

BOA Variance Presentation

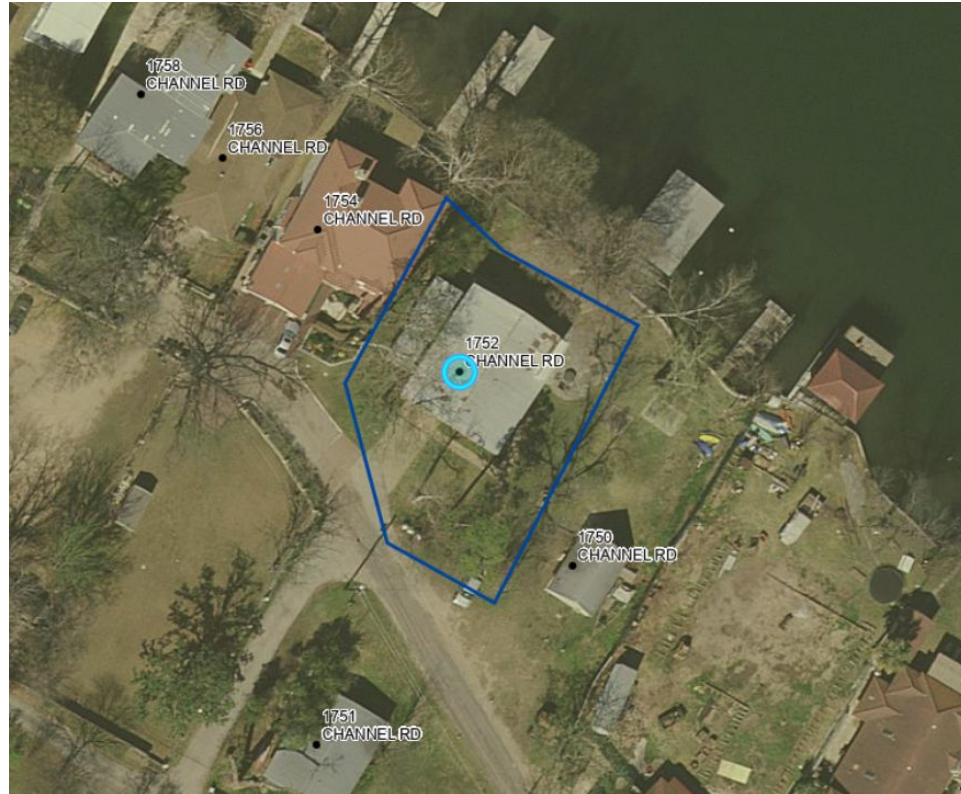
Property Address: 1752 Channel Road, Austin, TX 78746

Case Number: C15-2025-0027

Site Plan #: SP-2025-0119D

Presenter: Jon Fichter, Aqua Permits

1752 Channel Road:



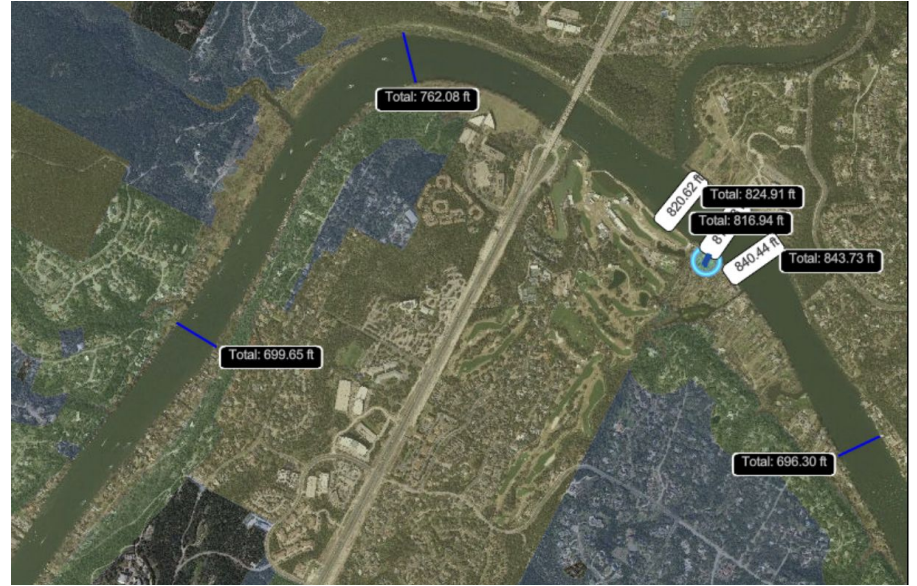
Seeking Variance From:

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:

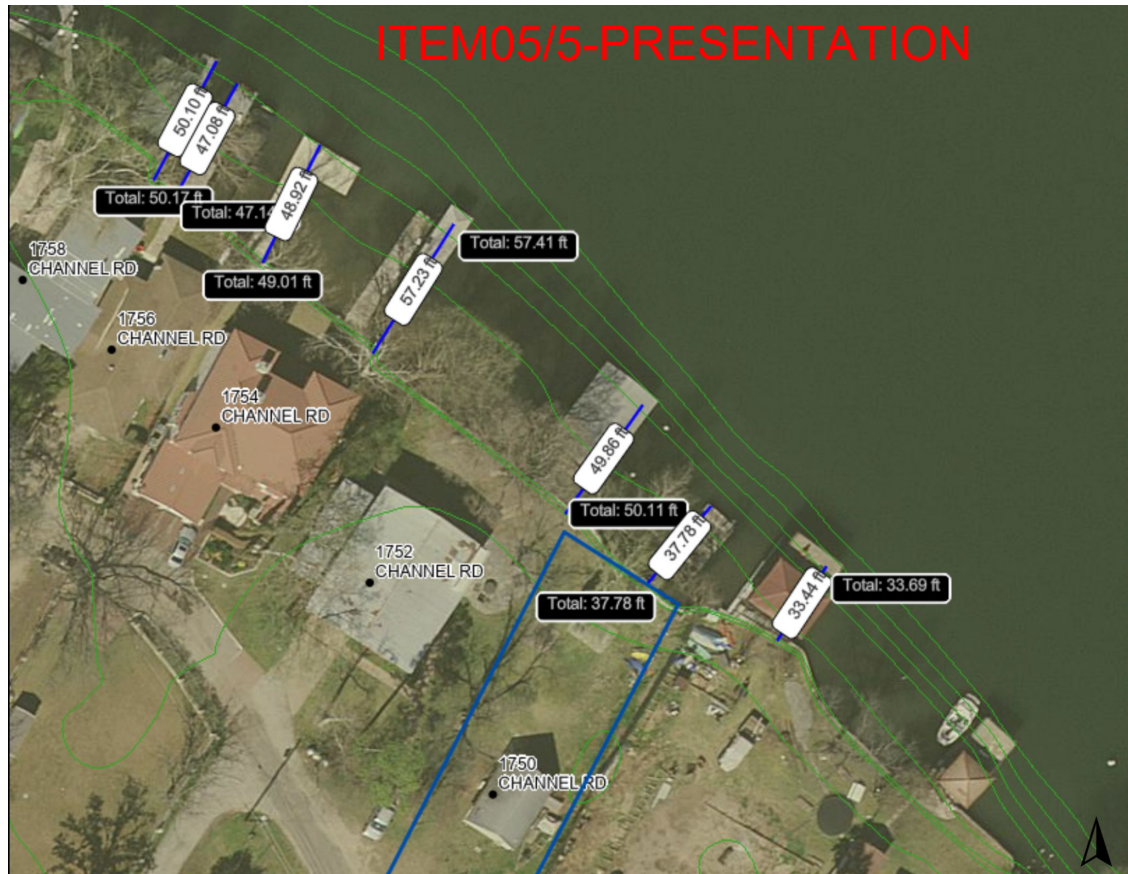
-The permitting and construction of a NEW dock that extends **46' 1"** from the shoreline into the lake.

