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ZONING AND PLATTING COMMISSION
SITE PLAN REQUEST FOR REVIEW AND COMMENT

CASE NUMBER: SP-2014-0181D **ZAP DATE:** 01/20/2015

PROJECT NAME: 901 River Road (Fill & Shoreline Modifications)

ADDRESS: 901 River Road

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

ORDINANCE: Comprehensive Watershed Ordinance

ZONING: LA

APPLICANT: Douglas and Courtney Swanson
5403 Candlewood Drive
Houston, Texas 77056

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

PROJECT DESCRIPTION: The applicant proposes to place fill material within an existing cut-in slip in the Lake Austin shoreline. This is in conjunction with the construction of a new boat dock and associated appurtenances.

REQUEST OF LAND USE COMMISSION: To review and comment on the placement of fill in Lake Austin, as per LDC 25-8-652(A), (*Fills in Lake Austin, Lady Bird Lake and Lake Walter E. Long*).

STAFF RECOMMENDATION: This action is recommended for approval. The proposed development will increase the riparian function of Lake Austin and improve the condition of the shoreline. The only area proposed to receive fill is within the footprint of an existing cut-in slip, and will not affect the main body of the lake.

ADDITIONAL INFORMATION: On May 12, 2014, the Board of Adjustment approved the request to have two docks located on the property at 901 River Road, and voted to allow the cut-in slip to be filled.

The Environmental Board voted to recommend approval of the fill placement by a

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vote of 4-0-0-3 at their January 7, 2015 regularly-scheduled meeting. See the attached Environmental Board Motion memorandum for more information.

Also, please note that this application for fill placement was submitted prior to the adoption of the new Lake Austin ordinance, and is therefore subject to the rules in effect on May 15, 2014, the date of the submittal. Under the recently-adopted Watershed Protection Ordinance, floodplain modifications that increase the riparian function of the waterway as determined by an assessment of riparian health are allowed within Critical Water Quality Zones.

Because Environmental Resource Management Review staff determined that the site plan met the requirements for administrative approval, the proposed fill does not require an environmental variance from LDC Chapter 25-8. However, the code prior to the recent adoption of changes to boat docks and shoreline modifications required approval of the Land Use Commission to place fill in Lake Austin. If the case was submitted under the current code, a full variance to Section 25-8-652(B) would be required.

The applicant agreed to present the approval request to the Environmental Board as a courtesy, though the code does not technically require the Board's recommendation.

