

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



CASE NUMBER: SP-2020-1025C
REVISION #: 0
CASE MANAGER: Clarissa E. Davis
UPDATE: U0
PHONE #: 512-974-1423

PROJECT NAME: BOAT DOCK & BULKHEAD
LOCATION: 3002 SCENIC DR

SUBMITTAL DATE: February 11, 2020
REPORT DUE DATE: March 11, 2020
FINAL REPORT DATE: March 12, 2020
1 DAY HAS 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 December 31, 2020.** 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 the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please submit 6 copies of the plans and 6 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.**

Please note: if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Planner 1 : Addison Ptomey
City Arborist : Cinthia Pedraza
Environmental : Pamela Abee-Taulli
Flood Plain : Shesh Koirala
Hydro Geologist : Radmon Rice
Site Plan : Clarissa E. Davis
Wetlands Biologist : Brent Bellinger

AGENT REPLY TO COMMENTS PREPARED BY RICK RASBERRY ON MARCH 23, 2020

Flood Plain Review - Shesh Koirala - 512-974-9396

1. Per LDC 25-7-33 Please update the FIRM panel number and effective date to the most current map. For this site the current effective FIRM panel number is 48453C0445K effective on 01/22/2020.

Agent Reply – FIRM Panel Number and Effective Date Added.

2. Please delineate and clearly label the location of the 100-year Floodplain on site plan sheets per LDC 25-7-33.

Agent Reply – 100-year floodplain included on site plan sheets per LDC 25-7-33.

3. For ease of review and to ensure compliance with LDC 25-7-93 and LDC 25-7-96, please include the following elevations on the plan and profile sheets of the dock: Elevation of the lowest structural member (bottom of the concrete deck, or supporting beam), Elevation of the top of the deck, and a reference to the **base flood elevation** on the site. Clearly label the base flood elevation in applicable plan sheets.

Agent Reply – Elevations labeled and included on plan and profile sheets.

Hydro Geologist Review - Radmon Rice - 512-974-3429

HG01 Update0 Please be advised that additional comments may be generated as information is updated. If an update is rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates.

Agent Reply – Please let us know of any other comments, thanks!

HG02 Update0 Due to the sensitive nature of the Critical Environmental Features (CEFs) on site, all construction activities must occur from the lakeside by barge. Note: this site may be eligible for dredging, not to exceed 25 cubic feet, according to LDC § 25-8-368 (E).

Agent Reply – The application and proposed site plan now illustrate all activities to be performed via lakeside barge as required.

Site Plan Review - Clarissa E. Davis - 512-974-1423

DOCK, BULKHEADS, AND SHORELINE MODIFICATION

SP1. Provide the existing shoreline length and proposed footprint.

Agent Reply – The existing shoreline length is 98' and the proposed replacement dock footprint is 22'X30'. SP-01-0251D RECEIVED AN ADMINISTRATIVE VARIANCE FROM SECTION 25-8-261 OF THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE ON MARCH 20, 2002 TO BUILD A 22'X30' DOCK. THE OWNER IS PROPOSING A 22'X30' REPLACEMENT DOCK-- PROPOSED FOOTPRINT OF 719 SQ.FT.

SP2. Is the dock being completely demolished and rebuilt or maintained?

Agent Reply -- The existing 33'X30' non-conforming dock is to be completely removed and replaced with a completely new 22'X30' conforming dock.

SP3. Show the existing conditions.

Agent Reply – A separate “Existing Conditions illustration” is included on the Site Plan Page 2 for your review.

SP4. Show the shoreline setback on the site plan.

Agent Reply – The 75’ CWQZ and 25’ LA Zoning setback Aare shown on site plan.

SP5. Show the proposed lighting locations on the dock as per LDC 25-2-1175.

Agent Reply – The proposed dock lighting per LDC 25-2-1175 is already included on the plans, please advise if the responsible director would require other per LDC?

SP6. Add note on the site plan indicating piling size.

Agent Reply – The application and proposed plans do include any piling construction, please advise if the responsible director would require other conditions per LDC?

SP7. The proposed width of the boat dock does not exceed twenty percent (20%) of the length of the shoreline. Please revise.

Agent Reply – The existing shoreline length is 98’ and the proposed replacement dock footprint is 22’X30’. SP-01-0251D RECEIVED AN ADMINISTRATIVE VARIANCE FROM SECTION 25-8-261 OF THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE ON MARCH 20, 2002 TO BUILD A 22'X30' DOCK. THE OWNER IS PROPOSING A 22'X30' REPLACEMENT DOCK-- PROPOSED FOOTPRINT OF 719 SQ.FT.

SP8. FYI: All boat docks are now required to be registered with Austin Code Department. More information can be found at: <https://www.austintexas.gov/boatdocks> or email ACDLicensing@austintexas.gov.

Agent Reply – The Owners have been advised of the Austin Code Department purview, thanks!

ADMINISTRATIVE

SP1. Remove the “Ordinance Certification” notes from the cover sheet.

Agent Reply – Notes removed.

SP2. Place the case number on all sheets of the plan set.

Agent Reply – Case number included.

SP3. Place the submittal (December 27th, 2019) date on the cover sheet.

Agent Reply – Submittal Date included.

SP4. All taxes must be paid prior to site plan approval.

Agent Reply – Please see the attached 2019 Tax Certificate secured from Travis County.

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

Site was visited by Brent Bellinger and Radmon Rice on 6 March 2020. We confirmed the presence of wetland and rimrock critical environmental features within 150' of the proposed boat dock.

WB1. Update 0. The proposed planting mitigation area I do not feel is appropriate. The area will be heavily shaded by the many trees on site. I recommend utilizing the area down-river of the boat dock, given that the homeowners own both lots. Also, please provide more details as to exactly where plantings will occur. Two of the plants require being placed in shallow water and it is unclear that this is to occur. To clear this comment, please move the proposed mitigation plantings to being sun and water appropriate.

Agent Reply – In light of the expert advice please consider the updated planting plan for consideration, thank you!

WB2.Update 0. Per discussions with the homeowners, the single cut-in boat slip on the neighboring property, along with an area in the channel, could be dredged up to 25 cu yards to provide use of the existing boat slip and ease of access for construction equipment rather than going overland.

Agent Reply – The plans have been revised to propose that all construction activities occur from lakeside barge as required by the reviewing Hydro Geologist, Mr. Rice.

City Arborist Review - Cinthia.Pedraza@austintexas.gov

CA1 Please provide tree protection fence for all trees located within or immediately adjacent to the LOC that are proposed to be preserved.

Agent Reply – Tree protection is included on all trees located within or immediately adjacent to the LOC

CA2 Remove silt fence from the critical root zone of tree 424 and replace with mulch socks. Silt fence requires 6" of cut for installation.

Agent Reply – Silt fence removed as all materials will now be stored on barge.

CA3 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;
- Total dead inches removed; and
- Total non-mitigation inches planted on site.

