



# Aupperle Company

2219 Westlake Drive #110, Austin, Texas 78746

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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

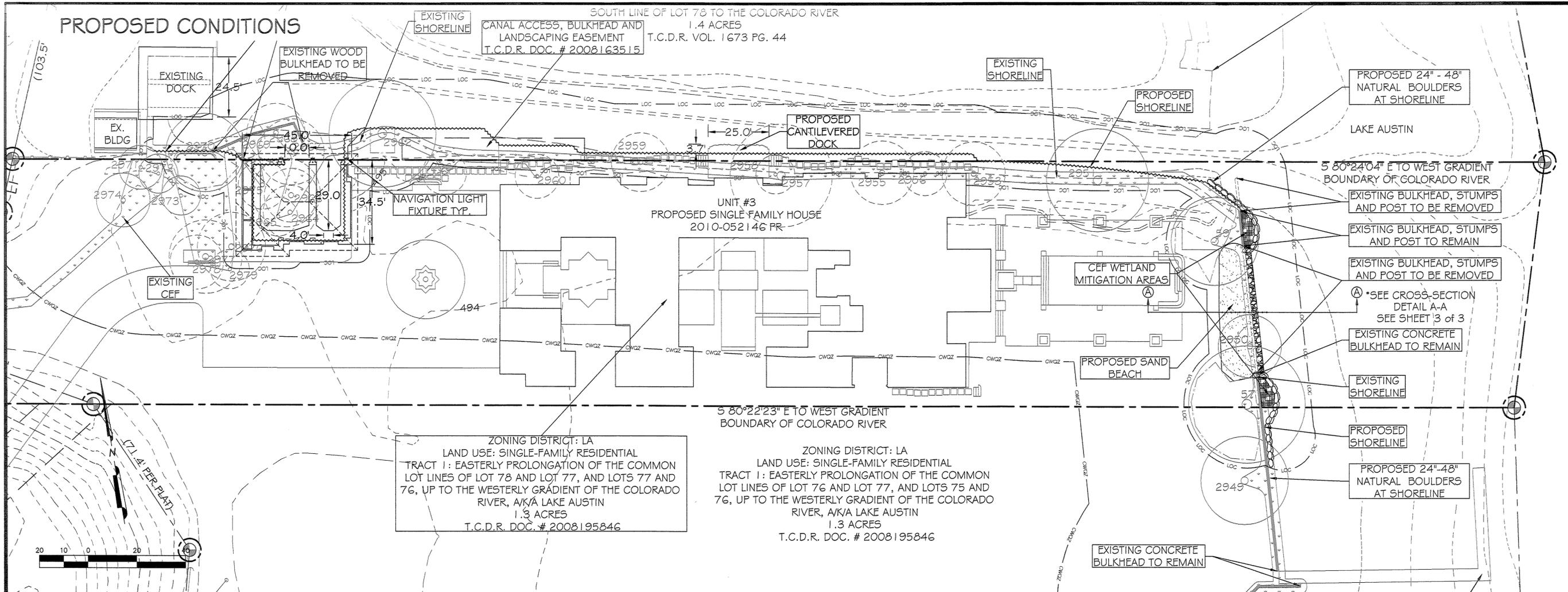
**Description of Project and Variance Request:**

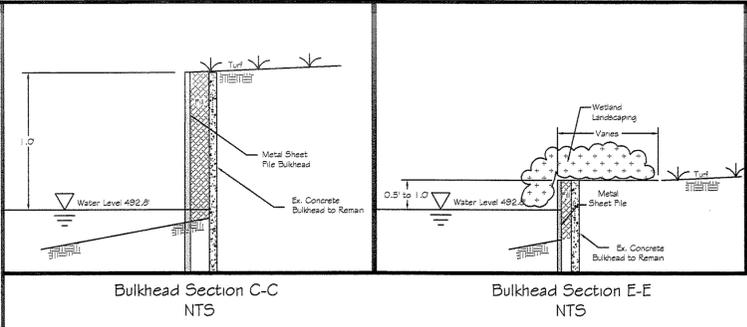
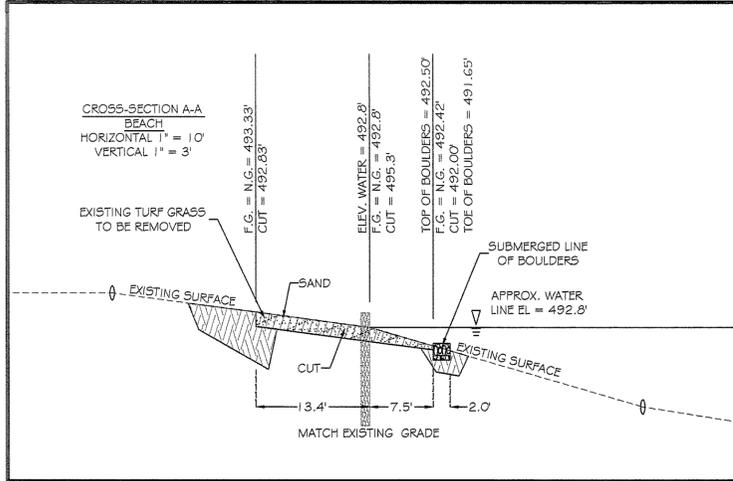
This application is to demolish and construct a new bulkhead and to construct a new cut-in boat dock on a man-made slough off the main body of Lake Austin at 3107 Westlake Drive. The proposed dock will encroach into the 10' side yard setback. The adjacent property owner is a joint applicant to this site 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.

