

Rick Raspberry

From: [REDACTED]
Sent: [REDACTED]
To: [REDACTED]
Subject: 2005 Manana Street - SP-2017-0082D
Attachments: 11685921_24781895_09125950.doc

Dear Applicant,

Please see attached master comment report.

Regards,

Ramon Rezvanipour
[City of Austin Development Services Department](#)
505 Barton Springs Rd, 4th floor
Austin, TX 78704

We want to hear from you. Please take a few minutes to complete our [online customer survey](#).
Nos gustaría escuchar de usted. Por favor, tome un momento para [completar nuestra encuesta](#).

CITY OF AUSTIN – DEVELOPMENT SERVICES DEPARTMENT PAGE 1 OF 6
 SITE PLAN APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: SP-2017-0082D
 REVISION #: 00
 CASE MANAGER: Rosemary Avila

UPDATE: U0
 PHONE #: 512-974-2784



PROJECT NAME: 2005 Manana Street
 LOCATION: 2005 Manana Street

SUBMITTAL DATE: March 31, 2017
 REPORT DUE DATE: April 28, 2017
 FINAL REPORT DATE: May 9, 2017

11 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or their agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is March 20, 2018.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

UPDATE SUBMITTALS:

A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake. Updates may be submitted between 8:30 am and 4:00 pm. No appointment is necessary. Updates are now required to be submitted within a specific time period or the project will be considered inactive. A fee is required to return the project to active status and to submit a formal update. Additionally, updates beginning at the 4th (U4) require an update fee prior to submitting a formal update.

Please submit 4 copies of the plans and 4.0 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility Development Services.

REVIEWERS:

Planner 1 : Ramon Rezvanipour
 Heritage Tree Review : Patti Dodson
 Environmental : Atha Phillips
 Site Plan : Rosemary Avila
 Wetlands Biologist : Brent Bellinger

**REPLY TO COMMENTS PROVIDED BY OWNERS AGENT
 RICK RASBERRY MAY 10, 2017**

Electric Review - Eben Kellogg - 512-322-6050

- EL 1. Any **relocation** of electric facilities shall be at landowner's/developer's expense.
- EL 2. **Contact Ron Solbach at ph. 512-505-7145** to discuss permanent electric service.
- EL 3. **Comments clear.**

Heritage Tree Review - Patti Dodson - 512-974-9371

- HT 1. Please clarify:
- Is the existing bulkhead/retaining wall the same as the as-built bulkhead/retaining wall?
 - Are you proposing to stabilize shoreline erosion with vegetation only? No plants greater than 4" pots are allowed within the ½ CRZ of protected/heritage trees. Please show size of proposed plantings.

Agent Response HT 1 > The existing "as-built" bulkhead/retaining wall is same (see LOC) as fully delineated on the plan sheet. The required wetland plantings will conform with Code/ECM, will not be planted within the ½ CRZ of any protected/heritage trees, and will be formally reviewed and approved by WPD-ERM Wetland Biologist (Brent Bellinger). Please review plan set demarcating "shoreline planting zone" for the 23 one-gallon wetland plants.

Environmental Review - Atha Phillips - 512-974-6303

Site Plan

- EV 1. There appears to be unpermitted work on-site, please provide the permit number associated with the construction of existing shoreline bulkhead and retaining walls. All unpermitted work must be added to this site plan and go through the permit process.

Agent Response EV 1 > Please describe exactly what "work on-site" you believe is unpermitted work that needs to be added to the site plan and go through the site plan process that is not already included with the application/plans? Please see cover sheet noting the related approved permit number SP-03-0016D which comprises the boat dock, bulkhead, and all other "work" on-site?

- EV 2. Please notify the USACE regarding the proposed shoreline modification and provide a copy of the notification to me.

Agent Response EV 2 > Please see the attached duplicate copy of USACE letter already provided to COA with the original application in March 2017. Additionally, please see the attached USACE letter of acknowledgement provided as EXHIBIT "A".

- EV 3. Please specify the maximum fill proposed in the area with the bulkhead.

Agent Response EV 3 > The is no "fill proposed" in any area of the bulkhead – please advise where reviewer may have found other descriptions for any "fill proposed"?

Erosion and Sedimentation Sheet

- EV 4. Provide an LOC around the area that was repaired or modified.

Agent Response EV 4 > A LOC has been provided on plan set delineating the area that was repaired and represented fully on plan set per certified land survey of the "as-built" conditions.

EV 5. Please ensure that the drawings clearly show what elevation the shoreline is relative to the bulk head. Show the depth of the sand that was added to this area.

Agent Response EV 5 > The drawings show all elevations (including the shoreline relative to the bulk head) per certified land survey -- there has been no sand added to the area as you purport. The alluvial sand/sediment you observed at the site is natural to the area and was deposited by distinctive erosion and sedimentation (exacerbated by massive and ferocious boat wakes) processes following the Lake's re-fill in February 2017, completing the recent lake draw-down period.

EV 6. Please demonstrate that all proposed grading does not exceed 4' cut or fill. [LDC 25-8-341, 25-8-342]

Agent Response EV 6 > There is no grading, cutting, nor filling presented with the proposed plans and application. We are unclear what exactly is to be demonstrated regarding the "as built" shoreline stabilization structures which have existed in a similar condition and arrangement for more than fifty (50) years?

EV 7. Floodplain modifications are prohibited in the critical water quality zone unless 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. Please contact ERM to conduct a functional assessment. (512) 974-2717.

