

SITE PLAN REVIEW SHEET  
ENVIRONMENTAL VARIANCE REQUEST ONLY

CS/1

CASE: SP-2014-0212DS

ZAP COMMISSION DATE: 2/3/2015

PROJECT NAME: Iles Boat Dock

APPLICANT: Denise L. & Thomas E. Iles

AGENT: Advanced Consulting  
Engineers (Ash Tariq)

ADDRESS OF SITE: 2415 Big Horn Drive

COUNTY: Travis

AREA: .35 acres

WATERSHED: Lake Austin (Water Supply Rural)

JURISDICTION: Full Purpose

EXISTING ZONING: SF-2

PROPOSED DEVELOPMENT:

The proposed project consists of a residential boat dock. The applicant proposes to construct a deck located at the shoreline. The canyon rimrock is located upstream of both the boat dock and the proposed location for the residence.

DESCRIPTION OF VARIANCE:

The applicant requests the following: Approval of variance to allow construction of a boat dock within a rimrock critical environmental feature buffer, 25-8-281(C)(2)(b).

STAFF RECOMMENDATION:

The findings of fact have been met and staff recommends approval without conditions.

ENVIRONMENTAL BOARD ACTION:

January 7, 2015: The Environmental Board recommended approval of the variance to allow construction of a boat dock within a rimrock critical environmental feature buffer, 25-8-281(C)(2)(b). Vote : 4-0-0-3.

ZONING AND PLATTING COMMISSION ACTION:

February 3, 2015

ENVIRONMENTAL REVIEW STAFF: Liz Johnston

[liz.johnston@austintexas.gov](mailto:liz.johnston@austintexas.gov)

PHONE: 512-974-2669

CASE MANAGER: Rosemary Avila

[Rosemary.avila@austintexas.gov](mailto:Rosemary.avila@austintexas.gov)

PHONE: 512-974-2784



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ITEM FOR ENVIRONMENTAL BOARD AGENDA

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

**NAME & NUMBER OF PROJECT:** ILES BOAT DOCK  
SP-2014-0212DS

**NAME OF APPLICANT OR ORGANIZATION:** Advanced Consulting Engineers  
Ash Tariq, (512) 444-1739

**LOCATION:** 2415 Big Horn Dr., Bldg BD

**PROJECT FILING DATE:** June 5, 2014

**WPD/ERM STAFF:** Scott Hiers, 974-1916  
scott.hiers@austintexas.gov

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

**PDRD/ CASE MANAGER:** Rosemary Avila, 974-2784  
rosemary.avila@austintexas.gov

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

**ORDINANCE:** Watershed Protection Ordinance (current Code)

**REQUEST:** 1) Variance request is as follows: To allow construction of a boat dock within a bluff Critical Environmental Feature buffer, 25-8-281(C)(2)(b).

**STAFF RECOMMENDATION:** Recommended.

**REASONS FOR RECOMMENDATION:** The findings of fact have been met.



CB/g

## 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 30, 2014

**SUBJECT:** 2415 Big Horn Drive, SP-2014-0212DS

On your January 7, 2015 agenda is a request for consideration and recommended approval of a variance request to allow the construction of a boat dock and the associated access stairs within a Critical Environmental Feature buffer.

### Description of Property

The subject property is a platted lot 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 (Apache Shores Sec 2) was recorded on Nov 18, 1969. The majority of the tract is located within the City of Austin Limited Purpose Zoning jurisdiction and is zoned SF-2, though the dock itself will be located within the Full Purpose Zoning Jurisdiction. Currently there is a residence under construction on this tract.

### Existing Topography/Soil Characteristics/Vegetation

According to City of Austin GIS, the site elevation ranges from the 492.8 Lake Austin shoreline to approximately 590 feet above mean sea level (msl) along the Big Horn lot frontage. There is an existing private drive, which will provide access to both the residence and the boat dock without the need to cross the steep slopes, including the canyon rimrock CEF (bluff), with either a driveway off of Big Horn or shoreline access. According to the Environmental Assessment, the soils are predominantly Bracket soils and rock outcrop, steep (BoF), and Hardman fine sandy loam, 5 to 12% slopes (HaE). The site is underlain by the upper Glen Rose formation Kgr (u) and the lower Glen Rose formation Kgr(l). The vegetation is heavily wooded along the western portion of the site and is a mown lawn on the eastern portion of the site. Woodland species include live oak, cedar elm and Chinaberry. The mown portion of the site is primarily bermudagrass. Along the shoreline there is one heritage-size pecan tree and a protected-size sycamore. The proposed access is located so that it will cause minimal disturbance to both trees.

### Critical Environmental Features/Endangered Species/CWOZ

There is a canyon rimrock Critical Environmental Feature located upstream from the proposed dock. No other CEFs were found near or adjacent to the site. According to habitat maps published by the BCCP, the property appears to lie within Zone 3 for golden-cheek warblers (not known to be

endangered species habitat) and does not lie within black-capped vireo habitat. The property does contain a Critical Water Quality Zone (75' offset from the shoreline).

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**Description of Project**

The proposed project consists of a residential boat dock. The applicant proposed to construct a deck located at the shoreline. The canyon rimrock is upstream of both the boat dock and the proposed location for the residence.

**Environmental Code Exception Request**

According to 25-8-281(c)(1)(b), a Critical Environmental Feature setback of 150' is required from the edge of the rimrock. The proposed request is to allow construction of the dock and associated access within the 150' buffer.

**Environmental Conditions**

- No staff conditions are proposed with this project.

**Similar Cases**

2009 Lakeshore Drive, SP-2013-0504DS, recommended for approval by EV Board and approved by Zoning and Platting Commission on 10/07/14.

**Recommendation**

Staff recommends approval of this variance because the Findings of Fact (enclosed herein) have been met.



05/15

**Planning and Development Review Department  
Staff Recommendations Concerning Required Findings  
Water Quality Variances**

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<b>Project:</b>	<b>Iles Boat Dock- SP-2014-0212DS</b>
<b>Ordinance Standard:</b>	<b>Land Development Code Section 25-8-281(C)(2)(b)</b>
<b>Variance Request:</b>	<b>To allow construction of a boat dock within a canyon rimrock Critical Environmental Feature buffer.</b>

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**Justification:**

**A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality 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. Properties with frontage along Lake Austin frequently contain boat docks and neighboring properties adjacent to the subject property have boat docks. The proposed boat dock width is 15-feet, which does not exceed the allowable 20% of the shoreline frontage.**

**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. The construction of boat dock, which is a typical construction activity for shoreline properties along the lake, is occurring down gradient of the critical environmental feature at shoreline.**

- 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. The applicant is not requesting to exceed the allowable 20% of the shoreline frontage. Boat docks are considered a reasonable use of properties abutting Lake Austin.**

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

**Yes. The construction of the boat dock does not create a significant probability of harmful environmental consequences, because the construction activities required to construct the boat dock down gradient of rimrock critical environmental feature and will not cause significant**

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discharge of sediment into lake and construction activities do not coincide with critical environmental feature.

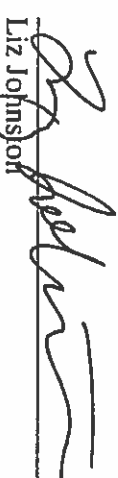
3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes. The construction of the boat dock will result in at least equal or greater water quality, because the proposed construction activity is occurring down gradient of the rimrock critical environmental feature. As a result, there will be no increase sediment-laden runoff over the rimrock.

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 above criteria for granting a variance are met;  
N/A.
2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and  
N/A.
3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.  
N/A.


Environmental Reviewer:

  
Liz Johnson

Hydrogeologist Reviewer:

  
Scott Hiers

Environmental Program Coordinator:

  
Sue Barnett

Environmental Officer:

  
Chuck Lesniak

Date: 12/30/14

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).



Cy/X

## ENVIRONMENTAL BOARD MOTION

**Date:** January 7, 2015

**Subject:** Iles Boat Dock SP-2014-0212DS

**Motion By:** James Schissler

**Second By:** Ruthie Redmond

### **RATIONALE:**

Whereas, the variance request meets the requirements of the finding of facts.

And whereas, staff has recommended approval of the variance.

Therefore, the Environmental Board recommends approval of the request for allowing construction of a boat dock within a rimrock Critical Environmental Feature buffer.

### **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

# **ILES BOAT DOCK SP-2014-0212DS**

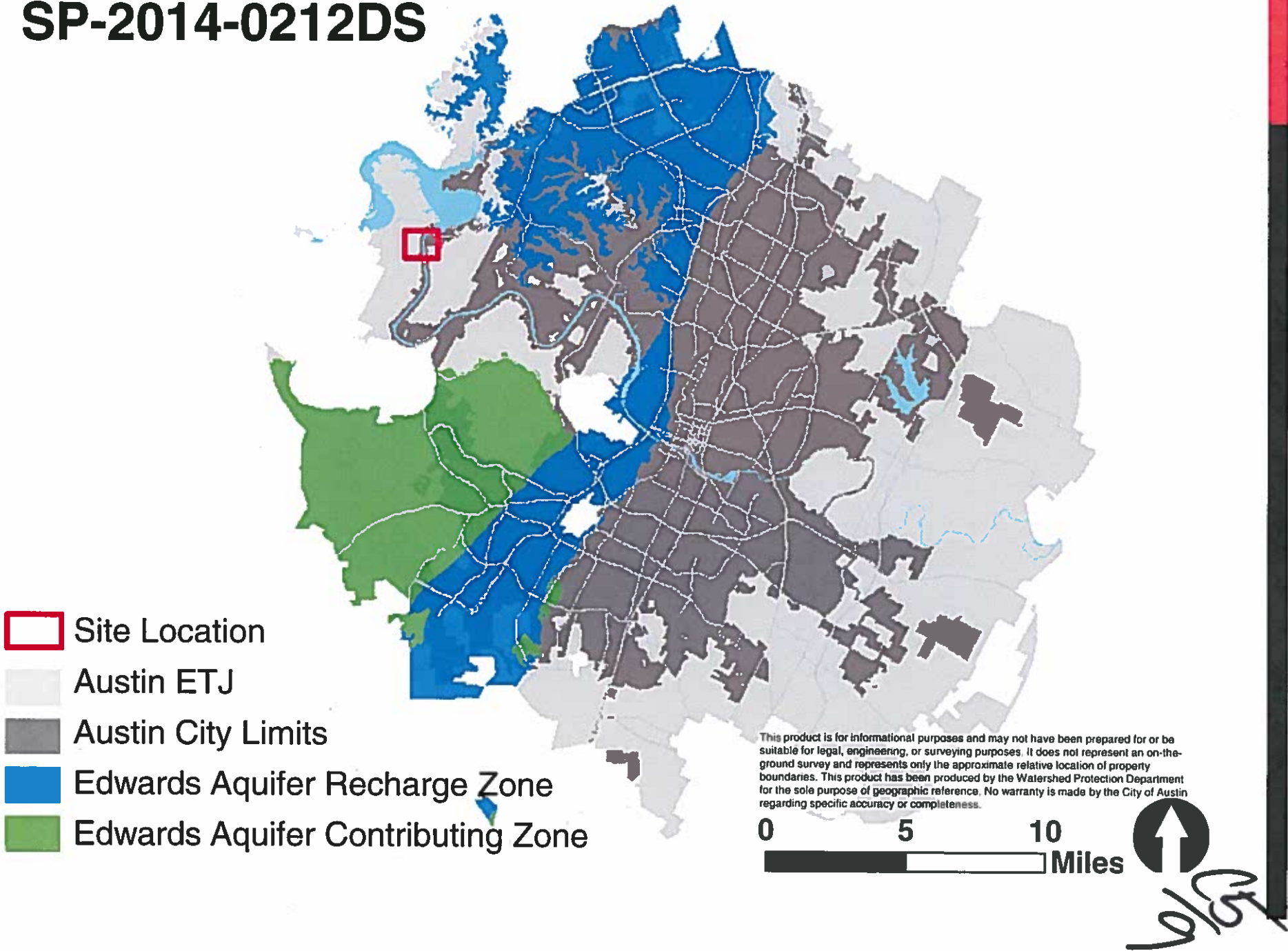
***Scott Hiers, P.G., Hydrogeologist  
Environmental Resource Management, WPD***

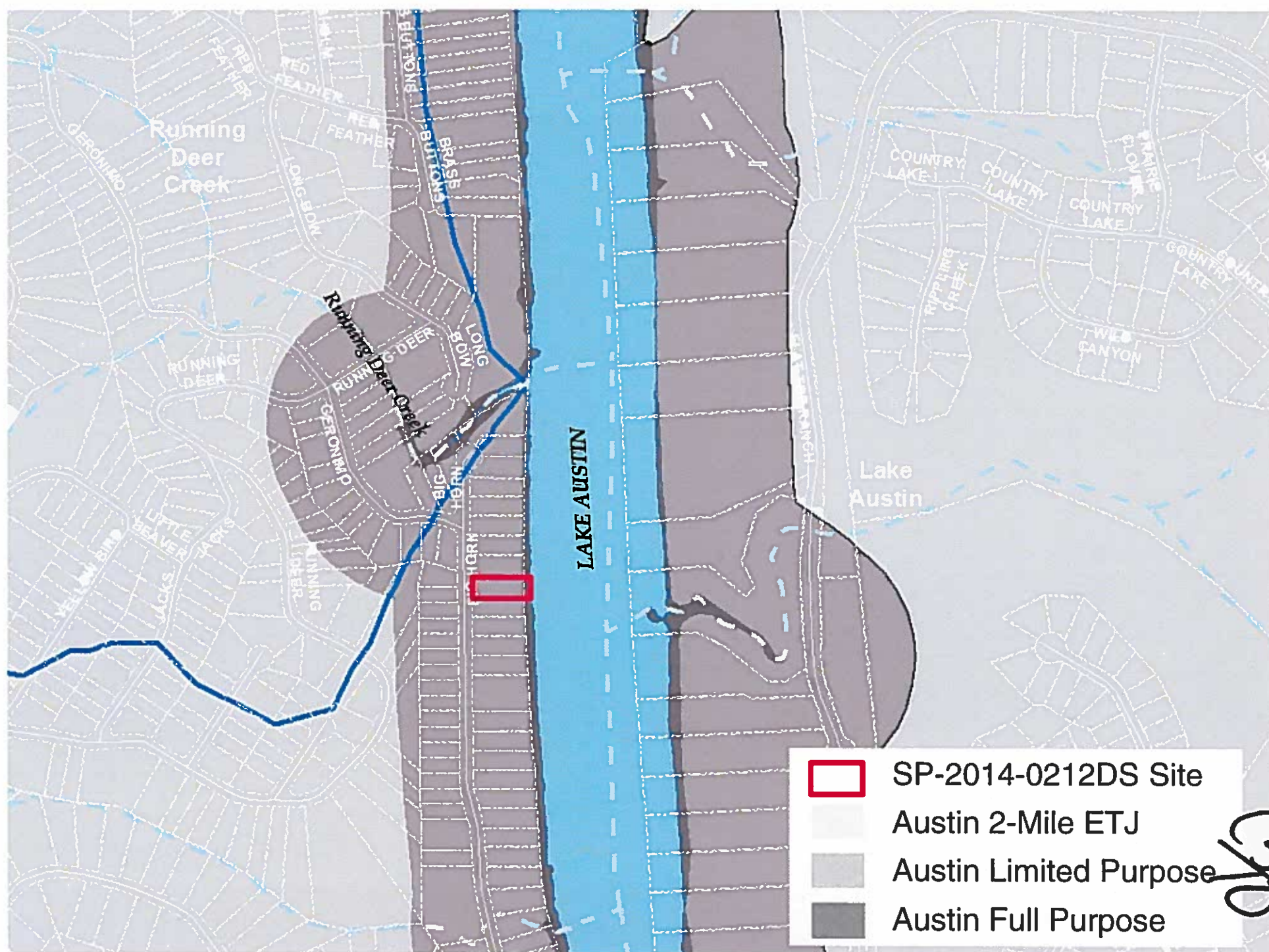
***Liz Johnston, Environmental Review Specialist Senior  
Land Use Review, PDRD***

A handwritten signature in black ink, appearing to be 'Liz Johnston', located on the right side of the page.



