



## Aupperle Company

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Texas Board of Professional Engineers Registration Number F-1994

### Agenda Request Transmittal

Parks & Recreation:

☐ Navigation Committee

☒ Board

**From:** Bruce Aupperle, P.E.

**Date:** 20-Jul-10

**To:** Parks & Recreation Department, Chris Yanez

**Delivery:** Email

**Re:** 2901 Westlake Cove, SP-2010-0107D, Thomajan Dock & Bulkhead

**Pages:**

By this transmittal we hereby request that the referenced project be placed on the next available agenda for ☒ approval.  
☐ discussion.

**Project Type:**

- ☒ Single-Family Dock  
☐ Commercial Marina  
☒ Shoreline Modification  
☐ Silt Removal  
☐ Other

**Owner:** Stuart Thomajan.

**Applicant:** Stuart Thomajan.

**Site Address:** 2901 Westlake Cove

**Site Plan Case Number:** SP-2010- 0107D

**Variance Requested:**

- ☒ Exceed 20% Shoreline Width  
☐ Exceed 30' Depth Into Lake  
☒ Encroach Into 10' Sideyard Setback  
☐ Exceed 20% of Channel Width

**Description of Project and Variance Request:**

This application is to demolish and construct a new dock on a cove off the main body of Lake Austin at 2901 Westlake Cove. In order to locate the dock fully within the applicant's lot, a portion of the existing bulkhead will need to be demolished and replaced with a new realigned bulkhead. The proposed dock will encroach into the 10' side yard setback. A letter from the adjacent owner regarding the dock encroachment is attached. There are no other variances required for the proposed dock. The applicant has agreed to construct perform the bulkhead construction when the lake is lowered, i.e. next Jan-Feb. A review of the revised bulkhead alignment will be required of the Parks & Recreation Department.

**Attachments:**

- ☒ Site Plan  
☒ Location Map  
☐ Plat  
☒ Other Documents: Photo, letter from adjacent property owner.

March \_\_, 2010

Parks Board  
City of Austin  
P.O. Box 1088  
Austin, Texas 78767-1088

Re: 2901 Westlake Cove, Austin, Texas 78746  
Lot 11, Lago Villa

Dear Members of the Austin Parks Board:

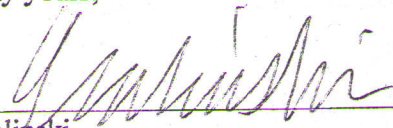
We reside on Lot 12, Lago Villa adjacent to the subject property at 2901 Westlake Cove, also described as Lot 11, Lago Villa Subdivision, owned by Stuart Thomajan.


Mr. Thomajan's boat dock currently encroaches across the common property line between Lot 11 and our Lot 12. Mr. Thomajan has agreed to modify the shoreline bulkhead and to re-permit and rebuild a single slip boat dock entirely on his property, albeit in the 10-foot setback from the side property lines. We support the variance to build the boat dock without the 10-foot side yard setback, because very few of the lots in the Lago Villa Subdivision have boat docks which comply with the side yard setback requirement.

The boat dock on Mr. Thomajan's common lot line with Lot 10 is right on the lot line and creates a navigation conflict to a location of his boat dock towards the center or south side of Lot 11. For these reasons, we do not object to his locating his new boat dock along our common lot line.

We appreciate Mr. Thomajan's willingness to relocate his boat dock completely on his lot and support the variance for the side yard setback requirement for the reasons stated herein.

