



MEMORANDUM

To: Navigation Committee
Parks and Recreation Board

From: Chris Yanez
Principal Planner, Parks and Recreation Department

Date: September 13, 2010

Subject: 3107 Westlake Dr.
Case # SP-2010-0123D

A request has been received from Bruce Aupperle on behalf of Micheal Schroeder and J. Kramer Jr. to construct a new bulkhead and a new dock on Lake Austin at 3107 Westlake Dr.

Parks and Recreation Department staff have reviewed plans for the proposed project and finds they do not meet the requirements of Article XIII, [Section 25-2; Zoning]; Article I, [Section 25-8; Drainage] and; Article III, [Section 25-7; Drainage] of the Land Development Code.

Approval of the Parks and Recreation Board is required for:

- 1.) A site plan that clusters more than two residential docks on a single lot [Section 25-2-1173(D)(2)];
- 2.) Structures to be constructed within 10 feet of a side property line [Section 25-2-1176(D)(1)];
- 3.) Placing fill in Lake Austin [Section 25-8-652].

The Parks and Recreation Board shall review and comment on:

- 4.) A site plan that proposes to modify the shoreline of Lake Austin [Section 25-7-63].

Staff recommends approval of clustering more than two residential docks on a single lot and of a structure constructed within 10 feet of a side lot line. Staff does not recommend the request for fill in the slough based on the lack of evidence of substantial erosion and unnecessary capture of land through a navigable waterway.