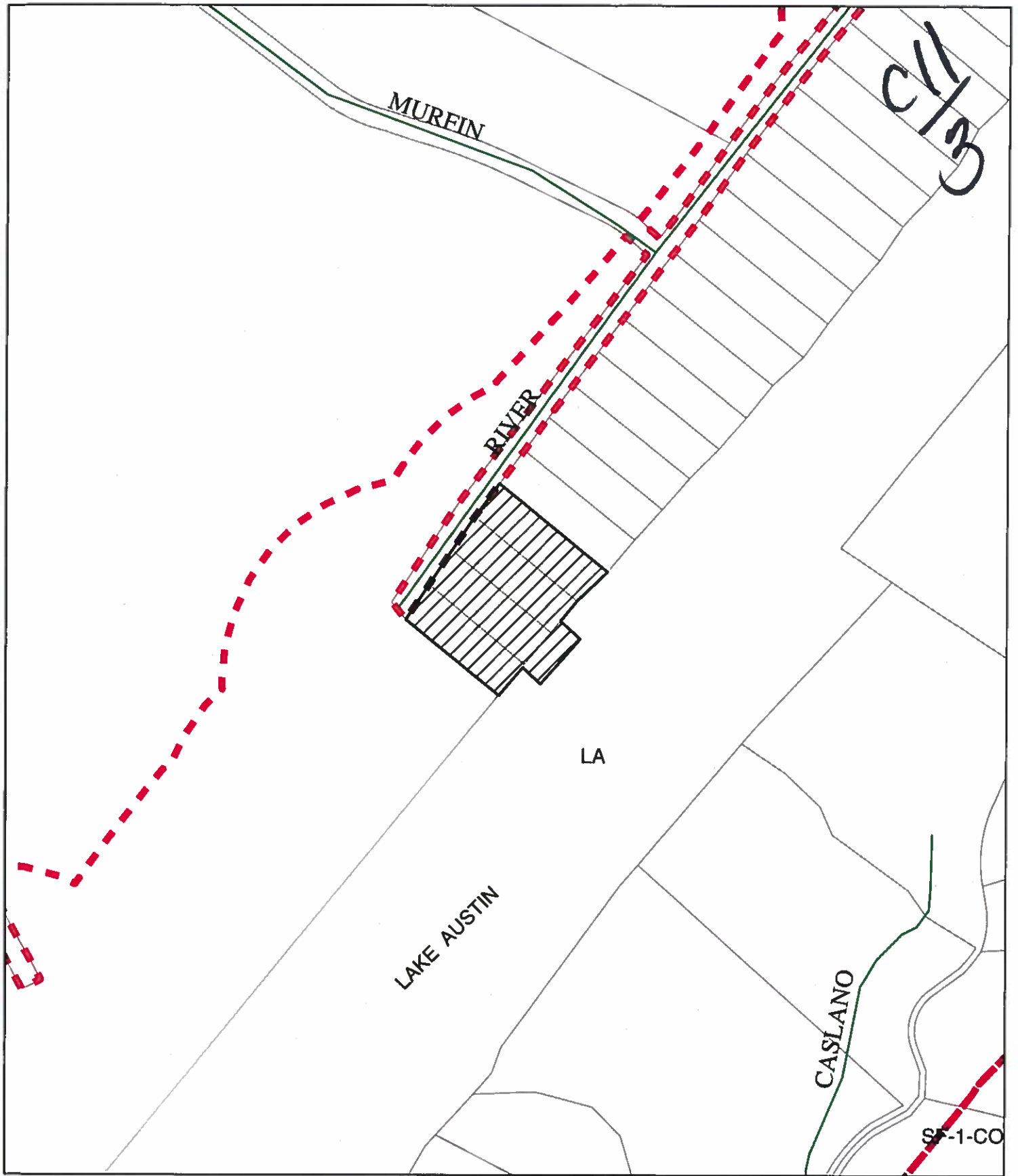
NEIGHBORHOOD ORGANIZATIONS:

2222 Coalition of Neighborhood Associations, Inc.
Austin Heritage Tree Foundation
Austin Independent School District
Austin Monorail Project
Beyond2ndNature
Rob Roy Homeowners, Association, Inc.
Lake Austin Ranch
Lake Austin Collective
Long Canyon Homeowners Association
League of Bicycling Voters
The Real Estate Council of Austin, Inc.
Austin Parks Foundation
Sierra Club, Austin Regional Group
Steiner Ranch Community Association
Super Duper Neighborhood Objectors and Appealers Organization
Homeless Neighborhood Organization

PDRD CASE MANAGER:

Liz Johnston (512) 974-1218
Liz.johnston@austintexas.gov

Michael Simmons-Smith
michael.simmons-smith@austintexas.gov



0 75 150 300 Feet

SITE PLAN VARIANCE REQUEST

CASE NO.: SP-2014-0181D
ADDRESS: 901 RIVER ROAD
CASE MANAGER: MICHAEL SIMMONS-SMITH



 SWCA

ENVIRONMENTAL CONSULTANTS

Sound Science. Creative Solutions.

Austin Office
4407 Monterey Oaks Boulevard
Building 1, Suite 110
Austin, Texas 78749
Tel 512.476.0891 Fax 512.476.0893
www.swca.com

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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

PHOTOGRAPHIC LOG

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

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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

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Photo 3. Additional View of the tract.



Photo 4. Additional view of the tract.



