



## Aupperle Company

2219 Westlake Drive #110, Austin, Texas 78746

Office & Fax: (512) 329-8241

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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:** 02-Aug-10

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

**Delivery:** Email

**Re:** 3107 Westlake Drive, SP-2010-0123D, Schroeder 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: Michael Schroeder

Applicant: Michael Schroeder

Site Address: 3107 Westlake Drive

Site Plan Case Number: SP-2010- 0123D

**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 bulkhead and to construct a new cut-in boat dock on a man-made slough off the main body of Lake Austin at 3107 Westlake Drive. The proposed dock will encroach into the 10' side yard setback. The adjacent property owner is a joint applicant to this site plan. There are no other parks related variances required for the proposed dock. 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.



3107 WESTLAKE DRIVE UNIT 3
& 3109 WESTLAKE DRIVE

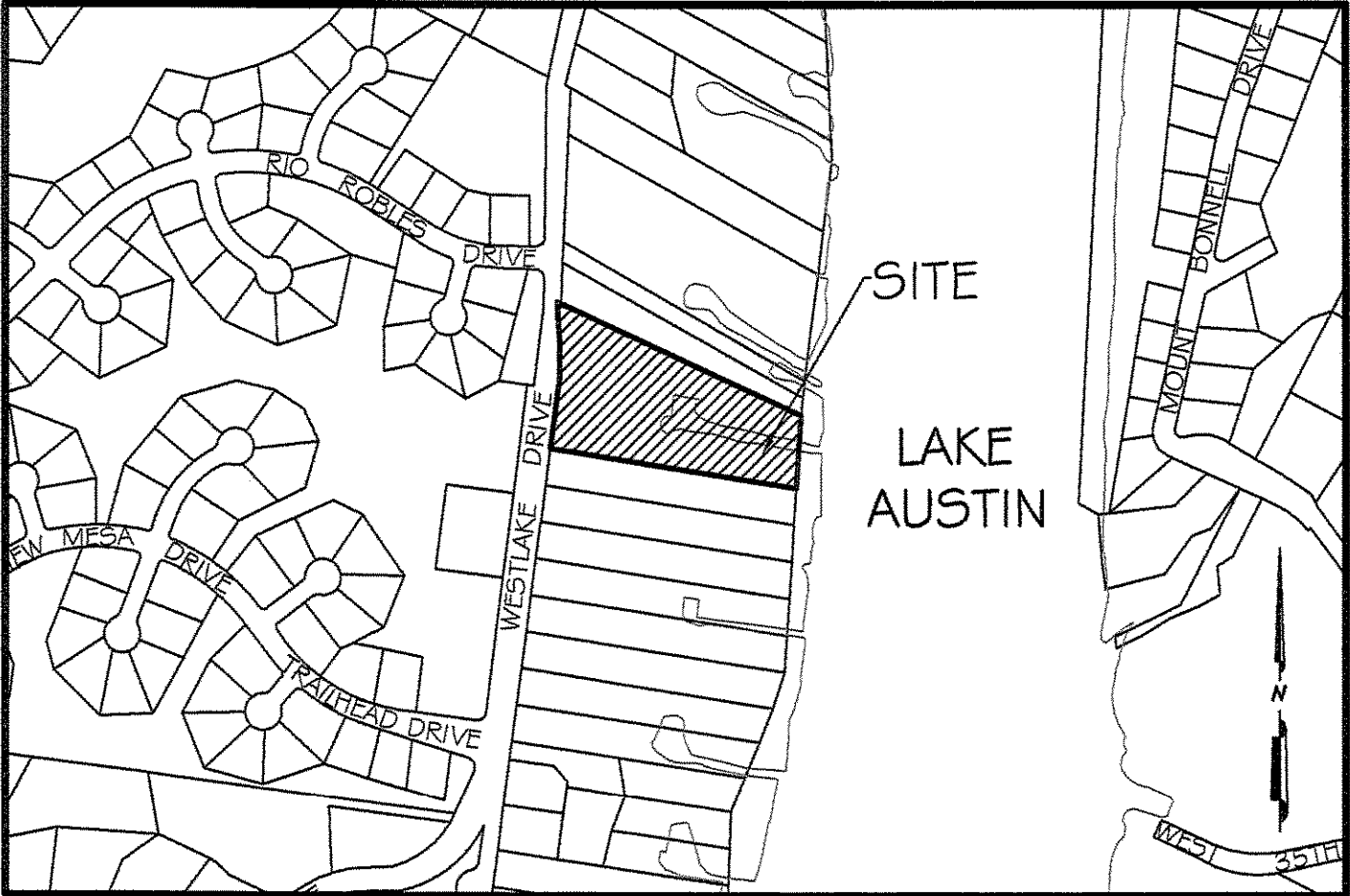
REVISIONS / CORRECTIONS

Table with 7 columns: NO., DESCRIPTION, REVISE (R) ADD (A) VOID (V) SHEET NO. 3, TOTAL # SHEETS IN PLAN SET, NET CHANGE MP. COVER (SQ. FT.), TOTAL SITE MP. COVER (SQ. FT.), CITY OF AUSTIN APPROVAL DATE, DATE IMAGED.

