

# BOA Variance Presentation:

Property Address: 1750 Channel Road, Austin, TX 78746

Case Number: C15-2025-0026

Site Plan #: SP-2025-0119D

Presenter: Stephen Hawkins, Aqua Permits

# 1750 Channel Road:



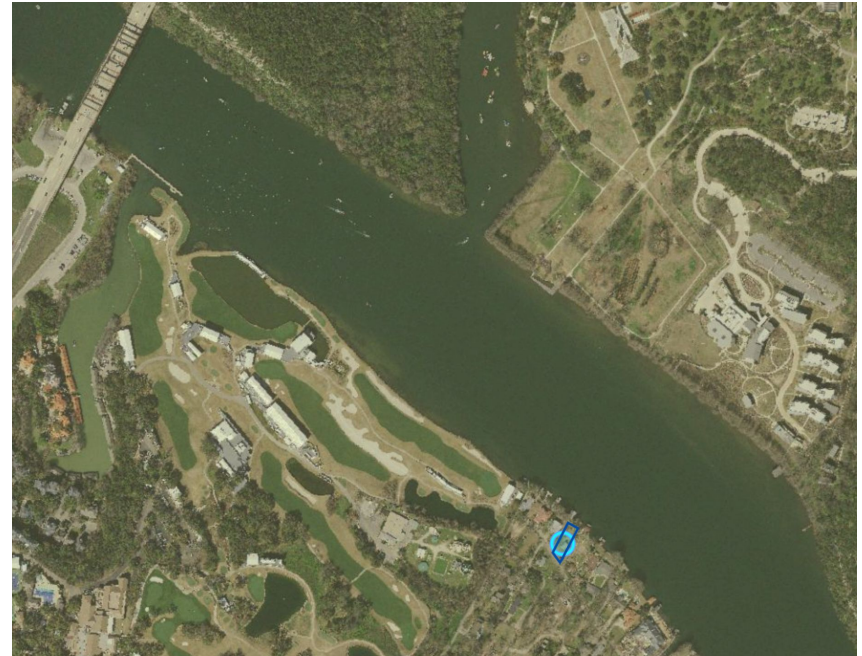
## Seeking Variance From:

LDC 25-2-1176(A)(1): "A dock may extend up to 30 feet from the shoreline [into the lake], except that the director may require a dock to extend a lesser or greater distance from the shoreline if deemed necessary to ensure navigation safety"

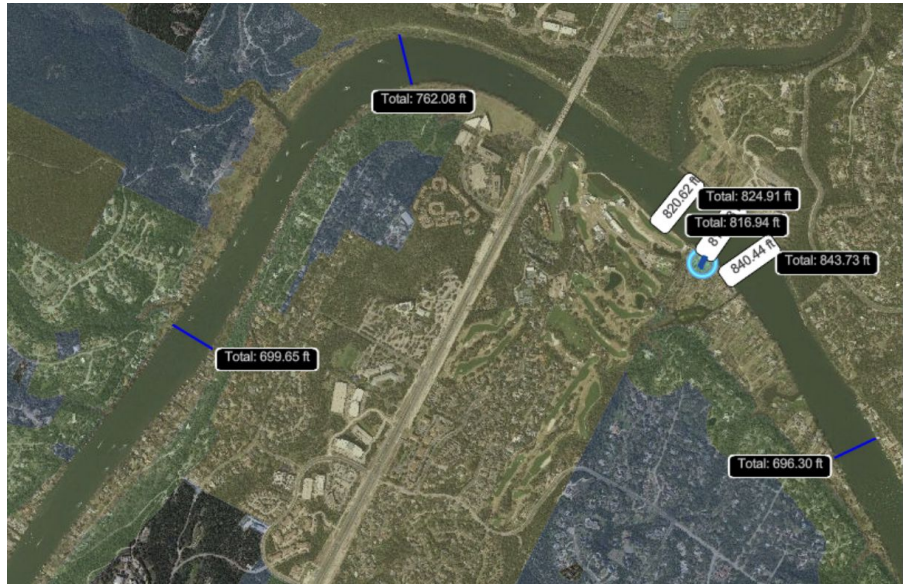
## To Allow For:

-The permitting and construction of a NEW boat dock **37' 3"** from the shoreline into the lake.

