

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2<sup>nd</sup> Floor (One Texas Center).

CASE # CB-2014-0138  
ROW # 11214916  
012309-0205

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.**

STREET ADDRESS: 2921 Westlake Cove

LEGAL DESCRIPTION: Subdivision - Lot 16 Lago Villa

Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We Carolyn Aupperle on behalf of myself/ourselves as authorized agent for

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Gamble and Martha Palmer affirm that  
on August 28, 2014, \_\_\_\_\_,

Deleted: \_\_\_\_\_

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

ERECT  ATTACH  COMPLETE  REMODEL  MAINTAIN

a new boat dock more then 20% width and farther then 30' from shore.

60' from Shore 28' = 27% ~~(20%)~~ width

in a LA district.  
(zoning district)

**NOTE:** The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

**VARIANCE FINDINGS:** I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

It is too shallow along the shore to safely maneuver a boat. The 20% width does not allow for the ability to maintain the 2 slips which were previously a cut in slip.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

There are only a few spots on Lake Austin that are too shallow near the shore.

Deleted: ..

(b) The hardship is not general to the area in which the property is located because:

Many lots have more room.

**AREA CHARACTER:**

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 neighboring lot already has a boat dock extending well beyond 30'.

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

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2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

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4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

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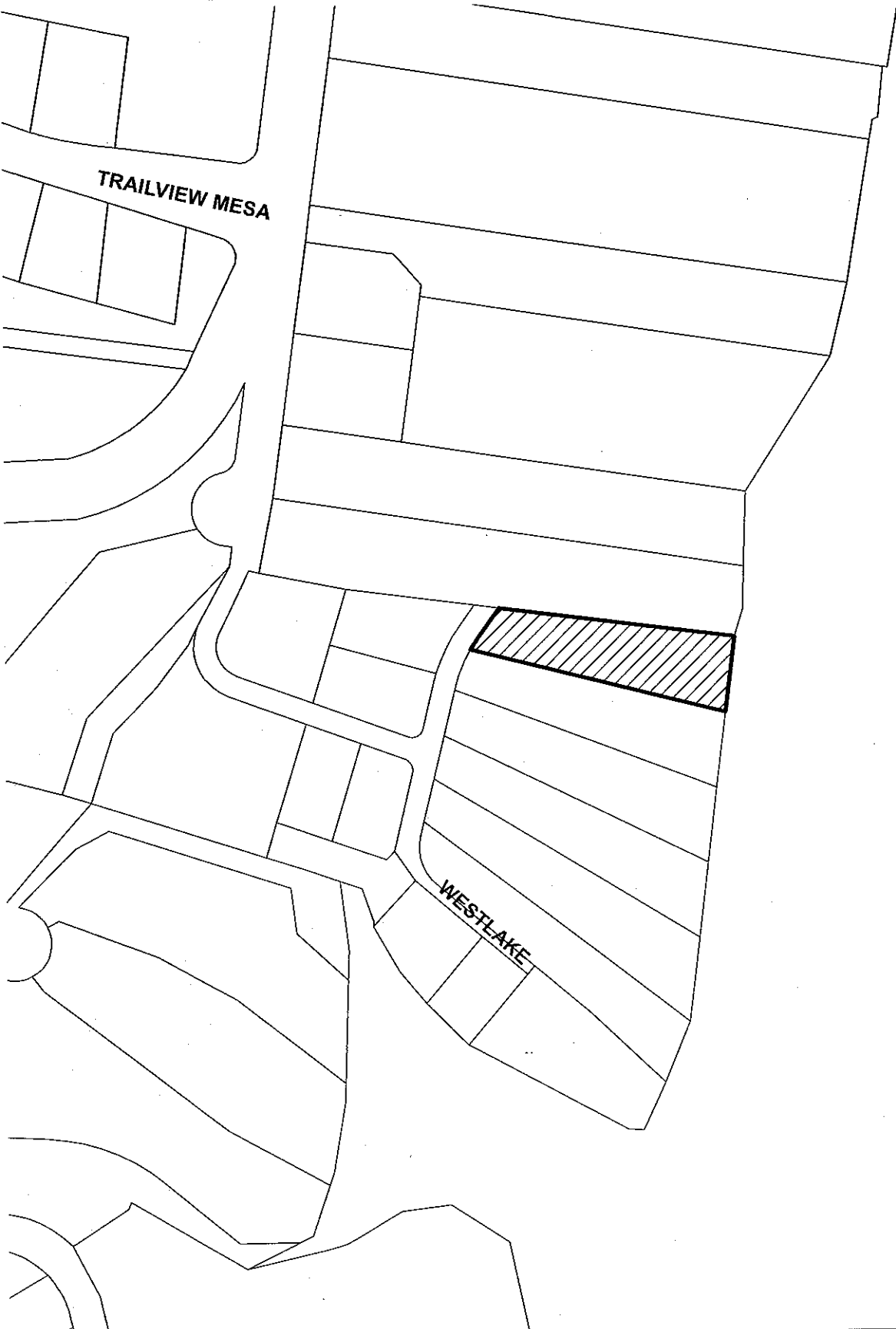
**NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.**





**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 10088 Cirleview  
Drive \_\_\_\_\_

City, State & Zip Austin, TX  
78733

Printed Carolyn Aupperle Phone 512-422-  
7838 Date August 28, 2014



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2014-0138  
 Address: 2921 WESTLAKE COVE



1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

April 24, 2013

City of Austin  
Planning and Development Review Department  
PO Box 1088  
Austin, TX 78716

To Whom It May Concern:

We, Gamble J. Palmer, Jr. and Martha L. Palmer, own the property at 2921 Westlake Cove, described in Volume 12702, Page 1484 of the Official Public Records of Travis County, Texas. We wish to demolish the existing boat dock, modify the shoreline and build a new boat dock. Bruce S. Aupperle, P.E. and Aupperle Company are our authorized agents for the City of Austin applications needed for the subject property. Please contact us if you have any questions.

