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**1703 N. RIVER HILLS ROAD**  
**MARINA RECONSTRUCTION**

**1703 RIVER HILLS RD, 78733**  
**SP-2022-0167D**

# PROJECT LOCATION

☒  Edwards Aquifer Recharge

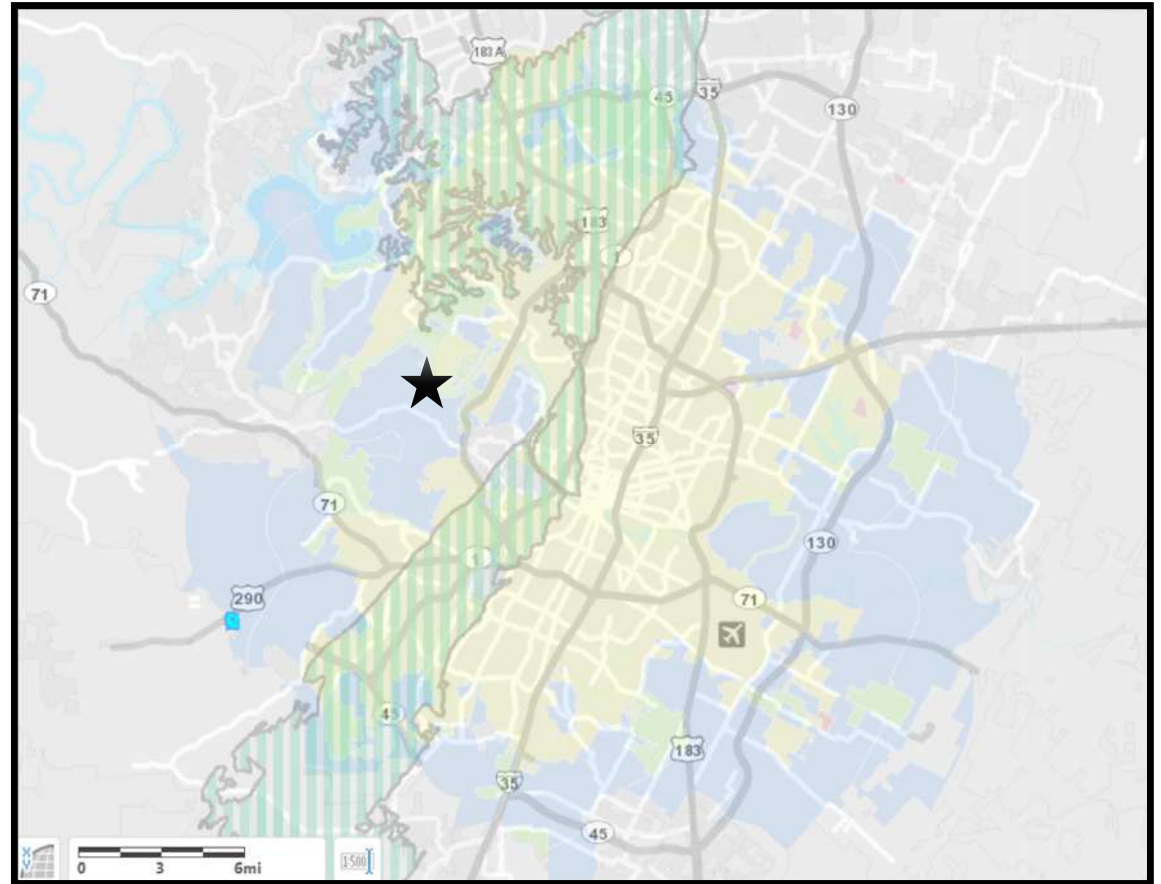
Zone

☒  Jurisdiction

 FULL PURPOSE

 LIMITED PURPOSE

 EXTRATERRITORIAL

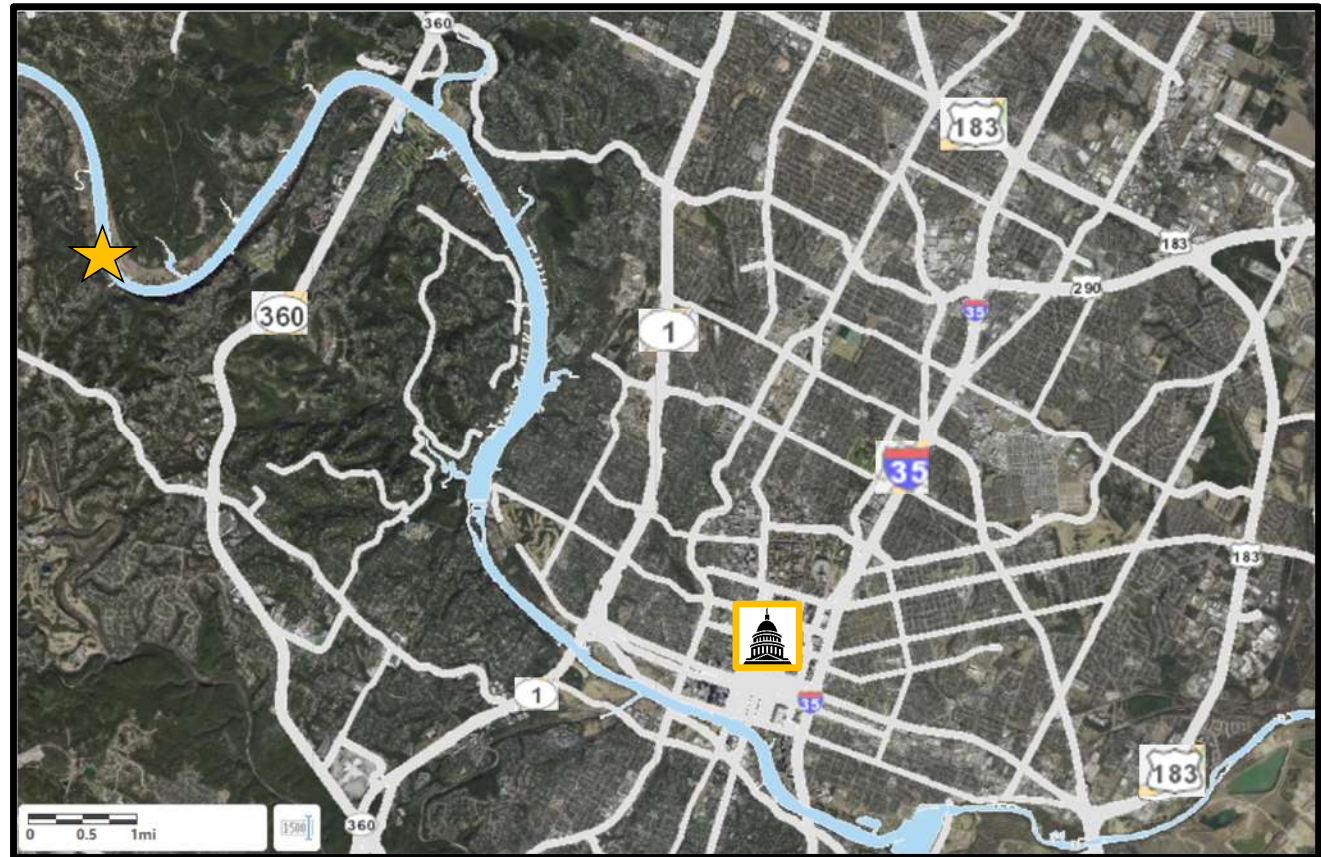


# PROJECT LOCATION

★ Project Location

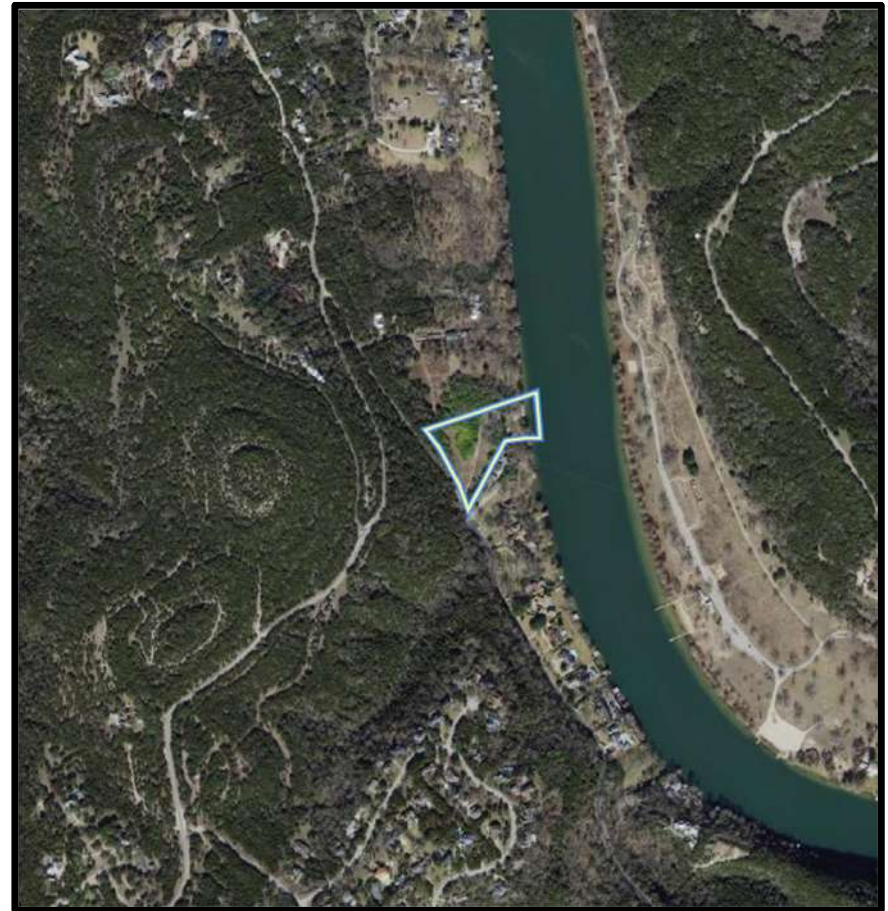
— Lake Austin

🏛️ Capitol



## PROPERTY DATA

- Lake Austin Watershed
- Water Supply Rural Classification
- Drinking Water Protection Zone
- Full and Limited Purpose Jurisdictions
- No creeks or creek buffers; two (2) wetland Critical Environmental Features; Lake Austin buffer
- Council District 10



## VARIANCE REQUESTS

LDC 25-8-261 CRITICAL WATER  
QUALITY ZONE DEVELOPMENT

1. to allow, in the CWQZ of Lake Austin, development of a gasoline fuel line with a dispenser at the dock for re-fueling private boats.

LDC 25-8-368 (E) - RESTRICTIONS  
ON DEVELOPMENT IMPACTING  
LAKE AUSTIN, LADY BIRD LAKE,  
AND LAKE WALTER E. LONG. (E)