[ECM 3.5.4]

Agent Reply – Please see sheet 4 which already includes this table and advise of any other needs for

URBAN TREE ACCOUNTING TABLE	
Total Appendix F tree inches surveyed;	407
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]	

approval of the update.

CA4 Trees proposed to be preserved must meet the following criteria:

- (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 3-6]
 - Provide an assessment of canopy pruning required for the proposed pedestrian bridge within the ¼ critical of T379
 - Provide proposed pier placement and pier details for all piers within the ½ critical root zone of T379, ensure no piers fall within the ¼ critical.

Agent Reply – There are no required piers or pilings associated with the proposed pedestrian access bridge as it is engineered to span directly across to the existing concrete stair landing. There is no proposed grading, filling of the land, and no canopy removal to tree T379 required nor proposed. Please advise if you would like to review the site conditions associated with this dock replacement permit application and we can meet you at the site upon request to go over any other questions or needs.

Electric Review - Karen Palacios - 512-322-6110

EL1. Cleared however if an upgrade to the electrical service or reroute of electrical facilities are required please submit for a design below.

To better serve our customers, Austin Energy Electric Service Design has begun accepting electric service requests for all projects through an electronic submission form. This includes the Electric Service Planning Application (ESPA). By providing your request through an electronic submission, Austin Energy will be able to manage requests based on submission date and project complexity and Austin Energy personnel will be able to respond to customer requests for information more rapidly. When you submit an intake form to the Austin Energy Electric Service Design Department, you can expect a confirmation of submittal via email. Our website has been updated to include the new form. [Take me there!](#)

Agent Reply – The Owners have been informed of the AE requirements, thanks!

Environmental Review - Pamela Abee-Taulli - 512-974-1879

Cover Sheet Notes

EV 1 Revise the Watershed note to state that the Watershed is Taylor Slough North, which is classified Water Supply Suburban.

Agent Reply – Note revised.

CWQZ, Floodplain, Etc.

EV 2 Clearly show and label the COA fully-developed floodplain, CWQZ and LA Zoning setback on all sheets. [LDC 25-8-92]

Agent Reply – Shown.

Erosion and Sedimentation Sheet

EV 3 Use a distinct line symbol for the LOC. Provide a legend and add the LOC line symbol to the legend.

Agent Reply – LOC delineation and symbol for LOC included.

EV 4 The LOC must include access to the road, since all work is proposed to be done from land.

Agent Reply – Per the requirements of the WPD responsible director (see HG02) all proposed work is now proposed via lakeside barge and the LOC has been updated accordingly.

EV 5 The contour lines disappear after the 495 contour. Show all the contour lines. Review of the area proposed for staging and storage is pending.

Agent Reply – All 2-foot contouring is included in the plans – the top of existing bulkhead is 494 msl and the area from 495 down is relatively flat.

EV 6 Correct the table of contents.

Agent Reply – Please advise what correction would be required to the table of contents.

EV 7 Additional ESC comments pending decision about how construction area will be accessed.

Agent Reply – Per the requirements of the WPD responsible director (see HG02) all proposed work is now proposed via lakeside barge and the LOC/ESC conditions have been updated accordingly.

EV 8 On the ESC sheet, hatch the area where the LOC enters into the CWQZ.

Agent Reply – The 75' CWQZ setback and LOC are clearly delineated/hatched on the Site Plan Sheet #2. Please advise what other specific updates would be required for the ESC Sheet #4?

EV 9 If dredging is proposed, include the following note: “Dredge material shall be disposed dry in a legally permitted landfill site. Prior to offsite disposal, the permittee shall provide the environmental inspector with the address and contact number for the disposal site. Disposal of dredge spoil in the lake is specifically prohibited.” Also note that no spoils are allowed within the 100-year floodplain.

Agent Reply – No dredging is proposed with the dock replacement.

EV 10 If dredging, add a scaled section that shows existing water line, existing and proposed grade of dredging. Also calculate the amount of mud/soil removed in cubic yards and clearly label the amount on the section.

Agent Reply – No dredging is proposed with the dock replacement.

EV 11 Provide an Existing Conditions plan and clearly show all proposed demolition of existing structures and include this area in the LOC. Be advised that any ground disturbance resulting from the demolition will trigger revegetation requirements.

Agent Reply – An existing conditions illustration has been added to the Site Plan Sheet #2 and the revegetation requirements conform with the LDC and ECM.

EV 12 Verify that no grading is proposed. [LDC 25-8-341, 25-8-342]

Agent Reply – No grading is proposed with the dock replacement plans and application.

Fees and Fiscal Surety

EV 13 Provide payment of the site plan environmental inspection fee prior to permit/site plan approval. Obtain the invoice at COA Intake, or by calling 512-974-1770. Payment of the fee may be made at the first floor Cashier's Window. This comment will clear by providing a receipt of payment to the Environmental Reviewer.

Agent Reply – The Owners are available to pay the invoice upon receipt, thanks!

EV 14 Send a fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1 to pamela.abee-taulli@austintexas.gov.
The approved amount must be posted with the City prior to permit/site plan approval. [LDC 25-8-186, ECM 1.2.1, ECM Appendix S-1]

NOTE: if all construction access is changed from land to barge, then the fiscal estimate will not be necessary.

Agent Reply – Construction access has been changed from land to barge.

Planner 1 Review - Addison Ptomey - 512-974-3103

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

P1. 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 and the site plan approval blocks have been finished. Contact the Planner I listed above to set up an appointment to receive the site plan permit.

Agent Reply – Please advise of any “flash drive” submittal requirements and we will make sure to get that to you quickly, thanks!

P2. FYI – Fill out the Site Plan Approval blocks with the following information in **bold**.

- **Sheet numbers**
- File number: **SP-2020-1025C**
- Application date: **December 27, 2019**
- Under Section **112** of Chapter **25-5** of the City of Austin Code
- Case Manager: **Clarissa Davis**
- Zoning: **Please Add the Zoning on the mylars.**

If the Site Plan Approval Blocks are not filled out, the applicant will need to make an appointment to fill them out by hand. If the applicant wishes the Planner 1 to fill them out, there could be a delay in receiving the site development permit.

Agent Reply – This is not a “C” plan and no mylar conditions apply. Roderick has corrected the permit to “D” accordingly.

P3. 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 the Electronic Submittal Exhibit of the application packet on a USB flash drive prior to release of permit. **The flash drive must be taken directly to the Planner 1 on this report by the applicant once all comments are cleared.**

Agent Reply – Please advise of any “flash drive” submittal requirements and we will make sure to get that to you quickly, thanks!

