C14

ZONING AND PLATTING COMMISSION
SITE PLAN VARIANCE REQUEST REVIEW SHEET

CASE: SP-2014-0135D **PLANNING COMMISSION DATE:** June 2, 2015

PROJECT NAME: 3337 Far View Drive

ADDRESS OF SITE: 3337 Far View Drive

APPLICANT: Steve Dobbs, 3337 Far View Drive
Austin, Texas 78730

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

AREA: 3.76 acres site/784.08 sq. ft. limits of construction

WATERSHED: Lake Austin (Water Supply Rural)
WATERSHED ORDINANCE: Comprehensive Watershed Ordinance
C.I.P. STATUS: N/A
T.I.A.: N/A
CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:
The applicant proposes to construct a boat dock and a pedestrian incline elevator for shoreline access.

EXISTING ZONING:
The site is zoned LA/Lake Austin and RR/Rural Residential

DESCRIPTION OF VARIANCES:
To modify the standard 150-foot width Critical Environmental Feature (CEF) buffer in order to allow construction of a boat dock, and a tram 10 feet wide and 420 feet long that spans 2 canyon rimrocks and a seep within a Critical Environmental Feature (rimrocks and seep) buffer corridor, 25-8-281(C)(2)(b)

SUMMARY STAFF RECOMMENDATION:
The proposed tram would be built less than 150' from Critical Environmental Feature buffers.

This item was heard by the Environmental Board on May 6, 2015 and recommended 6-0.

Staff <u>recommends the variance with the following conditions</u>:

1. Per the recommendations of the geotechnical engineer (MLAW Forensics, Inc), footing holes should not be drilled into the limestone rock if an obvious fracture exists running through the proposed drill location; and
2. A footing separation distance of 4 feet above and 2 feet below the canyon rimrock CEF shall be observed.

CASE MANAGER: Christine Barton-Holmes, LEED AP **PHONE:** 974-2788
Christine.Barton-Holmes@austintexas.gov

PROJECT INFORMATION: 3.76 acres site/784.08 sq. ft. limits of construction

EXIST. ZONING: LA and RR

MAX. BLDG. COVERAGE : 20%	**PROP. BUILDING CVR**: N/A
MAX. IMPERV. CVRG.: 25%*	**PROP. IMP. CVRG.**: N/A
ALLOWED F.A.R.: N/A	**PROPOSED F.A.R.:** N/A
HEIGHT: 35'	**PROP. HEIGHT:** N/A
REQUIRED PARKING: N/A	**PROVIDED PARKING:** N/A

PROPOSED ACCESS: Lake Austin or Far View Drive

***Depends on slope gradient**

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant proposes to construct a pedestrian incline elevator and two-slip, two-level dock. Surface elevations of the site range from approximately 493 feet at the shoreline to approximately 800 feet near Far View Drive. The average gradient of the site is 50%. The steep slope and ledges make it difficult to construct stairs or other types of shoreline access, and the proposed tram will be the only shoreline access for this site. Similar trams have been approved and constructed at nearby properties. The tram and boat dock will comply with all regulations of the Land Development Code prior to permit issuance.

Environmental:

The site is located with the Lake Austin watershed, which is classified as a Watersupply Rural Watershed. Surface elevations of the site range from approximately 493 feet at the shoreline to approximately 800 feet near Far View Drive. There are two Critical Environmental Features consisting of two segments of canyon rimrock that extend across the tract at approximately the 700-foot contour and the 590-foot contour. The estimated gradient is 83% along the upper rimrock and 133% along the lower. A seep at the base of the rimrock outcrop was also identified by staff. The site is located within Golden Cheeked Warbler habitat.

PLANNING COMMISSION ACTION:

SURROUNDING CONDITIONS:

Zoning/ Land Use

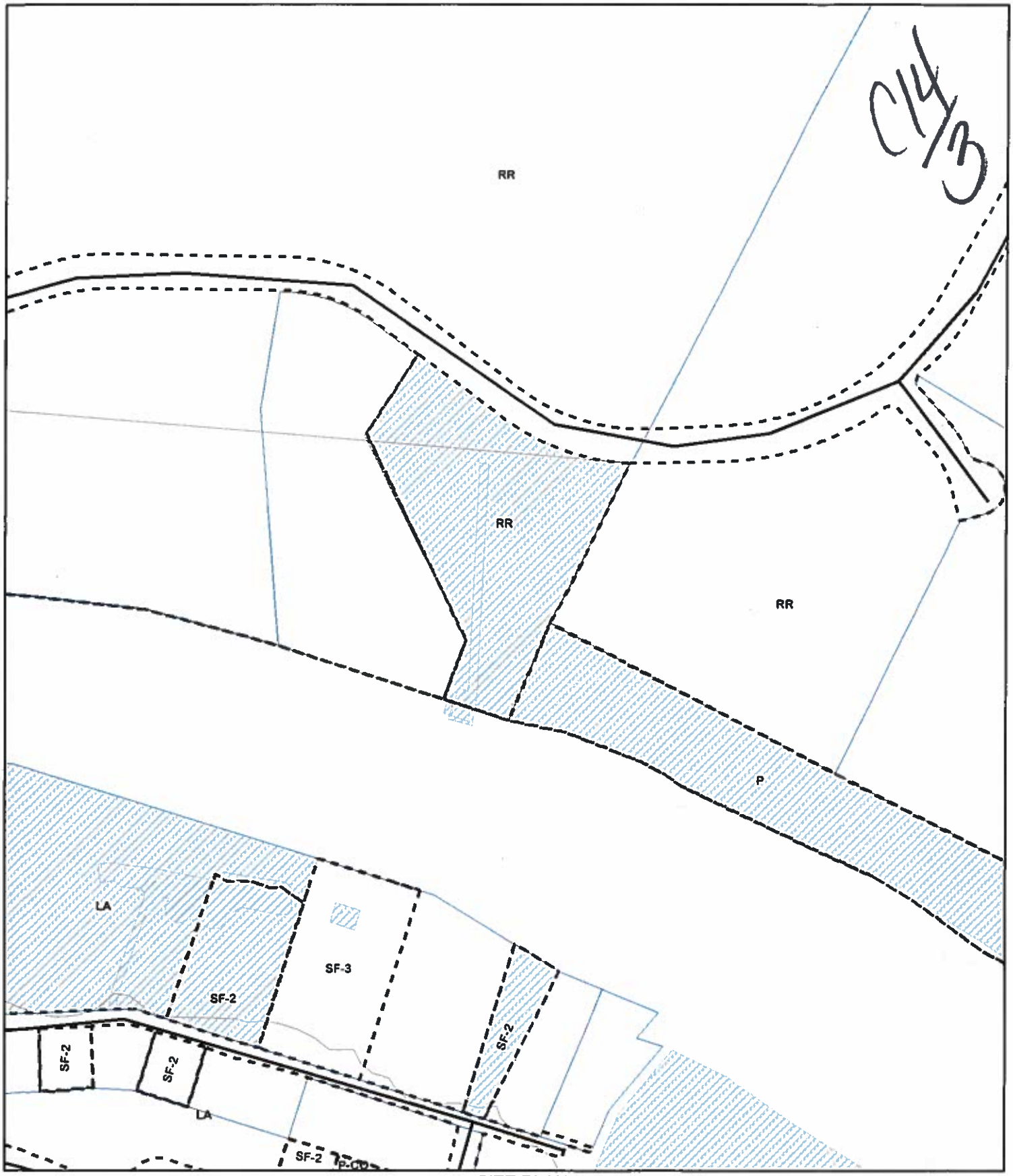
North: RR (Single-family residential)

South: LA (Lake Austin)

East: RR and P (Single-family residential and Emma Long Metro Park)

West: RR (Single-family residential)

STREET:	R.O.W.	SURFACING	CLASSIFICATION
Far View Drive	65'	20'	Local City Street



SITE PLAN

N

SUBJECT TRACT

ZONING BOUNDARY

0 115 230 460 Feet

CASE#:
ADDRESS: SP-2014-0135D
CASE NAME: 3337 Far View Drive
MANAGER: Christine Barton-Holmes

CITY OF AUSTIN FOUNDED 1839

OPERATOR: Christine Barton-Holmes

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ITEM FOR ENVIRONMENTAL BOARD AGENDA

BOARD MEETING DATE REQUESTED:	May 6, 2015
NAME & NUMBER OF PROJECT:	3337 Far View Drive SP-2014-0135D
NAME OF APPLICANT OR ORGANIZATION:	Aupperle Company Bruce S. Aupperle, P.E., (512) 329-8241
LOCATION:	3337 Far View Drive
PROJECT FILING DATE:	April 14, 2014
WPD/ERM STAFF:	Sylvia Pope, (512) 974-3429 sylvia.pope@austintexas.gov
PDRD/ENVIRONMENTAL STAFF:	Pamela Abee-Taulli, (512) 974-1879 pamela.taulli@austintexas.gov
PDRD/ CASE MANAGER:	Christine Barton-Holmes, (512) 974- 2788 Christine.Barton-Holmes @austintexas.gov
WATERSHED:	Lake Austin (Water Supply Rural), Drinking Water Protection Zone
ORDINANCE:	Watershed Protection Ordinance (Current Code)
REQUEST:	To modify the standard 150-foot width Critical Environmental Feature buffer in order to allow construction of a boatdock and a tram 10 feet wide and 420 feet long that spans 2 canyon rimrocks and a seep within a Critical Environmental Feature (rimrock and seep) buffer corridor, 25-8-281(C)(2)(b).

STAFF RECOMMENDATION: Recommended, with the following conditions:

1. Per the recommendations of the geotechnical engineer, (MLAW Forensics, Inc.), footing holes should not be drilled into the limestone rock if an obvious facture exists running through the proposed drill location; and

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2. A footing-separation distance of ~~1 foot~~ 4 feet above and 2 feet below the canyon rimrock CEF will be observed.

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

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MEMORANDUM

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

FROM: Pamela Abee-Taulli, Environmental Review
Development Services Department

DATE: April 15, 2014

SUBJECT: 3337 Far View Drive (SP-2014-0135D) 3337 Far View Drive

Variance Request: Variance from LDC 25-8-281(C)(2)(b) Construction within a Critical Environmental Buffer Zone.

Owner of residence is seeking a variance to modify the standard 150-foot width Critical Environmental Feature buffer in order to allow construction within a Critical Environmental Feature (rimrock and seep) buffer of a boatdock and a tram corridor 10 feet wide and 420 feet long that spans 2 canyon rimrocks and a seep, 25-8-281(C)(2)(b).

Description of Property

The project site is located partially within in the Edwards Aquifer Zone Buffer, within the Lake Austin Watershed, and within the city limits of the City of Austin. Surface drainage is south down steep slopes toward Lake Austin (Colorado River). Surface elevations on the tract range from approximately 493 feet at the shoreline to approximately 800 feet near Far View Drive, with an average percent slope or gradient of approximately 50%.

The project is located on Lot 1 of the river Point Subdivision, a single-family lot, situated approximately 5 miles south of the intersection of FM 2222 and City Park Road. The principal residence associated with this residential dock will be at 3337 Far View Drive.

