

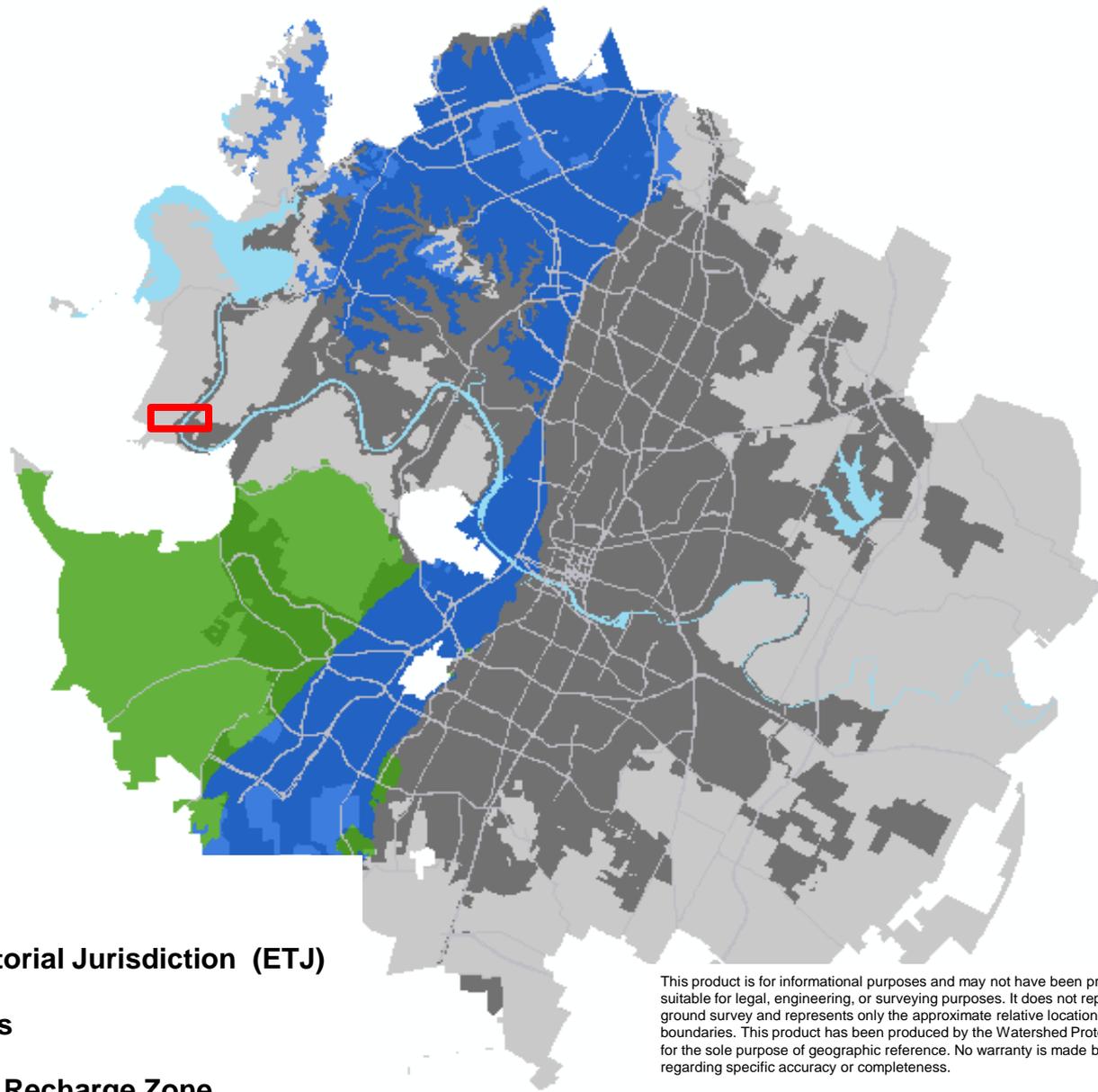
**609 RIVER ROAD**

**SP-2015-0454DS**

**COUNCIL DISTRICT 6**

**Atha Phillips-Environmental Review Senior**

**Development Services Department**



**Site Location**



**Austin Extraterritorial Jurisdiction (ETJ)**



**Austin City