

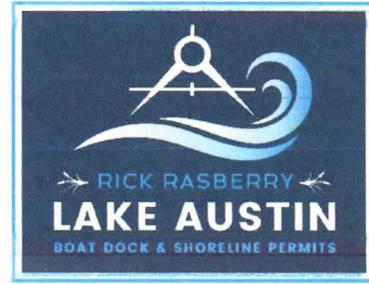


We look forward to hearing back on these matters, thanks!

Kindest Regards,

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

Site Plan Application



March 9, 2017

Director of Development Services Department

City of Austin

P.O. Box 1088

Austin, Texas 78767

Re: Site Plan Application and Project Summary for the Existing Shoreline Erosion Stabilization Improvements, 2005 Manana Street on Lake Austin, TX

Dear Director:

On behalf of the owner of the referenced property I am presenting the attached site plan application and associated records requesting the release of a Site Plan for the existing bulkhead and proposed vegetation shoreline erosion stabilization method which complies with the design guidelines for shoreline stabilization (ECM 1.13.0). 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.*

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

Project Summary

- Acreage developed > 70 Linear Feet of Shoreline Erosion Stabilization Repair
- Watershed in which project is located > Lake Austin
- Type of development > Shoreline Erosion Stabilization Replacement
- 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

Director of Development Services Department

Site Plan Application and Project Summary, 2005 Manana Street on Lake Austin, TX

March 9, 2017

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- 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 Application and Project Summary Letter > Provided as Exhibit "A"
- Agent Authorization Letter > Provided as Exhibit "B"
- Special Warranty Deed for Property > Provided as Exhibit "C"
- Environmental Resource Inventory for the Residential Lot > Provided as Exhibit "D"
- Critical Environmental Feature Worksheet > Provided as Exhibit "E"
- 2016 Tax Payment Receipt/Certification > Provided as Exhibit "F"
- Full Size Site Plan (2 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"
- Reduction of Site Plan Page > Provided as Exhibit "K"
- Intake Submittal Checklist > Provided as Exhibit "L"
- Project Description Form > Provided as Exhibit "M"
- Formal Project Notice USACE > Provided as Exhibit "N"
- Full Size Tax Map Showing Properties within 500 Feet of LOC > Provided as Exhibit "O"
- Location Map on Separate Sheet > Provided as Exhibit "P"
- No Subdivision Plat Map > Property Exempted (See Exhibit "Q")
- Approved Land Status Determination 1987 Rule Platting Exception > Provided as Exhibit "Q"
- Exhibit VII Electronic Submittal Form > Provided as Exhibit "R"

It should be noted that the property owner is seeking no special privilege to stabilize the eroding shoreline not already given to owners of other similarly situated property with approximately contemporaneous development and as provided. The existing shoreline stabilization structures result in outstanding wave attenuation performance, promotes ecological function, and maintains the natural character of the lakeshore. Any denial of the requested application for Site Plan would be construed as deprivation of a privilege given to other property owners and would effectively deny the property owner a reasonable use.

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

Very truly yours,



Ricky "Rick" Rasberry, CESSWI

SITE PLAN APPLICATION

DEPARTMENTAL USE ONLY

Application Date _____ File Number _____
 Development Review Type _____ Case Manager _____
 Application Accepted By _____
 Application Type _____

Section 1: PRIMARY PROJECT DATA

Project Name 2005 Manana Street Shoreline Stabilization
 Project Street Address (or range) 2005 Manana Street
Austin, TX Zip 78730

If project address cannot be defined, such as utility lines, provide the following information:

_____ Along the _____ Side of _____
 Frontage Rd. _____ N S E W _____ Frontage Road
 Approximately _____ From the Intersection with _____
 Distance Direction Cross Street

Provide either subdivision reference or brief legal description

____ 1. Subdivision Reference
 Name _____ Approved _____
 Block(s) _____ Lot (s) _____ Outlot _____
 Plat Book _____ Page Number _____
 Case # _____

2. Brief Legal Description ABS 739 SUR 2 SPILLMAN J ACR 0.776 OR LOT 4 BLK 1
UNRECORDED MANANA SUBD

Grid Number(s) E-27

Tax Parcel Numbers GEO - 0127230104 Prop - 123647

DEED REFERENCE OF DEED CONVEYING PROPERTY TO THE PRESENT OWNER

Volume 2011159128TR Page (s) 4 Sq. Ft. 33802.56 or Acres 0.7760

SITE PLAN APPLICATION

FILE NUMBER _____

Section 2: APPLICATION ASSESSMENT

Has there been a Development Assessment? YES / NO File Number _____

Small Project? YES / NO ← "NON" SMALL PROJECT

In a Neighborhood Plan? YES / NO If Yes, Name of Neighborhood Plan _____

Location of residence to which the dock is an accessory 2005 Manana Street

Will all parking be located on-site? YES / NO If no, an off-site parking application and fees are required.

