

PROPOSED DOCK LAYOUT

Existing/Reuse (in green):

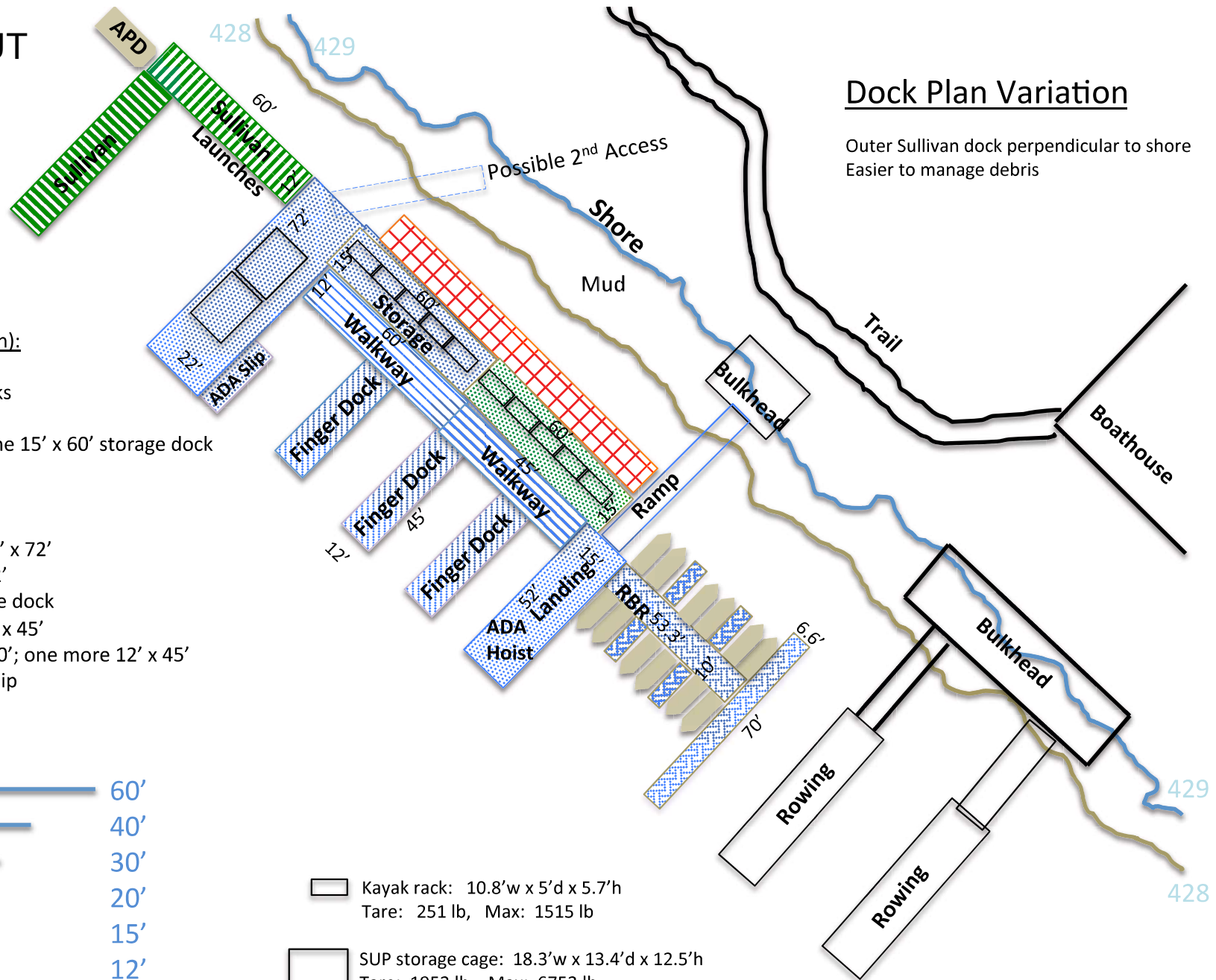
- Ramp
- 2 wooden Sullivan docks
each 12' x 60'
- Launch dock used as one 15' x 60' storage dock

New (in blue):

- Retro Boat docks –
- 1 long storage dock, 22' x 72'
- 1 landing dock, 15' x 52'
- 1 extra 15' x 60' storage dock
- 3 finger docks, each 12 x 45'
- 1 walkway dock 12' x 60'; one more 12' x 45'
- ADA compliant kayak slip

1.34"	60'
.893"	40'
.67"	30'
.447"	20'
.335"	15'
.268"	12'
.22"	10'