END OF REPORT

AGENT REPLY TO COMMENTS PREPARED BY RICK RASBERRY ON MARCH 23, 2020

E-1/32
NO 2277949

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

ACCOUNT NUMBER: 01-2106-0511-0000

PROPERTY OWNER:

DREISS MEREDITH
3002 SCENIC DR
AUSTIN, TX 78703-1058

PROPERTY DESCRIPTION:

LOT 15 BLK D *FIRST RESUB OF BROWN
HERMAN ADDN NO 2 SEC 4

ACRES .4275 MIN% .000000000000 TYPE

SITUS INFORMATION: 3002 SCENIC DR

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2019	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2019 \$42,260.92

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2019 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 03/17/2020

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: Susan Michelsen

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



CASE NUMBER: SP-2020-1025D
REVISION #: 0
CASE MANAGER: Clarissa E. Davis
UPDATE: U1
PHONE #: 512-974-1423

PROJECT NAME: BOAT DOCK & BULKHEAD
LOCATION: 3002 SCENIC DR Bldg BD

SUBMITTAL DATE: April 1, 2020
REPORT DUE DATE: April 15, 2020
FINAL REPORT DATE: April 16, 2020
1 DAY HAS 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 January 1, 2021.** 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 the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please submit 4 copies of the plans and 4 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.**

Please note: if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Planner 1 : Addison Ptomey
Site Plan : Clarissa E. Davis
Wetlands Biologist : Brent Bellinger
Environmental : Pamela Abee-Taulli
Hydro Geologist : Radmon Rice

AGENT REPLY TO COMMENTS PREPARED BY RICK RASBERRY ON APRIL 21, 2020

Hydro Geologist Review - Radmon Rice - 512-974-3429

HG01 Update0 updated. If an update is rejected, reviewers are not able to clear comments based on phone calls, Please be advised that additional comments may be generated as information is emails, or meetings, but must receive formal updates.

Update1 - **Informal update until commission variance determination.**

Agent Reply HG01 > Please feel free to contact me at 512-970-0371 with any other questions or needs, thanks!

HG02 Update0 Due to the sensitive nature of the Critical Environmental Features (CEFs) on site, all construction activities must occur from the lakeside by barge. Note: this site may be eligible for dredging, not to exceed 25 cubic feet, according to LDC § 25-8-368 (E).

Update1 - Comment cleared. Please note wetland biologist guidance on dredging likely being necessary in order for barge access.

Agent Reply HG02 > Please see DA 2020-062681 which is currently under DAC review requesting site plan exemption to remove less than 25 cubic yards for navigation per rule.

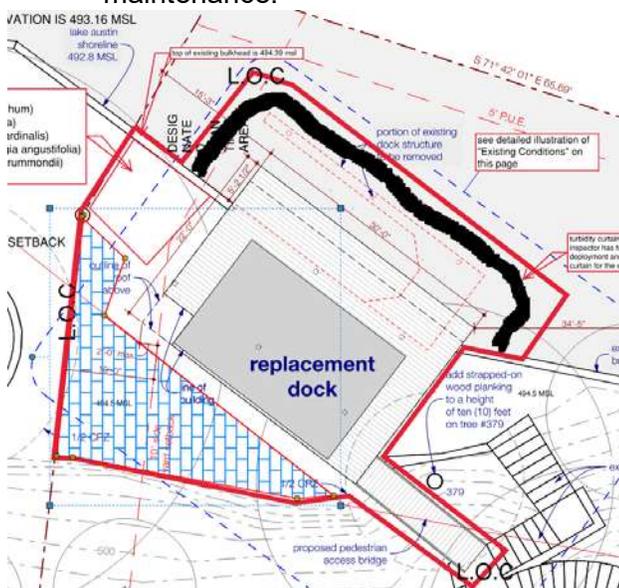
Environmental Review - Pamela Abee-Taulli - 512-974-1879

EV 1-7 Cleared

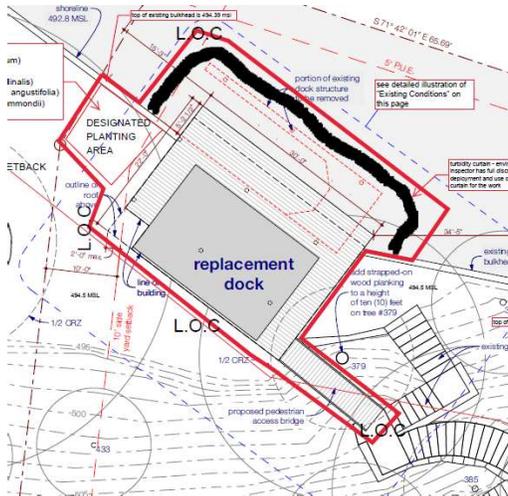
EV 8 On the ESC sheet, hatch the area where the LOC enters into the CWQZ.

Update 1 Comment not cleared.

1. Explain what work is proposed in the blue hatched area. If no work is proposed, remove this area from the LOC.
2. If work is proposed and the area stays in the LOC, hatch the area and add a callout note stating: "This area requires native grassland seeding and planting per City of Austin Standard Specification 609S.6, including topsoil and seed bed preparation, temporary irrigation, and weed maintenance."



Agent Reply EV8 > Please see the revised LOC which excludes the "blue hatched area".



EV 9-12 Cleared

Fees and Fiscal Surety

EV 13 Provide payment of the site plan environmental inspection fee prior to permit/site plan approval. Obtain the invoice at COA Intake, or by calling 512-974-1770. Payment of the fee may be made at the first floor Cashier's Window. This comment will clear by providing a receipt of payment to the Environmental Reviewer.

Agent Reply EV13 > Please see that we have requested invoice from COA Intake and the owner is prepared to pay any/all fees online via the ABC account portal.

EV 14 Cleared

Flood Plain Review - Shesh Koirala - 512-974-9396
Email: shesh.koirala@austintexas.gov (preferred)

FP Comments: (U0: Original comment, *U1: Update 1 comment*)

1. U0: Per LDC 25-7-33 Please update the FIRM panel number and effective date to the most current map. For this site the current effective FIRM panel number is 48453C0445K effective on 01/22/2020.
U1: Done
2. U0: Please delineate and clearly label the location of the 100-year Floodplain on site plan sheets per LDC 25-7-33.
U1: Done
3. U0: For ease of review and to ensure compliance with LDC 25-7-93 and LDC 25-7-96, please include the following elevations on the plan and profile sheets of the dock: Elevation of the lowest structural member (bottom of the concrete deck, or supporting beam), Elevation of the top of the deck, and a reference to the **base flood elevation** on the site. Clearly label the base flood elevation in applicable plan sheets.
U1: Done

Site Plan Review - Clarissa E. Davis - 512-974-1423

DOCK, BULKHEADS, AND SHORELINE MODIFICATION
SP1. Provide the existing shoreline length and proposed footprint.

U1: This needs to be shown and called out on the site plan sheet.

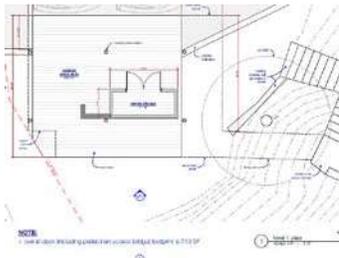
Agent Reply SP1 > Please see that the shoreline frontage (99.5 linear feet) and proposed footprint (719 square feet) are enumerated on the site plan sheet as follows:



SP2. Is the dock being completely demolished and rebuilt or maintained?

