

Age	nda Request Transmittal	Parks & Recreation:			
		□ Navigation Committee			
		Board			
From:	Bruce Aupperle, P.E.	Date:	20-Sep-10		
То:	Parks & Recreation Department, Chris Yanez	Delive	r <b>y:</b> Email		
Re:	3107 Westlake Drive, SP-2010-0123D, Schroeder Dock & Bulkhead	Pages	:		
By this t	ransmittal we hereby request that the referenced project be placed on the next available ag	enda for	approval.		
Com	e-Family Dock nercial Marina Jine Modification emoval				
Owner:	Michael Schroeder				
Applica	nt: Michael Schroeder				
Site Add	tress: 3107 Westlake Drive				
Site Plar	n Case Number: SP-2010-0123D				
Varianc	e Requested:				
	ed 20% Shoreline Width				
	ed 30' Depth Into Lake				
Encro	bach 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 manmade 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. We have realigned the new bulkhead to "hug" the existing shoreline and have removed the cantilevered dock from the plan. A review of the revised bulkhead alignment will be required of the Parks & Recreation Department.

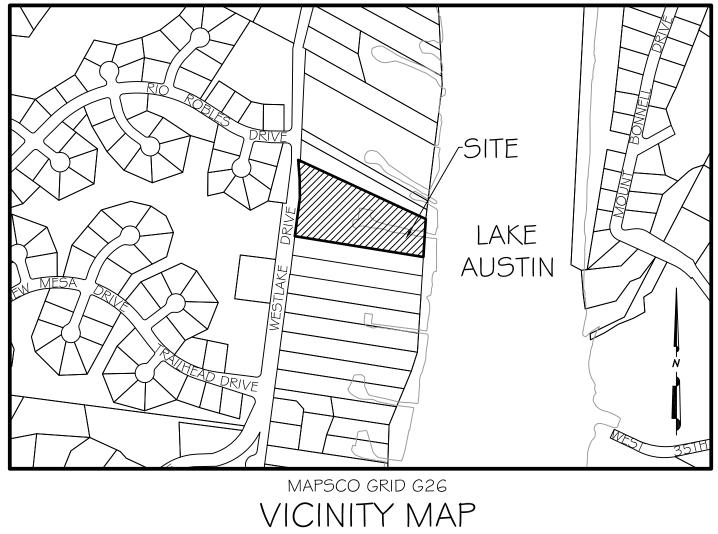
Attachments:

Site Plan

Location Map

□Plat

Other Documents: Photo, letter from adjacent property owner.



NTS

# 3107 WESTLAKE DRIVE UNIT 3 & 3109 WESTLAKE DRIVE

				NO.	]
				DESCRIPTION	REVISIONS / CORRECTIONS
				REVISE (R) ADD (A) VOID (V) SHEET NO.'S	N O I G
				TOTAL # SHEETS IN PLAN SET	S / C
				NET CHANGE IMP. COVER (SQ. FT.)	O R R
				TOTAL SITE IMP. COVER (SQ. FT.)%	ECTI
				NET CHANGE INF. COVER CITY OF AUSTIN IMP. COVER IMP. COVER APPROVAL DATE (SQ. FT.)	0 N S
				DATE IMAGED	

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

OWNERS: MICHAEL A. SCHROEDER 593 I BOLD RULER WAY AUSTIN, TEXAS 7874G-1842

## L 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.

- con shall install erosion/sedimentation controls and tree/natural area protective in to any site pregration work (clearing, grubbing or excivation) int of erosion/sedimentation controls shall be in accordance with the Environmental usal and the approved Froson and Sedimetation Control Plan. sito of tree/natural area protective fericing shall be in accordance with the City of area Notes for Tree and Natural Area Protection and the approved Grading/Tree Area Plan.

- A pre-construction conference shall be held on-site with the contractor, design Engineer/permit applicant and Environmental Inspector after installation of the eroson/seamentation controls and tree/natural area protection measures and prior to beginning any site preparation work. The contractor shall notify the Planning & Development Review Department, (51/2)974-2276, at least three days prior to the meeting date. Any major vanishion 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 (16) Arborst as appropriate. Major revisions must be approved by the Planning & Development Review Department. Minor changes to be made as held revisions to the Erosion and Seamentation Control Plan may be required by the Environmental appeard to the Erosion and Seamentation Control Plan may be required by the Environmental appeard and the course of construction to correct control madequalees. The contractor is required to inspect the controls and fences at weekly intervals and after significant raniall events to insure that they are functioning properly. The person(s) reparis to damaged areas. Silt accumulation at controls must be removed when the depth reaches significant of indexes.

