




M04/1



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2017-0049
LOCATION: 8818 Big View Drive



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 and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 500'



CITY OF AUSTIN

Development Services Department

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

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

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, 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 Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # C15-2017-0049 ROW # 11774511 Tax # 0139 360203
TCADV

Section 1: Applicant Statement

Street Address: 8818 #1 Big View Drive

Subdivision Legal Description:

Panther Hollow Creek PHS II

Lot(s): 1 Block(s): A

Outlot: _____ Division: _____

Zoning District: SF-1-CO in the LA Overlay

I/We Janis J. Smith, P.E. and Bruce S. Aupperle, P.E. on behalf of myself/ourselves as
authorized agent for Taylor Kitsch affirm that on
Month August, Day 2, Year 2017, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: Boat dock

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

LDC 25-2-1176 (A)(1) to allow construction of a dock 45 feet from the shoreline due to very shallow water near the shoreline.

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The proposed dock is a 1-slip boat dock. Existing zoning would require substantial dredging during construction and ongoing annual maintenance both beneath the dock and along an access route from the lake body to the dock.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The property has extremely shallow water near the shoreline.

b) The hardship is not general to the area in which the property is located because:

While the properties downstream of this site also have very shallow water at the shoreline, the vast majority of dock sites on the lake can be accessed by following current code restrictions.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The variance will not alter the character of the area because most docks along this stretch of the lake have similar extensions into the lake.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

NA

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

NA

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

NA

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NA

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Janis J. Smith Date: 08/02/2017

Applicant Name (typed or printed): Janis J. Smith, P.E. and Bruce S. Aupperle, P.E.

Applicant Mailing Address: 1505 Westover Road

City: Austin State: TX Zip: 78703

Phone (will be public information): (512) 914-3729

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: [Signature] Date: 08/02/2017

Owner Name (typed or printed): Taylor Kitsch

Owner Mailing Address: c/o Justin Stiegemeier 21021 Ventura Boulevard Ste. 340

City: Woodland Hills State: CA Zip: 91364

Phone (will be public information): (818) 928-3261

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: same as applicant

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Please see Engineering Summary Letter



August 14, 2017

Board of Adjustment
City of Austin
505 Barton Springs Road
Austin, Texas 78704

Re: Engineering Summary Letter for 8818#1 Big View Drive SP-2017-0183D
Application for a variance to LDC 25-2-1176(A)(1) to allow construction of a boat dock
further than 30ft. from the shoreline on Lake Austin

Dear Board Members:

The project titled 8818#1 Big View Drive proposes to construct a one-slip boat dock and new bulkhead on a site located about 5 miles south of the intersection of RM2222 and City Park Road. The shoreline project is in the Full Purpose Jurisdiction of the City of Austin on the shore of Lake Austin in the Panther Hollow Neighborhood Association. The project has cleared all environmental comments in the Site Plan Permit process except for the required BOA variance. Exhibit 1 contains the Site Plan and Erosion Control Sheet for SP-2017-0183D. Exhibit 2 shows an architectural rendering of the proposed boat dock.

Lake Austin is very shallow at this location: the lake depth is 2 ft. at a distance 40 ft. from the shore. In order to construct a boat dock that will have enough depth to accommodate the draft of a ski boat, the owner is applying for a variance to LDC 25-1176(A)(1) allowing construction of a boat dock that extends more than 30 ft. from the shoreline on Lake Austin.

Ski boats need a minimum of 3.5 ft. of water depth in order to clear the lake bed; so docks have to be in water that is at least 3.5 ft. deep. When the water depth is too shallow, the COA offers two possibilities to permit construction of a boat dock in shallow water: 1) dredging the lake bed to increase the depth, or 2) extending the boat dock into deeper lake waters. The current COA code allows dredging up to a maximum of 25CY and requires an environmental variance for quantities over 25CY. A variance for dredging over 25CY has never been approved. Extending the dock further than 30 ft. from the shoreline requires a BOA variance to LDC 25-2-1176(A)(1). This project is applying for a BOA variance to construct a dock extending more than 30 ft. from the shoreline.

The vast majority of lakeshore properties are able to construct a functional dock with enough depth to accommodate a ski boat within 30ft. of the shoreline and keep dredging to less than 25CY. However, that's not possible at this site. The only means of complying with the 25CYdredge limit is to extend the boat dock further than 30ft. into the lake. Exhibit 3 shows the plan views and dredge quantities required with a dock length of 30', 35' and 44.4' (the dock length permitted with SP-2017-0183D). Below is a table summarizing dock extension into the lake vs dredging quantities.

DOCK LENGTH INTO THE LAKE (ft.)	ESTIMATE OF DREDGE VOLUME (cu. yd.)
30	35.7
35	31.0
44.4	22.6

As stated earlier, a variance to dredge more than 25CY for a boat dock in Lake Austin has never been approved. Assuming, from COA permitting history, that dredge more than 25CY is not an option, then the dock will have to extend more than 30ft. into the lake in order to construct a functional dock.

Exhibit 4 contains an aerial photo of the project area vicinity. It shows the docks which extend further than 30ft. from the shore. Of primary interest is the docks within the immediate vicinity of the project site. The Panther Hollow Neighborhood Association is composed of 8818 #1, #2, #3 and #4 Big View Drive. The dock at #2 extends 45ft. into the lake and was permitted while docks were in the purview of the Parks and Recreation Department. #4 obtained a BOA variance to 25-2-1176(A)(1) with a site plan showing the dock extending 45ft. into the lake. 8818#3 is undeveloped with no permitted dock. The docks at 3301 and 3303 Far West, the two homes immediately downstream of the Panther Hollow Neighborhood, obtained BOA variances to LDC 25-2-1176(A)(1). They also extend 45ft. into the lake.

The original plans for the boat dock included 2-slips and was very similar to the dock next door at 8818#2 Big View Drive. Once the dock was laid out, the owner decided to reduce the size to a one-slip dock in order to avoid removing any trees. Also redesigned was the bulkhead along the shoreline. It was re-aligned to allow greater preservation of the shoreline wetland. The dock could be a two-story, 1200SF dock per City Code. The dock that will be permitted with SP-2017-0183D will be a one-story, 970SF dock. The Dock Elevation sheet of the Site Plan Permit set is included as Exhibit 5.