OWNERS:
MICHAEL A. SCHROEDER
5931 BOLD RULER WAY
AUSTIN, TEXAS 78746-1842

J.F. KRAMER, JR.
3109 WESTLAKE DRIVE
AUSTIN, TEXAS 78746

ENGINEER:
BRUCE S. AUPPERLE, P.E.
AUPPERLE COMPANY
2219 WESTLAKE DR. STE. 110
AUSTIN, TEXAS 78746
PHONE (512) 329-8241
FAX (512) 263-3763



MAPSCO GRID G26
VICINITY MAP
NTS

ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW.

ALL AREAS DISTURBED WITHIN THE SHORELINE SETBACK SHALL BE RESTORED IN ACCORDANCE WITH CITY OF AUSTIN SPECIFICATIONS.

EROSION CONTROL NOTES

Appendix: F-1

- 1. The contractor shall install erosion/sedimentation controls and tree/natural area protective fencing prior to any site preparation work (cleaning, grubbing or excavation).
- 2. The placement of erosion/sedimentation controls shall be in accordance with the Environmental Criteria Manual and the approved Erosion and Sedimentation Control Plan.
- 3. The placement of tree/natural area protective fencing shall be in accordance with the City of Austin standard Notes for Tree and Natural Area Protection and the approved Grading/Trees and Natural Area Plan.
- 4. A pre-construction conference shall be held on-site with the contractor, design Engineer/permit applicant and Environmental Inspector after installation of the erosion/sedimentation controls and tree/natural area protection measures and prior to beginning any site preparation work. The contractor shall notify the Planning & Development Review Department, (512)974-2276, at least three days prior to the meeting date.
- 5. Any major variation in materials or locations of controls or fences from those shown on the approved plans will require a revision and must be approved by the reviewing Engineer, Environmental Specialist or City Arbonist as appropriate. Major revisions must be approved by the Planning & Development Review Department. Minor changes to be made as field revisions to the Erosion and Sedimentation Control Plan may be required by the Environmental Inspector during the course of construction to correct control inadequacies.
- 6. The contractor is required to inspect the controls and fences at weekly intervals and after significant rainfall events to insure that they are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches.
- 7. Prior to final acceptance by the City, haul roads and waterway crossings constructed for temporary contractor access must be removed, accumulated sediment removed from the waterway and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved spoil disposal sites.
- 8. All work must stop if a void in the rock substrate is discovered which is; one square foot in total area; blows air from within the substrate and/or consistently receives water during any rain event. At this time it is the responsibility of the Project Manager to immediately contact a City of Austin Environmental Inspector for further investigation.
- 9. Temporary and Permanent Erosion Control: All disturbed areas shall be restored as noted below.
A. All disturbed areas to be revegetated are required to place a minimum of six (6) inches of topsoil (see Standard Specification Item No. 601.5.3(A)). Do not add topsoil within the critical root zone of existing trees. The topsoil shall be composed of 3 parts of soil mixed with 1 part compost, by volume. The compost shall be Dillo Dirt or an equal approved by the Engineer, or designated representative. The approved equal, if used, shall meet the definition of compost (as defined by the U.S. Composting Council). The soil shall be locally available native soil that meets the following specifications:
• Shall be free of trash, weeds, deleterious materials, rocks, and debris.
• 100 % shall pass through a 0.375-inch (3/8") screen.
• Soil texture class to be Loam, Sandy Clay Loam, or Sandy Loam in accordance with the USDA texture triangle. Soil known locally as "red death" or Austin Sandy Loam is not an allowable soil. Textural composition shall meet the following criteria:
Texture Class Minimum Maximum
Clay 5% 25%
Silt 10% 50%
Sand 30% 80%
Topsoil salvaged from the existing site may often be used, but it should meet the same standards as set forth in these standards.

The vegetative stabilization of areas disturbed by construction shall be as follows:

TEMPORARY VEGETATIVE STABILIZATION:

- 1. From September 15 to March 1, seeding shall be with cool season cover crops (Wheat at 0.5 pounds per 1000 SF, Oats at 0.5 pounds per 1000 SF, Cereal Rye Grain at 0.5 pounds per 1000 SF) with a total rate of 1.5 pounds per 1000 SF. Cool season cover crops are not permanent erosion control.
- 2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pound per 1000 SF.
A. Fertilizer shall be water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1/2 pound per 1000 SF.
B. Hydromulch shall comply with Table 1, below.
C. Temporary erosion control shall be acceptable when the grass has grown at least 1 1/2 inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.
D. When required, native grass seedling shall comply with requirements of the City of Austin Environmental Criteria Manual.

Table 1: Hydromulching for Temporary Vegetative Stabilization

Table with 5 columns: Material, Description, Longevity, Typical Applications, Application Rates. Rows include 70/30 Wood/Celulose Blend and Wood Fiber Mulch.