- In opinion, you must be the City, haul roads and waterway crossings constructed for final acceptance by the City, haul roads and waterway crossings constructed for and the area restored to the original grade and revegated. All land clearing debris lispread of in approved spolid spocal sites. Subscript is a volument to the substrate subscript is discovered which is; one square foot in ary blows air from within the substrate and/or consistently receives water during any ary blows air from within the substrate and/or consistently receives water during any the the responsibility of the Project Minager to immediately contact Austin Environmental Inspector for further meshagation. Austin Environment Erosion Control: All disturbed areas shall be restored as noted in the statement Erosion Control in the subscript areas shall be restored as noted in the subscript and the subscript areas shall be restored as noted in the subscript and the subscript areas shall be restored as noted in the subscript and the subscript and the subscript areas shall be restored as noted in the subscript and the subscript areas shall be restored as noted in the subscript and the subscript areas shall be restored as noted in the subscript and the subscript areas shall be restored as noted in the subscript and the subscript areas shall be restored as noted in the subscript and the subscript and the subscript areas shall be restored as noted in the subscript and the subscript and the subscript areas shall be restored as noted in the subscript and the

- All disturbed areas to be revegetated are required to place a minimum of six (6) inches of topsoil (see Standard Specification Item No. 6015.3(M)). Do not add topsoil within the critical root zine of easting trees. The topsoil shall be composed of 3 parts of soil mixed with 1 part compost, by volume. The compost shall be Dilo 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 Gourd). The soil shall be blocally available native soil that meets the following specifications:

  Spall be free of trash, weeds, defections installs, rocks, and debrs.
  IOO % shall pass through a 0.375-inch (3/2) loarn, or Sandy Loan in accordance with the USDA texture transie. Soil kominion viced a safe ad activ or Austin Sandy Loan is not an allowable soil. Textural composition shall meet the following criteria:
- or Sandy Loam in accordance with "red death" or Austin Sandy Loam is neet the following criteria:
- 5% 10% 30% nimum

### Topsoil Silt Sand Salva laged from the exi ing site may often

- Maximum 25% 80% 80% used, but it should meet the same

- The vegetative stabilization of areas disturbed by cursumments
  TENPORARY VEGETATIVE 51 ABILIZATION:
  From September 15 to March 1, seeding shall be with cool season cover crops (Wheat at 0.5 pounds per 1000 SF, Careal Rye Grain at 0.5 pounds per 1000 SF, Cool season cover crops are not permanent erosion control.
  From March 2 to September 14, seeding shall be with huled Bernuda at a rate of 1 pounds per 1000 SF.
  Fertulaer shall be water soluble with an analysis of 15-15-15 to be applied once at parameter ball be water soluble with an analysis of 15-15-15 to be pound per 1000 SF.
  Fertulaer shall be water soluble with an analysis of 15-15-15 to be applied once at hydromich shall combry with fable 1, below.
  Temporary encourd on control shall be acceptable when the grass has grown at least 1/2 index huled nature grass seeding shall comply with requirements of the City of Austin Control August 1.
- Environmental Criteria Manuai. Table 1 : Hydromulching for Temporary Vegetative Stabilization

# Matenal 70/30 Wood/ Cellulose Blend

<u>scription</u> 3% Wood 30% Mulchpaper 3% Tackfier <u>Longevity</u> 0-3 months Typical Applications Moderate slopes; from flat to 3:1

d Fiber Mulch

96% Wood 3% Tackifer

0-3 months Moderate slopes; from flat to 3:1 Application Rates 45.9 lbs/1000 sf 45.9 lbs/1000 sf