Agent Response EV 7 > ERM's Brent Bellinger is included in this review and has provided comments detailed in this report below. Please advise if you are requesting that we also call Brent on the phone, separate and apart from the processes already underway on these matters?

Trees and Revegetation

EV 8. For urban forest accounting purposes, please provide the following information on the plan after all landscaping and/or tree-related comments are cleared:

- Total Appendix F tree inches surveyed;
- Total Appendix F tree inches removed;
- Total Non-Appendix F and Invasive removed;
- Total mitigation inches planted on site.

[ECM 3.5.4]

Agent Response EV 8 > The urban forest accounting chart has been added to the site plan sheet as requested.

- Total Appendix F tree inches surveyed; **204**
- Total Appendix F tree inches removed; **0**
- Total Non-Appendix F and Invasive removed; **0**
- Total mitigation inches planted on site. **0**

[ECM 3.5.4]

Environmental Variance Comments

- *Construction in the CWQZ [25-8-261]*
- *Fill in Lake Austin [25-8-368]*

EV 9. Environmental variance package preparation will not take place until review is substantially complete and the environmental variance fee is paid. In addition, the project cannot go before the Environmental Board until the project is substantially compliant with Code. For questions regarding variance fee amount, please call 512-974-6338.

Agent Response EV 9 > We have contacted the Intake Staff as directed and are prepared to pay any/all required variance fees.

EV 10. If requesting an environmental variance please provide an Environmental Resource Inventory.

Agent Response EV 10 > Another copy of the Environmental Resource Inventory has been provided as EXHIBIT "B".

EV 11. A Land Use Commission environmental variance from LDC 25-8-261 and 25-8-368 is required. Please submit a request letter that identifies the scope of the environmental variance and addresses the findings of fact per LDC 25-8-41(A). Pay environmental variance fee for each environmental variance through intake. Contact staff to discuss proposed environmental variance and determine information needed to assess and present the environmental variance request. For questions regarding variance fee amount, please call 512-974-6338.

Agent Response EV 11 > The requested letter is attached as EXHIBIT "C".

EV 12. This comment pending environmental variance approval. Please include a note on the cover sheet noting: "A Land Use Commission environmental variance to Section 25-8-261 and 25-8-368 of the COA Land Development Code, for construction within a Critical Water Quality Zone, was been approved for this site by the Zoning and Platting Commission on (insert date)."

Agent Response EV 12 > The referenced note is included on the cover sheet as requested.

Site Plan Review - Rosemary Avila - 512-974-2784

SP 1. Please provide a clear site location map on the cover sheet. Make sure that it is at least 4" x 4", of sufficient scale and quality to be legible, and that it identifies effectively where the proposed work is to take place.

Agent Response SP 1 > We apologize if you received an "unclear" copy. Please advise if you should continue to have any concerns about the 4" X 4" map already provided.

SP 2. Remove note #5 on the cover sheet, as it relates to construction of a dock.

Agent Response SP 2 > Note #5 has been amended to include reference to the approved SP-03-0016D permit recognizing the existing dock.

Wetlands Biologist Review - Brent Bellinger - 512-974-2717

Site was visited on 17 April 2017 by Liz Johnston and Brent Bellinger. No wetland CEFs were observed onsite. However, the cinder block wall observed at the site that was placed parallel to shore, but approximately 16' out from the shore (Figure 1), does not represent allowed development in the critical water quality zone (CWQZ; land development code [LDC] 25-8-261[C]1).

WB 1. Update 0. The site plan needs to show the conditions that existed at the site prior to any unapproved repairs or work carried out at the site. The details shown are only post-construction of the structures. To clear this comment, please accurately depict the conditions at the site prior to the "as-built" conditions observed on 3 February 2017 (i.e., before the new cinder block walls were installed).

Agent Response WB 1 > The work and repairs to the existing structures is best illustrated by photography provided as EXHIBIT "D". As you can see, the repairs and replacement stabilization structures are similarly situated, as they have been for several decades.

WB 2. Update 0. The cinder block wall that is parallel to shore is approx. 16' from shore and so does not represent development allowed within the CWQZ (LDC 25-8-261[C]1; Fig. 1). As such, the structure will need to be removed.

Beyond representing a noncompliant shoreline wave abatement or shoreline stabilization structure, the distance from shore can also be construed as having potential for land capture, which is also not allowed by code (LDC 25-8-368).

Agent Response WB 2 > We would respectfully disagree with the ERM Wetland Biologist's opinion regarding the structural shoreline stabilization methods/foundations which have existed and performed well at stabilizing the shoreline, and have significantly abated wave impacts for many decades. We would contend that any orders by COA to remove or disturb the existing stabilizing structures at this point would present a substantial and imminent risk of harm to human health and/or the environment. Since the COA Director has apparently denied acceptance at the administrative level, we have provided the required variance letter to the WPD EV Reviewer, Atha Phillips, seeking a fair and reasonable review at the Commission level as commanded by the Director.

WB 3. Update 0. The concrete bags that have been placed along the down-river portion of the shoreline do not meet code-criteria for a shoreline stabilization/wave abatement (Environmental criteria manual [ECM] 1.13.6; Fig. 2). To clear this comment:

- Either remove all concrete bags placed in the lake at the shoreline; or,
- Conform to specifications outlined in ECM 1.13.6, including using natural material with a slope of no more than 45 degrees.