PERMANENT VEGETATIVE STABILIZATION

- 1. From September 15 to March 1, seeding is considered to be temporary stabilization only. If cool season cover crops exist where permanent vegetative stabilization is desired, the grasses shall mowed to a height of less than one-half (1/2) inch and the area shall be re-seeded in accordance with 2. below.
- 2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pound per 1000 SF with a purity of 95% with 85% germination. Bermuda grass is a warm season grass and is considered permanent erosion control.
A. Fertilizer shall be a water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1/2 pound per 1000 SF.
B. Hydromulch shall comply with Table 2, below.
C. The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil, but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at daily intervals (minimum) during the first two months. Rainfall occurrences of 1/2 inch or more shall postpone the watering schedule for one week.
D. Permanent erosion control shall be acceptable when the grass has grown at least 1 1/2 inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.
E. When required, native grass seedling shall comply with requirement of the City of Austin Environmental Criteria Manual.

Table 2: Hydromulching for Permanent Vegetative Stabilization

Table with 5 columns: Material, Description, Longevity, Typical Applications, Application Rates. Rows include Bonded Fiber Matrix (BFM) and 80% Thermally Refined Wood 30% Tackifier.

11. Developer Information

OWNER MICHAEL A. SCHROEDER
PHONE # (512) 476-1007
ADDRESS 5931 BOLD RULER WAY, AUSTIN, TEXAS 78746-1842

OWNERS REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:
NAME MICHAEL A. SCHROEDER
PHONE # (512) 476-1007

PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:
NAME MICHAEL A. SCHROEDER
PHONE # (512) 476-1007

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE:
NAME MICHAEL A. SCHROEDER
PHONE # (512) 476-1007

- 12. The contractor shall not dispose of surplus excavated material from the site without notifying the Planning & Development Review Department at (512)974-2276 at least 48 hours prior with the location and a copy of the permit issued to receive the material.

REMEDIAL TREE CARE NOTES AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREAS

Appendix: F-6

Trees will be Aerated and Provided Nutrients Prior to any Construction Activity.

As a condition of final acceptance of the site, and in conformance with Environmental Criteria Manual section 3.5.4 - All preserved trees within the limits of construction will be aerated and provided with Supplemental Nutrients per the following guidelines. Macro and MicroNutrients are required. Fertilizer/nutrient solutions with mycorrhizae components are highly recommended. These solutions are commonly utilized to provide remediation for trees affected by construction. Materials and methods are to be approved by the City Arbonist ((512)974-1876) prior to application. The owner or general contractor shall select a fertilization contractor and insure coordination with the City Arbonist (Phone: (512)974-1876).

Treatment is to commence prior to the beginning of construction activities and again after the completion of all construction. Areas to be treated include the entire critical root zone of trees as depicted on the City approved plans. Trees are to be aerated by water injected into the soil under pressure via a soil probe at 50-125 pounds per square inch) or by other method as approved by Planning & Development Review Department. The Proposed Nutrient Mix Specifications need to be provided to and approved by the City Arbonist Prior to application (Fax # (512)974-3010). Applicants may also specify soil injection of Doggett's X-L injecto 32-7-7 or equivalent at recommended rates. Construction which will be completed in less than 90 days should use materials at 1/2 recommended rates. Alternative organic fertilizer materials are acceptable when approved by the City Arbonist. Within 7 days after fertilization is performed, the contractor shall provide documentation of the work performed to the City Arbonist, Planning & Development Review Department P.O. Box 1088, Austin, Texas 78767. This Note should be referenced as item #1 in the Sequence of Construction.

No vegetation within the shoreline setback area shall be removed before the issuance of a building permit, except as may be required for surveying and testing. Areas cleared for surveying or testing shall be no more than 15 feet wide and no trees of six inches or more in diameter shall be removed for surveying or testing.

All responsibility for the adequacy of these plans remain with the engineer who prepared them. In approving these plans, the City of Austin must rely upon the adequacy of the work of the design engineer.

CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

- 1. All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.
- 2. Protective fences shall be erected according to City of Austin Standards for Tree Protection.
- 3. Protective fences shall be installed prior to the start of any site preparation work (cleaning, grubbing or grading), and shall be maintained throughout all phases of the construction project.
- 4. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.
- 5. Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line), for natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
B. Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Arbonist;
C. Wounds to exposed roots, trunk or limbs by mechanical equipment;
D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
- 6. Exceptions to installing fences at tree drip-lines may be permitted in the following cases:
A. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
B. Where permeable paving is to be installed within a tree's drip-line, erect the fence at the outer limits off the permeable paving area (prior to site grading so that this area is graded separately prior to paving installation to minimize root damage);
C. Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space between the fence and the building;
D. Where there are severe space constraints due to tract size, or other special requirements, contact the City Arbonist at 512-974-1876 to discuss alternatives.

SPECIAL NOTES: For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted.

- 7. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 feet (or to the limits of lower branching) in addition to the reduced fencing provided.
- 8. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
- 9. Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
- 10. Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
- 11. No landscape topsoil dressing greater than 4 inches shall be permitted within the drip-line of trees. No soil is permitted on the root flare of any tree.
- 12. Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (nipping of branches, etc.).
- 13. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees available on request from the City Arbonist).
- 14. Deviations from the above notes may be considered ordinance violations if there is substantial non-compliance or if a tree sustains damage as a result.