# SP-2014-0212DS





# PROPERTY DATA

- Lake Austin Watershed
- Water Supply Rural
- Drinking Water Protection Zone
- Full Purpose/Limited Purpose Jurisdiction
- Rimrock Critical Environmental Feature
- Submitted prior to the adoption of most recent boat dock code.

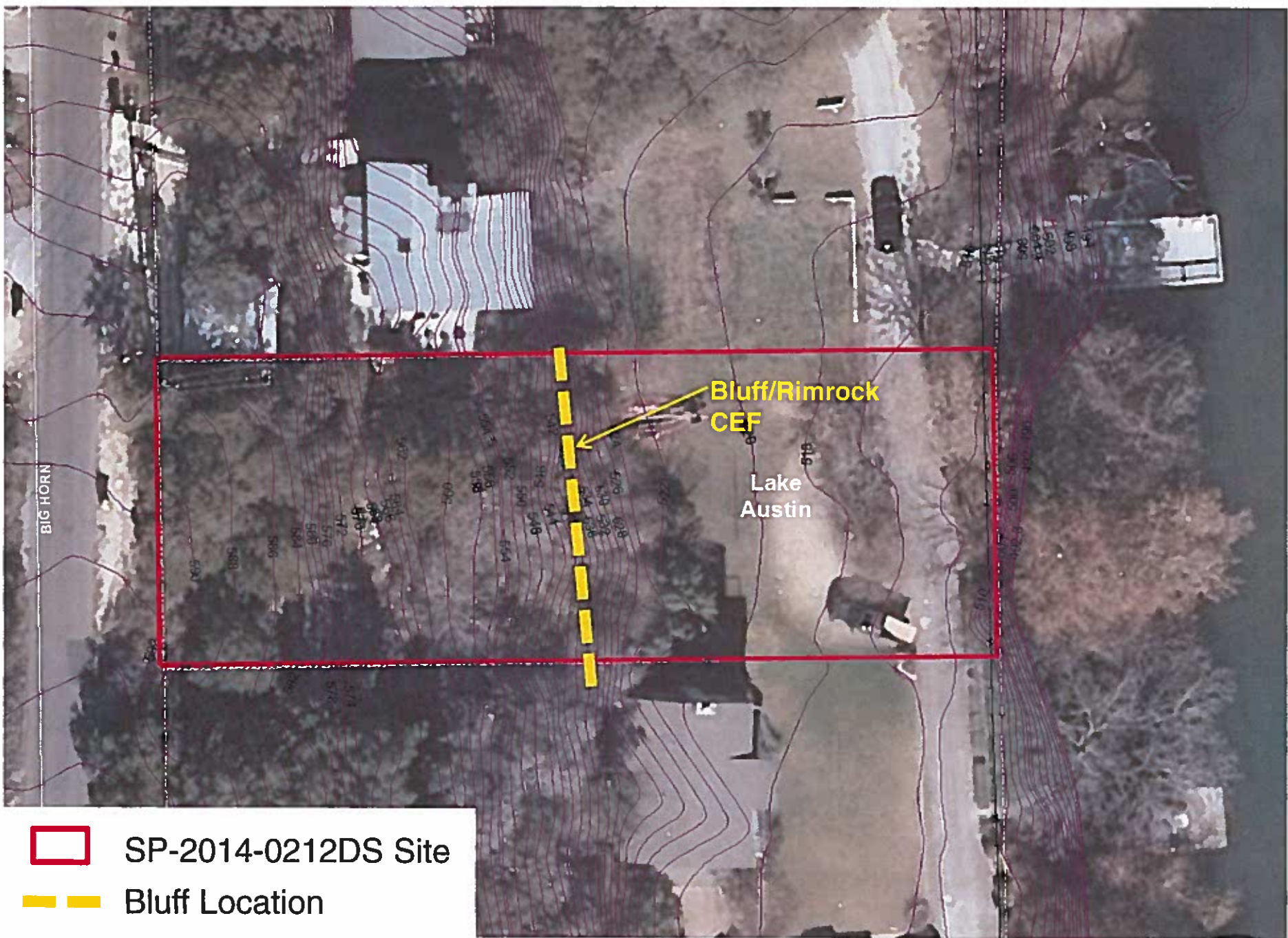
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# BACKGROUND

- Undeveloped single family lot.
- Shoreline consists of natural rocky slope.
- Applicant proposes only to build a new 15' wide dock and associated stairs.
- Resulting development is entirely downstream of the Critical Environmental Feature.

R/g



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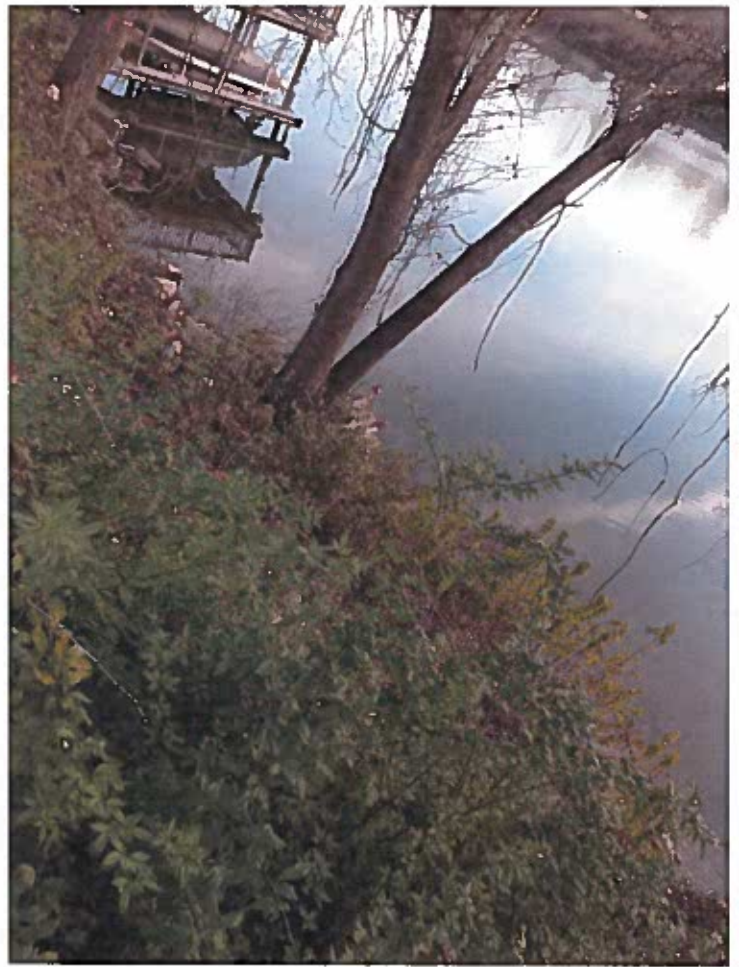




View of shoreline from private drive



Rimrock CEF behind new house



View of shoreline from private drive

Iles Boat Dock

SP-2014-0212DS Site Photos

1/1/14

## LDC 25-8-281(C)(2)(B)

This subsection prescribes what is allowed to occur within a Critical Environmental Feature Buffer.

2) Within a buffer zone described in this subsection:

(a) the natural vegetative cover must be retained to the maximum extent practicable;

**(b) construction is prohibited; and**

(c) wastewater disposal or irrigation is prohibited.

- Variance request is to allow construction of the new dock within the CEF buffer.

g/g

# VARIANCE RECOMMENDATION

## Approval of variance:

- *Staff believes the Findings of Fact have been met.*
- *No conditions have been requested by staff.*

## Similar case:

- *2009 Lakeshore Dr, recommended by EV Board and Approved by Zoning & Platting Commission 10/07/14*

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City

ENVIRONMENTAL BOARD VARIANCE APPLICATION TEMPLATE

Attached at Pages 42 - 44 are a request for variance letter and preliminary findings of fact regarding the application of LDC 25-8-281(C).2.b to the proposed Iles Boat Dock at 2415 Big Horn Drive, Austin, Texas 78734. The request was submitted by Ash Tariq, Advanced Consulting Engineers, dated October 3, 2014.

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Travis J. Iles
Street Address	7605 Rockpoint Circle
City State ZIP Code	Austin, Texas 78731
Work Phone	512-914-9939
E-Mail Address	travisiles13@gmail.com

Variance Case Information

Case Name	Iles Boat Dock
Case Number	SP-2014-0212DS
Address or Location	2415 Big Horn Drive
Environmental Reviewer Name	Liz Johnston
Applicable Ordinance	LDC 25-8-281(C).2.b
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

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Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones	<input type="checkbox"/> Northern Edwards Segment
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Distance to Nearest Classified Waterway	0' – Waterfront on Lake Austin, CWQZ.	
Water and Waste Water service to be provided by	N/A	
Request	<p>The variance request is as follows (Cite code references):</p> <p>Proposed construction of the Iles Boat Dock is within the 150 foot “buffer zone” of a Bluff designated as a Critical Environmental Feature (CEF) [No other CEFs are on or within 150 feet of the project site]. Construction of the project is prohibited within the buffer zone pursuant to LDC 25-8-281(C).2.b. Pursuant to LDC 25-8-41(A)&amp;(D), it is requested that the Land Use Commission make findings of fact in support of <i>Granting</i> a variance to the requirements of LDC 25-8-281(C).2.b and that a variance be <i>Granted</i> to allow construction of the proposed Iles Boat Dock project based upon the information in this Variance Application and supplementary documents.</p>	

Impervious cover square footage:	Existing <u>0</u>	Proposed <u>600+/-</u>
acreage:	<u>.35</u>	<u>.35</u>
percentage:	<u>0%</u>	<u>~3.93%</u>
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the	<p>2415 Big Horn Drive, Austin, Texas 78734</p> <p>Apache Shores, Lot 659, Section 2, Travis County</p> <p>Zoned SF-2. [Proposed construction of a single-family home with accessory boat dock within current zoning restrictions]</p> <p>_____</p>	

CB/PA

geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p><b>Slope range:</b> 0 – 15% beginning at proposed dock access at ~509' elevation, at location of proposed dock construction within CEF. Slope range is varied. Generally see Site Plan at Pg. 3 of 5.</p> <p><b>Elevation range:</b> ~592' at western, high side of lot; ~534' to ~536' at mid-lot where CEF begins and ends, south to north respectively, across lot; ~510' at proposed access to dock via ramp/stairs; &amp; ~492' at eastern, shoreline side of lot. See ERI Figure 4 at Pg. 15 &amp; Site Plan at Pg. 3of 5.</p> <p><b>Summary of vegetation / trees:</b> The site is a vacant lot densely wooded on the western portion (upslope from the CEF Bluff at ~524' - ~536'). Below the CEF Bluff at ~525' elevation the lot levels to a maintained Bermuda grass area extending to an access road. To the east of the access road, the site elevation, ~509', declines to the waterfront at the prosed location for the Iles Boat Dock. Trees relevant to the proposed project are more fully described below under the "Heritage tree" caption. See ERI at Pg. 4 and Site Plan at Pg. 3 of 5.</p> <p><b>Geology:</b> Property reflects site is underlain by the Lower Cretaceous Upper and Lower Glen Rose formations. See ERI at Pg. 3.</p> <p><b>CWQZ:</b> The construction does not propose any Critical Water Quality Zone modifications. The proposed construction is within the CWQZ as it is situated on Lake Austin waterfront. See ERI at Pg. 1 and ERI Figure 5 at Pg. 16.</p> <p><b>WQTZ:</b> The construction does not impact any Water Quality Transition Zones. See ERI Figure 5 at Pg. 16.</p> <p><b>CEFs:</b> One Bluff, Critical Environmental Feature, is within 150 feet of the Iles Boat Dock project. See ERI Figure 4 at Pg. 15 and Site Plan at Pg. 3 of 5.</p> <p><b>Floodplain:</b> The Iles Boat Dock project lies within the City of Austin Fully Developed Floodplain. See ERI Figure 6 at Pg. 17</p> <p><b>Heritage trees:</b> There are several heritage trees on the lot, including two Elms, multiple Live Oaks, a Pecan, and a Sycamore. The Elms and Live Oaks are on the high side of the Bluff (elevation +590') and un-impacted by dock construction. The Sycamore [T54 – 32"] and the Pecan [T55 – 33"] are the only trees between the CEF and the Iles Boat Bock. The Sycamore and the Pecan are impacted by the proposed Iles Boat Dock. Construction design and location have been altered to mitigate impact to these trees and to ensure the ¼ critical root zones are not affected after coordination with the City Arborist. See Site Plan at Pg. 3 of 5.</p> <p><b>Other notable characteristics:</b> Proposed construction is minimal to existing dock features on existent lots with same shoreline frontage. Pictures of adjacent lots and dockage attached and described below.</p>
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Ch/JP

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	Proposed construction of the Iles Boat Dock is within the 150 foot "buffer zone" of a Bluff designated as a Critical Environmental Feature (CEF) [No other CEFs are on or within 150 feet of the project site]. Construction of the project is prohibited with the buffer zone pursuant to LDC 25-8-281(C).2.b. The proposed Iles Boat Dock is otherwise compliant with the LDC.
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FINDINGS OF FACT

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: Iles Boat Dock / SP-2014-0212DS

Ordinance: LDC 25-8-281(C).2.b.

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

YES. A strict application of LDC 25-8-281(C).2.b as applied to the Iles Boat Dock would deprive the Iles of privileges and enjoyment afforded to other property owners similarly situated and geographically located on Lake Austin waterfront in the Apache Shores subdivision, including property owners with boat docks situated within one or more CEFs..

Apache Shores, Section 2, was subdivided during the late 1960's. Waterfront lots surrounding and including the Iles property were subdivided with ~75' of waterfront shoreline. The Travis County Appraisal District (TCAD) map of the area generally reflects the subdivision of the lots surrounding 2415 Big Horn Drive. See TCAD Property Map at Page 56 [Please note that Property ID No. 143197 is a double lot under single ownership].

The Iles' lot and approximately 10 homes and 2 additional lots are accessed from a paved alley that runs north/south between the CEF and shoreline. These homes/lots generally have functioning boat docks of varying sizes and build dates as accessory uses. Photographs of these similarly situated docks are attached at Pages 33 - 41 with brief descriptions.

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Two of the docks shown at Pages 34 - 35 were developed near in time [2012] to the time period the Iles Boat Dock project was submitted to the COA Planning and Development Review Department [Summer 2014] as follows:

The Andrews [2405 Big Horn Drive] constructed a dock two lots immediately south of the proposed Iles Boat Dock project. This dock was permitted through the COA during the 2012 time period and designated as "New" work-type construction. A picture of this dock is attached at Page 34. Copies of TCAD and COA Permit Case information are attached at Pages 45 - 50. The Andrews' dock is substantially similar to the scope of proposed construction for the Iles Boat Dock. The CEF bluff is prominent to both the Andrews' and Iles' lots.