The dock and bulkhead will be an unobtrusive addition to the shoreline in the Panther Hollow Neighborhood. They were designed to blend in with the natural character of the shoreline and preserve the environment and integrity of Lake Austin. In order to build a functional boat dock at 8818#1 Big View Drive, it's necessary that the owners secure a BOA variance to LDC 25-2-1176(A)(1). On behalf of the owner, Taylor Kitsch, I ask you to grant this application for a BOA variance.

If you have any questions, please feel free to contact me.

Very truly yours,



A handwritten signature in cursive script that reads "Janis J. Smith".

Janis J. Smith, P.E.
Janis Smith Consulting, LLC
[REDACTED]

EXHIBIT 1
SITE PLAN AND EROSION CONTROL SHEET
SP-2017-0183D

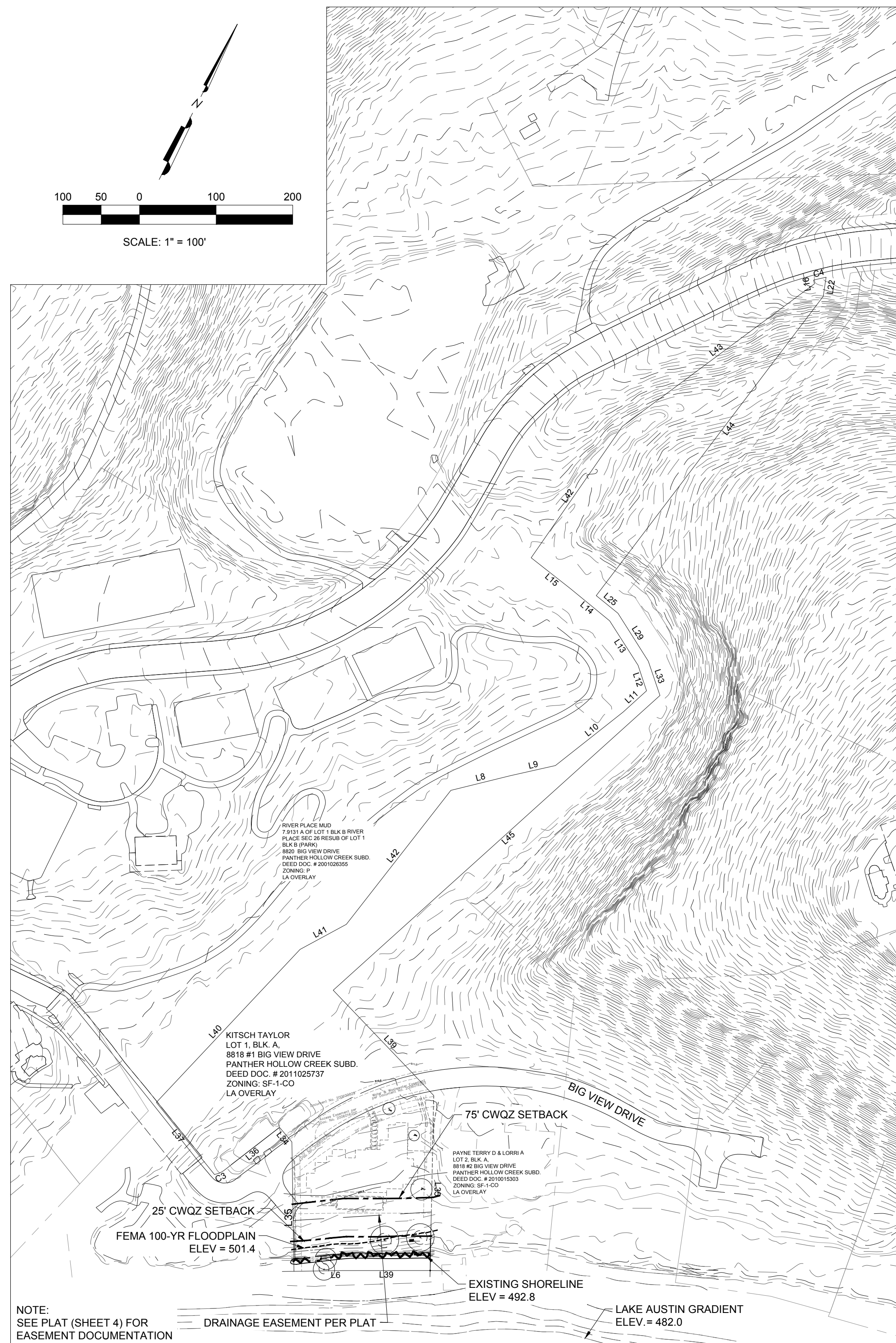
LEGEND

	EXISTING = PROPOSED SHORELINE
	SHORELINE MITIGATION PLANTING AREA
	EXISTING WETLAND
	PROPOSED BULKHEAD
	CWQZ AND LA SETBACK
	100-YR FLOODPLAIN
	TREE PROTECTION
	FLOATING SILT SCREEN
	LIMIT OF CONSTRUCTION
	MULCH SOCK
	EXISTING TOPO
	PROPOSED GRADING



TREE CRITICAL ROOT ZONE AND 1/2 CRZ

100 50 0 100 200
SCALE: 1" = 100'