# 1750 Channel Road ITEM05/4-PRESENTATION



# 1750 Channel Road ITEM05/5-PRESENTATION



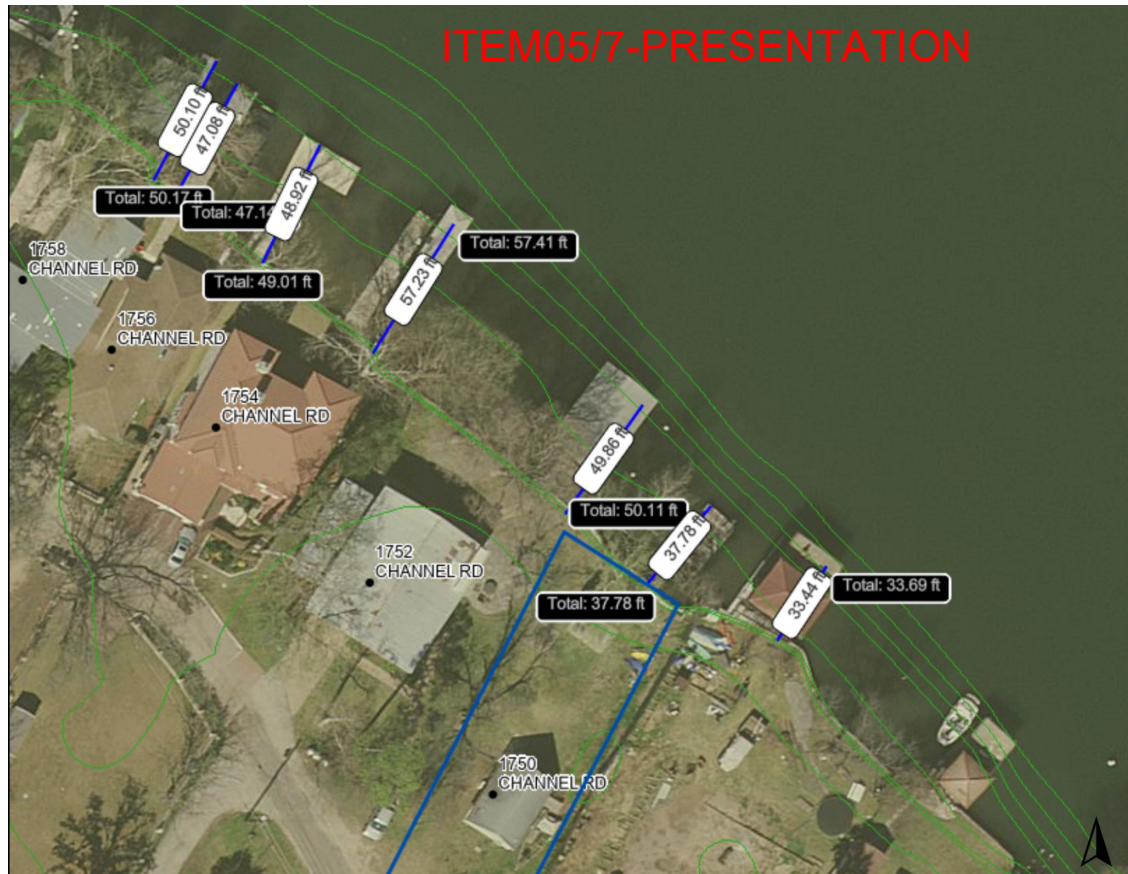
# 1750 Channel Road

- Shown here is the site as seen today in an image taken from City of Austin GIS.
- The existing boat dock was constructed in the early 1980's and is a grandfathered structure.
- The existing boat dock extends 37' 9" from the shoreline.
- The existing boat dock is being removed and replaced with a new boat dock in the same general location. This new boat dock design conforms to all current code requirements, including height allowances, in regards to boat docks on Lake Austin.



# 1750 Channel Road

- This image shows the neighboring docks along this stretch of lake channel, taken from COA GIS
- Most of the neighboring boat docks have all existed in a non-compliant, but grandfathered form, for at least 40 years or more.
- These docks historically have been constructed to extend greater than 30' from the shoreline, as the depth of the lake in this area is too shallow to operate a functional boat dock at the 30' length.
- Modern watercraft requires at least 4 ft. of water depth to operate - in this area the water depth is too shallow inside of the 30' setback.