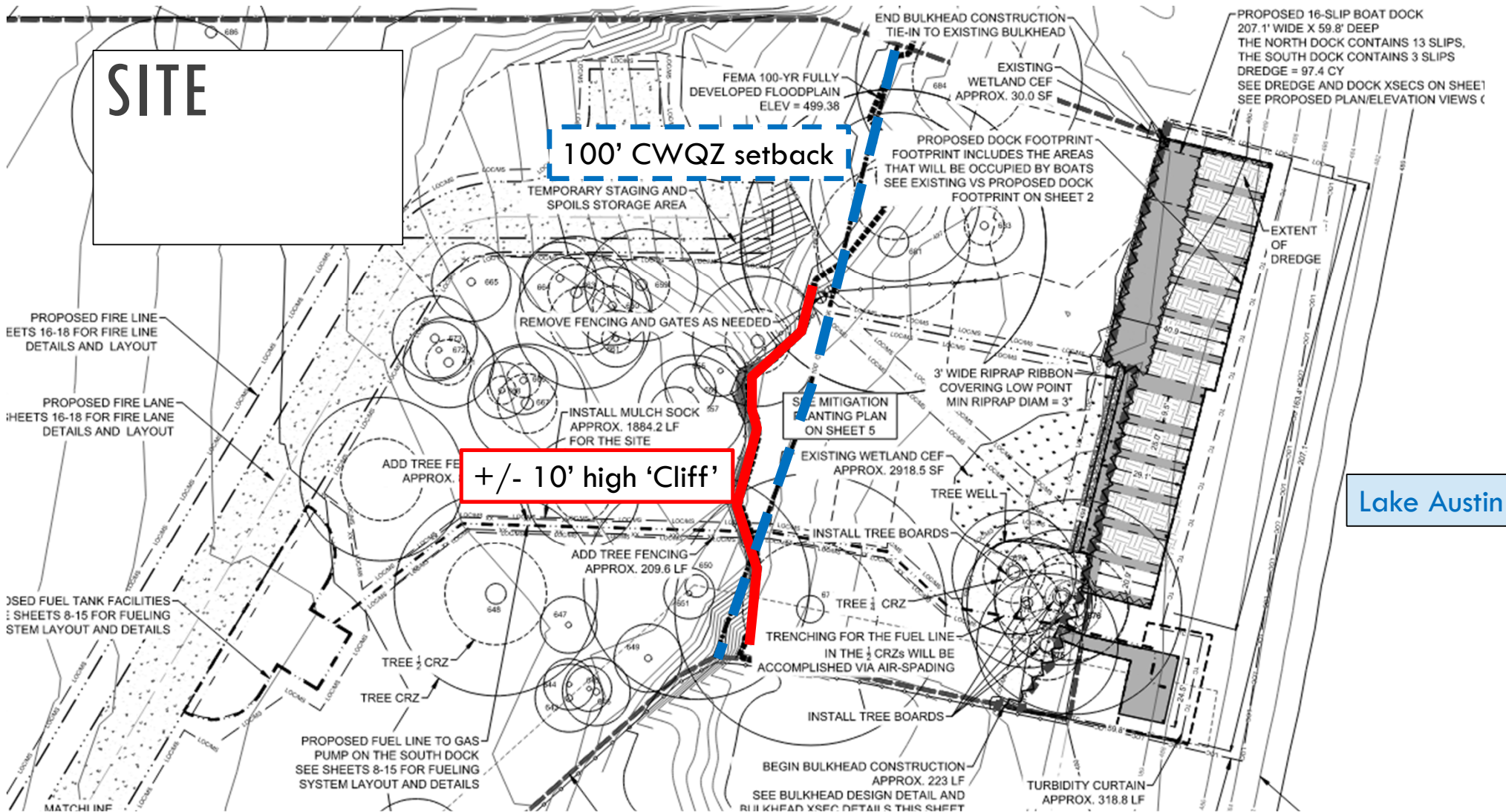
2. to allow, more than 25 cubic yards of dredging in Lake Austin.



