



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-Sep-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:

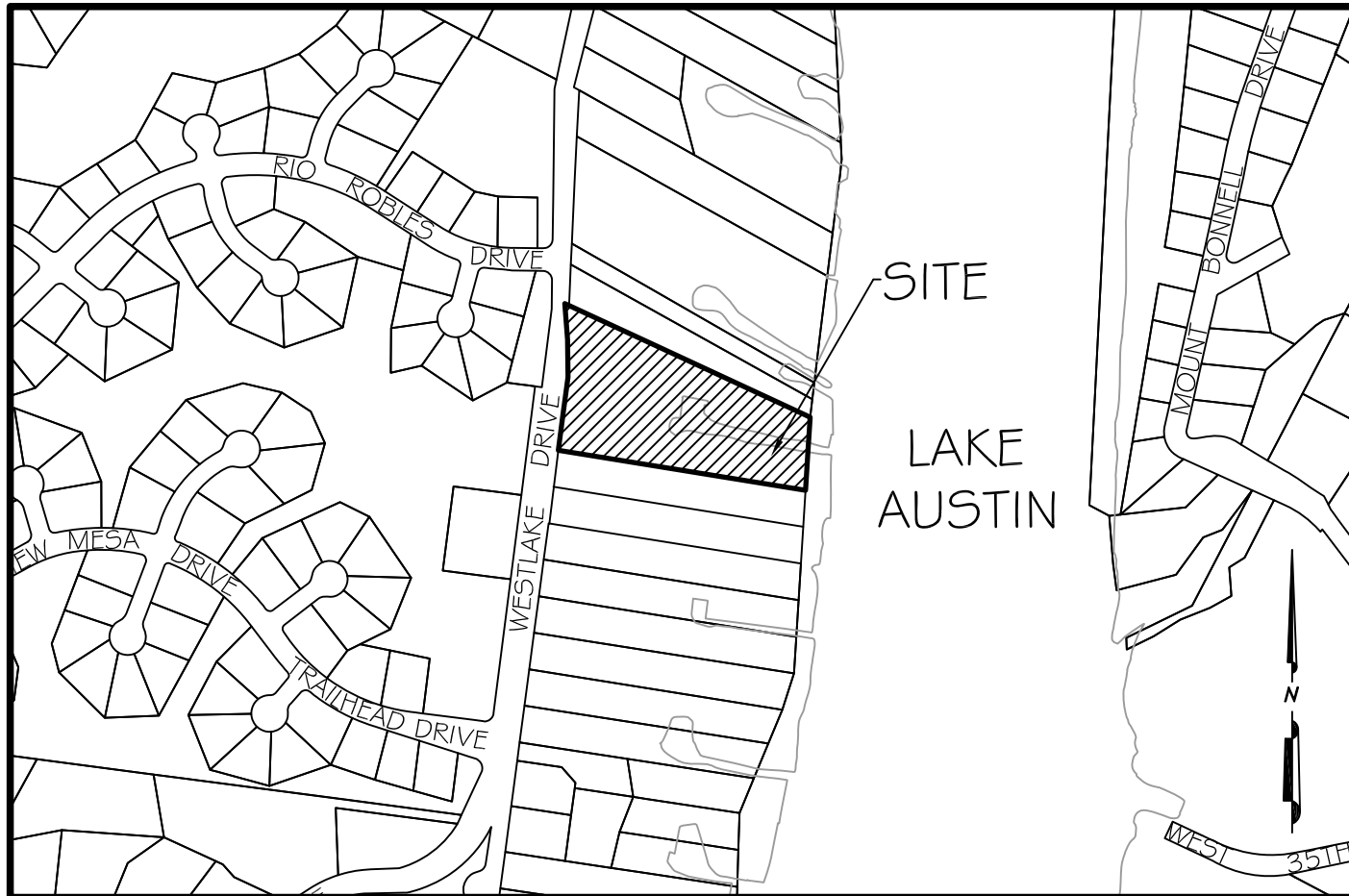
- ☐ Exceed 20% Shoreline Width
☐ Exceed 30' Depth Into Lake
☒ Encroach Into 10' Sideyard Setback
☐ Exceed 20% of Channel Width

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. 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.