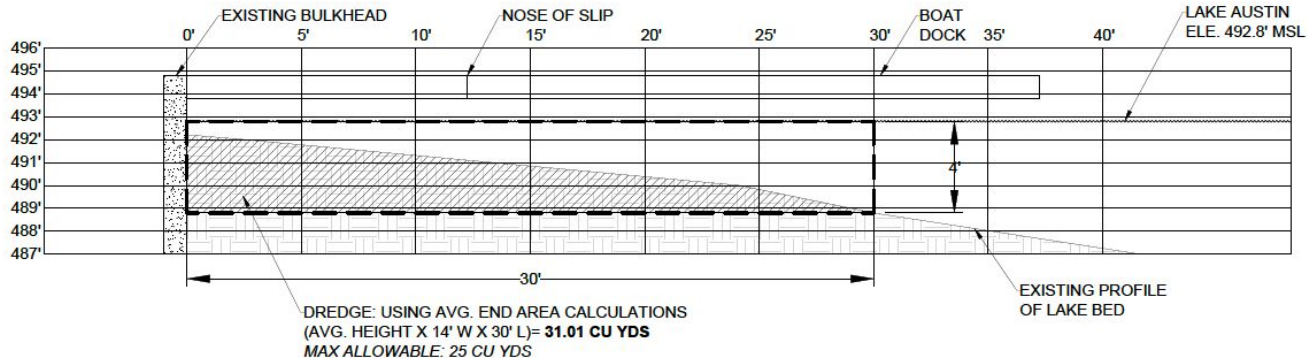


# 1750 Channel Road

The maximum length from shoreline allowed for a boat dock in Land Development Code 25-2-1176(A)(6) is insufficient in its application for this property.

Due to the existing shallow lake conditions along this stretch of Lake Austin, the dock will need to be constructed at a greater length than the allowable 30' from shoreline.

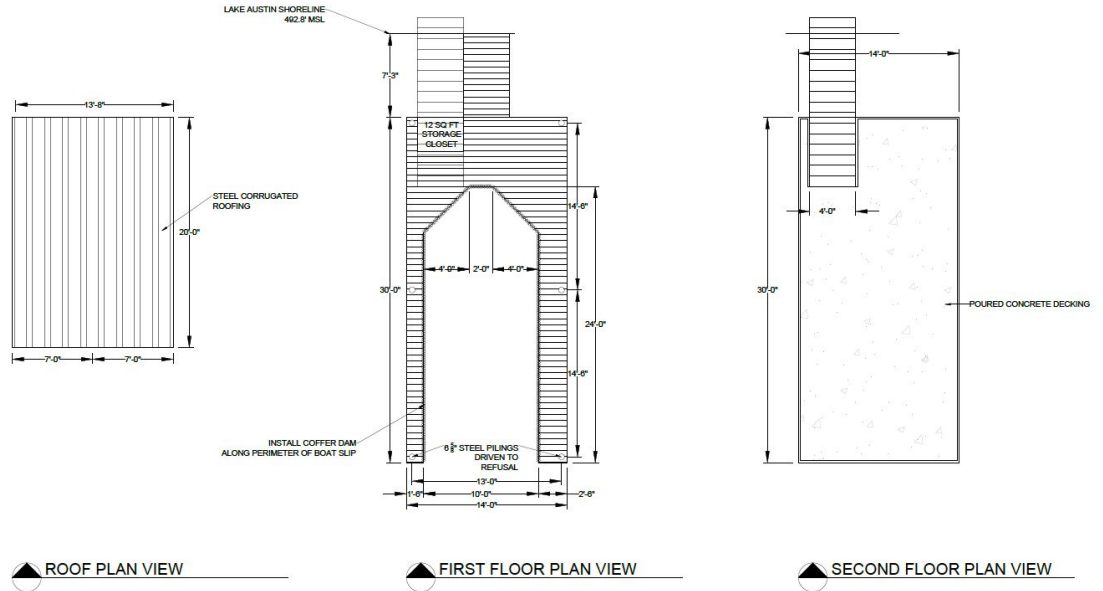
Dredging of the lake bed is restricted to 25 cubic yards per address by code - in this location the amount of dredge needed to create basic navigability would exceed that amount (see below exhibit). Therefore, building deeper into the lake is required.





# 1750 Channel Road

- The proposed boat dock design has cleared all comments in the formal review process at DSD, save for building further out into the lake (hence the variance request)
- This variance request is solely rooted in its deviation from the code to guarantee safety and navigability contemporaneous to neighboring docks.



# 1750 Channel Road

- There are no harmful environmental consequences unique to this variance. In fact, the proposed development will serve to maintain excellent water quality by minimizing disturbance to the lake bed.
- Granting the variance is crucial to avoid continuous, environmentally damaging dredging, thereby preserving Lake Austin's ecosystem.



1750 Channel Road