NOTE:
SEE PLAT (SHEET 4) FOR
EASEMENT DOCUMENTATION

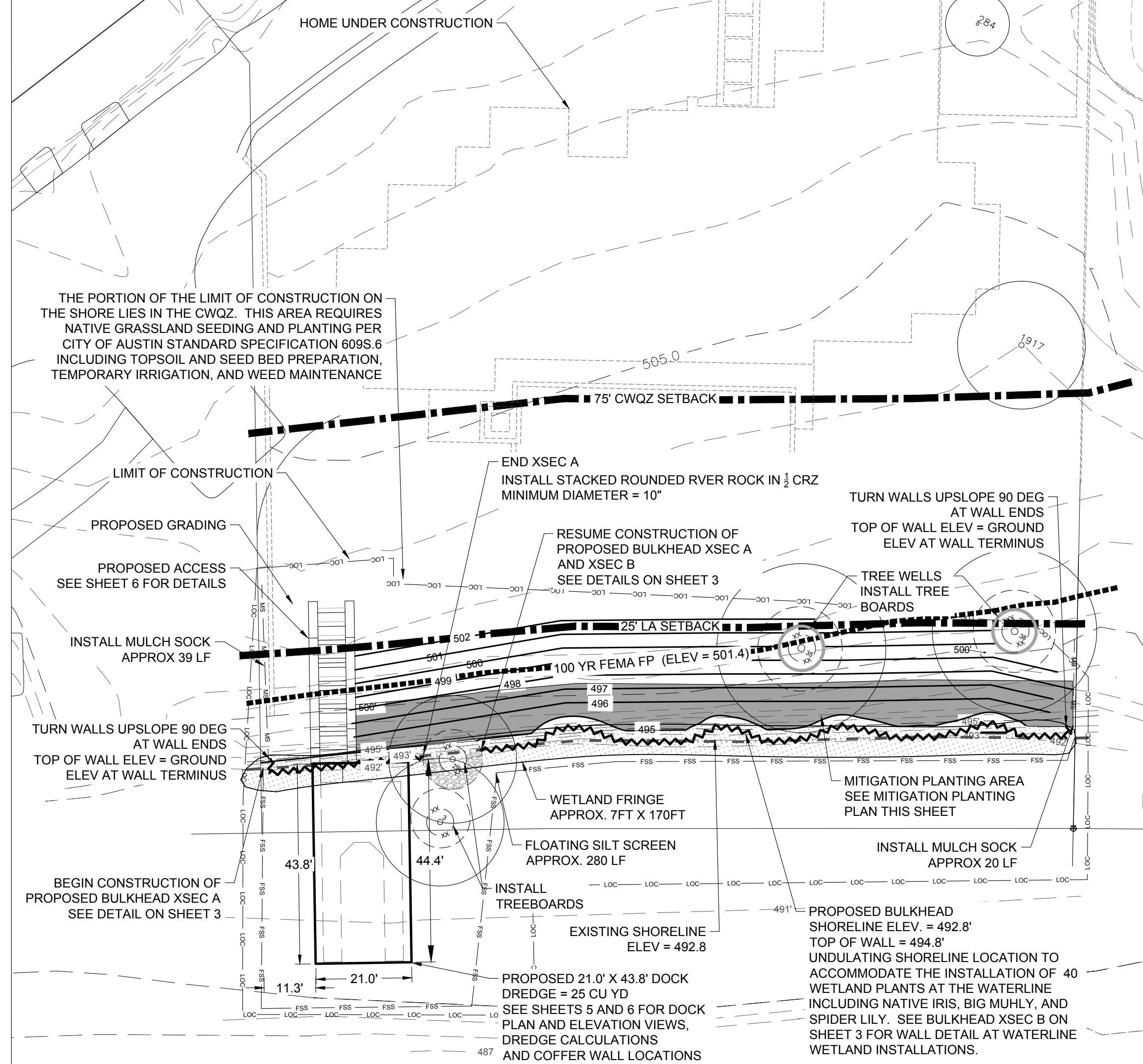
DRAINAGE EASEMENT PER PLAT

SOURCE OF TOPOGRAPHY:
CITY OF AUSTIN AND LAND SURVEY

EXISTING CONDITIONS

8818 #1 BIG VIEW DRIVE

TREE LIST	
3	14" CYPRESS
29	14" PECAN
35	18.5" PECAN
38	18" PECAN
240	8" HACKBERRY
284	7" ELM
1917	14" PECAN



PROPOSED CONDITIONS

NOTES:

- ALL WORK SHALL OCCUR WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLAN. ALL MATERIALS WILL BE TRANSPORTED TO THE SITE FROM WATER. ALL CONSTRUCTION ACTIVITY WILL BE COMPLETED BY WATER.
- SHORELINE IMPROVEMENTS, INCLUDING GANGWAY ACCESS, ARE AUTHORIZED WITH THIS SITE PLAN.
- CONTAINERS OF HAZARDOUS MATERIALS, FUEL, OIL, HERBICIDES, INSECTICIDES, FERTILIZERS, OR OTHER POLLUTANTS WILL NOT BE STORED ON DOCKS EXTENDING INTO OR ABOVE LAKE AUSTIN.
- 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.
- NO SPOILS ARE ALLOWED WITHIN THE 100-YEAR FLOODPLAIN.
- PERMANENT IMPROVEMENTS ARE PROHIBITED WITHIN THE SHORELINE SETBACK AREA, EXCEPT FOR RETAINING WALLS, PIERS, WHARVES, BOATHOUSES, MARINAS, OR A DRIVE TO ACCESS THE STRUCTURES [LDC 25-2-551 (B)(2)].
- NO WATER OR WASTEWATER UTILITIES ARE PROPOSED WITH THIS DEVELOPMENT.
- DOCK SHALL BE AT LEAST 66% OPEN.
- PILGINS SHALL BE 6-5/8" DIAMETER STEEL PIPE.
- THE SITE IS WITHIN THE CITY OF AUSTIN FULL PURPOSE JURISDICTION.
- FINAL LAYOUT OF THE BULKHEAD WILL BE DETERMINED BY THE CONTRACTOR IN THE FIELD.

