

9/27/2005



MEMORANDUM

To: Parks and Recreation Board

From: Warren W. Struss, Director
Parks and Recreation Department

Date: September 27, 2005

Subject: 3403 Westlake Drive Boat Docks
Case Number SP-05-1429DS

A request has been received from Bruce Aupperle on behalf of Randolph Howard to construct a 3-slip boat dock.

The Parks and Recreation Department staff has reviewed plans for the proposed project and finds they do not meet the requirements of Article XIII, Section 25-2-1173 and 25-2-1176, (Regulations for the Construction of Boat Docks) of the Land Development Code. The proposed docks exceed the number of docks allowed on a single lot and exceed 20% of the shoreline frontage of the lot.

Parks and Recreation Board approval is required for more than two residential dock on a single lot and exceeding 20% of the shoreline frontage.

Warren W. Struss, Director
Parks and Recreation Department

0.579 Ac.
Randolph Howard
C81-05-0127

Ex. House

Ex. House

Travis County
City of Austin Limits
Ex. Studio

LA

Limits of Construction 96.0' S89°50'E

Prop. 2-Step Dock

Ex. Conc. Bulkhead

Ex. Fishing Pier
To Be Removed

Limits of Construction

SHORELINE

Lake Austin

Boat Dock Site Plan

Scale: 1" = 30'

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Site

July
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MEMORANDUM

To: Parks and Recreation Board

From: Warren W. Struss, Director
Parks and Recreation Department

Date: September 27, 2005

Subject: Lake Austin Marina Wave Break at 2215 Westlake Dr.
Case Number SP-01-0415D

A request has been received from Shaw Hamilton on behalf of Lake Austin Marina, L.P. to construct a wave break at 2215 Westlake Dr.

The Parks and Recreation Department staff has reviewed plans for the proposed project and finds they do not meet the requirements of Article XIII, Section 25-2-1173 and 25-2-1176, (Regulations for the Construction of Boat Docks) of the Land Development Code. The proposed wave break extends more than 30 feet from the existing shoreline.

A dock may not extend more than 30 feet from the shoreline unless the Parks and Recreation Board determines that the dock will not create a hazard and approves the construction of the dock.

Warren W. Struss, Director
Parks and Recreation Department



Aupperle Company

10088 Circleview Drive, Austin, Texas 78733

Phone: 512-422-7838 Fax: 512-263-3763

Email: bsuonline@gmail.com

27527.9

July 19, 2005

Department of Parks and Recreation
City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: Engineer's Report & Summary Letter
Marina Wave Break for Lake Austin Marina
2215 Westlake Drive, Austin, TX

Dear Director:

This project is located on Lots 1, 2 and 3, St. Tropez Yacht Club and Marina, Bk. 86, Pg. 75D, Plat Records of Travis County, Texas and is at 2215 Westlake Drive. This tract is located entirely within the Lake Austin watershed. The existing use is marina and office.

General Overview

The proposed improvements consist of a marina wave break and necessary appurtenances. The wave break is proposed to help minimize the damage caused by excessive wave action from passing recreational boats. All piles will be steel driven to less than 0.5" refusal per blow. Details are included in the site plan correction submitted to Watershed Protection and Development Review. These improvement will be built in 2005.

Environmental Assessment

Vegetation Element: All construction will be in the water. No trees will be removed during the construction of the proposed wave break. **Geologic Element:** The site is located in Lake Austin and the soils are predominantly sedimentary. There are no known karst or other critical environmental features within 50 feet of the proposed bulkhead location. This site is not known to contain habitat for endangered fauna or flora. **Wastewater Element:** No wastewater service is proposed for this project.

Other Issues

The applicant wishes to align the wave break with the upstream Orleans Harbor project. This alignment will place the proposed dock approximately 55 feet lakeward of the existing marina and leave a safe passage area between the wave break and the existing marina. The project as designed is in substantial compliance with the applicable requirements of the City of Austin Development Code. There will be no adverse impact on the natural and traditional character of the land or waterways. We are requesting that Parks and Recreation Department approve the boat dock construction as proposed and sign the site plan cover sheet in conjunction with Watershed Protection and Development Review's review and issuance of a site development permit. If you have any questions, please feel free to call.

Very truly yours,

Aupperle Company

Bruce S. Aupperle, P.E.