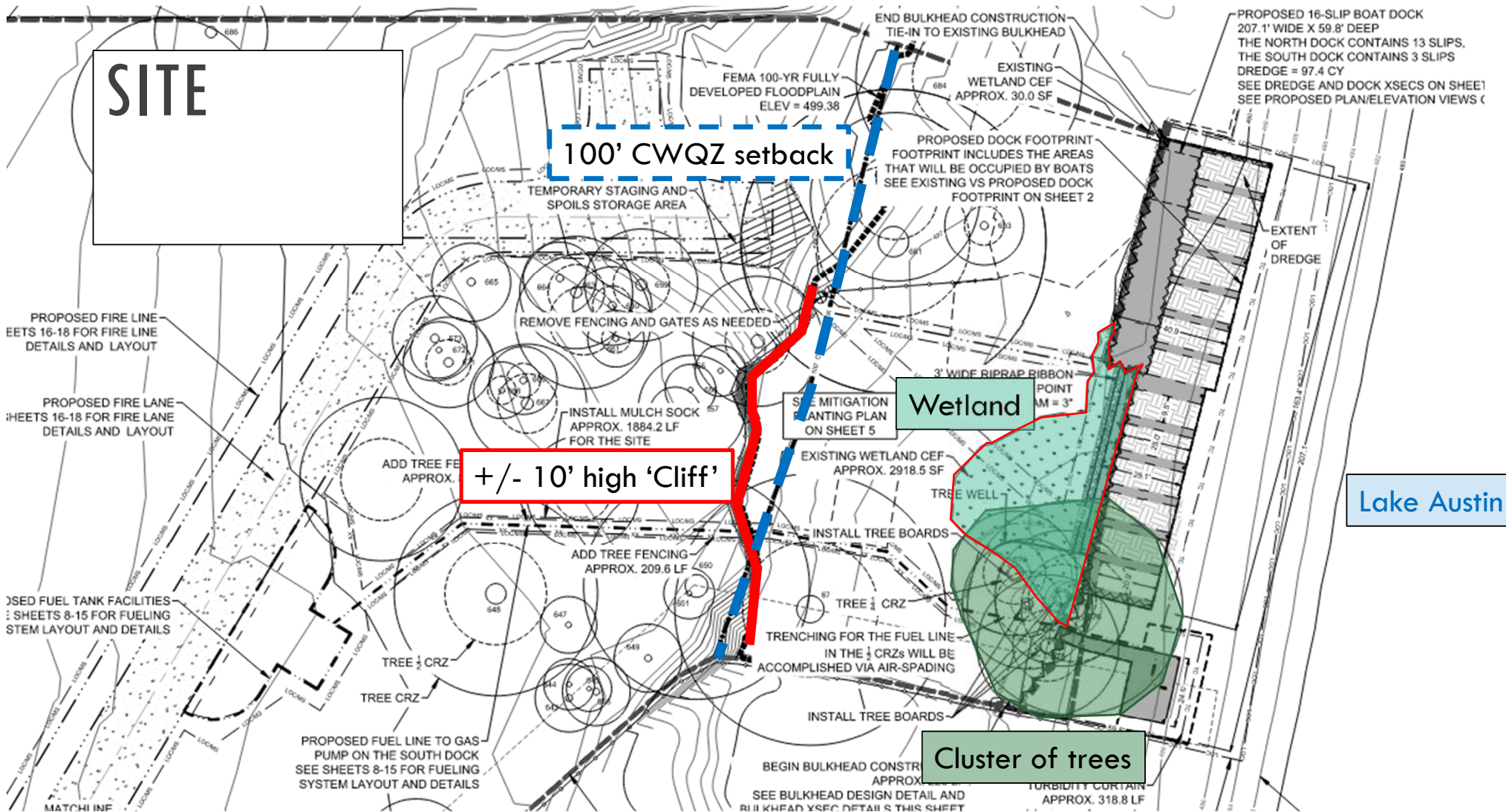
# VARIANCE REQUEST 1

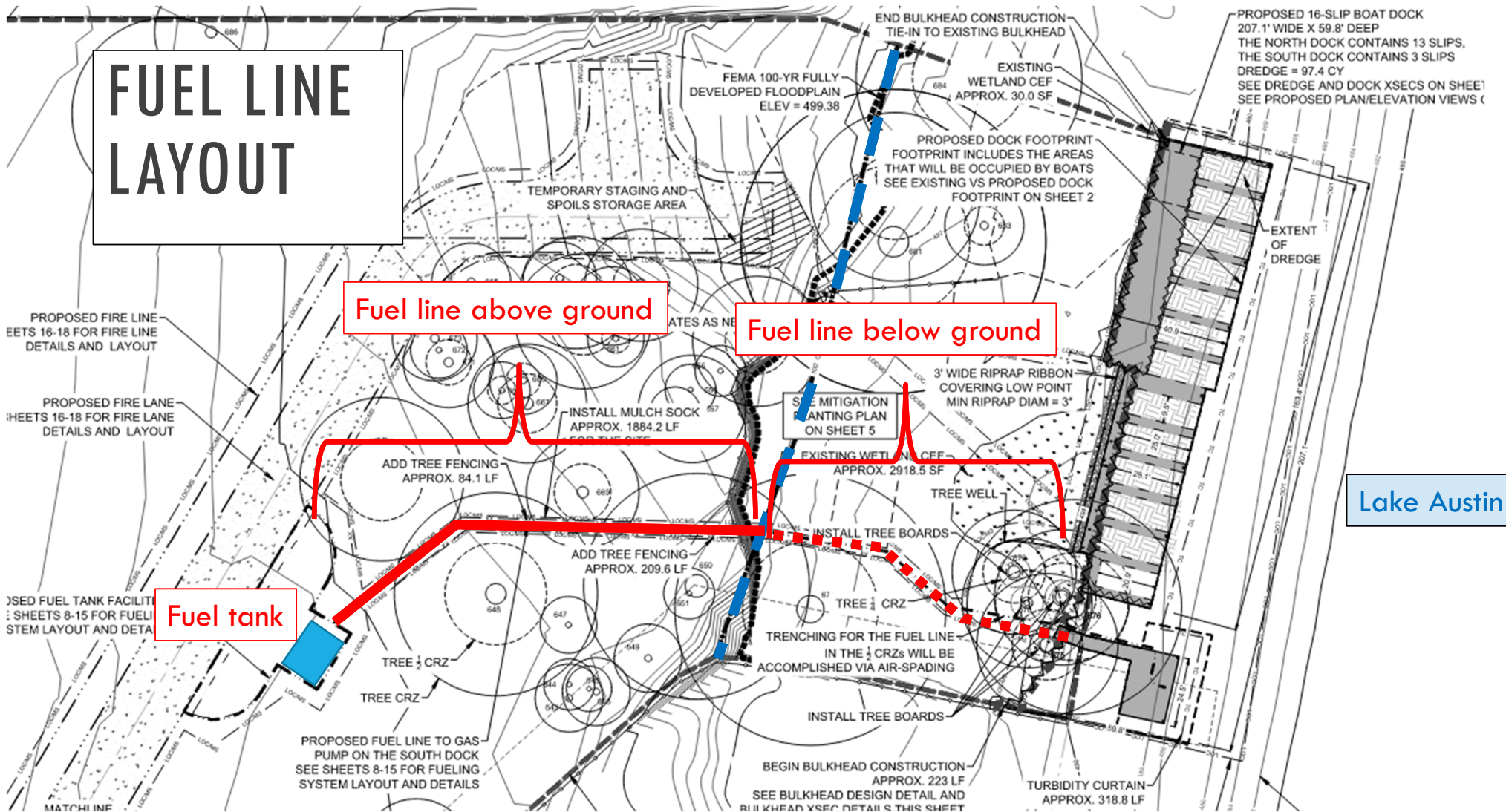
Request to vary LDC 25-8-261 CRITICAL WATER QUALITY ZONE DEVELOPMENT to allow, in the CWQZ of Lake Austin, development of a gasoline fuel line with a dispenser at the dock for re-fueling private boats.











Lake Austin





**FUEL LINE LAYOUT**

Fuel line above ground

Fuel line below ground

Wetland

Fuel tank

The layout avoids the wetland.

