

1875 WESTLAKE DR  
NORRIS BOAT DOCK

SP-2020-0223DS

*Lindsey Sydow*






*Hydrogeologic Reviewer*

*Watershed Protection Department*

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# SP-2020-0223DS

Site

-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone
-  Watershed Areas Full Extent



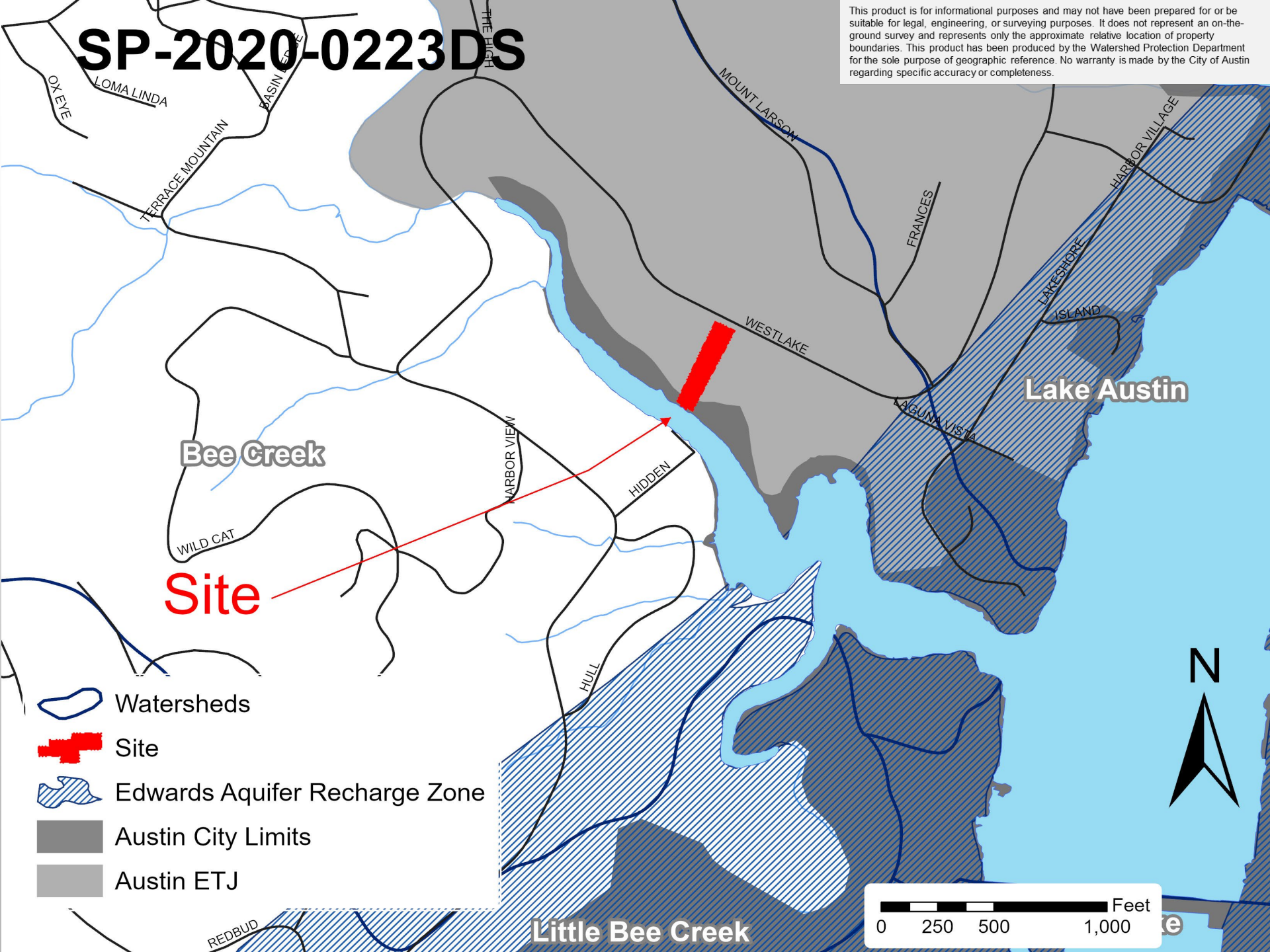
0 5 10 Miles

# **PROPERTY DATA**

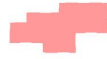
- BEE CREEK WATERSHED
- WATER SUPPLY RURAL CLASSIFICATION
- CANYON RIMROCK CRITICAL  
ENVIRONMENTAL FEATURE ON SITE
- COUNCIL DISTRICT 10