Shared parking? YES / NO

Principal Street Type: (City Limits Only)
 Core Transit Corridor
 Hill Country Roadway
 Highway
 Internal Circulation Route
 Suburban Roadway
 Urban Roadway

Electric Utility Provider COA

Water Provider Not provided to dock/bulkhead

Wastewater Provider Not provided to dock/bulkhead

Geographic Information

Desired Development Zone? _____ OR Drinking Water Protection Zone? X

Watershed Lake Austin Watershed Class Water Supply Rural

In Edwards Aquifer Recharge Zone? YES / NO

In Barton Springs Zone? YES / NO

Land Development Jurisdiction:
 Full Purpose
 Limited Purpose
 ETJ

County Travis

Is your project subject to current watershed protection regulations (Comprehensive Watershed Ordinance)? YES / NO

Does the site have an outstanding compliant violation/Red Tag? YES / NO

SITE PLAN APPLICATION

FILE NUMBER _____

Section 3: SITE AREA INFORMATION

Gross Site Area: Acres 0.7760 or Sq.ft. 33802.56
 Net Site Area: Acres 0.0042 or Sq.ft. 183.00
 Building Coverage (sq. ft): existing: None proposed: None

EXISTING ZONING	EXISTING USE	TRACT #	ACRES/SQ FT	PROPOSED USE
<u>LA</u>	<u>SF</u>	<u> </u>	<u> / </u>	<u>Bulkhead</u>
<u> </u>	<u> </u>	<u> </u>	<u> / </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> / </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> / </u>	<u> </u>

Description of Proposed Development
Repair and Replace Existing Shoreline Stabilization Structures

Are there any underground storage tanks existing or proposed? YES/ NO

Section 4: RELATED CASES

	FILE NUMBERS
Zoning Case? <input type="checkbox"/> YES/ <input checked="" type="checkbox"/> NO	_____
Restrictive Covenant? <input type="checkbox"/> YES/ <input checked="" type="checkbox"/> NO	_____
Subdivision? <input type="checkbox"/> YES/ <input checked="" type="checkbox"/> NO	_____
Land Status Report? <input type="checkbox"/> YES/ <input checked="" type="checkbox"/> NO	_____
Existing Site Plan? <input type="checkbox"/> YES/ <input checked="" type="checkbox"/> NO	<u>SP-03-0016D</u>

Section 5: LAND USE SITE PLAN DATA (as applicable)

Subject to Compatibility Standards? YES/ NO
 In Combining District / Overlay Zone? (NCC, CVC, WO, etc.): LA
 Requires a Green Building Program Rating? YES/ NO (if yes, attach Letter of Intent)

SITE PLAN APPLICATION

FILE NUMBER _____

Section 6: WAIVER / VARIANCE / ETC. - as applicable

1. Compatibility Standards Waiver Section(s) _____
 2. Driveway Spacing Section(s) _____
 3. Environmental Section(s) _____
 4. Off-Site or Remote Parking _____
 5. Detention Pond Waiver _____
 6. Alternative Landscape Compliance _____

Section 7: OWNERSHIP INFORMATION

Type of Ownership: Sole Community Property Trust Partnership Corporation

If ownership is other than sole or community property, list the individuals, partners, principals, etc. below or attach a separate sheet.

Section 8: OWNER INFORMATION

Signature *Gail Findlay* Name Gail Findlay

Firm Name _____ Phone # 512-327-4916

Street Address 2005 Manana Street

City Austin State Tx Zip Code 78730-4243 Contact Rick Rasberry (Agent)

Section 9: APPLICANT - if applicable

Signature *Rick Rasberry* Name Rick Rasberry (Agent for Owner)

Firm Name Lake Austin Boat Dock & Shoreline Permits Phone # 512-970-0371

Street Address 2510 Cynthia Ct.

City Leander State TX Zip Code 78641 Contact Rick Rasberry

Section 10: ENGINEER /LANDSCAPE ARCHITECT / OTHER - Circle 1 or More

Firm Name Jeff Tucker, PE (Engineer) Phone # 512-255-7477

Street Address 1311 Chisholm Trail #303

City Round Rock State TX Zip Code 78681 Contact Jeff Tucker

Section 11: ENGINEER/ LANDSCAPE ARCHITECT/ OTHER - Circle 1 or More

Firm Name _____ Phone # _____

Street Address _____

City _____ State _____ Zip Code _____ Contact _____

Names and Email addresses

Owner's Name: Gail Findlay
Email Address:

Applicant's Name: Rick Rasberry
Email Address: [REDACTED]

Engineer's Name: Jeff Tucker, PE
Email Address: [REDACTED]

ACKNOWLEDGMENT FORM
concerning development restrictions

I, Rick Rasberry (Agent for Owne have checked for any information
(Printed name of applicant)

that may 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 2005 Manana Street
(Address or Legal Description)

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)

3/9/17
Date

January 19, 2017

City of Austin

Development Services Department

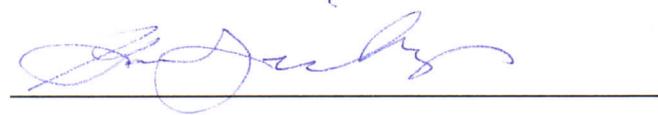
PO Box 1088

Austin, TX 78716

To Whom It May Concern:

I, Gail Findlay, own the property at 2005 Manana St. I wish to repair the failing bulkhead, retaining walls, 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,

A handwritten signature in blue ink, appearing to read "Gail Findlay", is written above a horizontal line.

Signature