U1: Confirm the square footage includes the deck that is built around the boat dock.

Agent Reply SP2 > The existing “deck” is to be removed via demolition and the proposed 719 sf dock does not include any “deck around the dock”?



SP3. Show the existing conditions.

U1: Cleared.

SP4. Show the shoreline setback on the site plan.

U1: Cleared.

SP5. Show the proposed lighting locations on the dock as per LDC 25-2-1175.

U1: Cleared.

SP6. Add note on the site plan indicating piling size.

U1: Please confirm that no new pilings are being proposed for this site and existing pilings will be used.

Agent Reply SP6 > No new pilings are proposed with the dock replacement plans.

SP7. The proposed width of the boat dock does not exceed twenty percent (20%) of the length of the shoreline. Please revise.

U1: The proposed appears to be 27+ in length. Please confirm or revise.

Agent Reply SP7 > Yes, SP-01-0251D RECEIVED AN ADMINISTRATIVE VARIANCE FROM SECTION 25-8-261 OF THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE ON MARCH 20, 2002 TO BUILD A 22'X30' DOCK. THE OWNER IS PROPOSING A 22'X30' REPLACEMENT DOCK-- PROPOSED FOOTPRINT OF 719 SQ.FT INCLUDES THE PROPOSED PEDESTRIAN ACCESS BRIDGE.

SP8. FYI: All boat docks are now required to be registered with Austin Code Department. More information can be found at: <https://www.austintexas.gov/boatdocks> or email ACDLicensing@austintexas.gov.
U1: Cleared.

ADMINISTRATIVE

SP9. Remove the "Ordinance Certification" notes from the cover sheet.
U1: Cleared.

SP10. Place the case number on all sheets of the plan set.
U1: Cleared.

SP11. Place the submittal (December 27th, 2019) date on the cover sheet.
U1: Cleared.

SP12. All taxes must be paid prior to site plan approval.
U1: Tax return for 2020 is needed. Please provide.

Agent Reply SP12 > There are no taxes due for 2020 but here is another copy of the 2019 Tax Certificate procured from Travis County on March 17, 2020.

TAX CERTIFICATE NO 2277949
 Bruce Elfant
 Travis County Tax Assessor-Collector
 P.O. Box 1748
 Austin, Texas 78767
 (512) 854-9473

ACCOUNT NUMBER: 01-2106-0511-0000

PROPERTY OWNER: DREISS MEREDITH
 3002 SCENIC DR
 AUSTIN, TX 78703-1058

PROPERTY DESCRIPTION: LOT 15 BLK D *FIRST RESUB OF BROWN
 HERMAN ADDN NO 2 SEC 4

ACRES .4275 MIN% .000000000000 TYPE

SITUS INFORMATION: 3002 SCENIC DR

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2019	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE	0	*ALL PAID*

TOTAL TAX: *ALL PAID*
 UNPAID FEES: * NONE *
 INTEREST ON FEES: * NONE *
 COMMISSION: * NONE *
 TOTAL DUE ==> *ALL PAID*

TAXES PAID FOR YEAR 2019 \$42,260.92

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2019 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
 The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
 Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 03/17/2020

Fee Paid: \$10.00

Bruce Elfant
 Tax Assessor-Collector
 By: *Susan Michelsen*

ROSSS printed on 03/17/2020 @ 07:47:52:54 Page# 1

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

WB1. Update 0. The proposed planting mitigation area I do not feel is appropriate. The area will be heavily shaded by the many trees on site. I recommend utilizing the area down-river of the boat dock, given that the homeowners own both lots. Also, please provide more details as to exactly where plantings will occur. Two of the plants require being placed in shallow water and it is

unclear that this is to occur. To clear this comment, please move the proposed mitigation plantings to being sun and water appropriate.

WB1. Update 1. Comment cleared.

WB2.Update 0. Per discussions with the homeowners, the single cut-in boat slip on the neighboring property, along with an area in the channel, could be dredged up to 25 cu yards to provide use of the existing boat slip and ease of access for construction equipment rather than going overland.

WB2. Update 1. Comment remains. Applicant reply did not address this comment.

It is unclear how work will be able to be carried out from the water without dredging. The area appeared to be too shallow to allow barge access. On sheet 2, please add detailed depth contours to clarify the depths available for a barge. It is also unclear why the owners are choosing not to dredge out the cut-in slip on the adjacent property. To clear this comment, please directly address the issue raised regarding the need for dredging.

Agent Reply WB2 > We have followed your guidance and submitted the requested site plan exemption request with the DAC Office as follows:

FOLDER DETAILS

Permit/Case: 2020-062681 DA

Reference File Name:

Description: Exemption Needs review

Sub Type: Site Plan Determination/Exemption

Work Type:

Project Name: 3000 SCENIC DRIVE

Status: Pending

Application Date: Apr 21, 2020

Issued:

Expiration Date:

Related Folder: No

Please feel free to contact me at 512-970-0371 or rick@rickrasberry.com to coordinate remedy of any continuing disapproval maintained by the WPD Director and thanks for the guidance.

Planner 1 Review - Addison Ptomey – Addison.Ptomey@austintexas.gov

ELECTRONIC SUBMITTAL REQUIREMENT

All Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plan applications require the additional items listed in the Electronic Submittal Exhibit of the application packet (formerly known as flash drive materials). Submit the final electronic submittal with the final PDFs of the plan set at approval and permitting.

END OF REPORT

AGENT REPLY TO COMMENTS PREPARED BY RICK RASBERRY ON APRIL 21, 2020

E-1/39

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2277945

ACCOUNT NUMBER: 01-2106-0511-0000

PROPERTY OWNER:
DREISS MEREDITH
3002 SCENIC DR
AUSTIN, TX 78703-1058

PROPERTY DESCRIPTION:
LOT 15 BLK D *FIRST RESUB OF BROWN
HERMAN ADDN NO 2 SEC 4

ACRES .4275 MIN% .000000000000 TYPE

SITUS INFORMATION: 3002 SCENIC DR

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2019	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2019 \$42,260.92

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2019 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 03/17/2020

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: Susan Michelsen

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



CASE NUMBER: SP-2020-1025D
REVISION #: 0
CASE MANAGER: Clarissa E. Davis
UPDATE: U2
PHONE #: 512-974-1423

PROJECT NAME: BOAT DOCK & BULKHEAD
LOCATION: 3002 SCENIC DR Bldg BD

SUBMITTAL DATE: April 22, 2020
REPORT DUE DATE: May 6, 2020
FINAL REPORT DATE: May 5, 2020

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 January 4, 2021.** 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 the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

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 and only the letter is required for Austin Water Utility Development Services.**

Please note: if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Planner 1 : Addison Ptomey
Site Plan : Clarissa E. Davis
Hydro Geologist : Radmon Rice
Wetlands Biologist : Brent Bellinger

AGENT REPLY TO COMMENTS PREPARED BY RICK RASBERRY ON MAY 15, 2020

Please accept this appeal request to schedule any commission variance determination in accordance with Article 3. – LAND USE COMMISSION APPROVED SITE PLANS if the responsible director should maintain any disapproval.