Limits**

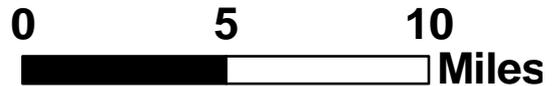


**Edwards Aquifer Recharge Zone**



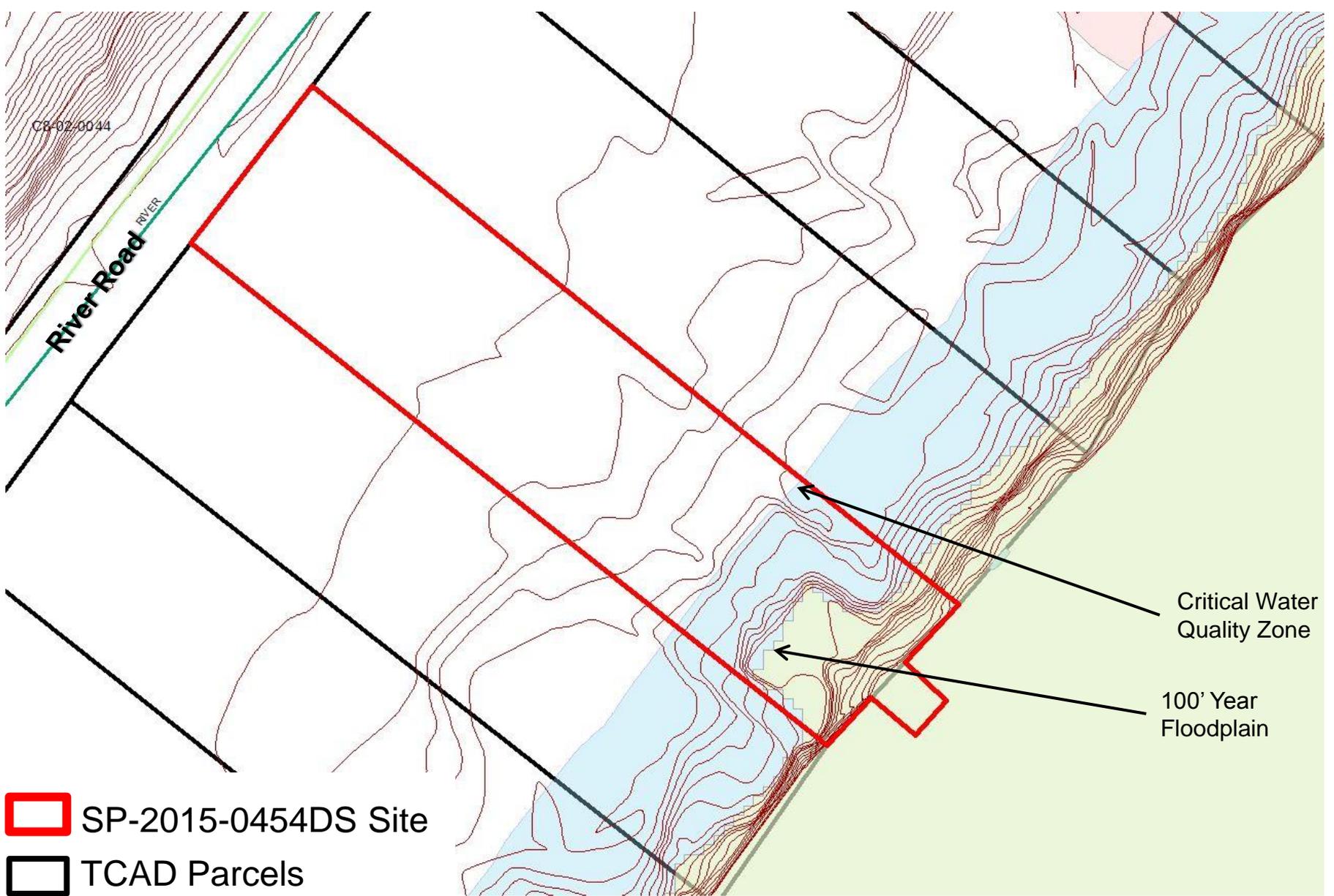
**Edwards Aquifer Contributing Zone**

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 the Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