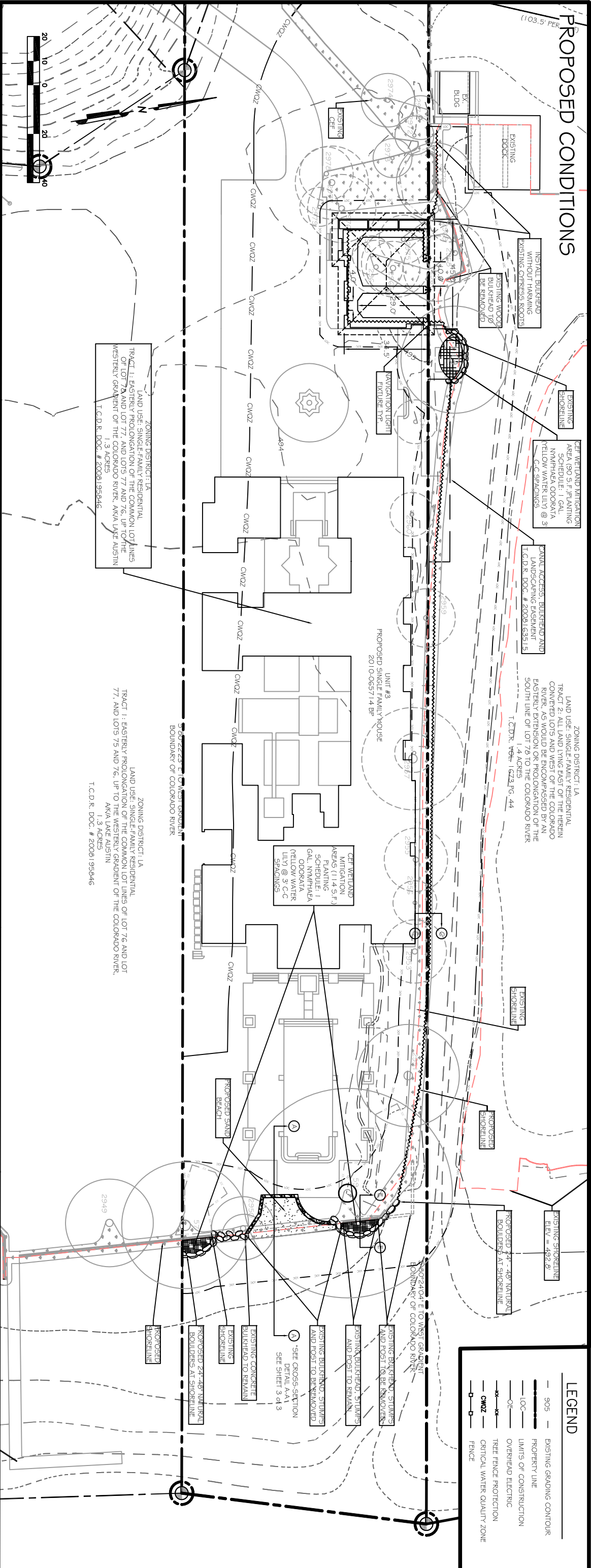
MAPSCO GRID G26
VICINITY MAP
NTS

& 3109 WESTLAKE DRIVE

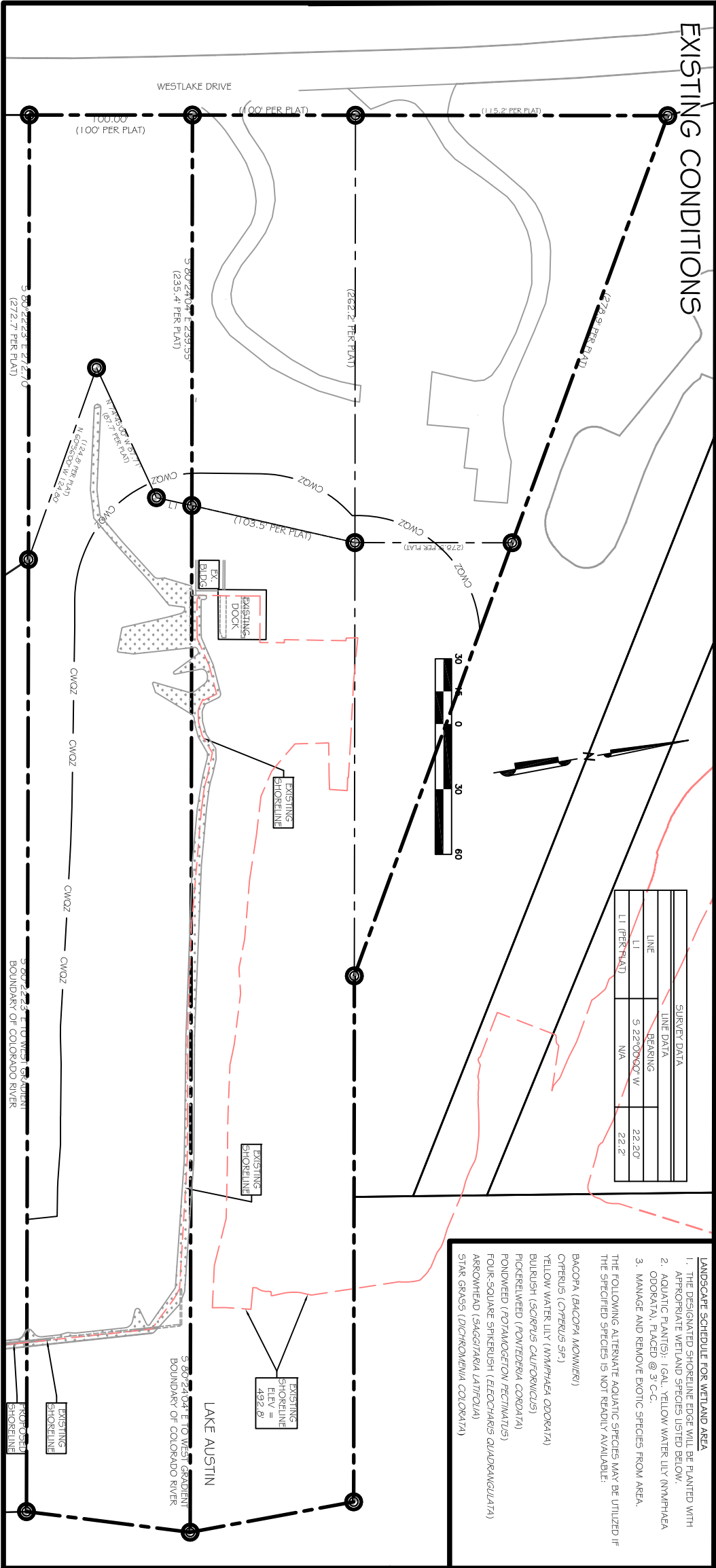
MAPSCO GRID G26
VICINITY MAP
NTS

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PROPOSED CONDITIONS



EXISTING CONDITIONS



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

LANDSCAPE SCHEDULE FOR WETLAND AREA

1. THE DESIGNATED SHOULDERLINE EDGE WILL BE PLANTED WITH APPROPRIATE WETLAND SPECIES LISTED BELOW.
 2. AQUATIC PLANTS: 1 GAL. YELLOW WATER LILY (NIMPHAEA ODOCKATA), PLACED @ 3 C.C.
 3. MANAGE AND REMOVE EXOTIC SPECIES FROM AREA.
- THE FOLLOWING ALTERNATE AQUATIC SPECIES MAY BE UTILIZED IF THE SPECIFIED SPECIES IS NOT READILY AVAILABLE:

BACOPA (BACOPA MONILIFERA)
CYPERUS (CYPERUS SP.)
YELLOW WATER LILY (NIMPHAEA ODOCKATA)
BURISH (SCIRPUS CALIFORNICUS)
PICKERELWEED (PONTEDERIA CORONATA)
PONDWEED (POTAMOGETON PECTINATUS)
FOUR SQUARE SPURGEWORT (EUCHARIS QUADRANGULATA)
ARROWHEAD (SAGITTARIA LATIFOLIA)
STAR GRASS (DICHRANEMA COLOKATA)