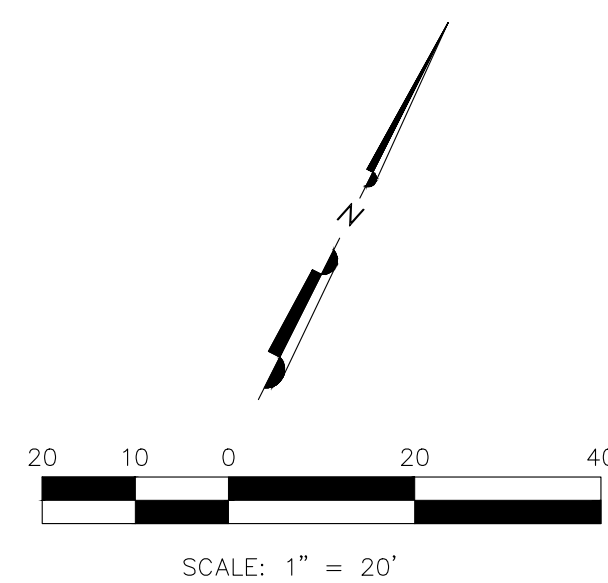
ATTENTION INSPECTOR NOTES:

- COMPLIANCE WITH BUILDING CODE REQUIRED AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
- FOR THE BUILDING PERMIT, A SIGNED AND SEALED LETTER SHALL BE SUBMITTED TO THE CITY OF AUSTIN, PER THE LAND DEVELOPMENT CODE, 25-12.3.1612.4, CERTIFYING THAT THE STRUCTURE IS IN ACCORDANCE WITH ASCE 24, FLOOD RESISTANT DESIGN AND CONSTRUCTION.
- ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S66°17'50"W	46.04'
L2	S76°40'15"W	136.52'
L3	S65°36'48"W	93.34'
L4	N76°22'58"W	93.67'
L5	N82°04'25"W	44.37'
L6	S62°22'11"W	63.67'
L7	S62°22'11"W	55.91'
L8	N49°27'05"E	80.25'
L9	N50°36'13"E	59.94'
L10	N24°59'44"E	112.83'
L11	N21°03'27"E	41.13'
L12	N45°07'04"W	35.14'
L13	N59°19'46"W	68.81'
L14	N77°22'28"W	66.17'
L15	N78°33'36"W	65.21'
L16	N40°14'03"W	4.99'
L17	N57°59'23"E	10.71'
L18	S17°54'47"E	29.39'
L19	N17°54'47"W	50.21'
L20	N17°54'47"W	42.22'
L21	S17°54'47"E	33.67'
L22	S17°54'47"E	24.56'

LINE TABLE (CONT'D)		
LINE	BEARING	LENGTH
L23	N77°39'21"W	12.10'
L24	S77°39'17"E	24.20'
L25	S77°39'13"E	36.30'
L26	N59°19'46"W	85.93'
L27	N59°19'46"W	81.64'
L28	S59°19'46"E	77.35'
L29	S59°19'46"E	73.06'
L30	N45°07'04"W	81.71'
L31	N45°07'04"W	70.07'
L32	S45°07'04"E	58.43'
L33	S45°07'04"E	46.78'
L34	N67°09'32"W	25.03'
L35	N27°37'49"W	168.77'
L36	S25°31'33"W	92.18'
L37	N65°37'37"W	120.81'
L39	S70°21'06"E	188.92'
L40	N16°29'57"E	574.73'
L41	N11°15'03"E	221.72'
L42	N08°02'41"E	208.60'
L43	N26°42'59"E	312.28'
L44	S10°28'30"W	491.21'
L45	S21°03'27"W	574.73'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	28.95'	150.00'	11°03'28"	14.52'	28.90'
C2	65.41'	465.00'	8°03'32"	32.76'	65.35'
C3	13.28'	25.00'	30°25'49"	6.80'	13.12'
C4	18.18'	465.00'	2°14'23"	9.09'	18.18'
C5	15.92'	465.00'	1°57'40"	7.96'	15.91'
C6	15.73'	465.00'	1°56'20"	7.87'	15.73'
C7	15.58'	465.00'	1°55'10"	7.79'	15.58'
C8	4.76'	465.00'	0°35'12"	2.38'	4.76'



EXISTING SHORELINE LENGTH = 184.4'
ALLOWABLE DOCK WIDTH = 20% OF 184.4' = 36.9'
PROPOSED DOCK WIDTH = 21.0' = 11.4%
PROPOSED DOCK DEPTH = 43.8'
DOCK FOOTPRINT = 821 SF

PLANTING MITIGATION CALCULATIONS

- DISTURBED AREA WITHIN THE CWQZ**
- ALL DISTURBED AREAS WITHIN THE CWQZ SHALL BE REVEGETATED PURSUANT TO 609S SPECIFICATIONS, USING 609S SEEDING AND PLANTING
 - AREA OF IMPACT IS APPROXIMATELY 5980 SF
 - PLANTING CRITERIA RECOMMENDS (1) PLANT/86.6 SF
 - 5980 SF/86.6 = (69) 1 GALLON PLANTS

- WETLAND MITIGATION CALCULATIONS**
- WETLAND MITIGATION REQUIREMENTS WILL BE MET ACCORDING TO ECM 1.10.4(D)
 - WETLAND PLANT MITIGATION IS INCLUDED IN THE MITIGATION PLANTINGS.
 - 170 LF WETLAND/1 PLANT PER 3 FT = 57 WETLAND PLANTS
 - ASSUMING TWICE THAT NUMBER DUE TO THE WIDTH OF THE WETLAND
 - TOTAL NUMBER OF WETLAND PLANTS = 114 WETLAND PLANTS

- BULKHEAD MITIGATION CALCULATIONS**
- 172 LF OF BULKHEAD PROPOSED
 - 172/3 = 58 PLANTS

TOTAL NUMBER OF REQUIRED MITIGATION PLANTS = 69 + 114 = 183 PLANTS

PLANTING MITIGATION NOTES

- ALL PLANTS TO BE SOURCED WITHIN A 200 MILE RADIUS OF AUSTIN.
- FOLLOW ALL GUIDELINES FOUND IN THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, REFERENCE CODE SECTIONS ECM 1.13.0, ECM 1.10.4(D), & ITEM NO. 609S AS APPLICABLE
- ANY SPECIES MAY BE SUBSTITUTED WITH THE SAME QUANTITY OF ANOTHER SPECIES FROM THE APPROVED LIST WITHIN ECM ITEM 609S OR ANOTHER SPECIES APPROVED BY COA WETLANDS BIOLOGIST REVIEWER
- BALD CYPRESS IS 4" CALIPER TREE; MEXICAN PLUMS ARE 2" CALIPER TREES; ALL PLANTS ARE 1-GALLON PLANTS INSTALLED AT 3' C-C SPACINGS.