1752 Channel Road ITEM 05/4-PRESENTATION



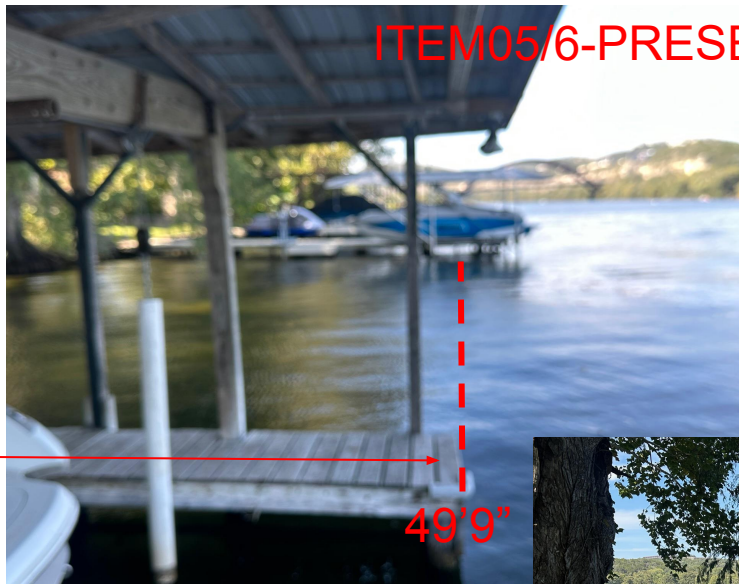
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- Shown here is the site as seen today in an image taken from City of Austin GIS.
- The existing boat dock was constructed between 1960-1970 and is a grandfathered structure.
- The existing boat dock extends 49' 9" from the shoreline.
- The existing 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.



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- This image taken from the existing dock at 1752 shows the neighbor dock to the west along this stretch of lake channel
- 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 due to shallow lake conditions.
- 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.

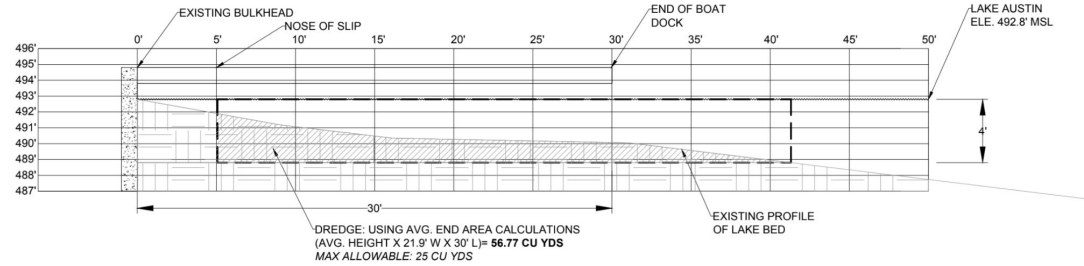


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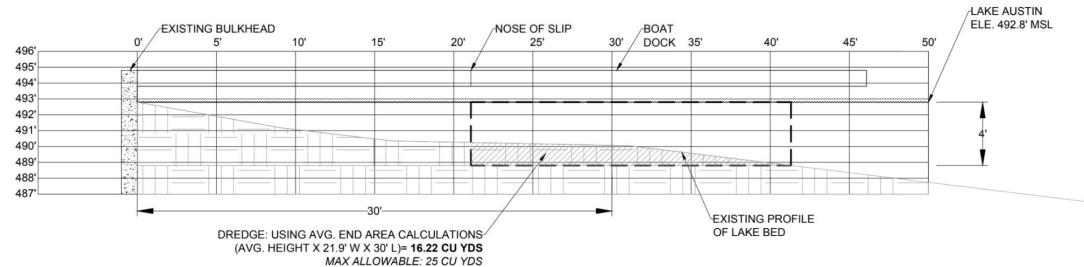
The maximum length from shoreline allowed for a boat dock in Land Development Code 25-2-1176(A)(6) is insufficient in its application for this property.

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.