### VICINITY MAP SITE AUSTIN LAKE Ш

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

## PERMANENT VEGETATIVE STABILIZATION

- From September IS to March I, seeding is considered to be temporary stabilization only.
   From September IS to March I, seeding is considered to be temporary stabilization only.
   From September IS to March I, seeding is considered to be temporary stabilization is desired, the grasses shall mowed to a height of less than one-half (2) inch and the area shall be re-seeded in accordance which 2 below.
   From March 2 to September I4, seeding shall be with hulled Bermuda at a rate of I pound per 1000 SF with a purply of 95% with 55% germation. Bermuda grass is a warm season grass and is considered germater proson control.
   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 2 pound per 1000 SF.
   The planting and once during the period of establishment at a manner that will not encode the topsol, but will sufficiently soak the sol to a depth of swinches. The imgation shall occur at daily intervals (minimum) during the first two months. Ranfall occurrences of 1/2 inch or more atmicrystic minimum during the trist two months.

- ,D nummun) during the first two months. Rainfall occurrences of  $\mathbb{Z}$  inch or more cone the watering schedule for one week. I with 95% coverage, provided no bare spots larger than 16 square feet exist. I with 95% coverage, provided no bare spots larger than 16 square feet exist. I read, native grass seeding shall comply with requirement of the City of Austin tail Cheran Manual, exclude the state of the City of Austin trail Cheran Manual.
- Jiching for Pern ί.π

### Material Description Bonded Fiber Matrix 80% Thermally Refined (BFM) Wood 30% Tackifer Table 2: Hydrom

6 months 
 Typical Applications
 Application Rates

 On slopes up to 2:1 and
 68.9 lbs/95 to

 erosive soil conditions
 80.3 lbs/100005F

## veloper Information

OWNER <u>MICHAEL A. SCHR</u> PHONE # <u>(512) 476-1007</u> ADDRESS <u>593 I BOLD RULE</u>

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

PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:

PHONE # (51

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE:

PHONE # (512) 476-1007

 $\overline{\mathbb{N}}$ The contractor shall not dispose of surplus accarated material from the site without notifying the Planning & Development Review Department at (5.12)974-2278 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

frees 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 sec 35.4 - All preserved trees within the limits of construction will be Aerated and provided with Suppleme Nutrients per the following quidelines. Macro and MicroWitrents are required, Humate/Intrient solutions invoornhize components are highly recommended. These solutions are commonly utilized to pro-remediation for trees affected by construction. Materials and methods are to be approved by the for Arbonet ((512):41.876) prior to application. The owner or general contractor shall select a fertiliza contractor and insure coordination with the City Arbonst (Fhore, (512):974-1876).

Treatment is to commence prior to the beginning of construction activities and again after the completion of all constructions. Areas to be treated include the entire entrain root zone of trees as depicted on the City approved plans. These are to be available by water injected into the soil (inder pressure via a soil probe at 50-125 pounds per square inclip) or by other method as approved by Planning 4 Development Review Department. The Proposed Nutrient MK Specifications need to be provided to and approved by the City Advance Franc to application (Fax # (512)974-3010). Applicants may also specify soil injection of Diggett X-1 injecto 32-7-7 or equivalent at recommended rates. Construction which will be completed in less than 90 days should use metralis at *R* recommended rates. Alternative organs tertilizer maternals are acceptable when approved by the City Arboret. Within 7 days after fertilization is performed, the contractor shall provide documentation of the work performed to the City Arborets. Planning 4 Development Review Department P.O. Construction Specific Specifications and the city arboration as the referenced as item #1 in the Sequence of Construction of the work performed to the City Arborets. Planning 4 Development Review Department P.O. Construction Specification of the work performed to the City Arborets. Planning 4 Development Review Department P.O. Construction Specification of the work performed to the City Arborets. Planning 4 Development Review Department P.O. Construction of the work performed to the City Arborets. Planning 4 Development Review Department P.O. Construction Specification and the specification of the sequence of Construction of the work performed to the City Arborets. Planning 4 Development Review Department P.O. Construction Specification and the specification of the sequence of Construction of the work performed to the City Arborets. Planning 4 Development Review Department P.O. Construction Specification and the specification of the sequence of Constr

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 incless or more in diameter shall be removed for surveying or testing.