PROPOSED 16-SLIP BOAT DOCK  
207.1' WIDE X 59.8' DEEP  
THE NORTH DOCK CONTAINS 13 SLIPS,  
THE SOUTH DOCK CONTAINS 3 SLIPS  
DREDGE = 97.4 CY  
SEE DREDGE AND DOCK XSECS ON SHEET 2  
SEE PROPOSED PLAN/ELEVATION VIEWS

EXISTING WETLAND CEF APPROX. 30.0 SF

PROPOSED DOCK FOOTPRINT  
FOOTPRINT INCLUDES THE AREAS THAT WILL BE OCCUPIED BY BOATS  
SEE EXISTING VS PROPOSED DOCK FOOTPRINT ON SHEET 2

TEMPORARY STAGING AND SPOILS STORAGE AREA

FEMA 100-YR FULLY DEVELOPED FLOODPLAIN ELEV = 499.38

END BULKHEAD CONSTRUCTION TIE-IN TO EXISTING BULKHEAD

PROPOSED FIRE LINE SHEETS 16-18 FOR FIRE LINE DETAILS AND LAYOUT

PROPOSED FIRE LANE SHEETS 16-18 FOR FIRE LANE DETAILS AND LAYOUT

PROPOSED FUEL TANK FACILITY SHEETS 8-15 FOR FUEL TANK SYSTEM LAYOUT AND DETAILS

INSTALL MULCH SOCK APPROX. 1884.2 LF FOR THE SITE

ADD TREE FENCING APPROX. 84.1 LF

ADD TREE FENCING APPROX. 209.6 LF

SEE MITIGATION PLANTING PLAN ON SHEET 5

EXISTING WETLAND CEF APPROX. 2918.5 SF

INSTALL TREE BOARDS

TRECHING FOR THE FUEL LINE IN THE 1/2 CRZs WILL BE ACCOMPLISHED VIA AIR-SPADING

INSTALL TREE BOARDS

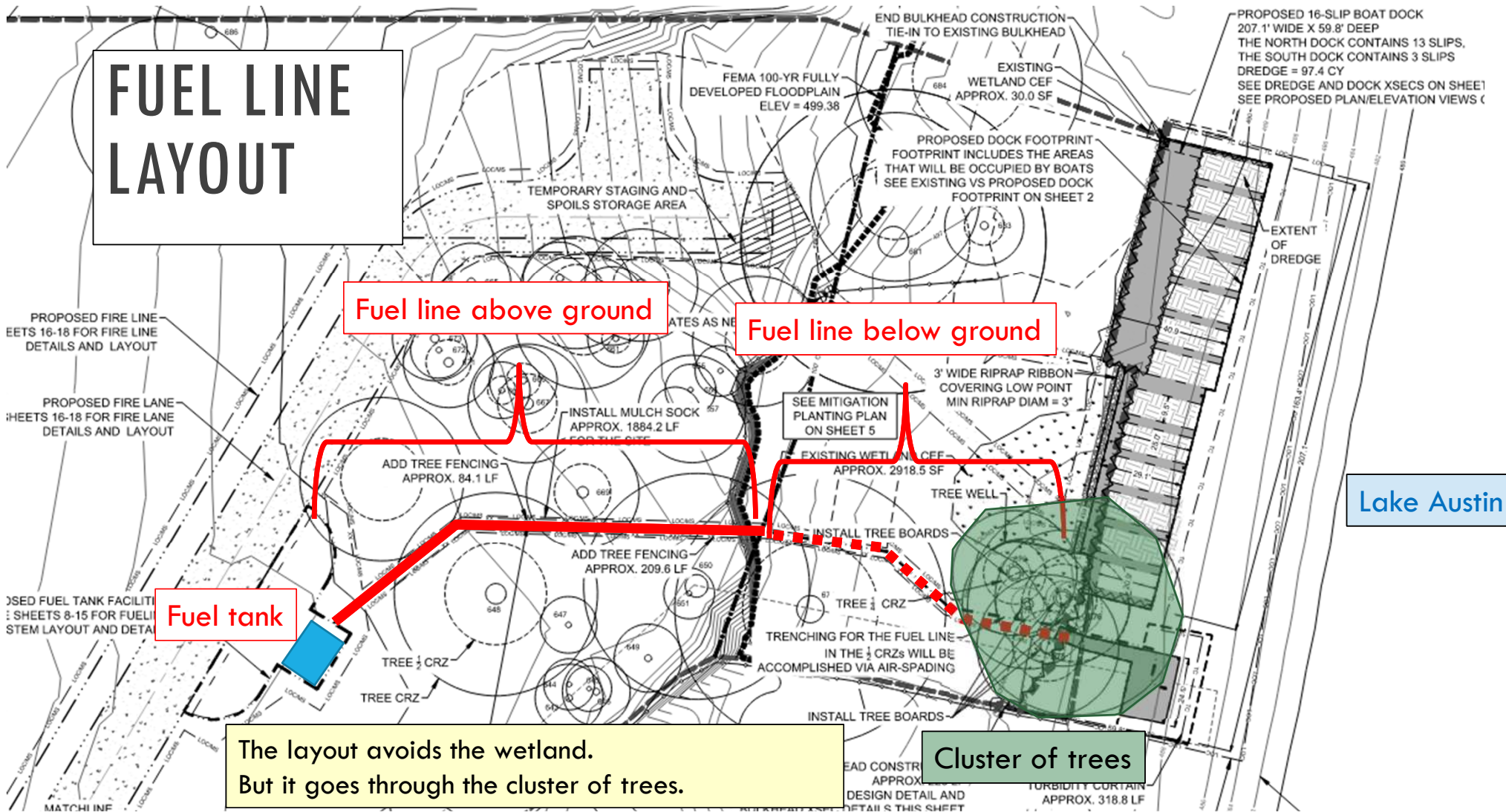
TURBIDITY CURTAIN APPROX. 318.8 LF

EXTENT OF DREDGE

Lake Austin

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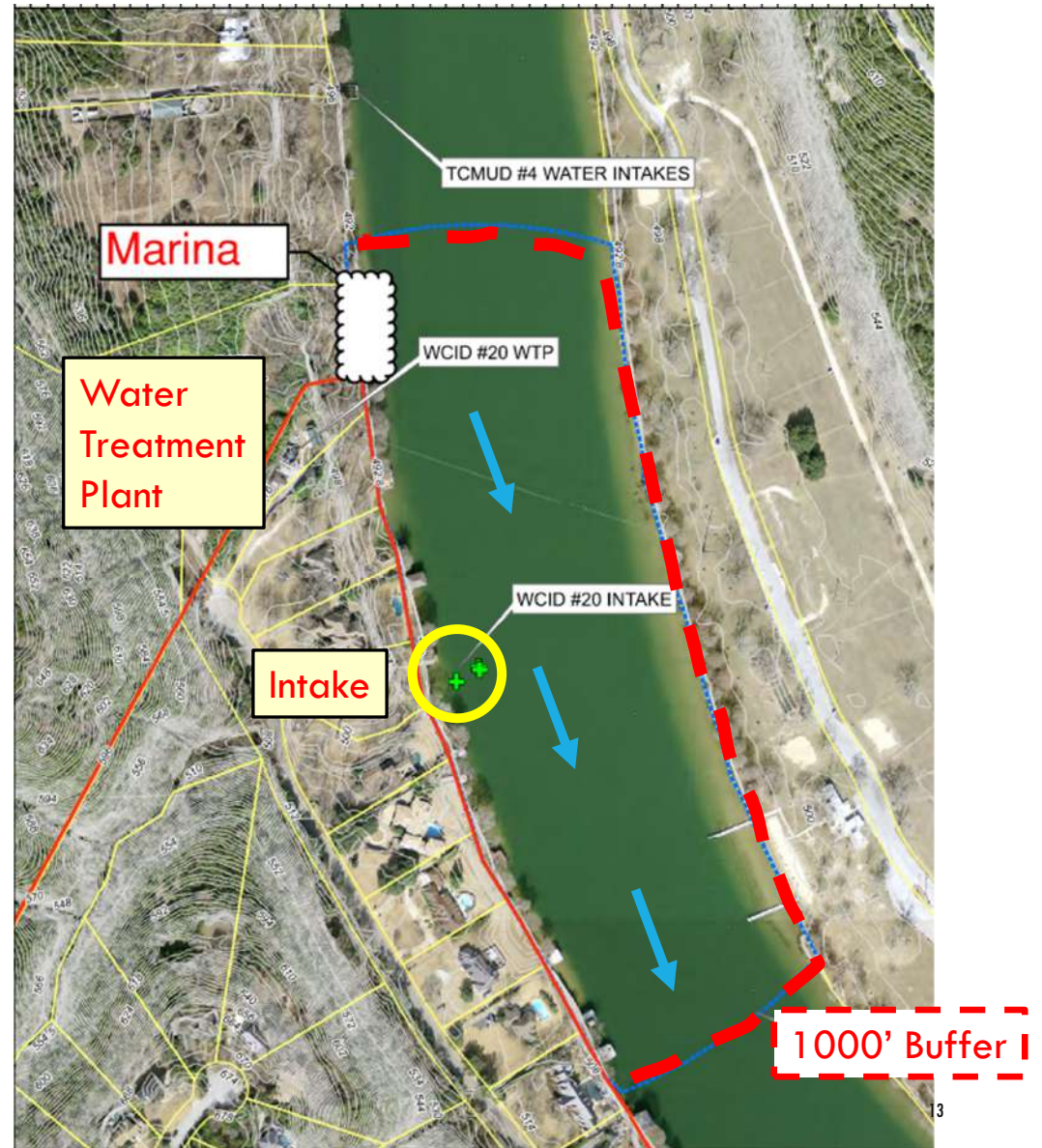




# RAW WATER INTAKE FOR TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT #20

Travis County Water Control and Improvement District (WCID) #20 has a water treatment plant (WTP) on the lot adjacent to the variance site.

The raw water intake for the WTP is approximately 800 feet downstream of the variance site.