Eight lots immediately south of the proposed Iles Boat Dock project another dock was developed near in time to the Iles' proposed project. The Finch's [2305 Big Horn Drive] dock was permitted through the COA during the 2011 and 2012 time period and designated as "New" work-type construction. This project also had construction components dealing with the renovation of decking, and shoreline/bulkhead modifications. A picture of this dock is attached at Page 35. Copies of TCAD and COA Permit Case information are attached at Pages 51 - 55. The CEF bluff is prominent to the Finch's lot. The Iles Boat Dock Project does not propose shoreline/bulkhead modifications and requests construction within the COA's current building restrictions with respect to dock width and other requirements and requests no additional variances. The Iles project is designated as a "Small Project" under the COA's standards.

Based on the foregoing, the Iles Boat Dock project conforms to the areas general character and usage, will not impair adjacent properties' use of conforming property, and does not impair the purpose of the regulation. The requested variance does not request a change to the current zoning. It is requested that the Land Use Commission find that the application of LCD 25-8-281(C).2.b will deprive the Iles' of a privilege afforded to similarly situated property owners within the immediate location of the proposed construction.

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

YES. The requested variance for construction of the proposed Iles Boat Dock is not caused by the method or manner in which development of the Iles Boat has been proposed. The project has been submitted to the COA in conformity with the COA's regulations, except LCD 25-8-281(C).2.b., forming the basis for this variance request. The necessity of the requested variance is due to a slight portion of

December 29, 2014

the proposed dock being located within the 150' buffer zone for a bluff prominent to the lles' lot and those lots similarly situated adjacent to the lles' lot.

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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

YES. The granting of the variance will allow the lles waterfront property to enjoy the privileges afforded to other similarly situated property owners and presents a minimum departure from the terms of the ordinance as only a small portion of the proposed dock lies within the 150' CEF buffer zone. Reference can be made to the dock's of adjacent properties. See photos at Pages 33 - 41.

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

Yes/No

YES. The granting of the lles Boat Dock variance is not anticipated to create harmful environmental consequences. No major effects are anticipated on the environment and the existing and future drainage system in the area, nor on the natural and traditional characteristics of the land [Please see Advanced Consulting Engineers findings of fact at Pages 42 – 44 and Site Plan notes at 1 & 2 of 5]. The lles project has been designed to minimally impact the natural contours of the area. See generally the general Site Plan at 3 of 5.

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

YES. The granting of the lles Boat Dock variance will result in water quality at least equal to the water quality achievable without the variance. The lles Boat Dock proposes no waterfront uses different from or in excess of the usages predominant on the waterway in the immediate area.

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      **YES.**      Based on the foregoing.

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

Yes/No      **YES.**      Based on the foregoing, including the purposes for which the property was initially subdivided, and a CWQZ variance is not required for a project designated as "small project," such as the Iles Boat Dock proposal, the granting of the variance will allow for a reasonable use of the entirety of the Iles' property for the purpose it was intended.

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

Yes/No      **YES.**      Based on the foregoing, and existing uses of similarly situated properties.

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

*Ch/JS*



C5/24

**Exhibits for Board Backup and/or Presentation**

**Please attach and paginate.**

- o Aerial photos of the site (backup and presentation)
- o Site photos (backup and presentation)
- o Aerial photos of the vicinity (backup and presentation)
- o Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways (backup and presentation)
- o Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties. (backup and presentation)
- o For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations. (backup and presentation)
- o Site plan showing existing conditions if development exists currently on the property (presentation only)
- o Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan (backup and presentation)
- o Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQI, Z, CEFs, Setbacks, Recharge Zone, etc. (backup and presentation)
- o An Environmental Assessment pursuant to ECM 1.3.0 (if required by 25-8-121) (backup only)
- o Applicant's variance request letter (backup only)



Environmental Resource Inventory

For the City of Austin  
Relating to the Land Development Code (LDC) Section 25-8, Title 30-5, ECM 1.3.0 & 1.10.0  
Effective October 28, 2013

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1. SITE/PROJECT NAME: 2415 Big Horn Drive

2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#s): 834919

3. ADDRESS/LOCATION OF PROJECT: 2415 Big Horn Drive

4. WATERSHED: Lake Austin

5. THIS SITE IS WITHIN THE (Check all that apply):

- Edwards Aquifer Recharge Zone\* (See note below)..... ☐ YES ☒ NO  
Edwards Aquifer Contributing Zone\* ..... ☐ YES ☒ NO  
Edwards Aquifer 1500-ft Verification Zone\* ..... ☐ YES ☒ NO  
Barton Springs Zone\* ..... ☐ YES ☒ NO  
\*(as defined by the City of Austin – LDC 25-8-2)

Note: If the property is over the Edwards Aquifer Recharge zone, the Hydrogeologic Report and karst surveys must be completed and signed by a Professional Geoscientist Licensed in the State of Texas.

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?... ☐ YES\*\* ☒ NO  
If yes, then check all that apply:

- ☐ (1) The floodplain modifications proposed are necessary to protect the public health and safety;  
☐ (2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a functional assessment of floodplain health as prescribed by the Environmental Criteria Manual, or  
☐ (3) The floodplain modifications proposed are necessary for development allowed in the critical water quality zone under Section 25-8-261 or 25-8-262 of the LDC.  
☐ (4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a functional assessment of floodplain health.

\*\* If yes, then a functional assessment must be completed and attached to the ERI (see Section 1.7 and Appendix X in the Environmental Criteria Manual for forms and guidance) unless conditions 1 or 3 above apply.

7. IF THE SITE IS WITHIN AN URBAN OR SUBURBAN WATERSHED, DOES THIS PROJECT PROPOSE A UTILITY LINE PARALLEL TO AND WITHIN THE CRITICAL WATER QUALITY ZONE?..... ☐ YES\*\*\* ☒ NO

\*\*\*If yes, then riparian restoration is required by Section 25-8-261(E) of the LDC and a functional assessment must be completed and attached to the ERI (see Section 1.5 and Appendix X in the Environmental Criteria Manual for forms and guidance).

8. There is a total of 1 (#s) Critical Environmental Feature(s)(CEFs) on or within 150 feet of the project site. If CEF(s) are present, attach a detailed DESCRIPTION of the CEF(s), color PHOTOGRAPHS, the CEF WORKSHEET and provide DESCRIPTIONS of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site (Please provide the number of CEFs):

       (#s) Spring(s)/Seep(s)             (#s) Point Recharge Feature(s)        1   (#s) Bluff(s)  
       (#s) Canyon Rimrock(s)             (#s) Wetland(s)

6/26

Note: Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is not provided, you must provide a written request for an administrative variance from Section 25-8-287(C)(7) and provide written findings of fact to support your request. Request forms for administrative variances from requirements stated in LDC 25-8-287 are available from Watershed Protection Department.

9. The following site maps are attached at the end of this report (Check all that apply and provide):

All ERI reports must include:

- ☒ Site Specific Geologic Map with 2-ft Topography
- ☒ Historic Aerial Photo of the Site
- ☒ Site Soil Map
- ☒ Critical Environmental Features and Well Location Map on current Aerial Photo with 2-ft Topography

Only if present on site (Maps can be combined):

- ☐ Edwards Aquifer Recharge Zone with the 1500-ft Verification Zone  
*(Only if site is over or within 1500 feet the recharge zone)*
- ☐ Edwards Aquifer Contributing Zone
- ☒ Water Quality Transition Zone (WQTZ)
- ☒ Critical Water Quality Zone (CWQZ)
- ☒ City of Austin Fully Developed Floodplains for all water courses with up to 64-acres of drainage

10. **HYDROGEOLOGIC REPORT** – Provide a description of site soils, topography, and site specific geology below (Attach additional sheets if needed):

Surface Soils on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups\*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness			*Soil Hydrologic Groups Definitions (Abbreviated)
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)	
Bracket soils and Rock outcrop, steep (Buf)	D	0 to 4.0	
Hardpan fine sandy loam, 5 to 12% slopes (Hs2)	A	0 to 4.9	
			A. Soils having a <u>high infiltration</u> rate when thoroughly wetted. B. Soils having a <u>moderate infiltration</u> rate when thoroughly wetted. C. Soils having a <u>slow infiltration</u> rate when thoroughly wetted. D. Soils having a <u>very slow infiltration</u> rate when thoroughly wetted.
			**Subgroup Classification – See Classification of Soil Series Table in County Soil Survey.

**Description of Site Topography and Drainage** *(Attach additional sheets if needed):*

This site is within the Lake Austin watershed (COA, 2012). Topographically, the site ranges from approximately 510 to 585 feet above mean sea level (USGS, 1986). Drainage on the subject site occurs by overland sheet flow in a west-to-east direction into Lake Austin.

CH  
24

**List surface geologic units below:**

Geologic Units Exposed at Surface		
Group	Formation	Member
Lower Cretaceous	Glen Rose	Upper
		Lower
Lower Cretaceous	Glen Rose	

**Brief description of site geology** *(Attach additional sheets if needed):*

A review of existing literature shows the site is underlain by the upper Glen Rose formation Kgr (u) and the lower Glen Rose formation Kgr(l) (UT-BEG, 1981). The upper member of the Glen Rose Limestone is relatively impermeable and described as the lower confining unit of the Edwards Aquifer. It has a maximum thickness of about 350 to 500 feet. Stair-step topography is characteristic of the upper member of the Glen Rose Limestone. The Upper Glen Rose Limestone is described as yellowish-tan, thinly bedded limestone and marl (Garner and Young, 1976). The upper member of the Glen Rose Limestone is relatively more thinly bedded, more dolomitic, and less fossiliferous than the lower member of the Glen Rose Limestone. The top of the upper member of the Glen Rose Limestone is red-stained, lumpy, irregular, and bored, with oysters cemented onto the surface (Rose, 1972).

**Wells**– Identify all recorded and unrecorded wells on site (test holes, monitoring, water, oil, unplugged, capped and/or abandoned wells, etc.):

There are 0 (#) wells present on the project site and the locations are shown and labeled

\_\_\_\_\_ (#s)The wells are not in use and have been properly abandoned.

\_\_\_\_\_ (#s)The wells are not in use and will be properly abandoned.

\_\_\_\_\_ (#s)The wells are in use and comply with 16 TAC Chapter 76.

There are 0 (#s) wells that are off-site and within 150 feet of this site.

11. THE VEGETATION REPORT – Provide the information requested below:

Brief description of site plant communities (Attach additional sheets if needed):

The subject site is a vacant lot within a developed single-family residential community. The subject site is densely wooded on the western portion with a cleared mowed area on the eastern portion adjacent to the unnamed access road.

There is woodland community on site ..... ☒ YES ☐ NO (Check one).  
If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
live oak	Quercus virginiana
cedar elm	Ulmus crassifolia
Chinaberry tree	Melia azedarach

There is grassland/prairie/savanna on site ..... ☒ YES ☐ NO (Check one).  
If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name
bernudagrass	Cynodon dactylon

There is hydrophytic vegetation on site ..... ☐ YES ☒ NO (Check one).  
If yes, list the dominant species in table below (next page):

6529

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.  
☒ YES ☐ NO (Check one).

12. WASTEWATER REPORT – Provide the information requested below.

- Wastewater for the site will be treated by (Check of that Apply):
- ☒ On-site system(s)
  - ☐ City of Austin Centralized sewage collection system
  - ☐ Other Centralized collection system

*Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with Chapter 15-12 of Austin City Code and wells must be registered with the City of Austin*

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.  
☒ YES ☐ NO (Check one).

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.  
☒ YES ☐ NO ☐ Not Applicable (Check one).

Wastewater lines are proposed within the Critical Water Quality Zone?  
☐ YES ☒ NO (Check one). If yes, then provide justification below:

Is the project site is over the Edwards Aquifer?  
☐ YES ☒ NO (Check one).

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses or the Edwards Aquifer.

13. One (1) hard copy and one (1) electronic copy of the completed assessment have been provided.

Date(s) ERI Field Assessment was performed: 20 March 2014

Date(s)

My signature certifies that to the best of my knowledge, the responses on this form accurately reflect all information requested.

Shannon Dorsey

(512)328-2430

Print Name

Telephone

Signature

shannon\_dorsey@horizon-esi.com

Horizon Environmental Services, Inc.

Email Address

4/9/2014

Name of Company

Date

For project sites within the Edwards Aquifer Recharge Zone, my signature and seal also certifies that I am a licensed Professional Geoscientist in the State of Texas as defined by ECM 1.12.3(A).





Environmental Services, Inc.

ATTACHMENT A

CEF DESCRIPTION AND REFERENCES

140069 ERI\_Attachments

CORPORATE HEADQUARTERS  
1507 South IH 35 ★ Austin, Texas 78741 ★ 512.328.2430 ★ Fax 512.328.1804 ★ www.horizon-esi.com  
Certified WBE/HUB/DBE/SBE



6/3/3

1.0 CRITICAL ENVIRONMENTAL FEATURES

The City of Austin definition of a critical environmental feature (CEF) includes caves, sinkholes, springs, wetlands, bluffs, canyon rimrock, water wells within the Edwards Aquifer, and significant recharge features located over the Edwards Aquifer Recharge Zone. One potential CEF as defined by the City of Austin was found on or within 150 feet from the subject site. One potential bluff CEF (CEF 1) was located in the middle of the subject site. No other CEFs were found on or within 150 feet from the subject site. CEF feature dimensions and locations are provided on the City of Austin CEF worksheet in Appendix C, and photographs are provided in Appendix B.

If the subject site is proposed for future development, the City of Austin generally requires 150-foot buffer zones be placed on all CEFs.

2.0 REFERENCES

(COA) City of Austin. *City of Austin GIS Data Sets*. Year 2003 2-foot contours of the City of Austin and ETJ only <ftp://ftp.ci.austin.tx.us/GIS-Data/Regional/coa\_gis.html>. 2003.

\_\_\_\_\_. *City of Austin GIS Data Sets*. Watershed Regulation Areas. <ftp://ftp.ci.austin.tx.us/GIS-Data/Regional/coa\_gis.html>. 30 October 2012.

\_\_\_\_\_. *City of Austin GIS Data Sets*. Water Quality Creek Buffers. <ftp://ftp.ci.austin.tx.us/GIS-Data/Regional/coa\_gis.html>. 7 November 2013.

\_\_\_\_\_. *City of Austin GIS*. Development Web Map <http://www.austintexas.gov/GIS/developmentwebmap/Viewer.aspx>. Accessed 9 April 2014.

Garner, L.E., and K.P. Young. *Environmental Geology of the Austin Area: An Aid to Urban Planning*. Report of Investigations 86. The University of Texas at Austin, Bureau of Economic Geology. 1976.

Rose, P.R. *Edwards Group, Surface and Subsurface, Central Texas*. Report of Investigations 74. The University of Texas at Austin, Bureau of Economic Geology. 1972.

(USDA) US Department of Agriculture. National Agriculture Imagery Program, Farm Service Agency, Aerial Photography Field Office. Travis County, Texas. 2012.

(USGS) US Geological Survey. 7.5-minute series topographic maps, Bee Cave, Texas, quadrangle. 1986.

\_\_\_\_\_. US Geological Survey. Digital Orthophoto Quarter-Quadrangle, Bee Cave, Texas. 1995.

(UT-BEG) University of Texas Bureau of Economic Geology, C.V. Proctor, Jr., T.E. Brown, J.H. McGowen, N.B. Waechter, and V.E. Barnes. *Geologic Atlas of Texas*, Austin Sheet, Francis Luther Whitney Memorial Edition. 1974; revised 1981.