Owner's Signature Martha L. Palmer

Sworn and subscribed before me this 1<sup>st</sup> day of May, 2013.

Emily Emmerich  
Notary Public in and for the State of Texas

My Commission expires: Nov. 01, 2014

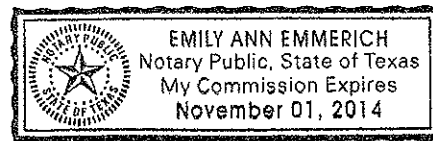


Owner's Signature Gamble J. Palmer, Jr.

Sworn and subscribed before me this 1<sup>st</sup> day of May, 2013.

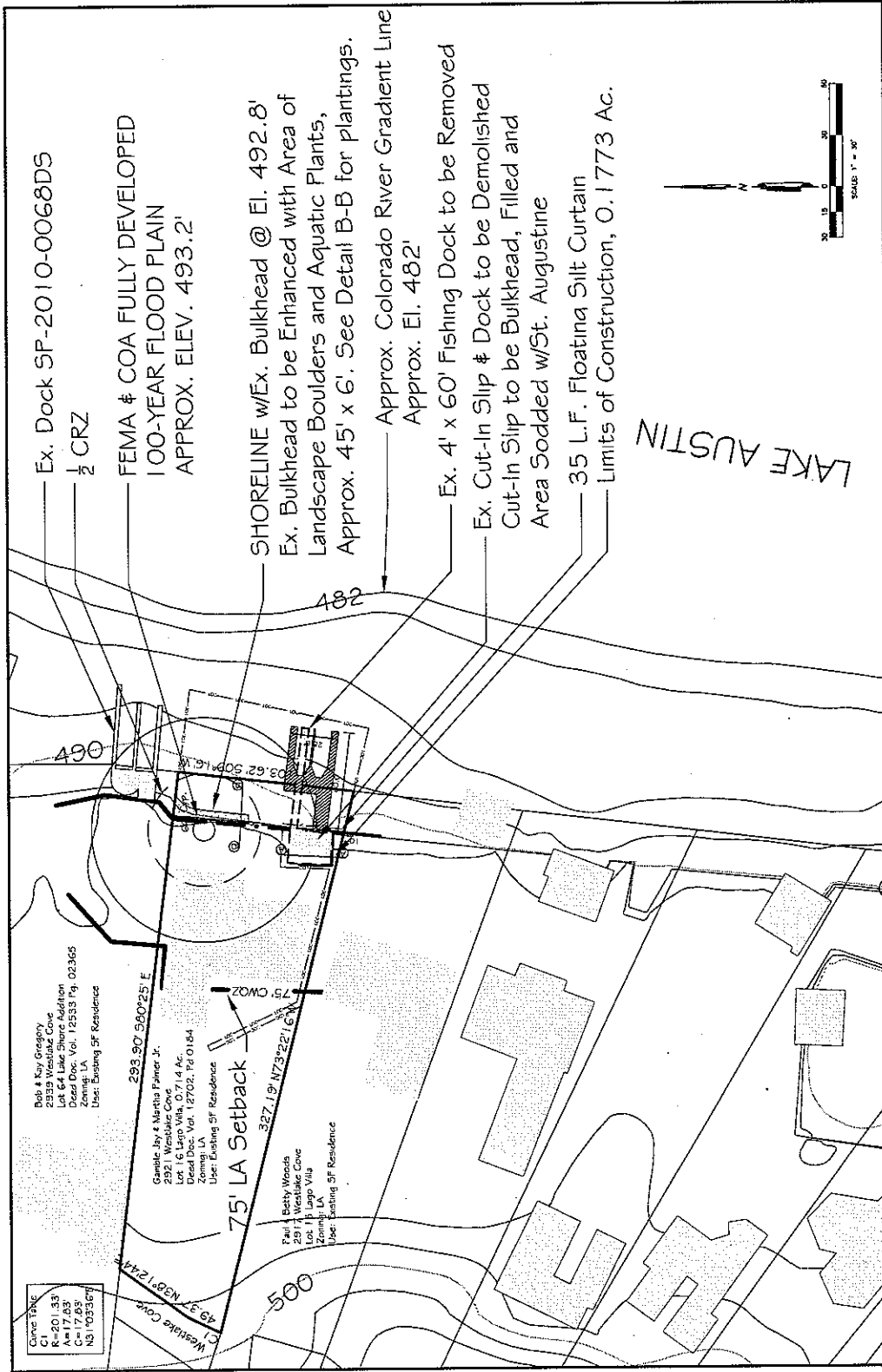
Emily Emmerich  
Notary Public in and for the State of Texas

My Commission expires: Nov. 01, 2014





# 2921 WESTLAKE COVE



Ending Shoreline Length = 103.02'  
 Proposed Bulkhead Length = 105.67' - 26.65'  
 Proposed Dock Width = 20'  
 Ending & Proposed Dock Depth = 6'



