

BOA Variance Presentation:

Property Address: 1750 Channel Road, Austin, TX 78746

Case Number: C15-2025-0026

Site Plan #: SP-2025-0119D

Presenter: Jon Fichter, 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"

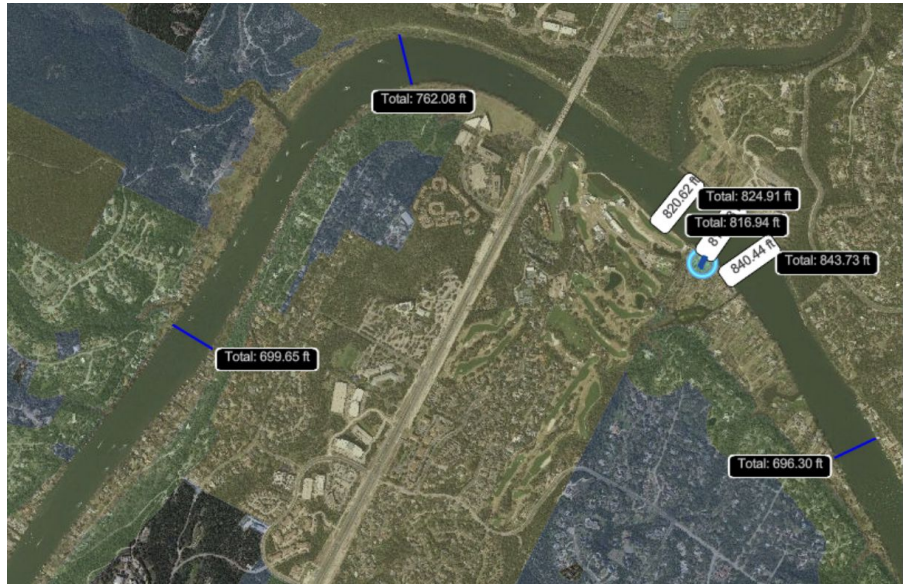
To Allow For:

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

1750 Channel Road ITEM04/4-PRESENTATION

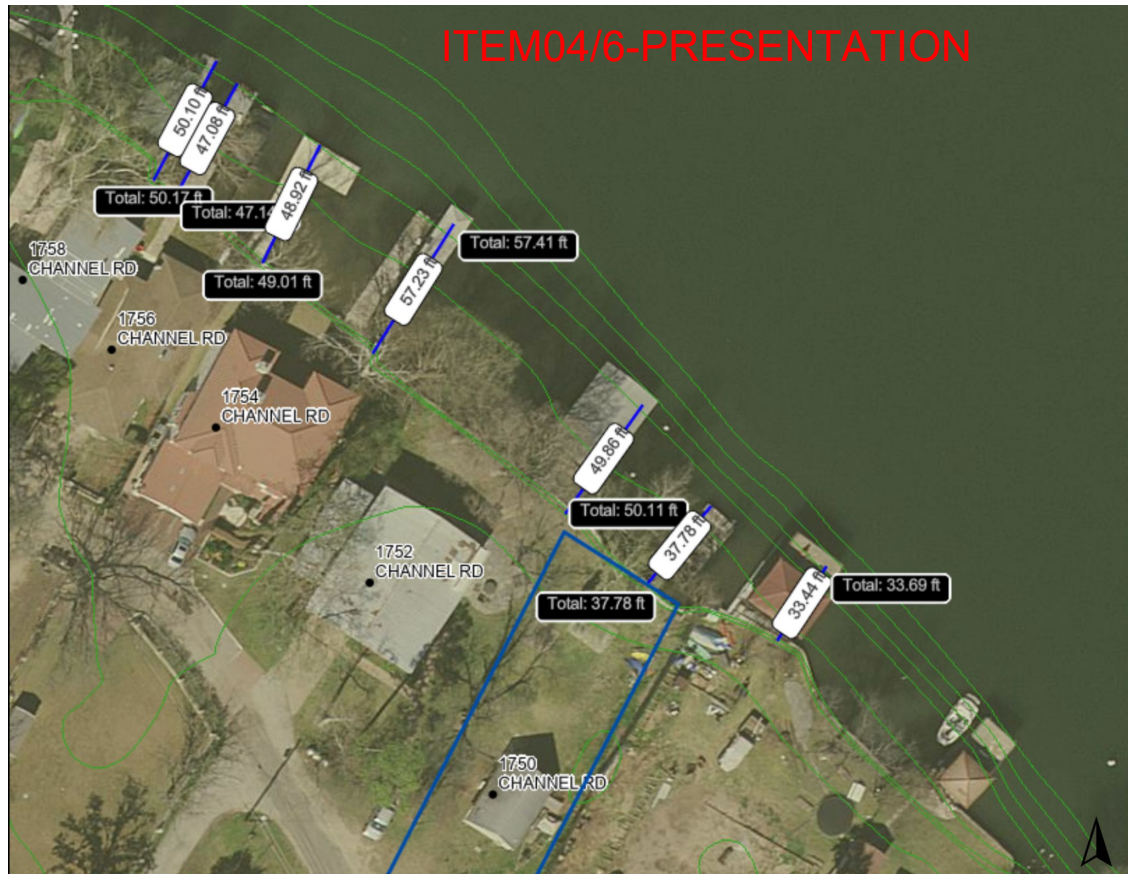


1750 Channel Road ITEM04/5-PRESENTATION



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.



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- This image shows the neighboring dock to the east of the existing dock at 1750 Channel Road.
- 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 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.

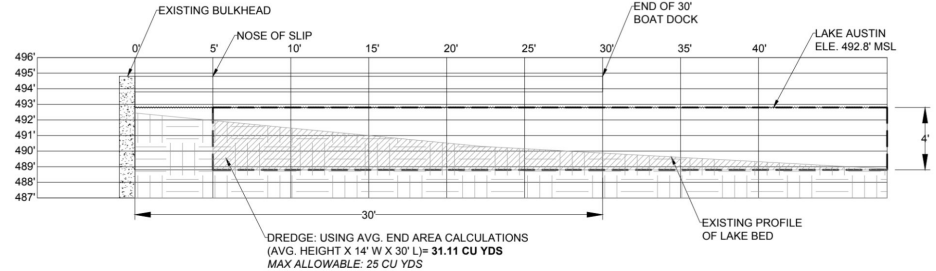


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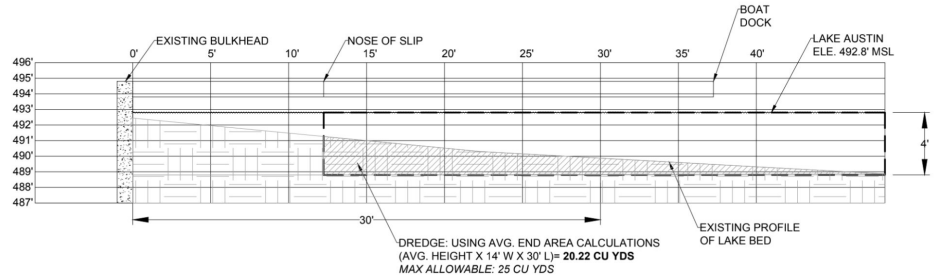
The maximum length from shoreline allowed for a boat dock in Land Development Code 25-2-1176(A)(6) is insufficient in its application for this property.

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.