Stephen Alexander
Lake Austin Marina
2215 Westlake Drive
Austin, Texas 78746

August 8, 2005

Mr. Alexander:


Thank you for briefing me on the breakwater/ wave attenuator project that the Lake Austin Marina has embarked upon. As you know, the Park Police will be taking delivery of a new patrol boat in late October or early November. As you also know, the new boat is going to be significantly larger than our other patrol boats. I am also concerned about the damage that it will receive by the extremely large wakes and heavy boat traffic that will cause the boat to rock back and forth against the dock. I am very excited about having the breakwater installed at the marina and can see several pluses that directly affect not only lake patrol but other citizens that share and frequent the marina as well:

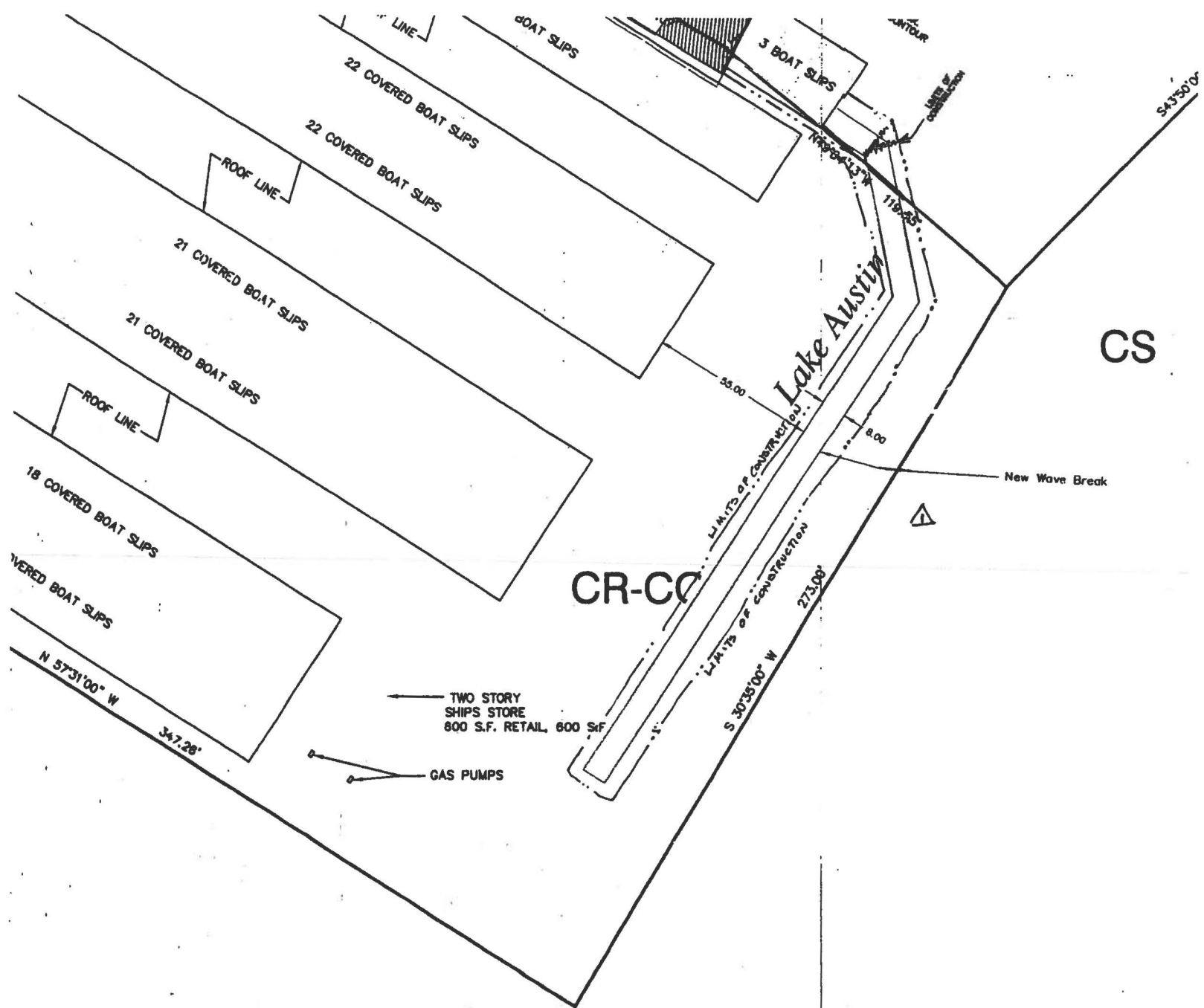
- 1) Less wear and tear on your marina and the boat lifts, thus keeping overhead costs down for maintenance, enabling the City to lease our commercial office space at a reasonable rate.
- 2) Less wear and tear on the boats stored here including the patrol boats that get constantly banged back and forth in the stalls that is caused by the wakes and constant traffic on the water
- 3) Easier ingress/ egress by our officers to and from the marina, since large wakes will be kept out of the marina area.
- 4) A decrease in the number of minor injuries that I have observed by people getting their hands and fingers caught in between the dock and their boat when they are waked while getting gas or docking up to the dock.
- 5) Built-in temporary parking on the inside of the breakwater for our larger boats that will not fit into the existing boat slips.
- 6) The ability for the marina to add additional slips on the ends of one of the piers that will be custom-built to accommodate our patrol boats, enabling them to be kept under cover and on boat lifts.

After speaking with you about this I am certain that with the structure being well-lit it will provide additional lighting in the area and assist us with providing better security in the marina when the officers are doing their patrol. And as you pointed out to me it will conform to all navigational safety requirements. In fact, the barrier could easily replace our six "no-wake" buoys that are stationed out front of the marina, and are a constant problem to maintain.

If there is anything I can assist with in this process, please do not hesitate to call on me.