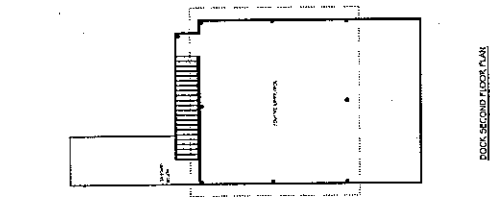
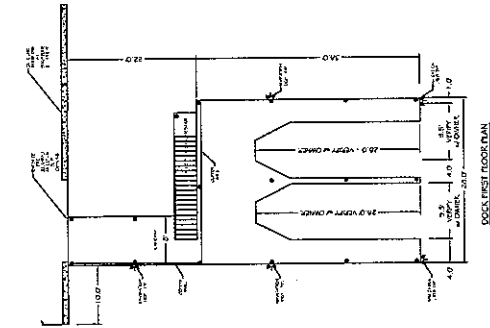
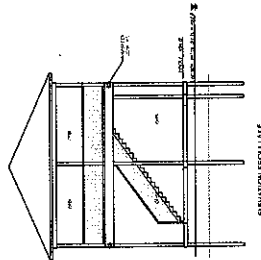
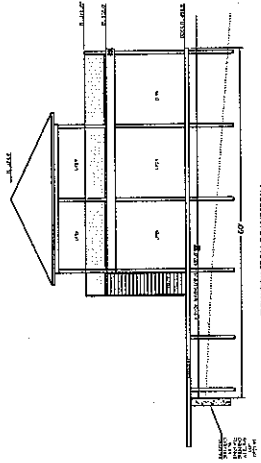
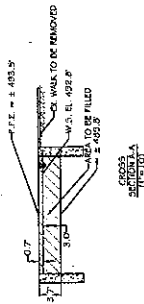
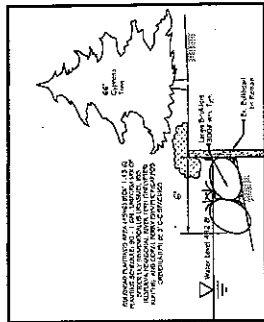
**APPERLE COMPANY**  
 Engineering, Planning & Development Services  
 10091 Chelton Drive, Austin, Texas 78733 512.329.4241

2921 WESTLAKE COVE  
 SITE PLAN

DESIGNED BY	2
CHECKED BY	2
DATE: 10/18/2011	2
SHEET	2

512-2013-04353D

# 2921 WESTLAKE COVE

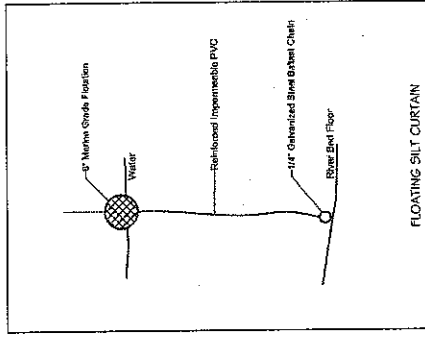
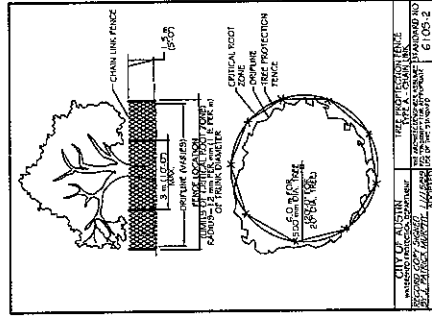


Structural panels will be 4'-8 1/2\"/>

- NOTES:**
- DOCK MUST BE CONTINUOUSLY LIGHTED WITH AMBER LIGHTS BETWEEN SUNSET AND SUNRISE.
  - 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 PARALLEL TO THE DOCK AND PARALLEL TO THE WATER.
  - NAVIGATION LIGHTS MUST HAVE A TWO-BUILD FEATURE WITH TWO WORKING LIGHT BEAMS RATED BETWEEN 7.16 AND 25 WATTS INCLUDING LIGHT GUARDS OR BARRIERS. LIGHT COVERS MUST BE AMBER AND BE LOCATED AT THE END OF THE DOCK. EACH LIGHT FIXTURE MUST BE MARKED WITH A SWITCH OPERATED BY A RED LIGHT. THE LIGHT FIXTURES WILL OPERATE AUTOMATICALLY DURING THE REQUIRED DARK PERIODS.
  - ALL WORK SHALL OCCUR WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLAN, AND THIS PROJECT SHALL BE COMPLETED WITHIN THE TIME FRAME SPECIFIED ON THE PLAN.
  - SHORELINE IMPROVEMENTS ARE AUTHORIZED WITH THIS SITE PLAN.
  - NO ITEMS GREATER THAN 6\"/>
  - CONTAINERS OF HAZARDOUS MATERIALS, FUEL, OIL, PESTICIDES, INSECTICIDES, FERTILIZERS OR OTHER TOXICANTS MAY NOT BE STORED ON DOCKS HANGING INTO OR ABOVE LAKE AUSTIN.
  - THE PROPOSED DOCK MUST COMPLY WITH ALL REQUIREMENTS OF LAC 25.2-1.174 THROUGH 25.2-1.178 AND THE LAKE AUSTIN REGULATIONS WITH CHAPTER 25-12, ARTICLE 1. EXISTING BUILDING CODES AND THE BUILDING CODES MANUAL.
  - FOR LA ZONING PERMITS IMPROVEMENTS ARE RESTRICTED WITHIN THE SHORELINE SETBACK, BUFFER ZONE, AND CRITICAL ZONE AREAS. UNIMPROVED, UNIMPROVED, WATERS ON A DOCK TO ACCESS THE STRUCTURES (LAC 25.2-3.183B).
  - IMPROVING IS NOT REQUIRED FOR THIS DEVELOPMENT.
  - WATER AND WASTEWATER FACILITIES ARE NOT AUTHORIZED WITH THIS DEVELOPMENT.

**ATTENTION INSPECTOR NOTES:**

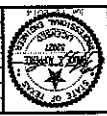
- COMPLIANCE WITH BUILDING CODE IS REQUIRED AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW. A SIGNED AND SEALED LETTER SHALL BE SUBMITTED TO THE CITY OF AUSTIN, TEXAS THE LAND DEVELOPMENT CODE, 25-12.3.16.2.A, CERTIFYING THAT THE STRUCTURE IS IN ACCORDANCE WITH CODE 24, FLOOD RESISTANT DESIGN AND CONSTRUCTION.
- COMPLIANCE WITH THE CITY OF AUSTIN, TEXAS LA ZONING PERMITS AND REGULATIONS.



