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MARINA FACILITY DESCRIPTION

Form A



Enter a quantity in each field that applies. Use "N/A" in fields that are not applicable. Do not answer "Yes" or "No."

	Existing Quantity	Additional Quantity Proposed	Total Existing and Proposed
Wet mooring slips	100+ 168	0	
End ties		0	
Personal watercraft dock or ramp (prefabricated)		0	
Personal watercraft dock or ramp (built on site)		0	
Dry stack storage spaces	0	0	
Dry boat storage spaces	0	0	
Courtesy dock slips	6	0	
Fish house	0	0	
Fishing pier	0	0	
Swim platform	0	0	
Ship's store	1	0	
Marine service station	1	0	
Fuel dispenser units	1	0	
Underground fuel storage tank	0	0	
Aboveground fuel storage tank	1	0	
Watercraft maintenance area	1	0	
Boat sewage pump-out facility	1	0	
Restaurant over the water	0	0	
Restroom facility (public & private)	2	0	
Bath/shower facility (public & private)		0	
Boat launch ramp	1	0	
Other over-the-water structures	0	1	1

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Does the applicant have plans for future development at this marina facility that are not included in this permit application? (Select one)

Yes No

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If yes, explain:

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At some point we will add the slips we have had a permit to add ~~on~~ at 3 other times — PERMIT MEO671

PROFESSIONAL ENGINEER'S CERTIFICATION OF A MARINA FACILITY

In accordance with the LCRA Highland Lakes Marina Ordinance Section 5.4



Form C

By my signature as a professional engineer licensed in the State of Texas, I certify to the Lower Colorado River Authority that the civil, structural, mechanical and fuel installations and systems of the LBJ Yacht Club Marina Facility are designed to ensure public safety.

Signature: Suzanne C Byrd

Printed name: Suzanne C. Byrd

Date: July 9, 2024

Professional Engineer's Seal:



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AFFIDAVIT (PROPERTY CONTROL)

Form D



THE STATE OF TEXAS

COUNTY OF Burnet

BEFORE ME, the undersigned authority, a Notary Public in and for said County, State of Texas, on this day personally appeared Gib Shackelford who, after being duly sworn on his/her oath that he/she is entitled to make this Affidavit, and that the statement contained in the foregoing is based on his/her personal knowledge and is true and correct:

I, Gib Shackelford for and on behalf of LBJ Yacht Club and Marina, Ltd. (Applicant), have applied for a permit with the Lower Colorado River Authority in accordance with the Lower Colorado River Authority Highland Lakes Marina Ordinance, as originally adopted on July 19, 1984, and subsequently amended, and I hereby swear that I (or the entity I represent) own, lease or otherwise control all of that said property over which the marina facilities described in said application (will) exist.

Affiant signature: [Handwritten Signature]

Affiant printed name: Gib Shackelford

Affiant title and relationship to applicant: PRES, LBJ Yacht Club and Marina, Ltd.

SUBSCRIBED AND SWORN TO BEFORE ME, this 15th day of July, 2024.

[Handwritten Signature]
Notary Public in and for

Burnet Llano County, Texas

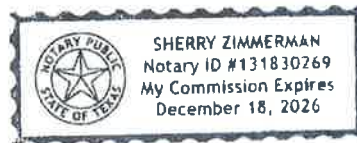
My commission expires: 12-18-26

Printed name: Sherry Zimmerman

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CHECKLIST OF INFORMATION REQUIRED FOR A MARINA PERMIT



Form E

This checklist summarizes the items required for most marina permit applications. This list is not all-inclusive, and all items may not be required for each application. Call LCRA Water Surface Management at 512-473-3200 for assistance in determining the specific items required for your application.

LCRA recommends reviewing the Highland Lakes Marina Ordinance and the associated Technical Manual prior to preparing any of the items on this checklist.

Drawings, Plans and Maps:

- Location and configuration, per HLMO § 5.2
- Electrical, per HLMO § 5.4(a)
- Marine service station, per HLMO § 5.1(c)
- Structural
- Anchoring

Other Items:

- Marina facility description, per HLMO § 6.1(c)(3)(c) (**FORM A**)
- Electrical certification of compliance, per HLMO section 5.5(a) (**FORM B**)
- Professional engineer's certification, per HLMO § 5.4(a) (**FORM C**)
- Representation of applicant or permittee, per HLMO section 5.3)
- Affidavit on property control, per HLMO § 5.2(a)(i)(2) (**FORM D**)
- Permit application form, per HLMO § 6.1(c) (**FORM F**)
- Calculations of water surface area, per HLMO § 6.1(c)(ii)(3)(b)
- Insurance certificate, per HLMO § 5.4(c)
- Map(s) from the tax appraisal district, per HLMO § 6.1(f)(iii)(1)
- Property ownership records from the tax appraisal district, per HLMO § 6.1 (g)(ii)(1)
- Property control information, per HLMO (HLMO § 5.2(a)
- Water quality analysis statement, per HLMO section 5.1(b)
- Check payable to LCRA for fees, per HLMO section 6.1D

Miscellaneous:

- Fire extinguisher plan, per HLMO § 5.6(ii)
- Navigational lighting plan, per HLMO § 5.4(b)
- Other:

add wave breaker to minimize damage to existing marina facility

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MARINA FACILITY PERMIT APPLICATION

In accordance with the Highland Lakes Marina Ordinance



Form F

DO NOT WRITE IN THIS SPACE – FOR LCRA USE	Date received: <u>4/29/2024</u>
Application number: <u>1239</u>	
Customer number: <u>003537</u>	
Fee enclosed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Check number: _____	

ALL FIELDS MUST BE COMPLETED. USE "N/A" IN FIELDS THAT DO NOT APPLY.

