

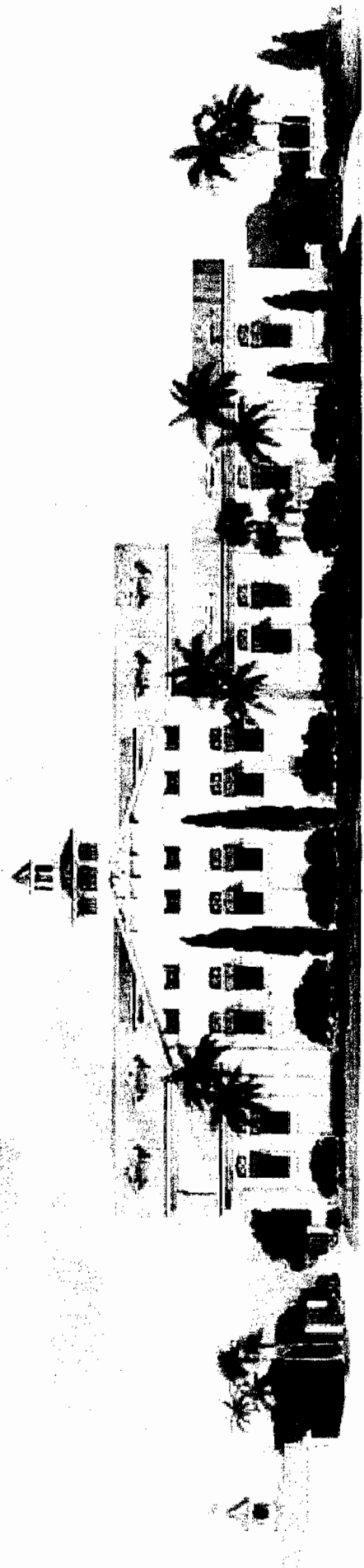
Rezoning case C814-06-0202 Pier Partners PUD
Zoning and Platting Commission Recommendation
December 18, 2007

**Motion made by Commissioner Hale; Second by Commissioner Sheih;
Vote: 5-2 (C. Hammond; T. Rabago – against; J. Martinez left early)**

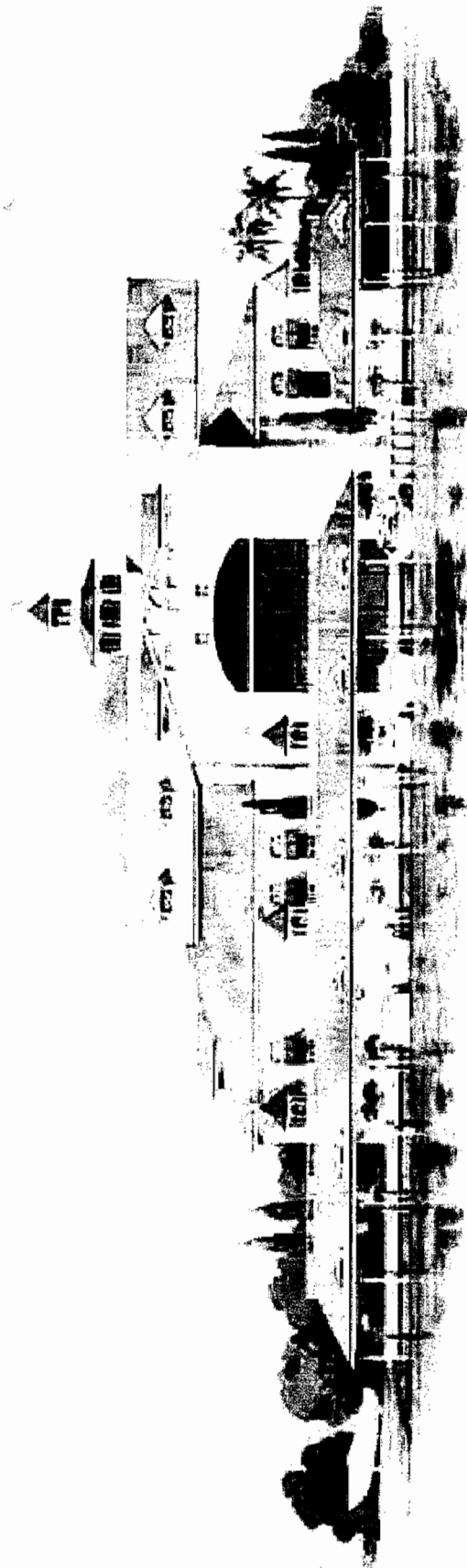
Recommend approval of the applicant's request for PUD zoning with the following modifications:

1. Weston Lane to be used for emergency access only;
2. Tree mitigation to be accomplished on an inch by inch basis;
3. Waterside fueling prohibited;
4. Dockside fueling prohibited;
5. Boat dock restricted to 20 slips;
6. Maximum height of 35 feet;
7. Maximum number of boats on storage facility limited to 144;
8. Identify and receive City Staff approval on mitigation tract to reduce impervious cover to 20% prior to City Council action;
9. Water quality and detention ponds to be implemented as originally sized and submitted by the applicant;
10. Restaurant use to remain at existing location using same footprint close to Lake Austin;
11. The Marina use shall be a conditional use of the PUD;
12. Recommendation to implement architectural rendering as submitted by the applicant via a public or private restrictive covenant or other legal instrument;
13. Limit the daily vehicle trips to less than 2,000 per day; and
14. The following code modifications are recommended for approval:
 - 1.) Section 25-8-341(A) (Cut Requirements) is modified to allow for a cut of more than four feet in depth but not to exceed 15 feet in depth for the construction of a Recreational Equipment Maintenance and Storage Building.
 - 2.) Section 25-8-342(A) (Fill Requirements) is modified to allow for a fill of more than four feet in depth but not to exceed six feet in depth for the construction of landscaping berms.
 - 3.) Section 25-8-454(D)(1) (Uplands Zone) is modified to allow for impervious cover in excess of 20% but not to exceed 40% of the net site area of the property within the Uplands Zone which excludes one acre that is designated for use as a septic drain field.
 - 4.) Section 25-8-454(D)(2) (Uplands Zone) is modified to allow for a minimum of 0% of the site to be retained in or restored to its natural state to serve as a buffer.
 - 5.) Section 25-7-92(B) (Encroachment on Floodplain Prohibited) is modified to allow for the construction of water quality controls, a paved connection from the vertical lift to the boat storage, a portion of the drive and walkway serving the restaurant, boat docks, decking and the reconstruction of the restaurant within the 100-year floodplain.

- 6.) Section 25-8-261 (Critical Water Quality Zone Development) is modified to allow for the construction of permeable pedestrian pavement, a vertical boat launch facility, a paved connection from the vertical lift to the boat storage, boat docks, and decking.
- 7.) Section 25-7-96 (Exceptions in the 25-Year Floodplain) is modified to allow for the construction of boat docks and decking within the 25-year floodplain and the reconstruction of the restaurant within, but raised above, the 25-year floodplain.
- 8.) Section 25-6-Appendix A (Tables of Off-street Parking and Loading Requirements) is modified to require one (1) parking space for every four (4) boat slips within the Recreational Equipment Maintenance and Storage Building.
- 9.) Section 25-2-1063 (Height Limitations and Setbacks for Large Sites) is modified to allow for a reduction in setback and height limitations as shown on the attached Land Use Plan.
- 10.) Section 25-2-1067 (Design Regulations) is modified to allow for a parking area or driveway to be constructed within 25 ft. or less from a lot that is in an SF-5 or more restrictive zoning district; or on which a use permitted in an SF-5 or more restrictive zoning district is located.
- 11.) Section 25-7-2 (Obstruction of Waterways Prohibited) is modified to allow for an obstruction in a waterway.
- 12.) Section 25-7-152 (Dedication of Easements and Right-Of-Way) is modified to not require the owner to dedicate to the public an easement or right-of-way for a drainage facility, open or enclosed, and stormwater flow to the limits of the 100-year floodplain.
- 13.) Section 25-8-301 (Construction of a Roadway or Driveway) is modified to allow for the construction of a roadway or driveway on a slope with a gradient more than 15 percent.
- 14.) Section 25-8-302 (Construction of a Building or Parking Area) is modified to allow for the construction of a parking structure on a slope with a gradient of more than 25 percent.
- 15.) Section 25-452 (Critical Water Quality) is modified to allow development in a critical water quality zone.



Fort Comfort Rd. Elevation



Islero Side Elevation