Aupperle Company

10088 Circleview Drive, Austin, Texas 78733

Phone & Fax (512) 329-8241

Email: Aupperle@att.net

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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

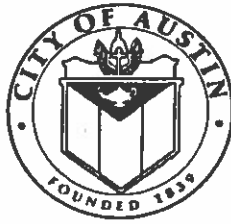
Director:

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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ITEM FOR ENVIRONMENTAL BOARD AGENDA

**BOARD MEETING
DATE REQUESTED:** JANUARY 7, 2015

**NAME & NUMBER
OF PROJECT:** 901 RIVER RD
SP-2014-0181D

**NAME OF APPLICANT
OR ORGANIZATION:** Aupperle Company
Bruce Aupperle, (512) 422-7838

LOCATION: 901 River Rd.

PROJECT FILING DATE: May 15, 2014

**PDRD/ENVIRONMENTAL
STAFF:** Liz Johnston, 974-1218
liz.johnston@austintexas.gov

**PDRD/
CASE MANAGER:** Michael Simmons-Smith, 974-1225
michael.simmons-smith@austintexas.gov

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

ORDINANCE: Watershed Protection Ordinance (prior to adoption of Lake Austin
Ordinance of 07/07/14)

REQUEST: 1) Request for approval to place fill in Lake Austin, per 25-8-652(A).

STAFF RECOMMENDATION: Recommended.

REASONS FOR RECOMMENDATION: No Findings of Fact are required because the request is not a variance. The results of the functional assessment of riparian health show that the proposed development will increase riparian function of the shoreline. The proposed fill is only within the footprint of a man-made cut-in slip and will not affect the main body of Lake Austin.



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ENVIRONMENTAL BOARD MOTION 20150107 005b

Date: January 7, 2015

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

Motion By: James Schissler

Second By: Brian Smith

RATIONALE:

Whereas, the applicant has completed assessment showing improvements to riparian function based on the fill.

Therefore, the Environmental Board recommends approval of the request to place fill in Lake Austin.

VOTE: 4-0-0-3

For: Maxwell, Schissler, Redmond, and Smith

Against: None

Abstain: None

Absent: Perales, Neely, and Deegan

Approved By:

Mary Gay Maxwell, Environmental Board Chair



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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 Recreations 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.

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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

