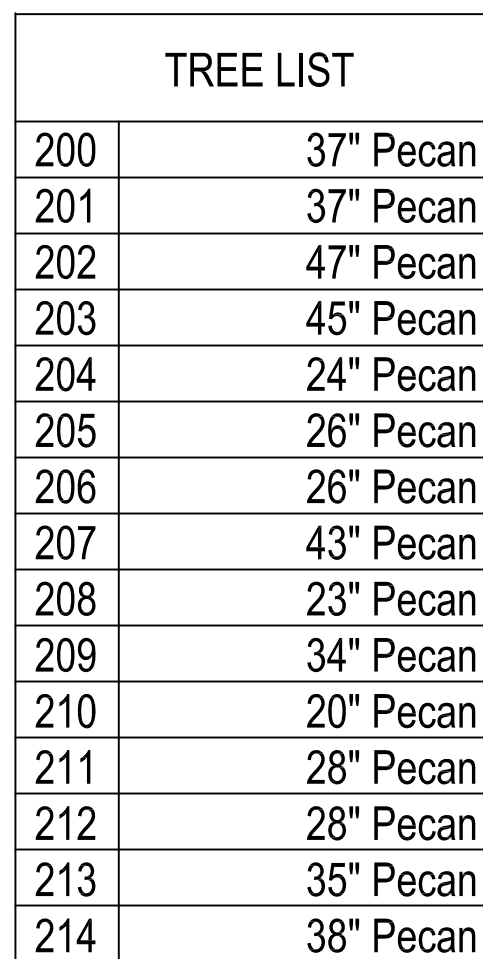
Recommendation

Staff recommends approval of this request.

901 RIVER ROAD

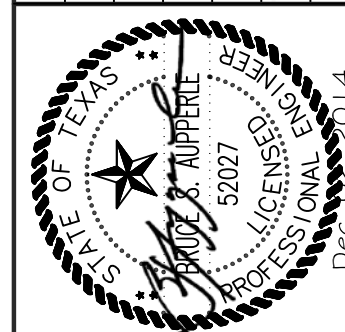
901 RIVER ROAD - SP-2014-0181D

901 RIVER ROAD



901 RIVER ROAD
EXISTING CONDITIONS

AUPPERLE COMPANY
Engineering, Planning & Development Services
10088 Circleview Drive, Austin, Texas 78733 512.329.8241
Texas Board Of Professional Engineers Registration Number F-1994

[illegible]

DESIGNED: BSA
APPROVED:
SCALE: NTS
901 River Road
DATE: Dec. 02, 2014
SHEET 2 of 7

All responsibility for the adequacy of these plans remain with the engineer who prepared them. In approving these plans, the City of Austin must rely upon the adequacy of the work of the design engineer.

901 RIVER ROAD

Patricia Murfin ETAL
13903 Murfin Road
ABS 619 Surv. 521 Pans R G
Zoning: LA
Use: SF Residence

