



MEMORANDUM

TO: Parks and Recreation Board

FROM: Jesus M. Olivares, Director
Parks and Recreation Department

DATE: March 19, 1996

SUBJECT: Construction of two-slip boat dock, at 4101 Shimmering Cove
File # SP-96-0067DS

A request has been received from Signor Enterprises, on behalf of E.W. Willis, to construct a covered two-slip boat dock, at 4101 Shimmering Cove.

This lot is located in the Watersedge subdivision where the slips were cut into the shore line when the subdivision infrastructure was constructed during the mid-eighties. The existing slip is 31' wide and is recessed 25' from the shoreline.

The original subdivision plat and the site plan indicate the shoreline length for this lot as 110'. The maximum width that could be developed would 20% of 110' = 22'. In previous cases in the Watersedge subdivision where the existing slip is wider than the allowable developed width the Board has approved the construction of the permissible dock, and a deck at grade over the remaining slip area.

The boat dock structure is shown to be constructed within the 10' building set back line and the public utility easement. The letter from the Watersedge Homeowners Association discusses encroachment of the residence into the setback line but does not address the encroachment of the boat dock. The letter also recommends that the City approve either construction within the utility easement or a variance to permit the construction.

The application should be revised to address the following:

1. The above grade structure should be a maximum 22' wide (20% x 110' shoreline length).

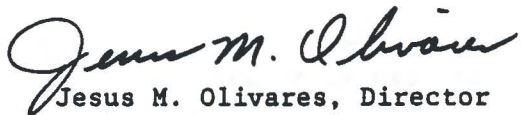
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2. The structure be relocated to be entirely out of the public utility easement and behind the building set back line.
3. Alternatively, approval from the City of Austin and the Watersedge Homeowners Association to construct within the public utility easement and the building line set back.

Recommendation

I recommend refusal of the request to construct a covered two slip boat dock at 4101 Shimmering Cove.

If I can provide you with any additional information, please contact me.



Jesus M. Olivares, Director
Parks and Recreation Department

JMO:PM

TO: COMMENT DUE DATE: 27-FEB-1996
 FROM: SITE PLAN REVIEW DIVISION/PLANNING DEPT
 SUBJECT: DEVELOPMENT PERMIT ONLY SP-96-0067DS

PROJECT: WILLIS BOATDOCK

4101 SHIMMERING COVE

CASE MANAGER: PASQUARELLA, BRETT 499-2636

APPLICATION DATE: 20-FEB-1996

ZIP: 78731 5-MILE ETJ

WATERSHED: Lake Austin RURAL WATER SUPPLY

OWNER: WILLIS, E.W. (512)477-6040

3603 MURILLO CIRCLE AUSTIN, TX 78703

CONTACT: E.W. WILLIS

AGENT: SIGNOR ENTERPRISES (512)327-6064

5524 W. BEE CAVES ROAD, BLDG. K-5 AUSTIN, TX 78746

CONTACT: LEE F. SIGNOR

SITE PLAN AREA: 0.021 ACRES (899 SQ FT)

UTILITY OR STORM SEWER LENGTH: 0 LINEAR FEET

EXISTING ZONING: SF

EXISTING USE: BOATDOCK

TRACT	ACRES/SQ FT	PROPOSED USE
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RELATED CASE NUMBERS (IF ANY):

OTHER PROVISIONS:

QUALIFIES AS A SMALL PROJECT

TIA IS NOT REQUIRED

FEE RECEIPT #: 1754367

SUBD NAME: WATERSEDGE SECTION 2

BLOCK/LOT: LOT 13

PLAT BOOK/PAGE:

PARCEL #:

VARIANCES/WAIVERS, BONUSES:

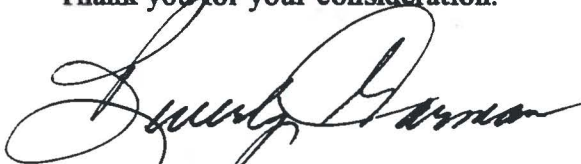
Date: February 12, 1996
To: Director Parks and Recreation Department
From: Signor Enterprises Inc.
Subject: Dock permit, legal address: Lot 13, Watersedge, Section 2

We are requesting approval of our residential boat dock plans at 4101 Shimmering Cove for construction in April 1996.

The slips are to be built from steel pilings.

This additional construction should not adversely affect any shoreline erosion, drainage, or other environmental concerns.