Agent Response WB 3 > We would respectfully disagree with the ERM Wetland Biologist's opinion regarding the structural shoreline stabilization methods/foundations which have existed and performed well at stabilizing the shoreline, and have significantly abated wave impacts for many decades. We would contend that any orders by COA to remove or disturb the existing stabilizing structures at this point would present a substantial and imminent risk of harm to human health and/or the environment. Since the COA Director has apparently denied acceptance at the administrative level, we have provided the required variance letter to the WPD EV Reviewer, Atha Phillips, seeking a fair and reasonable review at the Commission level as commanded by the Director.

WB 4. Update 0. Please show on the site plan the location of the proposed mitigation plantings.

Agent Response WB 4 > Planting Area (23 Plants Per Vegetation Table) has been demarcated on the plans as requested.

WB 5. Update 0. Please define T.O.W.

Agent Response WB 5 > The plans have been updated to define the acronym T.O.W. (Top of Wall).

WB 6. Update 0. On sheet 1, it is unclear why, in the standard site plan release notes, mention of dock specifications are included when no dock work is proposed with this site plan. Please remove note 5 from that section.

Agent Response WB 6 > Note #5 has been amended to include reference to the approved SP-03-0016D permit recognizing the existing dock.

WB 7. Update 0. Please identify the Lake Austin (LA) zoning setback on the property site.

Agent Response WB 7 > The referenced 25' setback is already included on the plans. We've most conservatively placed the setback from the 492.8 msl (shoreline) inland from the lagoon, rather than from the main-lake shoreline peninsula.

WB 8. Update 0. More comments may be needed as the site plan is modified.

Flood Plain Review - Henry Price - 512-974-1275

Reviewer notes: The applicant's engineer has provided a no rise certification and site plan notes that at building permit, a note stating the applicant will provide a structural certification at building permit.

Planner 1 Review – Ramon Rezvanipour – 512-974-3124

THE FOLLOWING COMMENTS APPLY PRIOR TO THE RELEASE OF THE SITE DEVELOPMENT PERMIT.

- P 1. FYI – An appointment is required in order to receive the site development permit. The permit will be released after the flash drive has been submitted with the Intake Staff. Contact the Planner I listed above to set up an appointment to receive the site plan permit.
- P 2. FYI – FLASH DRIVE REQUIREMENT
All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in Exhibit VII of the application packet on a USB flash drive prior to release of permit. The flash drive must be taken directly to the Intake Department by the applicant after site plan approval. For more information, contact the Intake Staff.

End of report

**REPLY TO COMMENTS PROVIDED BY OWNER'S
AGENT RICK RASBERRY MAY 10, 2017**

CERTIFIED US MAIL – RETURN RECEIPT REQUESTED 7013 3020 0000 5434 1171

March 6, 2017

LAKE AUSTIN BOAT DOCK AND SHORELINE PERMITS

2510 Cynthia Ct., Leander TX 78641

Regulatory Division, U.S. Army Corps of Engineers, Fort Worth District

ATTN: CESWF-PER-R

P.O Box 17300

Fort Worth, TX 76102-0300

TO WHOM IT MAY CONCERN:

This communication is made per the demand of the City of Austin (COA). I am the Registered Agent on record with the COA for the proposed bulkhead repair site plan application for permanent erosion control (and wetland plantings) shoreline stabilization in kind on the fully developed residential lot, Lake Austin, 2005 Manana Street, Austin TX, 78730.

The proposed shoreline erosion stabilization repair and replacement would fall under any believed "being next" permit conditions to USACE provided lawfully under Nationwide Permit 13 for bank stabilization, and no Preconstruction Notification would be required in accord. We are not seeking any formal USACE administrative determinations as this letter serves only as appropriate notice of intent to meet the COA demanded process conditions. However, we have included copy of the proposed site plan and site pictures for your records.

Please feel to contact me with any requests for information on the referenced Project.



Rick Rasberry, CESSWI

2510 Cynthia Ct., Leander TX 78641



DEPARTMENT OF THE ARMY
FORT WORTH DISTRICT, CORPS OF ENGINEERS
P. O. BOX 17300
FORT WORTH, TEXAS 76102-0300

March 8, 2017

Regulatory Division

SUBJECT: Project Number SWF-2017-00090, Lake Austin Boat Docks and Shoreline Permits

Mr. Rick Rasberry
Rick Rasberry Environmental Consulting and Permitting
2510 Cynthia Ct.
Leander, Texas 78641

Dear Mr. Rasberry:

Thank you for your letter received March 8, 2017, concerning a proposal by Rick Rasberry to repair a bulkhead located in Austin, Travis County, Texas. Mr. Joseph L. Shelnutt has been assigned as the regulatory project manager. The project has been assigned Project Number SWF-2017-00090, please include this number in all future correspondence concerning this project.

Mr. Joseph L. Shelnutt has been assigned as the regulatory project manager for your request and will be evaluating it as expeditiously as possible.

You may be contacted for additional information about your request. For your information, please reference the Fort Worth District Regulatory Branch homepage at www.swf.usace.army.mil/Missions/Regulatory and particularly guidance on submittals at www.media.swf.usace.army.mil/pubdata/envIRON/regulatory/introduction/submittal.pdf and mitigation at www.usace.army.mil/Missions/Regulatory/Permitting/Mitigation that may help you supplement your current request or prepare future requests.

If you have any questions about the evaluation of your submittal or would like to request a copy of one of the documents referenced above, please refer to our website at <http://www.swf.usace.army.mil/Missions/Regulatory> or contact Mr. Joseph L. Shelnutt at the address above or telephone (817) 886-1738 and refer to your assigned project number. Please note that it is unlawful to start work without a Department of the Army permit if one is required.