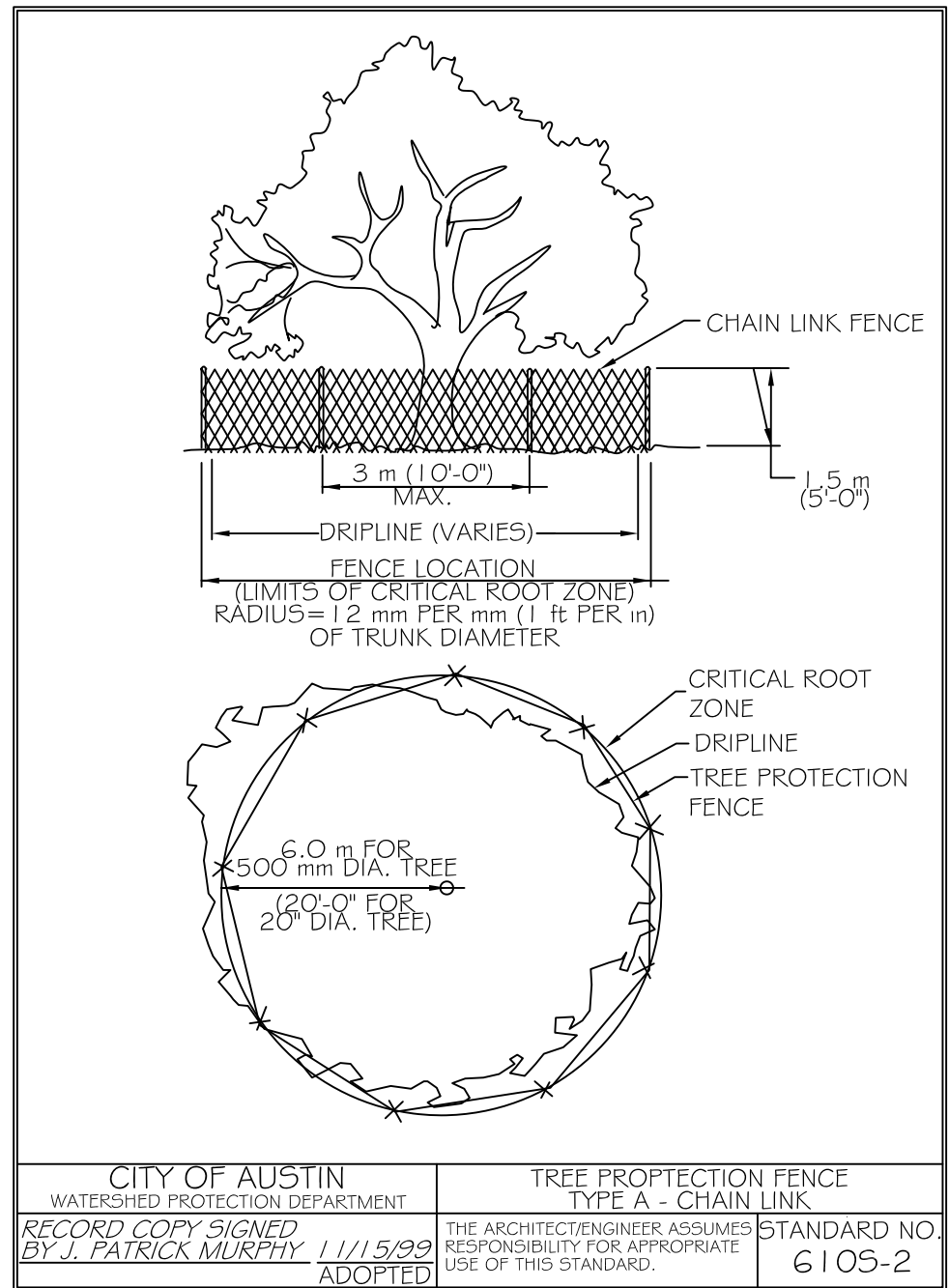
Existing Shoreline Length = 400'
Allowable Dock Width = 20% of 700' = 80'
Proposed Dock Width = 60'
Existing Dock Length = 30'
Proposed Dock Depth = 30'

NOTES:

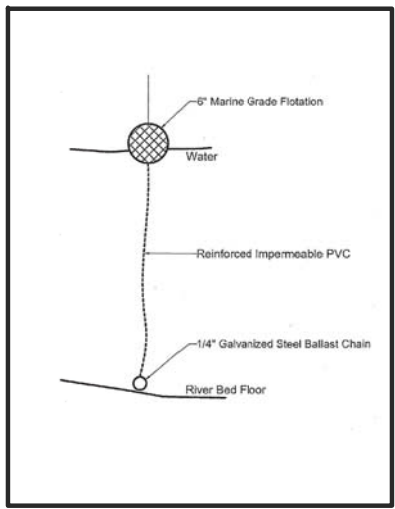
1. A DOCK MUST BE CONTINUOUSLY LIGHTED WITH AMBER LIGHTS BETWEEN SUNSET AND SUNRISE EACH DAY.
2. A DOCK MUST HAVE AT LEAST TWO LIGHT STATIONS. THE LIGHT STATION MUST BE LOCATED ON THE END OF THE DOCK AND ON THE SIDE THAT IS FARTHEST FROM AND PARALLEL TO THE SHORELINE. THE LIGHT MUST BE VISIBLE TO A PROPERLY APPROACHING WATERCRAFT.
3. NAVIGATION LIGHTS MUST HAVE A TWO-BULB FIXTURE, WITH TWO WORKING LIGHT BULBS RATED BETWEEN 7-1/2 AND 25 WATTS INCLUSIVE. LIGHT BULBS OR BULB COVERS MUST BE AMBER, AND WHITE LIGHT JUNE NOT RADIATE FROM THE FIXTURE. WEATHERPROOF LAMP HOLDERS AND JUNCTION BOXES ARE REQUIRED. EACH LIGHT FIXTURE MUST BE WIRED WITH A SWITCH OPERATED BY A PHOTOELECTRIC CELL SO THAT THE LIGHTS WILL OPERATE AUTOMATICALLY DURING THE HOURS THAT THE DOCK IS REQUIRED TO BE LIGHTED.
4. ALL WORK SHALL OCCUR WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLAN, AND THAT NO MATERIALS OR EQUIPMENT WILL BE DELIVERED TO THE SITE FROM THE LANDWARD SIDE OF THIS PROJECT.
5. SHORELINE IMPROVEMENTS, INCLUDING GANGWAY ACCESS, ARE AUTHORIZED WITH THIS SITE PLAN.
6. NO TREES GREATER THAN 8" IN DIAMETER WILL BE IMPACTED BY THE PROPOSED DOCK CONSTRUCTION.
7. CONTAINERS OF HAZARDOUS MATERIALS, FUEL, OIL, HERBICIDES, INSECTICIDES, FERTILIZERS OR OTHER POLLUTANTS MAY NOT BE STORED ON DOCKS EXTENDING INTO OR ABOVE LAKE AUSTIN.
8. THE PROPOSED BOAT DOCK MUST COMPLY WITH ALL REQUIREMENTS OF LDC 25-2-1.174 (STRUCTURAL REQUIREMENTS), AND MUST COMPLY WITH CHAPTER 25-12, ARTICLE 1 (UNIFORM BUILDING CODE) AND THE BUILDING CRITERIA MANUAL.
9. THE PROPOSED BOAT DOCK IS AN ACCESSORY USE TO THE PRINCIPAL SINGLE-FAMILY RESIDENCE AT 901 RIVER ROAD, AUSTIN TX, 78733.
10. FOR LA ZONING PERMANENT IMPROVEMENTS ARE PROHIBITED WITHIN THE SHORELINE SETBACK AREA, EXCEPT FOR RETAINING WALLS, PIERS, WHARVES, BOATHOUSES, MARINAS OR A DRIVE TO ACCESS THE STRUCTURES (LDC 25-2-551(B)(2)).
11. NO WATER OR WASTEWATER UTILITIES ARE PROPOSED WITH THIS DEVELOPMENT.
12. NO DREDGE IS PROPOSED AND NO DREDGE IS AUTHORIZED WITH THIS PERMIT.

ATTENTION INSPECTOR NOTES:

1. COMPLIANCE WITH BUILDING CODE IS REQUIRED AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
2. FOR THE BUILDING PERMIT, A SIGNED AND SEALED LETTER SHALL BE SUBMITTED TO THE CITY OF AUSTIN, PER THE LAND DEVELOPMENT CODE, 25-12.3.1.G12.4. CERTIFYING THAT THE STRUCTURE IS IN ACCORDANCE WITH ASCE 24, FLOOD RESISTANT DESIGN AND CONSTRUCTION.
3. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.



TREE LIST	
200	37" Pecan
201	37" Pecan
202	47" Pecan
203	45" Pecan
204	24" Pecan
205	26" Pecan
206	26" Pecan
207	43" Pecan
208	23" Pecan
209	34" Pecan
210	20" Pecan
211	28" Pecan
212	28" Pecan
213	35" Pecan
214	38" Pecan



901 RIVER ROAD SITE PLAN

AUPPERLE COMPANY
Engineering, Planning & Development Services
10088 Creedview Drive, Austin, Texas 78733 512 329-8241
Texas Board Of Professional Engineers Registration Number F-1994

DESIGNED: BSA
APPROVED:
SCALE: NTS
901 River Road
DATE: Dec. 02, 2014
SHEET 3 of 7