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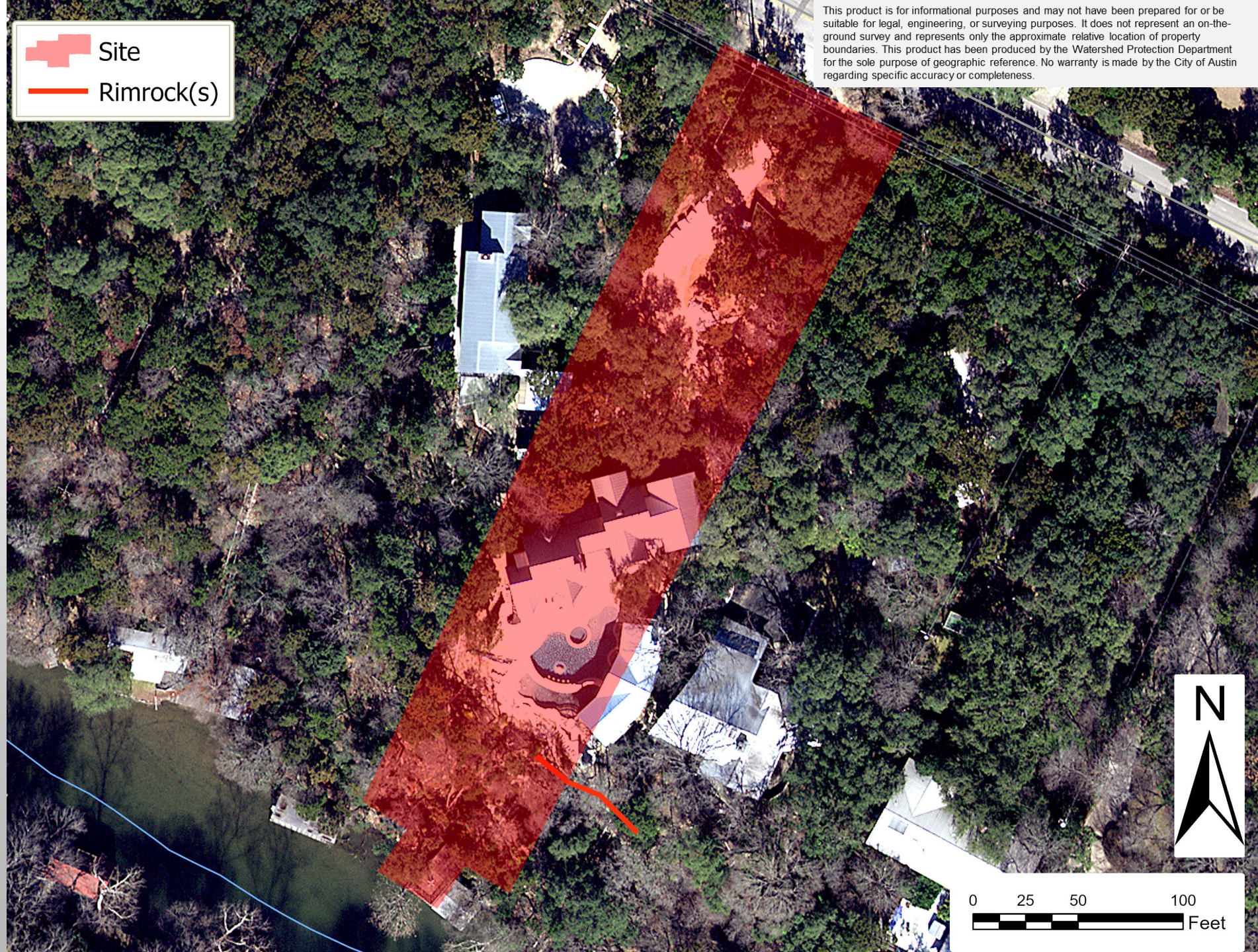
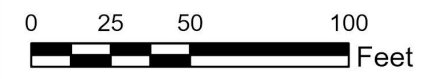