Existing Topography/Soil Characteristics/Vegetation

The project site is located on slopes with a gradient more than I5 percent, is within a critical water quality zone, and is located within the I00-year flood plain of Lake Austin. It is not located over a karst aquifer or within an area draining to a karst aquifer or reservoir.

The underlying lithology consists of the Cretaceous Glen Rose Limestone.

The majority of the tract is undeveloped and dominated by dense Ashe juniper (Juniperus ashei).

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Critical Environmental Features/Endangered Species

Staff has verified that there are two CEFs consisting of two segments of canyon rimrock that extend across the tract at approximately the 700-foot contour, and the 590-foot contour. The estimated gradient is 83% along the upper rimrock and 133% along the lower. A seep at the base of the rimrock outcrop was identified by staff.

The site is located within the endangered species area, specifically, it is located within Golden Cheeked Warbler habitat.

Water/Wastewater

There are no water and wastewater improvements proposed with this project.

Variance Requests

The variances being requested by this project are as follows:

Variance from LDC 25-8-281(C)(2)(b) Construction within a Critical Environmental Buffer Zone.

Proposing modification of the standard 150-foot width Critical Environmental Feature buffer in order to allow construction within a Critical Environmental Feature (rimrock and seep) buffer of a boatdock and a tram corridor 10 feet wide and 420 feet long that spans 2 canyon rimrocks and a seep, 25-8-281(C)(2)(b).

Similar Cases

The following projects had similar issues and were recommended by the Environmental Board and approved by the Planning Commission:

- 2908 Scenic Drive Tram (SP-2013-0295DS)
  - Construction of tram within 150 feet of rimrock
  - Planning Commission approval: December 19, 2014
- 5 Humboldt Lane (SP-2013-0133D)
  - Trail, stairs, and boat dock in CEF buffer.
  - Planning Commission approval: February 25, 2014

Conditions

Staff recommends granting the variance with the following conditions:

1. Per the recommendations of the geotechnical engineer, (MLAW Forensics, Inc.), footing holes should not be drilled into the limestone rock if an obvious facture exists running through the proposed drill location; and
2. A footing-separation distance of ~~1 foot~~ 4 feet above and 2 feet below the canyon rimrock CEF will be observed.

If you have any questions or need additional information, please feel free to contact Pamela Abee-Taulli at 512-974-1897.

Recommendations

Staff recommends approval of the variance request because the findings of fact have been met.

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Development Services Department
Staff Recommendations Concerning Required Findings
Critical Environmental Feature Buffer

Application Name:	**3337 Far View Drive**
Application Case No:	**SP-2014-0135D**
Code Reference:	**Land Development Code Section 25-8-281(C)(2)(b) Construction in a Critical Environmental Feature Buffer**
Variance Request:	**To modify the standard 150-foot width Critical Environmental Feature buffer in order to allow construction of a tram 10 feet wide and 420 feet long that spans 2 canyon rimrocks and a seep within a Critical Environmental Feature (rimrock and seep) buffer corridor.**

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. There are similarly situated properties on Lake Austin that have received a similar variance to construct a shoreline access within a Critical Environmental Feature buffer for a canyon rimrock.

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 applicant will construct the shoreline access tram and restore and revegetate the disturbed area within the canyon rimrock Critical Environmental Feature (CEF) buffer, and therefore minimize disturbance of the CEF buffer.

   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. There are other trams traversing the steep slope and limestone outcrop that is canyon rimrock on this steep shoreline of Lake Austin. The steep slope and ledges make it difficult to construct stairs or other types of shoreline access. The tram will be the only shoreline access for this lakefront property.

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

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Yes. The proposed construction of a tram does not create a significant probability of harmful environmental consequences. Tram posts will be installed no closer than ~~1 foot~~ 2 feet downslope and ~~2~~ 4 feet upslope of the canyon rimrock. The client's engineer's report states that the tram installation will not cause splitting or damage to the Glen Rose limestone or the canyon rimrock.

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 structural water quality controls are required for single family residential construction; erosion and sedimentation controls will be used and the limits of construction will be revegetated where there is soil and a moderate slope. The resulting water quality will be the same as achievable without the variance.

Environmental Reviewer _____
Pamela Abee-Taulli

Environmental Program Coordinator _____
Sue Barnett

Environmental Officer _____
Chuck Lesniak

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

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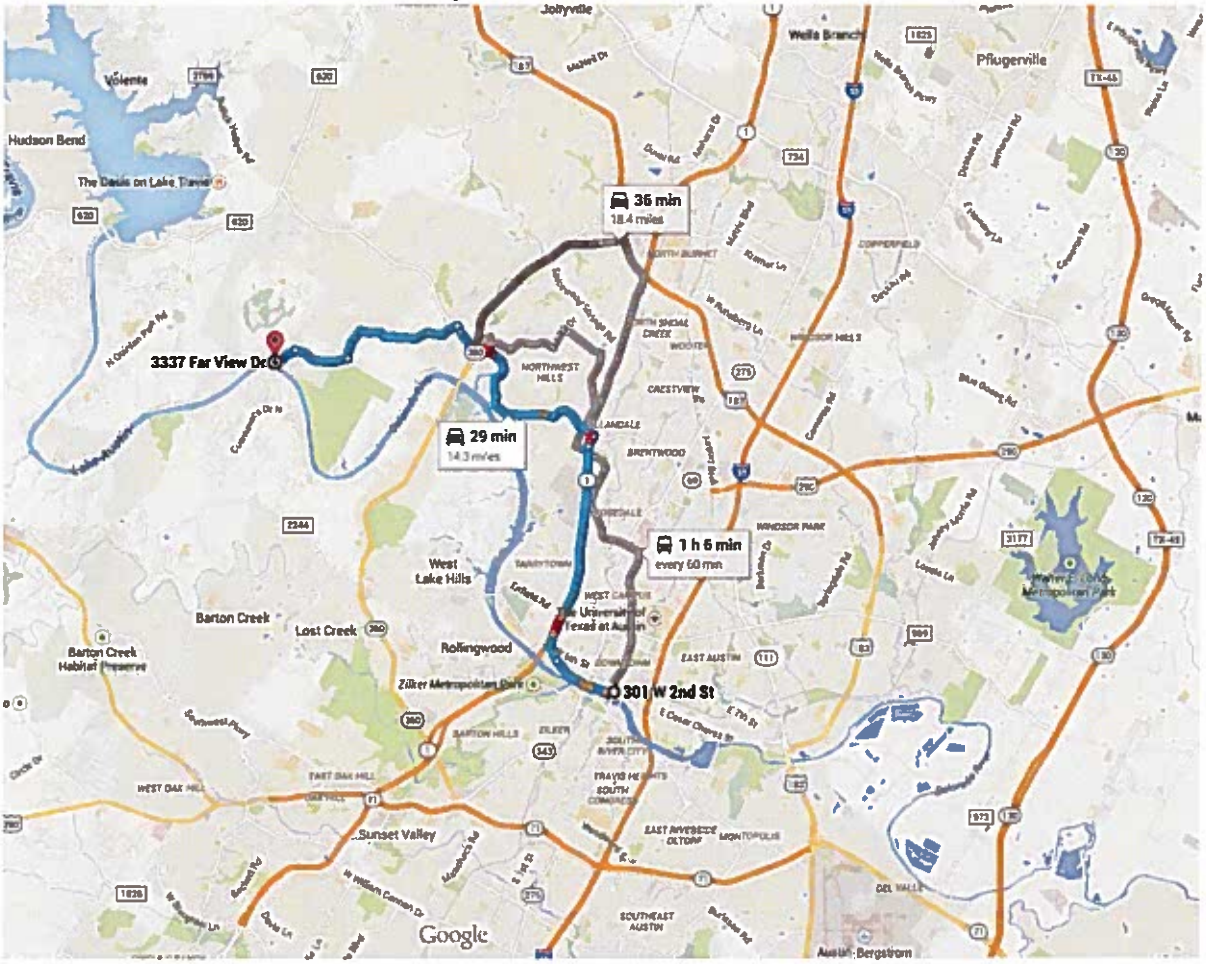
LOCATION MAP

Driving directions to 3337 Far View Dr.



Google

Drive 14.1 miles, 32 min

Directions from 301 W 2nd St to 3337 Far View Dr

301 W 2nd St
Austin, TX 78701

Head west on W 2nd St/Live Oak St/W Willie Nelson Blvd toward Guadalupe St

217 ft / 31 s

Take W Cesar Chavez St, Exposition Blvd, Mt Bonnell Rd and Ranch to Market 2222 W to City Park Rd

9.9 mi / 23 min

2. Turn left onto Guadalupe St

358 ft

3. Turn right onto W Cesar Chavez St/Water Ave
   Continue to follow W Cesar Chavez St

1.2 mi

4. Keep right at the fork, follow signs for TX-1 Loop N

0.6 mi

5. Keep right at the fork, follow signs for Enfield Road and merge onto Newfield Ln

0.3 mi

6. Slight left to stay on Newfield Ln

135 ft

7. Turn left onto Enfield Rd

0.6 mi

8. Turn right onto Exposition Blvd

1.5 mi

9. Turn left onto W 35th St

0.5 mi

10. Slight left onto Old Bull Creek Rd

0.2 mi

11. Turn right onto Mt Bonnell Rd

2.3 mi

12. Turn left onto **Ranch to Market 2222 W**

2.5 mi

Continue on **City Park Rd**. Drive to **Far View Dr**

4.2 mi / 8 min

13. Turn left onto **City Park Rd**

2.7 mi

14. Turn right onto **Glenlake Dr**

1.1 mi

15. Turn left onto **Far View Dr**

Destination will be on the left

0.4 mi

3337 Far View Dr

Austin, TX 78730

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

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GIS

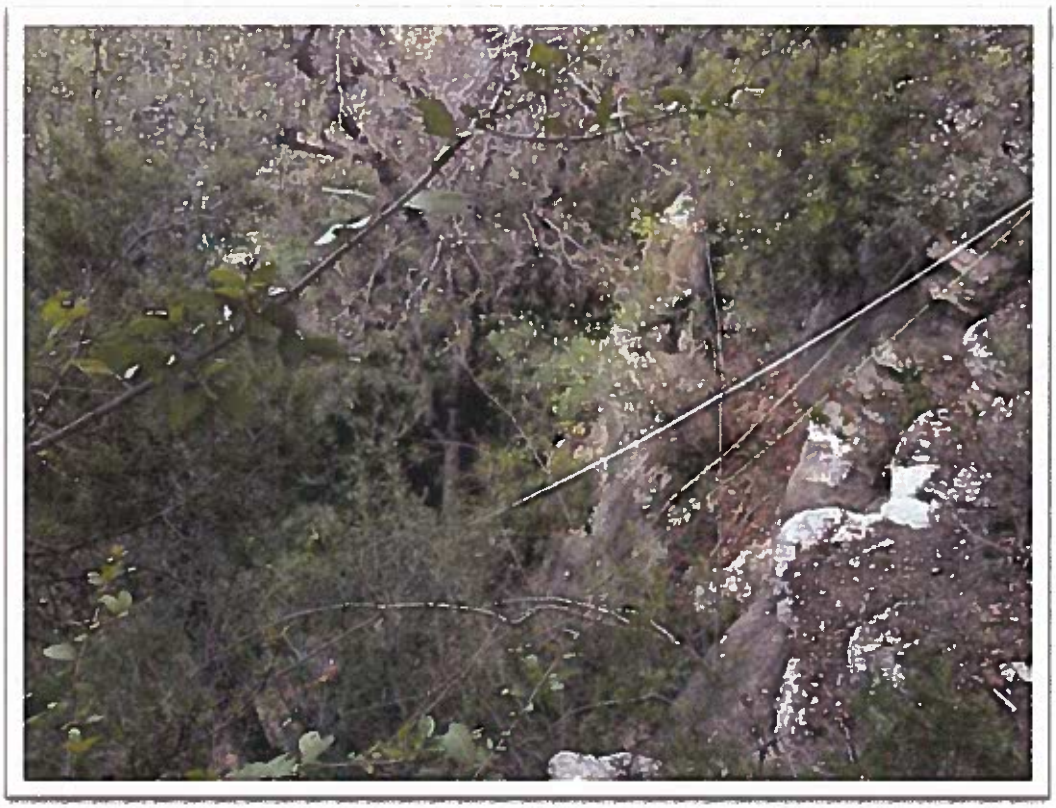
3337 Far View Dr. (SP-2014-0135D)