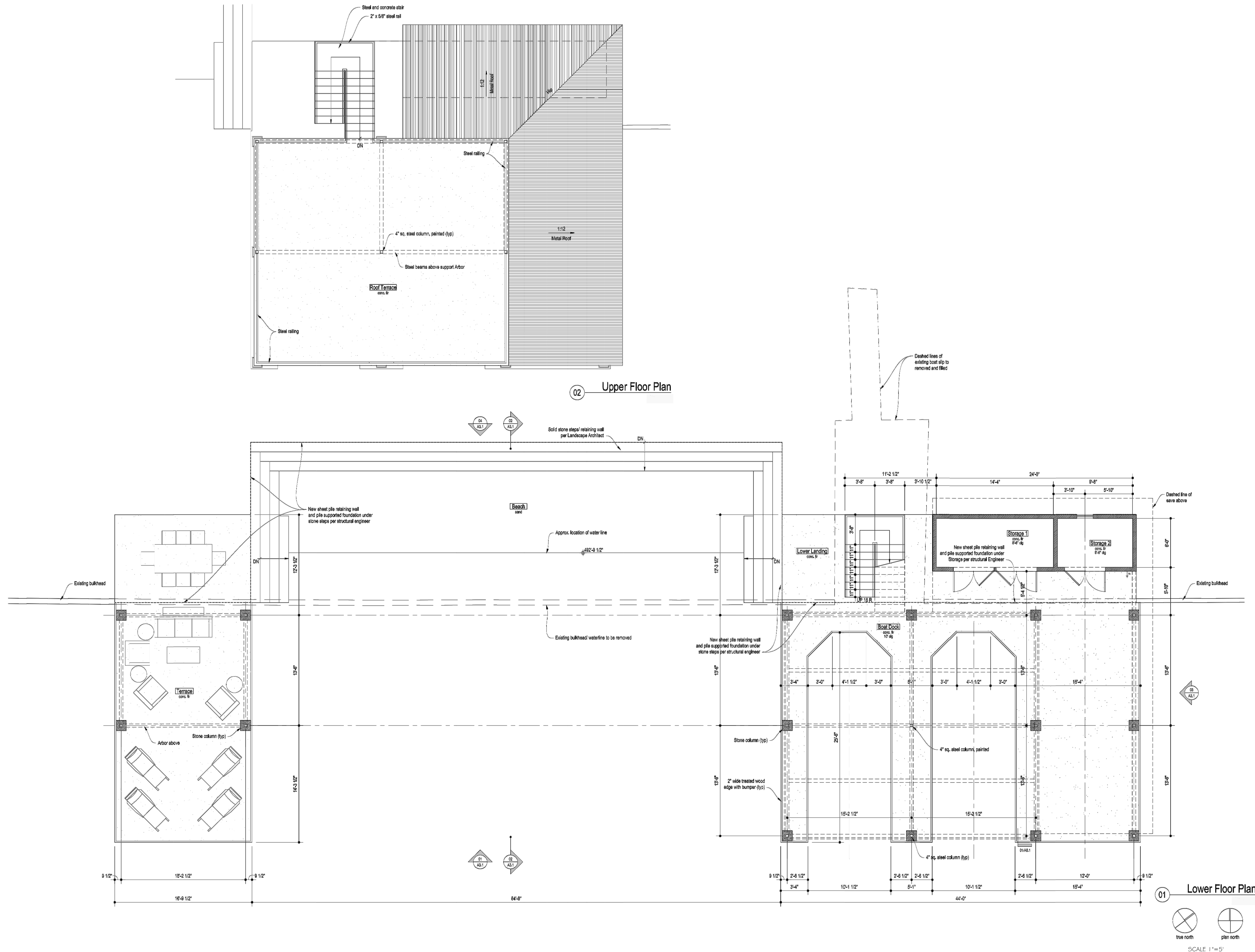


Swanson Boat Dock
901 River Road
Austin, Texas 78734

[illegible]

2.1

P-2014-0181D





Swanson Boat Dock
900 | River Road
Austin, Texas 78734

Boat Dock Permit Rev 3 November 25 2014
Boat Dock Permit Rev 2 September 15 2014
Boat Dock Permit Rev 1 17 July 2014
Boat Dock Permit 18 April 2014