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

LETTER TO THE CITY OF AUSTIN DE ONCE VEGETATION HAS 95% EDIMENTATION AND PROTECTIO

- PRE-CONSTRUCTION MEETING.
  INSTALL ENVIRONMENTAL INSPECTOR AT LEAST 72 HOURS PRIOR TO SCHEDULING .
  INSTALL ENVIRONMENTAL SEDIMENTATION CONTROLS (AS NEEDED).
  INSTALL TEEE FROTECTION CONTROLS (AS NEEDED).
  INSTALL TEEE FROTECTION (AS ERCURED).
  DEMOLSH ENVIRONMENTAL INSPECTOR (512) 974-2278.
  DEMOLSH ENVIRONMENTING WHETING WITH ENVIRONMENTAL INSPECTOR (512) 974-2278.
  DEMOLSH ENVIRON MEETING WITH ENVIRONMENTAL INSPECTOR (512) 974-2278.
  REVECTION AS ERCORED ON SITE FLAN (C2).
  REVECTION STUDIED AREAS.
  OBMAT SHORTERD AREAS.
  ODMAT SHORTERD AREAS.

CONSTRUCTION SEQUENCE THE FOLLOWING IS A SEQUENCE OF CONSTRUCTION: CONTACT THE ENVIRONMENTAL INSPECTOR AT LEAST 72 HOURS PRIOR TO SCHEDULING THE