Canyon Rimrock CEFs

Proposed Tram Route

Staff Site Photos
3337 Far View Drive

CM 14



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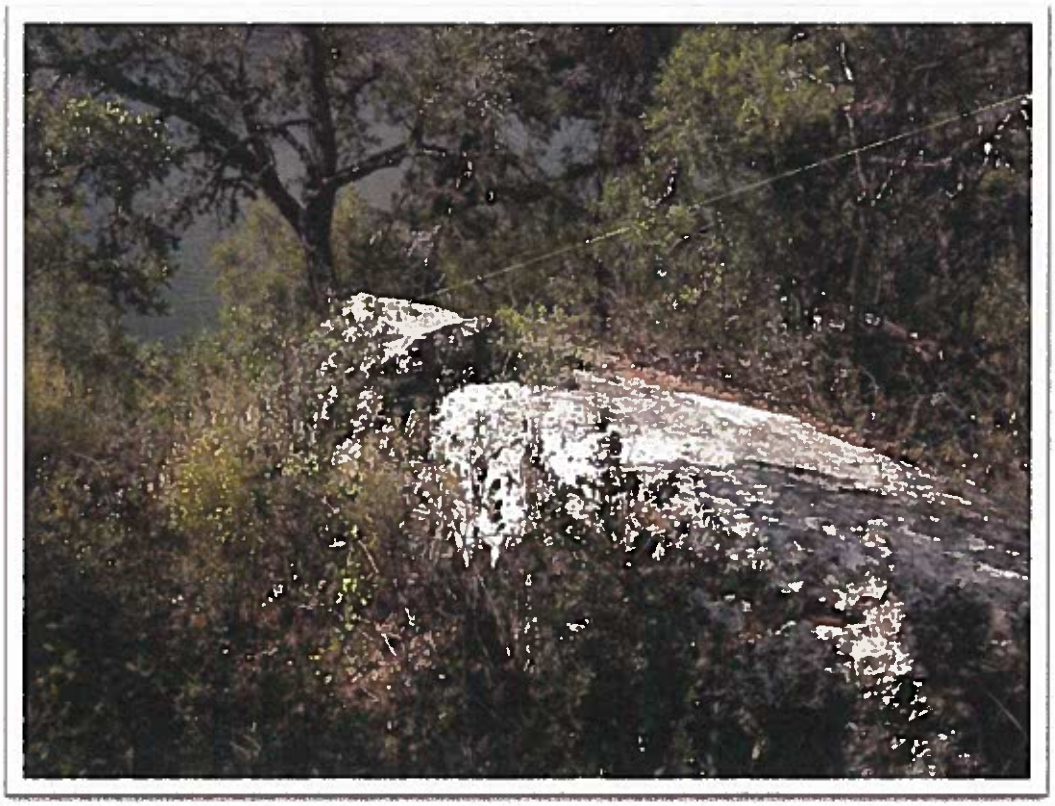
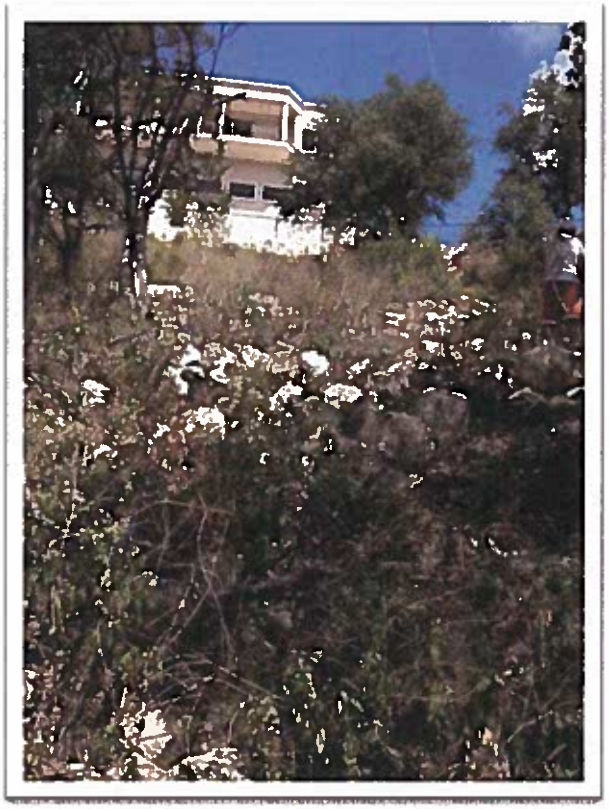


CH 17



Aupperle Company
10088 Circleview Drive, Austin, Texas 78733
Phone & Fax (512) 329-8241
Email: Aupperle@att.net

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March 31, 2015

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

Re: 3337 Far View Drive
Revised Request for Variance to LDC Section 25-8-281(C)(2)(b)
Construction within a Critical Environmental Features Buffer Zone

Director:

The proposed construction includes a two-slip boat dock, necessary access and appurtenances at the referenced address. No bulkhead construction is proposed. The site contains four critical environmental features as defined by the current Land Development Code, three rim rocks and a seep. The rim rocks and seep are located on land. The proposed boat dock and tram, i.e. necessary access, are located within 150 feet of the critical environmental features. The strict adherence of 150-foot buffer zone for the critical environmental features would prohibit most construction on this tract and all construction along the shoreline.

Please note that this subdivision, River Pointe, was not platted under the current land development code. This lot in River Pointe was platted under the Lake Austin Watershed Ordinance, which did not require setbacks or buffers for critical environmental features at the time of platting.

This letter is provided to you in support of a variance to allow construction within the critical environmental feature buffer zone. For the referenced project we submit the following support arguments in the format associated with Appendix U of the City of Austin Environmental Criteria Manual.

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~~

This application is requesting to construct a safe method of shoreline access and a dock within a CEF setback. The proposed construction is over very steep slopes to gain access to the Lake Austin shoreline and a dock thereon. There are currently many docks and shoreline accesses that traverse CEF setback areas as defined by Code that were either grandfathered or were granted this variance administratively. Without adequate and safe shoreline access the property owners would not have the enjoyment of their lot's shoreline area or a dock facility. The proposed shoreline access construction is necessary and is an appurtenances to the dock and the shoreline area and as is permitted in the CWQZ.

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2. 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 environmental consequences? YES/~~NO~~

This application proposes to construct shoreline access in order to safely access to the shoreline. The construction methodology has a minimum footprint, disturbed areas will be re-vegetated and properly screened as required by Code with herbaceous and woody plants.

3. 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~~

A variance to construct shoreline access and dock within a CEF buffer is created by the topography and geology of the site, not be the nature of the subdivision.

4. Does the proposal demonstrate water quality equal to or better than would have resulted had development proceeded without the variance? YES/ ~~NO~~
This application proposes to re-vegetate any disturbed areas and the impervious cover is nominal. The resulting water quality will not be degraded.

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

The proposed construction is allowed by Code in the CWQZ and there is no WQTZ for Lake Austin.

Your support of the requested variance will be greatly appreciated. Please call if you have any questions.

Very truly yours,

Aupperle Company

Bruce S. Aupperle, P.E.

April 13, 2015

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ENVIRONMENTAL BOARD VARIANCE APPLICATION TEMPLATE

Insert Applicant Variance Request Letter here.

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Steve Dobbs
Street Address	3337 Far View Drive
City State ZIP Code	Austin, TX 78730
Work Phone	713-501-2721
E-Mail Address	stevebdobbs@gmail.com

Variance Case Information

Case Name	3337 Far View Drive
Case Number	SP-2014-0135D
Address or Location	3337 Far View Drive
Environmental Reviewer Name	Pamela Abee-Taulli
Applicable Ordinance	25-8-281(C)(2)(b)
Watershed Name	Lake Austin
Watershed Classification	☐ Urban ☐ Suburban ☐ Water Supply Suburban ■ Water Supply Rural ☐ Barton Springs Zone
Edwards Aquifer Recharge Zone	☐ Barton Springs Segment ☐ Northern Edwards Segment ■ Not in Edwards Aquifer Zones

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Edwards Aquifer Contributing Zone	☐ Yes ■ No
Distance to Nearest Classified Waterway	Zero
Water and Waste Water service to be provided by	N/A
Request	The variance request is as follows (City code references): Variance to LDC Section 25-8-281(C)(2)(b) Construction within a Critical Environmental Features Buffer Zone

	Existing	Proposed
Impervious cover square footage:	___ N/A _____	___ N/A _____
acreage:	___ N/A _____	___ N/A _____
percentage:	___ N/A _____	___ N/A _____
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	See attached Engineer's Summary Letter.	

Clearly indicate in what way the proposed project	Construction of two-slip dock, shoreline access and appurtenances will

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does not comply with current Code (include maps and exhibits)	cross CEF setback.