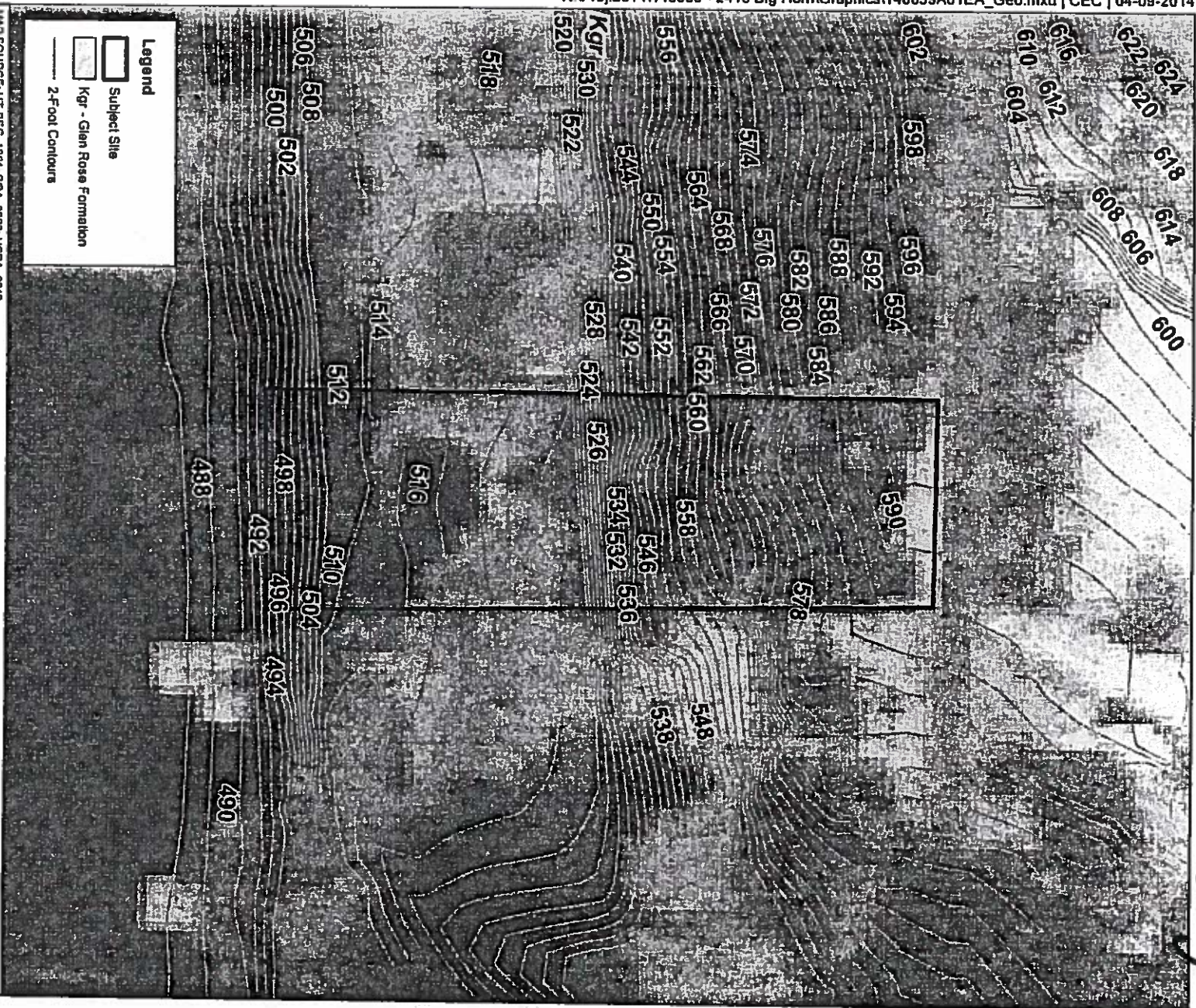
Werchan, Leroy E., A.C. Lowther, and Robert N. Ramsey. *Soil Survey of Travis County, Texas*.  
US Department of Agriculture, Natural Resources Conservation Service (formerly  
Soil Conservation Service), in cooperation with the Texas Agricultural Experiment  
Station. 1974.

6/3/24

6/25

**ATTACHMENT B  
FIGURES**

*Cyble*



**FIGURE 1**

GEOLOGIC MAP  
2415 BIG HORN DRIVE  
AUSTIN  
TRAVIS COUNTY, TEXAS

**Horizon**  
Environmental Services, Inc.



C5/371



Legend  
Subject Site

MAP SOURCE USGS, 1995.



0 50 100  
Feet



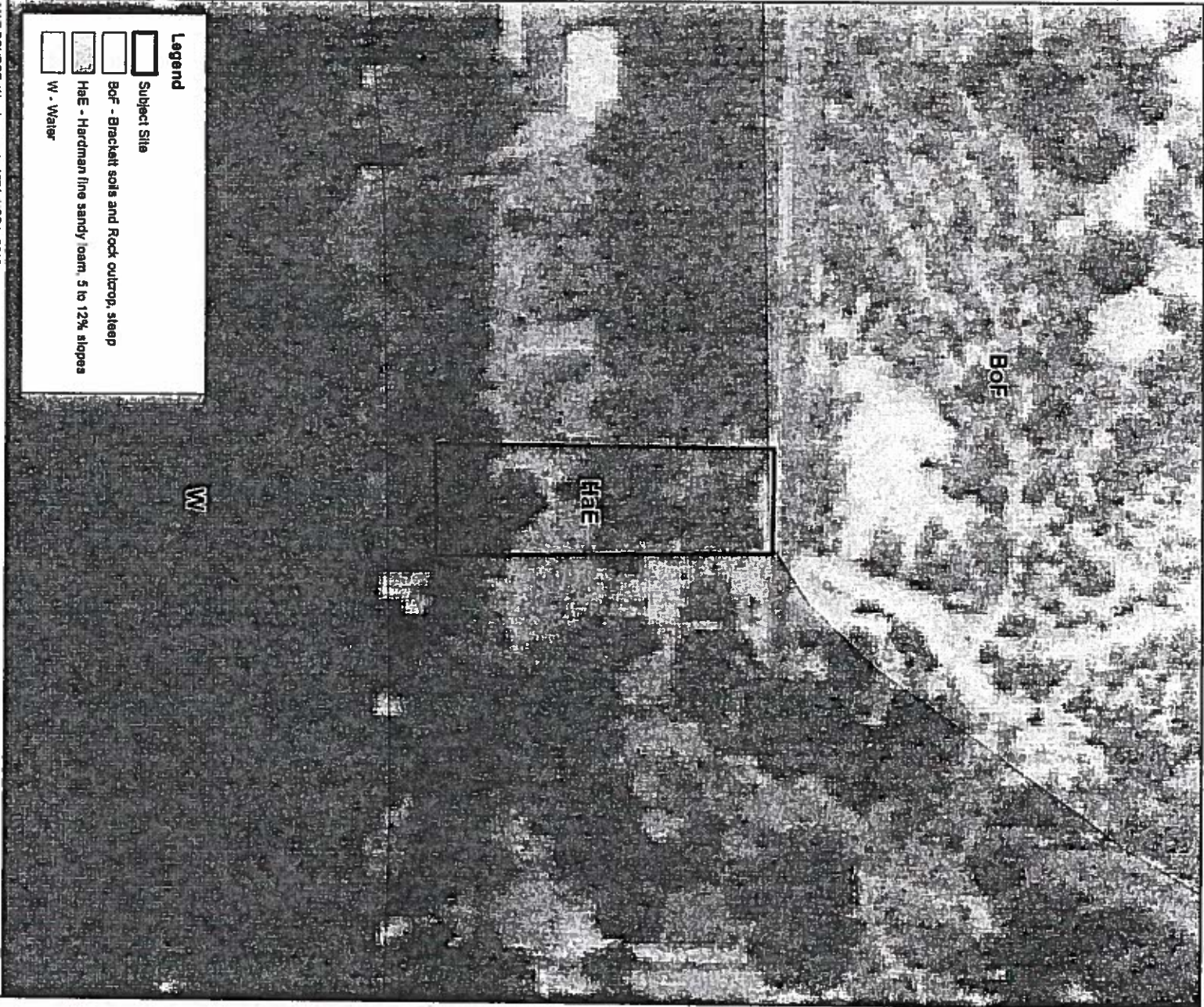
**FIGURE 2**

1995 AERIAL PHOTOGRAPHY  
2415 BIG HORN DRIVE  
AUSTIN  
TRAVIS COUNTY, TEXAS

**Horizon**  
Environmental Services, Inc.

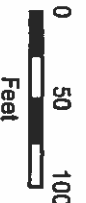


C5138



- Legend**
- ☐ Subject Site
  - ☐ BoE - Brackett soils and Rock outcrop, steep
  - ☐ HAE - Hardman fine sandy loam, 5 to 12% slopes
  - ☐ W - Water

MAP SOURCE: Wechan et al., 1974; USDA, 2012.

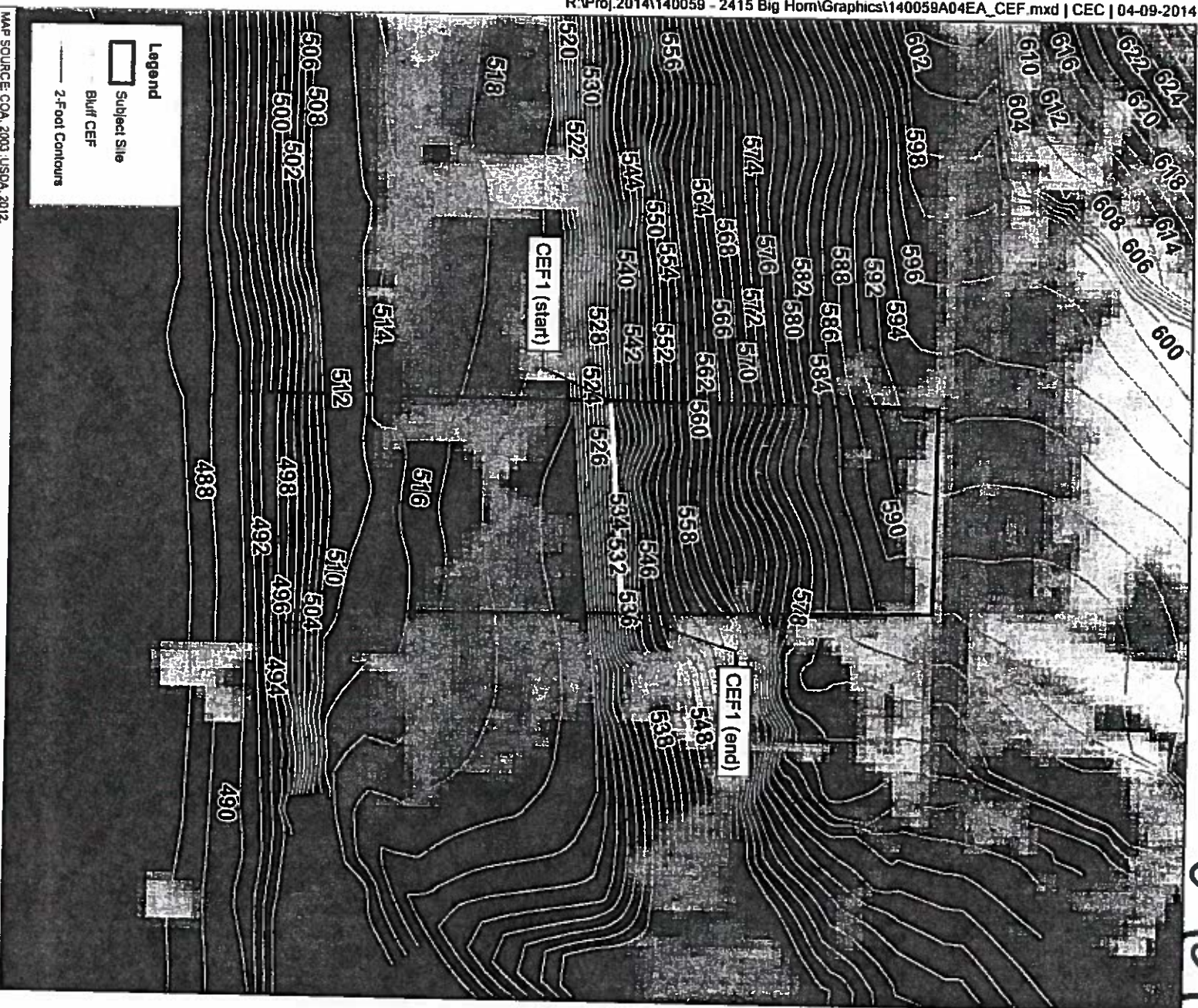


**FIGURE 3**  
SURFACE SOIL MAP  
2415 BIG HORN DRIVE  
AUSTIN  
TRAVIS COUNTY, TEXAS

**Horizon**  
Environmental Services, Inc.



C5/39

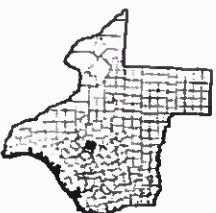


MAP SOURCE: COA, 2003; USDA, 2012.