GENERAL NOTES:

- 1. Tree protection fence should be chain link.
- 2. All materials to be used on proposed bulkhead shall be approved by PARD.
- 3. Deed restrictions or restrictive covenants are applicable to this property.
- 4. No cut for the improvements proposed shall exceed 4 feet.
- 5. Living quarters are not allowed within the boat dock area, unless they comply with the requirements of Section 25-2-1.176(h) of the Land Development Code.

Site Plan Release Notes: The following site plan release notes are included in accordance with the City of Austin's request. Some of these notes pertain to related permits or site plans, but do not specifically apply to the bulkhead site plan. Applicant will comply with all applicable City of Austin requirements.

- 1. All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of the Planning & Development Review Department.
- 2. All signs must comply with requirements of the Land Development Code, (Section 13-2, Article VII)
- 3. Additional electric easements may be required at a later date.
- 4. All existing structures shown to be removed will require a demolition permit from the City of Austin Planning & Development Review Department.
- 5. A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
- 6. For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.
- 7. For construction within the right-of-way, a concrete permit is required.

CONSTRUCTION SEQUENCE

THE FOLLOWING IS A SEQUENCE OF CONSTRUCTION:

- 1. CONTACT THE ENVIRONMENTAL INSPECTOR AT LEAST 72 HOURS PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING.
- 2. INSTALL ENVIRONMENTAL SEDIMENTATION CONTROLS (AS NEEDED).
- 3. INSTALL TREE PROTECTION CONTROLS (AS NEEDED).
- 4. INSTALL NATURAL AREA PROTECTION (AS REQUIRED).
- 5. HOLD PRE-CONSTRUCTION MEETING WITH ENVIRONMENTAL INSPECTOR (512) 974-2276.
- 6. DEMOLISH BULKHEAD SECTIONS AS DENOTED ON SITE PLAN (C2).
- 7. BUILD PROPOSED BULKHEAD AND BOAT DOCK.
- 8. REVEGETATE DISTURBED AREAS.
- 9. SUBMIT ENGINEER CONCURRENCE LETTER TO THE CITY OF AUSTIN.
- 10. OBTAIN FINAL INSPECTION RELEASE ONCE VEGETATION HAS 95% COVERAGE.
- 11. REMOVE TEMPORARY EROSION/SEDIMENTATION AND PROTECTION CONTROLS.

No. SHEET TITLE

- 1. COVER SHEET & NOTES
- 2. SITE PLAN
- 3. BOAT HOUSE ELEVATIONS & PLAN

APPROVED BY:

Parks & Recreation Date

For Director - Planning & Development Review Department Date

SP-2010-0123D

Permit Number

MAY 10, 2010

Submit Date

MAY 10, 2013

Project Duration Date

NOTES:

- 1. This project is not located over the Edwards Aquifer recharge zone.
- 2. This project is located in the DRINKING WATER PROTECTION ZONE.
- 3. Contractor to verify utility locations and ground and flow line elevations before construction.

ELECTRIC TRANSMISSION NOTES :

- 1. A pre-construction safety meeting is required with Austin Energy 48 hours before commencement of construction. Failure to do so will result in the project being shutdown. Call Jean Evndige at 512.322.6050 to set up a tailgate safety meeting.
- 2. Barnacles must be erected 10 feet from Austin Energy transmission structures during construction.
- 3. Any relocations or outages caused by this project will be charged to the contractor/owner.
- 4. Warning signs must be placed under the overhead transmission lines to make all personnel aware of the electrical hazard.
- 5. No dumpsters, staging or spoils areas allowed within or 20 feet adjacent to the transmission easement for safety reasons.
- 6. Prior to mobilizing tall equipment such as cranes, call Jean Evndige at 512.322.6050, to coordinate with transmission personnel.
- 7. Property owner is to provide free and easy access 24 hours a day to the transmission easement.
- 8. Land owner is responsible for dust controls for insulators and to prevent flashing. Owner is responsible for all outages caused by the dust from this project.

WATERSHED STATUS: This site is located in LAKE AUSTIN watershed, is classified as a WATER SUPPLY RURAL watershed and shall be developed, constructed and maintained in conformance with Chapter 25 of the Land Development Code.

FLOODPLAIN INFORMATION: PART OF THIS PROJECT IS WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FEMA Panel 48453C0435H

LEGAL DESCRIPTION: LOT 77 LAKE SHORE ADDITION PLUS ACCRETION BETWEEN LOT # RIVER, TRAVIS COUNTY, AUSTIN, TEXAS & LOT 78 - 79 LAKE SHORE ADDITION TRAVIS COUNTY, AUSTIN TEXAS