Thank you for your consideration.



Beverly Garman

Watersedge Homeowners Association

4210 Spicewood Springs Road, Ste. 213

Austin, Texas 78759

February 19, 1996

Mr. and Mrs. Ty Willis
3603 Murillo Circle
Austin, TX 78703

RE: Building Plans

Dear Mr. and Mrs. Willis;

The Watersedge Homeowners Association Environmental Committee has reviewed your drawing of the boat dock and has approved it as drawn. It should be noted that the deck would extend over the City of Austin's utility easement line and could present future selling concerns should the property require a new survey. As we discussed, it is your responsibility to obtain City approval or to negotiate a variance with the City.

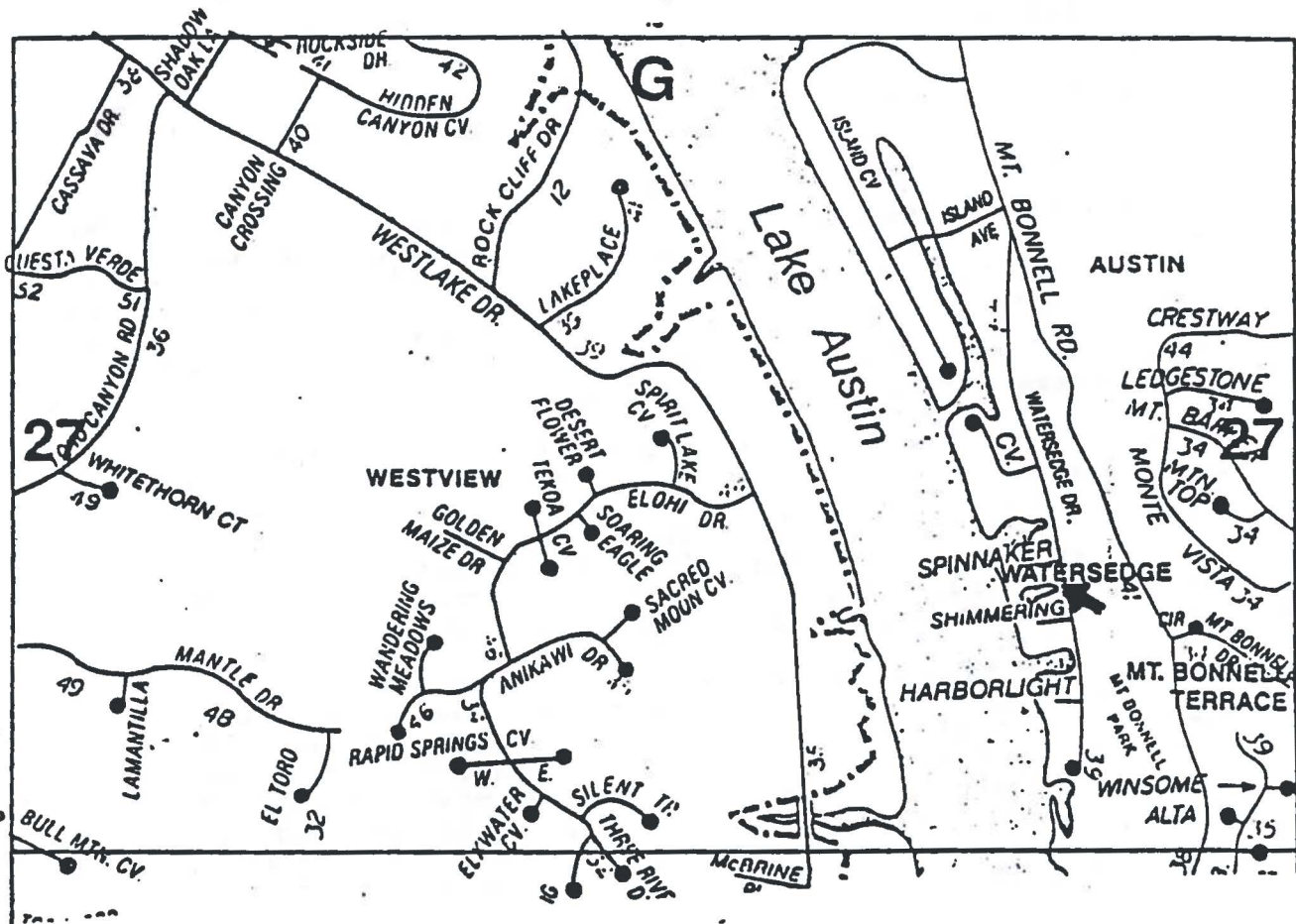
We appreciate your bringing to our attention the 4 foot overlap from the setback line. We have checked the drawings and we did misread the scale. The 4 foot overlap of the master bedroom closet will be acceptable. Taking this overlap into account, that section of the home will be approximately 22 feet from Watersedge Road, which is our primary concern. Moving the home any closer to Watersedge Road would continue to be a concern.