	<ul> <li>NOTES:</li> <li>In the project is not located over the Edwards Aquiter rech</li> <li>The project is located in the DRINKING WATER PROTECT</li> <li>Contractor to verify utility locations and ground and flow</li> <li>ELECTRIC TRANSMISSION NOTES:</li> <li>A pre-construction safety meeting is required with Ausi construction. Failure to do so will result in the pp</li> <li>S Any relocations or outages aused by the stretung is required with Ausi construction. Failure to do so will result in the pp</li> <li>Respectively a talgate strety meeting.</li> <li>Barnicades must be erected 10 feet from Austin Energy</li> <li>Any relocations or outages caused by this project will be decined hazard.</li> <li>No dimpeters, staging or spoils areas allowed with essement for safety reasons.</li> <li>Prior to mobilizing till equipment such as cranes, call u with transmission personnel.</li> <li>Fropretry owner is to provide free and easy access 24 h</li> <li>Land owner is responsible for dist controls for moliator for all outages cause by the dust from this project.</li> <li>WMTERSHED STATUS: The site is located in IAKE AUSTIN RURAL watershed and shall be developed, constructed and the Land Development Code.</li> <li>FLOODPLAIN INFORMATION: FART OF THIS FROJECT IS WI ON THE F.E.M.A. FEMA fault 4944300435H</li> <li>LEGAL DESCRIPTION: LOT 77 - 79 LAKE SHORE ADDITION PLUS COUNTY, AUSTIN, TEXAS 1 LOT 78 - 79 LAKE SHORE ADDITION PLUS COUNTY, TEXAS 7 87746</li> <li>ZONING: LA</li> </ul>	<ul> <li>NOTES: <ol> <li>This project is not located over the Edwards Aquifer redit</li> <li>This project is located in the DRINKING WATER PROTECT:</li> <li>Contractor to verify utility locations and ground and flow ELECTRIC TRASNIESION NOTES:</li> <li>Construction: Failure to do so will result in the DRINKING WATER PROTECT:</li> <li>Barncades must be erected 10 feet from Austin Energy 512.322.2005 to service and aground and flow for a segment for safety reasons:</li> <li>Any relocations or outages caused by this project will be accelerated and the deat from the project to provide free and easy access 24 hit or all outages cause by the dust from the project.</li> <li>Property owner is to provide free and easy access 24 hit or all outages cause by the dust from the project.</li> <li>Watterselfted STRUIS: This site is located in LAKE AUSTIN RURAL watterself and shall be developed, constructed and the Land Development Code.</li> <li>REDODEPLAN INFORMATION: FART OF THIS PROJECT IS WING UNITE FE. MA. TEXAS # 1017.9 - 79 LAKE SHORE ADDITION RURAL watterself. INTEXAS # 1017.9 - 79 LAKE SHORE ADDITION RUSA 2009-132726 PF, 1982-010653 DA, 2009-0132726 PF, 2009-132727 PF 2009-0132727 PF 2009-0132727 PF 2009-0132727 PF 2009-0132727 PF 2009-0132726 PF, 2009-132727 PF 2009-0132727 PF 2009-0132727 PF 2009-0132726 PF, 2009-132727 PF 2009-0132727 PF 2009-0132726 PK. UNIT 3, AUST NUM DETAIL DRIVE DUILING 30.</li> </ol></li></ul>
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ECIAL NOTES: For the protection of natural areas, no exceptions to installing fences at the limit of Construction line will LEGAL DESCRIPTION: LOT 77 LAKE SHORE ADDITION PLUS permitted. COUNTY, AUSTIN, TEXAS & LOT 78 - 79 LAKE SHORE ADDITION PLUS Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with PROJECT ADDRESS: 3107 WESTLAKE DRIVE UNIT 3, AUST Trees approved for facet (or to the limits of lower branching) addition to be reserved. AUSTIN, TEXAS 78746	Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top	<ul> <li>zalov, Cover them with organic material in a USE: SINCLE_FAMILY RESIDENTIAL</li> <li>zalov, cover them with organic material in a USE: SINCLE_FAMILY RESIDENTIAL</li> <li>ration.</li> <li>read within the dirp-line of trees. No soil is SINCLE_FAMILY RESIDENTIAL</li> <li>read within the dirp-line of trees. No soil is SINCLE_FAMILY RESIDENTIAL</li> <li>read within the dirp-line of trees. No soil is SINCLE_FAMILY RESIDENTIAL</li> <li>read within the dirp-line of trees. No soil is SINCLE_FAMILY RESIDENTIAL</li> <li>read within the dirp-line of trees. No soil is SINCLE_FAMILY RESIDENTIAL</li> <li>read within the dirp-line of trees. No soil is SINCLE_FAMILY RESIDENTIAL</li> <li>read within the dirp-line of trees. No soil is SINCLE_FAMILY RESIDENTIAL</li> <li>read within the dirp-line of trees. No soil is SINCLE_FAMILY RESIDENTIAL</li> <li>read within the dirp-line of trees.</li> <li>read within the dirp-line of trees.</li> <li>read within the dirp-line of trees.</li> <li>read within the requirements of Section</li> <li>read with the requirements of Section</li> <li>reacondance with the requirements of Section</li> <li>reacondance with the City of Austin's request.</li> <li>Any additional improvements will require site each of incoments will require site action 13-2. Article VII)</li> <li>reamit from the City of Austin Planning 4</li> <li>reamit for inon-consolidated or Planning</li> </ul>
		sy comply with the requirements of Section naccordance with the City of Austin's request. Any additional improvements will require site rt. ection 13-2, Article VII permit from the City of Austin Planning & aling permit for non-consolidated or Planning abon of, or damage to utilities.
<ul> <li>2 days, cover theor and value quanty one USE: SINGLE-FAMILY RESIDENTIAL</li> <li>2 days, cover theor with organic material in USE: SINGLE-FAMILY RESIDENTIAL</li> <li>2 days, cover theor within quanty one USE: SINGLE-FAMILY RESIDENTIAL</li> <li>2 days, cover theore within quanty of USE: SINGLE-FAMILY RESIDENTIAL</li> <li>2 RELATED PERMIT NUMBERS: 1982-016852 EP, 1982-106219 EP, 1982-016219</li> <li>2 BA 2000-0312667 BP, 1994-002100 DA, 5P-2001-000311D5, 2002-070359 DA</li> <li>2 C000-031276 EP, 2000-031277 EP, 2000-070350 EP, 2000-0132727 EP, 2009-132726 EP, 2009-132726 EP, 2009-132727 EP, 2009-1322727 EP, 2009-1322727 EP, 2009-2009-2009-2009-2009-2009-2009-2009</li></ul>	rom the City Aborts). a lif there is substantial non-compliance or if a Release of this application does not constitute a verification of all data, information supplied by the application. The engineer of record is solely responsible for the complete adequecy of ha/her submittal, whether or not the application is reviewed for Code engineers.	accordance with the City of Austin's request. Any additional improvements will require site it. ection 13-2, Article VII) a permit from the City of Austin Planning & ding permit for non-consolidated or Planning abon of, or damage to utilities.
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Engineering, Planning & Development Services 2219 Westlake Drive #110, Austin, Texas 78746 512 329-8241