## RAW WATER INTAKE FOR TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT #20

The water treatment plant for WCID #20 typically treats approximately 1 million gallons of water per day during peak periods. The overwhelming majority of the water treated and distributed by the District is used by residents for drinking water and other typical domestic uses.

### WCID #20:

- Provides potable water service to approximately 300 homes with a total estimated population of 1,100 persons.
- Covers approximately 1,038 acres.
- Contracts with the LCRA to purchase raw water and relies exclusively on Lake Austin as its raw water source to treat and distribute potable water to its customers.

# VARIANCE RECOMMENDATION

Staff determines that the findings of fact have *not* been met:

- Variances have not been granted for projects with similar code requirements, the most recently approved fueling operation on Lake Austin having been approved in 1985.
- The variance
  - Is necessitated by the applicant's design choice and does not provide greater overall environmental protection;
  - Is not the minimum deviation necessary to allow a reasonable use of the property, as the marina and business allow reasonable use; and
  - Creates a significant probability of harmful environmental consequences.
- Water quality will not be equal to or better than water quality without the variance.

## VARIANCE REQUEST 2

Request to vary LDC 25-8-368 (E) - RESTRICTIONS ON DEVELOPMENT IMPACTING LAKE AUSTIN, LADY BIRD LAKE, AND LAKE WALTER E. LONG. (E) to allow, more than 25 cubic yards of dredging in Lake Austin.