MITIGATION PLANTING SCHEDULE		
PLANT NAME	NUMBER OF PLANTS	PLANT CATEGORY
Bald Cypress (<i>Taxodium distichum</i>) ¹	1	Tree
Mexican Plum (<i>Prunus mexicana</i>) ¹	4	Small Tree
White Mistflower (<i>Ageratina havanensis</i>) ¹	30	Shrub
Coralberry (<i>Symphoricarpos orbiculatus</i>) ¹	35	Shrub
Native Iris (<i>Iris fulva</i> , <i>hexagona</i> or <i>virginiana</i>) ²	40	Perennial
Big Muhly (<i>Muhlenbergia lindheimeri</i>) ²	40	Ornamental Grass
Spider Lily (<i>Hymenocallis linsomei</i>) ²	40	Perennial
TOTAL = 190 PLANTS		
¹ WOODY VEGETATION: 69 PLANTS REQUIRED; 70 PLANTS PROVIDED		
² WETLAND PLANTS: 114 PLANTS REQUIRED; 156 PLANTS PROVIDED		
¹ BOTH A WOODY AND WETLAND PLANT		

Janis Smith Consulting, LLC

1505 Westover Road • Austin, Texas 78703 • 512-914-3729

Texas Board of Professional Engineers Registration Number F-16978

8818 #1 BIG VIEW DRIVE

SITE PLAN & EROSION AND
SEDIMENTATION CONTROL PLAN

DESIGNED: JJS
APPROVED:
SCALE: AS SHOWN
8818 #1 BIG VIEW DRIVE
DATE: MAY 22, 2017
SHEET

2

SP-2017-0183D

EXHIBIT 2
ARCHITECTURAL RENDERING OF THE PROPOSED BOAT DOCK
AT 8818#1 BIG VIEW DRIVE



EXHIBIT 3
DREDGE QUANTITY VS. EXTENSION INTO THE LAKE



8818#1 BIG VIEW ROAD EXHIBIT 3

DOCK EXTENSION INTO THE LAKE VS. DREDGE QUANTITY

Janis Smith Consulting, LLC

1505 Westover Road • Austin, Texas 78703 • 512-914-3729
Texas Board of Professional Engineers Registration Number F-16978