Hydro Geologist Review - Radmon Rice - 512-974-3429

- HG01 Update0 Please be advised that additional comments may be generated as information is updated. If an update is rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates.
Update1 - Informal update until commission variance determination.
Update2 - Informal update until commission variance determination.

Agent Reply HG01 – Please accept this request to schedule any commission variance determination in accordance with Article 3. – LAND USE COMMISSION APPROVED SITE PLANS

- HG02 Update0 Comment cleared.

Site Plan Review - Clarissa E. Davis - 512-974-1423

- DOCK, BULKHEADS, AND SHORELINE MODIFICATION
SP1. Provide the existing shoreline length and proposed footprint.
U2: Cleared.

- SP2. Is the dock being completely demolished and rebuilt or maintained?
U2: Show clear dimensions of the deck so that it may be accurately calculated. For example: The depth of the deck on the left side, the total dimensions of the proposed access.

Agent Reply SP2 > All dimensions on the 22' X 30' replacement dock footprint is fully enumerated. Please accept this appeal request to schedule any commission variance determination in accordance with Article 3. – LAND USE COMMISSION APPROVED SITE PLANS if the responsible director should maintain any disapproval.

- SP3. – SP 5 - Cleared.

- SP6. Add note on the site plan indicating piling size.
U2: Cleared.

- SP7. The proposed width of the boat dock does not exceed twenty percent (20%) of the length of the shoreline. Please revise.
U2: The boat dock proposed does not constitute as a remove and replace, as the footprint of the dock is different from the existing. Administrative variance from the 2002 site plan would not be applicable to the new layout. Please revise.

Agent Reply SP7 > The 2002 site plan variance was approved by the Land Use Commission (not an “administrative variance”). Please accept this appeal request to schedule any commission variance determination in accordance with Article 3. – LAND USE COMMISSION APPROVED SITE PLANS if the responsible director should maintain any disapproval.

- SP8. – Cleared.

- ADMINISTRATIVE
SP9. – SP 11 – Cleared.

- SP10. All taxes must be paid prior to site plan approval.
U2: Comment remains. Tax return for 2020 is needed. Please provide.

Agent Reply SP12 > There are no taxes due (by law) for 2020 yet but here is another copy of the 2019 Tax Certificate procured from Travis County less than 60 days ago?

TAX CERTIFICATE NO 2277949
 Bruce Elfant
 Travis County Tax Assessor-Collector
 P.O. Box 1748
 Austin, Texas 78767
 (512) 854-9473

ACCOUNT NUMBER: 01-2106-0511-0000

PROPERTY OWNER: DREISS MEREDITH
 3002 SCENIC DR
 AUSTIN, TX 78703-1058

PROPERTY DESCRIPTION: LOT 15 BLK D *FIRST RESUB OF BROWN
 HERMAN ADDN NO 2 SEC 4

ACRES .4275 MIN% .000000000000 TYPE

SITUS INFORMATION: 3002 SCENIC DR

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	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE	0	*ALL PAID*
	TOTAL TAX:	*ALL PAID*
	UNPAID FEES:	* NONE *
	INTEREST ON FEES:	* NONE *
	COMMISSION:	* NONE *
	TOTAL DUE ==>	*ALL PAID*

TAXES PAID FOR YEAR 2019 \$42,260.92

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2019 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 03/17/2020

Fee Paid: \$10.00

Bruce Elfant
 Tax Assessor-Collector
 By: *Susan Michelsen*

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

WB2.Update 0. Per discussions with the homeowners, the single cut-in boat slip on the neighboring property, along with an area in the channel, could be dredged up to 25 cu yards to provide use of the existing boat slip and ease of access for construction equipment rather than going overland.

WB2. Update 1. Comment remains. Applicant reply did not address this comment.

It is unclear how work will be able to be carried out from the water without dredging. The area appeared to be too shallow to allow barge access. On sheet 2, please add detailed depth contours to clarify the depths available for a barge. It is also unclear why the owners are choosing not to dredge out the cut-in slip on the adjacent property. To clear this comment, please directly address the issue raised regarding the need for dredging.

WB2. Update 2. Informal comment. Applicant submitted a site plan exemption for dredging; however, the request was made initially (see update 0 comment) by this reviewer to include dredge with the current site plan to ensure adequate review. To clear this informal comment, please provide to me and the case manager, through email, the dredge request submitted to DAC as an update to this site plan that shows the location of the proposed dredge, the dredge footprint (i.e., length, depth, width for determination of volume being removed), adequate turbidity controls, and the expanded LOC.

Agent Reply WB2 > Please see sheet 5 of the updated plans for the proposed dredge requirements.

Planner 1 Review - Addison Ptomey – Addison.Ptomey@austintexas.gov

ELECTRONIC SUBMITTAL REQUIREMENT

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END OF REPORT

AGENT REPLY TO COMMENTS PREPARED BY RICK RASBERRY ON MAY 15, 2020

Please accept this appeal request to schedule any commission variance determination in accordance with Article 3. – LAND USE COMMISSION APPROVED SITE PLANS if the responsible director should maintain any disapproval.

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



CASE NUMBER: SP-2020-1025D
REVISION #: 0
CASE MANAGER: Clarissa E. Davis
UPDATE: U3
PHONE #: 512-974-1423

PROJECT NAME: BOAT DOCK & BULKHEAD
LOCATION: 3002 SCENIC DR Bldg BD

SUBMITTAL DATE: May 15, 2020
REPORT DUE DATE: June 1, 2020
FINAL REPORT DATE: May 28, 2020

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 January 4, 2021.** 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 the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please submit 2 copies of the plans and 2 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.**

Please note: if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Planner 1 : Addison Ptomey
Site Plan : Clarissa E. Davis
Hydro Geologist : Radmon Rice

Site Plan Review - Clarissa E. Davis - 512-974-1423

DOCK, BULKHEADS, AND SHORELINE MODIFICATION

- SP1. – Cleared.
- SP2. Is the dock being completely demolished and rebuilt or maintained?
U3: A variance would need to be sought after via the Board of Adjustments. Please contact the BOA liaison, Elaine Ramirez for more information on the process (Elaine.Ramirez@austintexas.gov). Once you receive the determination, please provide it to this reviewer.
- SP3. – SP 6 - Cleared.
- SP7. The proposed width of the boat dock does not exceed twenty percent (20%) of the length of the shoreline. Please revise.
U3: A variance would need to be sought after via the Board of Adjustments. Please contact the BOA liaison, Elaine Ramirez for more information on the process (Elaine.Ramirez@austintexas.gov) Once you receive the determination, please provide it to this reviewer.
- SP8. – Cleared.
- ADMINISTRATIVE
- SP9. – SP 11 – Cleared.
- SP10. All taxes must be paid prior to site plan approval.
U3: Comment remains. All taxes must be paid prior to site plan approval. Please provide.