- Legend**
- Subject Site
  - Bluff CEP
  - 2-Foot Contours



0 25 50  
Feet



**FIGURE 4**

CEP MAP  
2415 BIG HORN DRIVE  
AUSTIN  
TRAVIS COUNTY, TEXAS

**Horizon**  
Environmental Services, Inc.



C5/40



MAP SOURCE: COA, 2013; USDA, 2012

Legend

Subject Site

GWQZ - Critical Water Quality Zone

WQI2Z - Water Quality Transition Zone



0 100 200  
Feet

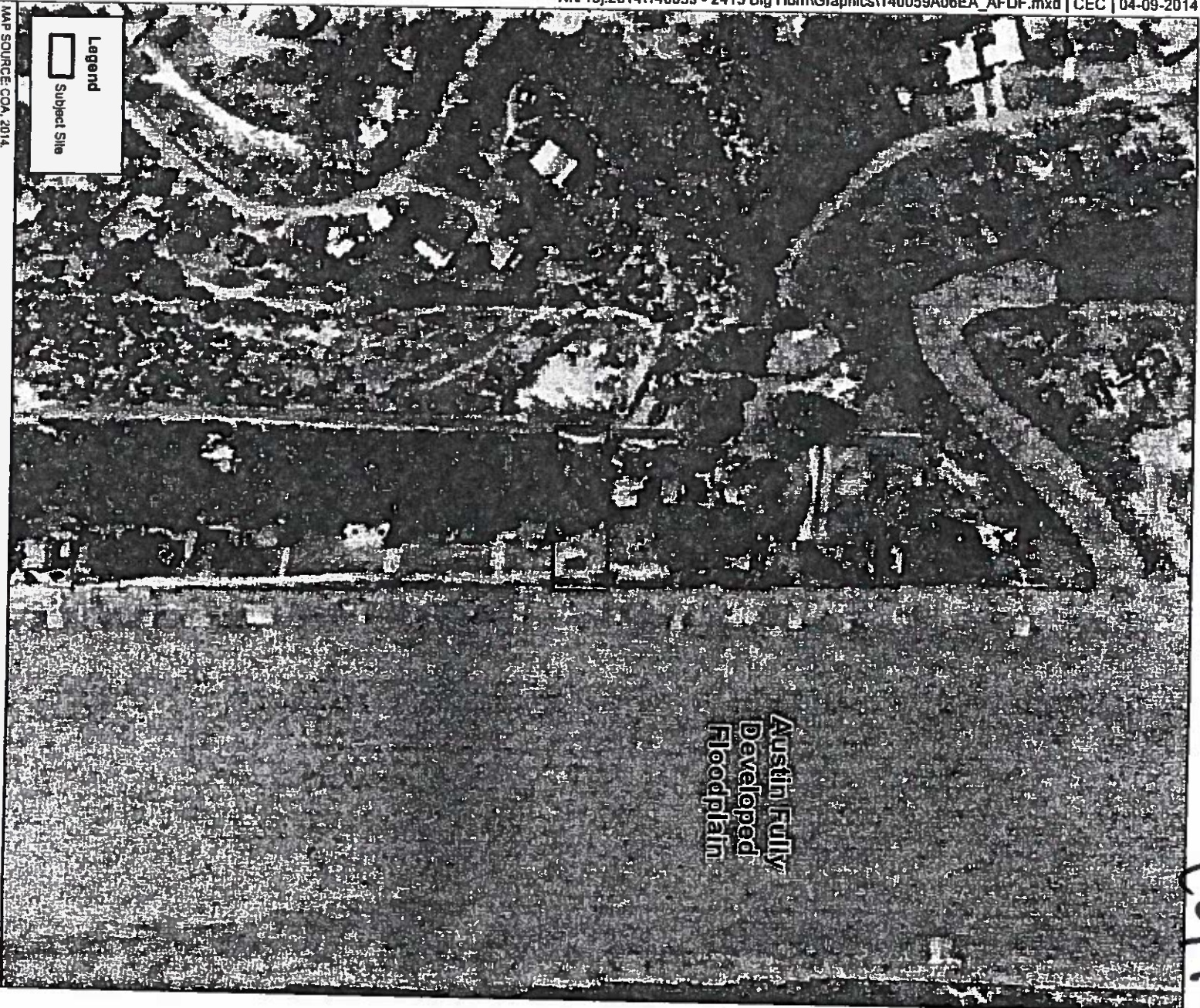


FIGURE 5

WATER QUALITY ZONE MAP  
2415 BIG HORN DRIVE  
AUSTIN  
TRAVIS COUNTY, TEXAS

**Horizon**  
Environmental Services, Inc.



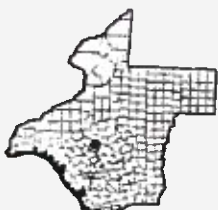


MAP SOURCE: COA, 2014

Legend  
Subject Site



0 100 200  
Feet



**FIGURE 6**

AUSTIN FULLY DEVELOPED  
FLOODPLAIN MAP  
2415 BIG HORN DRIVE  
AUSTIN  
TRAVIS COUNTY, TEXAS

**Horizon**  
Environmental Services, Inc.

C5/41

05/14/2

**ATTACHMENT C**  
**SITE PHOTOGRAPHS**



C5/43

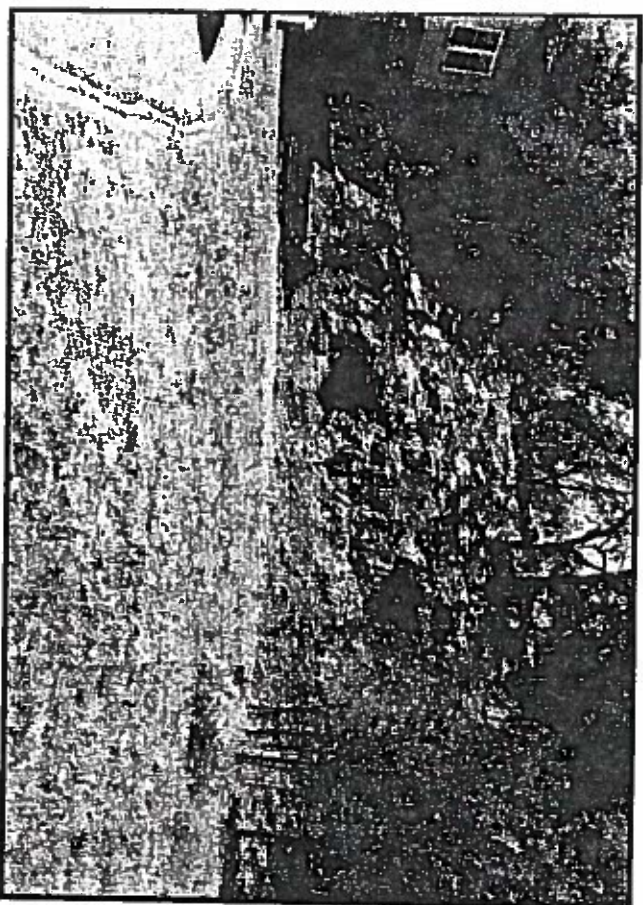


PHOTO 1  
View of Bluff CEF, facing west



PHOTO 2  
View of Lake Austin to the east of the Subject Site

Shoreline of proposed lles boat dock

6/14/14



Shoreline view of proposed lles Boat Dock Property ID # 834919.

Westward view of shoreline for proposed lles Boat Dock, trees within proposed construction are visible and reflected at Site Plan at Pg. 3 of 5. See TCAD map with Property ID #s at Page 56.



2012 constructed dock - 2 lots south of Iles proposed boat dock

05/14/15



View of existing dock for TCAD Property ID #146477.

As described in the Environmental Board Variance Application, dock is a new dock construction for the dock located two lots south of proposed Iles Boat Dock with similar shoreline frontage (+/-75'). See TCAD map with Property ID #s at Page 56.

"New" work-type construction of the Andrews' dock at 2405 Big Horn Drive. The Andrews dock was permitted during 2012. Copies of TCAD and COA Permit Case information attached at Pages 45 - 50.

2012 constructed dock – 8 lots south of Iles’ proposed boat

6/11/16



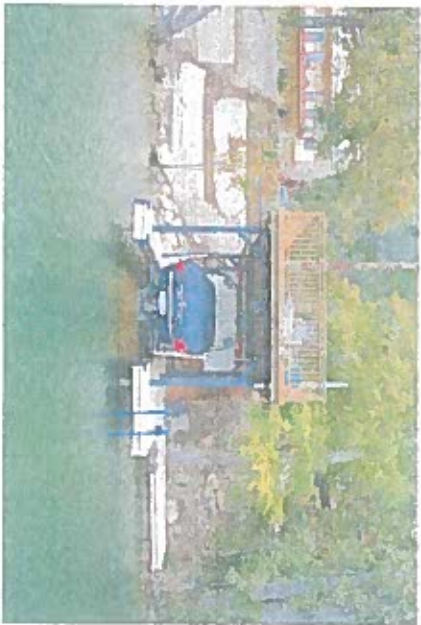
View of existing dock for TCAD Property ID #143195.

As described in the Environmental Board Variance Application, dock is a new construction, steel, superstructure dock located eight lots south of proposed Iles Boat Dock with similar shoreline frontage (+/-75'). See TCAD map with Property ID #s at Page 56.

“New” work-type construction of the Finch’s dock at 2305 Big Horn Drive. The Finch’s dock was permitted during 2012. Copies of TCAD and COA Permit Case information attached at Pages 51 – 55.

Existing docks near Iles' proposed dock

05/14/14



View of existing dock for TCAD Property ID #143200.

Steel superstructure dock construction for the Dock located three lots south of proposed Iles Boat Dock with similar shoreline frontage (+/-75'). See TCAD map with Property ID #s at Page 56.

Dock is currently an accessory use to an undeveloped lot.



View of existing dock for TCAD Property ID #834920.

Dock located immediately south (one lot) of proposed Iles Boat Dock with similar shoreline frontage (+/-75'). See TCAD map with Property ID #s at Page 56.



Existing docks near Iles' proposed dock

05/18



View of existing dock for TCAD Property ID #143197.

Existing Dock located five/six lots south of proposed Iles Boat Dock with similar shoreline frontage (+/-75'). See TCAD map with Property ID #s at Page 56.

As noted in the Environmental Board Variance Application, Property ID #143197 is a double lot under single ownership.



View of existing dock for TCAD Property ID #143199.

Existing Dock located four lots south of proposed Iles Boat Dock with similar shoreline frontage (+/-75'). See TCAD map with Property ID #s at Page 56.



Existing docks near Iles' proposed dock

CS/HA



View of existing dock for TCAD Property ID #143196.

Existing Dock located seven lots south of proposed Iles Boat Dock with similar shoreline frontage (+/-75'). See TCAD map with Property ID #'s at Page 56.

Existing docks near Iles' proposed dock

CS/JS



View of existing dock for TCAD Property ID #143193.

Existing Dock located ten lots south of proposed Iles Boat Dock with similar shoreline frontage (+/-75'). See TCAD map with Property ID #s at Page 56.



View of existing dock for TCAD Property ID #143194.

Existing Dock located nine lots south of proposed Iles Boat Dock with similar shoreline frontage (+/-75'). See TCAD map with Property ID #s at Page 56.

Existing docks near Iles' proposed dock

15/5/1



View of existing dock for TCAD Property ID #143191.

Existing Dock located twelve lots south of proposed Iles Boat Dock with similar shoreline frontage (+/-75'). See TCAD map with Property ID #s at Page 56.



View of existing dock for TCAD Property ID #143192.

Existing Dock located eleven lots south of proposed Iles Boat Dock with similar shoreline frontage (+/-75'). See TCAD map with Property ID #s at Page 56.

Existing docks near Iles' proposed dock

15/6/22



View of existing dock for TCAD Property ID #146479.

Dock located immediately north (one lot) of proposed Iles Boat Dock with similar shoreline frontage (+/-75'). See TCAD map with Property ID #s at Page 56.



**ADVANCED CONSULTING ENGINEERS**

*Civil Engineering Consultants, Planners  
ADV Consulting Engineers, Inc. dba  
T.B.P.E. Firm No. F-10  
5524 Bee Cave Road, Suite 1-4  
Austin, Texas 78748*

[www.aecnet.com](http://www.aecnet.com)

Phone: (512) 444-1739  
Fax: (512) 732-8333

AE

CS/103

October 3, 2014

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


Re.: Iles Boat Dock  
2415 Big Horn Drive, Austin, Texas.  
SP-2014-0212DS  
Variance from 'Bluff Critical Environmental Feature', LDC 25-8-281(C).2.B

Dear Sir:

This is a request for a variance from the requirements of LDC 25-8-281(C).2.B for the 'Bluff Critical Environmental Feature' as per the 'Environmental Resource Inventory' (ERI) dated 4/9/14 prepared by Horizontal Environmental for allowance to construct a boat dock.

We hope the variance will be approved in the spirit of the ordinance.

Sincerely,

  
Ashraf Tariq, P.E.  
President

at:la

APPENDIX U  
FINDINGS OF FACT

Watershed Variances - Findings of Fact

Project: Iles Boat Dock, SP-2014-0212DS

Ordinance Standard: Variance from the requirements of LDC 25-8-281(C).2.B to allow to construct a boat dock in the Critical Environmental Feature Bluff 150' setback.

JUSTIFICATION:

1. Are there special circumstances applicable to the property involved where strict application deprives such property owner of privileges or safety enjoyed by other similarly situated property with similarly timed development? YES/NO

YES

The site will primarily serve as a single slip Boat dock with limits of construction for a small project. Serving the boat dock owner in this area. As the lots are restricted to acreage, maximum availability and usage of available land was of prime importance for the proposed boat dock. There is no deprivation of privileges enjoyed by the property owners due to the boat dock being located in the 150' CEF bluff setback. The dock will be only used as a boat dock only and no other use.

Does the project demonstrate minimum departures from the terms of the ordinance necessary to avoid such deprivation of privileges enjoyed by such other property and to facilitate a reasonable use, and which will not create significant probabilities of harmful environment consequences? YES/NO

YES

The project demonstrates minimum departure from the terms of the ordinance, as it is only in a small area of the boat dock where the CEF bluff 150' setback encroaches into the dock. Whereby facilitating reasonable use of the proposed site. No major effect anticipated on the environment and on the existing and future drainage system in the area and on the natural and traditional characteristics of the land.

2. The proposal does not provide special privileges not enjoyed by other similarly situated properties with similarly timed development, and is not based on a special or unique condition which was created as a result of the method by which a person voluntarily subdivided land. YES/NO

YES

No special privileges enjoyed by the occupants of this facility in comparison to other similarly situated properties with similarly timed development. No special or unique conditions created by the boat dock.

*CH/AB*

Iles Boat Dock, SP-2014-0212DS

3. For a variance from the requirements for development within the Critical Water Quality Zone and/or Water Quality Transition Zone: Does the application of restriction leave the property owner without any reasonable, economic use of the entire property? YES/NO

YES

The CWQZ variance is not required for a small project like this boat dock.

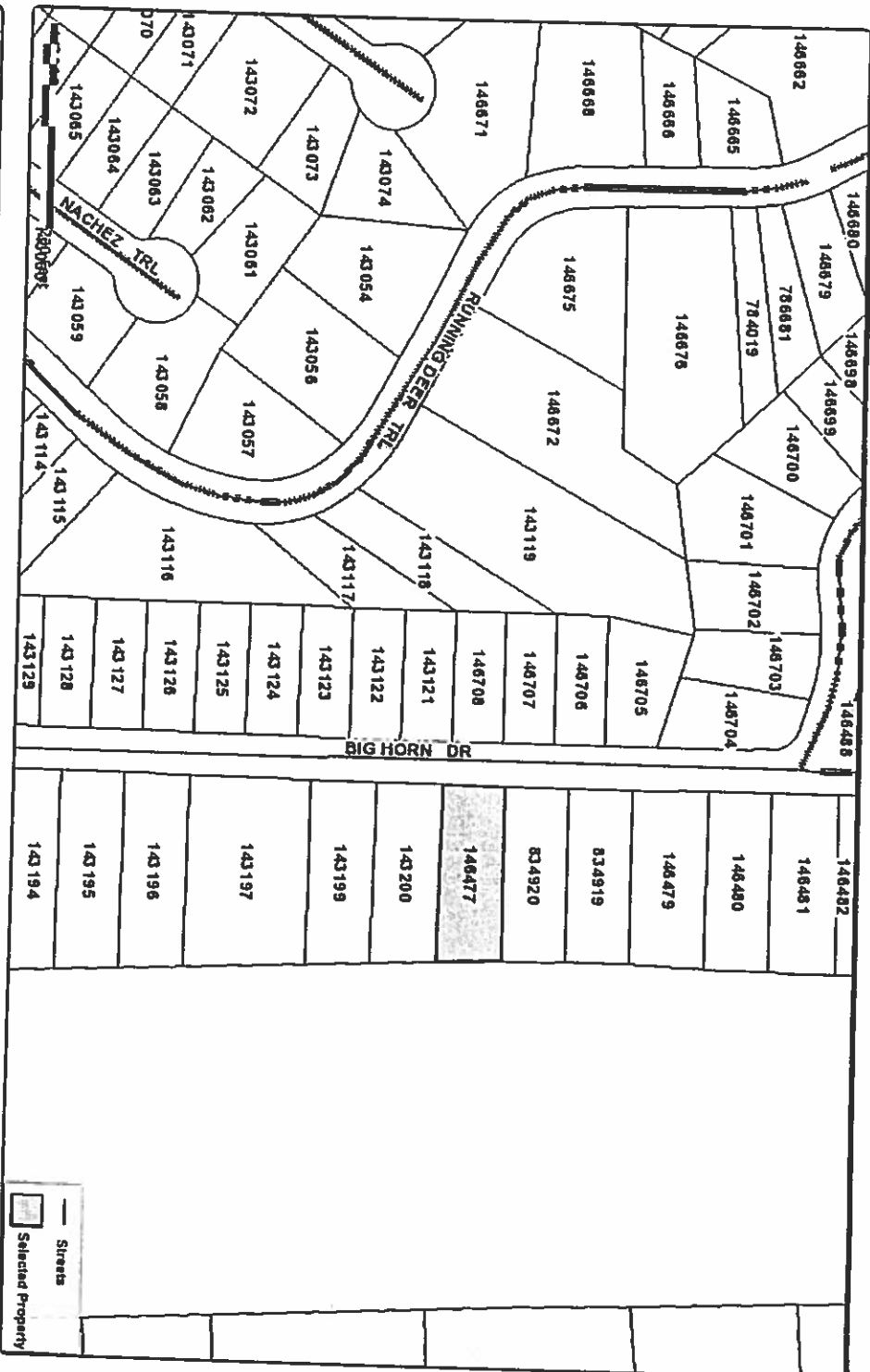
4. For variance in the Barton Springs Zone, in addition to the above findings, the following additional findings must be included: Does the proposal demonstrate water quality equal to or better than would have resulted had development proceeded without the variance? YES/NO

NOT APPLICABLE

The site is not situated in the Barton Springs Zone.