Site



Rimrock(s)

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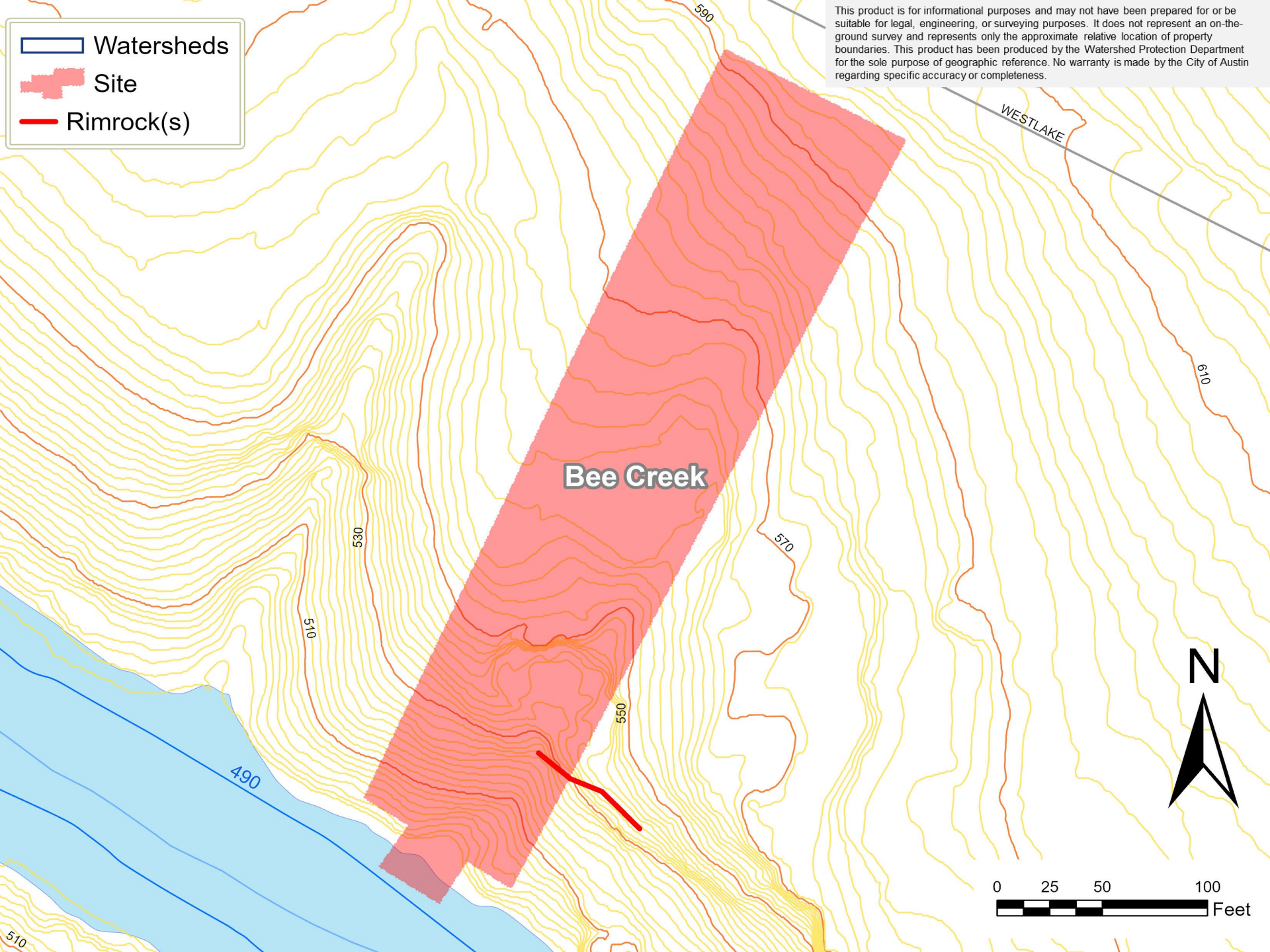


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Watersheds

Site

Rimrock(s)



# **BACKGROUND**

- BOAT DOCK ON LAKE AUSTIN (BEE CREEK)
- DOWNSLOPE FROM CANYON RIMROCK
- UPDATING OLD BOAT DOCK

# **CODE REFERENCE**

- TITLE 25 – LAND DEVELOPMENT CODE,  
CHAPTER 25-8-281(C)(2)(B).