# VARIANCE REQUEST 2

- Existing marina built prior to 1965
- Replace/Rehabilitate
  - Existing 21 slips
  - Proposed 16 code-compliant slips
  - Within the existing footprint

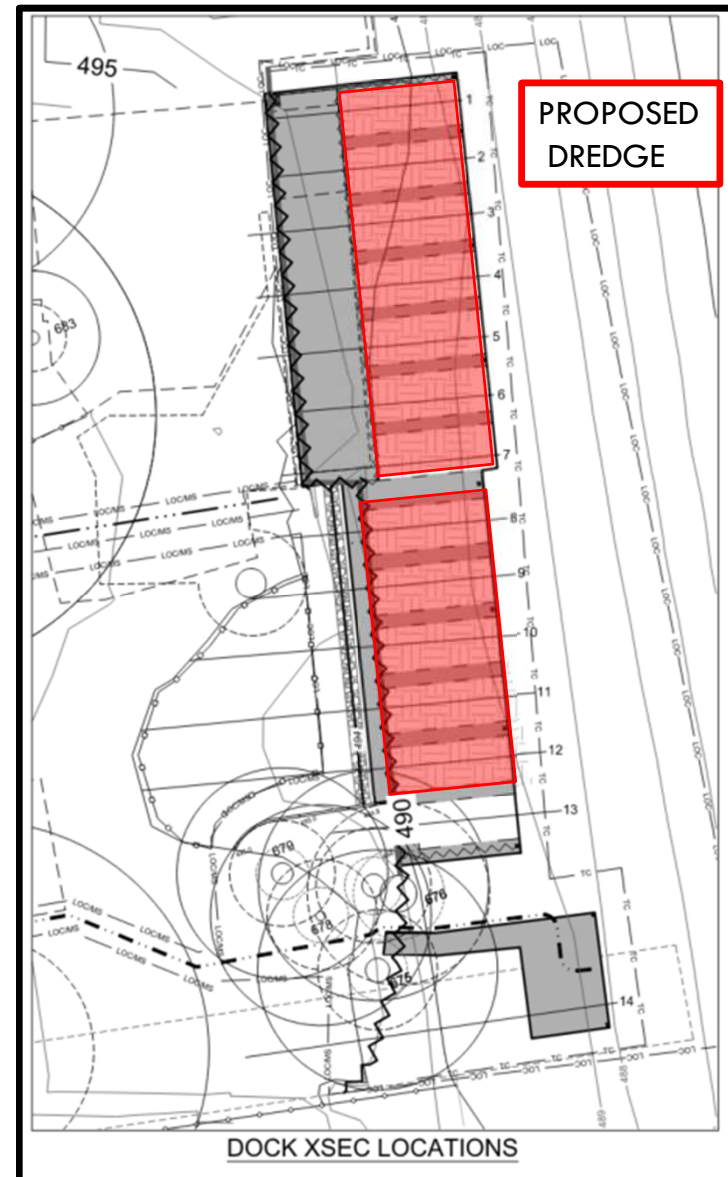


## VARIANCE REQUEST 2

### Dredge Requirements

- LDC 25-8-368 (E) allows 25 CY dredge per site plan
- Proposing 6.1 CY per slip, total of 97.4 CY
- If 25 CY per slip, would be total of 400 CY
- **Per slip: 6.1 CY < 25 CY**
- **Total: 97.4 CY < 400 CY**

2022-11-16



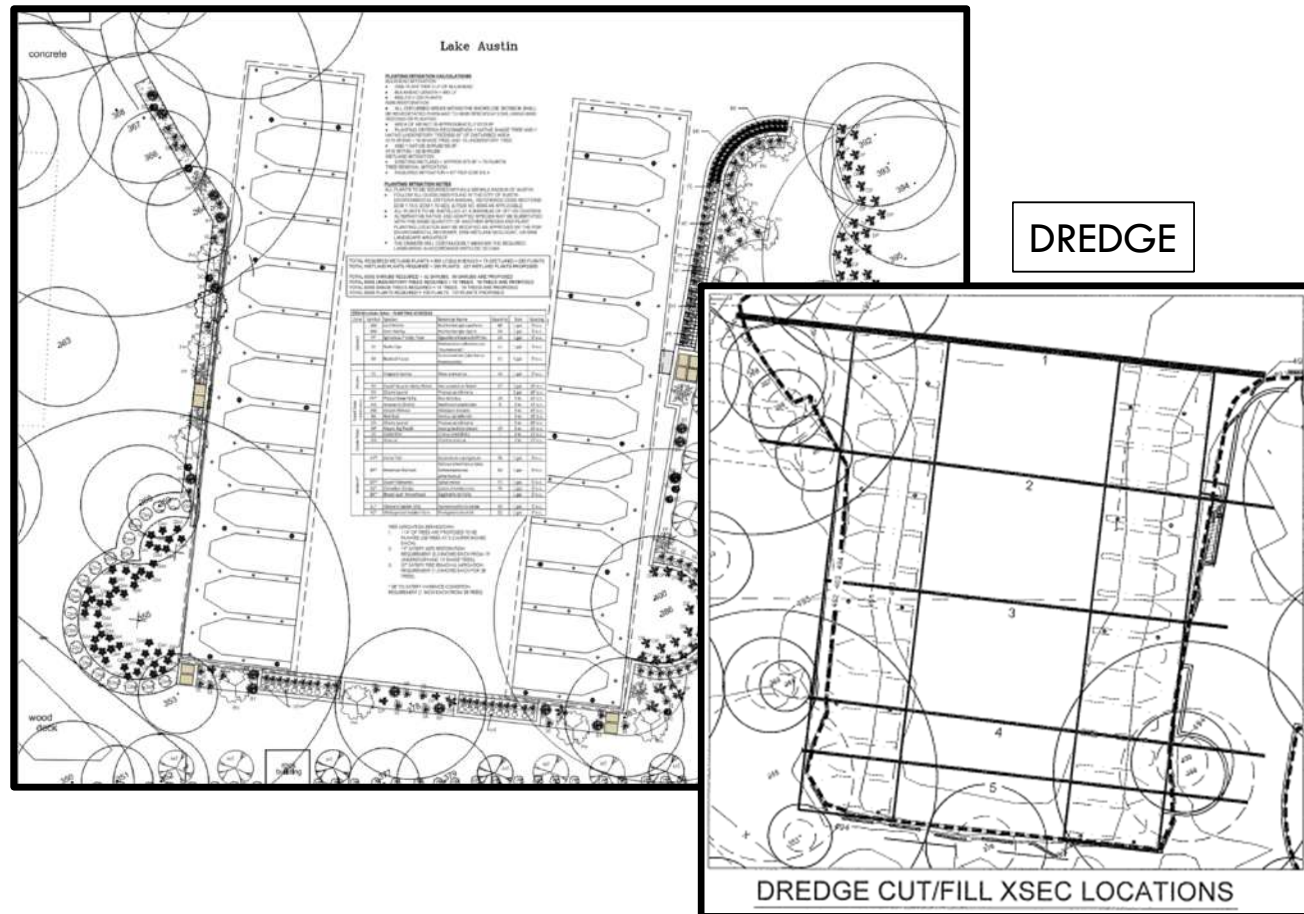
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## WEST HARBOUR MARINA