Travis CAD - Map of Property ID 146477 for Year 2014

15/150



Property Details

Account

Property ID: 146477  
Geo ID: 0145550101  
Type: Real

Location

Legal Description: LOT 661-A BLK A APACHE SHORES SEC 4  
Situs Address: 2405 BIG HORN DR TX 78734  
Neighborhood: APACHE SHORES WATERFRONT  
Mapsc0: 4915  
Jurisdictions: 52, 0A, 2J, 03, 07

Owner

Owner Name: ANDREWS JAMES B II & VILMA  
Mailing Address: , 4409 ACACIA ST, BELLAIRE, TX 77401

Property

Appraised Value: \$736,684.00

<http://propaccess.traviscad.org/Map/View/Map/1/146477/2014>

Map Disclaimer: This map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

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PUBLIC INFORMATION

PERMITS/CASES

	#.	Permit/Complaint	Case Number	Description	Sub Type	Work Type	Project Name	Status	Related Folders
Issued Construction Permits	1	<u>2013-030811 SC</u>	SP-2012-0033DS	Approved Correction 1C			2405 Big Horn Boat Dock	Approved	<u>Yes</u>
	2	<u>2013-025625 SC</u>	SP-2012-0033DS	Denid Correctin 1C (2nd Submitt)			2405 Big Horn Boat Dock	Review Completed	<u>Yes</u>
	3	<u>2013-013252 SC</u>	SP-2012-0033DS	Denied Correction 1C			2405 Big Horn Boat Dock	Review Completed	<u>Yes</u>
New Registration									
Update Registration									
Permit Assign and Pay	4	<u>2012-092743 EP</u>	2012-092743 EP	2012-other associated improvements as per the approved plans	Residential	New	2405 BIG HORN DR	Final	<u>Yes</u>
My Permits/Cases									
My Licenses									
Request / Cancel / View Inspections	5	<u>2012-068772 BP</u>	2012-068772 BP	(30'x14')with other associated improvements as per the approved plans	R-437 Residential Boat Dock	New	2405 BIG HORN DR	Final	<u>Yes</u>
My Escrow Accounts	6	<u>2012-068258 EV</u>	SP-2012-0033DS		Site Plan		2405 Big Horn Boat Dock	Closed	<u>Yes</u>

Back

- Login
- HELP
- Web Help
- FEEDBACK
- Contact PDR

2012-068772  
15/158

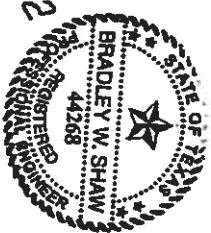
Highland Lakes Engineering  
Box 1164  
Kingsland, Texas 78369  
830-637-9584  
TX.REG. F-1909

DATE: 10-17-2012

RE: Project Name: Boat Dock  
Address: 2405 Big Horn  
Permit/SP Number: 2012-0033DS 2012-068772AP

Prior to preparation of this letter, I, the undersigned professional, made the final visual inspection after construction and reviewed the available record information of the above-referenced project. As of this date, I determined that the project was constructed in accordance with applicable building codes and is structurally acceptable for the intended purpose. Improvements were constructed in general conformance with the approved City of Austin Site Plan and City of Austin Construction standards, including compliance set forth in the Land Development Code 25-12-3 1612.4 and ASCE 24 and therefore verify the boat dock is constructed to defined specification and acceptance of this project to date. I, therefore, recommend acceptance of the referenced project.

Bradley W. Shaw, PE



10/17/2012

PUBLIC INFORMATION

FOLDER DETAILS

Public Search	Permit/Complaint	Case Number	Description	Sub Type	Work Type	Project Name	Status	Application Date	Issue Date	Expir
---------------	------------------	-------------	-------------	----------	-----------	--------------	--------	------------------	------------	-------

Issued Construction Permits	2012-009451 SP	SP-2012-0033DS	The applicant is proposing to construct a boat dock with associated improvements.	Administrative Dock Modification	Shoreline Boat Dock	2405 Big Horn and Released	Approved	Jan 31, 2012	Jul 9, 2012	Jan 31 2015
-----------------------------	----------------	----------------	---	----------------------------------	---------------------	----------------------------	----------	--------------	-------------	-------------

REGISTERED USERS

New Registration

Related Folder

Update Registration

FOLDER INFO

Information Description

Value

Permit Assign and Pay

Case Manager  
Michelle Castillas

My Permits/Cases

Application Date  
Jan 31, 2012

Application Expiration Date  
Aug 01, 2012

My Licenses

Smart Growth Zone

1704 Flag?

Description of Proposed Development

No

Request / Cancel / View Inspections

Watershed I

Boat dock

My Escrow Accounts

Watershed Classification I

Lake Austin

Reports

Land Development Jurisdiction

Yes

Existing Zoning

Full-Purpose

Login

Existing Land Use

LA - LAKE AUSTIN

HELP

Proposed Land Use

boat dock

Neighborhood Plan Area 7

No

Web Help

Flood Plain

Yes

Master Report Due Date  
Jul 23, 2012

Master Report Created Date  
Jun 22, 2012

Review Completed Date  
Jul 09, 2012

FEEDBACK

Electric Utility Provider

COA

Water Utility Provider

COA

Wastewater Utility Provider

COA

Fiscal Surety - Erosion

0

Fiscal Surety Total Amount

0

Limits of Construction (LOC) (Acres)

.01

Limits of Construction (LOC) (Square Feet)

435.6

Gross Site Area (Acres)

.01

Gross Site Area (Square Footage)

435.6

Addressing Reviewer

Kelly Delisio

Environmental Reviewer

Jeb Brown

Flood Plain Reviewer

Kevin Shunk

Mapping Reviewer

Mapping Review

Parks Reviewer

Chris Yanez

Planner 1 Reviewer

Elsa Garza

Site Plan Reviewer

Michelle Castillas

Wetlands Biologist Reviewer

Andrew Clamann

PROPERTY DETAILS

Number Pre. Street

Street Type

Suite Number

City

State Zip

Legal Desc

2405 BIG HORN

DRIVE

AUSTIN

TX

78734

PEOPLE DETAILS

Desc. Organization Name

Address

City

State Postal Phone1

Applicant What's Up... Dock (Dawn Cunningham)

PO BOX 1430 DRIIPPING SPRINGS TX 78620 (512)844-2434

Billed To DBA MESQUITE BANDIT (Dawn Cunningham) P.O. BOX 1430 Dripping Springs TX 78620 (512)844-2434

FOLDER FEE

Fee Description

Fee Amount Balance

Fair Notice Fee

\$200.00 \$0.00

Sm Proj Consolidated Env Insp

\$85.00 \$0.00

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Sm Proj-Const Only Dev Review Boat Dock	\$110.00	\$0.00
Sm Proj-Const Only Env Review Boat Dock	\$55.00	\$0.00
Sm Proj-Const Only Env Review Boat Dk-Pk	\$75.00	\$0.00
Fair Notice Credit	-\$200.00	\$0.00

PROCESSES AND NOTES

Process Description	Status	TOD	Schedule Date	Start Date	End Date	Assigned Staff	# of Atte
Initial Intake	Closed		Jan 31, 2012	Jan 31, 2012	Jan 31, 2012	Intake Group	
Completeness Check Letter	Closed		Feb 1, 2012	Feb 6, 2012	Feb 6, 2012	Planner 1 Review	
Completeness Check	Closed		Feb 6, 2012	Feb 6, 2012	Feb 6, 2012	Intake Group	
Completeness Check	Closed		Feb 29, 2012	Feb 28, 2012	Feb 28, 2012	Intake Group	
Submittal Intake	Closed		Feb 28, 2012	Mar 5, 2012	Mar 5, 2012	Intake Group	
Initial Distribution	Closed		Mar 5, 2012	Mar 5, 2012	Mar 5, 2012	Intake Group	
Case Manager Review	Rejected		Mar 5, 2012	Mar 16, 2012	Mar 16, 2012	Cindy Casillas (512-974-3437)	
Environmental Review	Rejected		Mar 5, 2012	Mar 12, 2012	Mar 12, 2012	Jeb Brown (512-974-2709)	
Parks Review	Rejected		Mar 5, 2012	Mar 9, 2012	Mar 9, 2012	Chris Yanez (512-974-9455)	
Site Plan Review	Rejected		Mar 5, 2012	Mar 12, 2012	Mar 12, 2012	Michelle Casillas (512-974-2024)	
Mapping Review	Approved		Mar 5, 2012	Mar 6, 2012	Mar 6, 2012	Richard Sigmom (512-974-2288)	
Planner 1 Review	Rejected		Mar 5, 2012	Mar 16, 2012	Mar 16, 2012	Cindy Casillas (512-974-3437)	
Case Manager Review	Rejected		Apr 9, 2012	Apr 24, 2012	Apr 24, 2012	Eisa Garza (512-974-2308)	
Environmental Review	Rejected		Apr 9, 2012	Apr 18, 2012	Apr 18, 2012	Jeb Brown (512-974-2709)	
Parks Review	Informal Update Req'd		Apr 9, 2012	Apr 24, 2012	Apr 24, 2012	Chris Yanez (512-974-9455)	
Planner 1 Review	Rejected		Apr 9, 2012	Apr 24, 2012	Apr 24, 2012	Eisa Garza (512-974-2308)	
Site Plan Review	Informal Update Req'd		Apr 9, 2012	Apr 19, 2012	Apr 19, 2012	Michelle Casillas (512-974-2024)	
Wetlands Biologist Review	Approved		Apr 9, 2012	Apr 18, 2012	Apr 18, 2012	Andrew Clamann (512-974-2694)	
Case Manager Review	Informal Update Req'd		Jun 11, 2012	Jun 22, 2012	Jun 22, 2012	Michelle Casillas (512-974-2024)	
Environmental Review	Approved		Jun 11, 2012	Jun 22, 2012	Jun 22, 2012	Brad Jackson (512-974-3410)	
Parks Review	Approved		Jun 11, 2012	Jun 22, 2012	Jun 22, 2012	Michelle Casillas (512-974-2024)	
Planner 1 Review	Informal Update Req'd		Jun 11, 2012	Jun 22, 2012	Jun 22, 2012	Michelle Casillas (512-974-2024)	
Site Plan Review	Informal Update Req'd		Jun 11, 2012	Jun 22, 2012	Jun 22, 2012	Michelle Casillas (512-974-2024)	
Case Manager Review	Approved		Jul 9, 2012	Jul 9, 2012	Jul 9, 2012	Michelle Casillas (512-974-2024)	
Planner 1 Review	Closed		Jul 9, 2012		Jul 9, 2012	Eisa Garza (512-974-2308)	
Site Plan Review	Closed		Jul 9, 2012		Jul 9, 2012	Michelle Casillas (512-974-2024)	
Adjust Review Due Dates	Open		Mar 5, 2012			Intake Group	
Completeness Check Update	Closed		Feb 6, 2012	Feb 24, 2012	Feb 24, 2012	Intake Group	
Completeness Check Letter	Closed		Feb 25, 2012	Feb 28, 2012	Feb 28, 2012	Planner 1 Review	
Flood Plain Review	Approved		Mar 5, 2012	Mar 9, 2012	Mar 9, 2012	David Marquez (512-974-3389)	
Wetlands Biologist Review	Rejected		Mar 5, 2012	Mar 15, 2012	Mar 15, 2012	Andrew Clamann (512-974-2694)	
Awaiting Update	Closed		Jun 22, 2012	Jul 9, 2012	Jul 9, 2012	Michelle Casillas (512-974-2024)	
Awaiting Update	Closed		Mar 16, 2012	Apr 9, 2012	Apr 9, 2012	Intake Group	
Update Distribution	Closed		Apr 9, 2012	Apr 9, 2012	Apr 9, 2012	Rosemary Avila (512-974-2784)	
Awaiting Update	Closed		Apr 24, 2012	Jun 11, 2012	Jun 11, 2012	Intake Group	
Update Distribution	Closed		Jun 11, 2012	Jun 11, 2012	Jun 11, 2012	Carmen Amaro (512-974-2350)	
Update Distribution	Closed		Jul 9, 2012	Jul 9, 2012	Jul 9, 2012		

CS/bD

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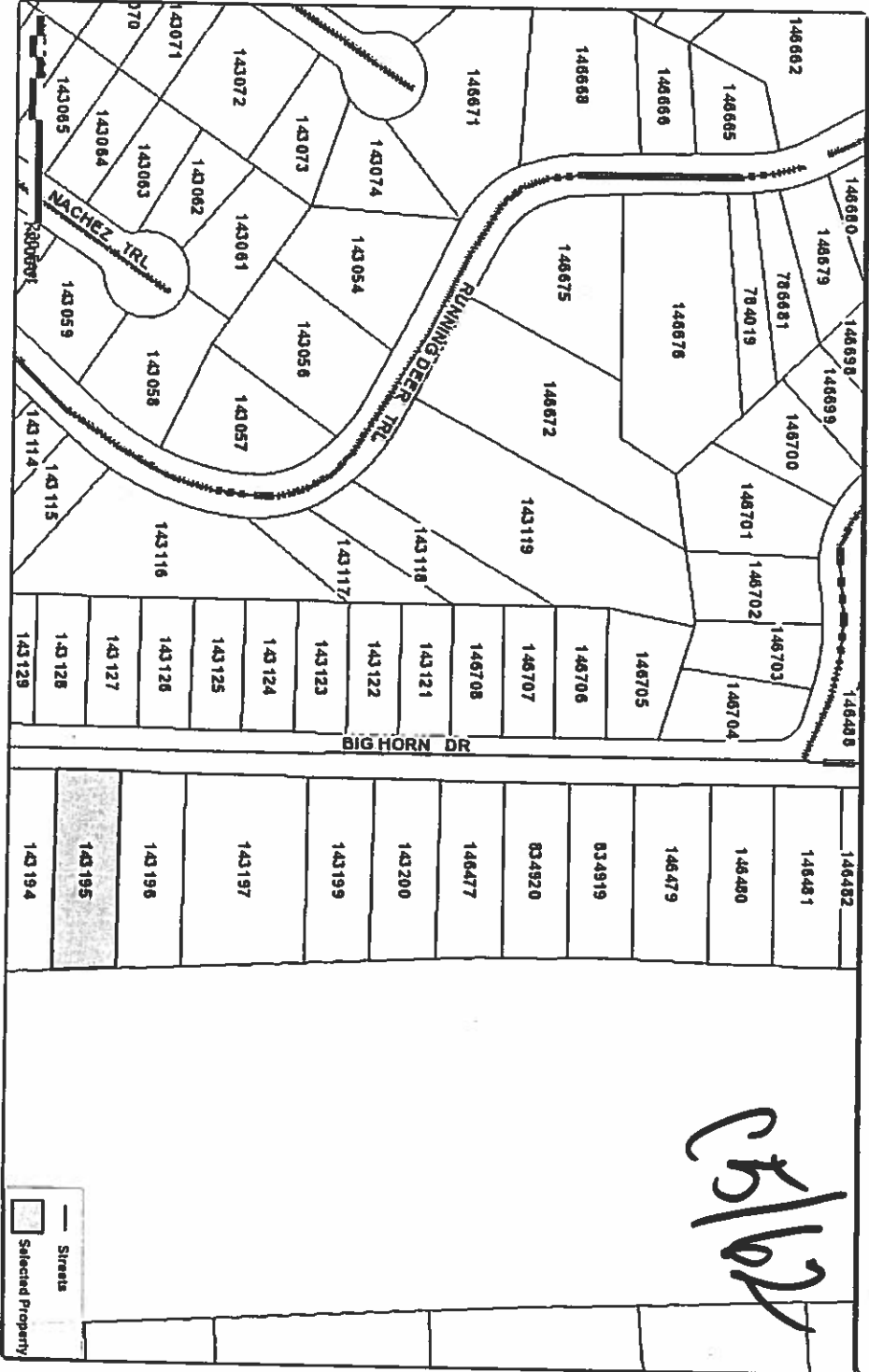
Michelle Castillas  
(512-974-2024)