Please help the regulatory program improve its service by completing the survey on the following website: http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey

Stephen L. Brooks
Chief, Regulatory Division

Rick Raspberry

From: [REDACTED]
Sent: [REDACTED]
To: [REDACTED]
Subject: 2005 Manana Street - SP-2017-0082D Update 1
Attachments: 11685921_24880853_23144429.doc

Dear Applicant,

Please see attached master comment report.

Regards,

Ramon Rezvanipour

[City of Austin Development Services Department](#)

505 Barton Springs Rd, 4th floor

Austin, TX 78704

We want to hear from you. Please take a few minutes to complete our [online customer survey](#).
Nos gustaría escuchar de usted. Por favor, tome un momento para [completar nuestra encuesta](#).

CITY OF AUSTIN – DEVELOPMENT SERVICES DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: SP-2017-0082D
REVISION #: 00
CASE MANAGER: Rosemary Avila
UPDATE: U1
PHONE #: 512-974-2784

PROJECT NAME: 2005 Manana Street
LOCATION: 2005 Manana Street

SUBMITTAL DATE: May 10, 2017
REPORT DUE DATE: May 24, 2017
FINAL REPORT DATE: May 23, 2017

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or their agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is March 20, 2018.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

UPDATE SUBMITTALS:

A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake. Updates may be submitted between 8:30 am and 4:00 pm. No appointment is necessary. Updates are now required to be submitted within a specific time period or the project will be considered inactive. A fee is required to return the project to active status and to submit a formal update. Additionally, updates beginning at the 4th (U4) require an update fee prior to submitting a formal update.

Please submit 3 copies of the plans and 3 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. **No distribution is required for the Planner 1.**

REVIEWERS:

Planner 1 : Ramon Rezvanipour
Environmental : Atha Phillips
Wetlands Biologist : Brent Bellinger
Site Plan : Rosemary Avila

Site Plan

- EV 1. There appears to be unpermitted work on-site, please provide the permit number associated with the construction of existing shoreline bulkhead and retaining walls. All unpermitted work must be added to this site plan and go through the permit process.
Update 1 Please provide permit # for walls in lake and the deck.
- EV 2. Please notify the USACE regarding the proposed shoreline modification and provide a copy of the notification to me.
Update 1 The description of what you are proposing and what is being proposed are different. This is not a bulk head.
- EV 3. Please specify the maximum fill proposed in the area with the bulkhead.
Update 1 Comment not addressed. A meeting with this reviewer is required.

Erosion and Sedimentation Sheet

- EV 4. Cleared.
- EV 5. Please ensure that the drawings clearly show what elevation the shoreline is relative to the bulk head. Show the depth of the sand that was added to this area.
Update 1 Comment pending.
- EV 6. Please demonstrate that all proposed grading does not exceed 4' cut or fill. [LDC 25-8-341, 25-8-342]
Update 1 Comment pending.
- EV 7. Floodplain modifications are prohibited in the critical water quality zone unless 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. Please contact ERM to conduct a functional assessment. (512) 974-2717.
Update 1 Comment pending.

Trees and Revegetation

- EV 8. Cleared.

Environmental Variance Comments

- *Construction in the CWQZ [25-8-261]*
 - *Fill in Lake Austin [25-8-368]*
- EV 9. Environmental variance package preparation will not take place until review is substantially complete and the environmental variance fee is paid. In addition, the project cannot go before the Environmental Board until the project is substantially compliant with Code. For questions regarding variance fee amount, please call 512-974-6338.
Update 1 Comment pending.
- EV 10. If requesting an environmental variance please provide an Environmental Resource Inventory.
Update 1 Comment pending.
- EV 11. A Land Use Commission environmental variance from LDC 25-8-261 and 25-8-368 are required. Please submit a request letter that identifies the scope of the environmental variance and addresses the findings of fact per LDC 25-8-41(A). Pay environmental variance fee for each environmental variance through intake. Contact staff to discuss proposed environmental variance and determine information needed to assess and present the environmental variance request. For questions regarding variance fee amount, please call 512-974-6338.
Update 1 Comment pending.

- EV 12. This comment pending environmental variance approval. Please include a note on the cover sheet noting: "A Land Use Commission environmental variance to Section 25-8-261 and 25-8-368 of the COA Land Development Code, for construction within a Critical Water Quality Zone, was been approved for this site by the Zoning and Platting Commission on (insert date)."
- Update 1 Comment pending.**

Site Plan Review - Rosemary Avila - 512-974-2784

- SP 1. Please provide a clear site location map on the cover sheet. Make sure that it is at least 4" x 4", of sufficient scale and quality to be legible, and that it identifies effectively where the proposed work is to take place.

U1: Comment not cleared. The map is not clear, the street names are not legible.

- SP 2. Remove note #5 on the cover sheet, as it relates to construction of a dock.

U1: Comment cleared.

Wetlands Biologist Review - Brent Bellinger - 512-974-2717

- WB 1. Update 0. The site plan needs to show the conditions that existed at the site prior to any unapproved repairs or work carried out at the site. The details shown are only post-construction of the structures. To clear this comment, please accurately depict the conditions at the site prior to the "as-built" conditions observed on 2/3/17 (i.e., before the new cinder block walls were installed).

WB1. Update 1. Comment remains. Site plan does not show existing conditions prior to building the new cinder block wall and placement of concrete bags along shoreline. With the former, the pictures provided in Exhibit "D" clearly shows that the wall parallel to shore is more than 1' away from existing structures, thereby contradicting claim that new materials are "similarly situated". Therefore, to clear this comment, conditions at the site as they existed prior to construction are required.