PROJECT ADDRESS: 3107 WESTLAKE DRIVE UNIT 3, AUSTIN, TEXAS 78746 & 3109 WESTLAKE DRIVE AUSTIN, TEXAS 78746

ZONING: LA

USE: SINGLE-FAMILY RESIDENTIAL

RELATED PERMIT NUMBERS: 1982-016852 EF, 1982-106219 EF, 1982-016219 MP, 1982-016852 MP, 1984-022667 BP, 1994-000100 DA, SP-2001-000311 DS, 2002-000009 DA, 2008-000084 BA, 2008-031926 DA, 2008-066533 DA, 2008-070350 DA, 2008-070358 DA, 2008-070362 DA, 2009-132726 BP, 2009-132727 BP, 2009-132726 EF, 2009-132727 EF, 2009-132726 MP, 2009-132726 PF, 2009-132727 PF 2009-075766 PR, 2010-006323 EX

LAND STATUS DETERMINATION: C81-02-0009 (3107 WESTLAKE DRIVE) & C81-2008-0308 (3105 WESTLAKE DRIVE BUILDING 3)

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

Site Plan subject to City of Austin Watershed Protection Regulations.

This boat dock is an accessory use for a principal residence and should be used as such.

Table with 4 columns: NO., DATE, REVISION, APPROVED. Includes a professional engineer seal for Bruce S. Aupperle, No. 52027, State of Texas.

AUPPERLE COMPANY
Engineering, Planning & Development Services
2219 Westlake Drive #110, Austin, Texas 78746 512.329-8241
Texas Board Of Professional Engineers Registration Number F-1991

3107 WESTLAKE DR. UNIT 3 &
3109 WESTLAKE DR.
COVER SHEET & NOTES

Table with 2 columns: DESIGNED: DMV, APPROVED: [Signature], SCALE: NTS, DATE: JUNE 29, 2010, SHEET 1 of 3.



**PROPOSED CONDITIONS**

**EXISTING SHORELINE**

**CANAL ACCESS, BULKHEAD AND LANDSCAPING EASEMENT**  
T.C.D.R. DOC. # 2008163515

**EXISTING WOOD BULKHEAD TO BE REMOVED**

**EXISTING DOCK**

**EX. BLDG.**

**NAVIGATION LIGHT FIXTURE TYP.**

**PROPOSED CANTILEVERED DOCK**

**UNIT #3**  
**PROPOSED SINGLE FAMILY HOUSE**  
2010-052146 PR

**CEW WETLAND MITIGATION AREAS**

**PROPOSED SAND BEACH**

**EXISTING CONCRETE BULKHEAD TO REMAIN**

**PROPOSED SHORELINE**

**PROPOSED 24" - 48" NATURAL BOULDERS AT SHORELINE**

**LAKE AUSTIN**

**5 80°24'04" E TO WEST GRADIENT BOUNDARY OF COLORADO RIVER**

**EXISTING BULKHEAD, STUMPS AND POST TO BE REMOVED**

**EXISTING BULKHEAD, STUMPS AND POST TO REMAIN**

**EXISTING BULKHEAD, STUMPS AND POST TO BE REMOVED**

**A \*SEE CROSS-SECTION DETAIL A-A SEE SHEET '3 OF 3**

**EXISTING CONCRETE BULKHEAD TO REMAIN**

**EXISTING SHORELINE**

**PROPOSED SHORELINE**

**PROPOSED 24" - 48" NATURAL BOULDERS AT SHORELINE**

**EXISTING CONCRETE BULKHEAD TO REMAIN**

**5 80°22'23" E TO WEST GRADIENT BOUNDARY OF COLORADO RIVER**

**ZONING DISTRICT: LA**  
**LAND USE: SINGLE-FAMILY RESIDENTIAL**  
**TRACT 1: EASTERLY PROLONGATION OF THE COMMON LOT LINES OF LOT 78 AND LOT 77, AND LOTS 77 AND 76, UP TO THE WESTERLY GRADIENT OF THE COLORADO RIVER, A/K/A LAKE AUSTIN**  
**1.3 ACRES**  
**T.C.D.R. DOC. # 2008195846**

**ZONING DISTRICT: LA**  
**LAND USE: SINGLE-FAMILY RESIDENTIAL**  
**TRACT 1: EASTERLY PROLONGATION OF THE COMMON LOT LINES OF LOT 76 AND LOT 77, AND LOTS 75 AND 76, UP TO THE WESTERLY GRADIENT OF THE COLORADO RIVER, A/K/A LAKE AUSTIN**  
**1.3 ACRES**  
**T.C.D.R. DOC. # 2008195846**

**171.4 PER PLAT**

**20 10 0 20**

**EXISTING CONDITIONS**

SURVEY DATA		
LINE DATA		
LINE	BEARING	22.20'
L1	S 22°00'00" W	22.20'
L1 (PER PLAT)	N/A	22.2'

WESTLAKE DRIVE

WETLAND CEF  
SETBACK 150'

EXISTING DOCK

EX. BLDG.