FLOATING SILT CURTAIN

THE CITY OF AUSTIN, TEXAS  
 LAND DEVELOPMENT CODE  
 CHAPTER 25-12, ARTICLE 1  
 SECTION 25-12.3.16.2.A  
 COMPLIANCE WITH THIS CODE IS REQUIRED FOR THIS PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN LA ZONING PERMITS AND REGULATIONS.

NO.	DATE	REVISION



**AUPPERLE COMPANY**  
 Engineering, Planning & Development Services  
 10088 Chestnut Drive, Austin, Texas 78731 512.529.4241  
Professional Engineer License Number 10088

**2921 WESTLAKE COVE**  
 DOCK ELEVATIONS & PLAN VIEW

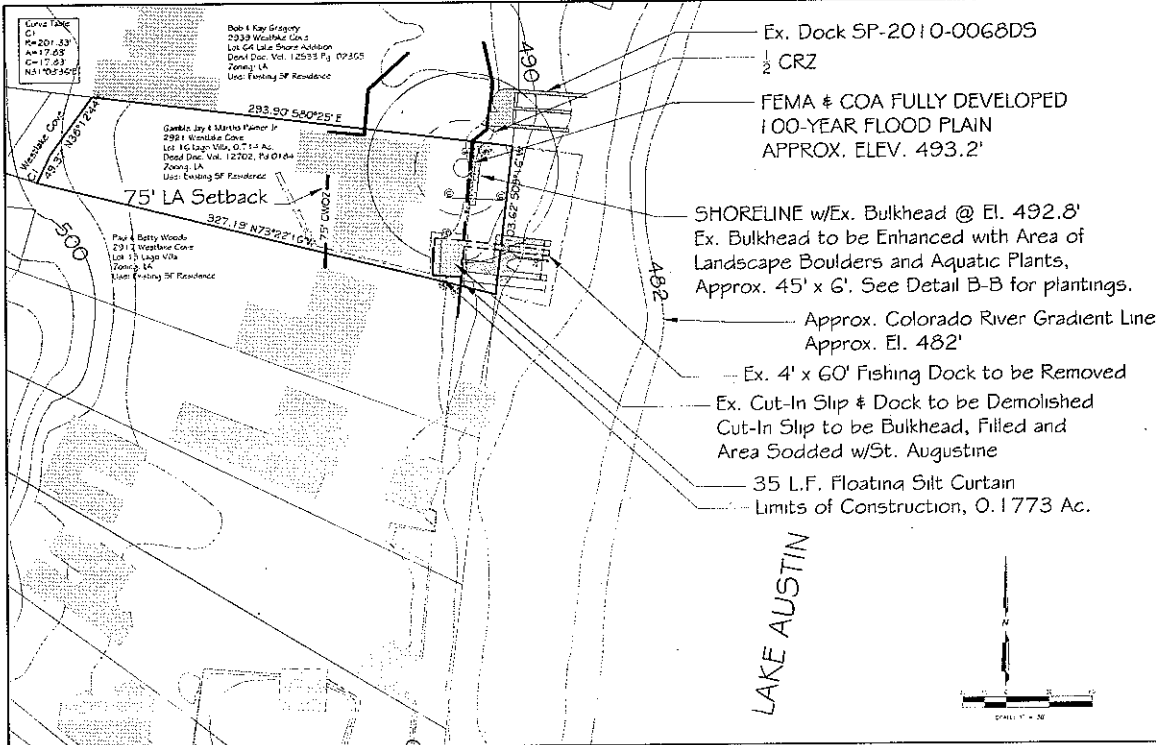
DESIGNED BY	
APPROVED BY	
SCALE	1" = 5'
DATE	10/10/2014
SHEET	3 OF 3

SP-2013-0438D





# 2921 WESTLAKE COVE



- Ex. Dock SP-2010-0068DS
- 1/2 CRZ
- FEMA & COA FULLY DEVELOPED 100-YEAR FLOOD PLAIN APPROX. ELEV. 493.2'
- SHORELINE w/Ex. Bulkhead @ El. 492.8'  
Ex. Bulkhead to be Enhanced with Area of Landscape Boulders and Aquatic Plants, Approx. 45' x 6'. See Detail B-B for plantings.
- Approx. Colorado River Gradient Line  
Approx. El. 482'
- Ex. 4' x 60' Fishing Dock to be Removed
- Ex. Cut-In Slip & Dock to be Demolished  
Cut-In Slip to be Bulkhead, Filled and Area Sodded w/St. Augustine
- 35 L.F. Floating Silt Curtain
- Limits of Construction, 0.1773 Ac.

Curve Table  
C1  
R=201.33'  
A=17.63°  
C=17.63'  
NS1°02'36"E

Bob & Kay Grayson  
2939 Westlake Cove S  
10164 Lake Shore Addition  
Deed Doc. Vol. 12593 Pg. 09365  
Zoning: LA  
Use: Existing SF Residence

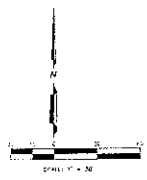
Gaekle Jay & Martha Palmer P  
2991 Westlake Cove  
Lot 16 Lago Vista, D.T. L.S. Ac.  
Deed Doc. Vol. 12702, P.0164  
Zoning: LA  
Use: Existing SF Residence

Pat & Betty Woods  
2917 Westlake Cove  
Lot 13 Lago Vista  
Zoning: LA  
Use: Existing SF Residence

Scale: North Arrow = 0°15'00"  
Map Date: 05/20/2010  
Project Date: 05/20/2010  
Drawing No: 001