Additionally, and related to comment WB2, the "repairs" to the non-compliant structure being more than 1' away from the existing structure represents a change in the location and footprint of a noncomplying structure, which is prohibited by code (LDC 25-2-963[D]2a), and the height of the new wall is greater than the existing noncomplying structure which is also not allowed by code (LDC 25-2-963[D]6b).

- WB 2. Update 0. The cinder block wall that is parallel to shore is approx. 16' from shore and so does not represent development allowed within the CWQZ (LDC 25-8-261[C]1; Fig. 1). As such, the structure will need to be removed.

Beyond representing a noncompliant shoreline wave abatement or shoreline stabilization structure, the distance from shore can also be construed as having potential for land capture, which is also not allowed by code (LDC 25-8-368).

WB2. Update 1. Comment remains. With a code-complaint turbidity curtain, there would be no substantial or imminent risk to human health or the environment associated with removal of the proposed non-compliant wall. A claim to the contrary represents unsubstantiated hyperbole.

As noted above, the unapproved repairs changed the location of existing non-compliant structures, increased their height, and wave abatement construction strategies (e.g., bulkheads) allowed by code are to occur at the shoreline.

- WB 3. Update 0. The concrete bags that have been placed along the down-river portion of the shoreline do not meet code-criteria for a shoreline stabilization/wave abatement (Environmental criteria manual [ECM] 1.13.6; Fig. 2). To clear this comment:

- Either remove all concrete bags placed in the lake at the shoreline; or,
- Conform to specifications outlined in ECM 1.13.6, including using natural material with a slope of no more than 45 degrees.

WB3. Update 1. Comment remains. Agent's response to this comment was clearly a copy-and-paste from WB2 and do not in any way address that the concrete bags placed at the shoreline to not meet code criteria.

And as noted above, their removal would in no way represent an imminent risk to harm human health or the environment. Even if the bags are not removed, they will need to be incorporated into a strategy that would meet code criteria as outlined in the ECM 1.13.6 for shoreline stabilization.

WB 4. Update 0. Please show on the site plan the location of the proposed mitigation plantings.

WB4. Update 1. Comment partially cleared. The location chosen does not appear to be adequate or appropriate. Based on previous site pictures, there appears to be a fairly tall vertical concrete wall, in addition to fencing. Given the apparent conditions, wetland plants desired as mitigation for the shoreline work will not be appropriate in this location. To clear this comment, please change the location for the mitigation plantings.

WB 5. Update 0. Please define T.O.W.

WB5. Update 1. Comment cleared.

WB 6. Update 0. On sheet 1, it is unclear why, in the standard site plan release notes, mention of dock specifications are included when no dock work is proposed with this site plan. Please remove note 5 from that section.

WB6. Update 1. Comment cleared.

WB 7. Update 0. Please identify the Lake Austin (LA) zoning setback on the property site.

WB7. Update 1. Comment cleared.

WB 8. Update 0. More comments may be needed as the site plan is modified.

WB8. Update 1. Comment remains.

Planner 1 Review – Ramon Rezvanipour – 512-974-3124

THE FOLLOWING COMMENTS APPLY PRIOR TO THE RELEASE OF THE SITE DEVELOPMENT PERMIT.

P 1. FYI – An appointment is required in order to receive the site development permit. The permit will be released after the flash drive has been submitted with the Intake Staff. Contact the Planner I listed above to set up an appointment to receive the site plan permit.

P 2. FYI – FLASH DRIVE REQUIREMENT

All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in Exhibit VII of the application packet on a USB flash drive prior to release of permit. The flash drive must be taken directly to the Intake Department by the applicant after site plan approval. For more information, contact the Intake Staff.

End of report

Rick Rasberry

From: [REDACTED]
Sent: Tuesday, May 23, 2017 4:56 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 2005 Manana Street - SP-2017-0082D Update 1
Attachments: 11685921_24880853_23144429.doc; ALL AERIALS 2005 MANANA ST.PDF; Site Pictures By Owner 2005 Manana St.pdf

Hello All,

We received the attached master comment report today and it appears that both COA Departments (WPD and DSD) have continuing questions and concerns about the existing structural conditions at site. Please see the attached compilation of historical aerials – along with file pictures taken by the Owner (copied here) prior to the repairs.

We would respectfully request that both reviewing Departments take full consideration of these submittals and we would be happy to meet with you all if required.

Atha, could you please coordinate any required meeting between the Departments and offer possible times/dates for any future scheduling which would include all commenters.

Kindest Regards,

Rick Rasberry, CESSWI
Lake Austin Boat Dock & Shoreline Permits
512-970-0371



From: [REDACTED]
Sent: [REDACTED]
To: R [REDACTED]
Subject: 2005 Manana Street - SP-2017-0082D Update 1