CF/161

FOLDER ATTACHMENT		
Description	Detail	
SP-2012-0033DS-Case Info	Case filed 01/31/2012Formal Submittal filed 03/05/2012	<a href="#">View Attachment</a>
SP-2012-0033DS-Update #1	filed 04/09/2012	<a href="#">View Attachment</a>
SP-2012-0033DS-Update #2	filed 06/11/2012	<a href="#">View Attachment</a>
SPL-SP-2012-0033DS_0-001		<a href="#">View Attachment</a>
SPL-SP-2012-0033DS_0-002		<a href="#">View Attachment</a>
SPL-SP-2012-0033DS_0-002(1)		<a href="#">View Attachment</a>
SPL-SP-2012-0033DS_0-003		<a href="#">View Attachment</a>
SPL-SP-2012-0033DS_0-003(1)		<a href="#">View Attachment</a>
SPL-SP-2012-0033DS_0-004		<a href="#">View Attachment</a>
Site Development Permit		<a href="#">View Attachment</a>
U2 - Master Comment Report		<a href="#">View Attachment</a>
Update 1 Master Report		<a href="#">View Attachment</a>
update 0 master comment report		<a href="#">View Attachment</a>

[Back](#)

Travis CAD - Map of Property ID 143195 for Year 2014



Property Details

Account

Property ID: 143195  
Geo ID: 0143550521

Type: Real

Location  
Legal Description: LOT 667-A BLK A APACHE SHORES SEC 4

Situs Address: 2305 BIG HORN DR TX 78734  
Neighborhood: APACHE SHORES WATERFRONT  
MapSCO: 491S  
Jurisdictions: 07, 03, 0A, 2J, 52

Owner

Owner Name: FINCH GARY E & PATTI G  
Mailing Address: , 2202 QUARTERPATH DR, , RICHMOND, TX 77406-6630

Property

Appraised Value: \$865,025.00

<http://propaccess.traviscad.org/Map/View/Map/1/143195/2014>

powered by  
PropertyACCESS

Map Disclaimer: This map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standard. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

PUBLIC INFORMATION

Public Search

Issued Construction Permits

PERMITS/CASES

Back

#	Permit/Complaint Number	Case Number	Description	Sub Type	Work Type	Project Name	Status	Related Folders
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5/1/13

REGISTERED USERS

New Registration

Update Registration

Permit Assign and Pay

My Permits/Cases

My Licenses

Request / Cancel / View Inspections

My Escrow Accounts

Reports

Login

HELP

Web Help

FEEDBACK

Contact PDR

1	2012-098450 BP	2012-085511 EP	Add new awning cover structure with 4 posts for boat located on lot.	R-330 Accessory Use to Primary	New	2305 BIG HORN DR	Expired	Yes
2	2012-085511 EP	2012-085511 EP	add new electric GFI outlets on boat dock	Residential	Remodel	2305 BIG HORN DR	Final	Yes
3	2012-075464 PR	2012-075464 PR	Add new awning cover structure with 4 posts for boat located on lot.	R-330 Accessory Use to Primary	New	2305 BIG HORN DR	New Application Required	Yes
4	2012-011598 EP	2012-011598 EP	New Single Slip Boat Dock With Deck Over	R-437 Residential Boat Dock	New	2305 BIG HORN DR	Final	Yes
5	2012-011611 EP	2012-011611 EP	Rebuild upper deck and add partial roof cover	R-435 Renovations/Remodel	Remodel	2305 BIG HORN DR	Final	Yes
6	2012-011609 BP	2012-011609 BP	Rebuild upper deck and add partial roof cover	R-435 Renovations/Remodel	Remodel	2305 BIG HORN DR	Final	Yes
7	2012-011604 BP	2012-011604 BP	Demolition to include only upper deck	R-648 Demolition All Other Bldgs Ras	Demolition	2305 BIG HORN DR	Final	No
8	2012-011598 BP	2012-011598 BP	New Single Slip Boat Dock With Deck Over	R-437 Residential Boat Dock	New	2305 BIG HORN DR	Final	Yes
9	2012-003459 SC	SP-88-0019D	approved correction			MARIO ACOSTA BOAT DOCK & DECK	Approved	Yes
10	2011-109566 SC	SP-88-0019D	Demold Correction			MARIO ACOSTA BOAT DOCK & DECK	Review Completed	Yes

Back



*12-011 603*  
*CB/10/1*  
**Kastel Consulting Inc**  
**Engineering Consultants**  
5114 Balcones Woods Drive, Suite 307  
Austin, TX 78759  
(512) 917-2272 fax (512) 338-4308

## ENGINEERING REPORT

**DATE: June 1, 2012**

**City of Austin  
Permits/Development**

**Re: Demo Permit 2012-011604-BP  
Remodel Permit 2012-011609-BP  
Building Permit 2012-011598-BP**

**RE: Engineering Inspection – 2305 Big Horn Drive, Austin, TX 78734**

On this date Kastel Consulting Inc., performed an on-site visual inspection of a steel framed structure at the subject property.

Kastel Consulting Inc., prepared the structural framing plans, attached, for the structure that sits directly in the water. Plans and specifications, attached, were prepared in accordance with ASCE 24 and IBC 1612.4 guidelines for structures located in a flood zone.

The purpose of this inspection was to determine that the structure was built to the plans and specifications as prepared by Kastel Consulting, Inc.

In addition to the inspection of the structure as designed by Kastel Consulting Inc., an inspection was performed on an additional structure linking the dock to the land.

### CONCLUSIONS:

Kastel Consulting Inc., prepared structural plans for the subject property and has verified all work performed in the field conforms to plans and specifications as indicated above..

All connectors, bracing and steel supports as specified have been installed in accordance with plans and specifications.

All work observed at the subject property appears to have been constructed using good workmanship practices, complies with or exceeds the 2006 International Building Code, is built in accordance with normally accepted design and construction methods and is adequate for support of this structure.



CS/16

As a licensed Engineer in the State of Texas, I certify by on-site visual inspection, that the work performed appears to have been completed to meet general engineering criteria.

RECOMMENDATIONS:

Additional modifications are not necessary at this time.

AGREEMENTS:

Opinions expressed in this report are based on sound engineering judgment and evaluation regarding past performance of the property inspected on the day of this inspection. This report also gives engineering advice with regard to the best and most economical method to stabilize and maintain the property if necessary. This advice assumes normally expected subsurface conditions and conventional construction methods. This report or engineer does not warrant or predict the future performance of the structure. The information provided in this report is intended for the private use of our client. If you have any questions or comments regarding this report or if we can be of further assistance, please call.

*Stephen Davis*

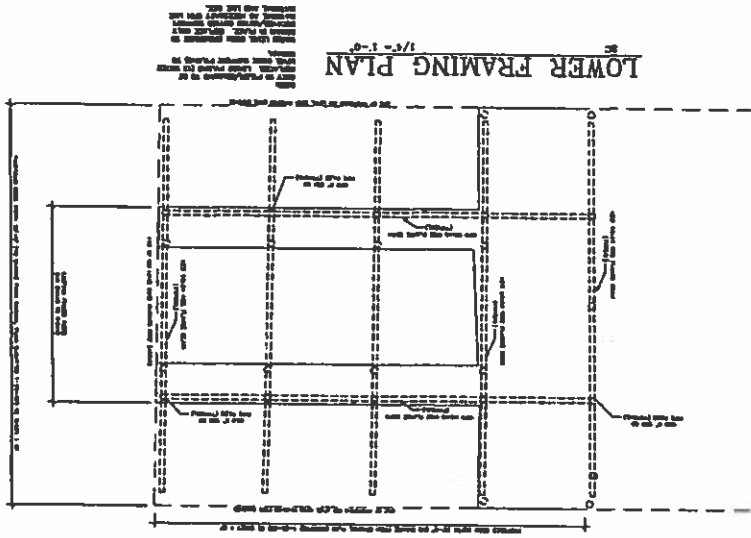
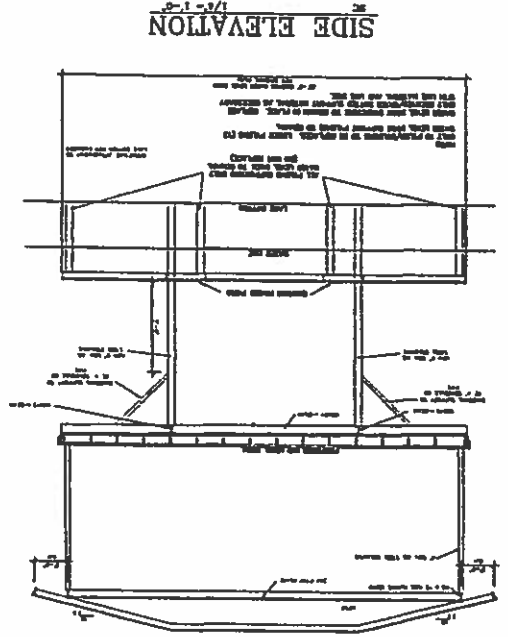
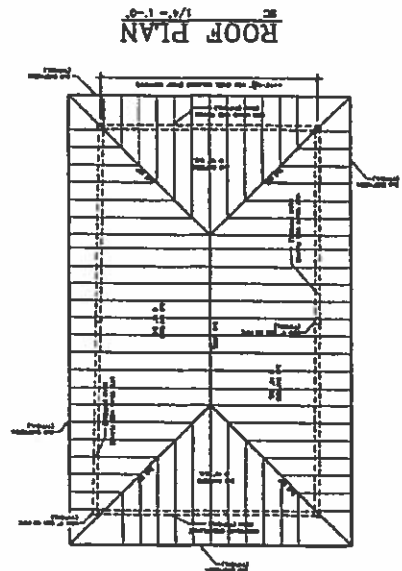
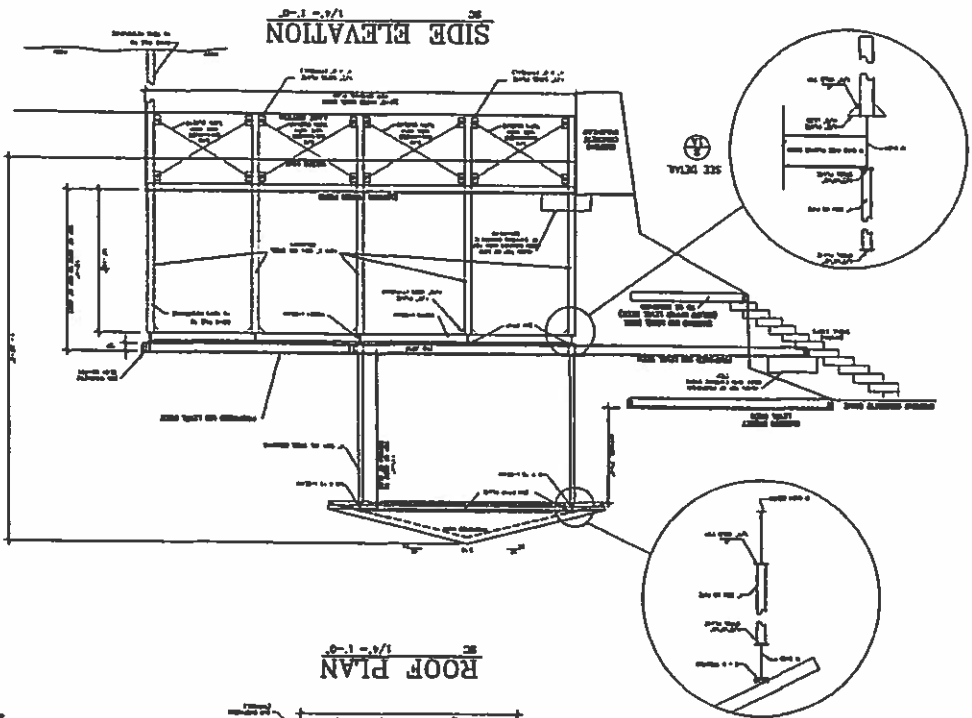
Steve Oliver  
Managing Partner  
512-917-2272

*Jay V. Hamm*  
Jay V. Hamm  
Registered Professional Engineer  
State of Texas  
No. 46400