EXISTING SHORELINE

WETLAND CEF  
SETBACK 150'

CHQZ

WETLAND CEF

LAKE AUSTIN

EXISTING SHORELINE

BOUNDARY OF COLORADO RIVER

EXISTING SHORELINE

### SHORELINE

EXISTING SHORELINE LENGTH = 1285' ±  
PROPOSED SHORELINE LENGTH = 1400' ±

### EXISTING DOCKAGE

EXISTING DOCKAGE ON LOTS 78 & 79 = 25' ±  
EXISTING DOCKAGE ON LOT 77 = 0'  
TOTAL EXISTING DOCKAGE = 25' ±

### PROPOSED DOCKAGE

PROPOSED DOCKAGE ON LOTS 78 & 79 = 0'  
PROPOSED DOCK ON LOT 77:  
BOAT DOCK = 45.0' ±  
CANTILEVERED DOCK = 25.0' ±  
TOTAL PROPOSED DOCKAGE = 70.0' ±

### TOTAL DOCKAGE

MAXIMUM DOCKAGE = 1285' X 20% ≈ 257'  
TOTAL DOCKAGE = 95' OR 74%

### TREE LIST

TAG NO.	COMMON NAME	SIZE	
46	CYPRESS	34"	
49	CYPRESS	34"	
57	COTTONWOOD	26"	
58	CYPRESS	21"	
2949	CYPRESS	26"	
2950	CYPRESS	13'	
2951	WILLOW	13'	
2953	TALLOW	13"	(R)-BP
2955	TALLOW	13"	(R)-BP
2956	TALLOW	9"	(R)-BP
2957	UNKNOWN	21"	(R)-BP
2958	RED CEDAR	9"	(R)-BP
2959	TALLOW	12"	(R)-BP
2960	TALLOW	9"	(R)-BP
2961	TALLOW	9"	(R)-BP
2962	CYPRESS	22"	
2964	ASH	11"	(R)-SP
2965	ASH	8"	(R)-SP
2966	ASH	11"	(R)-SP
2967	PECAN	10.5"	(R)-SP
2968	ELM	12"	(R)-SP
2969	TALLOW	8"	(R)-SP
2970	TALLOW	16"	
2971	PECAN	9"	
2972	HACKBERRY	8"	
2973	HACKBERRY	8"	
2974	TALLOW	11"	
2975	TALLOW	10"	(R)-SP
2976	TALLOW	14"	(R)-SP
2977	TALLOW	15"	(R)-BP
2978	TALLOW	11"	(R)-BP
2979	PECAN	8"	(R)-BP

(R)-SP TREE TO BE REMOVED PER SITE PLAN  
(R)-BP TREE TO BE REMOVED PER BUILDING PERMIT

### LANDSCAPING/VEGETATION MITIGATION PLAN

1. ALL TREES TO REMAIN GREATER THAN 6-INCHES IN DIAMETER WITHIN THE LIMITS OF CONSTRUCTION SHALL HAVE TREE PROTECTION FENCING.

2. NO TREES GREATER THAN 6-INCHES IN DIAMETER SHALL BE REMOVED WITHIN THE LIMITS OF CONSTRUCTION, UNLESS OTHERWISE SHOWN ON THIS SITE PLAN AS REMOVED AND APPROVED BY THE OWNER AND THE CITY INSPECTOR.

3. THE FILL UNDER ANY TREE GREATER THAN 6-INCHES IN DIAMETER SHALL NOT EXCEED FOUR (4) INCHES, UNLESS OTHERWISE APPROVED BY THE OWNER AND THE CITY INSPECTOR.

### 4. PLANTING PLAN:

The shoreline edges will be planted with appropriate wetland species including the salvaged rushes, cypress, etc. (In the areas of fill removal the shallow-water areas (between 1' and 12' deep) will be planted with appropriate emergents and floating wetland vegetation.

### Wetland Restoration Process :

1. Set up temporary ingestion.
2. Plant the following:
  - 5g and 10g wildlife species native to riparian areas of the eastern hill country.
  - Wetland vegetation from salvage efforts, as well as from locations within nearby.
  - grasses and forbs.
  - Seeding of grasses and forbs.
  - Management of exotic species.
5. Watering

The following plants are potential species to be sourced, and planted or seeded.:

### GRASSES:

grass grass (*Trachypogon diacarpoides*)  
reeds grass (*Sorghastrum nutans*)  
sawgrass (*Beakleya aegyptiaca*)  
little bluestem (*Schizanthus scoparius*)  
bushy bluestem (*Andropogon glomeratus*)  
mildew sea oats (*Chenopodium alatum*)  
candle willow (*Salix canadensis*)

### FORBS:

marshmallow sunflower (*Helianthus maximiliani*)  
cleome coneflower (*Rudbeckia bipinnatifida*)  
pink evening primrose (*Oenothera speciosa*)  
frontsaver (*Helianthus canadensis*)  
tropical sage (*Salvia coccinea*)

### AQUATIC:

lilies (*Belamcanda chinensis*)  
cypress (*Cyperus sp.*)  
yellow water lily (*Nymphaea odorata*)  
lily (*Sparganium angustifolium*)  
pickersweeds (*Potamogeton nodosus*)  
lily (*Potamogeton nodosus*)  
four-square spikerush (*Eleocharis quadrangula*)  
arrowweed (*Sagittaria latifolia*)  
star grass (*Stellaria media*)

[illegible]