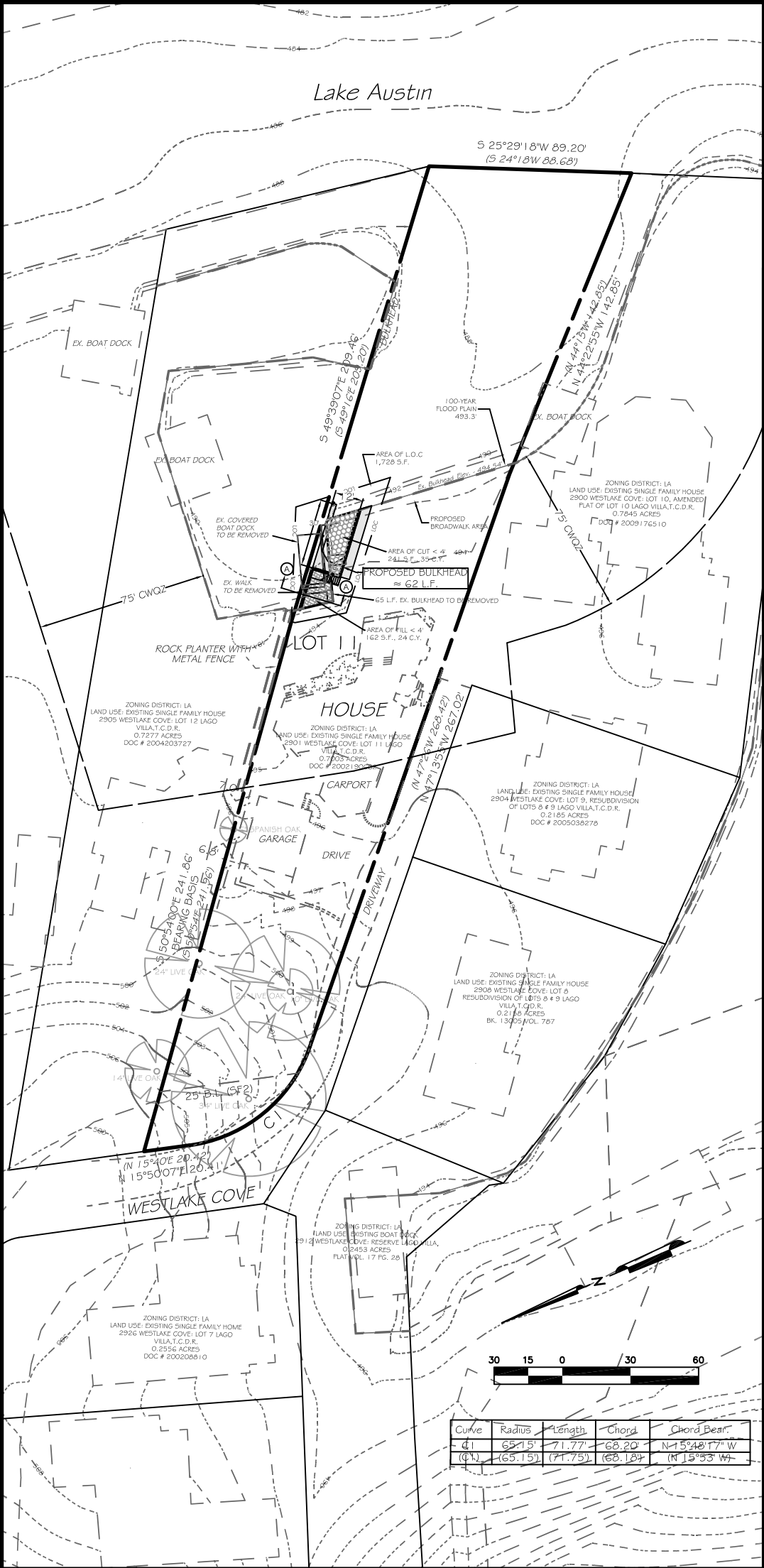
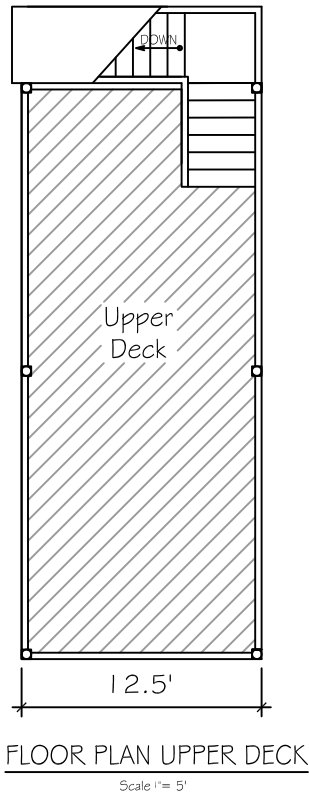
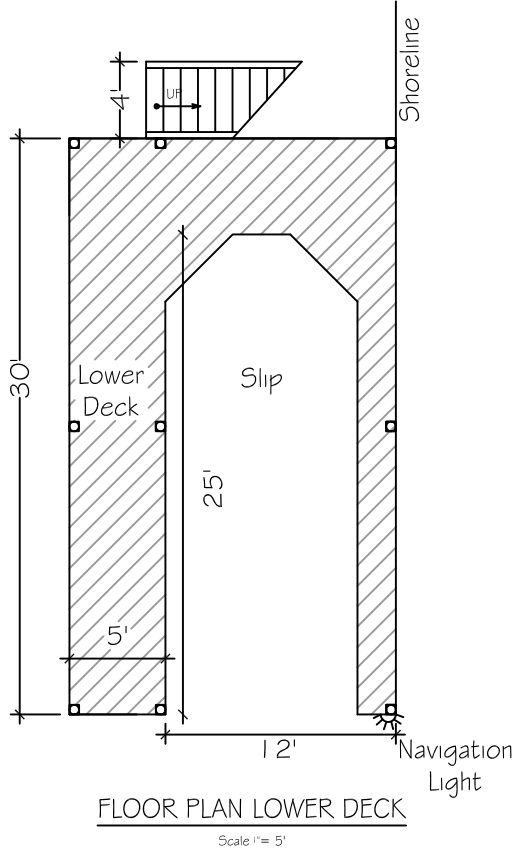