# **VARIANCE REQUEST**

REQUEST TO VARY FROM LDC 25-8-  
281(C)(2)(B) TO ALLOW CONSTRUCTION  
WITHIN A CRITICAL ENVIRONMENTAL  
FEATURE (CEF) BUFFER.



A photograph of a rocky cliff face, likely made of sandstone, showing horizontal layering. A large, flat rock slab overhangs the lower part of the cliff. A blue arrow points from the text 'Canyon Rimrock' to this overhang. Another blue arrow points from the same text to a lower rock section. To the right, a staircase with black metal railings leads up the cliff. A large, gnarled tree root lies horizontally across the lower right part of the cliff face. The background is filled with green trees and foliage.

Canyon  
Rimrock







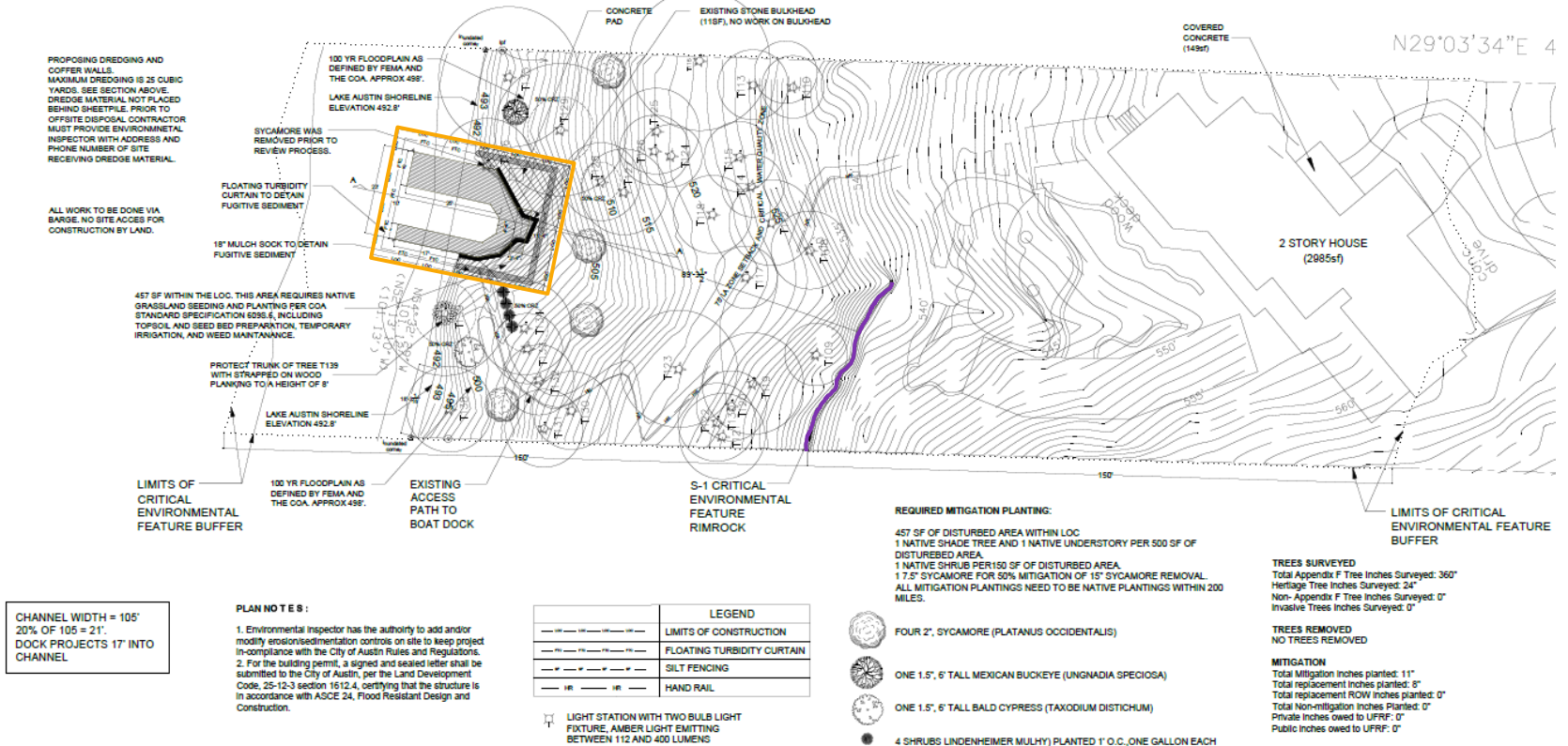






Rimrock extends  
onto neighboring  
property





- Dock construction is proposed at bottom of slope, with Limits of Construction (orange) as far from Rimrock CEF (purple) as is feasible.
- No new shoreline access is proposed between house and new dock.



## **VARIANCE RECOMMENDATION**

FINDING OF FACTS HAVE BEEN MET.