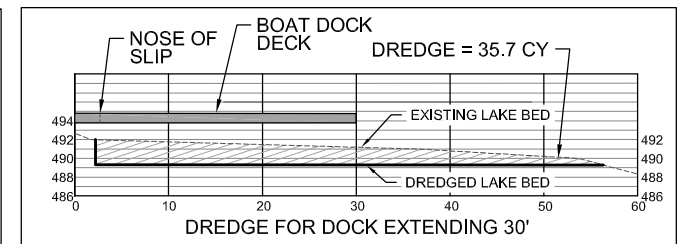
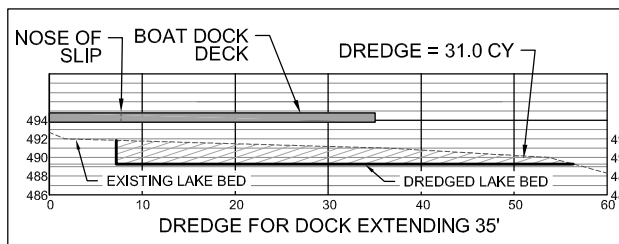
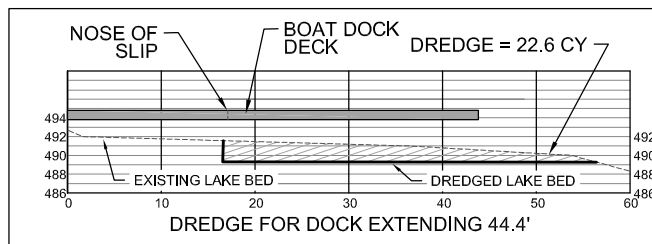
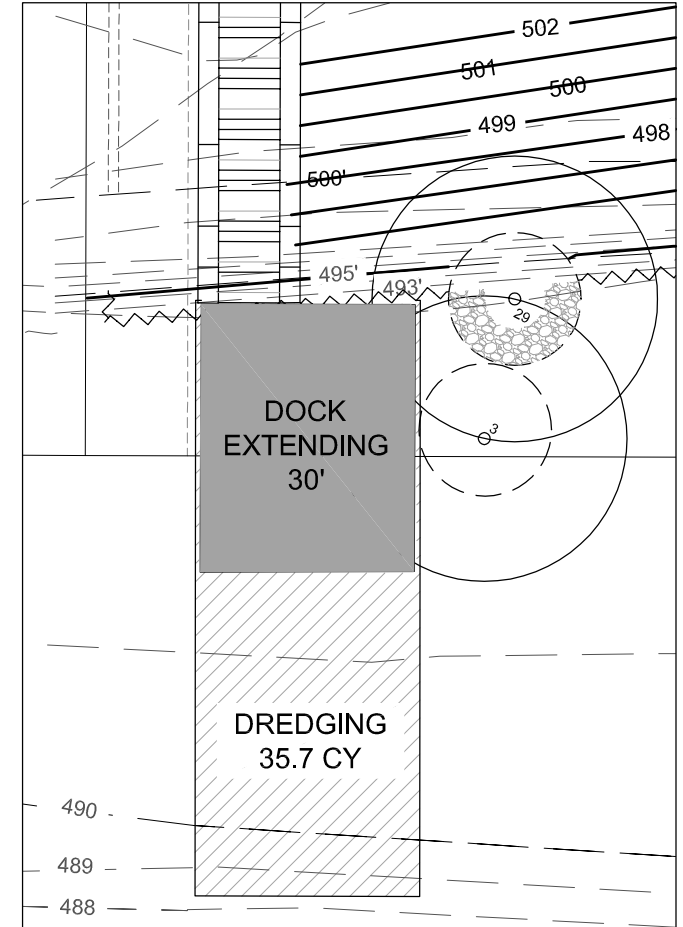
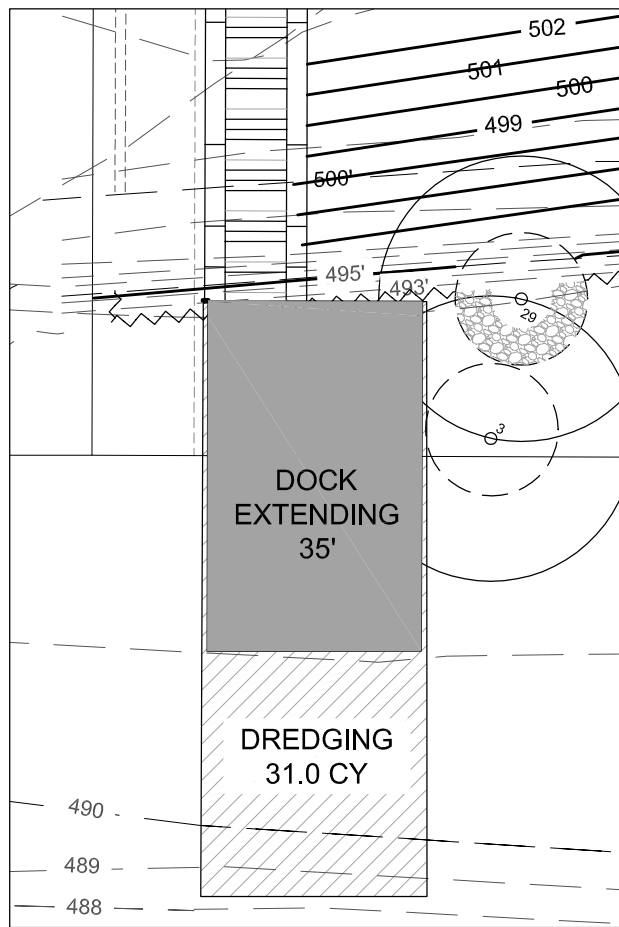
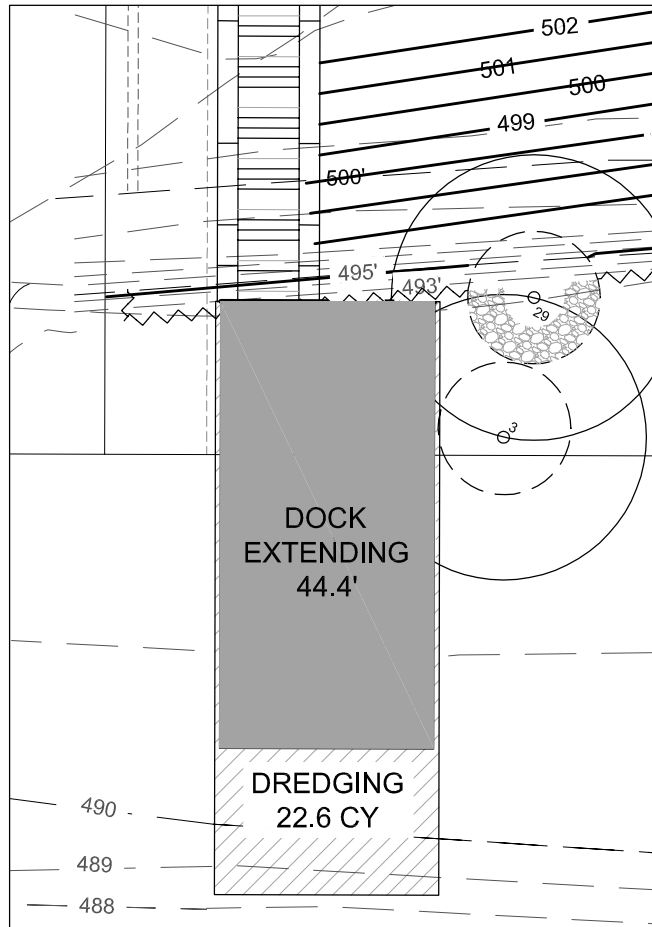


EXHIBIT 4
AERIAL PHOTO OF DOCKS
IN PROJECT VICINITY

8818#1 BIG VIEW ROAD
EXHIBIT 4

DOCKS CIRCLED IN RED ARE MORE
THAN 30 FT FROM THE SHORELINE

Janis Smith Consulting, LLC

1505 Westover Road • Austin, Texas 78703 • 512-914-3729
Texas Board of Professional Engineers Registration Number F-16978