Therefore, we hope that you will be able to build your home as per the plans you previously submitted. We do need to keep a copy of the plans in our permanent files. These plans are reviewed, and then approved by the committee members as evidenced by their signatures. This way we have no misunderstandings as we proceed. Should you need to have these plans returned, we would request that you have a copy made and return the originals, with the signatures, back to the Association managers office.

Sincerely,

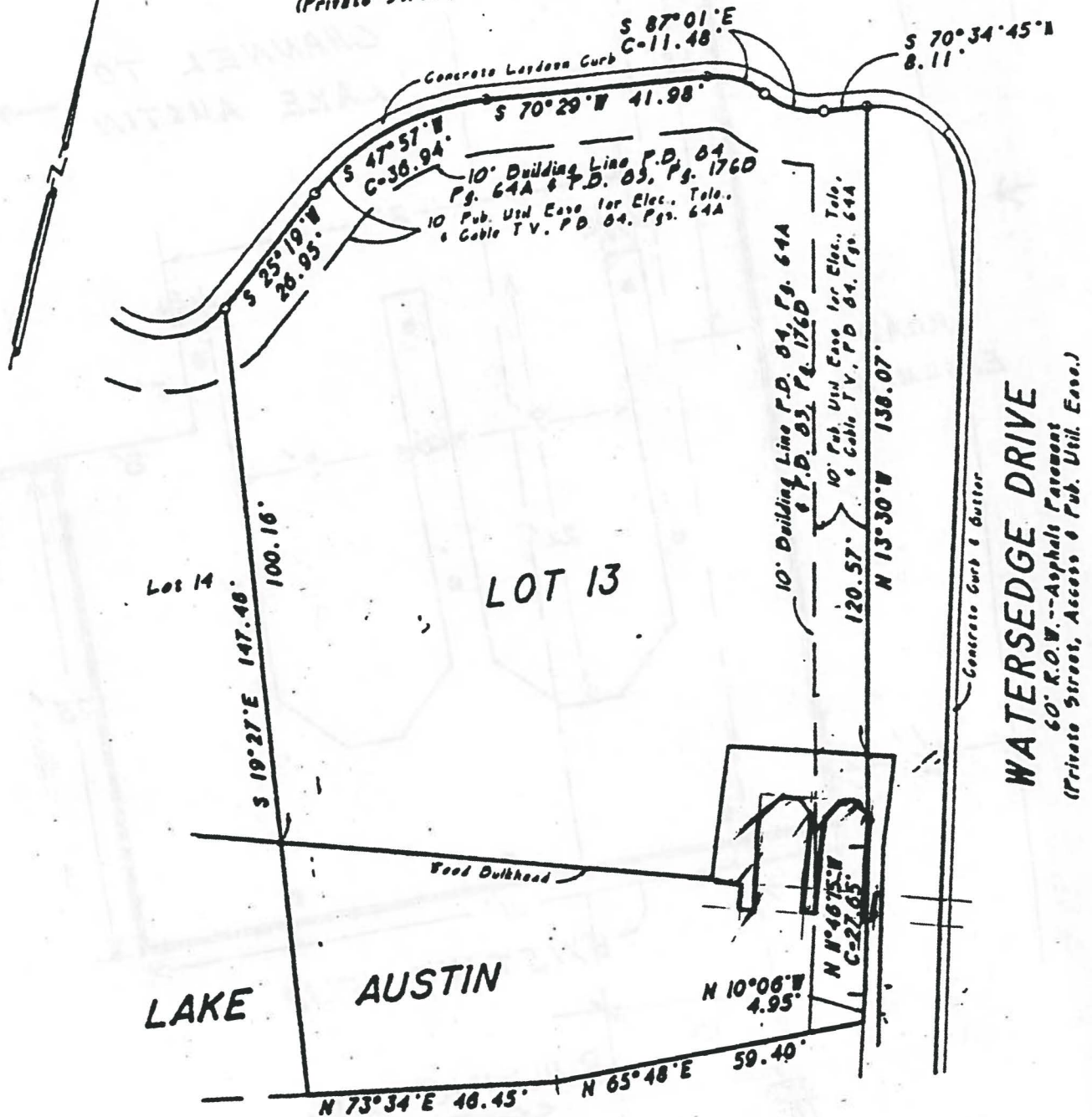


Lois E. Reiswig
Chairman, Watersedge Environmental Committee

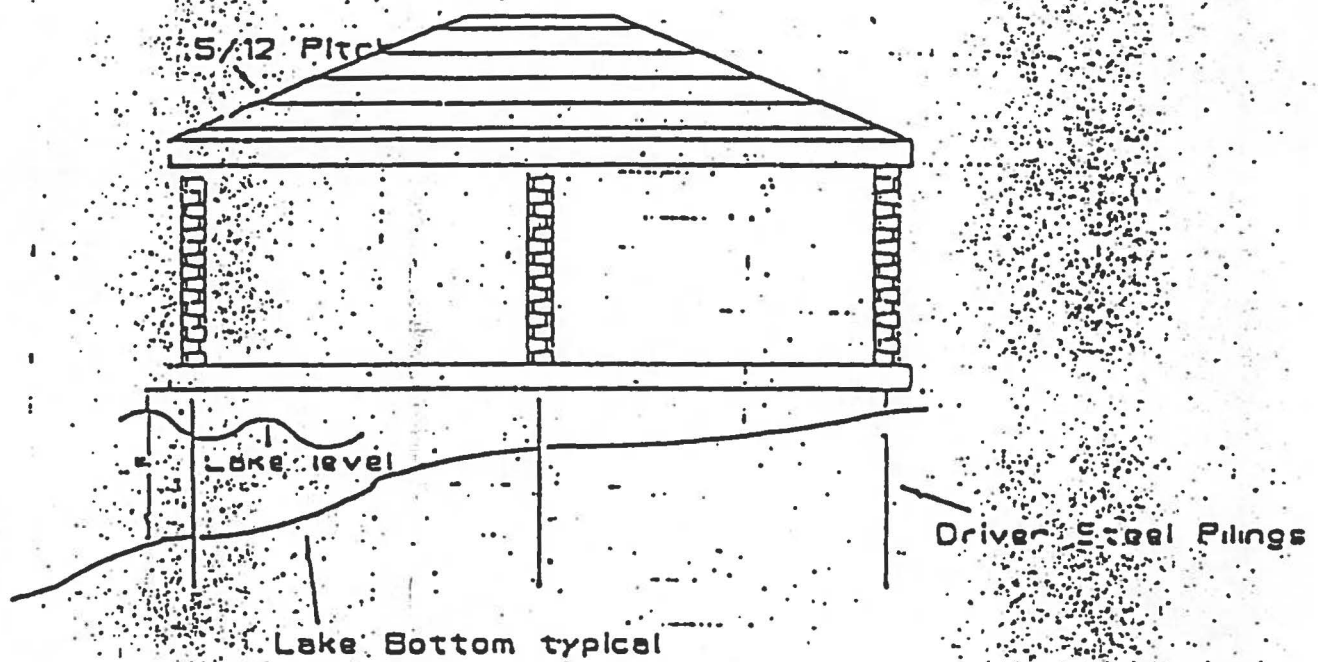


SHIMMERING COVE

R.O.V. Varies--Asphalt Pavement
(Private Street, Access & Pub. Util. Eas.)



Side View
(Not to Scale)