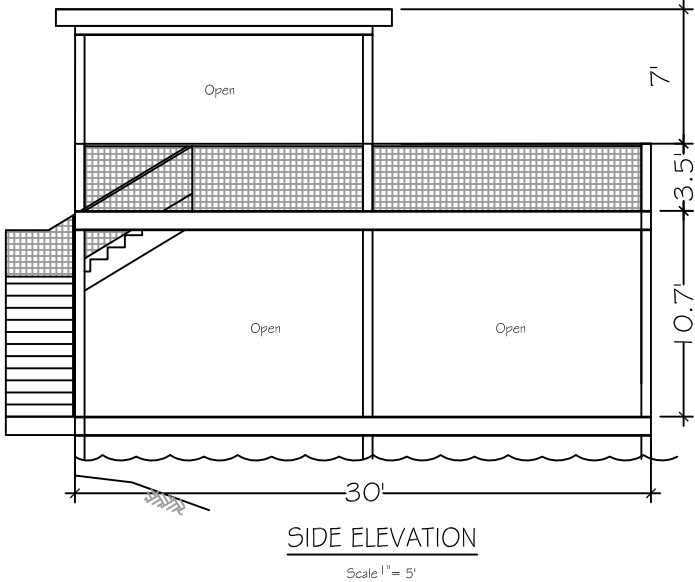
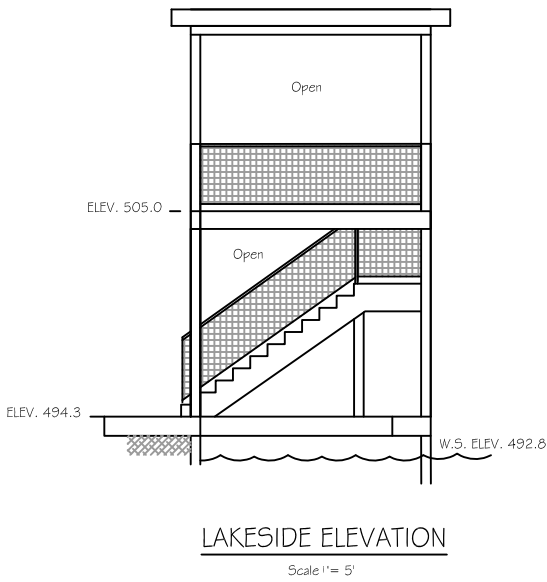
Very truly yours,