NTS

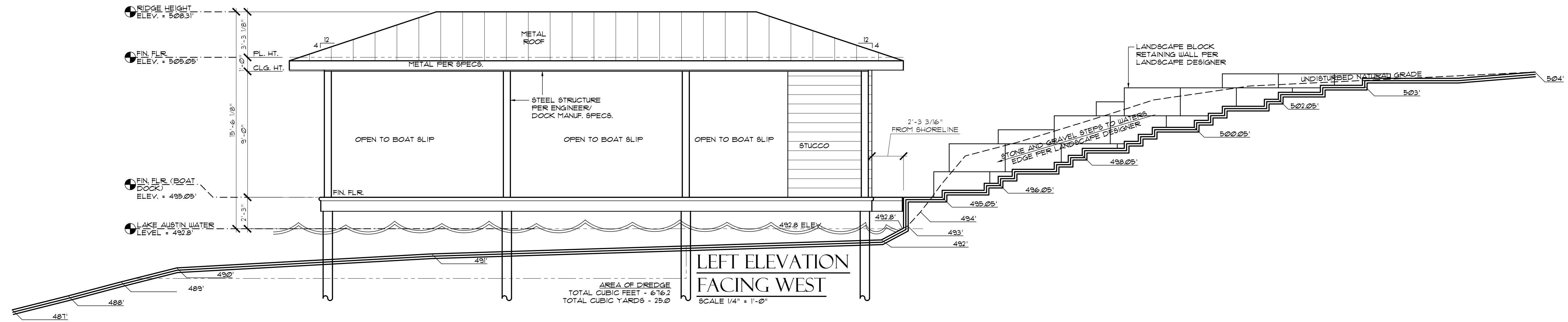
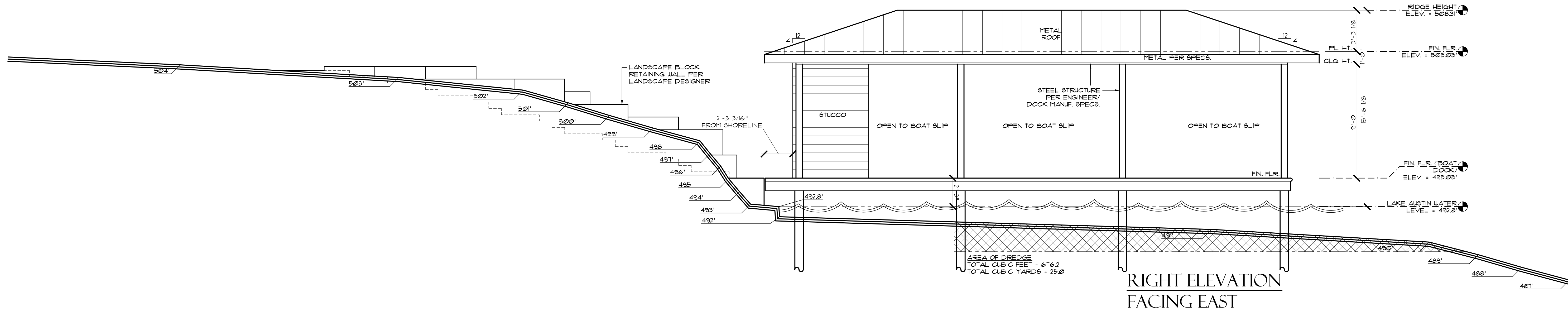
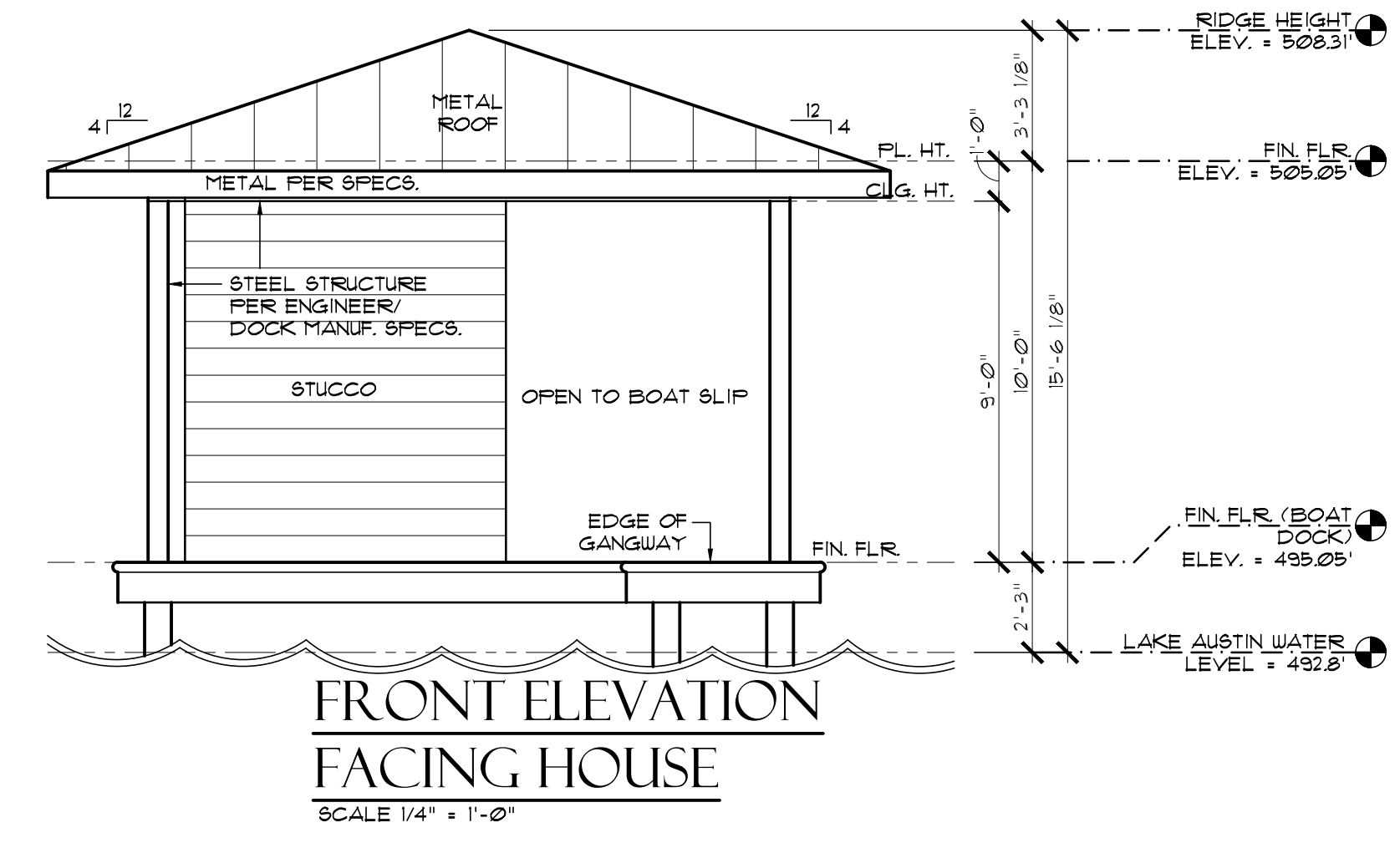
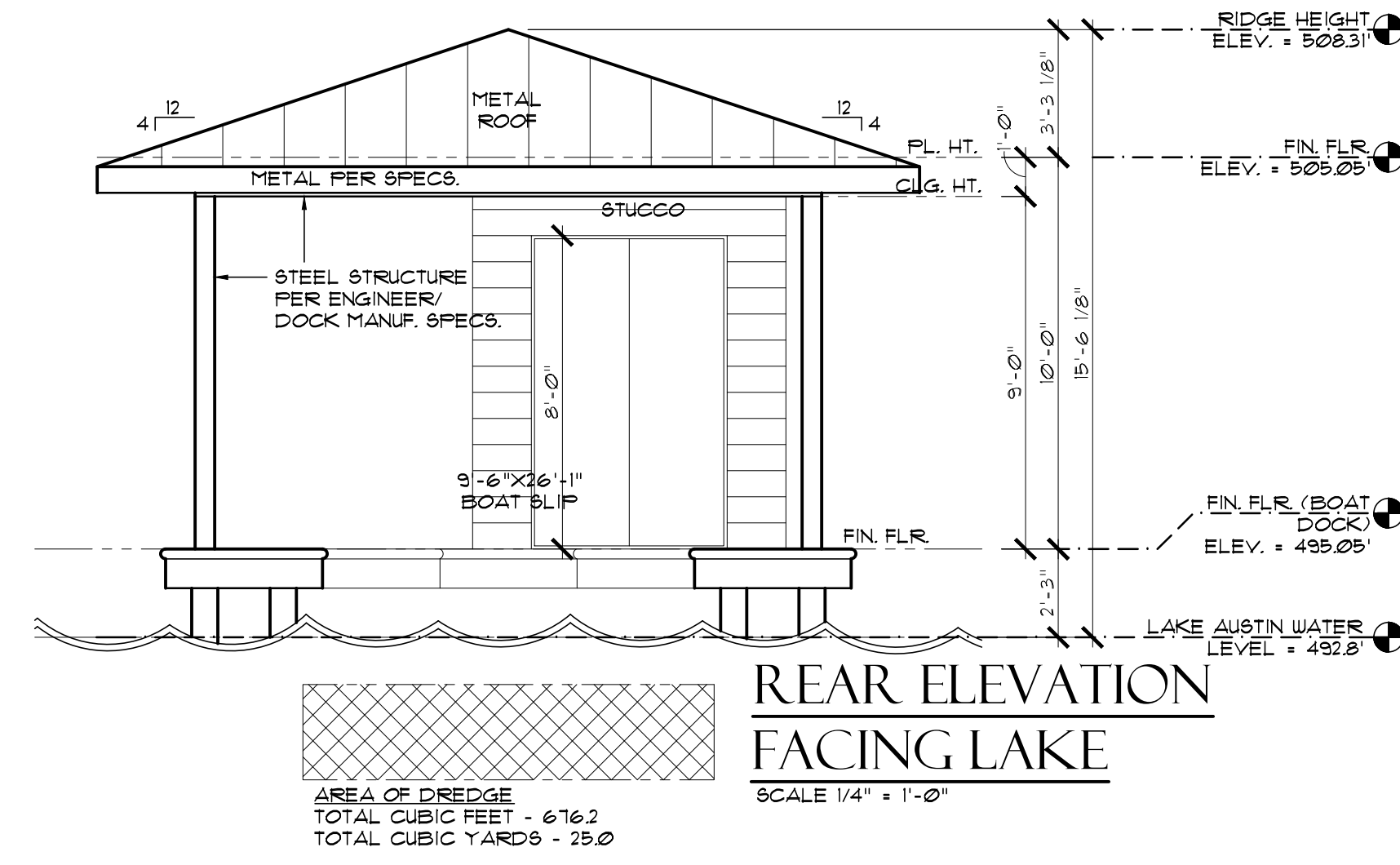