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: 3337 Far View

Ordinance: 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~~ *This application is requesting to construct a safe method of shoreline access a boat dock within a CEF setback. The proposed access construction is over very steep slopes to gain access to the Lake Austin shoreline and a dock thereon. There are currently many shoreline accesses that traverse CEF setback areas as defined by Code that were either grandfathered or were granted this variance administratively.*

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~~ *This subdivision, River Pointe, was not platted under the current land development code. This lot in River Pointe was platted under the Lake Austin Watershed Ordinance, which did not require setbacks or buffers for critical environmental features at the time of platting.*

   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;

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Yes/~~No~~ *This application proposes to construct shoreline access with boat dock in order to safely access the shoreline. Without adequate and safe shoreline access the property owners would not have the enjoyment of their lot's shoreline area or a dock facility. The proposed shoreline access construction is necessary and is an appurtenances to the dock and the shoreline area and as is permitted construction within the CWQZ.*

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

Yes/~~No~~ *The construction methodology has a minimum footprint, does not propose to remove any trees greater than 8" diameter, disturbed areas will be re-vegetated and properly screened as required by Code with herbaceous and woody plants.*

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~~ *This application proposes to re-vegetate any disturbed areas and the impervious cover is nominal. The resulting water quality will not be degraded.*

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

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

~~Yes/No [summary of basis for determination]~~

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

~~Yes/No [summary of basis for determination]~~

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

April 13, 2015

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~~Yes/No [summary of basis for determination]~~

**Variance approval requires all above affirmative findings.

Aupperle Company
10088 Circleview Drive, Austin, Texas 78733
Phone & Fax (512) 329-8241
Email: Aupperle@att.net
Texas Board of Professional Engineers Registration Number F-1994

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April 28, 2014

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

Re: Environmental Assessment Report, Engineer's Floodway Encroachment Certification and Summary Letter for a Single-Family Boat Dock on Lake Austin at 3337 Far View Drive, Austin Texas

Dear Director:

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

Overview

This project is located on Lot 1 of the River Pointe Subdivision, a single-family lot, situated approximately 5 miles south of the intersection of FM 2222 and City Park Road. The plat is recorded in Travis County Deed Records, Volume 86, Pages 98B-D. The property is located within the city limits of the City of Austin. The principal residence associated with this residential dock will be at 3337 Far View Drive. The project site is located within the Lake Austin watershed. The new dock width will be 26 feet or 20% of the shoreline width. Access for construction activities will be by water and land. All dock piles will be 6-5/8" driven steel piles. All dock piles will be driven to 0.5" refusal per blow. There will be no shoreline improvements. The dock improvements will be built this coming summer.

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

The project site is not located over a karst aquifer, is not within an area draining to a karst aquifer or reservoir, is not within a water quality transition zone, is within a critical water quality zone, is located on slopes with a gradient more than 15 percent, and is located within the 100-year flood plain of Lake Austin. The F.E.M.A. flood plain information is attached and F.I.R.M information is included on the cover sheet. Photographs of the site and shoreline area are attached.

Hydrogeologic Element: See attached report prepared by SWCA dated April 18, 2014. The project is 100% over Lake Austin and runoff from the dock should not propose any harm to the quality or quantity of recharge at significant point recharge features.

Vegetation Element: The proposed construction preserves to the greatest extent practicable the significant trees and other vegetation at the single-family site. No trees greater than eight inches in diameter within the limits of construction will be removed for the proposed dock and tram.

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

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

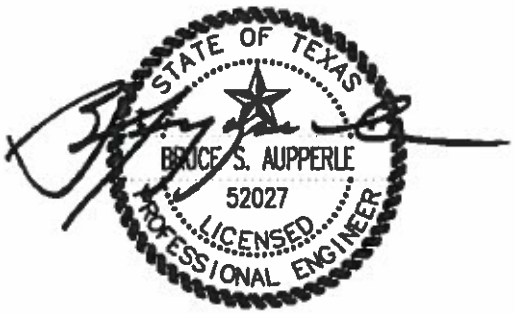
The proposed dock will not increase the rate of storm runoff within the Colorado River watershed. The openness and profile of the proposed dock will not adversely obstructive flood flows relative to the existing shoreline protrusions and improvement and will not increase the level of the design flood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

Variances, Waivers & Conclusions

The dock construction is located with the critical water quality zone, but a variance to construct the dock facilities in the CWQZ is not required. The dock width does not exceed 20% of the shoreline width. The dock will not extend beyond the 30' shoreline. The dock will not encroach into the 10-foot side yard setback. The tram will cross CEF setbacks and variance letter is attached requesting a variance to Section 25-8-281. The dock project as designed is in compliance with the applicable requirements of the City of Austin Development Code. There will be no adverse impact on the natural and traditional character of the land or waterways. If you have any questions, please feel free to call.

Very truly yours,

Bruce S. Aupperle, P.E.



3337 Far View Drive

OWNER:
STEPHEN & DEBORAH DOBBS
3337 Far VIEW DRIVE
AUSTIN, TEXAS 78730

ENGINEER:
BRUCE S. AUPPERLE, P.E.
AUPPERLE COMPANY
10088 CIRCLEVIEW DRIVE
AUSTIN, TEXAS 78733
PHONE (512) 422-7838
FAX (512) 329-8241

MAPSCO Map 522F & 522K   City Grid C29 & C30

VICINITY MAP
NTS

REVISIONS / CORRECTIONS

NO	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

Plan Sheet List

1. COVER SHEET & NOTES
2. EXISTING CONDITIONS
3. SITE PLAN : DOCK AREA
4. DOCK PLAN & ELEVATIONS
5. SITE PLAN : TRAM AREA
6. TRAM PROFILE & DETAILS
7. SUBDIVISION PLAT

Approved By:

Planning Commission — Date

For Director - Planning & Development Review Department — Date

SP-2014-0135D
Permit Number

April 7, 2014
Submittal Date

AUPPERLE COMPANY
Engineering, Planning & Development Services

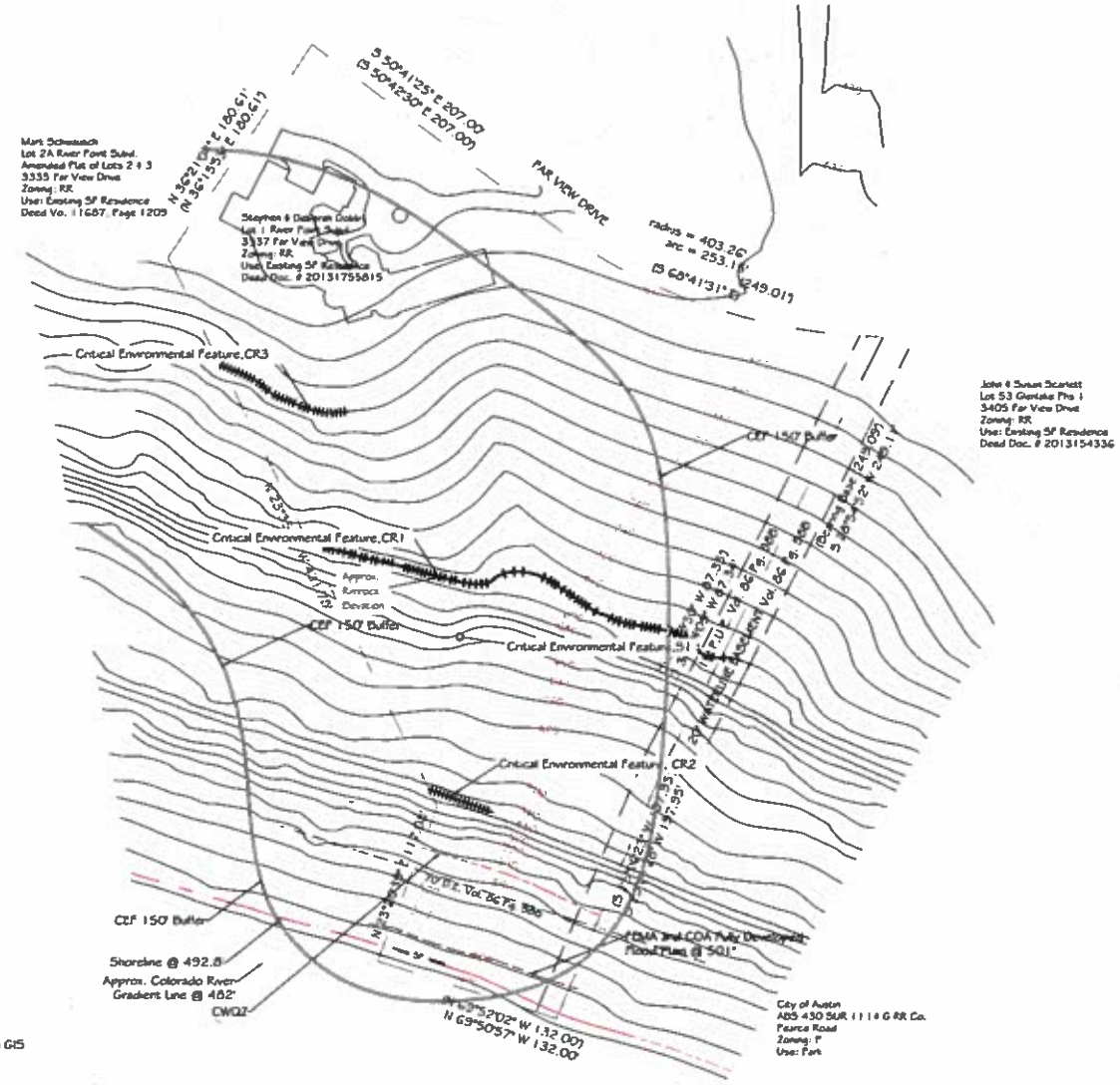
3337 Far View Drive
COVER SHEET & NOTES

SHEET 1

SP-2014-0135D

C14/27

3337 FAR VIEW DRIVE



AUPPERLE COMPANY
Engineering, Planning & Development Services

3337 FAR VIEW DRIVE
EXISTING CONDITIONS

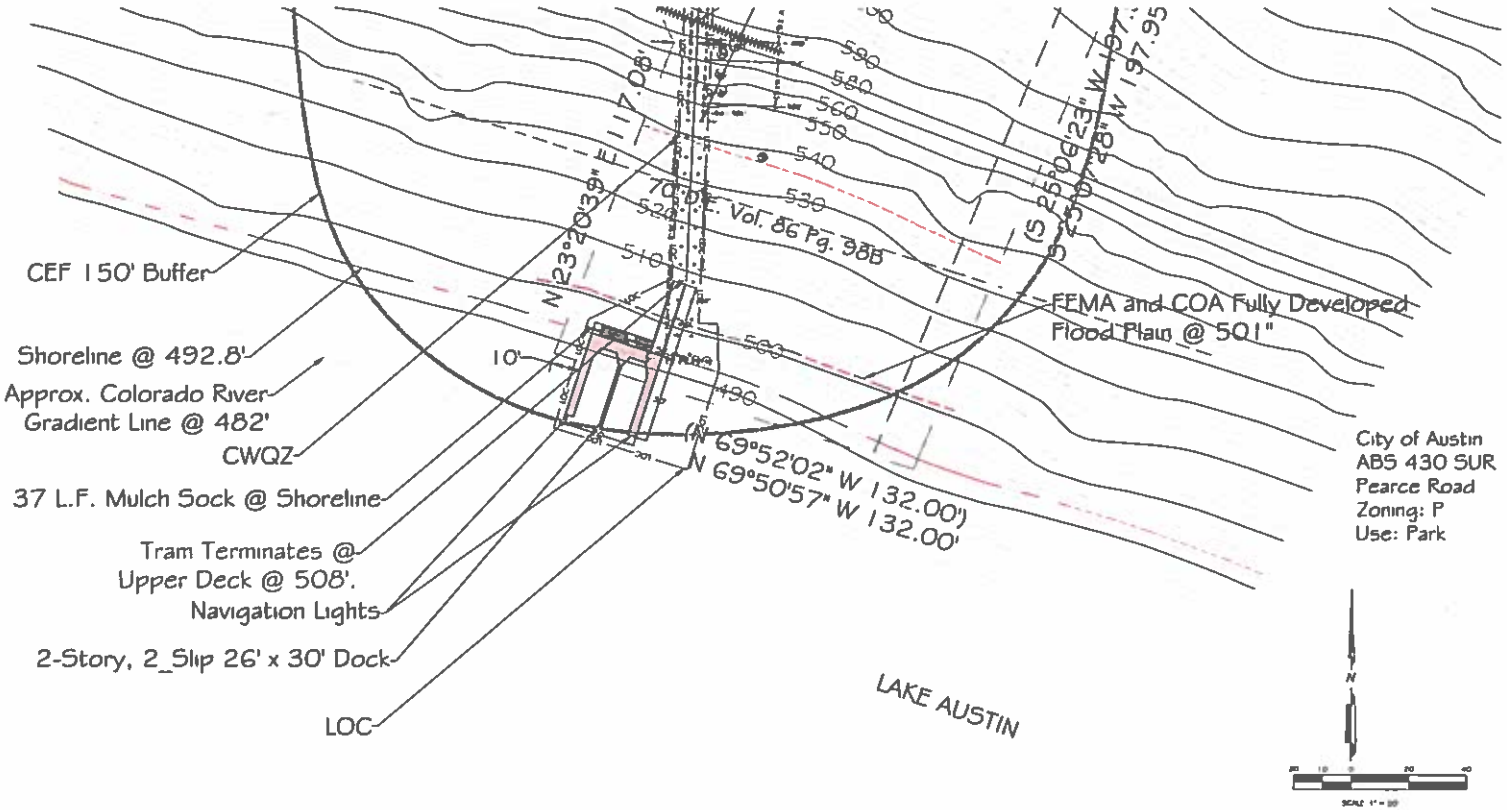
DESIGNED: BSA
APPROVED:
SCALE: NTS
3337 Far View Dr
DATE: Mar 5, 2013
SHEET 2 of 7