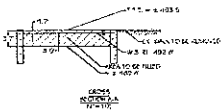
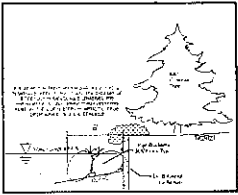
1/4" = 1'-0" (Horizontal)  
1/4" = 1'-0" (Vertical)  
1/4" = 1'-0" (Diagonal)

LAKE AUSTIN

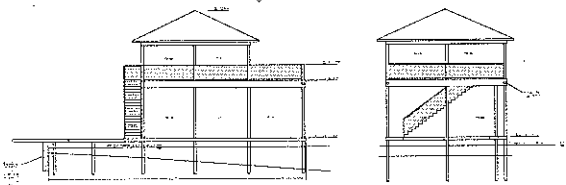


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# 2921 WESTLAKE COVE

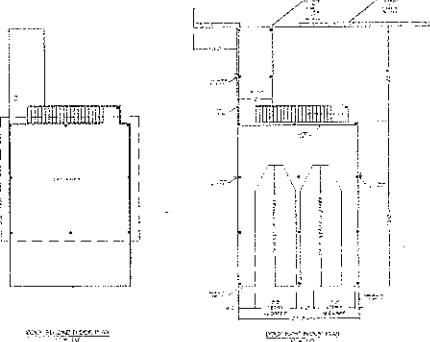


Bulkhead Section B-B  
NTD



FRONT ELEVATION

REAR ELEVATION

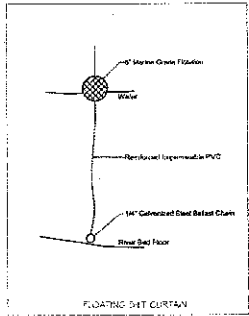
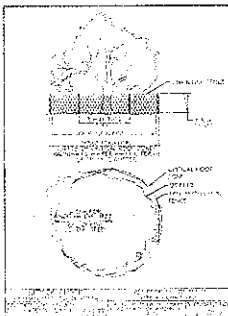


PLAN VIEW

SECTION THROUGH PIERS

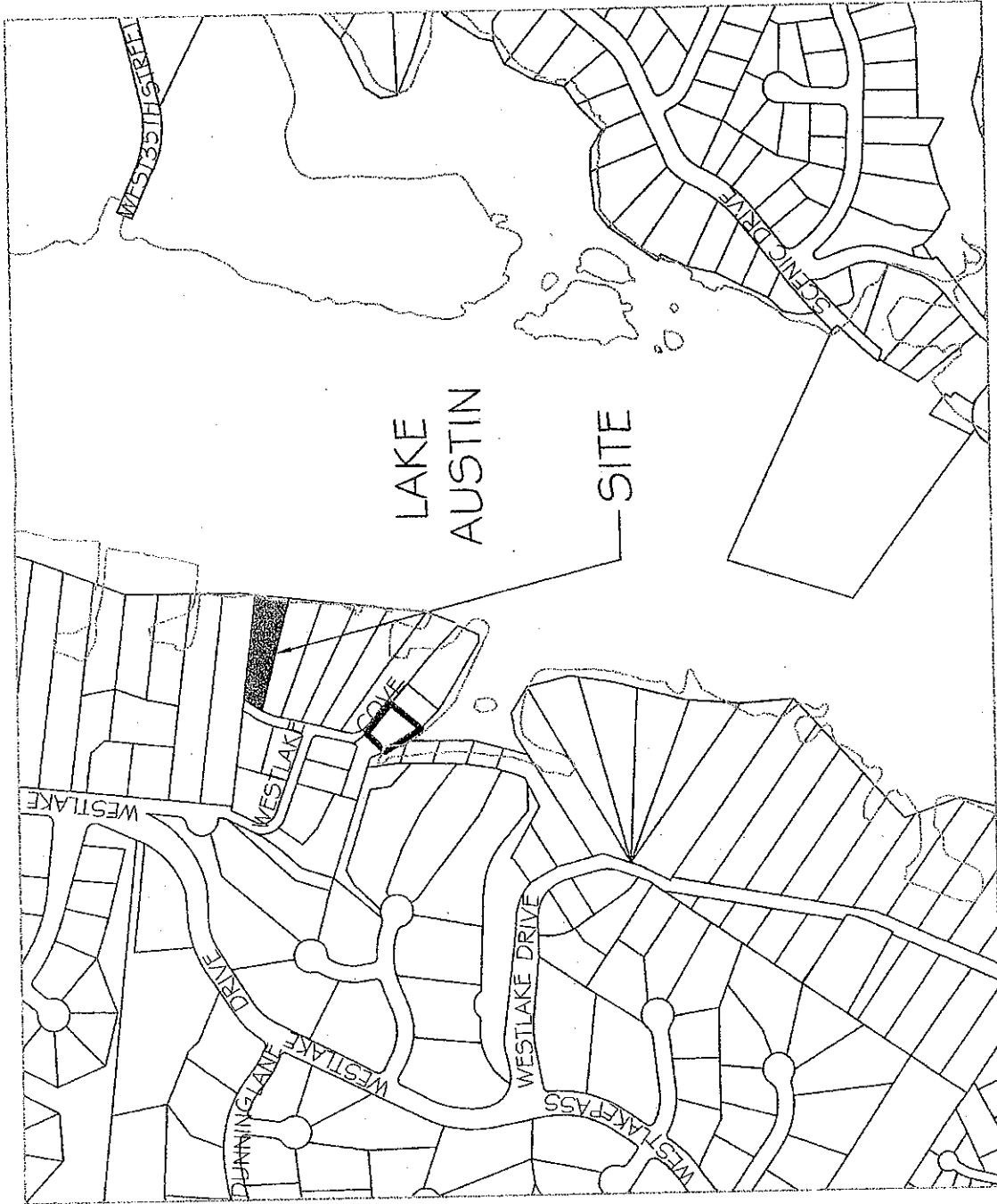
- NOTES:
1. ALL CONCRETE SHALL BE COURSECAST WITH AN AIR ENTRAINMENT ADJUSTER AND CUREMENT.
  2. ALL DECKING SHALL BE 2X6 TYPICAL, JOISTS SHALL BE 2X8 TYPICAL. ALL DECKING SHALL BE LOCATED ON THE TOP OF THE STRUCTURE. ALL DECKING SHALL BE ANCHORED FROM THE STRUCTURE TO THE EXISTING CONCRETE SLAB WITH ANCHORS BORED THROUGH THE EXISTING CONCRETE.
  3. ALL STRUCTURAL MEMBERS SHALL BE 1/2" THICK GALVANNEED STEEL. ALL BRACKETS SHALL BE 3/16" THICK GALVANNEED STEEL. ALL BRACKETS SHALL BE ANCHORED TO THE EXISTING CONCRETE WITH ANCHORS BORED THROUGH THE EXISTING CONCRETE. ALL BRACKETS SHALL BE 1/2" THICK GALVANNEED STEEL. ALL BRACKETS SHALL BE ANCHORED TO THE EXISTING CONCRETE WITH ANCHORS BORED THROUGH THE EXISTING CONCRETE.
  4. ALL FOUNDATION SHALL BE IN THE FORM OF CONCRETE PILES. THE PILES SHALL BE 12" DIA. AND THE CENTER TO CENTER SPACING SHALL BE 12' ON CENTER. THE PILES SHALL BE ANCHORED TO THE EXISTING CONCRETE WITH ANCHORS BORED THROUGH THE EXISTING CONCRETE.
  5. ALL FOUNDATION SHALL BE 4' DIA. AND THE CENTER TO CENTER SPACING SHALL BE 12' ON CENTER.
  6. ALL FOUNDATION SHALL BE 4' DIA. AND THE CENTER TO CENTER SPACING SHALL BE 12' ON CENTER.
  7. ALL FOUNDATION SHALL BE 4' DIA. AND THE CENTER TO CENTER SPACING SHALL BE 12' ON CENTER.
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  10. ALL FOUNDATION SHALL BE 4' DIA. AND THE CENTER TO CENTER SPACING SHALL BE 12' ON CENTER.