Sincerely,


Sergeant Michael J. Wade
Austin Park Public Safety Division, Lake Patrol
2215 Westlake Drive
Austin, Tx. 78746
(512) 329-8841





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To: Parks and Recreation Board

From: Warren W. Struss, Director
Parks and Recreation Department

Date: September 27, 2005

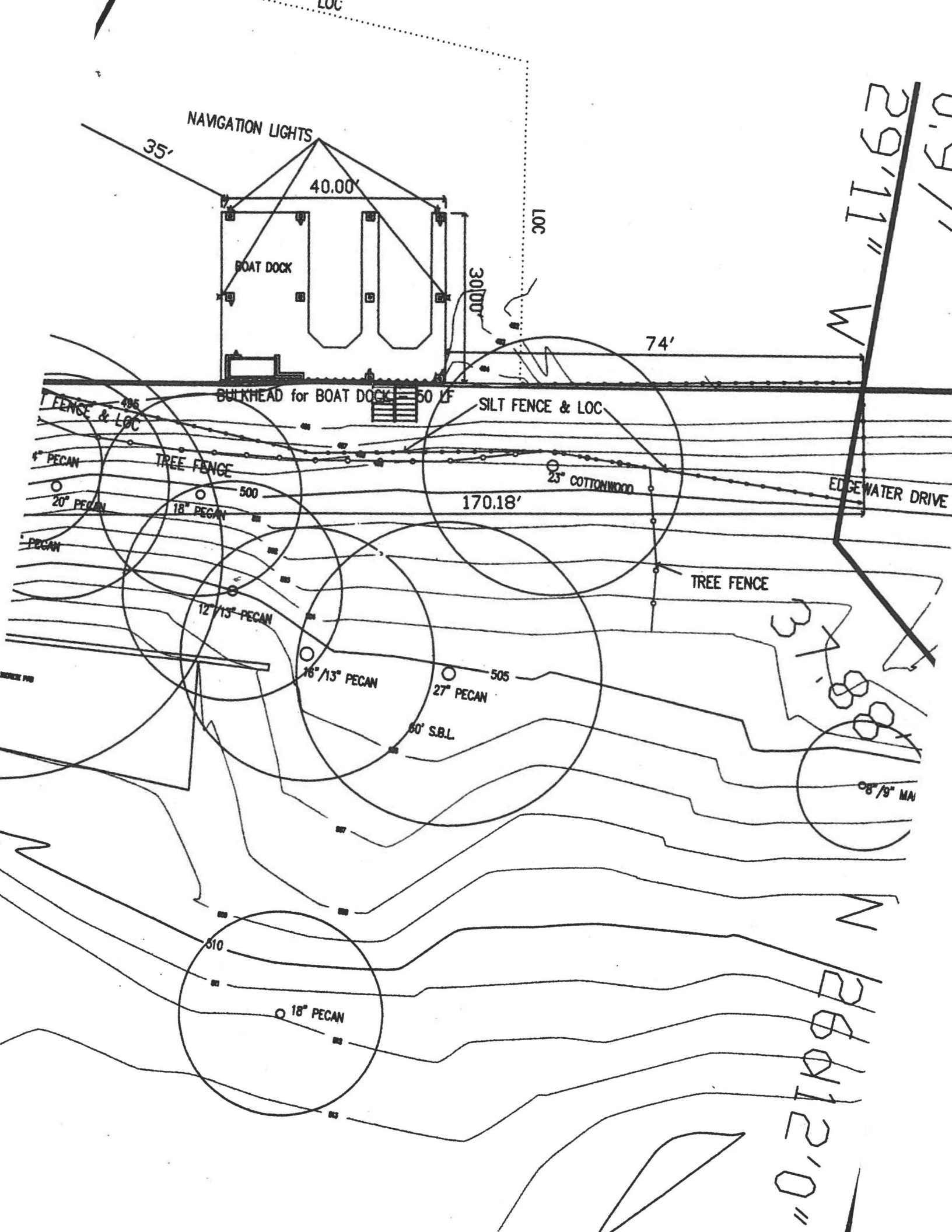
Subject: 2503 Edgewater Drive Boat Docks
Case Number SP-05-1386DS

A request has been received from Bruce Aupperle on behalf of Jim Coleman to construct three docks at 2503 Edgewater Dr.

The Parks and Recreation Department staff has reviewed plans for the proposed project and finds they do not meet the requirements of Article XIII, Section 25-2-1173 and 25-2-1176, (Regulations for the Construction of Boat Docks) of the Land Development Code. The proposed docks exceed the number of docks allowed on a single lot..

Parks and Recreation Board approval is required for more than two residential dock on a single lot.

Warren W. Struss, Director
Parks and Recreation Department



L A

LOC

NAVIGATION LIGHTS

38'

43.50'

LOC

30.00'

SWIM PLATFORM

SILT FENCE & LOC

BOCKHEAD for SWIM PLATFORM

59.5' LE

TREE FENCE

247.67'

60' S.B.L.

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11" HACKBERRY

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