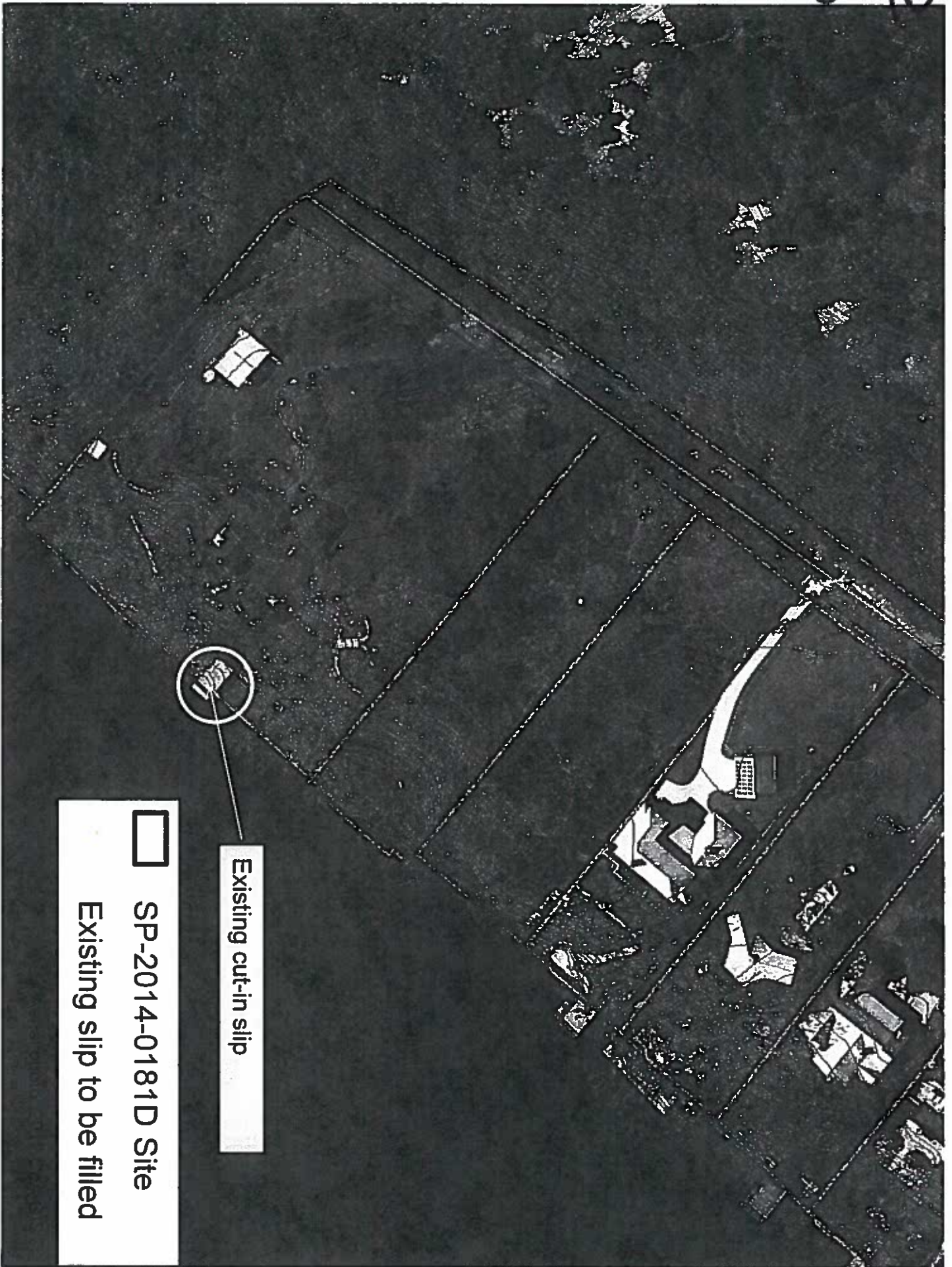
Staff recommends approval of this request.

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BACKGROUND

- Multiple single family lots combined into one (Lots 1-5 Horseshoe Bend Estates).
- Shoreline consists of existing bulkhead with an existing cut-in slip.
- Applicant proposes only to build a new wide dock and associated stairs.
- Proposed floodplain modification is code-compliant. The riparian function of the shoreline will be improved. No CWQZ variance required.

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SP-2014-0181D Site
Existing slip to be filled