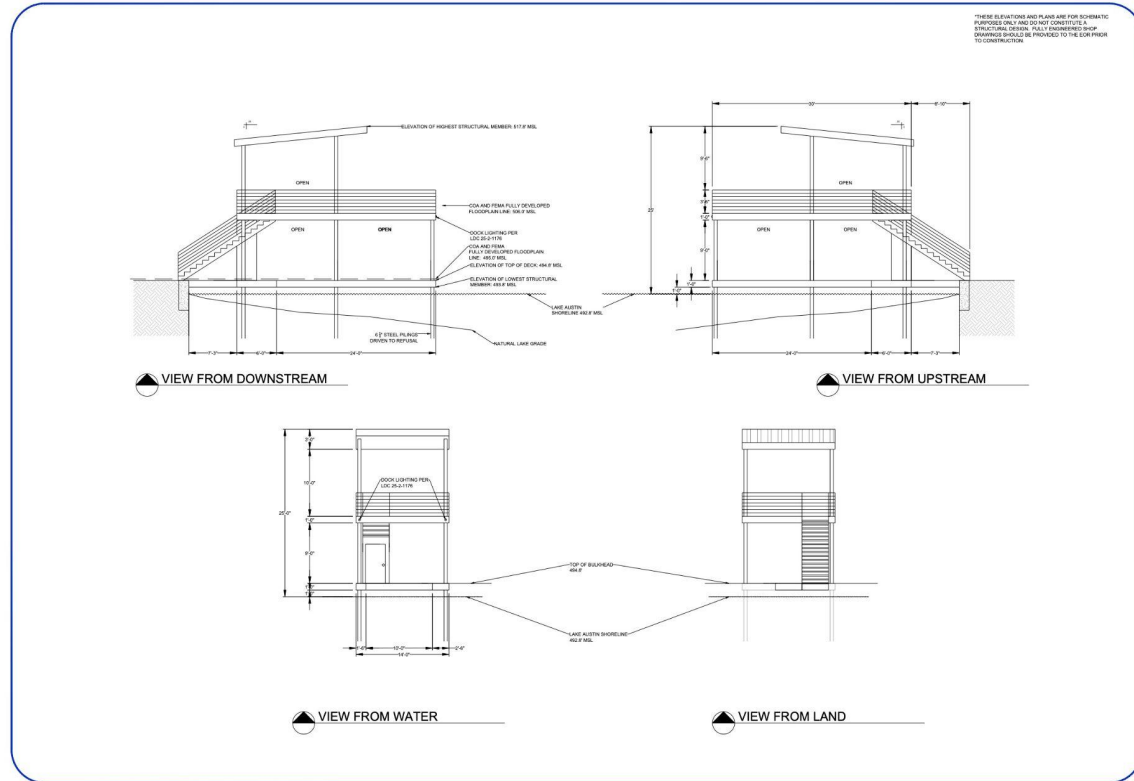
WITHOUT VARIANCE



WITH VARIANCE

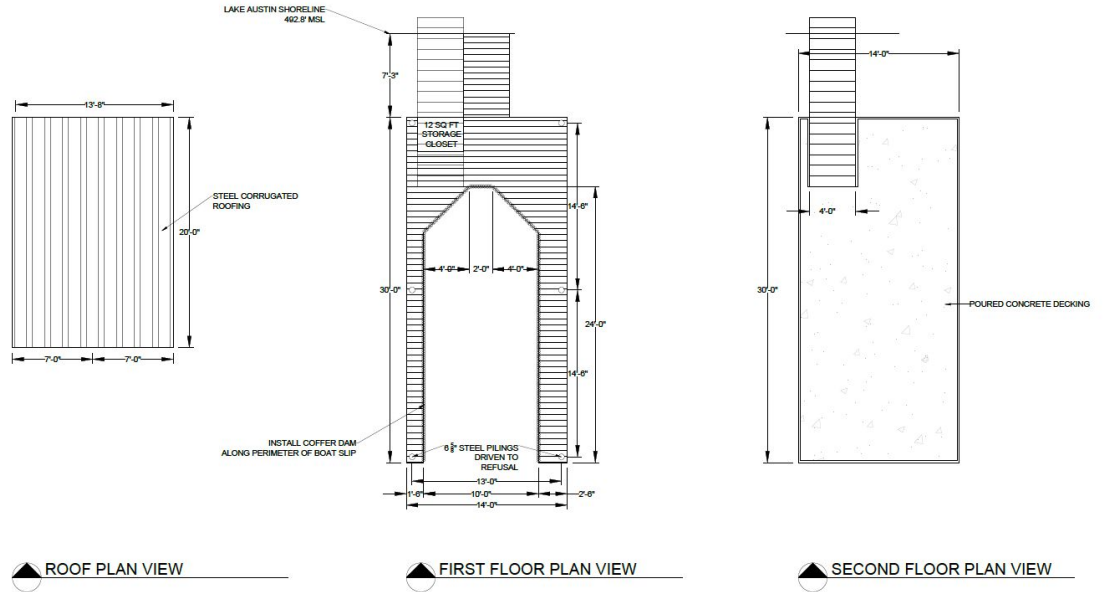
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- Our proposed site plan (SP-2025-0119D, currently in review) proposes a new boat dock with a length of **37' 3"** from shoreline.
- This new boat dock will be functional for modern watercraft at its proposed length.
- Additionally, this dock's design will not extend further than nor impede access to any of the neighboring docks.



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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)
- This variance request is solely rooted in its deviation from the code to guarantee safety and navigability contemporaneous to neighboring docks.



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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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