060112\_2305 Big Horn

5/19/92



Sheet No. 1

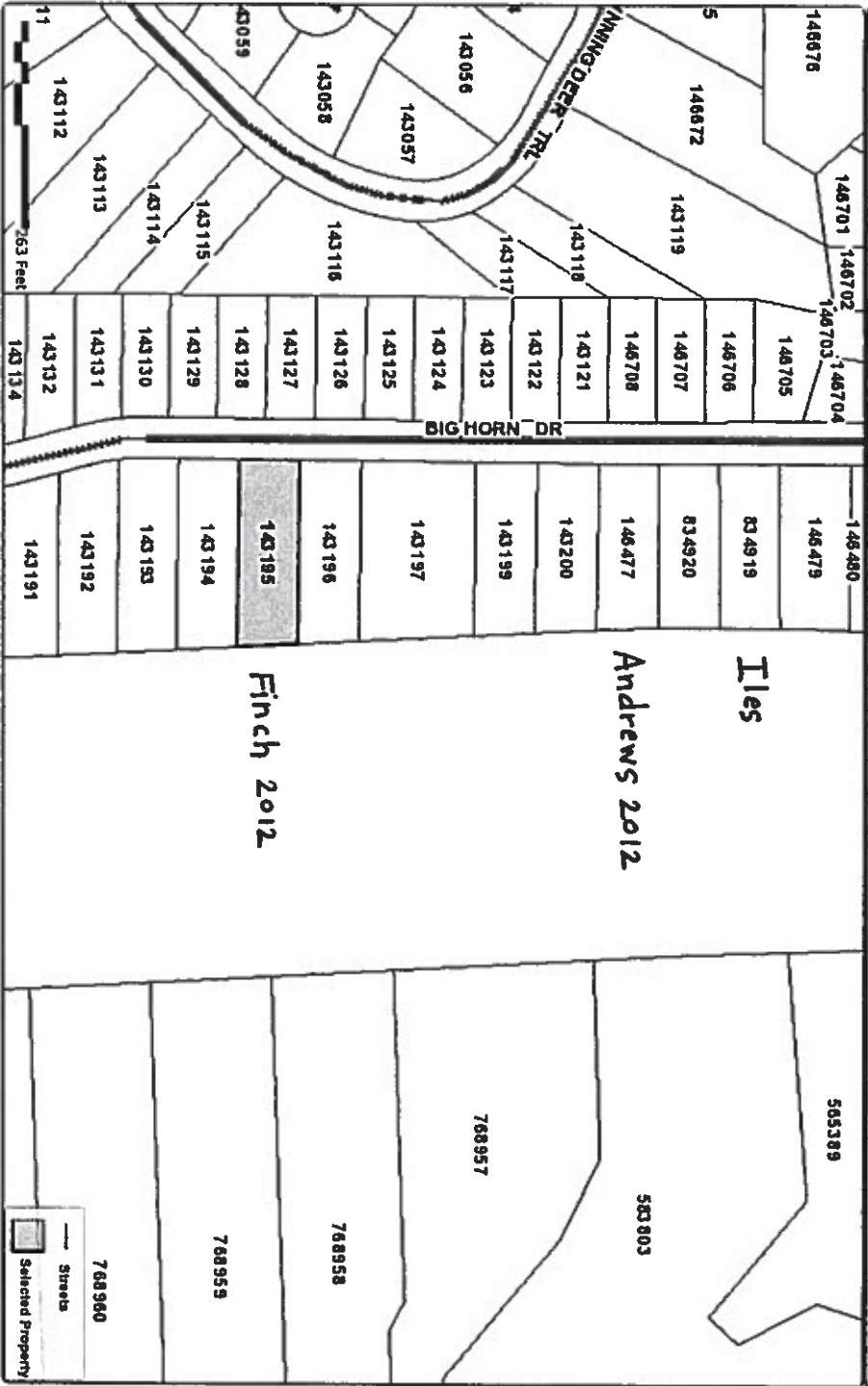
DATE: 02/17/71

BY: [Name]

55

Travis CAD - Map of Property ID 143195 for Year 2014

05/16/14



Property Details

**Account**

Property ID: 143195  
Geo ID: 0143550521  
Type: Real

**Location**

Legal Description: LOT 667-A BLK A APACHE SHORES SEC 4

Situs Address: 2305 BIG HORN DR TX 78734  
Neighborhood: APACHE SHORES WATERFRONT  
MapSCO: 4915  
Jurisdictions: 52, 03, 0A, 2J, 07

**Owner**

Owner Name: FINCH GARY E & PATTI G  
Mailing Address: , 2202 QUARTERPATH DR, , RICHMOND, TX 77406-6630

**Property**

Appraised Value: \$865,025.00

A portion of the site is located in the 100 year flood plain in Zone "X" according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No. 48453C0410H, Revised September 26, 2008.

The 100 year flood plain elevation for this site as per City of Austin is 509.81.

#### Appendix P-4: SEQUENCE OF CONSTRUCTION

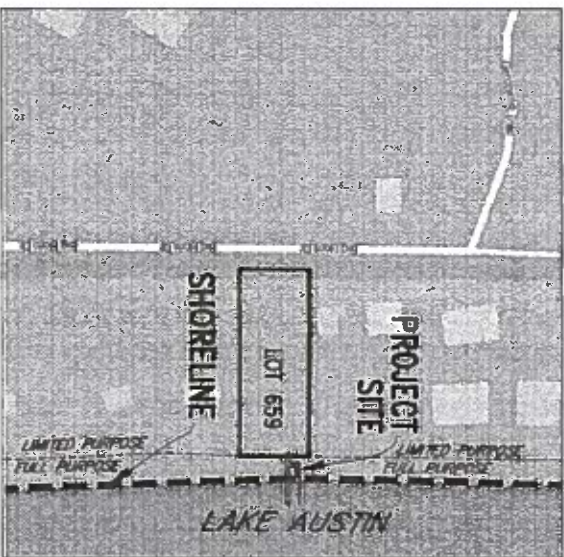
1. Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan, install tree protection and initiate tree mitigation measures.
2. The Environmental Project Manager or Site Supervisor must contact the Watershed Protection Department, Environmental Inspection, at 512-974-2278, 72 hours prior to the scheduled date of the required on-site preconstruction meeting.
3. The Environmental Project Manager, and/or Site Supervisor, and/or Designated Responsible Party, and the General Contractor will follow erosion control plan. Temporary erosion and sedimentation controls will be revised, if needed, to comply with City Inspectors' directives, and revised construction schedule relative to the water quality plan requirements and the erosion plan.
4. All new material will be delivered through work barge and/or landough grade the dock area on land.
5. Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the approved site plan.
6. Begin site clearing/construction (or demolition) activities.
7. Complete construction of boat dock in accordance with the approved site plan and start revegetation of the site.
8. Upon completion of the site construction and revegetation of a project site, the design engineer shall submit an engineer's letter of concurrence to the Watershed Protection and Development Review Department indicating that construction, including revegetation, is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate City Inspector.
9. After a final inspection has been conducted by the City Inspector and with approval from the City Inspector, remove the temporary erosion and sedimentation controls and complete any necessary final revegetation resulting from removal of the controls.

SITE PLAN RELEASE NOTES:

1. All improvements shall be made in accordance with the released site plan.
2. Any additional improvements will require site plan correction and approval.
3. Approval of the site plan does not include building and fire code approval, nor building permit approval.
4. Additional electrical easements may be required at a later date.
5. All existing structures shown to be removed will require a demolition will require a demolition permit from the City of Austin Planning and Development Review Department.
6. Prior to issuance of building permit applicant will render a letter sealed by licensed professional stating that all buildings in the floodplain (ie boat docks) adhere to the provision of ASCE 24-Flood Resistant design and construction.
7. Some work on this project is to be accomplished via barge and some by land, spoils and staging area shown on Site Plan sheet.
8. A business or living quarter may not be constructed on a pier or similar structure extending into Lake Austin except under a license agreement approved by city council. LDC 25-2-1176(H)
9. Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Approval by other governmental entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary.

[illegible]

ILES BOAT DOCK  
2415 BIG HORN DRIVE  
AUSTIN, TEXAS 78732



## LOCATION MAP

(N.T.S.)

WAPSCO : 4915

## SITE

Existing Shoreline Length: 75.02 L.F.  
Proposed Dock Width 15'

General Notes:

**General Notes:** Clint Cunningham  
What's up Dock, Inc.  
P.O. Box 1430  
Dripping Springs, Tx 78620  
512-940-0185

**Owner:** \_\_\_\_\_ Denise L. Iles and Thomas E. Iles  
**Address:** \_\_\_\_\_ 7605 Rockpoint Cir  
Austin, Texas 78731

Legal Description:

Lot 659 Apache Shores Sec 2  
Recorded in Volume 48, page 58, T.C.P.R.  
Warranty Deed Doc # 2013019705TR

Lot Address:

2415 Big Horn Drive  
Austin, Texas 78734

Watershed:

Lake Austin

Watershed Classification: Water Supply Rural

**Zoning:**

SF-2

**SHEET INDEX**

1. COVER SHEET
2. GENERAL NOTES SHEET
3. SITE PLAN AND EROSION CONTROL PLAN
4. OVERALL HARBOR AREA SITE PLAN
5. ARCHITECTURAL SHEET

SUBMITAL DATE: 6/6/2014

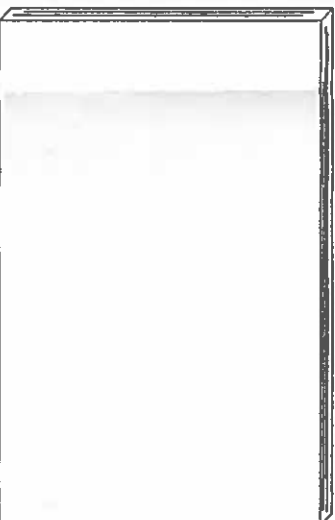
RELATED CASE # C7A-82-002

SP-2014-0212DS

Development Permit #

THE DOCK IS AN ACCESSORY USE TO THE  
PRINCIPAL SINGLE FAMILY RESIDENCE AT  
2415 BIG HORN DRIVE PERMIT NUMBER  
2014-072967-BP

Planning and Development Review Department	Date







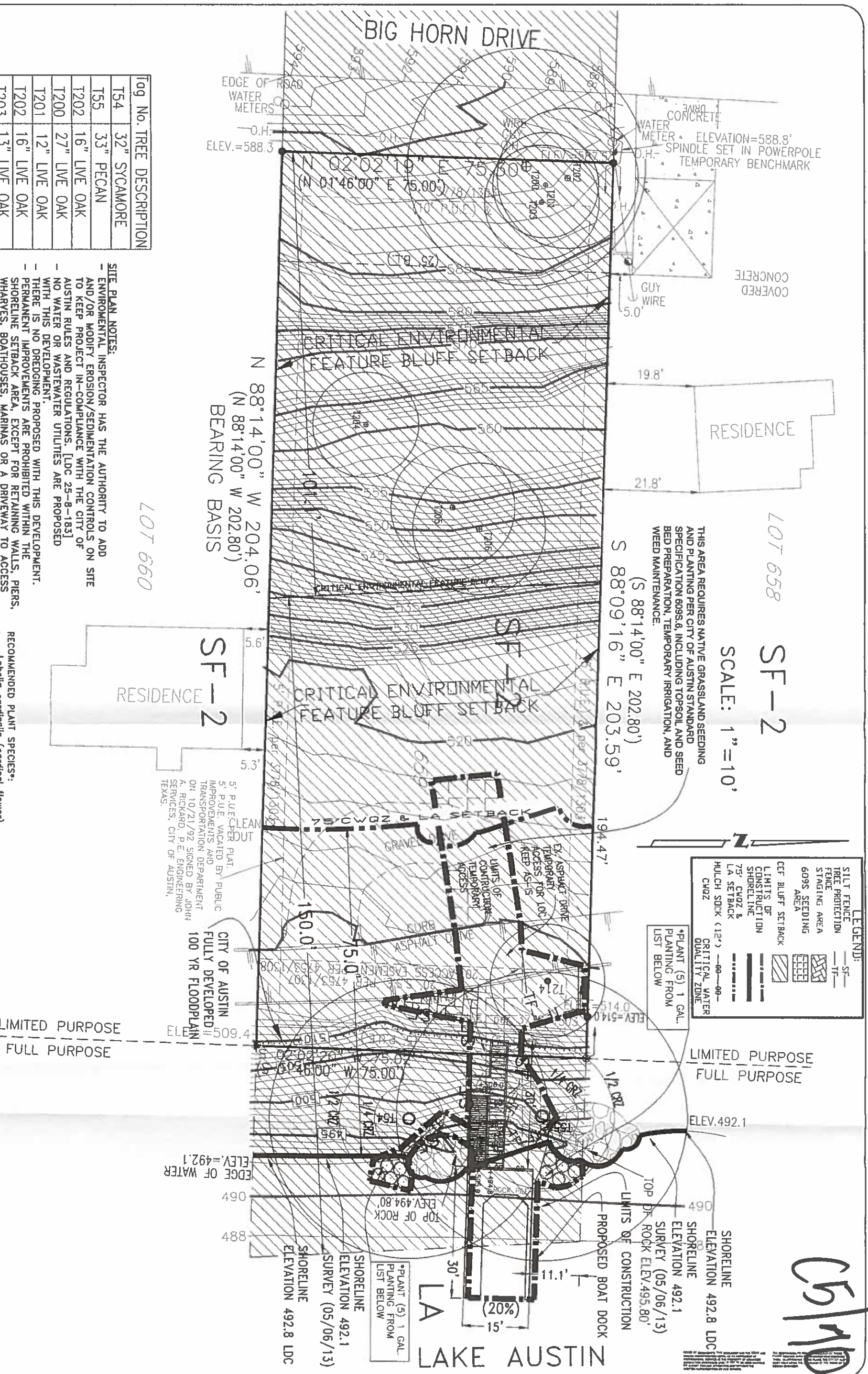


Tag No.	Tree Description
T54	32" SYCAMORE
T55	33" PECAN
T202	16" LIVE OAK
T200	27" LIVE OAK
T201	12" LIVE OAK
T202	16" LIVE OAK
T203	13" LIVE OAK
T204	12" LIVE OAK
T205	14" ELM
T206	15" ELM
T214	13" CHINA BERRY

- SITE PLAN NOTES:**
- 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. [LDC 25-8-183]
  - NO WATER OR WASTEWATER UTILITIES ARE PROPOSED WITH THIS DEVELOPMENT.
  - THERE IS NO DREDGING PROPOSED WITH THIS DEVELOPMENT.
  - PERMANENT IMPROVEMENTS ARE PROHIBITED WITHIN THE SHORELINE SETBACK AREA, EXCEPT FOR RETAINING WALLS, PIERS, WHARVES, BOATHOUSES, MARINAS OR A DRIVEWAY TO ACCESS THE STRUCTURES [LDC 25-2-551(B)(2)].
  - NO BOAT RAMP WILL BE CONSTRUCTED.
  - LAND WORK INCLUDES, DELIVERIES & LABOR MANAGEMENT, BARGE WORK INCLUDES PILING, STEEL & WELDING.
  - THE PROPOSED BOAT DOCK CANNOT EXTEND PAST THE 482.0 FT CONTOUR.
  - THE STEPS WILL BE STEEL PAN WITH CONCRETE POURED STEPS FOR ALL STAIRCASES.

- RECOMMENDED PLANT SPECIES:**
- *Lobelia cardinalis* (cardinal flower),
  - *Muhlenbergia lindheimeri* (Lindheimer muhly),
  - *Toxodum distichum* (bald cypress),
  - Native iris species (iris hexagona or fulva or virginica)
  - *Hymenocallis litorea* (spider-ily),
  - *Juncus effusus* (soft rush)
- \*Alternative native species must be approved by the designated ERM wetland biologist.

- TREE PRESERVATION NOTES:**
- (1) a minimum of 50% of the critical root zone must be preserved at natural grade, with natural ground cover;
  - (2) cut or fill is limited to 4 inches from the 1/2 critical root zone to the 1/4 critical root zone; and
  - (3) no cut or fill is permitted within the 1/4 critical root zone.
- ECM 3.5.2, ECM Appendix V Figure 3-6j



**ILES BOAT DOCK**  
2415 BIG HORN DRIVE  
**SITE PLAN AND EROSION CONTROL PLAN**



**ADVANCED CONSULTING ENGINEERS**  
Civil Engineering Consultants, Planners  
5624 BEE CAVE ROAD, SUITE 1-4  
AUSTIN, TEXAS 78746  
(512) 444-1739  
TPE Firm No.: F-10  
www.acengr.com



DRAWN BY: CR  
CHECKED BY: A.L.  
DATE: 3/29/14  
JOB NO: 0000000000000000





P.O. BOX 1430  
DIPPING SPRINGS, TX  
78620

5/12

**2415 BIG HORN DRIVE**  
**AUSTIN, TEXAS**

[illegible]

© COPYRIGHT

SP-2014-0212DS



THE PROPOSED BOAT DOCK WILL NOT BE MORE THAN 30% ENCLOSED  
THE STEPS WILL BE STEEL PAN WITH CONCRETE POURED STEPS FOR ALL STAIRCASES.  
INSTALL 5 1/2" DRIVEN STEEL PILING/COLUMNS TYPE .6x



**APPROVAL STAMP**

WHAT'S UP DOCK RES