2

SP-2014-01350

8/14/13

3337 FAR VIEW DRIVE



[redacted]

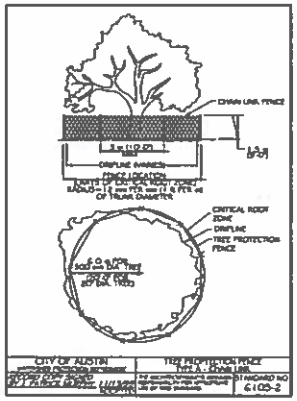
Existing Shoreline Width = 132'
Allowable Dock Width = 20% of 132' = 26'
Proposed Dock Width = 26'
Proposed Dock Depth = 30'

NOTES:

1. A DOCK MUST BE CONTINUOUSLY LIGHTED WITH AMBER LIGHTS BETWEEN SUNSET AND SUNRISE EACH DAY.
2. A DOCK MUST HAVE AT LEAST TWO LIGHT STATIONS. THE LIGHT STATION MUST BE LOCATED ON THE END OF THE DOCK AND ON THE SIDE THAT IS FARTHEST FROM AND PARALLEL TO THE SHORELINE. THE LIGHT MUST BE VISIBLE TO A PROPERLY APPROACHING WATERCRAFT.
3. NAVIGATION LIGHTS MUST HAVE A TWO BULB FIXTURE, WITH TWO WORKING LIGHT BULBS RATED BETWEEN 7-1/2 AND 25 WATTS INCLUSIVE. LIGHT BULBS OR BULB COVERS MUST BE AMBER, AND WHITE LIGHT MAY NOT RADIATE FROM THE FIXTURE. WEATHERPROOF LAMP HOLDERS AND JUNCTION BOXES ARE REQUIRED. EACH LIGHT FIXTURE MUST BE WIRED WITH A SWITCH OPERATED BY A PHOTOELECTRIC CELL SO THAT THE LIGHTS WILL OPERATE AUTOMATICALLY DURING THE HOURS THAT THE DOCK IS REQUIRED TO BE LIGHTED.
4. ALL WORK SHALL OCCUR WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLAN, AND MATERIALS OR EQUIPMENT MAY BE DELIVERED TO THE SITE FROM THE LANDWARD SIDE OF THIS PROJECT.
5. NO SHORELINE IMPROVEMENTS, EXCEPT GANGWAY & STAIR ACCESS OVER SHORELINE EDGE, ARE AUTHORIZED WITH THIS SITE PLAN. SHORELINE EDGE TO REMAIN UNDISTURBED.
6. NO TREES GREATER THAN 8" IN DIAMETER WILL BE IMPACTED BY THE PROPOSED DOCK CONSTRUCTION.
7. CONTAINERS OF HAZARDOUS MATERIALS, FUEL, OIL, HERBICIDES, INSECTICIDES, FERTILIZERS OR OTHER POLLUTANTS MAY NOT BE STORED ON DOCKS EXTENDING INTO OR ABOVE LAKE AUSTIN.
8. THE PROPOSED BOAT DOCK MUST COMPLY WITH ALL REQUIREMENTS OF LDC 25-2-1176 (STRUCTURAL REQUIREMENTS), AND MUST COMPLY WITH CHAPTER 25-12, ARTICLE 1 (UNIFORM BUILDING CODE) AND THE BUILDING CRITERIA MANUAL.
9. THE PROPOSED BOAT DOCK IS AN ACCESSORY USE TO THE PRINCIPAL SINGLE-FAMILY RESIDENCE AT 3337 FAR VIEW DRIVE, AUSTIN TX.
10. DREDGING IS NOT PROPOSED FOR THIS PROJECT.
11. WATER AND WASTEWATER UTILITIES ARE NOT PROPOSED FOR THIS PROJECT.

ATTENTION INSPECTOR NOTES:

1. COMPLIANCE WITH BUILDING CODE IS REQUIRED AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
2. FOR THE BUILDING PERMIT, A SIGNED AND SEALED LETTER SHALL BE SUBMITTED TO THE CITY OF AUSTIN, PER THE LAND DEVELOPMENT CODE, 25-12-3 1612.4. CERTIFYING THAT THE STRUCTURE IS IN ACCORDANCE WITH ASCE 24, FLOOD RESISTANT DESIGN AND CONSTRUCTION.
3. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.



AUPPERLE COMPANY
Engineering, Planning & Development Services
10000 Centwire Drive, Austin, Texas 78717 512.339.4941

3337 FAR VIEW DRIVE
SITE PLAN - DOCK AREA

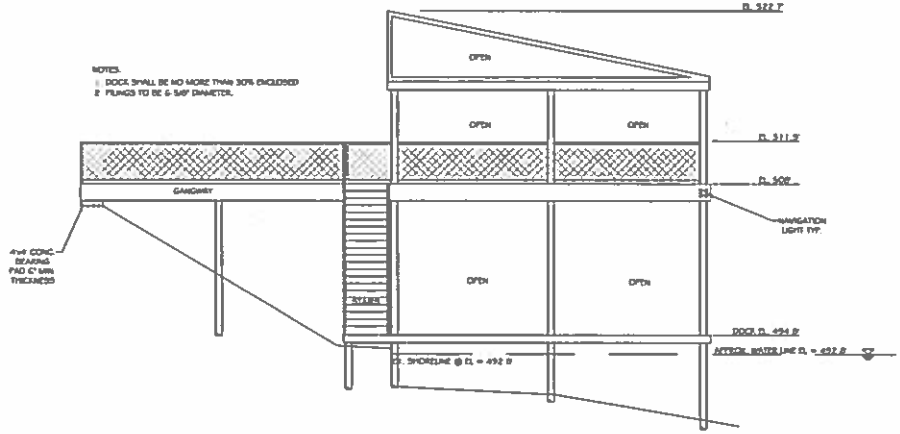
DESIGNED RDA
APPROVED
SCALE: NTS
3337 Far View Dr
DATE Mar. 5, 2015
SHEET 3 of 7

3

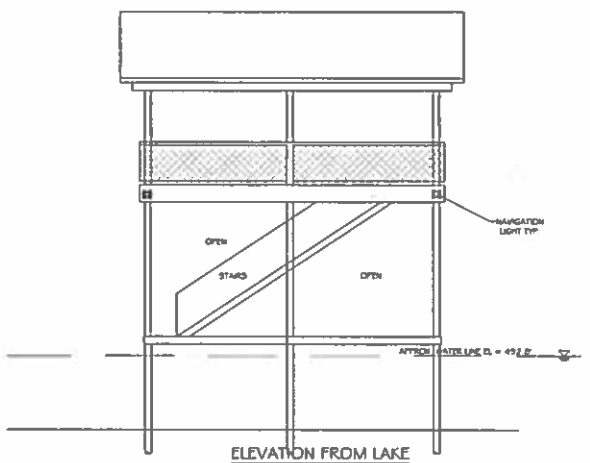
SP-2014-01350

1 of 7

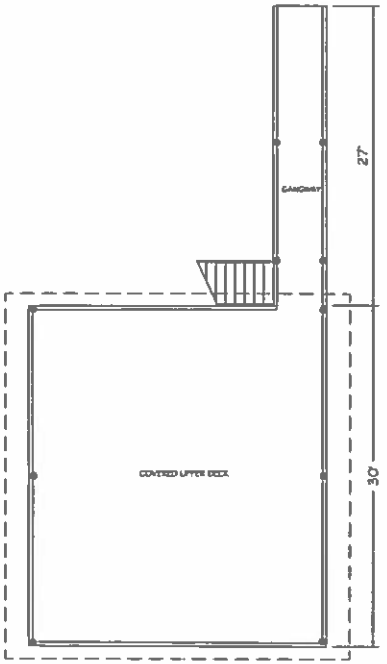
3337 FAR VIEW DRIVE



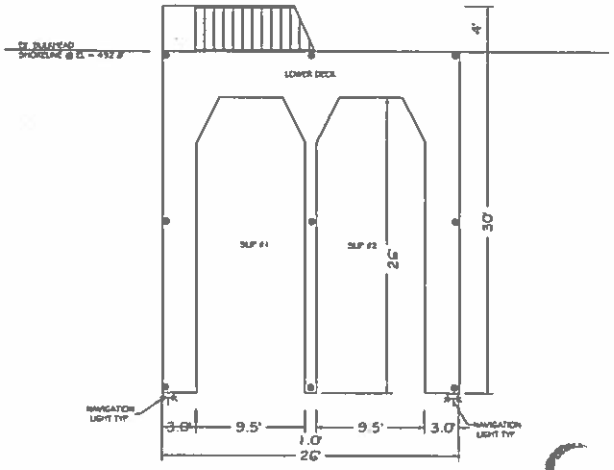
ELEVATION FROM DOWNSTREAM
1" = 5'



ELEVATION FROM LAKE
1" = 5'



DOCK SECOND FLOOR PLAN
1" = 5'



DOCK FIRST FLOOR PLAN
1" = 5'

