

From: [REDACTED]

Sent: Thursday, November 16, 2017 10:11 AM

To: [REDACTED]

Cc: [REDACTED]

Clarification

<[REDACTED]>

Subject: RE: 1615 Westlake Dr Site Mtg?

I could push the applicant's measurement deadline to end of day 11/27 if that extra time would help so the case could remain on the 12/11 Board agenda. After 11/27 we'll have to postpone again to the 1/8 hearing.
FYI –

Leane Heldenfels

Planner Senior – Board of Adjustment Liaison

City of Austin Development Services Department

One Texas Center, 505 Barton Springs Road, 1st Floor, Development Assistance Center

Walk-in hours 9a-12p M-F

Office: 512.974.2202 Cell: 512.567.0106 (personal, for meeting day & after hours emergency use only)



From: Johnston, Liz

Sent: Thursday, November 16, 2017 9:32 AM

Subject: RE: 1615 Westlake Dr Site Mtg?

Below is what the code says:

(2) No portion of a dock shall extend more than 20% of a channel width as measured by a line that is perpendicular to the centerline of the channel and that extends from the shoreline where the dock is located to the opposite shoreline.

From: [REDACTED]

Sent: Thursday, November 16, 2017 9:15 AM

To: [REDACTED]

Cc: [REDACTED]

Clarification

<[REDACTED]>

Subject: RE: 1615 Westlake Dr Site Mtg?

EXHIBIT C3

Liz,

We are unclear if the Director(s)/Building Official is ordering us to amend the BOA application using either the **96'** or **110'** measurement found on 10/27/17, as factual findings – or that the Director(s)/Building Official would like to involve additional discovery and measurements to sufficiently imitate the 25-2-1176(A)(2) measuring protocol?

In any event, the Applicant needs only one (1) measurement to be provided by the COA Director(s)/Building Official for this finding per Staff's 10/27/17 request to postpone the 11/13/17 hearing? We are available to answer any other questions or meet at the site now.

Kindest Regards,

Rick Rasberry, CESSWI
Lake Austin Boat Dock & Shoreline Permits
512-970-0371



Subject: RE: 1615 Westlake Dr Site Mtg?

Rick,

If there was illegal land capture in the past on the opposite side of the channel it will take some time (years) to rectify. In the mean-time, because the dock extension request is a navigation issue in a narrow channel, your site plan needs to show accurate site conditions in order for the Board to have adequate information make their decision. Whether you choose to postpone again or not is your choice.

Since no one responded to my suggested meeting time, I was not planning on meeting on site today. However, my presence is not necessary for you all to measure the channel width.

Liz Johnston

Environmental Program Coordinator
Environmental Resource Management, Watershed Protection Department
City of Austin
505 Barton Springs Road, 11th Floor
512.974.2619

[ht](#)
[ht](#)

EXHIBIT C4

[REDACTED]

Subject: RE: 1615 Westlake Dr Site Mtg?

Good Morning Liz,

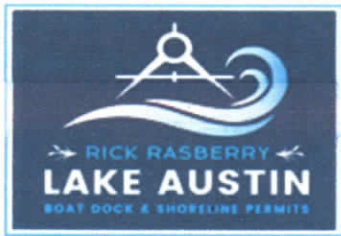
We just wanted to touch base with you to confirm that no site meeting is scheduled for today as proposed previously. However, we are available to provide any additional requested information to either the WPD Director or the DSD Director at this time.

In the meantime, we would respectfully request that the responsible Director or Building Official alert the BOA and inform that the Director/Building Official is still seeking information from Applicant per the 10/27/17 COA Staff requested postponement of the 11/13/17 public hearing -- that the 11/22/17 COA imposed submittal deadline for update by applicant may need reconsideration while the Director/Building Official is acting on the newly discovered findings?

Kindest Regards,

Rick Rasberry, CESSWI
Lake Austin Boat Dock & Shoreline Permits
512-970-0371

[REDACTED]



[REDACTED]

Sent: Wednesday, November 15, 2017 9:24 AM

[REDACTED]

Subject: 1615 Westlake Dr Site Mtg?

Good Morning Liz,

I met with our Professional AutoCAD Designer, Rob Sanders, to see how the calculations were determined and questioned him about your concern for possible "scaling errors". We can get him in meeting if necessary to demonstrate the calculation procedures used, but he confirmed that the GIS Lidar imagery overlay obtained from COA GIS Development Web Map was properly "scaled" in his professional work products.

It appears evident from the attached aerial imagery (pdf) that the 1867 Westlake Dr. property on opposite shoreline from 1615 Westlake Dr. has captured property unlawfully, sometime after 2003. Review of the City's AMANDA records systems would confirm that the existing shoreline bulkhead and other permanent structures developed on the 1867 Westlake Dr. property are not legally permitted by COA.

Please let us know of the specific actions COA has taken and plans to take to bring the 1867 Westlake Dr. property in to compliance?

We believe these findings would have genuine merit on these matters -- and should be effectively considered/included in all determinations made by COA.