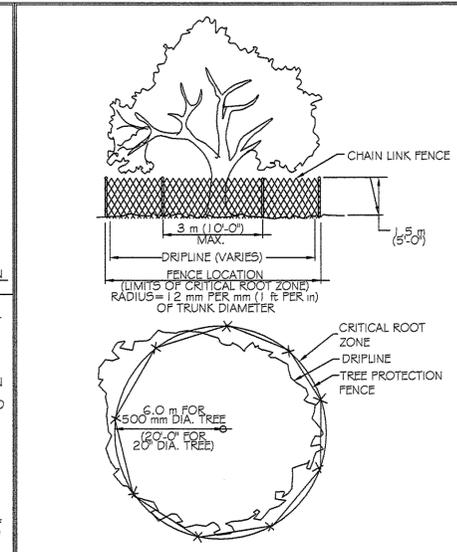
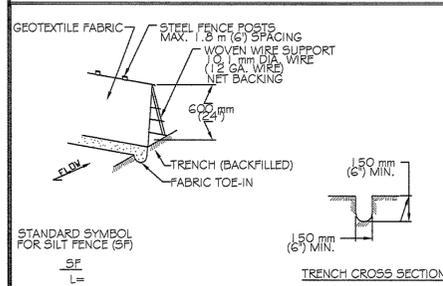
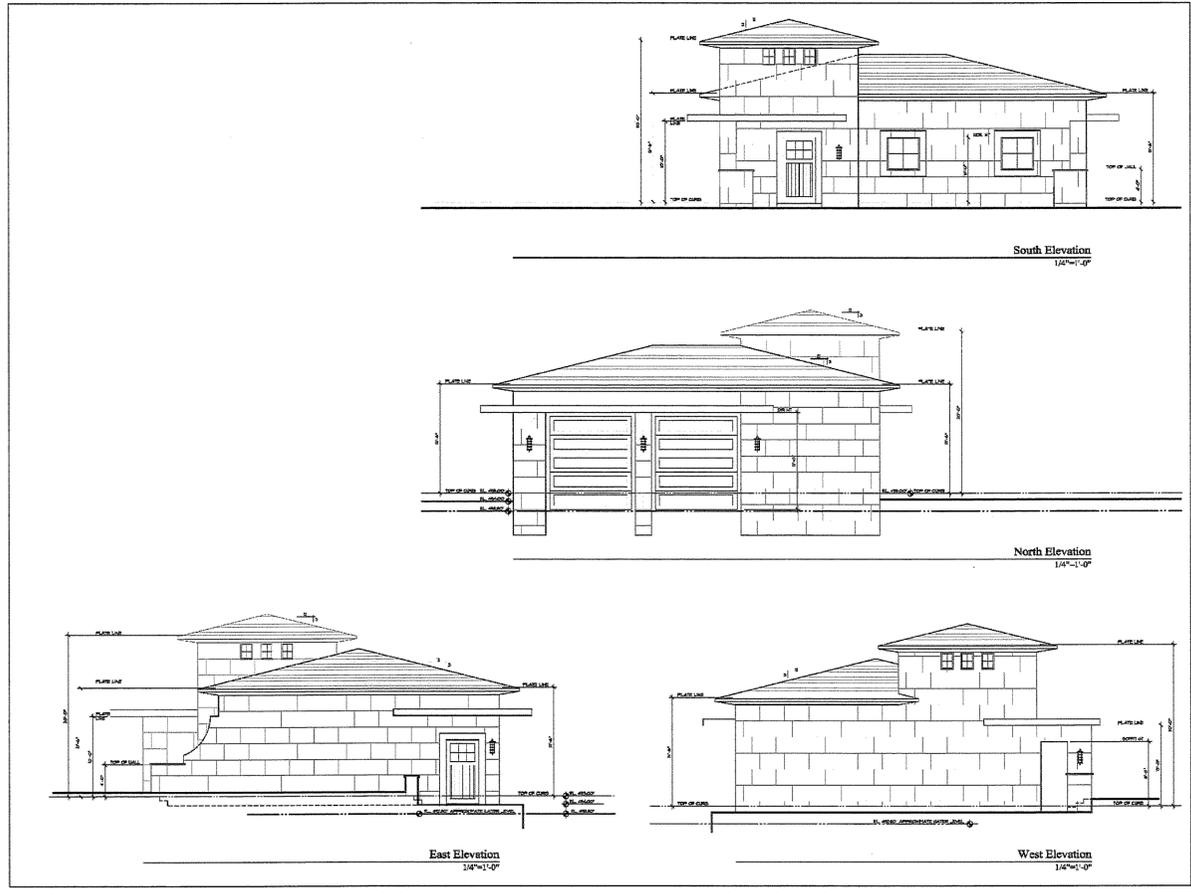
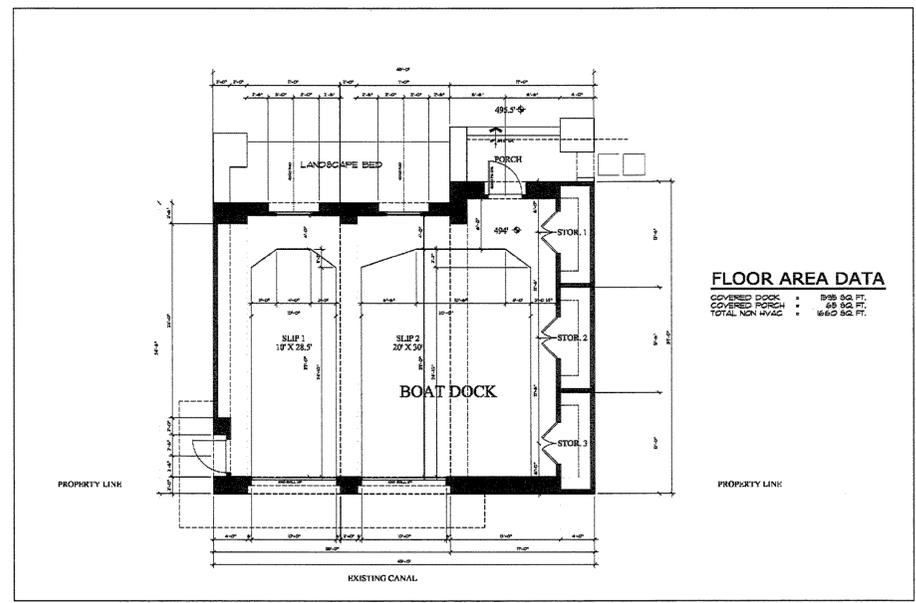