CH 30

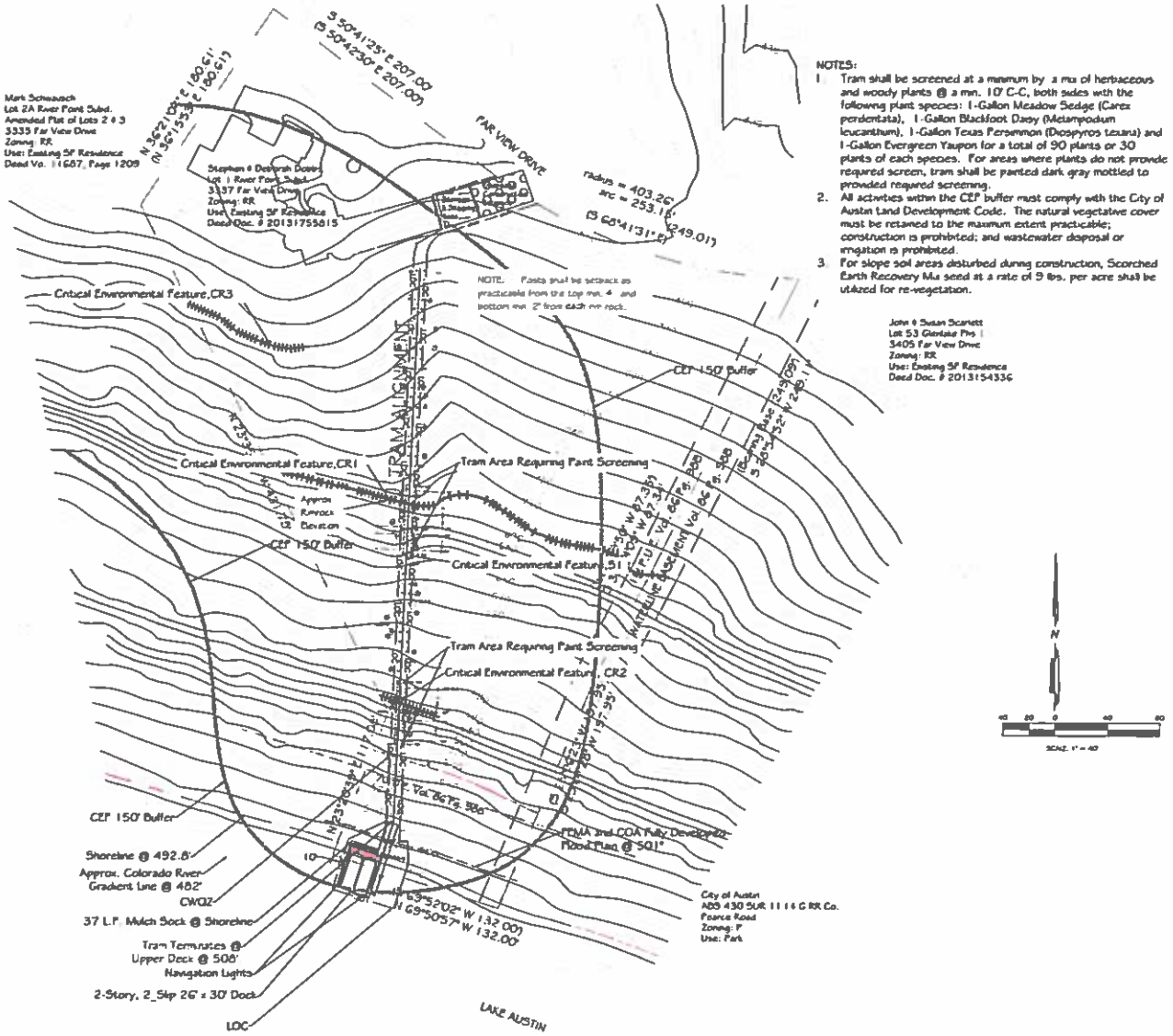
AUPPERLE COMPANY
Engineering, Planning & Development Services

3337 FAR VIEW DRIVE
DOCK PLAN & ELEVATIONS

DESIGNED: BSA
APPROVED
SCALE: NTS
3337 FAR VIEW DR.
DATE: Mar. 5, 2015
SHEET 4 of 7
4

SP-2014-01350

3337 FAR VIEW DRIVE



NOTES:

1. Tram shall be screened at a minimum by a mix of herbaceous and woody plants @ a min. 10' C-C, both sides with the following plant species: 1-Gallon Meadow Sedge (Carex perdentata), 1-Gallon Blackfoot Daisy (Melampodium leucanthum), 1-Gallon Texas Persimmon (Diospyros texana) and 1-Gallon Evergreen Yaupon for a total of 90 plants or 30 plants of each species. For areas where plants do not provide required screen, tram shall be painted dark gray mottled to provided required screening.
2. All activities within the CEF buffer must comply with the City of Austin Land Development Code. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited.
3. For slope soil areas disturbed during construction, Scorched Earth Recovery Mix seed at a rate of 9 lbs. per acre shall be utilized for re-vegetation.

TREES

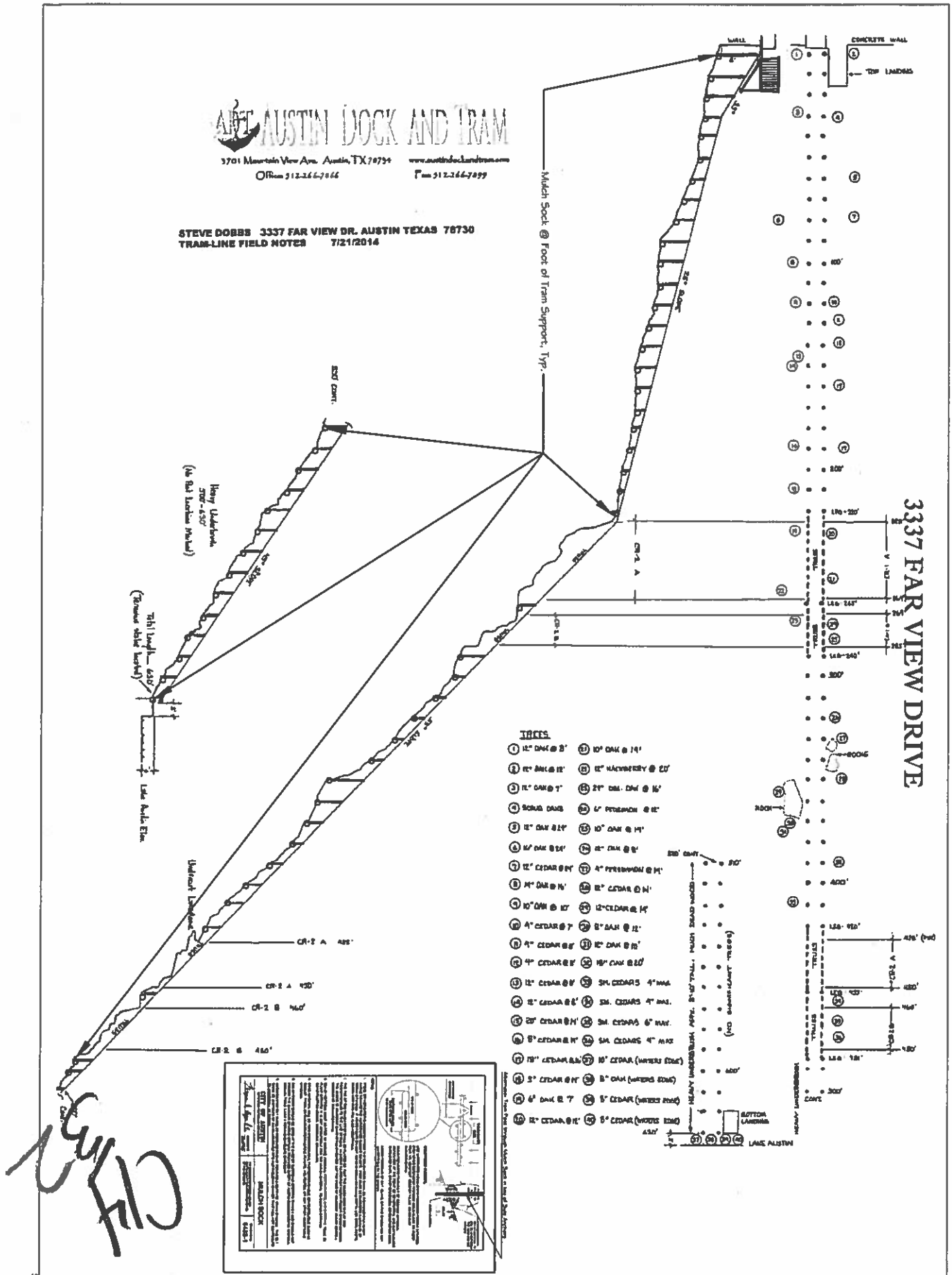
AUPPERLE COMPANY
Engineering, Planning & Development Services

3337 FAR VIEW DRIVE
SITE PLAN - TRAM AREA

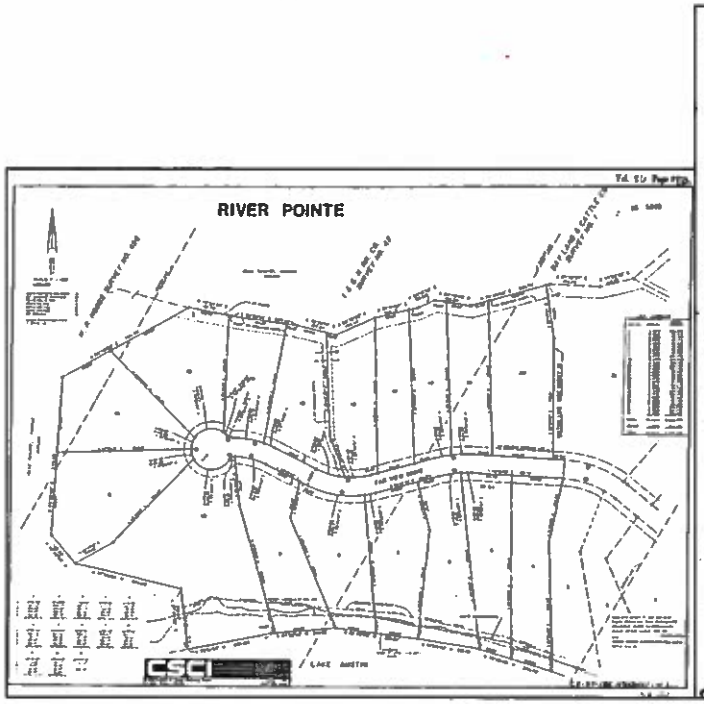
DESIGNED: BSA
APPROVED:
SCALE: NTS
3337 Far View Dr
DATE: May 5, 2015
SHEET 5 of 7