- GENERAL NOTES:
1. ALL FOUNDATION SHALL BE 4' DIA. AND THE CENTER TO CENTER SPACING SHALL BE 12' ON CENTER.
  2. ALL FOUNDATION SHALL BE 4' DIA. AND THE CENTER TO CENTER SPACING SHALL BE 12' ON CENTER.
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DATE	NO.	BY	CHK.	DATE	NO.	BY	CHK.
<b>AUPPERLE COMPANY</b> Engineering, Planning & Development Services 1000 East 17th Avenue, Suite 100 Denver, CO 80202							
<b>2921 WESTLAKE COVE</b> DOCK ELEVATIONS & PLAN VIEW							
DATE	NO.	BY	CHK.	DATE	NO.	BY	CHK.
3							

2921 WESLAKE COVE



City Grid G26

MAPSCO Map 554P

# VICINITY MAP

NTS

NOTES FOR TREE AND NATURAL AREA PROTECTION

Revision: P-2 (3/28/2011)

Areas to be preserved shall be protected during construction with

REMEDIAL TREE CARE NOTES AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS WITHIN CONSTRUCTION AREAS

Appendix: P-6 (1/20/2002)

Trees will be Aerated and Provided Nutrients Prior to any Construction Activity.

CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT  
SITE PLAN APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: SP-2013-0439D  
REVISION #: 00  
CASE MANAGER: Rosemary Avila  
UPDATE: U1  
PHONE #: 512-974-2784

PROJECT NAME: 2921 Westlake Cove  
LOCATION: 2921 WESTLAKE CV Bldg BD

SUBMITTAL DATE: June 11, 2014  
REPORT DUE DATE: June 25, 2014  
FINAL REPORT DATE: June 25, 2014

**STAFF REPORT:**

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

**UPDATE DEADLINE (LDC 25-5-113):**

It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is November 14, 2014.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

**EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):**

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

**UPDATE SUBMITTALS:**

**A formal update submittal is required. You must make an appointment with the Intake Staff (974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake.**

**Please submit 4 copies of the plans and 4 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility.**

**REVIEWERS:**

Environmental: Liz Johnston  
Planner 1: Cindy Casillas  
Site Plan: Rosemary Avila  
Wetlands Biologist: Andrew Clamann  
Parks: Marilyn Shashoua

## Environmental Review - Liz Johnston - 512-974-1218

*Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates in order to confirm positive plan set changes.*

EV 1 Provide a fiscal estimate for erosion/sedimentation controls and revegetation based on Appendix S-1 of the Environmental Criteria Manual. The approved amount must be posted with the City prior to permit/site plan approval. [LDC 25-7-65, ECM 1.2.1.]

**UPDATE 1:** Fiscal estimate was received, but review will be deferred until it becomes more clear what the scope of the project is.

EV 2 Cleared

EV 3 Unless you can demonstrate that this project meets the ECM 1.13.8, this project will require a Board of Adjustment variance for land capture, which is prohibited under 25-2-1174.



**UPDATE 1:** Please reference the BOA case on the cover sheet.

EV 4 Variance package preparation will not take place until review is substantially complete and the variance fee is paid. In addition, the project cannot go before the Environmental Board until the project is substantially compliant with Code.

