



MEMORANDUM

To: Navigation Committee
Parks and Recreation Board

From: Chris Yanez
Principal Planner, Parks and Recreation Department

Date: October 11, 2010

Subject: 2900 Westlake Cove
Case # SP-2010-0175D

A request has been received from Bruce Aupperle on behalf of Patrick and Jannette Keating to construct a new bulkhead and a new docks on Lake Austin at 2900 ½ Westlake Cove.

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] and; Article III, [Section 25-7; Drainage] of the Land Development Code.

Approval of the Parks and Recreation Board is required for:

- 1.) Structures to be constructed within 10 feet of a side property line [Section 25-2-1176(D)(1)];
- 2.) Structure that exceed 20 percent of the width of a navigable waterway [Section 25-2-1176(D)(2)];

The Parks and Recreation Board shall review and comment on:

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

Staff recommends a structure built within 10 feet of a side lot line based on the consenting letter from the adjacent property owner. Staff does not recommend the single-slip structure proposed at 19 feet 7 inches in width which appears to exceed 20 percent of the width of a navigable waterway adjacent to Lake Austin. A single-slip structure built 14 feet in width is recommended.