- Kayak rack: 10.8'w x 5'd x 5.7'h
Tare: 251 lb, Max: 1515 lb
- SUP storage cage: 18.3'w x 13.4'd x 12.5'h
Tare: 1953 lb, Max: 6753 lb



ITEM04/16

Flood Configuration

Sullivan docks attached to end storage dock

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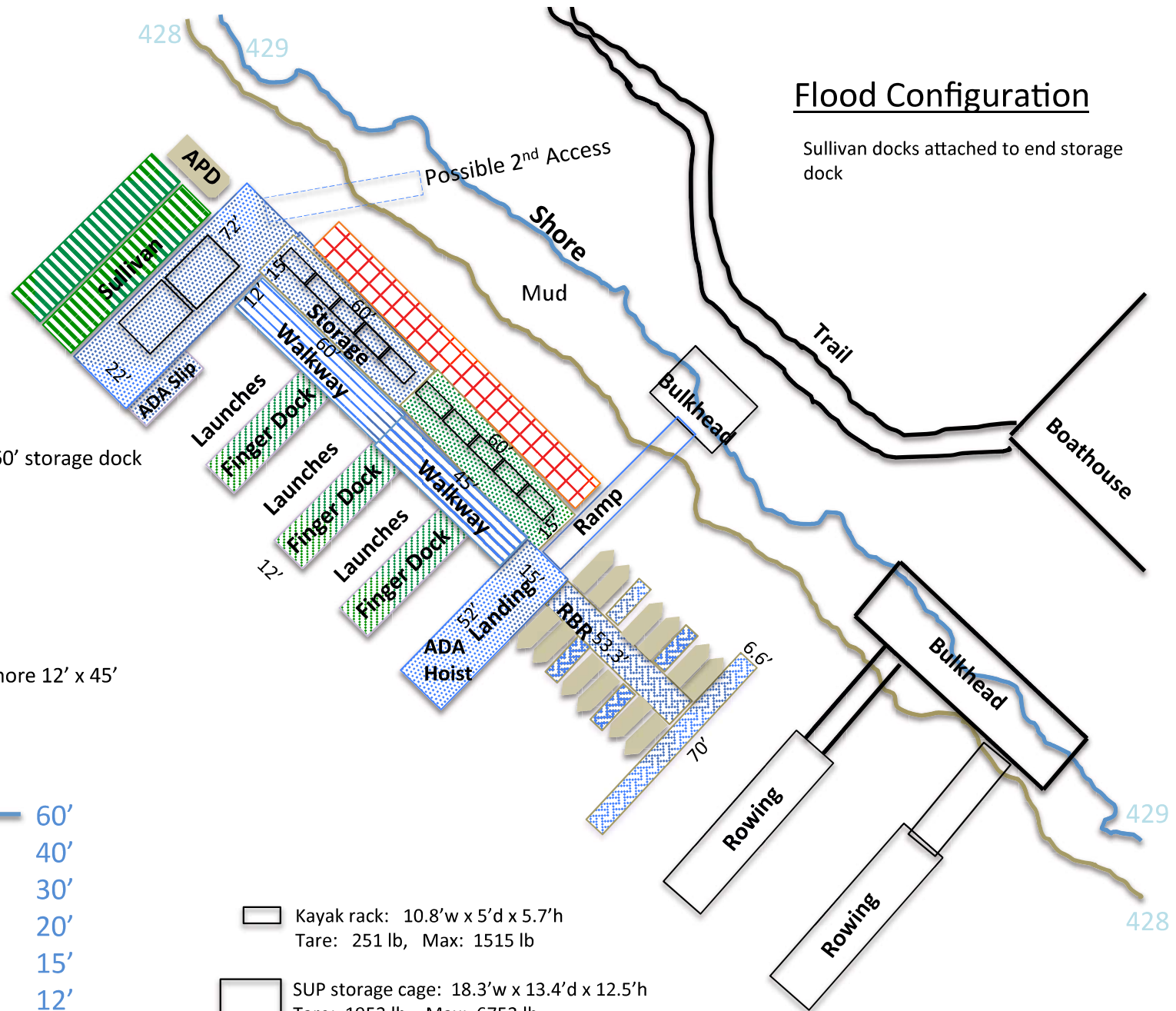
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ITEM04/17



Property Profile



0 150 300 ft

5/31/2023

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Legend

Planimetrics Survey 2

Contours Year 2021

- 2 Ft Contours
- 10 Ft Contours
- 10 Ft Contours

Notes

ITEM 04/18

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

CASE NUMBER: SPC-2009-0362C(R2)
REVISION #: 3
CASE MANAGER: Clarissa E. Davis

UPDATE: U3
PHONE #: 512-974-1423

PROJECT NAME: Waller Creek Tunnel Project- Waller Beach Improvements SPR #2
LOCATION: 74 TRINITY ST

SUBMITTAL DATE: May 17, 2023

REPORT DUE DATE: June 1, 2023

FINAL REPORT DATE: June 9, 2023

8 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.

