

# ARMBRUST & BROWN, L.L.P.

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May 27, 2010

Sara Hensley, Director  
City of Austin  
Parks and Recreation Department  
200 South Lamar  
Austin, Texas 78704

Re: Gregory Boat Dock Application, SP-2010-0068DS (the "Application")

Dear Sara:

This firm represents and this letter is written on behalf of Mr. Gregory, applicant for the above referenced Application and property owner of 2939 Westlake Drive, Austin, Texas 78746 (the "Property"). The purpose of this letter is to request that the Application be placed on the Navigation Committee agenda on June 14<sup>th</sup>, 2010 for consideration. Enclosed you will find 10 copies of the current site plan, property location map, subdivision plat, and various exhibits.

#### Existing Conditions:

The lot area is 1.47 acres, with a shoreline width of 102 liner feet. The site is located in the Lake Austin watershed. The Property is currently developed with a single-family residence. It is worth noting that this site is one of the few properties along Lake Austin that does not have an existing boat dock. The site is currently zoned LA. According to a site visit by Andrew Clamann, City of Austin ERM Officer, no Critical Environmental Features are located on the Property.

#### Proposed Conditions:

The scope of work is for the construction of a residential boat dock without shoreline modification or dredging of the lake. The width of the proposed boat dock is approximately 44 liner feet, or 43.14% of the shoreline width. In accordance with Section 25-2-1176(D)(2) approval by the Parks and Recreation Board is required if a boat dock has a width that exceeds

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20% of the shoreline width of the lot. Justification for approval by the Parks and Recreation Board is as follows:

The Property has a very narrow shoreline width, 102 linear feet, because of this, the width of the boat dock would be limited to only 20.4 feet, which would be a relatively small boat dock that would only accommodate one boat. In order to accommodate contemporary boat sizes and to provide a safe passageway to access the boats, the proposed width of the boat dock is 44 feet. It should be noted, on average most of the boat docks constructed along Lake Austin accommodate more than one vessel, with some of these docks exceeding a width of 50 feet. The proposed boat dock is an average size dock, but given the narrow lot width a request for approval by the Parks and Recreation Board is required. Therefore, in accordance with Section 25-2-1176(D)(2) we are seeking approval by the Parks and Recreation Board for the Application as submitted.

In addition, the boat dock will extend 55 feet from the shoreline. In accordance with Section 25-2-1176(B)(2) of the City Code, a dock may not extend more than 30 feet from the shoreline unless the Parks and Recreation Board determines that the boat dock will not create a safety hazard. Justification for approval of the Application is as follows:

The reason the boat dock must extend more than 30 feet as prescribed by the City Code is, the lake bed adjacent to the site is very shallow. The current water depth ranges from 8 inches at the shoreline to 41 inches approximately 30 feet from the shoreline. In an effort to avoid dredging the lake to create a deeper lake bed, the boat dock will be constructed 55 feet from the shoreline.

Additionally, the Property is located along a portion of Lake Austin that is recessed approximately 122 feet from the main channel of the lake. As illustrated on the site plan, the Property is also recessed behind the adjoining shoreline located immediately to the north of the site. The Property sits in a natural cove. Additionally, the boat dock will not extend beyond the adjacent boat dock located to the south of the site. The architect attempts to illustrate these facts by drawing a line parallel between the shoreline to the north and the adjoining boat dock to the south. As the illustration shows, the boat dock can extend 55 feet from the shoreline and still be outside of the main channel of the lake, and behind the projecting shoreline to the north and the adjacent boat dock located to the south. The width of the channel measured at the low water level is 715 feet wide from shoreline to shoreline, and 900 feet wide at the high water level. It should be noted that the proposed boat dock will be constructed 59 feet from the 482 contour line.

If the waiver is granted to allow the boat dock to be constructed 55 feet from the shoreline, the wide channel, would provide a safe navigational passageway for other users of the lake. For these reasons we believe that the boat dock will not create a navigational safety hazard even though the boat dock will extend more than 30 feet from the shoreline.

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Should you require additional information to place this Application on the Navigation Committee agenda, please let me know.