**UPDATE 1:** Comment pending.

EV 5 A Land Use Commission variance from LDC 25-8-452 is required for the proposed fill in Lake Austin. Please submit a request letter that identifies the scope of the variance and addresses the findings of fact per LDC 25-8-41(A). Pay variance fee of \$1430 for each variance and the one time notification fee of \$250.64 through intake. Contact staff to discuss proposed variance and determine information needed to assess and present the variance request.

**UPDATE 1:** Comment pending.

EV 6-8Cleared

EV 9 Show on the plan specific location, species, container size and spacing of new shrubs, ground covers and grasses required for the restoration of the fill area or equivalent square footage along the shoreline. This comment is related to meeting the ECM 1.7 Floodplain Modification Criteria.

**UPDATE 1:** Per 25-8-261(G) Floodplain modifications are prohibited in the critical water quality zone unless:

- (1) the floodplain modifications proposed are necessary to protect the public health and safety;
- (2) the floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a functional assessment of floodplain health as prescribed by the Environmental Criteria Manual, or
- (3) the floodplain modifications proposed are necessary for development allowed in the critical water quality zone under Section 25-8-261 (Critical Water Quality Zone Development) or 25-8-262 (Critical Water Quality Zone Street Crossings).

Because the project does not qualify for either (1) or (3), please submit a functional assessment of floodplain health. Please contact Mateo Scoggins at 512.974.1917 for more information about functional assessments. If the project does not meet provide a significant, demonstrable environmental benefit, a CWQZ variance will be required. The proposed revegetation with St. Augustine will definitely not meet the requirements to demonstrate significant environmental benefit.

FYI: Even if (2) is demonstrated, fill in Lake Austin will require Planning Commission approval, regardless of whether an EV variance is required per 25-8-652.

EV 10 Show all permanent improvements within the shoreline setback.

**UPDATE 1:** Not addressed. In addition, please demonstrate that all permanent improvements are permitted.

EV 11 This comment is pending confirmation from site plan staff that all navigation issues have been resolved.

**UPDATE 1:** Comment pending.

EV 12 Cleared

**New Comment Update 1**

EV 13 Please provide more accurate topographic information clarifying the depth of fill proposed in the cut-in slip area. If the proposed amount of fill exceeds 4' another environmental variance will be required to 25-8-342 for fill in excess of 4'.

EV 14 The proposed St. Augustine revegetation conflicts with the requirement for revegetation within a CWQZ with native 609.S seeding and planting. It also conflicts with the 609.S note included on the cover sheet. Please revise.

EV 15 Due to the work within a heritage tree, please coordinate with Keith Mars to resolve all heritage tree comments. His contact information is 512.974.2755.

**Parks Review - Marilyn Shashoua - 512-974-9372**

PR1: Comment cleared. Applicant acknowledges that this site plan will need approval from the Planning Commission on the following:

- extending beyond 30 feet from shoreline [Section 25-2-1176(B)(2)].
- exceeding 20% of shoreline width [Section 25-2-1176(D)(2)].
- placing fill in Lake Austin, Town Lake, or Lake Walter Long [Section 25-8-652].

PR2: Planning commission will need to review and comment on shoreline modification. [Section 25-7-63].

PR3: Cleared.

## Site Plan Review - Rosemary Avila - 512-974-2784

*This case has been transferred from Amanda Couch to Rosemary Avila.*

- SP 1. Show the project title on each sheet of the site plan. The title on file with the City is 2921 Westlake CV Bldg BD. Also, Westlake is misspelled.  
**U1: Comment Cleared.**
- SP 2. Show the submittal date on the cover sheet as 11-19-2013.  
**U1: Comment Cleared.**
- SP 3. Have you shown all existing and future dedicated easements, including joint access, drainage, conservation, utility, communication, etc? Indicate volume and page or document number, or dedication by plat. All buildings, fences, landscaping, patios, flatwork and other uses or obstructions of a drainage easement are prohibited, unless expressly permitted by a license agreement approved by the City of Austin authorizing use of the easement.  
**U1: Comment Cleared.**
- SP 4. Have you shown all proposed and existing structures to remain; indicate any demolition or relocation of structures by a dashed footprint?  
**U1: Comment Cleared.**
- SP 5. Please indicate the case number in the lower right margin of each sheet.  
**U1: Comment Cleared.**
- SP 6. The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property. All existing structures shown to be removed will require a demolition permit from the City of Austin Planning and Development Review Department. Please contact the Historic Preservation Officer at 974-6454 for additional information [Chapter 25-11].  
**U1: FYI comment**
- SP 7. FLASH DRIVE REQUIREMENT
- SP 8. All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in Exhibit VII of the application packet on a USB flash drive prior to release of permit. The flash drive must be taken directly to the Intake Dept by the applicant after site plan approval. For more information, contact the Intake Staff.  
**U1: Comment Cleared, comment made in error.**
- SP 9. Provide this reviewer with a full-sized and legible copy of the subdivision plat. On the plans, show all boundary lines with bearings and dimensions in accordance with the recorded subdivision on all sheets. Also, provide copies of all restrictive covenants and/or HOA agreements pertaining to this property.  
**U1: Comment Cleared.**



SP 10. Will all the work be performed using a barge, or will materials and equipment be stored on land, or will workers also access the site via land? If so, the limits of construction should be adjusted accordingly on the site plan. If all work will be accomplished with the barge, then place the following note to the cover sheet: "All work on this project is to be accomplished via barge. There will be no site access by land, nor will any construction staging or materials storage be located on land."

**U1: Please add note to reflect work will be done via barge and by land.**

SP 11. Include this note on the site plan sheet: "Permanent improvements are prohibited within the shoreline setback area, except for retaining walls, piers, wharves, boathouses, marinas or a driveway to access the structures [LDC 25-2-551(B)(2)]".