STAFF RECOMMENDS THE APPROVAL OF THIS  
VARIANCE WITH THE CONDITION THAT ALL  
CONSTRUCTION BE COMPLETED BY BARGE.

**QUESTIONS?**



PROPOSING DREDGING AND COFFER WALLS. MAXIMUM DREDGING IS 25 CUBIC YARDS. SEE SECTION ABOVE. DREDGE MATERIAL NOT PLACED BEHIND SHEETPILE. PRIOR TO OFFSITE DISPOSAL CONTRACTOR MUST PROVIDE ENVIRONMENTAL INSPECTOR WITH ADDRESS AND PHONE NUMBER OF SITE RECEIVING DREDGE MATERIAL.

ALL WORK TO BE DONE VIA BARGE. NO SITE ACCESS FOR CONSTRUCTION BY LAND.

457 SF WITHIN THE LOC. THIS AREA REQUIRES NATIVE GRASSLAND SEEDING AND PLANTING PER COA STANDARD SPECIFICATION 609S.6, INCLUDING TOPSOIL AND SEED BED PREPARATION, TEMPORARY IRRIGATION, AND WEED MAINTENANCE.

PROTECT TRUNK OF TREE T139 WITH STRAPPED ON WOOD PLANKING TO A HEIGHT OF 8'

LIMITS OF CRITICAL ENVIRONMENTAL FEATURE BUFFER

SYCAMORE WAS REMOVED PRIOR TO REVIEW PROCESS.

FLOATING TURBIDITY CURTAIN TO DETAIN FUGITIVE SEDIMENT

18" MULCH SOCK TO DETAIN FUGITIVE SEDIMENT

LAKE AUSTIN SHORELINE ELEVATION 492.8'