  
\_\_\_\_\_  
Bill Hablinski  
And

  
\_\_\_\_\_  
Leigh Davis

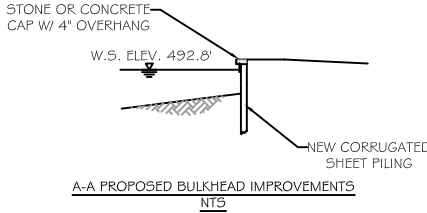


NOTE: Navigation lights must have a two-bulb fixture, with two working light bulbs rated between 7-1/2 and 25 watts inclusive. Light bulbs or bulb covers must be amber, and white light may not radiate from the fixture. Weatherproof lamp holders and junction boxes are required. Each light fixture must be wired with a switch operated by a photoelectric cell so that the lights will operate automatically during the hours that the dock is required to be lighted by this section.



LEGEND

- 905 EXISTING GRADING CONTOUR
- PROPERTY LINE
- LOC LIMITS OF CONSTRUCTION
- OE OVERHEAD ELECTRIC
- XX-XX TREE FENCE PROTECTION
- CWQZ CRITICAL WATER QUALITY ZONE
- FENCE
- CUT
- FILL



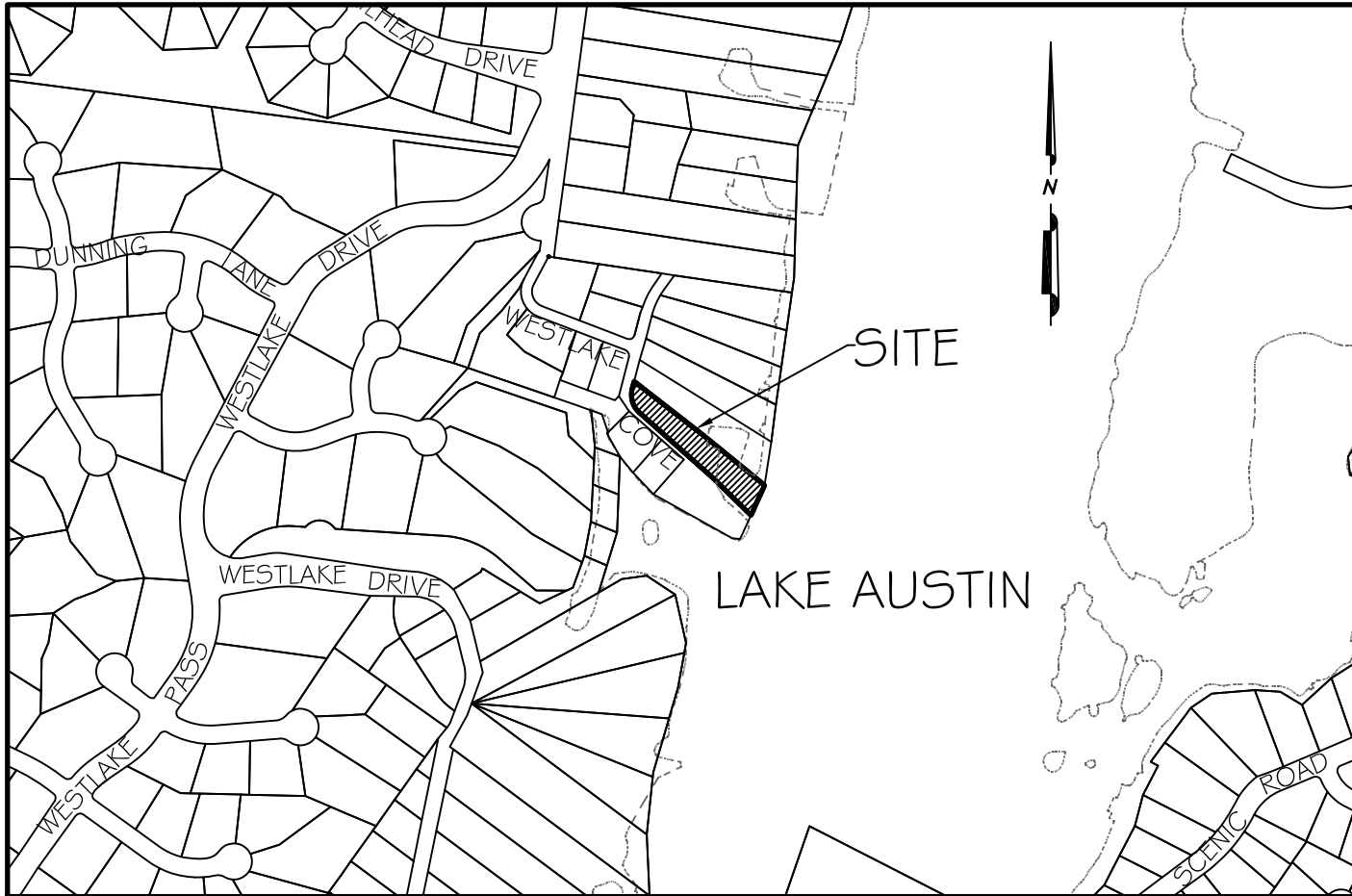
DISCHARGE CALCULATIONS:  
LENGTH OF NEW BULKHEAD  $\approx 62' \pm$   
TOTAL FILL  $\approx 24$  C.Y.  
TOTAL CUT  $\approx (35)$  C.Y.  
TOTAL DISCHARGE  $\approx (9)$  C.Y.  
DISCHARGE PER LINEAR FOOT  $\approx (0.33)$  C.Y. / LINEAR FOOT

LOT WIDTH AT BOAT DOCK  
WIDTH OF THE LOT AT THE BOAT DOCK = 71.6'  
MAXIMUM ALLOW WIDTH OF DOCKAGE = 14.3'  
PROPOSED WIDTH OF THE BOAT DOCK = 12.5'  
OR 17.5%

AUPPERLE COMPANY  
Engineering, Planning & Development Services  
2219 Westlake Drive #110, Austin, Texas 78746 512 329-8241  
Texas Board Of Professional Engineers Registration Number F-1994

2901 WESTLAKE COVE  
SITE PLAN & DOCK  
ELEVATIONS & PLAN

DESIGNED: DMM  
APPROVED:  
SCALE:  
2901 WESTLAKE COVE  
DATE: JULY 13 2010  
SHEET 2 of 2



MAPSCO GRID G26  
VICINITY MAP  
NTS





2901 Westlake Cove, Austin, TX 78746

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Imagery Date: Nov 25, 2009

30°18'38.43" N 97°46'44.67" W elev 489 ft

Eye alt 1188 ft