# VARIANCE REQUEST 2

### Similar Property Example

- West Harbour Marina (SP-2018-0221C)
- Dredge Variance granted in 2019
  - ~16 CY per boat slip, total of 422 CY
- This variance:
  - 6.1 CY per slip, total of 97.4 CY
- **Per slip: 6.1 CY < 16 CY**
- **Total: 97.4 CY < 422 CY**

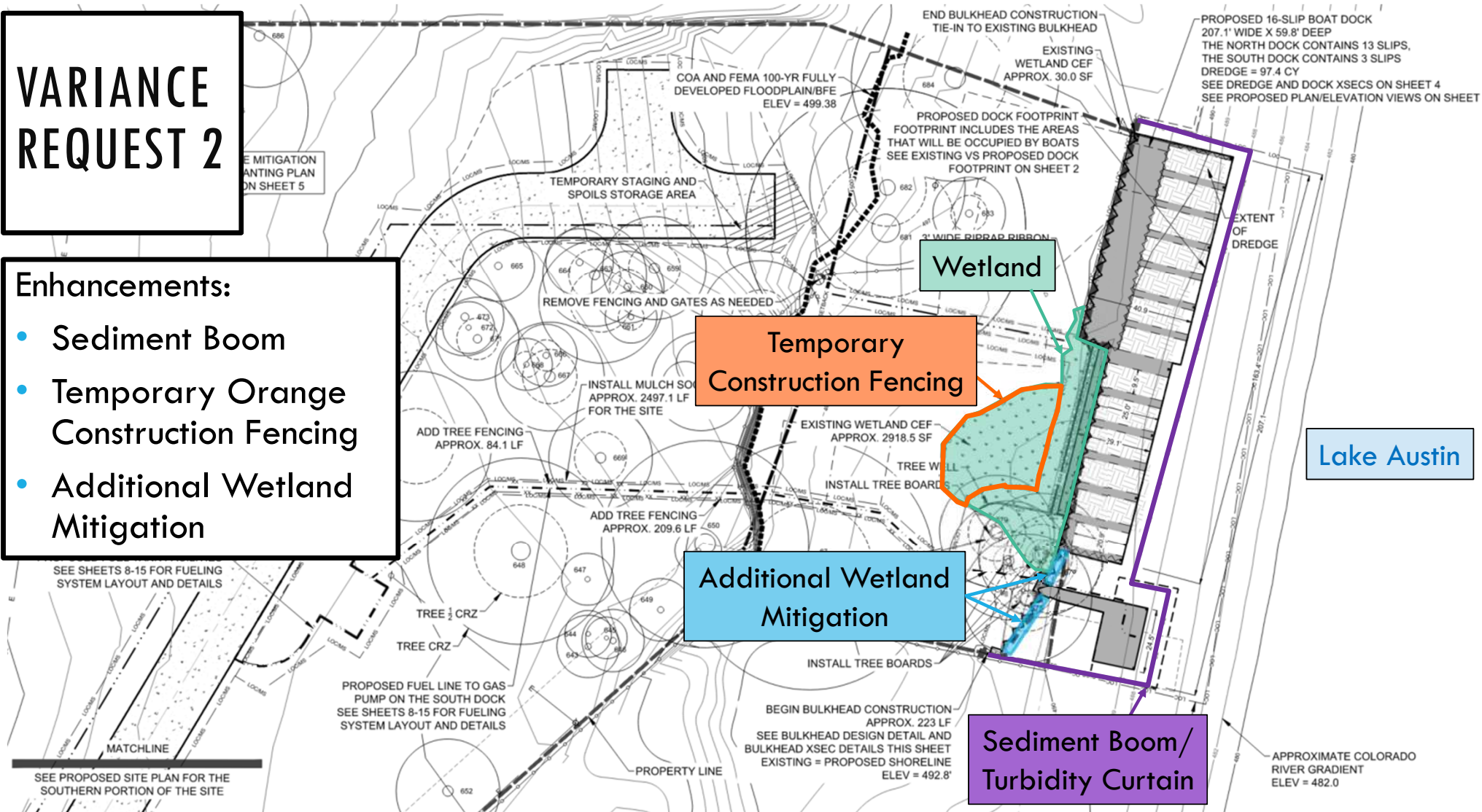




# VARIANCE REQUEST 2

## Enhancements:

- Sediment Boom
- Temporary Orange Construction Fencing
- Additional Wetland Mitigation



2022-11-16





# VARIANCE RECOMMENDATION

Staff determines that the findings of fact have been met:

- Similar variances have been granted for projects with similar code requirements.
- The variance
  - Is necessitated by topographic features, not design choice;
  - Is the minimum deviation from the code; and
  - Is unlikely to result in harmful environmental consequences.
- Water quality will be equal to or better than water quality without the variance.

## VARIANCE CONDITIONS

Staff recommends this variance, with the following conditions:

1. Install sediment boom
2. Install temporary orange construction fencing around wetland CEF
3. Provide additional wetland mitigation

# THANK YOU

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Questions?