-  SP-2015-0454DS - Site
-  Travis Central Appraisal District - Parcels



-  SP-2015-0454DS Site
-  TCAD Parcels
-  Existing 2-ft Contours

Critical Water Quality Zone

100' Year Floodplain

# **PROPERTY DATA**

- **Lake Austin Watershed**
- **Water Supply Rural**
- **City of Austin Council District 6**
- **Drinking Water Protection Zone**
- **Limited Purpose and Full Purpose Jurisdiction**
- **Not located over the Edwards Aquifer Recharge Zone**
- **No Critical Environmental Features (CEF)**

# **BACKGROUND**

**The site came in for a boat dock but a site visit revealed large retaining walls on-site. After further investigation, staff determined that the walls did not have a permit.**

**This variance is sought to permit the fill greater than 4' that is associated with the unpermitted walls.**



1997 Aerial



C8-02-0044

RIVER

2003 Aerial

C8-02-0044



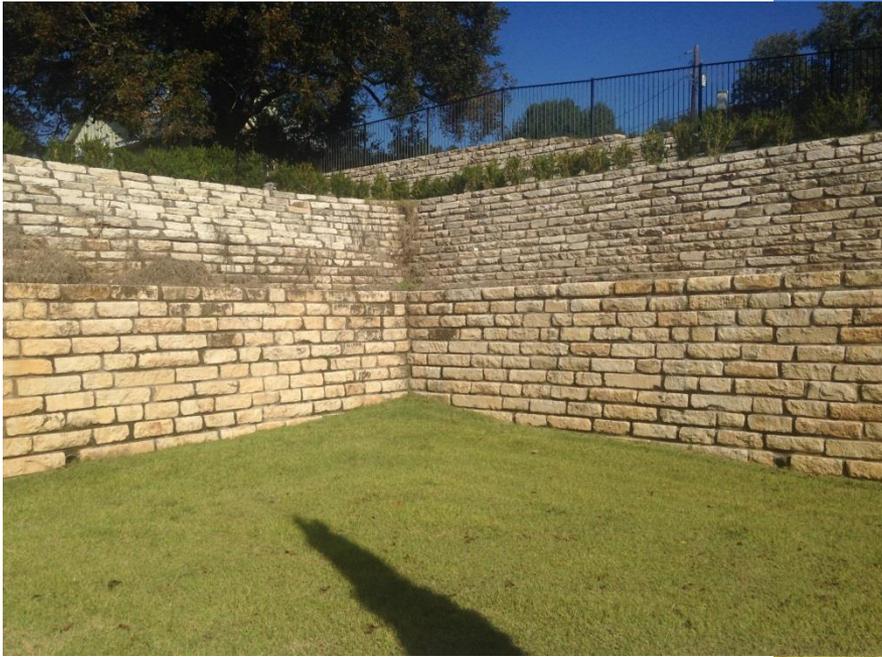
2009 Aerial



2015 Aerial









## **LDC 25-8-342(A)**

**Prohibits fill over four feet. Administrative variances are allowed in Urban and Suburban watersheds up to eight feet but not in a Water Supply watershed or within 100' of a classified waterway.**

# **VARIANCE REQUEST**

- **Allow fill greater than 4 feet up to 9.6 feet associated with the existing retaining walls.**

## **Similar Cases**

- **No. A neighboring site is under environmental enforcement due to unpermitted fill and retaining walls, but they have not yet sought permits for the walls.**

# **VARIANCE RECOMMENDATION**

Since the variance does not meet the Findings of Fact Environmental Review staff is not making a recommendation for this project. However, the Environmental Officer recommends approval of the variance with conditions listed below:

- Add wave abatement along the entire bulkhead in accordance with ECM 1.13.
- Remove the steps from the lake.
- Restore the floodplain on the lower terrace of the site.