Existing cut-in slip

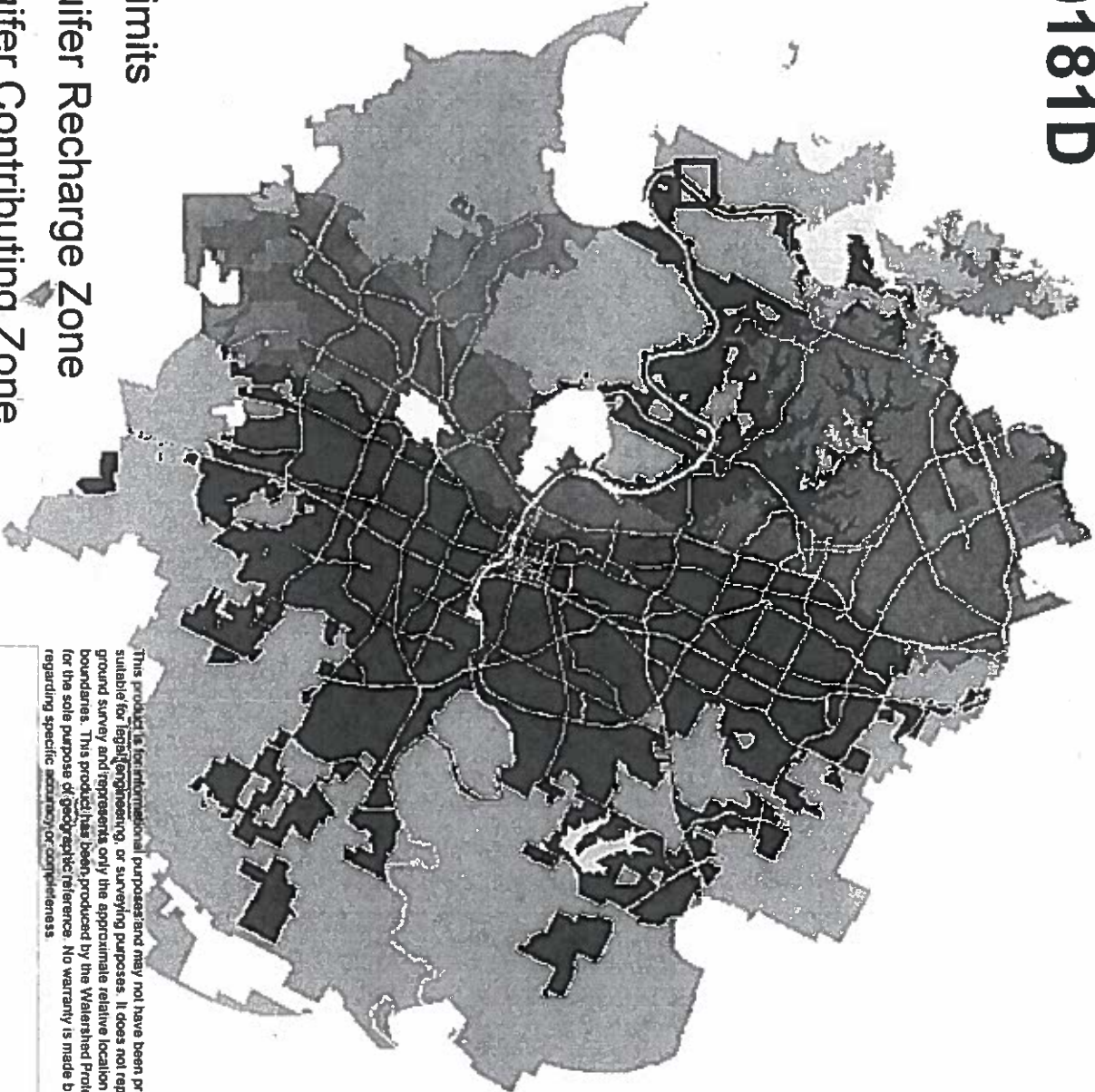
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901 RIVER ROAD
SP-2014-0181D