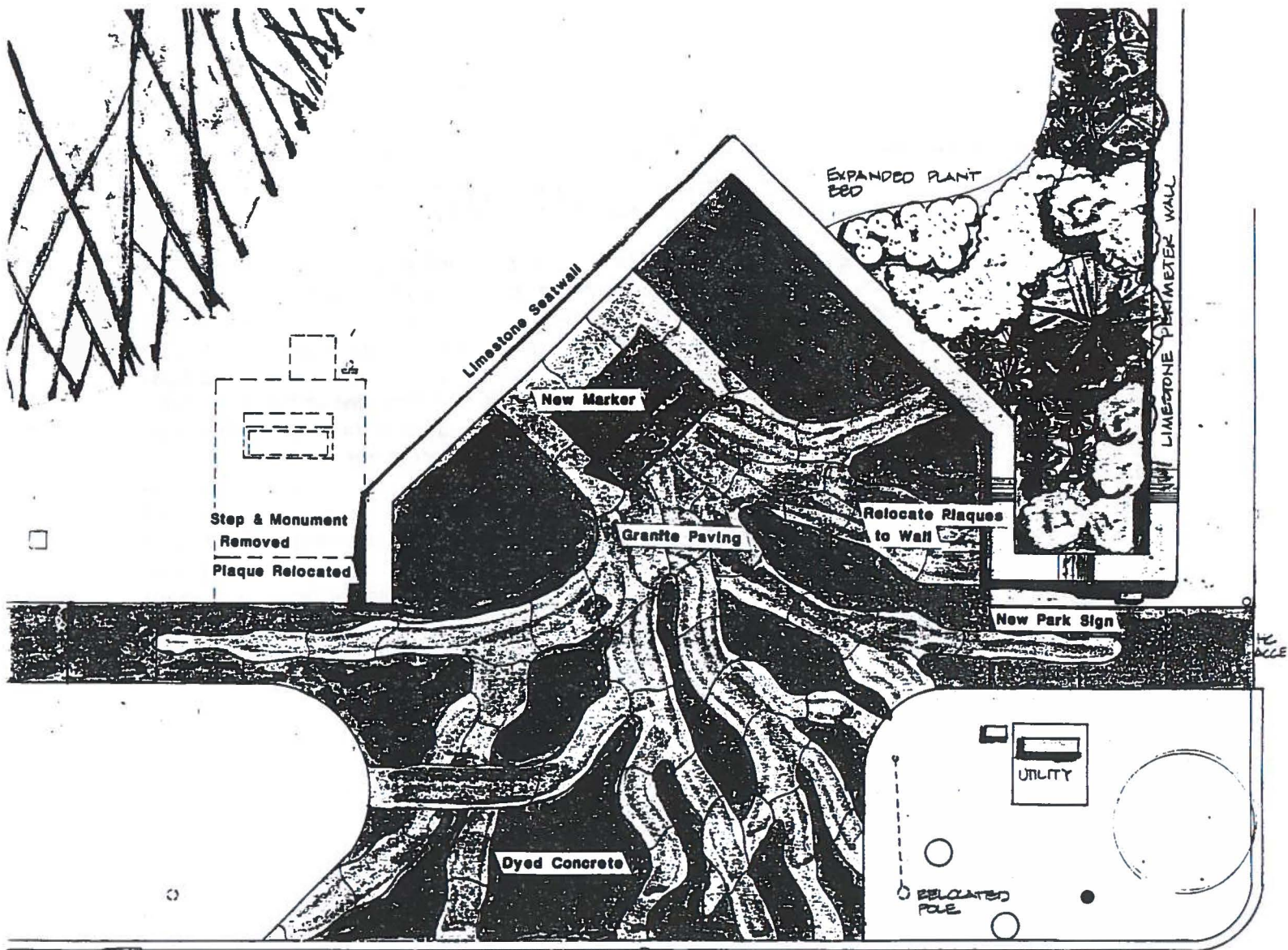


Willis Boat Dock

Proposed text

TREATY OAK PARK

Estimated to have been 100 years old when Columbus landed in North America, the Treaty Oak was once the center of a grove known as the Council Oaks, where Native Americans held conferences, feasts and ceremonies. The legend that the tree was the site of an early boundary treaty signed by Stephen F. Austin and Native Americans probably dates from the 1930's. It is unlikely that Austin was here, but the legend has persisted perhaps because of the awe and reverence the tree has always inspired. With a spread of 127 feet, the tree shaded more than a quarter-acre in the 1920's when the American Forestry Association pronounced it the continent's most perfect specimen of a Live Oak. A statewide campaign to preserve the majestic tree led to its purchase by the City of Austin in 1937. In 1989 the Treaty Oak gained world recognition when it was maliciously poisoned and heroic efforts were made to save it. The portions of the tree that died were used for education, public art, and fund-raising for tree planting. On October 23, 1993, the day designated as the Treaty Oak's 500th birthday, a grafted Treaty Oak cutting was planted near the original tree. A testament to endurance, the Treaty Oak remains one of Austin's treasures.



Treaty Oak Plaza