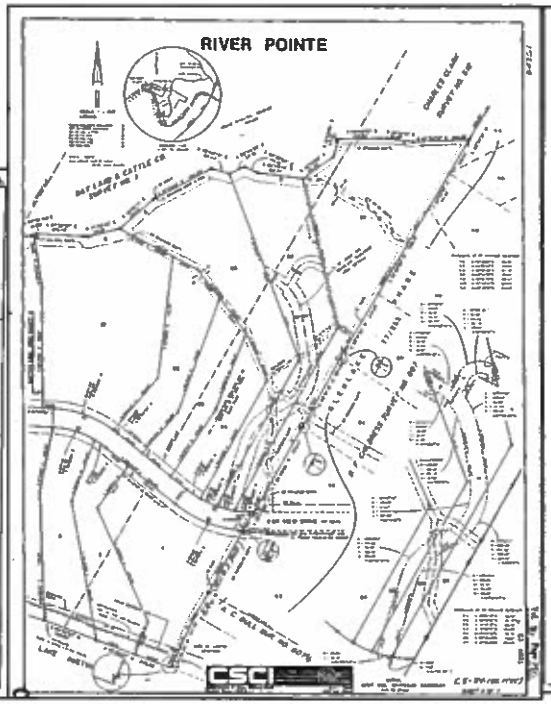
5

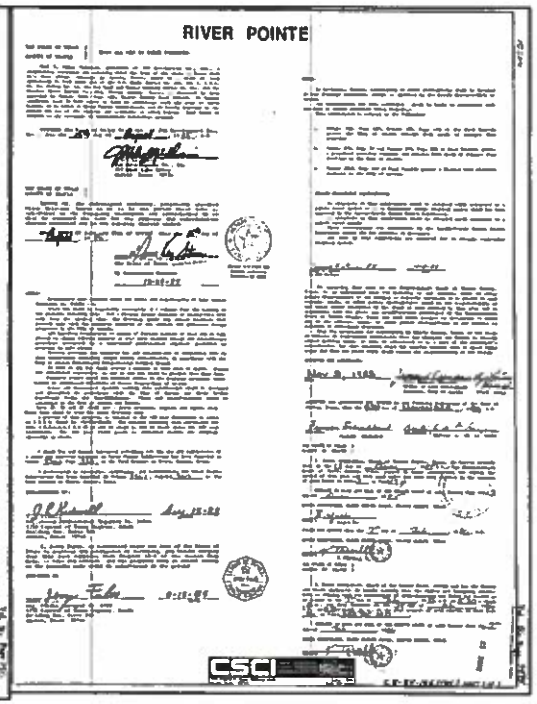
SP-2014-01350


AUSTIN DOCK AND TRAM
3701 Mountain View Ave. Austin, TX 78734
Office 512-266-7066
Fax 512-266-7099
www.austindockandtram.com
STEVE DOBBS 3337 FAR VIEW DR. AUSTIN TEXAS 78730
TRAM-LINE FIELD NOTES 7/21/2014
3337 FAR VIEW DRIVE
Mulch Sock @ Foot of Tram Support, Typ.
Heavy Underbrush
Underbrush Landscape
Lake Austin Elev.
CR-2 A
CR-2 B
TREES
LAKE AUSTIN
BOTTOM LANDING
CONCRETE WALL
TOP LANDING
ROCK
BOOKS
3337 FAR VIEW DRIVE
TRAM PROFILE & DETAILS
AUPPERLE COMPANY
Engineering, Planning & Development Services
10086 Clarkview Drive, Austin, Texas 78734 512 329-8241
SP-2014-01350

3337 FAR VIEW DRIVE







AUPPERLE COMPANY
Engineering, Planning & Development Services

3337 FAR VIEW DRIVE
SUBDIVISION PLAT

DESIGNED RDA
APPROVED
SCALE: NTS
3337 Far View Dr
DATE: Mar 9, 2015
SHEET 6 of 7

7

SP-2014-01350

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

C14/34

18 April 2014

RE: Site Environmental Investigation of 3337 Far View Drive, Austin, Texas 78746

Mr. Aupperle,

On 8 October 2013, an SWCA Registered Professional Geoscientist (Texas License # 10791) and an environmental specialist conducted a field investigation of the 3337 Far View Drive residential tract in Austin, Texas (Figure 1). The purpose of the site visit was to gather information on Critical Environmental Features (CEF) for inclusion with the City of Austin environmental assessment documents you are preparing. SWCA's survey area was limited to the corridor of the proposed tram, and 100 feet of either side of the centerline. 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.

The majority of the tract is undeveloped and dominated by dense Ashe juniper (*Juniperus ashei*). A single residence exists in the north-northwestern corner near Far View Drive (Figures 2–3). The tract is located in the Edwards Aquifer Contributing Zone, and is within the Lake Austin Watershed. The underlying lithology consists of the Cretaceous Glen Rose Limestone[1]. Surface drainage is south down the steep slopes toward Lake Austin (Colorado River). Surface elevations on the tract range from approximately 493 feet at the shoreline to approximately 800 feet near Far View Drive (Figure 2, map provided by client), with an average percent slope or gradient of approximately 50%.

Due to the steep topography on the tract, SWCA was not able to fully complete the pedestrian survey of the proposed tram corridor. The survey was initiated at the top of the tract, and continued down slope until topography became too steep for safe access. SWCA identified two CEFs consisting of two segments of rimrock that extend across the tract at approximately the 700-foot contour, and the 590-foot contour (inferred from Figure 2). The estimated gradient is 83% along the shaded area identified as "CR1" on Figure 2, and the estimated gradient is 133% for the shaded area identified as "CR2". An additional feature on the map is labeled "S1" and this may be a seep at the base of the rimrock outcrop. SWCA was not able to directly observe feature S1.

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

Sincerely,

Craig Crawford, P.G.