Liz Johnston, Environmental Review Specialist Senior
Land Use Review, PDRD

SP-2014-0181D
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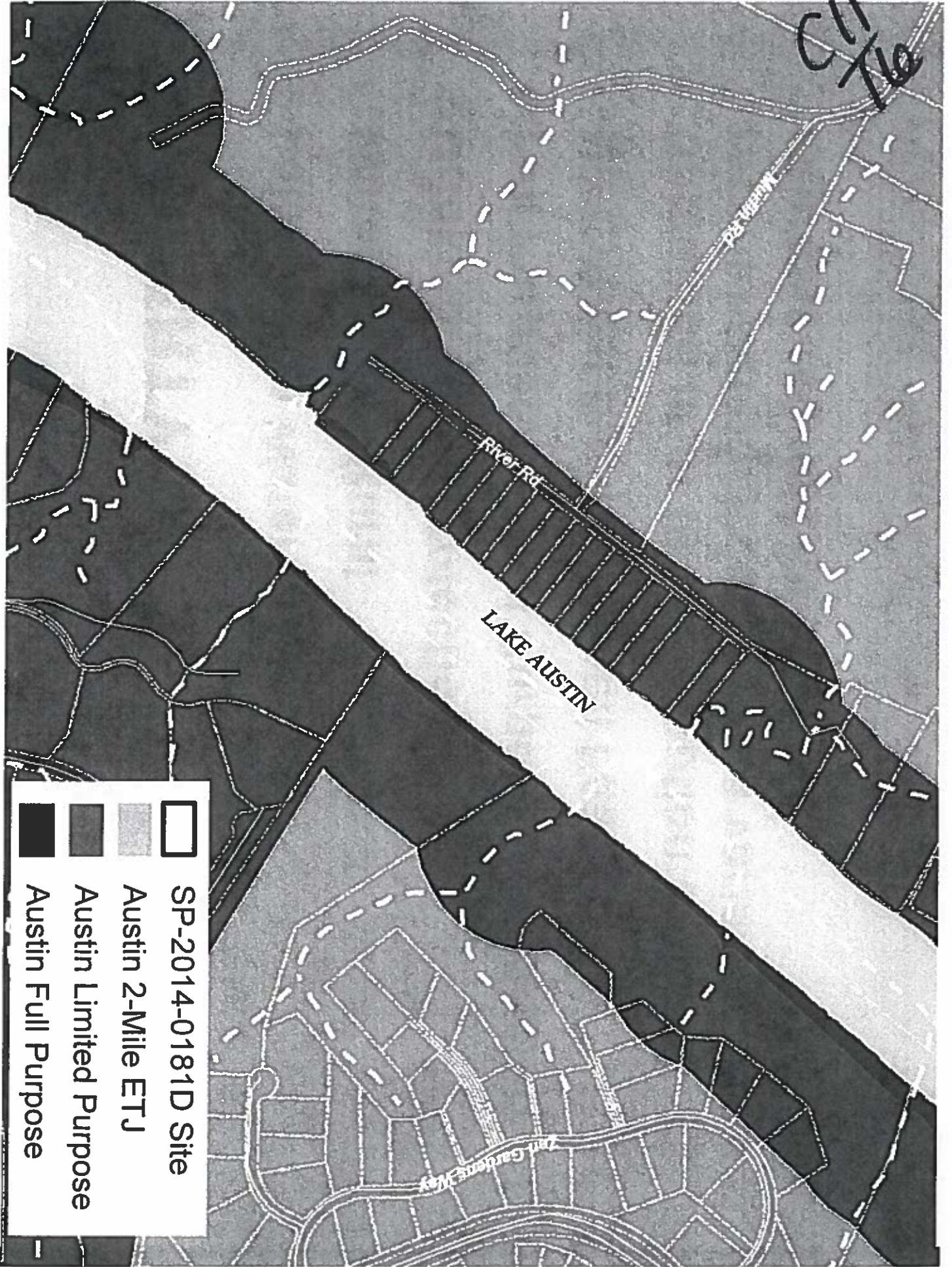
-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone







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 Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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-  SP-2014-0181D Site
-  Austin 2-Mile ETJ
-  Austin Limited Purpose
-  Austin Full Purpose

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PROPERTY DATA

- **Lake Austin Watershed**
- **Water Supply Rural**
- **Drinking Water Protection Zone**
- **Full Purpose/Limited Purpose Jurisdiction**
- **No Critical Environmental Feature**
- **Submitted prior to the adoption of most recent boat dock code. Not a variance, but a courtesy request for approval.**

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LDC 25-8-652 (A)

FILLS AT LAKE AUSTIN, LADY BIRD LAKE, AND LAKE WALTER E. LONG

“Approval by the Planning Commission is required to place fill in Lake Austin, Lady Bird Lake, or Lake Walter E Long.”

- Applicant received approval from the Board of Adjustments for land capture on 05/20/2014 (required by code at the time);
- No 25-8 variance technically required, but approval by Commission is required for fill in Lake Austin;
- EV Board recommendation is a courtesy approval prior to Commission hearing;
- Current code would require full EV Board/Commission variance to place fill in Lake Austin.

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STAFF RECOMMENDATION

Recommended approval. The proposed development will increase riparian function of the lake and improves condition of the shoreline.

The only area of fill is within footprint of an existing cut-in slip and will not affect the main body of Lake Austin.

Proposed beach area helps compensate for area of fill by moving adding Lake area.