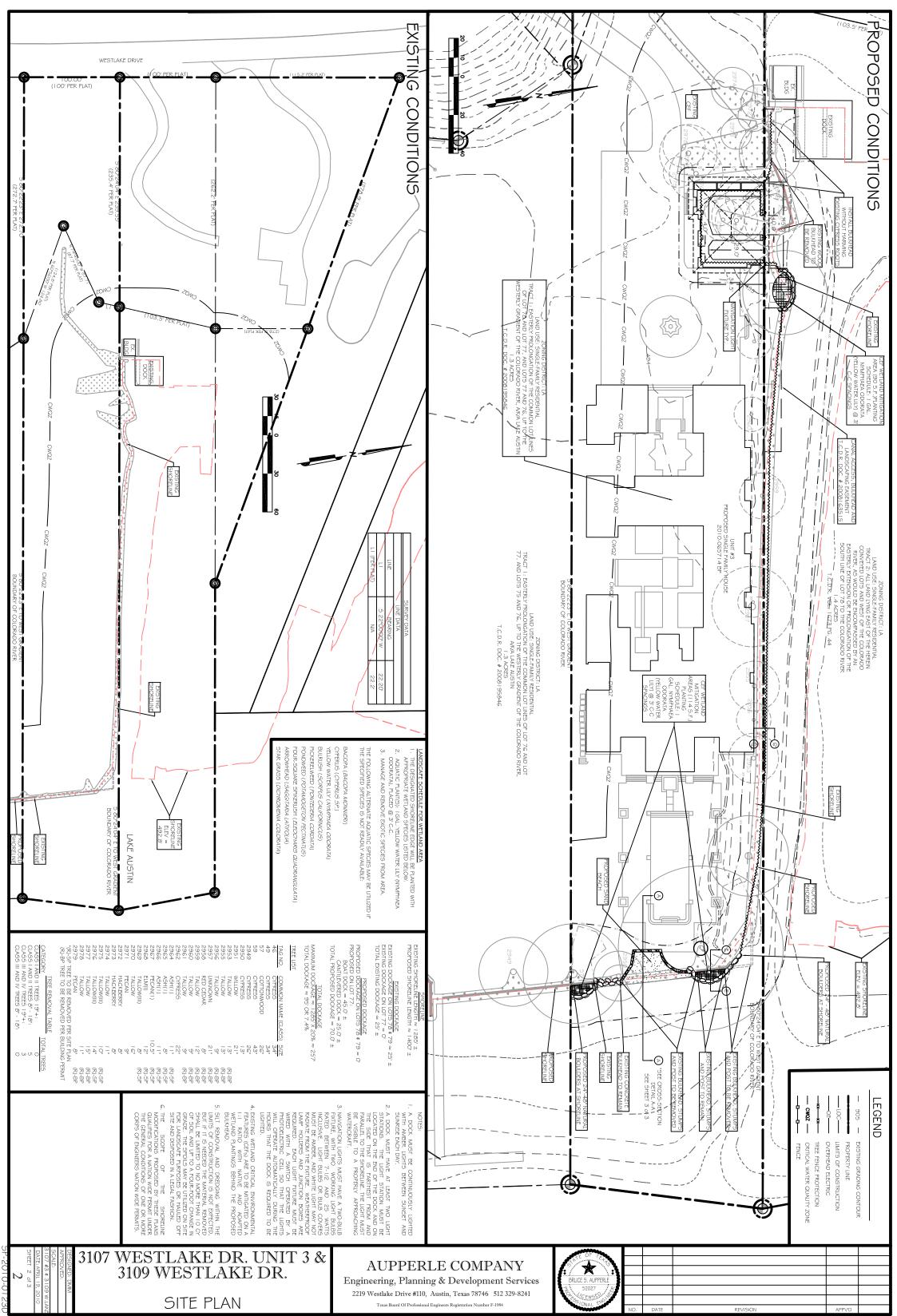
Texas Board Of Professional Engineers Registration Number F-1994