STATE OF TEXAS
CRAIG CRAWFORD
GEOLOGY
NO 10791
LICENSED
PROFESSIONAL GEOSCIENTIST
4/18/2014

[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

C14/35

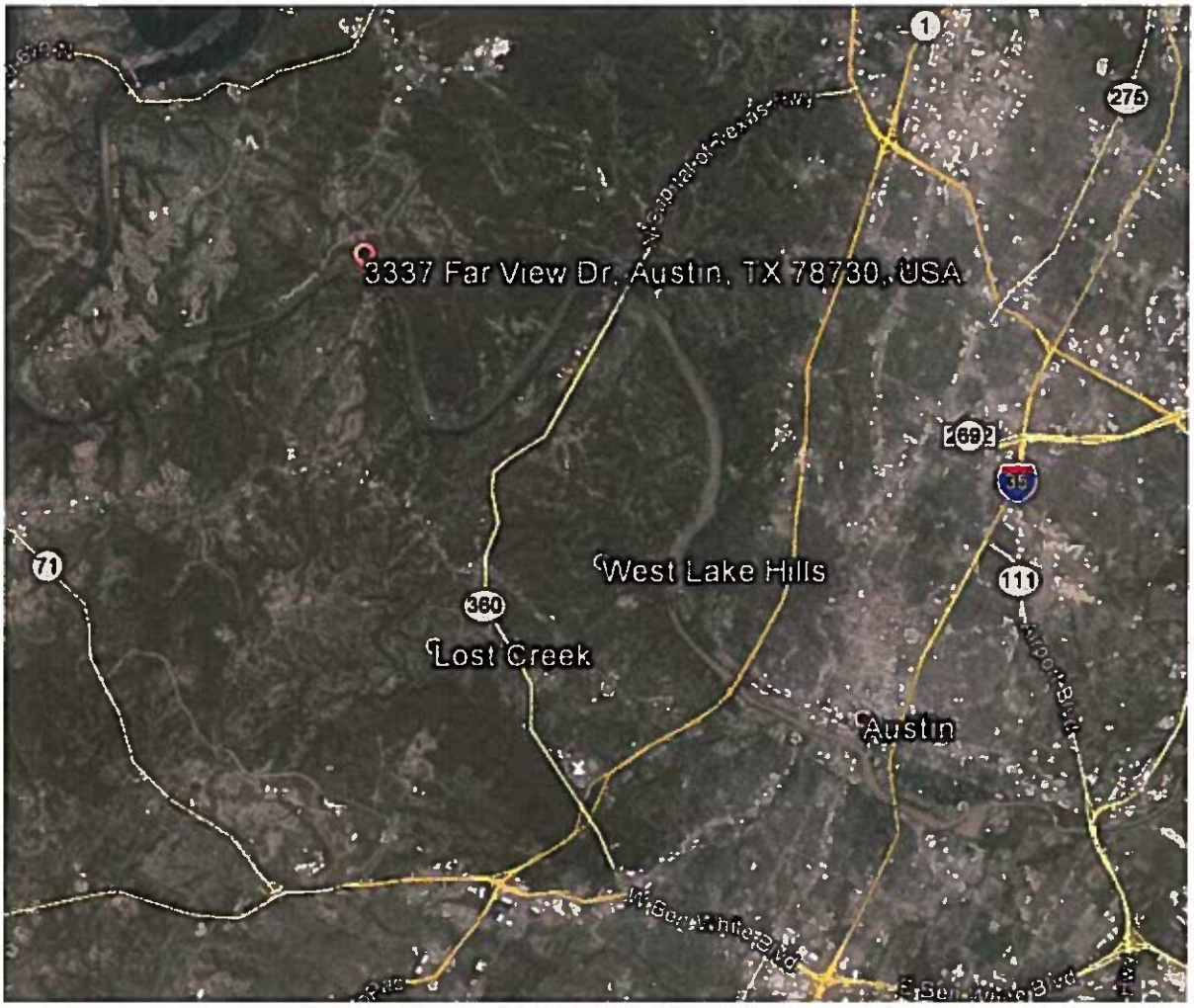


Figure 1. Location of the 3337 Far View Drive Tract

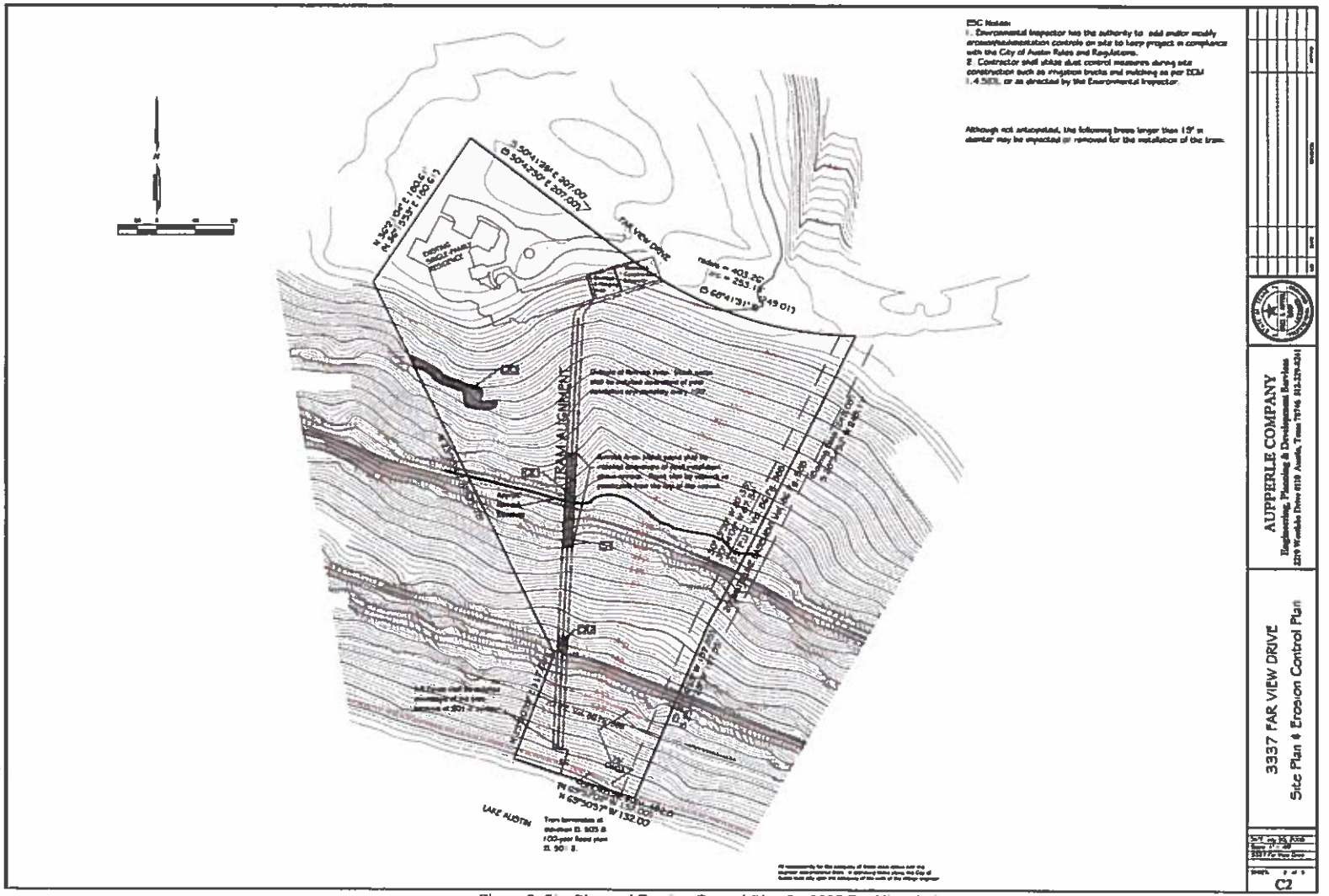


Figure 2. Site Plan and Erosion Control Plan for 3337 Far View Drive

CH 3/26

C14
37

Figure 3. Aerial view of 3337 Far View Drive

Figure 4. Oblique view of 3337 Far View Drive

C14
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Exhibit VI

City of Austin Site Review Critical Environmental Feature Worksheet

1	Project Name:	3337 Far View	5	Primary Contact Name:	Bruce Aupperle
2	Project Address:	3337 Far View	6	Phone Number:	(512) 422-7838
3	Date:	October 8, 2013	7	Prepared By:	Craig Crawford, P.G.
4	Environmental Assessment Date:	April 18, 2014	8	CEFS Located? (yes,no)	Yes

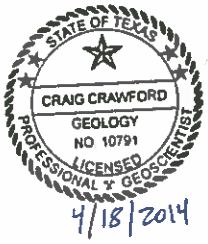
9	FEATURE TYPE (Wetland,Rimrock,Recharge Feature,Seep,Spring)	FEATURE ID (eg S-1)	FEATURE LONGITUDE (WGS 1984 in Meters)		FEATURE LATITUDE (WGS 1984 in Meters)		WETLAND DIMENSIONS (ft)		RIMROCK DIMENSIONS (ft)	
			coordinate	notation	coordinate	notation	X	Y	Length	Avg Height
	Rimrock	CR1	-97.8557	dd	30.3556	dd	--	--	280+	20'
	Rimrock	CR2	-97.8558	dd	30.3551	dd	--	--	140+	10'

City of Austin Use Only	
WPDRD CASE NUMBER:	

For rimrock, locate the midpoint of the segment that describes the feature.

For wetlands, locate the approximate centroid of the feature and the estimated area.

For a spring or seep, locate the source of groundwater that feeds a pool or stream.



4/18/2014

C14/39

December 22, 2014 **E-MAIL & MAIL**

Steven Dobbs
3337 Far View Drive
Austin, Texas 78730

Re: Geotechnical Evaluation
3337 Far View Drive – Dobbs Residence
Austin, Texas 78730
Engineer's Job #1419000150.9000

Dear Mr. Dobbs:

At your request, MLAW Forensics has performed a geotechnical evaluation of the footing establishment conditions for the proposed tram at the referenced address. Our evaluation consisted of the following:

- Site observations and a review of photographs of the proposed tram path. photographs,
- A review of site geology,
- Observations of similar tram installations near the referenced site,
- A review of the installation equipment for the footings
- A review of construction plans for the tram structural components (including footings) signed and sealed by Bruce S. Aupperle, P.E. on September 16, 2014. The plans provide site topography based on City of Austin GIS and identified two Critical Environmental Features which will be crossed by the proposed tram. Critical Environmental Features, CR-1 and CR-2, were noted between the elevations of 646 and 732 (CR-1) and 580 and 598 (CR-2).
- Observations of the tram at 3311 Far View in operation. While in operation, no significant vibrations were felt and no soil, rock or vegetation movement was observed.

The site consists of a steep slope of the Glen Rose limestone extending to Lake Austin. The Glen Rose consists of alternating hard to soft limestone which is generally stable at the slopes found at this site and no major slope instability is anticipated. The lower reaches of the site are likely composed of alluvium, however, the proposed tram construction is planned to stop short of this zone. It should be noted that the geologic conditions for the proposed site is similar to those at 3307, 3311 and 3319 Far View Drive which had trams of similar construction installed by Austin Dock & Tram.

CH 40

The bearing capacity for footings established a minimum of 1.5 feet into intact limestone will be 6,000 PSF for end bearing and 750 PSF for side friction computed over the penetration depth (ignoring the first foot). The intact portion of the Glen Rose is capable of supporting much higher loads than these and therefore these recommendations are considered conservative and sufficient for the lightly loaded footings anticipated as a result of the tram. If less than 2 feet of soil is encountered then the footings should be established in the rock. Where rock is not encountered, the footings can be established in the soil using an allowable end bearing value of 2,500 PSF and an allowable skin friction (excluding upper foot) of 500 PSF per foot of depth.

The proposed installation techniques and equipment were discussed with Mr. Engelhardt of Austin Dock & Tram. To penetrate the soil overlying the rock, an impact driver (similar to one used for fence post installation) will be used. Where penetration into rock is required, a tungsten carbide tipped non-impact drill to advance into the rock will be used. Penetration into the rock should not be done by impact hammering and no significant impact forces should be placed on the surface of the rock after driving through soil. Pipe footings in drilled rock holes should be grouted into the rock using a cementitious grout. Footing holes should not be drilled into the limestone rock if an obvious fracture exists running through the proposed drill location.

Conclusions:

1. The proposed tram footing installation techniques and equipment discussed above will not cause splitting or damage to the Glen Rose formation or to the Canyon Rimrock (other than the placement of holes for the footings).

2. Based on observations of the tram at 3311 Far View, the proposed tram will not cause vibrations sufficient to damage the rock or move soil.

Sincerely,

MLAW FORENSICS, INC.
Texas Registered Engineering Firm F-15955

12-22-14
STATE OF TEXAS
DEAN R. READ
93533
LICENSED
PROFESSIONAL ENGINEER

Dean R. Read, P.E.

C14
41

Exhibit VI

City of Austin Site Review Critical Environmental Feature Worksheet

1	Project Name:	3337 Far View	5	Primary Contact Name:	Bruce Aupperle, P.E.
2	Project Address:	3337 Far View	6	Phone Number:	512-422-7838
3	Date:		7	Prepared By:	
4	Environmental Assessment Date:	10-30-2008	8	CEFS Located? (yes,no) :	yes

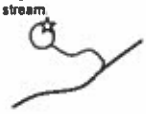
9	FEATURE TYPE (Wetland,Rimrock,Recharge Feature,Seep,Spring)	FEATURE ID (eg S-1)	FEATURE LONGITUDE (WGS 1984 in Meters)		FEATURE LATITUDE (WGS 1984 in Meters)		WETLAND DIMENSIONS (ft)		RIMROCK DIMENSIONS (ft)	
			coordinate	notation	coordinate	notation	X	Y	Length	Avg Height
	Rim Rock	CR-1	97d 51' 22"		30d 21' 21"				117'	18'
	Rim Rock	CR-2	97d 51' 21"		30d 21' 19"				135'	16'
	Rim Rock	CR-3	97 d 51' 23"		30d 21' 21'				100'	12'
	Seep	S-1	97d 51' 21"		30d 21' 20"					

City of Austin Use Only WPDRD CASE NUMBER:	

For rimrock, locate the midpoint of the segment that describes the feature

For wetlands, locate the approximate centroid of the feature and the estimated area

For a spring or seep, locate the source of groundwater that feeds a pool or stream



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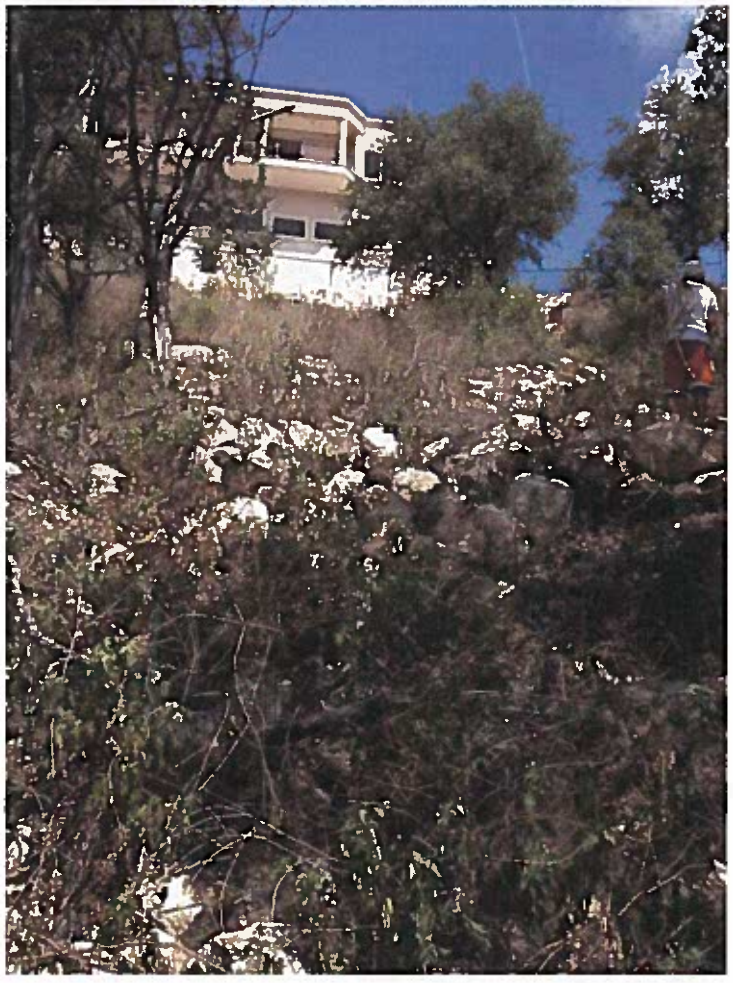

C14/40