100 YR FLOODPLAIN AS DEFINED BY FEMA AND THE COA, APPROX 498'.

100 YR FLOODPLAIN AS DEFINED BY FEMA AND THE COA, APPROX 498'.

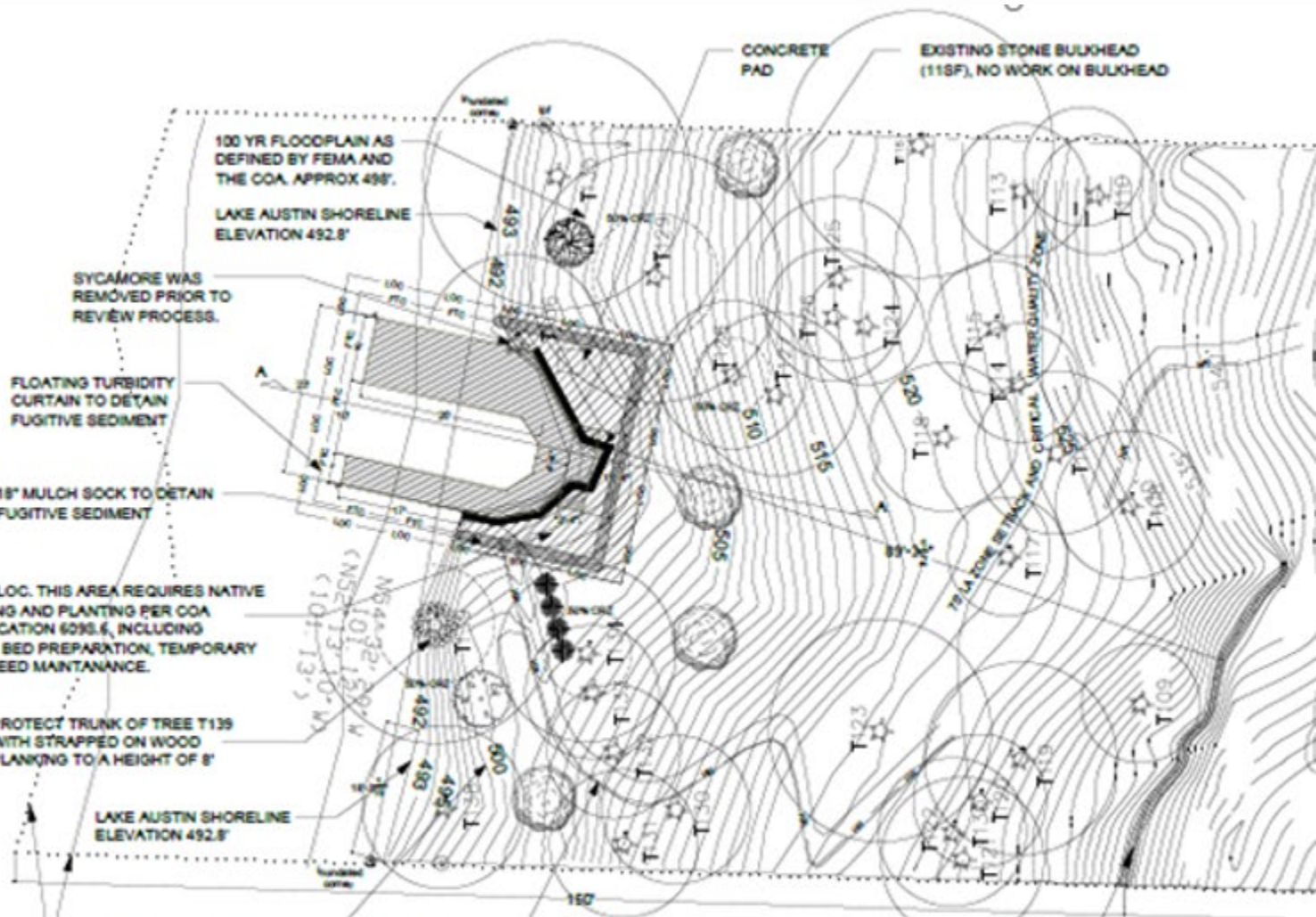
LAKE AUSTIN SHORELINE ELEVATION 492.8'