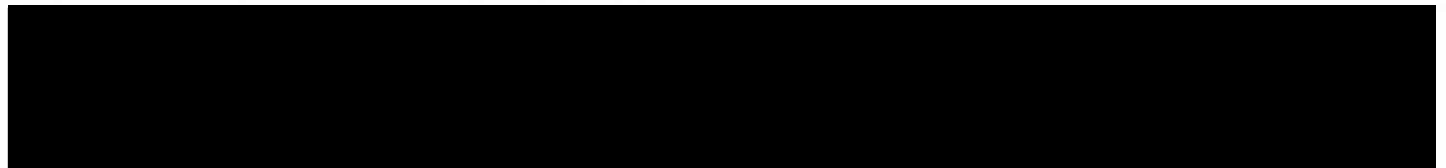




Please advise of the time that you want to meet at the site tomorrow, if this is still on?

Kindest Regards,

Rick Rasberry, CESSWI
Lake Austin Boat Dock & Shoreline Permits
512-970-0371



Subject: RE: Bee Creek channel width

Ricky,

I can meet you out there Nov 16 in the afternoon. Stephen, does that work for you?

CoA topography GIS does not appear to be very different from reality in when using ArcMAP – it's what I used to notice the discrepancy in the first place. Perhaps there was a scaling error when your engineer brought the layer into CAD?

Liz Johnston

Environmental Program Coordinator
Environmental Resource Management, Watershed Protection Department
City of Austin
505 Barton Springs Road, 11th Floor
512.974.2619



Subject: RE: Bee Creek channel width

Liz,

Thanks for the information regarding the City's spontaneous 10/27/17 site inspection. You previously directed us to "update the plans with the accurate conditions". Considering the seemingly large disparity between the City's online GIS Lidar file set and the City's 10/27/17 preliminary measurements, we would respectfully request that the Directors of both WPD and DSD collectively agree to meet at the site for supplementary discovery.

We look forward to providing any/all additional information requested so the matters can move forward. Please advise if the Director(s) with authority should have any other requests or demands at this time?

Kindest Regards,

Rick Rasberry, CESSWI
Lake Austin Boat Dock & Shoreline Permits
512-970-0371



[REDACTED]

Subject: FW: Bee Creek channel width

Here are my findings.

Stephen Hawkins
City of Austin
Environmental Compliance Specialist Senior
512-974-7984

[REDACTED]

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[REDACTED]

Subject: Re: Bee Creek channel width


Measurements are 96' on the downstream side and 110' on the upstream side of the property.





Let me know if you need anything else.

Thanks,

Stephen Hawkins
City of Austin
Senior Environmental Compliance Specialist
512-974-7984


Rick Rasberry



Subject: RE: 1615 Westlake Dr - Donnell Boat Dock - SP-2017-0228DS

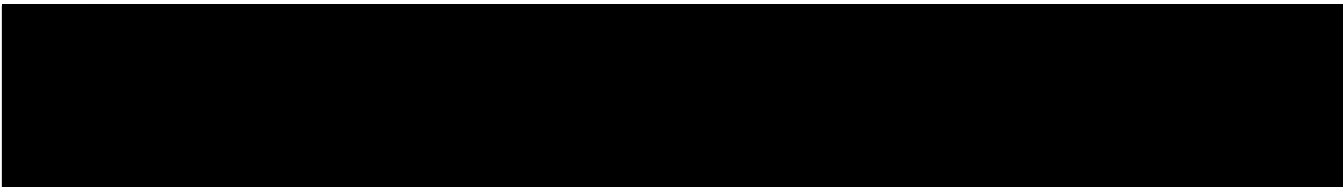
Thank you. Inspectors measured the channel width this morning and found a width of 96' on the upstream side of the lot and 110' on the downstream side of the lot. The plans will need to be updated to reflect accurate conditions.

Liz Johnston

Environmental Program Coordinator
Environmental Resource Management, Watershed Protection Department
City of Austin
505 Barton Springs Road, 11th Floor
512.974.2619

<http://www.austintexas.gov/austinlakes>

<https://www.austintexas.gov/emmalongshoreline>

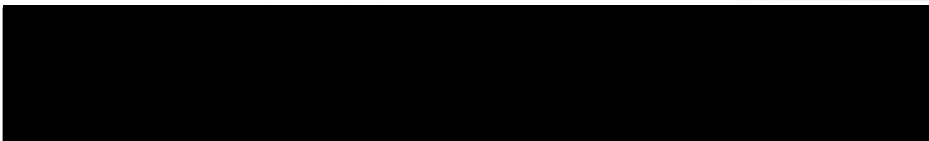


Subject: Re: 1615 Westlake Dr - Donnell Boat Dock - SP-2017-0228DS

I'm traveling and will reply upon return next week.

Kindest Regards,
Rick

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Subject: 1615 Westlake Dr - Donnell Boat Dock - SP-2017-0228DS

Rick,

The BoA has asked WPD staff for input on your variance request at this site. In looking at the site plan that you provided, the Bee Creek channel is shown as 140'-6" wide, which would allow 28.1' of dock extension into the channel. The plans also show that the contour information is from the City of Austin GIS. However, when I go into the CoA GIS, the width of Bee Creek is only around 109' wide, which would only allow 21.8' of dock extension into the channel. This is a significant