**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE:** Monday, August 11, 2008

**CASE NUMBER:** C15-2008-0083

☐ Y \_\_\_\_\_ Greg Smith  
☐ Y \_\_\_\_\_ Michael Von Ohlen (Motion to GRANT)  
☐ Y \_\_\_\_\_ Nora Salinas  
☐ Y \_\_\_\_\_ Bryan King-OUT, Dorothy Richter (2<sup>nd</sup>)  
☐ Y \_\_\_\_\_ Leane Heldenfels, Vice-Chairman  
☐ Y \_\_\_\_\_ Frank Fuentes, Chairman  
☐ Y \_\_\_\_\_ Yolanda Arriaga

**APPLICANT:** Vincent Gerard

**OWNER:** Keith Schoenfelt

**ADDRESS:** 3107 WESTLAKE DR Unit C lot 77

**VARIANCE REQUESTED:** The applicant has requested a variance to decrease the minimum shoreline setback requirement of Section 25-2-551 (D) (1) (a) from 75 feet to 5 feet (along a man-made inlet) in order to erect a single-family residence in an "LA", Lake Austin zoning district.

**BOARD'S DECISION:** GRANTED 7-0, AS PER SITE PLAN B6/7, 110 FT AWAY FROM MAIN LAKE.

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: with main shoreline and the constructed inlet on adjacent lot 78, the LA shoreline setback requirements render this property undevelopable, no reasonable use exists with current zoning standards in place without a variance.
2. (a) The hardship for which the variance is requested is unique to the property in that: together with the 75' shoreline setback and the standard side yard setbacks the 100' wide lot platted and recorded as lot 77 lakeshore addition record book 3 pg 30, is limited to a 15' to 20' buildable area. The remainder of the lot towards west lake has steep slopes as reflected in attached map.  
  
(b) The hardship is not general to the area in which the property is located because: as reflected in the map, there are multiple properties and other instances in the vicinity that have constructed inlets yet were allowed to build within the 75' shoreline setback requirements-keep lake line beautiful.
3. 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 character of the property will improve with new development on the particular lake lot, substantial improvements are planned for the lake residences which will not impair the purpose of the regulations.

  
Bobby Ray  
Executive Secretary

  
Frank Fuentes  
Chairman

August 7, 2008

Dr. & Mrs. Fred Kramer  
3109 Westlake Drive  
Austin, Texas 78746

RE: BOA Variance Request for Lot 77 Lake Shore Addition, Shoreline Setback  
"TERM SHEET"

Dear Dr. & Mrs. Kramer,

This letter is intended to provide a summary of our previous two meetings (7/28/2008 & 7/31/2008) subsequent to the City of Austin Board of Adjustments meeting that was postponed on Monday July 14, 2008 to be heard again on Monday August 11, 2008. As discussed in all of our previous meeting, we feel that the 75' Setback associated with (LA) Zoning is intended from the main body of water and does not apply to man made inlets. After analyzing the site, we have determined that the ideal buildable area would be located 110 feet from the main body of water and an average of 7.5 feet from the side yard lot line to allow for architectural flexibility and prevent a "solid" wall abutting the lot line. Constraints such as topography and natural drainage areas located on the portion of the lot near Westlake Drive would prevent a building footprint from being located in this area.

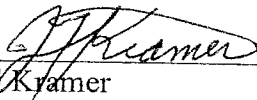
Also, from these meetings, we understand your concerns to include; a building footprint located too close to the main body of water, provision for ample side yard screening, landscaping to be commensurate with that of the homes in the immediate area, and a joint use access / maintenance agreement for the man made inlet to be executed between yourself and Mr. and Mrs. Schoenfelt. We have taken all of these issues into consideration and feel that we have come to an agreeable conclusion based on the following terms as prescribed by your comments:

- Our footprint would be located no less than 110 feet from the main body of water to our proposed building.
- We would maintain an average of a 7.5 foot side yard lot line setback with no portion of the building to be located less than 5 feet of the interior side yard lot line to allow for architectural flexibility and prevent a "solid" wall abutting neighboring lots
- We would request a 70 foot easement for the construction, maintenance, and use of a boat dock along the man made inlet located close to the boat dock on lot 78.

- We would like to trim the dock pylons (posts) located at the entrance of the man made inlet from the main body of water to provide for a more aesthetically pleasing entrance.
- We would provide for the installation of a bulkhead on portions of the man made inlet abutting lot 77 in effort to control erosion. Future efforts could be made to reclaim portions of lot 77 that have been eroded as a result of the creation of the man made inlet.
- As a landscaping plan cannot be provided prior to the layout of the building footprint, we can assure that the landscaping on the lot will be commensurate with that of the homes in the surrounding areas.
- Screening between lot 77 and 78 will be provided to maintain a "privacy" buffer for occupants of each lot. Also, existing vegetation will be trimmed, manicured, and replaced as need to ensure aesthetic quality for occupants of both lots.