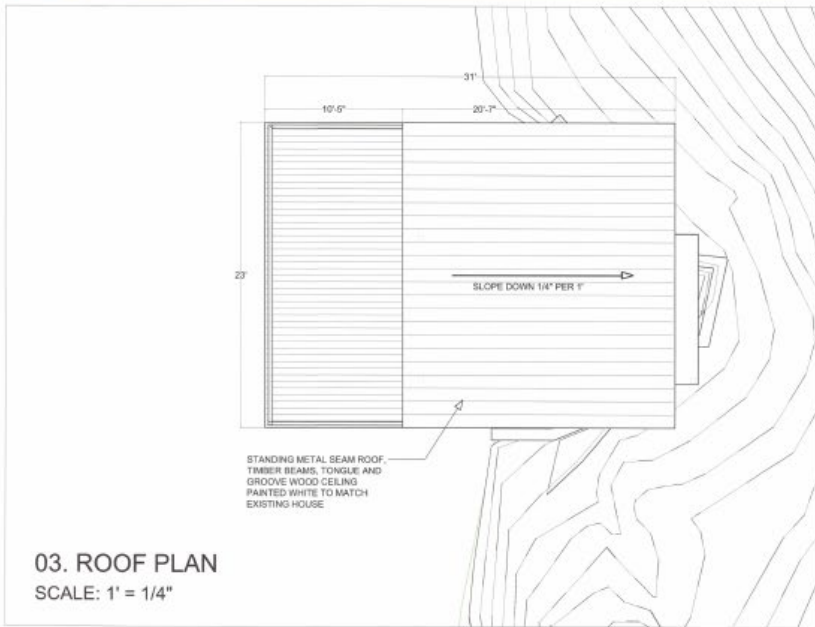
EXISTING ACCESS PATH TO BOAT DOCK

CONCRETE PAD

EXISTING STONE BULKHEAD (11SF), NO WORK ON BULKHEAD

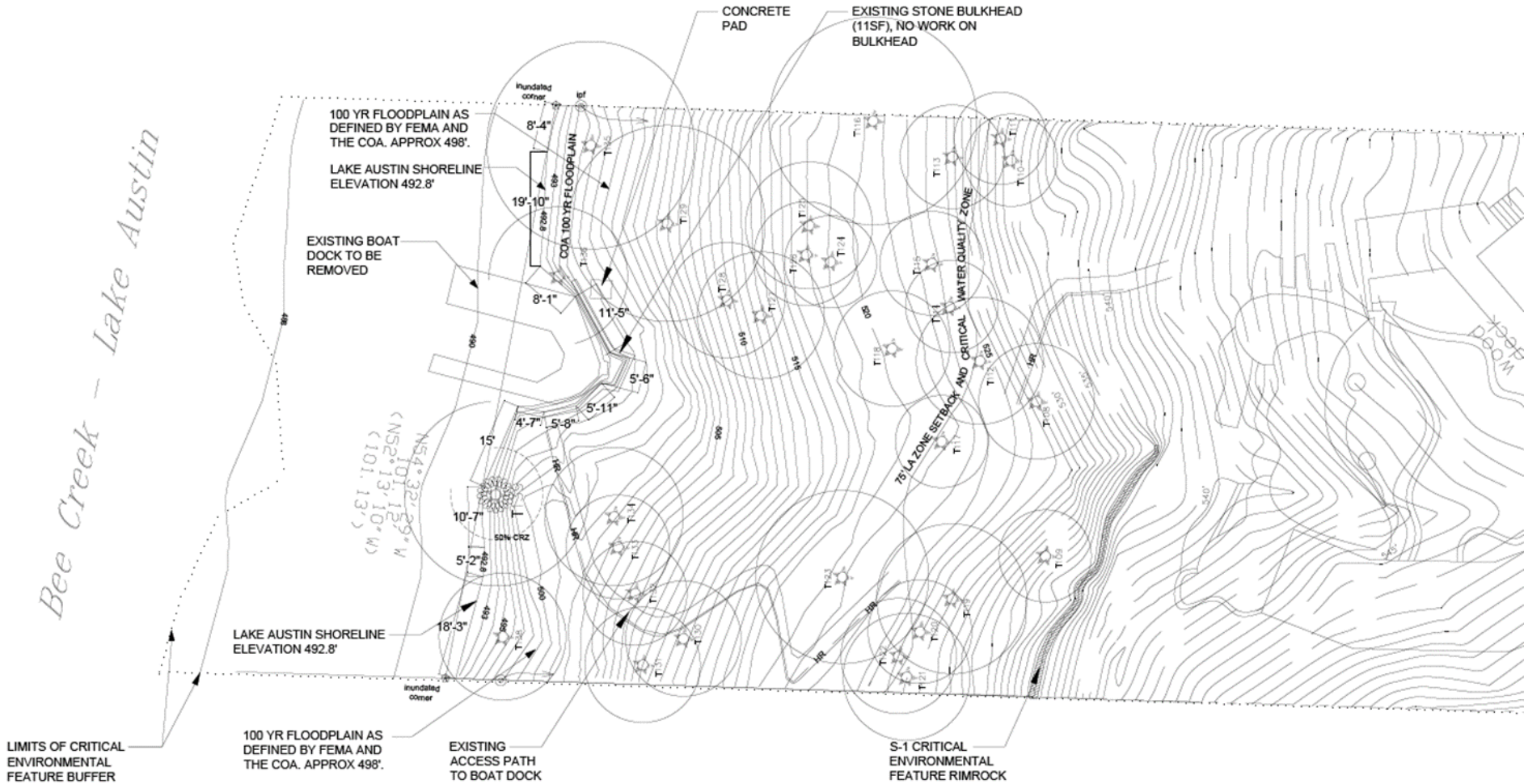
S-1 CRITICAL ENVIRONMENTAL FEATURE RIMROCK





02. FLOOR PLAN - LEVEL 02  
SCALE: 1' = 1/4"





# Existing Conditions