Hydro Geologist Review - Radmon Rice - 512-974-3429

- HG01 Update0 Please be advised that additional comments may be generated as information is updated. If an update is rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates.
Update1 - Informal update until commission variance determination.

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

All comments have been cleared.

Planner 1 Review - Addison Ptomey – Addison.Ptomey@austintexas.gov

ELECTRONIC SUBMITTAL REQUIREMENT

All Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plan applications require the additional items listed in the Electronic Submittal Exhibit of the application packet (formerly known as flash drive materials). Submit the final electronic submittal with the final PDFs of the plan set at approval and permitting.

END OF REPORT

Rick Rasberry

From: Rick Rasberry
Sent: Tuesday, June 2, 2020 8:08 AM
To: Galati, Donna; Robinson, Elizabeth [Beth]; Davis, Clarissa; Rice, Radmon
Cc: [REDACTED]
Subject: RE: Comment Report - BOAT DOCK & BULKHEAD - SP-2020-1025D - Update 3

Thanks again for the quick reply Donna. We are available to answer any questions or provide any additional information regarding our formal EV Commission Variance application form for hearing that we submitted on May 26, 2020 per WPD request. Please advise of the scheduled hearing date per LDC 25-5-144(D).

Kindest Regards,

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



From: Galati, Donna <Donna.Galati@austintexas.gov>
Sent: Monday, June 1, 2020 2:18 PM
To: [REDACTED]

Subject: RE: Comment Report - BOAT DOCK & BULKHEAD - SP-2020-1025D - Update 3

The Environmental Reviewer, Pamela Abee-Taulli can work with you and the WPD staff to schedule anything that needs to go to the Environmental Commission. Generally, Land Use Commission is after Environmental Commission, which the Case Manager (Clarissa Davis) can schedule in coordination with Pamela.

Any Board of Adjustment variance is an entirely separate process. The contact for Board of Adjustment is Elaine Ramirez, elaine.ramirez@austintexas.gov

Thank you
Donna

Donna Galati, CNUa
Program Manager III, Land Use Review
City of Austin Development Services Department
One Texas Center, 505 Barton Springs Rd, 4th floor
Office: 512-974-2733



PER CITY ORDINANCE: All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: [DSD Visitor Log](#).

Please note that all information provided is subject to public disclosure via DSD's open data portal. For more information please visit: [City of Austin Ordinance 2016-0922-005](#) | [City Clerk's website](#) | [City Clerk's FAQ's](#)

From: Rick Rasberry [REDACTED]
Sent: Monday, June 1, 2020 1:37 PM
To: Robinson, Elizabeth [Beth] [REDACTED]
[REDACTED]
Subject: Re: Comment Report - BOAT DOCK & BULKHEAD - SP-2020-1025D - Update 3

Thanks for the reply Donna. So do we contact WPD about the EV Commission hearing or will we be directed per rule? And does the responsible Director want us to seek the noted BOA variance first before any EV Commission hearing for the CEF?

We just need some added procedural guidance since it appears that the EV Reviewer is no longer putting together these EV Commission requests for public hearing as it was done in the past?

Kindest Regards,
Rick

Get [Outlook for Android](#)

From: Galati, Donna <Donna.Galati@austintexas.gov>
Sent: Monday, June 1, 2020 12:59:05 PM
To: Rick Rasberry [REDACTED]
[REDACTED]
Subject: RE: Comment Report - BOAT DOCK & BULKHEAD - SP-2020-1025D - Update 3

Rick,

The Land Development Code does not provide staff the leniency to apply different regulations, or apply regulations differently, based on site constraints – that is specifically the course for the Board of Adjustment and/or Land Use Commission, depending on which variance is being sought.

It seems the zoning regulation of the 20% length requires modification, which can only be done by the Board of Adjustment.

Thank you

Donna

Donna Galati, CNUa

Program Manager III, Land Use Review
City of Austin Development Services Department
One Texas Center, 505 Barton Springs Rd, 4th floor
Office: 512-974-2733



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From: Rick Rasberry [REDACTED]
Sent: Monday, June 1, 2020 7:01 AM
To: Robinson, Elizabeth [Beth] [REDACTED]
[REDACTED]
Subject: FW: Comment Report - BOAT DOCK & BULKHEAD - SP-2020-1025D - Update 3

*** External Email - Exercise Caution ***

Good Morning Beth/Donna/Clarissa,

We (owners copied in this email) received the attached director's "report" for the 3002 Scenic Dr dock replacement application but don't find the report to be clearly determinative. These continuing back and forth shuffles between the reviewing departments is painfully and financially exhaustive... We ask for your help in clearing up what each responsible director is asking for at this point and how we get these matters moving forward in the appeals process?

The WPD review staff requested and accepted by email our Environmental Commission Variance application last week but no replies or actions to secure a public hearing with the Land Use Commission has been realized by WPD per rule 25-5-144(D)? Now we find that the DSD review staff are purporting that "a variance would need to be sought after via the Board of Adjustments", although it's unclear from the report what "variance" should be sought after from the Board of Adjustments?

My clients are rightly frustrated by their good faith actions as follows:

"As it stands now, that structure is rotting away having been left unattended and water-damaged since 2015, home to raccoons, snakes, spiders, and yes squatters! The summer of 2017 we came home from being away for a month to find people living in the abandoned boathouse. No electricity or plumbing but they had pitched a tent nearby for sleeping and were using the structure for other things. You saw it and so you know it is a complete wreck; obviously the squatters were willing to put up with less than ideal arrangements. We found evidence that they had been stealing from other boat docks to the west along the slough. This leads us to being even more committed to securing the premises by

elevating the structure to mitigate future flooding, and by making it harder for trespassers to gain entry. We have a right to protect ourselves from trespassers who can easily walk across from Mayfield Park in only 6 inches of water. We have an urgent safety problem.

In terms of urgent issues, we also believe that removing the outer portion of the slip that juts beyond the bulkhead too far into the stream is the best possible thing we can do for the health of the creek/slough. That platform does not allow water to flow easily downstream in a storm, resulting in giant log jams at our slip structure every time there is a flood. It should not be there but the previous owners did what they wanted. We feel it is our DUTY to remove that slip and we will need to do it whether or not the City gives us permission. Its hard to believe that anyone at the city thinks that slip, in its current position, should stay. The surprise is that we are being penalized for doing the right thing. We are both scientists and have watched the stream flow problem for 12 years. We have also watched how the City's Mayfield Park has ruined the stream by allowing cedar chips to blow into the water during a storm. They spent years chipping down their cedar trees and using the chips for their pathways; huge piles were also left at the water's edge and then oops ended up in the slough after a storm. The chips have depleted oxygen in the stream and, thus, aquatic wildlife, once abundant, has declined significantly. Currently its a mushy mess (I know because I fell in accidently several years ago). If we could work with stream biologists and people who care about the health of the slough, that would be a miracle. I requested a consult many years ago but was ignored. We feel we are trying to do what's best at our expense with no help from the City.