CONFLICT RESOLUTION PROCESS PILOT:

We are piloting a new Conflict Resolution Process. Please complete this [form](#) if you have identified two or more comments in your Master Comment Report that are in conflict, meaning that you do not believe that both comments can be satisfied. Conflicts can only be submitted and resolved between review cycles; they cannot be submitted while the site plan is in review.

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 June 28, 2023.**

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.

REVIEWERS:

Planner 1 : Tiffany Turpen
Site Plan : Clarissa E. Davis
Environmental : David Michael
PARC / Planning & Design : Scott Grantham
Wetlands Biologist : John Clement

PARD / Planning & Design Review - Scott Grantham - 512-974-9457
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Update 3:

1. This reviewer has been unable to find a PARD contact for this project. Please let me know who you have been working with, and I will coordinate with them for the review.

 U2: Thank you for your responses and meeting on 4/14/23. Comments in response to plan set, meeting and discussion:
 - Plan set had changed from submittal to 4/14/23, and included additional dock. Standing by for latest drawing in next submittal.
 - Legend on plan set is grayed out. Please include a legend that reflects the latest plans.
 - Consider engineering solutions to secure docks during storm events, and show this proposal on plan set.
 - Include a note on the plan set that refers to dredging and indicates location and quantity.
 - On Landscaping Plans, provide a 5 – 10' buffer between additional plantings and trail.
 - A second access point was proposed. Please keep me up to date on whether any variances are needed for this access point. PARD may be able to support this effort.
 - Show Accessible Route from the parking lot to the building to the docks.
 - Demonstrate compliance with the following ADA standards:
 - For the accessible route, the walking surface may not have horizontal openings wider than ½ inch.
 - Provide one ADA compliant boat slip per boat type (e.g. kayaks, canoes, etc.)
 - Handrails needed (both sides) for the accessible route when you have a ramp, the slope is steeper than 5% (it is compliant until 8.33%), and the rise is greater than 6 inches; handrails not needed if the slope is greater than 5%, but the rise is less than 6 inches.
 - I will provide a PDF of the entire ADA guide for boating. This will be the standard used by the ADA reviewer and future RAS.

U3: Thank you for addressing almost all of the above comments. Variance is no longer required per site plan and EV review. Please demonstrate that you have registered the project on TDLR and engaged a Registered Accessibility Specialist (RAS). Post approval of the site plan, please email me and Marilu Tavagna so that she can accompany the RAS for any site visits.
2. Comment cleared.
3. Comment cleared.
4. Comment cleared.

Environmental Review - David Michael - david.michael@austintexas.gov

- EV29 Provide a fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1 and a fee-in-lieu memorandum from the City project manager to the Environmental Reviewer. If you would like a sample of the memo, contact this reviewer. [LDC 25-8-186, ECM1.2.1.1]
 U01 COMMENT PENDING
 U02 COMMENT PENDING
RESPONSE: IN PROGRESS. WE HAVE ASKED FOR A FEE IN LIEU MEMORANDUM. IS THIS NECESSARY ALONG WITH FISCAL ESTIMATE? IVE EMAILED TWICE AND NOT HEARD BACK.
U03 COMMENT PENDING. A FEE IN LIEU MEMORANDUM is sufficient. Steve Terebecki at [REDACTED] has now been sent a sample fee in lieu memorandum.

Memorandum included in this submission and emailed May 30th.

EV 30 Provide payment of the site plan environmental inspection fee prior to permit/site plan approval. To obtain invoice and get payment instructions, contact Intake at LURIntake@austintexas.gov or 512-974-1770. Provide a receipt of payment to the Environmental Reviewer to clear this comment.

U02 COMMENT PENDING

RESPONSE: IN PROGRESS.

U03 COMMENT PENDING

EV 31 Payment of the landscape inspection fee is required prior to permit/site plan approval. To obtain invoice and get payment instructions, contact Intake at LURIntake@austintexas.gov or 512-974-1770. Provide a receipt of payment to the Environmental Reviewer to clear this comment.

U02 COMMENT PENDING

RESPONSE: IN PROGRESS.

U03 COMMENT PENDING

Wetlands Biologist Review - John Clement - 512-974-1475
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WB1 and WB2 cleared.

WB3. The blue polygon below delimits existing non-compliant construction that is not on the approved site plan. This should be shown to be demolished.