**U1: Comment Cleared.**

SP 12. It appears that the proposed boat dock extends approximately 60 feet from the shoreline, exceeding the allowed maximum of 30 feet [Section 25-2-1176(B)(2)]. Either reduce this extension into the lake, or request approval from the Planning Commission.

**U1: Comment to remain until PC approval. Please clarify why the proposed dock is this long.**

SP 13. The proposed width of the boat dock exceeds twenty percent (20%) of the length of the shoreline and must get approval from the Planning Commission.



**U1: Comment to remain until PC approval. Please clarify why the proposed dock is exceeding the 20% shoreline width.**

SP 14. A residential boat dock is considered an accessory use to a primary residence [LDC 25-2-893(G)]. Please show either a valid residential building permit for this property on the site plan or information on a local residential address for the owner of the property.

**U1: Comment Cleared.**

SP 15. Indicate size of piles on the site plan.

**U1: Comment Cleared.**

SP 16. Additional comments may be generated as more information is provided.

**New Comment:**

SP 17. **Please add dock dimensions (height) on page 3.**

**Wetlands Biologist Review - Andrew Clamann - 512-974-2694**

Site visit 12/30/2013. No wetland CEFs observed.

WB1. update0. Please provide additional detail for the shoreline boulders/plants:

- Provide a dimension on the detail that shows the lakeward extent of proposed boulders (i.e. how far off the shoreline will boulders be place).
- Provide a list of plants (both common and scientific names) from which the lake plantings will be selected.
- The detail shows other backfill than the 300 lb boulders. Please clarify all materials to be used and provide scale.

**Update1. COMMENT PARTIALLY ADDRESSED**

- The detail shows other backfill than the 300 lb boulders. Please clarify all materials to be used and provide scale.
- Detail B-B unclear regarding plantings and the "Plantings Area". The detail appears to indicate plantings in the water and on land, however none of the plants listed are aquatic. Please clarify the location where the plantings are proposed. If just on land, then indicate so. If some in water, then indicate so. Please ensure appropriate plants for any location proposed.

WB2.update0. This reviewer does not find compelling reason to support the proposed shoreline modification, fill in lake and land capture. Please remove the proposed bulkhead and fill at existing cut-in-slip.

update1. Repeat comment. It is clear to this reviewer that applicant can achieve the proposed dock without the proposed land capture.

WB3.update0. This reviewer does not find compelling reason to support the proposed width of dock structure in excess of 20% of the shoreline. Please revise dock structure to within 20%.

update1. Repeat comment.

WB4.update0. This reviewer does not find compelling reason to support the proposed extent of dock beyond 30ft from shoreline. Please revise dock structure to within 30ft from shore.

update1. Repeat comment.

WB5.update1. The proposed bulkhead that will result in land capture is not compliant with ECM 1.13.6 A, B, C and D. Please revise proposed bulkhead to demonstrate compliance.

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2<sup>nd</sup> Floor (One Texas Center).

CASE # C15-2014-0138  
ROW # 11214916  
ROW # 0123090205

**CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE**

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.**

STREET ADDRESS: 2921 Westlake Cove

LEGAL DESCRIPTION: Subdivision - Lot 16 Lago Villa

Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We Carolyn Aupperle on behalf of myself/ourselves as authorized agent for \_\_\_\_\_ Deleted: \_\_\_\_\_

Gamble and Martha Palmer affirm that \_\_\_\_\_ Deleted: \_\_\_\_\_  
on August 28, 2014, \_\_\_\_\_,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

ERECT  ATTACH  COMPLETE  REMODEL  MAINTAIN  
a new boat dock more then 20% width and farther then 30' from shore.

in a LA district.  
(zoning district)

**NOTE:** The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

**VARIANCE FINDINGS:** I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

It is too shallow along the shore to safely maneuver a boat. The 20% width does not allow for the ability to maintain the 2 slips which were previously a cut in slip.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

There are only a few spots on Lake Austin that are too shallow near the shore.

Deleted: \_\_\_\_\_

(b) The hardship is not general to the area in which the property is located because:

Many lots have more room.

**AREA CHARACTER:**

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 neighboring lot already has a boat dock extending well beyond 30'.

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

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2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

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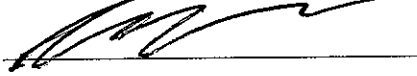
4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

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**NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.**

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 10088 Cirleview  
Drive \_\_\_\_\_

City, State & Zip Austin, TX  
78733

Printed Carolyn Aupperle Phone 512-422-  
7838 Date August 28, 2014

April 24, 2013

City of Austin  
Planning and Development Review Department  
PO Box 1088  
Austin, TX 78716

To Whom It May Concern:

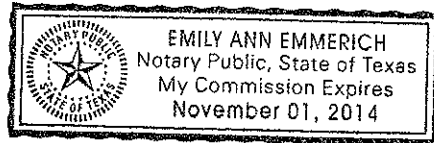
We, Gamble J. Palmer, Jr. and Martha L. Palmer, own the property at 2921 Westlake Cove, described in Volume 12702, Page 1484 of the Official Public Records of Travis County, Texas. We wish to demolish the existing boat dock, modify the shoreline and build a new boat dock. Bruce S. Aupperle, P.E. and Aupperle Company are our authorized agents for the City of Austin applications needed for the subject property. Please contact us if you have any questions.

Owner's Signature Martha L. Palmer

Sworn and subscribed before me this 1<sup>st</sup> day of May, 2013.

Emily Emmerich  
Notary Public in and for the State of Texas

My Commission expires: Nov. 01, 2014



Owner's Signature Gamble J. Palmer, Jr.

Sworn and subscribed before me this 1<sup>st</sup> day of May, 2013.

Emily Emmerich  
Notary Public in and for the State of Texas

My Commission expires: Nov. 01, 2014