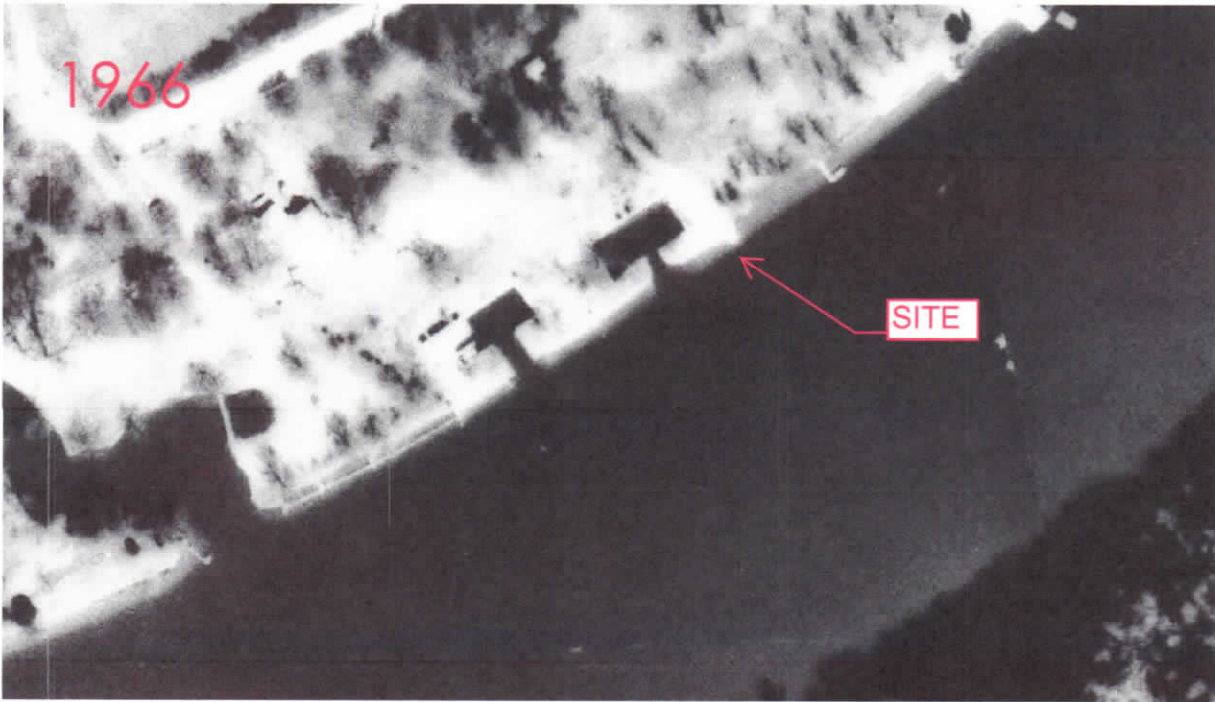
Dear Applicant,

Please see attached master comment report.

