

# **4213 WATERS EDGE COVE**

## **SP-2017-0146D**

***Brent Bellinger, Ph.D.***

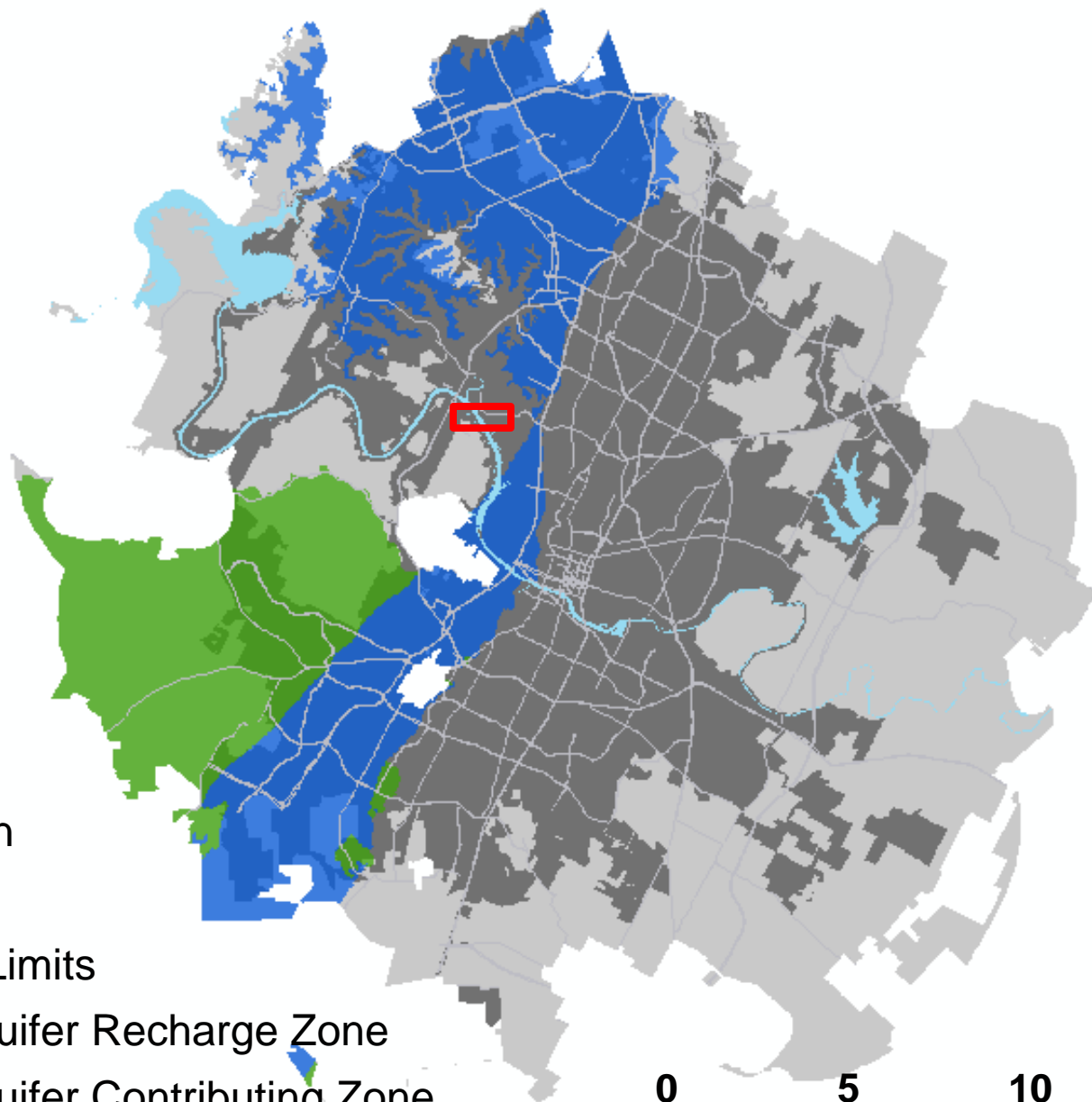
***Environmental Scientist Senior***






***Watershed Protection Department***

***Atha Phillips***

***Environmental Program Coordinator***

***Development Services Department***






-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone

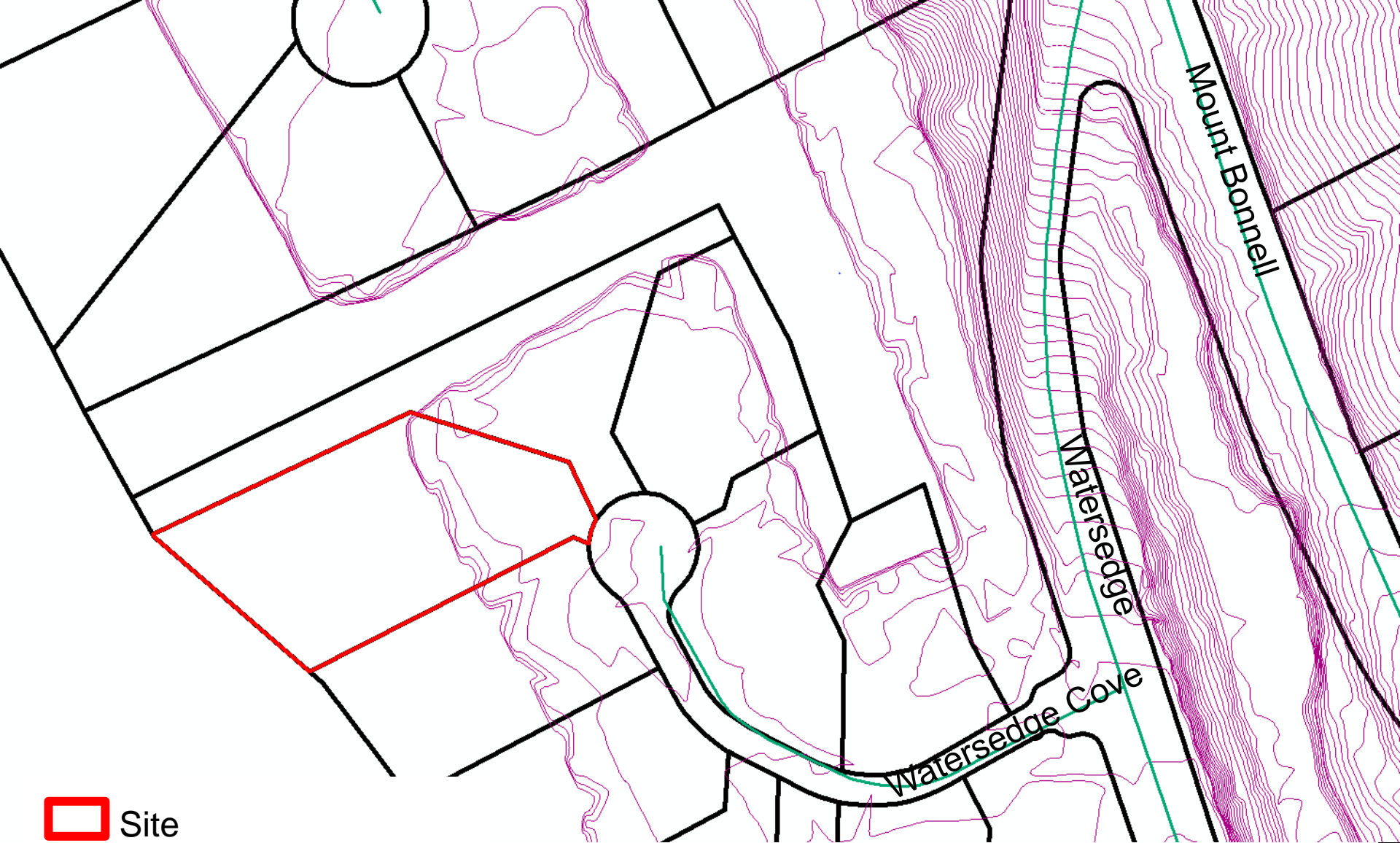
0 5 10  
Miles








-  Site
-  Watershed Boundaries
-  TCAD Parcels





-  Site
-  TCAD Parcels
-  2-ft Contours

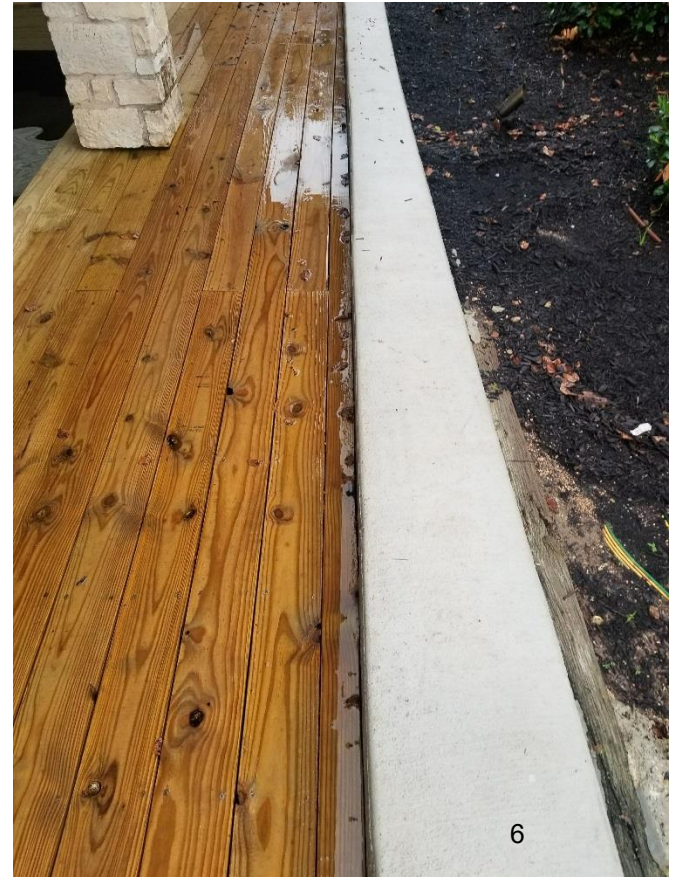
# **PROPERTY DATA**

- **Lake Austin Watershed**
- **Water Supply Rural**
- **Drinking Water Protection Zone**
- **Full Purpose Jurisdiction**
- **Not located over Edwards Aquifer Recharge Zone**
- **No Critical Environmental Features**
- **Council District 10**

# BACKGROUND

- During most recent drawdown, concrete bulkhead was poured due to apparently failing existing bulkhead
- Emergency exemption or site plan was not sought prior to work
- Owners are now trying to bring new bulkhead and proposed modifications of the boat dock through the City's review process

# CURRENT CONDITIONS



# CODE REFERENCE

LDC 25-8-368(D)2: “construction of the replacement bulkhead does not change the location of the shoreline by more than 6 inches;...”

However, newly constructed concrete bulkhead is 12” wide.



# VARIANCE REQUEST

Variance Request: Owners are seeking a variance from the aforementioned code in order to gain approval of their site plan.

## Similar Cases

- None

# **VARIANCE RECOMMENDATION**

## **Approval of variance:**

- The findings of fact have been met for this variance request.
  - The method used was the best option given limited site access;
  - Was the minimum necessary to be structurally sound;
  - Was necessary to repair the failing bulkhead in order to protect property and reservoir water quality;

## **with following condition....**

- Beyond code-required plantings, as compensation we are requesting and addition twelve 1-gallon plantings along the shoreline behind the existing bulkhead.