The City needs to realize we are at the very end of a shallow slough, not on Lake Austin and I feel different rules should apply. Our next door neighbor to the east has zero access to the water; their depth is about 3-6 inches. We have 3 choices: 1. keep the boathouse where it is but repair the damages; 2. raise it up and correct all configuration problems so it is 100% legal; or 3. tear it all down. Our preference would be option #2. Each one of these would require dredging to get into the property. Once the hydrologist and Brent Bellinger noted an environmentally protected grotto in the cliff above the boat house, it was determined that construction could NOT happen via the stairway that runs down the cliff from our house along-side the grotto. Construction by barge became a requirement. In theory that sounds appropriate, BUT that leads to the City's dredging debate, which I'm not certain is yet settled, not to mention the outrageous dredging expense we are required to pay, or the current shallow stream level controlled by LCRA. Our grotto was repurposed with a cement floor and stone retaining walls about 20+ years ago. So it is not in its natural state. I'm happy to do my best to preserve it, but the City cannot have it both ways. Either they allow reasonable dredging or they need to allow use of our stairway for construction purposes. Would it be appropriate to invite all who sit in an office making judgements about property they've never seen, to come out for a look? I think this could solve some questions in their minds."

Thank you for the consideration and we look forward to getting a detailed description that represents what exactly we're supposed to do at this point in the appeals process?

Kindest Regards,

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



From: Ptomey, Addison <Addison.Ptomey@austintexas.gov>

Sent: Thursday, May 28, 2020 1:54 PM

To: Rick Rasberry [REDACTED]
Subject: Comment Report - BOAT DOCK & BULKHEAD - SP-2020-1025D - Update 3

Good Afternoon Rick,

Please see the attached comment report.

Thank you,

Addison Ptomey, CNU-A | Pronouns: she, her, hers
Planner I, Land Use Review
City of Austin Development Services Department
One Texas Center, 505 Barton Springs Rd, 4th floor
Office: 512-974-3103



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CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.



ENVIRONMENTAL COMMISSION MOTION 20200715-003c

Date: July 15, 2020

Subject: 3002 Scenic Drive Boat Dock Replacement, SP-2020-1025D

Motion by: Kevin Ramberg

Seconded by: Mary Ann Neely

RATIONALE:

WHEREAS, the Environmental Commission recognizes the applicant requests a variance from LDC 25-8-281(C)(2)(b) to allow the construction within 150-foot of a Critical Environmental Feature (CEF).

WHEREAS, the Environmental Commission recognizes that staff recommends this variance, having determined the findings of fact to have been met.

THEREFORE, the variance from LDC 25-8-281(C)(2)(b) to allow the construction within 150-foot of a Critical Environmental Feature (CEF).

Staff Conditions

1. All construction activities to be completed by barge.

VOTE 11-0

For: Bedford, Creel, Smith, Thompson, Nill, Neely, Coyne, Maceo, Ramberg, Guerrero, and Gordon

Against: None

Abstain: None

Recuse: None

Absent: None

Approved By:

Linda Guerrero, Environmental Commission Chair



December 19, 2019

Director of Development Services Department

City of Austin

P.O. Box 1088

Austin, Texas 78767

Re: Site Plan Revision Application and Project Summary for Proposed Boat Dock Replacement, 3002 Scenic Drive on Lake Austin, TX

Dear Director:

On behalf of the owners of the referenced property I am presenting the attached site plan revision application and associated records requesting the release of a revised Site Plan (SP-01-0251D) for the development of a conforming Boat Dock, Dock Access, and Necessary Appurtenances in accordance with City Code 25-2-1173. Attached (Exhibit "B") is the owner's written authorization letter engaging me to act as the owner's agent on these matters.

The proposed plans and specifications comply with City Code 25-7-62 along with all other parts of City Ordinance No. 20140626-113 *Relating to the Lake Austin Zoning District and the Regulation of Boat Docks, Bulkheads, and Shoreline Access*. Additionally, the proposed replacement dock footprint will conform with the original 2001 dock footprint approved by the City per SP-01-0251D and accepted by the City per 2002-012342 BP (Exhibit "R").

Listed below are the attached detailed project summary and records for application, plans, and supporting documents, as follows:

Project Summary

- Acreage to be developed > 0.0165 Acres
- Watershed in which project is located > North Taylor Slough
- Type of development > Boat Dock, Dock Access, and Necessary Appurtenances
- Explanation of any proposed project phasing > None
- Methods to be used to handle storm water runoff > None Required
- Effect of the development will have on existing and future drainage systems > None
- Justification for exemption from the watershed protection regulations > No Variance Requested
- Erosion/Sedimentation Controls > Any Silt Fence, Turbidity Curtain, and/or any other controls as required by COA Environmental Inspector for the greatest level of environmental, health safety, and navigational protection.
- Site Plan Revision Application and Project Summary Letter > Provided as Exhibit "A"
- Agent Authorization Letter > Provided as Exhibit "B"
- Warranty Deed > Provided as Exhibit "C"
- Environmental Resource Inventory for the Residential Lot > Provided as Exhibit "D"

Director of Development Services Department

Site Plan Revision Application and Project Summary, 3002 Scenic Dr on Lake Austin, TX

December 19, 2019

Page 2

- Soils Map > Provided as Exhibit "E"
- 2018 Tax Payment Receipt/Certification > Provided as Exhibit "F"
- Full Size Site Plan (Red Line and Black Line pages in set) > Provided as Exhibit "G"
- Zoning Profile Report > Provided as Exhibit "H"
- Engineer's "No Rise" Floodplain Certification Letter > Provided as Exhibit "I"
- Floodplain Information Form > Provided as Exhibit "J"
- Tree Review Addendum > Provided as Exhibit "K"
- Intake Submittal Checklist > Provided as Exhibit "L"
- Project Description Form > Provided as Exhibit "M"
- Location Map on Separate Sheet > Provided as Exhibit "N"
- Subdivision Plat > Exhibit "O"
- Exhibit VII Electronic Submittal > Exhibit "P"
- COA Dock Development Acceptance 2002-012342 BP > Provided as Exhibit "Q"
- Fiscal Surety Letter > Provided as Exhibit "R"
- Notice Communication with original SP-01-0251D Engineer of Record > Provided as Exhibit "S"

It should be noted that the property owners are seeking no special privilege to replace the boat dock, dock access, and other necessary appurtenances not already given to owners of other similarly situated property with approximately contemporaneous development and as provided. The proposal would result in promoting the ecological function and maintaining the natural character of the lakeshore. Any denial of the requested application for the Site Plan Revision would be construed as deprivation of a privilege given to other property owners and would effectively deny these property owners a reasonable use.