  
Keith Schoenfelt,

8-08-08  
Date

  
Fred Kramer

8-08-08  
Date



**Watershed Protection and Development Review Department  
Land Status Determination  
Legal Tract Platting Exception  
Certification**

**September 05, 2008**

**File Number: C8I-2008-0308**

**Address: 3105 WESTLAKE DR Bldg 3**

**Tax Parcel I.D. # 01230900222**

**Tax Map Date: 07/02/2002**

The Watershed Protection and Development Review Department has determined that the property described below and as shown on the attached tax map:

Is a LEGAL TRACT consisting of Lot 77 in the Lake Shore Addition plus accretion between lots & river, created prior to (Grandfather Date) as evidenced by deed recorded in Volume 813, Page 344 of the Travis County Deed Records on Aug 21, 1946 being the same property as currently described in deed recorded in Document #2008016423 of the Travis County Deed Records on Feb 4, 2008 and is eligible to receive utility service.

Additional Notes/Conditions:

NONE

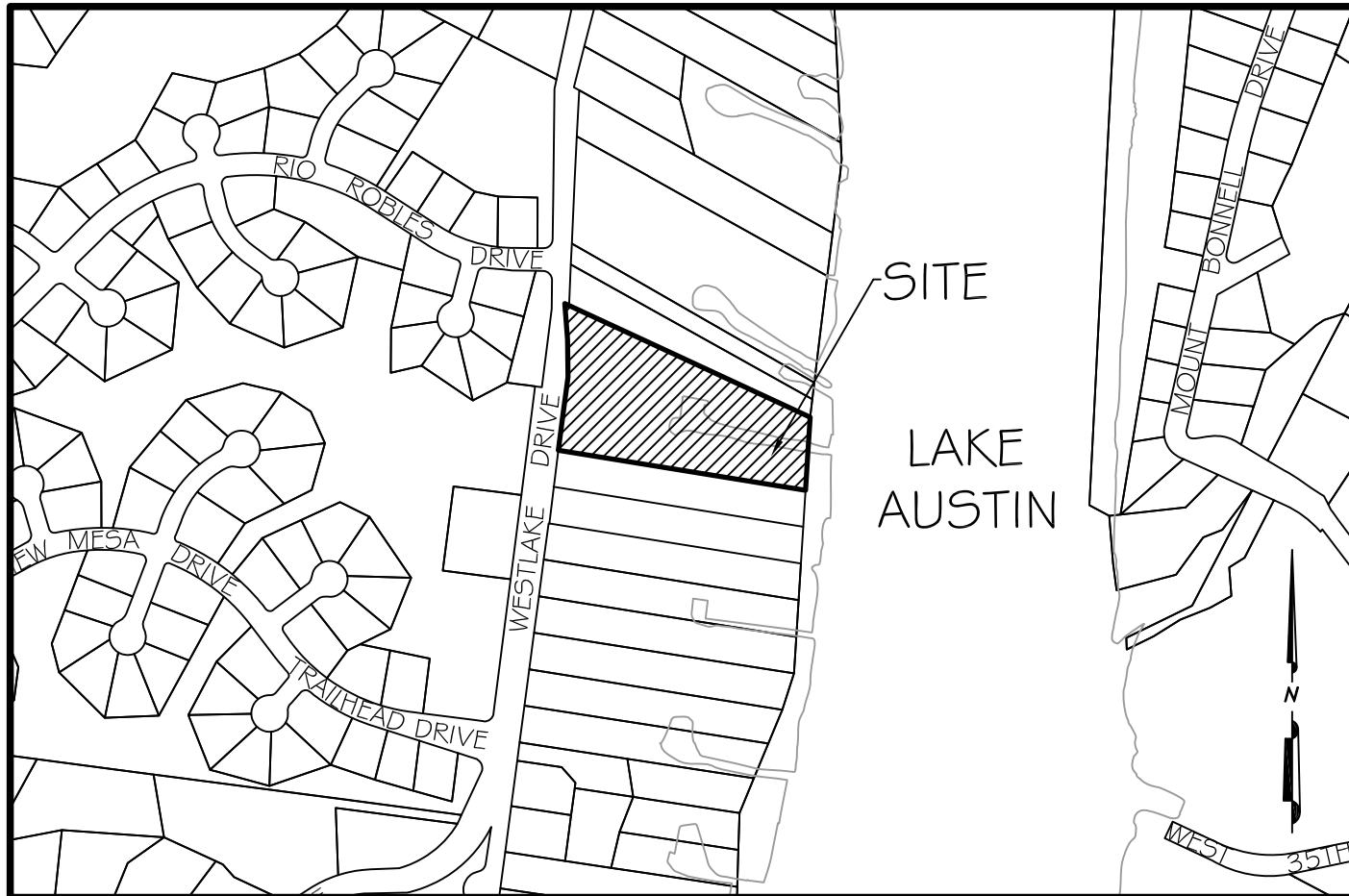
This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivision and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: \_\_\_\_\_

**Mike Marshall, Representative of the Director  
Watershed Protection and Development Review Department**

**Map Attachment**





MAPSCO GRID G26  
VICINITY MAP  
NTS



©2009 Google

Imagery Date: Nov 25, 2009

© 2010 Google  
30°18'58.17" N 97°46'42.53" W elev 500 ft

Eye alt 2262 ft