Respectfully submitted,



Amanda Morrow  
Land Development Consultant

Enclosures

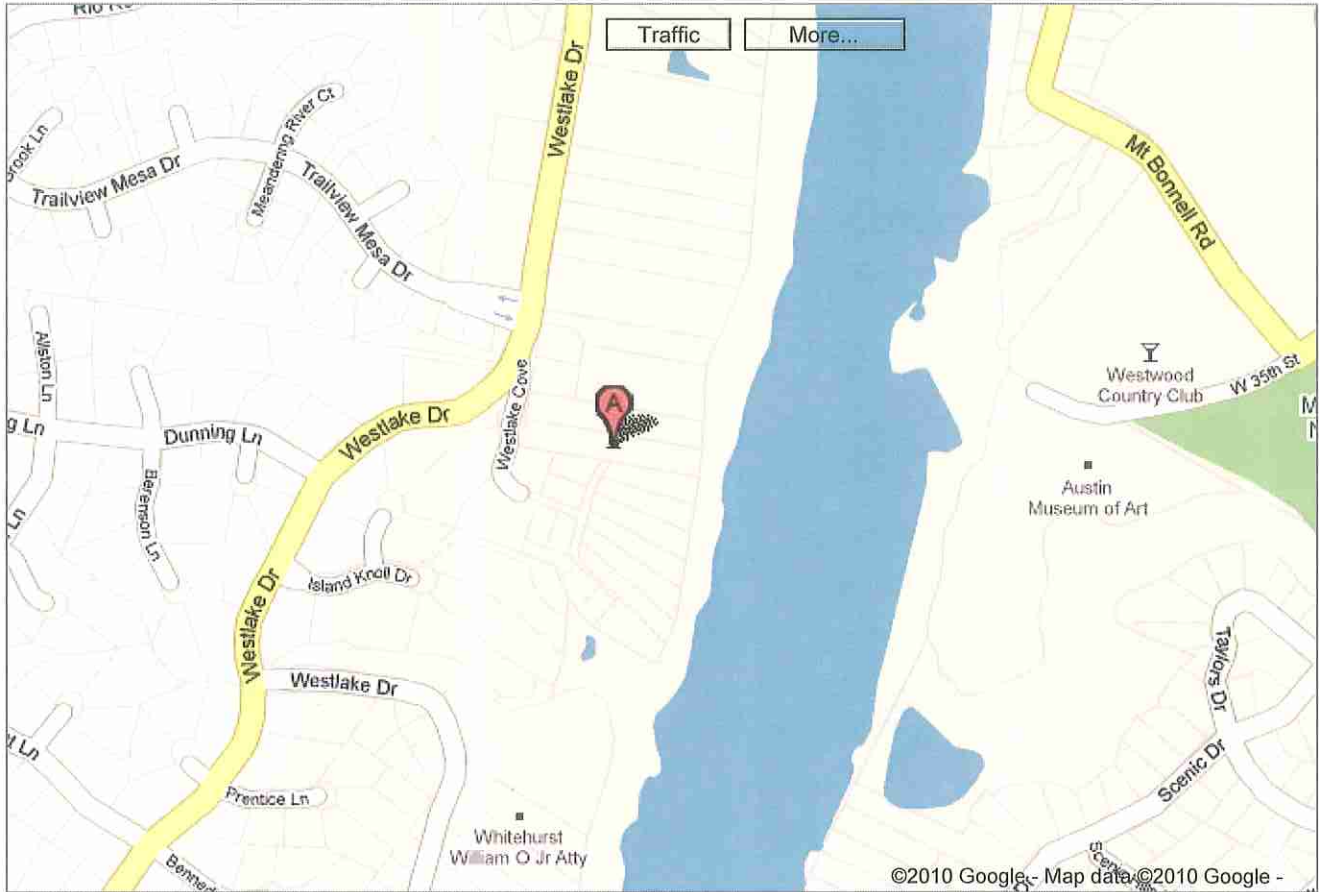
cc: Dennis Hobbs  
David Armbrust

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

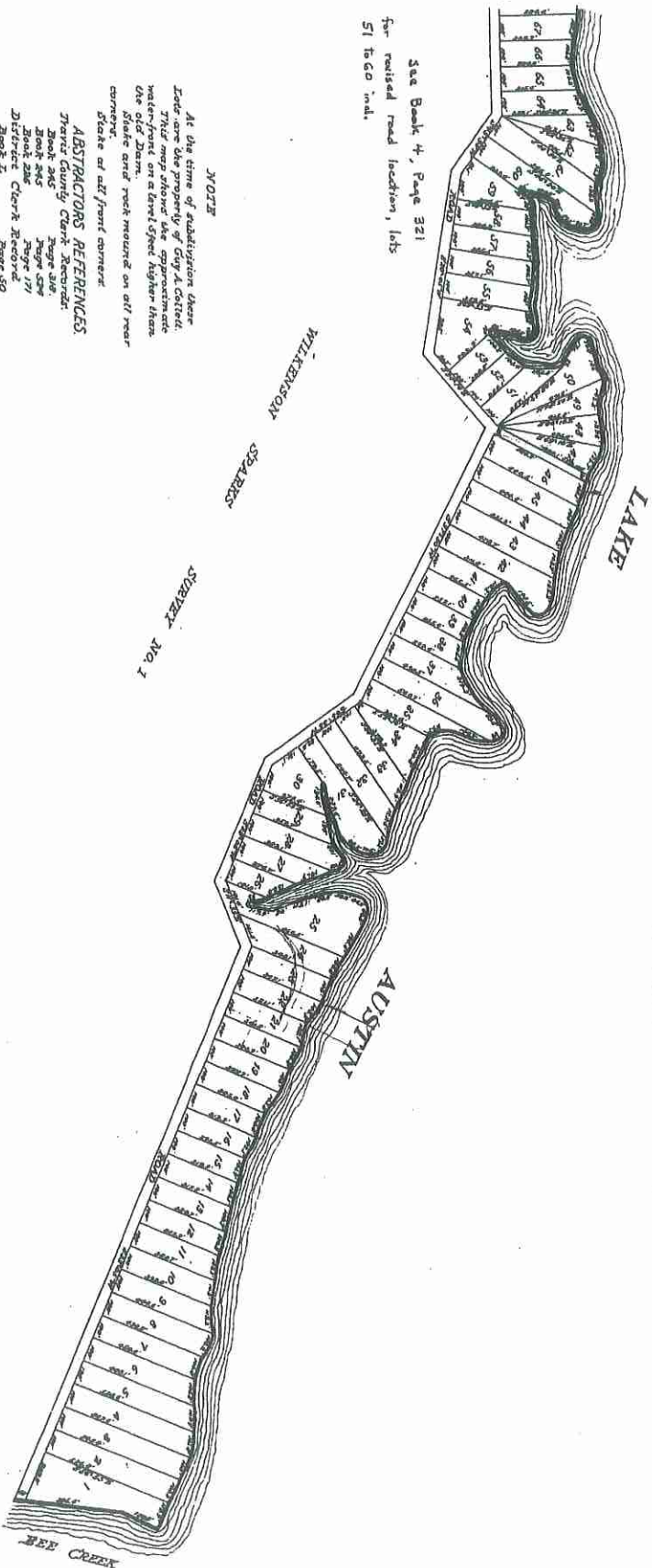
Get Directions My Maps

Edit Print Send Link



# LAKE SHORE ADDITION

A SUBDIVISION OF THE WATER FRONTAGE OF THE  
 WILKENSON SPARKS & THOMAS SURVEYS  
 ADJOINING THE CITY OF  
 AUSTIN TEXAS,



See Book 4, Page 321  
 for revised road location, lots  
 51 to 60 incl.

**NOTE**

At the time of subdivision these  
 lands were the property of Gay A. Collett.  
 This map shows the approximate  
 water-front on a level three feet higher than  
 the old Dam.  
 Slide and rock measured on all rear  
 corners.  
 Date of all front corners.

**ABSTRACTS REFERENCES**

- Travis County Clerk Records:
- Book 245 Page 348
- Book 245 Page 349
- Book 245 Page 350
- District Clerk Record
- Book 2 Page 50

Scale: One Inch = 250 Feet.

Surveyed July 1912 by  
 O. J. Jackson, Civil Engineer  
 Austin, Texas

Filed Nov. 24 - 1916 at 10 A. M.  
 Recorded 1916 at 5:18 P. M. at 58722

**THE STATE OF TEXAS** | I, Guy A. Collett, of the County of Travis, State of Texas, hereby dedicate the above and foregoing lot or lots and correct subdivision of a part of the Williamson, Sparks and David Thomas Survey of Travis County, Texas, being subdivided into lot One to One Hundred Fifty-two, inclusive, per plat above, dedicating the road shown hereon to the use of the abutting property owners.

Witness my hand this the Twentieth day of February, 1915.

Guy A. Collett

**STATE OF TEXAS** | Before me the undersigned authority, County Clerk of Travis County, Texas, personally appeared Guy A. Collett, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office this the 25th day of March 1915.

G. G. Madala, Notary

Public Travis County, Texas.

Notary Seal