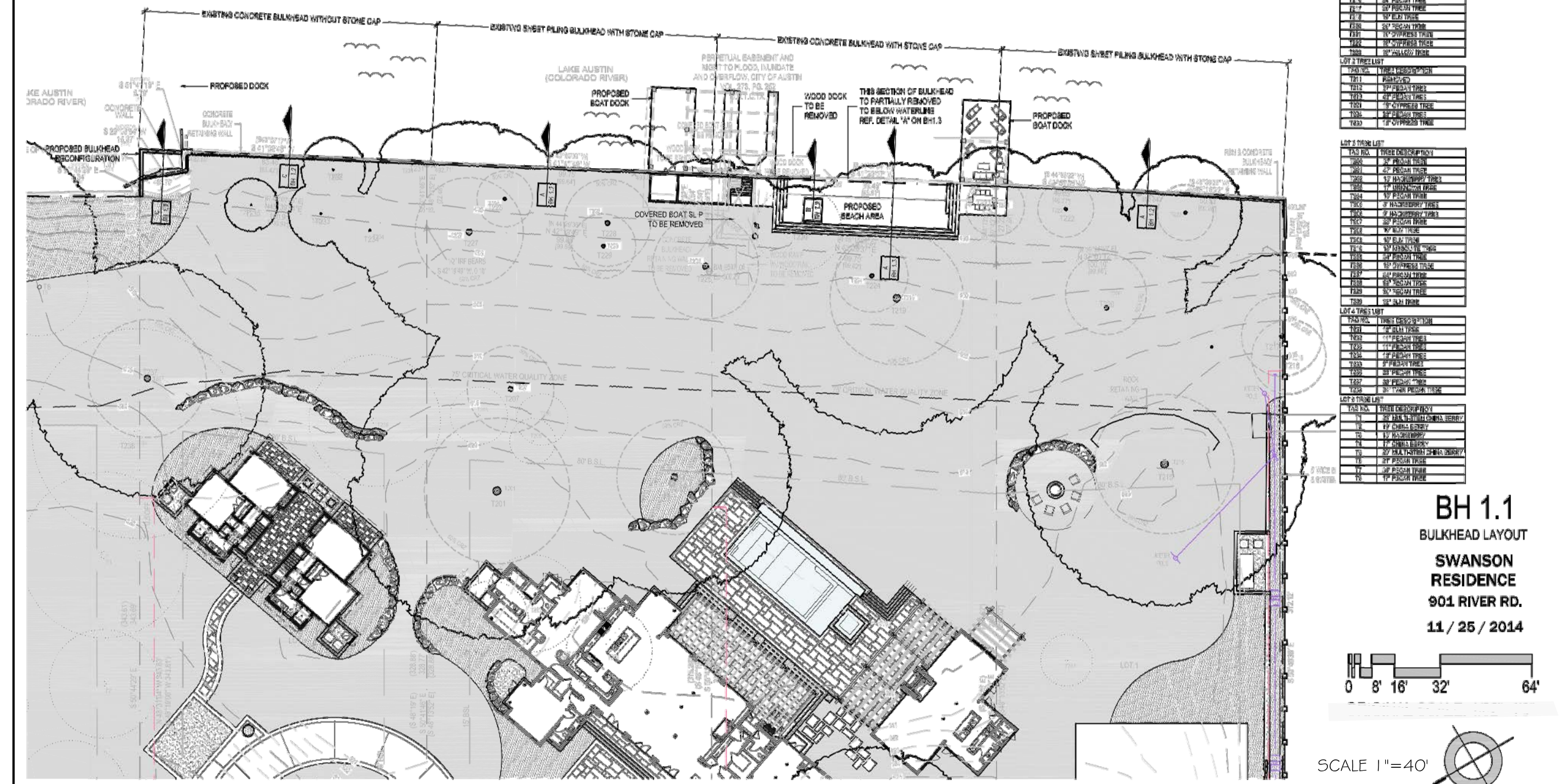
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P-2014-0181D

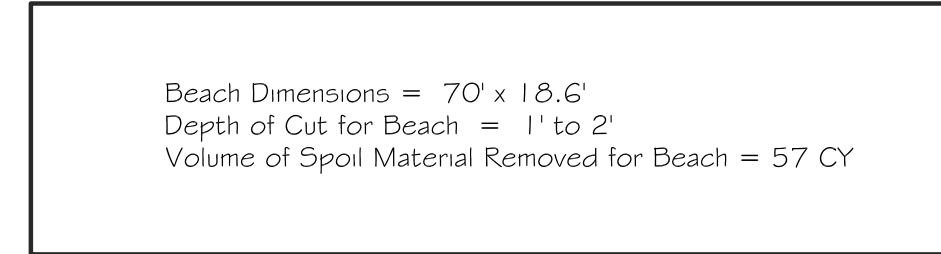


SCALE 1"=5'

P-2014-0181D



SCALE: 3/8"=1'-0"
BH 1.3
BULKHEAD WALLS
SWANSON RESIDENCE
10/20/2014

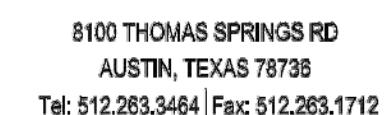


BH 1.2
BULKHEAD WALLS
SWANSON RESIDENCE
11/25/2014

AUPPERLE COMPANY
Engineering, Planning & Development Services
10088 Circleview Drive , Austin, Texas 78733 512 329-8241
Texas Board Of Professional Engineers Registration Number F-1994

901 RIVER ROAD
BULKHEAD PLAN & DETAILS

SIGNED: BSA
PROVED:
SCALE: NTS
1 River Road
DATE: Dec. 02, 2014
EFT 6 of 7



MP 1.1