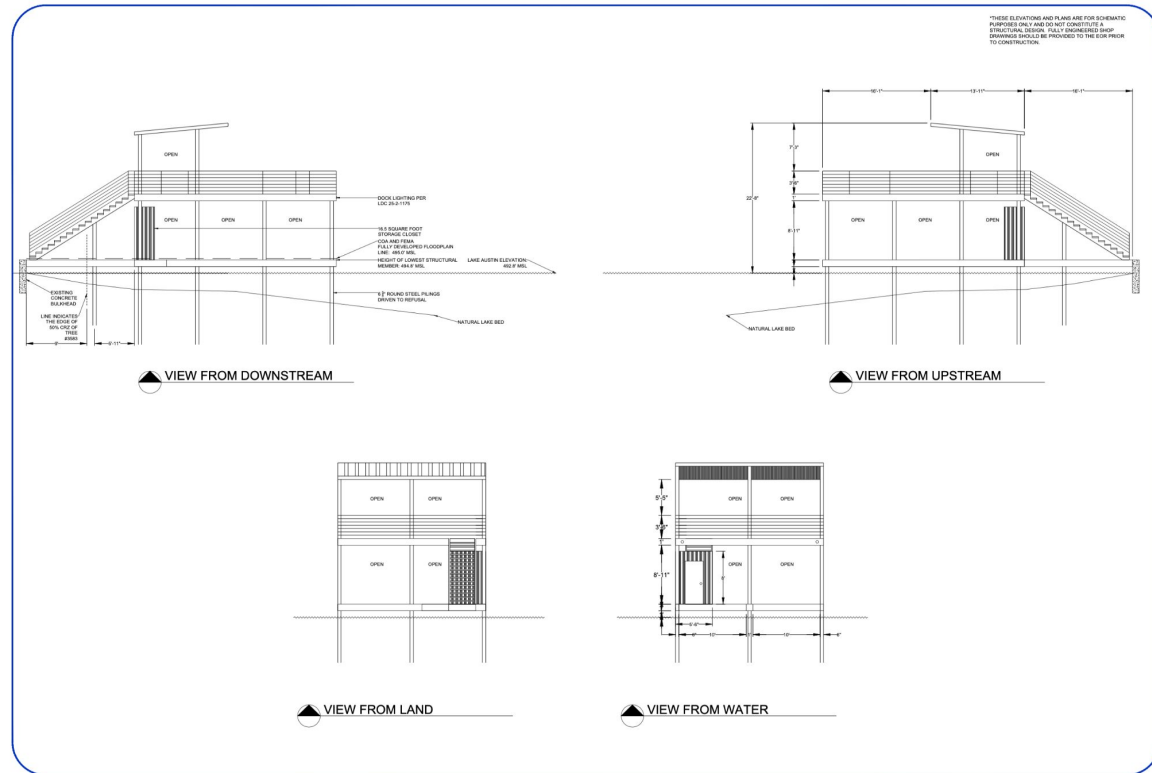
WITHOUT VARIANCE



WITH VARIANCE

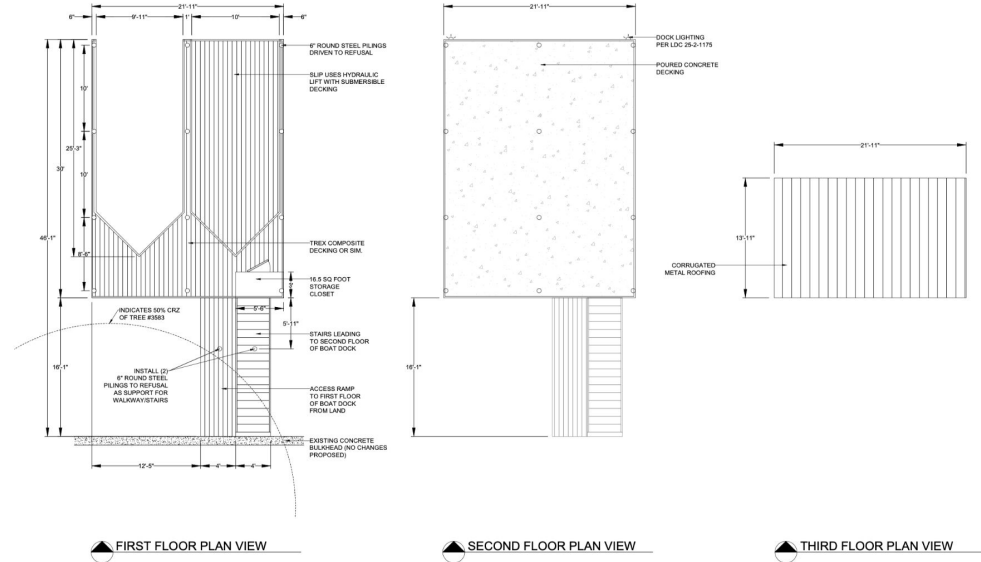
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- Our proposed site plan (SP-2025-0119D, currently in review) proposes a new two story boat dock with a length of **46' 1"** from shoreline.
- This new boat dock will be functional for modern watercraft at its proposed length.
- Additionally, this dock's design will not extend further than nor impede access to any of the neighboring docks. In communication with neighbors downstream, we addressed their concerns regarding the blocking of their "view" by reducing the three stories to two stories.



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- 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)
- The owner is not asking for anything greater than their legally guaranteed access to shoreline frontage on Lake Austin in a safe manner.



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- 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.



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