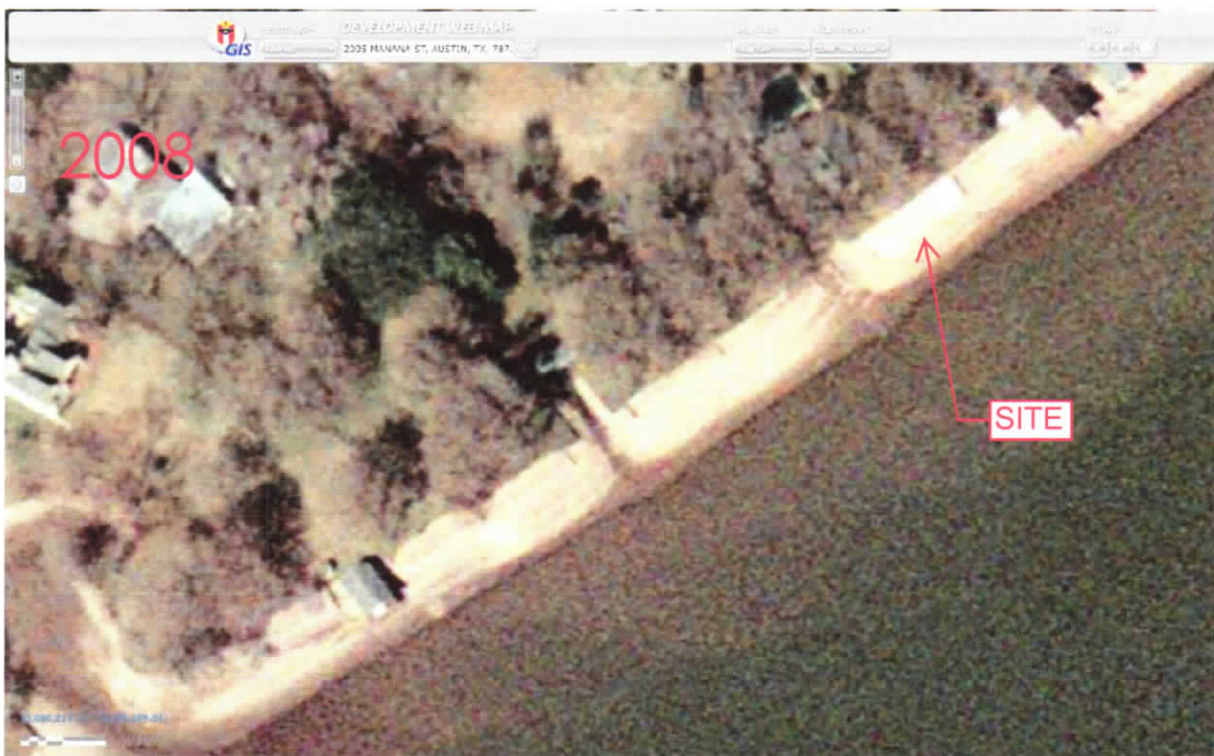
Regards,

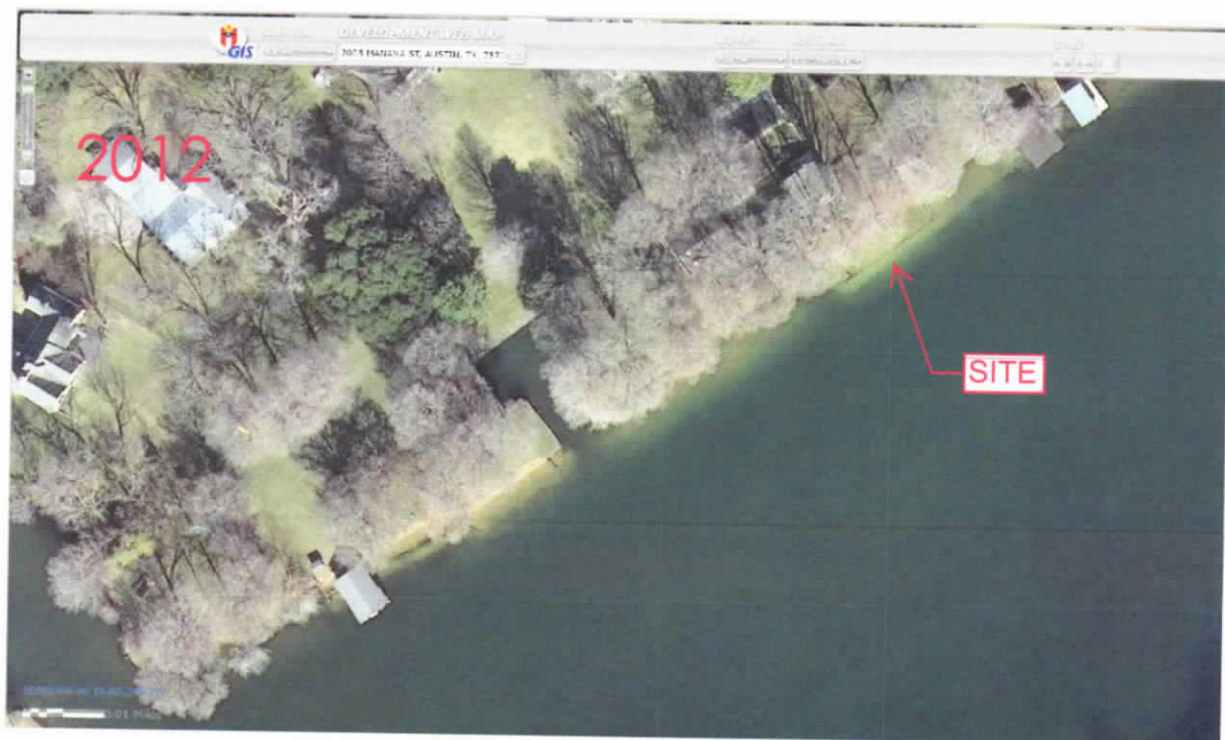
Ramon Rezvanipour

2005 MANANA STREET AERIALS 1966-2012 COMPILED BY RICK RASBERRY MAY 22, 2017



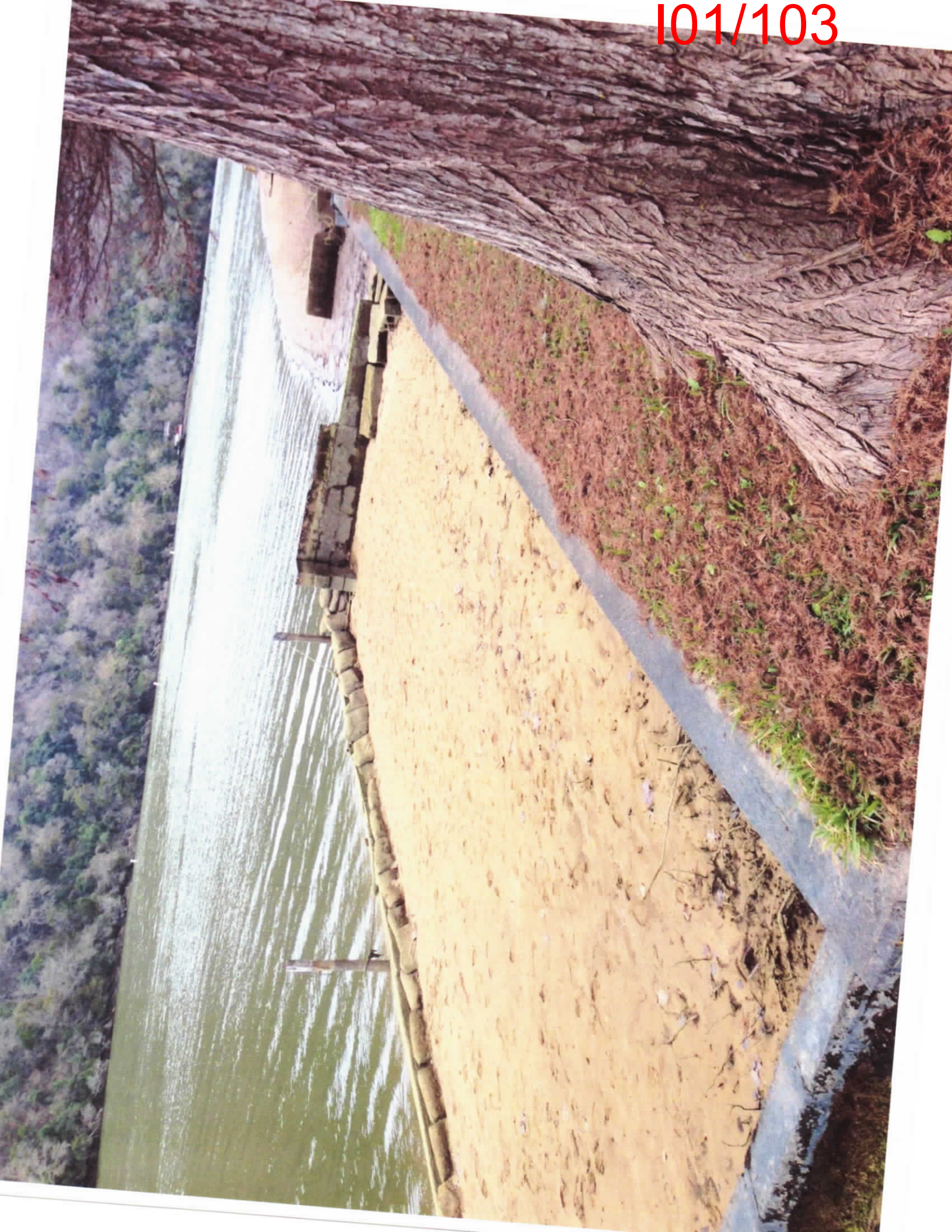






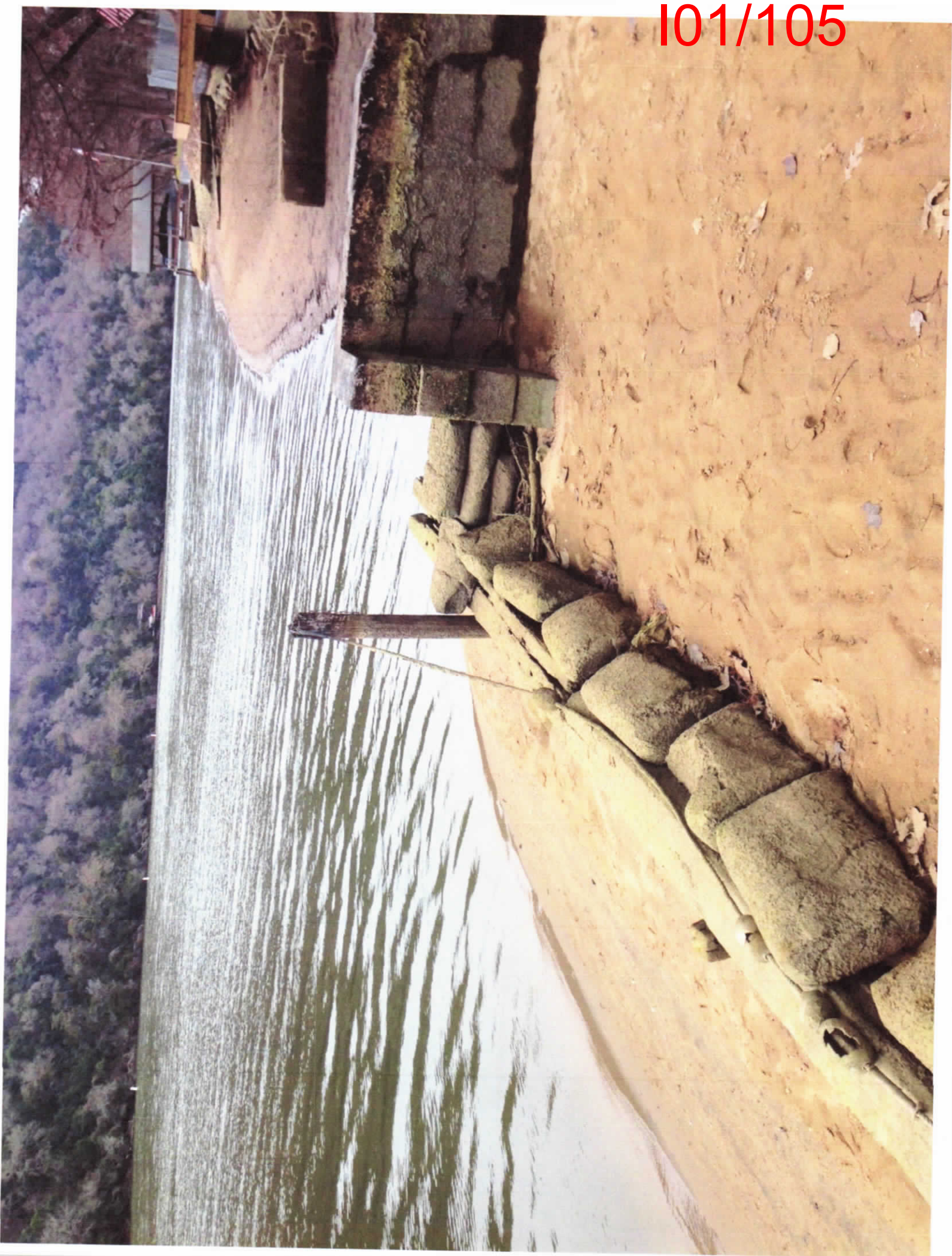


101/103





I01/105







I01/108



I01/109



101/110



101/111



June 7, 2017 Meeting with Staff Communication Documents

Rick Rasberry

From: [REDACTED]
Sent: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 2005 Manana

June 7 @ 10 a.m okay

Thanks!

Get [Outlook for Android](#)

From: [REDACTED]
Sent: [REDACTED]
To: Rick Rasberry
Subject: 2005 Manana
When: Wednesday, June 7, 2017 10:00 AM-11:00 AM.
Where: PDRD OTC Conf Rm 450

Rick,
It looks like this may be the soonest we can all meet, please let me know if this will work.
Thanks!
Atha

Rick Rasberry

From:

Sent:

To:

Subject:

Accepted: 2005 Manana