Google Earth

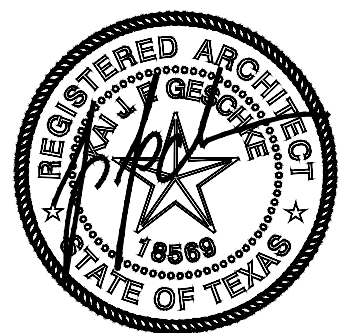
feet 1000
meters 400

EXHIBIT 5
DOCK ELEVATION SHEET

15' REAR BUILDING LINE



A PERSONAL BOAT DOCK FOR
8818 #1 BIG VIEW DR.
8818 BIG VIEW DR. #1
AUSTIN, TX 78730
LOT 1, BLK. A, PANTHER HOLLOW PHASE II



05.24.2017

REVISIONS:

© copyright
GESCHKE GROUP
ARCHITECTURE
5910 COURTYARD DRIVE # 350
AUSTIN, TEXAS 78731
PH: (512) 502-8464
WWW.GESCHKEGROUP.COM

DOCK ELEVATION
VIEWS

PROJ. NO.: 12029
DATE: 24 MAY, 2017

6

OF 6

SP-2017-0183D



I, Taylor Kitsch, am applying for a variance from the Board of Adjustment regarding Section 25-2-1176(A)(1) of the Land Development Code. The variance would allow me the ability to build a one-slip boat dock further than 30ft. from the shoreline of Lake Austin

By signing this form, I understand that I am declaring my support for the variance being requested.*

Property Owner Name (Printed)	Address	Signature
Terry & Lorri Payne	8818 Big View Dr. #2 Austin, TX 78730	T. Payne

*only with regard to dock positioning/location



I, Taylor Kitsch, am applying for a variance from the Board of Adjustment regarding Section 25-2-1176(A)(1) of the Land Development Code. The variance would allow me the ability to build a one-slip boat dock further than 30ft. from the shoreline of Lake Austin.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Robert & Christine Rigby-Hall	8818 Big View Drive #4	Christine Rigby-Hall