LEGEND

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

NOTES:

1. A DOCK MUST BE CONTINUOUSLY LIGHTED WITH AMBER LIGHTS BETWEEN SUNSET AND SUNRISE EACH DAY.
2. A DOCK MUST HAVE AT LEAST TWO LIGHT STATIONS. THE LIGHT STATION MUST BE LOCATED ON THE END OF THE DOCK AND ON THE SIDE THAT IS FARTHEST FROM AND PARALLEL TO THE SHOULDERLINE. THE LIGHT MUST BE VISIBLE TO A PROPERLY APPROACHING WATERCRAFT.
3. 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 BE USED. THE LIGHT FIXTURE MUST BE MAINTAINED IN THE FUNCTIONAL POSITION. 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.
4. EXISTING WETLAND CRITICAL ENVIRONMENTAL FEATURES (CEFs) ARE TO BE MITIGATED ON A 1:1 RATIO WITH NATIVE AND ADAPTED WETLAND PLANTINGS BEHIND THE PROPOSED BULKHEAD.
5. SILT REMOVAL AND DREDGING WITHIN THE LIMITS OF CONSTRUCTION IS NOT EXPECTED, BUT IF IT IS NEEDED THE MATERIAL REMOVED SHALL BE LIMITED TO NO MORE THAN 10 CY OF SOIL AND UP TO A FOUR-FOOT CHANGE IN FLOODING DEPTH. THE SILT MUST BE DEPOSITED ON THE SITE AND DISPOSED IN A LEGAL FASHION!
6. THE SCOPE OF THE SHOULDERLINE MODIFICATIONS PROPOSED BY THESE PLANS THE GENERAL CONDITIONS OF ONE OR MORE CORNERS OF ENGINEERS NATION WIDE PERMITS.

TAG NO.	COMMON NAME (CLASS)	SIZE
46	COTONEWOOD	3-4"
47	CYPERUS	26"
49	COTONEWOOD	3-4"
57	CYPERUS	26"
59	COTONEWOOD	43"
2949	CYPERUS	26"
2950	CYPERUS	26"
2951	TALLOW	13"
2952	TALLOW	13"
2953	TALLOW	13"
2954	TALLOW	13"
2955	TALLOW	13"
2956	TALLOW	13"
2957	TALLOW	13"
2958	TALLOW	13"
2959	TALLOW	13"
2960	TALLOW	13"
2961	TALLOW	13"
2962	TALLOW	13"
2963	TALLOW	13"
2964	TALLOW	13"
2965	TALLOW	13"
2966	TALLOW	13"
2967	TALLOW	13"
2968	TALLOW	13"
2969	TALLOW	13"
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2971	TALLOW	13"
2972	TALLOW	13"
2973	TALLOW	13"
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2981	TALLOW	13"
2982	TALLOW	13"
2983	TALLOW	13"
2984	TALLOW	13"
2985	TALLOW	13"
2986	TALLOW	13"
2987	TALLOW	13"
2988	TALLOW	13"
2989	TALLOW	13"
2990	TALLOW	13"
2991	TALLOW	13"
2992	TALLOW	13"
2993	TALLOW	13"
2994	TALLOW	13"
2995	TALLOW	13"
2996	TALLOW	13"
2997	TALLOW	13"
2998	TALLOW	13"
2999	TALLOW	13"
3000	TALLOW	13"

3107 WESTLAKE DR. UNIT 3 & 3109 WESTLAKE DR.

SITE PLAN

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

STATE OF TEXAS

BRUCE S. AUPPERLE

52027

LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REVISION	APP'D

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 (2nd)
☐ 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:

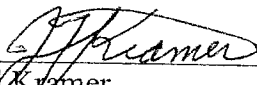
- Our footprint would be located no less than 110 feet from the main body of water to our proposed building.
- We would maintain an average of a 7.5 foot side yard lot line setback with no portion of the building to be located less than 5 feet of the interior side yard lot line to allow for architectural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

A handwritten signature in cursive script, appearing to read "Mike Marshall", written over a horizontal line.

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

Map Attachment



©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