Please let me know if you should have any questions or require any additional information.

Very truly yours,

Rick Rasberry

Ricky "Rick" Rasberry, CESSWI

CC: Owners

Furman + Keil Architects, PLLC



One Texas Center | 505 Barton Springs Road, Austin, Texas 78704 | Phone: 512.978.4000

Boat Docks/Shoreline Modifications/Shoreline Access for Single-Family Lots Site Plan Application

PURPOSE: This application is for obtaining a construction site plan permit for boat docks, bulkheads, shoreline modifications, and access to shoreline (e.g., stairs/trams/boardwalks/sidewalks, etc.) for single-family lots within the City of Austin jurisdiction (full-purpose and limited-purpose city limits, and extraterritorial jurisdiction ETJ). For submittal requirements and general information, please see Boat Docks/Shoreline Modifications/Shoreline Access for Single-Family Lots Requirements at <http://www.austintexas.gov/page/land-use-applications#site>.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer (note that Internet Explorer supports the "Save" button), then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete the last section as needed***, and check the Additional Space box at the top of that section.

All information is required (if applicable).

For Office Use Only

NOTE: *If this box is checked, additional space was required to complete this application, and the applicant has completed the Additional Space section at the end.*

Section 1: Project Information

Project Name: 3002 Scenic Dr Boat Dock Replacement

Project Street Address (or range):

3002 Scenic Dr, Austin, TX

Zip: 78703

Description of Proposed Development:

Demo Old Dock, Develop New Boat Dock, Dock Access, & Necessary Appurtanances

Provide either Legal Description or Subdivision Reference:

Legal Description:

LOT 15 BLK D FIRST RESUB OF BROWN HERMAN ADDN NO 2 SEC 4

Subdivision Reference

Name:

Block(s): Lot(s): Outlot:

Plat Book: Page Number:

Document Number: Case Number:

Deed Reference of Deed Conveying Property to the Present Owner

Volume: Document Number: 2008127154

Page(s): Sq. Ft.: 18,620.00 or Acres: 0.43

Tax Parcel Number(s): 0121060511

Section 2: Applicant/Agent Information

Applicant Name: Rick Rasberry, CESSWI

Firm: Lake Austin Boat Dock & Shoreline Permits

Applicant Mailing Address: 2510 Cynthia Ct

City: Leander State: TX Zip: 78641

Email: Phone 1: (512) 970-0371 Type 1: Mobile

Phone 2: Type 2: Select Phone 3: Type 3: Select

Section 3: Owner Information

Same as Applicant Owner Name: Meredith Dreiss

Owner Signature:

Firm: Meredith Dreiss (Owner)

Owner Mailing Address: 3002 Scenic Dr

Primary Residence Street Address:

City: Austin

State: TX

Zip:

Email:

Phone 1: (512) 497-7323

Type 1: Mobile

Phone 2:

Type 2: Select

Phone 3:

Type 3: Select

Section 4: Engineer Information

Same as Applicant Engineer Name: Brad Shaw

Firm: Highland Lakes Engineering

Mailing Address: 2129 Highway 1431 W

City: Kingsland

State: TX

Zip: 78639

Email:

Phone 1: (830) 637-9584

Type 1: Work

Phone 2:

Type 2: Select

Phone 3:

Type 3: Select

Section 5: Other Professional/Trade Information

Not Applicable Same as Applicant Type: Select an Option

Name:

Firm:

Mailing Address:

City:

State:

Zip:

Email:

Phone 1:

Type 1: Select

Phone 2:

Type 2: Select

Phone 3:

Type 3: Select

Section 6: Property Attributes

Watershed: Taylor Slough North

Watershed Class: Watersupply Rural

In City of Austin Edwards Aquifer Recharge Zone? Yes No

Land Development Jurisdiction: Full-Purpose Limited-Purpose 2-Mile ETJ

Has there been a Development Assessment? Yes No File Number:

Location of residence to which the dock is an accessory:

3002 Scenic Dr, Austin, TX 78703

Section 10: Acknowledgment Form

I, Rick Rasberry, CESSWI have checked for any information that may
(Printed Name of Applicant)

affect the review of this project, including but not limited to: subdivision plat notes, deed notes, deed restrictions, restrictive covenants, zoning conditional overlays, and/or Subchapter E design standards prohibiting certain uses and/or requiring certain development restrictions (height, access, screening, etc.) on this property, located at:

(Address or Legal Description):

3002 Scenic Dr

If a conflict should result with the request I am submitting to the City of Austin due to any of the aforementioned information, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of the aforementioned information.

I understand that if requested I must provide copies of any and all of the aforementioned information that may apply to this property.

Rick Rasberry
Applicant's Signature

January
Month

28
Day

2020
Year

Please see the last page for items required at Intake process.

Checklist – Items Required at Intake Process

In addition to the **completed application with all appropriate signatures**, the following items are required to begin the site plan permitting process. For details, exhibits, and general information, please see Boat Docks/Shoreline Modifications/Shoreline Access for Single-Family Lots Requirements at <http://www.austintexas.gov/page/land-use-applications#site>.

___ **1. Completeness Check Fee**

See Site Plan Review Fees at <http://www.austintexas.gov/department/fees>.

___ **2. Current Tax Certificate**

The tax certificate should indicate that there are no taxes owed.

Tax certificates may be obtained from:

- Hays County: Hays County Tax Assessor Office, 102 N. LBJ Dr., San Marcos
- Travis County: Courthouse Annex, 5501 Airport Blvd., Austin
- Williamson County: Williamson County Tax Assessor/Collector Office, 904 S. Main St., Georgetown

___ **3. Plans – Exhibit I: Site Plan Requirements**

24"x36" format only; larger will not be accepted.

Two (2) copies to be used for Completeness Check.

Required plan sheets:

- A. Cover Sheet
- B. Base Information
- C. Erosion and Sedimentation Controls
- D. Plan Layout including shoreline dimensions
- E. Construction Details
- F. Tree Survey with Grading/Tree and Natural Area Protection Plan (or note if no trees)

___ **4. Sealed Engineer’s Summary Letter – Exhibit II: Engineer’s Summary Letter**

Same engineer as sealed on plans.

___ **5. Environmental Resource Inventory – Exhibit V: Environmental Resource Inventory (ERI)**

Applicable to all shoreline work.

For Office Use Only

File Number: _____	Date Issued: _____
Intake Specialist: _____	Date: _____

October 31, 2019

City of Austin

Development Services Department

PO Box 1088

Austin, TX 78716

To Whom It May Concern:

I, Meredith Dreiss, own the property at 3002 Scenic Dr. I wish to replace the existing residential boat dock and other necessary appurtenances on the property. Rick Rasberry is my authorized agent for the City of Austin applications needed for the subject property. Please contact me if you have any questions.

Kindest Regards,



Signature