U2. Pending. I would be glad to be included in any discussions with the case manager regarding this issue. Since 2nd access points are allowed, can we add this side walk to this site plan so that it will be in compliance? I have it off for now, because I'm nervous this is going to expire.

WB3. Cleared. Sorry for the confusion on this. I was mis-remembering conversations on non-compliance at this location and also the relevant bit of code. The issue with the second access point in terms of compliance was that it had not been permitted through a site plan, not that it would not be allowed without a variance. Code prohibits second access points only for single-family residential lots, so that rule does not apply in this case. My current understanding is that a variance is not needed for the second access point. Thank you

WB4. The red polygon circled in blue appears to be extraneous and should be removed from any sheets showing the final condition.

U2. Pending. I would be glad to be included in any discussions with the case manager regarding this issue.

U3. Cleared. See WB3 comment above. Thank you

U3 New Comment

WB5. No further comments currently. This comment will remain pending the determination of the need for a variance from LDC 25-2 Article 13 and the outcome of any variance request. Thank you

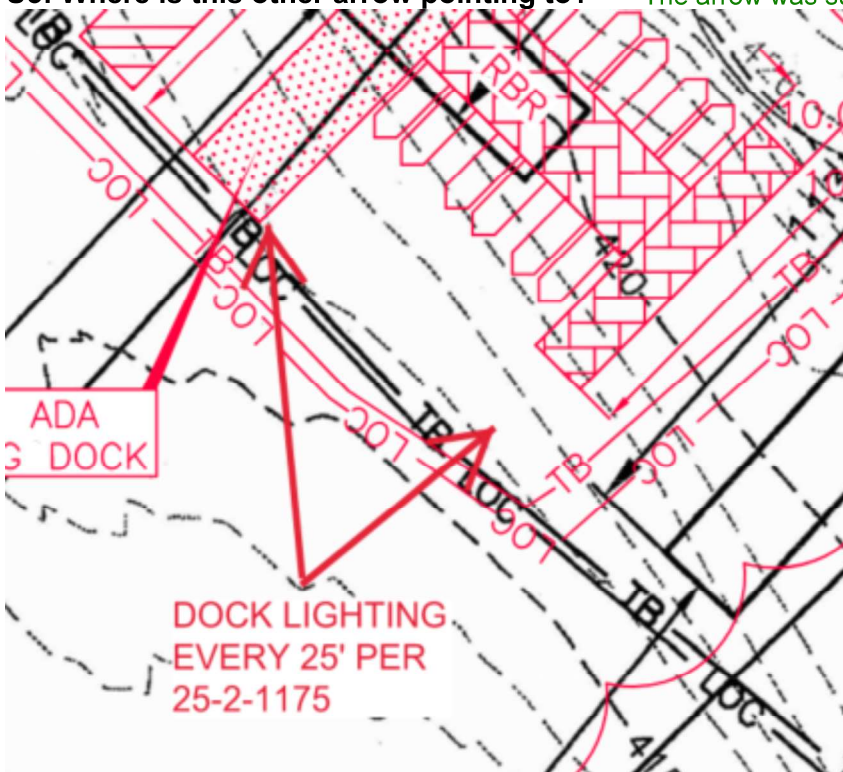
Site Plan Review - Clarissa E. Davis - 512-974-1423
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REVISION

1. – SP 3 - Cleared.

BOAT DOCK, BULKHEADS, AND SHORELINE MODIFICATION

4. Dimension all parts of the dock on the site plan sheet.
U3: Sheet 19 was not included in the plan set. Please provide. It was included. It is the 10th page of the 18 page revision set.
5. Show the extension of the dock into the lake.
U3: The dock cannot extend more than 30 ft. into the lake. Pending a variance to clear this comment. Variance in queue. (2023-000028 BA)
6. Demonstrate that the proposed width of the boat dock does not exceed twenty percent (20%) of the length of the shoreline (if the shoreline width exceeds 70 feet). Please show the width and percentage on the site plan page. Please be advised that overhangs should be counted towards the total width.
U3: Those sheets are not provided in the plan set. Please provide.
The site plan page (page 19) is completely full. I call out page 36 which has the site tabulations.
7. – Cleared.
8. Show the proposed lighting locations on the dock as per LDC 25-2-1175.
U3: Where is this other arrow pointing to? The arrow was supposed to extend to the corner. Updated.



9. Call out the Lake Austin shoreline elevation as 492.8.
U3: Cleared.
10. Does the plan show if work will be performed using a barge, or if materials and equipment will be stored on land, or if workers will also access the site via land? If so, the limits of construction should be adjusted accordingly on the site plan.
U3: Cleared.
11. – SP 12 – Cleared.

End of Comment Report