**LEGEND**

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



- NOTES:**
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (1').
  2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE FENCE IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CAN NOT BE TRENCHED INTO THE SURFACE, IT IS TO BE TRENCHED INTO THE SURFACE WITH A 6" WIRE MESH FABRIC TOE-IN. THE FABRIC TOE-IN SHALL BE WEIGHTED DOWN WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
  3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
  4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST WITH WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
  5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
  7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF IN AN APPROVED MANNER IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN  
WATERSHED PROTECTION DEPARTMENT  
RECORD COPY SIGNED BY J. PATRICK MURPHY 5/23/00 ADOPTED

SILT FENCE  
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.  
STANDARD NO. 642S-1

CITY OF AUSTIN  
WATERSHED PROTECTION DEPARTMENT  
RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED

TREE PROTECTION FENCE  
TYPE A - CHAIN LINK  
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.  
STANDARD NO. 610S-2

NO.	DATE	REVISION	APP'D

**AUPPERLE COMPANY**  
Engineering, Planning & Development Services  
2219 Westlake Drive #110, Austin, Texas 78746 512.329.8241  
Texas Board of Professional Engineers Registration Number F-1091

**3107 WESTLAKE DR. UNIT 3 & 3109 WESTLAKE DR. BOAT HOUSE ELEVATIONS & PLAN**

DESIGNED: DMM  
APPROVED:  
SCALE:  
3107 #3 & 3109 W. LAKE  
DATE: APRIL 15, 2010  
SHEET 3 of 3

3

**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 residence 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"

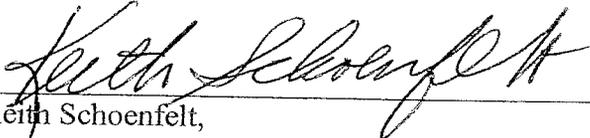
Dear Dr. & Mrs. Kramer,

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:

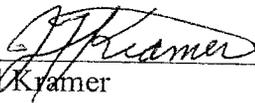
- Our footprint would be located no less than 110 feet from the main body of water to our proposed building.
- We would maintain an average of a 7.5 foot side yard lot line setback with no portion of the building to be located less than 5 feet of the interior side yard lot line to allow for architectural 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:

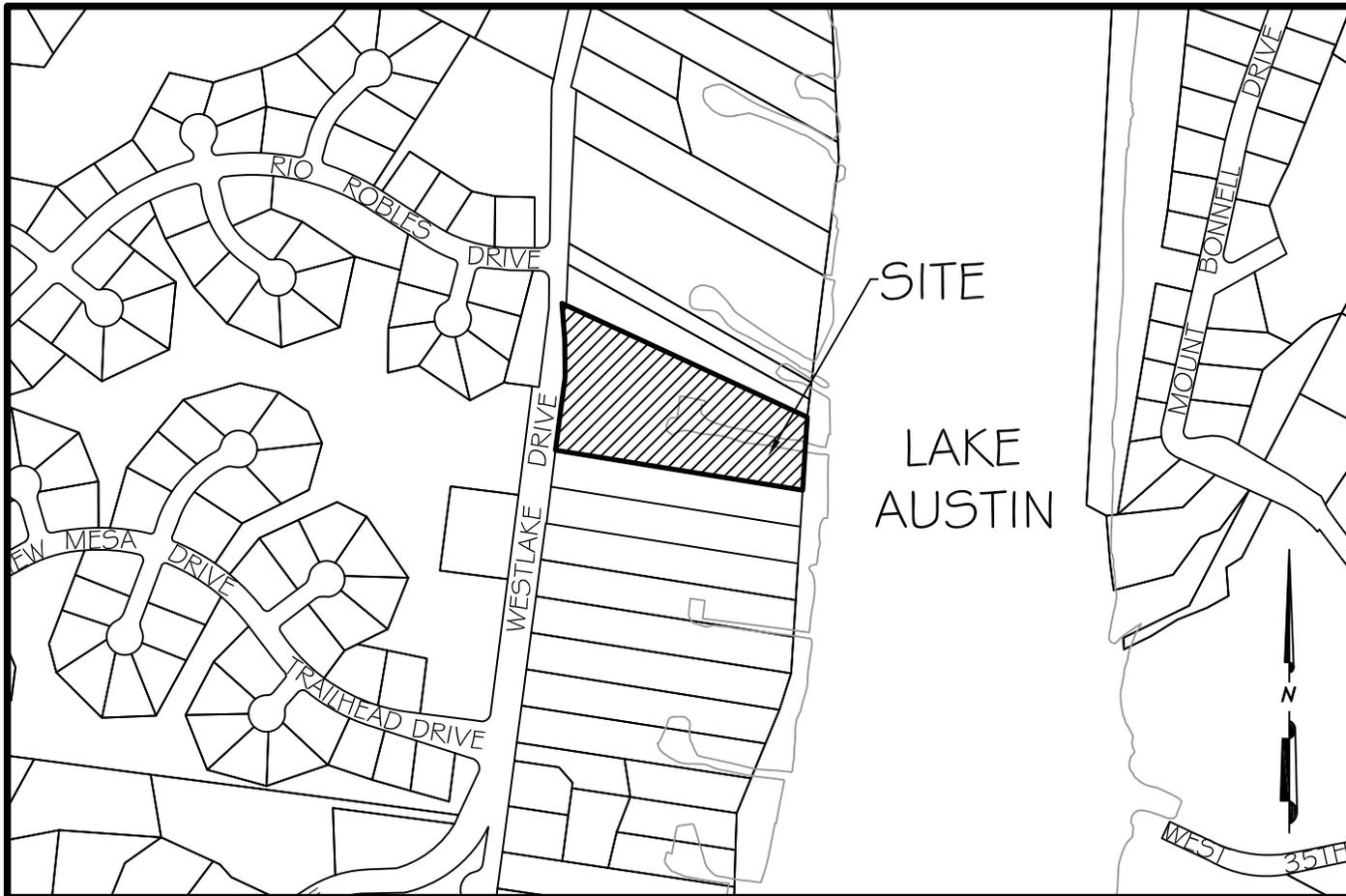
**NONE**

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



Imagery Date: Nov 25, 2009

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

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Eye alt 2262 ft