BRUCE S. AUPPERLE

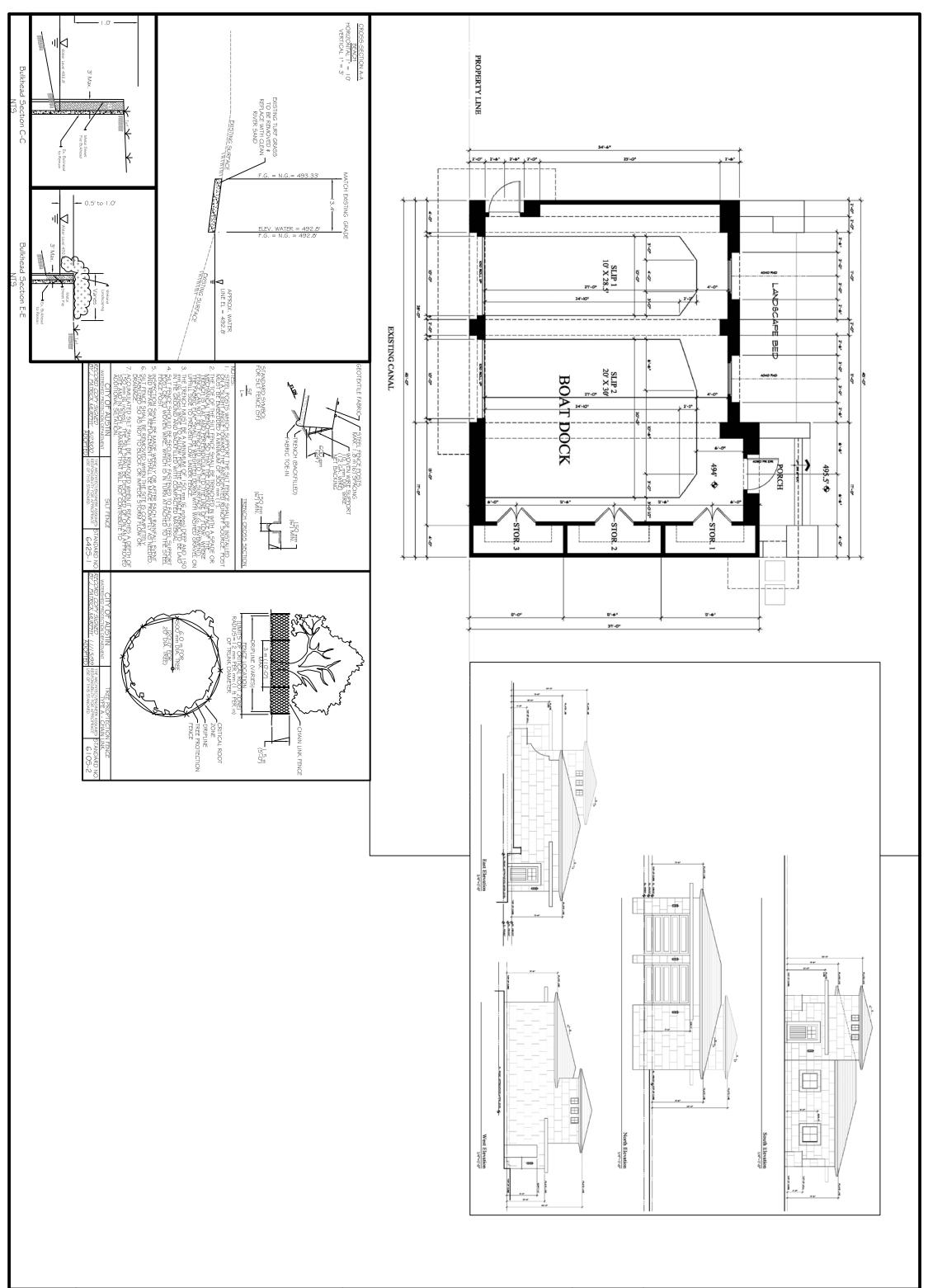
REVISION

3109 WESTLAKE DR.

COVER SHEET & NOTES



107 WESTLAKE DRIVE UNIT 3 # 3109 WESTLAKE DRIVE - SP-2010-0123D





3107 WESTLAKE DRIVE UNIT 3 # 3109 WESTLAKE DRIVE - SP-2010-0123D

### 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 take regidence which will not impair the purpose of the regulations.

Bobby Ray Executive Secretary

DunaRamis

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, ٠ 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 ٠ occupants of each lot. Also, existing vegetation will be trimmed, manicured, and replaced as need to ensure aesthetic quality for occupants of both lots.

Cholin A th Schoenfelt.

amer

8-08-08

Date

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.

10.01 By:

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

**Map Attachment** 