What is the reason for this application? (select one)

- Permit to construct (For construction of a new marina facility)
- Permit amendment (For a marina facility with an existing valid permit)
- Emergency reconstruction (To repair damaged portions of marina facility with an existing valid permit)

What type of facility is proposed by this application? (select one)

- Marina Facility (includes commercial facilities, marine service stations, restaurants over the water and non-commercial floating facilities larger than 1,500 square feet)
- Existing Community Marina
- Residential Marina
- Youth Camp

Applicant and Marina Information:

Applicant name: Gib Shackleford, owner PRESIDENT of LBJ YACHT CLUB AND MARINA, LTD.

Marina facility name: Lake LBJ Yacht Club and Marina, LTD

If the marina facility name is different from the applicant's name, the application must also submit a d/b/a certificate.

On which Highland Lake is the facility located? (Select one)

- Buchanan
- Inks
- LBJ
- Marble Falls
- Travis

Water surface area to be occupied by proposed construction: 1000 2,000 sq. ft

Assignment fee submitted with application: \$ _____

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Billing Address:

Name: on file
Email: _____
Address: _____
City: _____ State: _____ ZIP code: _____

Correspondence Address (if different from above):

Attention: _____
Email: _____
Address: _____
City: _____ State: _____ ZIP code: _____

Physical Address of the Facility:

Street address: on file
City: _____ State: _____ ZIP code: _____
Marina phone: _____ Email: _____
Marina manager: _____ Manager phone: _____

Property Ownership and Control:

For each parcel over which the marina facility is located, indicate whether the parcel is (select one):

- Owned by the applicant
- Leased by the applicant
- Otherwise controlled by the applicant (i.e. license agreement, easement, etc.).

Explain the nature of the control:



If different from the applicant, identify the owner(s) of each affected parcel:

Parcel number: _____
Owner's name: LCRA
Address: _____
City: _____ State: _____ ZIP code: _____

Billing Address:

Name: Gib SHACKELTON
Email: 16jmarina@gmail.com
Address: 280 S WITZT PAUL RD.
City: Cottonwood Shores State: TX ZIP code: 78657

Correspondence Address (if different from above):

Attention: _____
Email: _____
Address: _____
City: _____ State: _____ ZIP code: _____

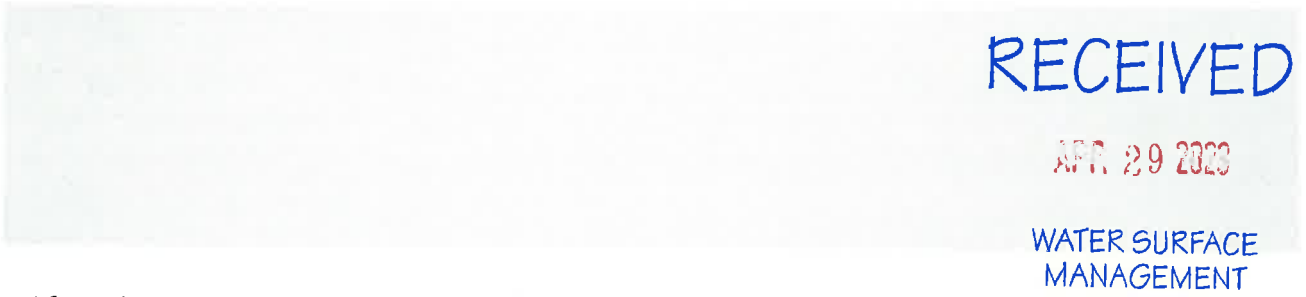
Physical Address of the Facility:

Street address: SAME
City: _____ State: _____ ZIP code: _____
Marina phone: 830 693 9172 Email: 16jmarina@gmail.com
Marina manager: Gib SHACKELTON Manager phone: 830 693 9172
CELL 830 613 7103

Property Ownership and Control:

For each parcel over which the marina facility is located, indicate whether the parcel is (select one):

- Owned by the applicant
- Leased by the applicant
- Otherwise controlled by the applicant (i.e. license agreement, easement, etc.).
Explain the nature of the control:



If different from the applicant, identify the owner(s) of each affected parcel:

Parcel number: _____
Owner's name: LCRA
Address: _____
City: _____ State: _____ ZIP code: _____

Identify the documentation submitted with this application demonstrating the applicant has ownership or control of the affected parcel(s):

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NOTE: Add additional sheets as necessary for any marina facility that is located over multiple parcels owned by separate parties.

Has the applicant designated another person to act on his/her behalf? (select one)

Yes No

If yes, provide the following information about the designee:

Name: Shane Lowry, Reliable Dock Service
Email: shane@reliableboatdockservice.com Phone: 5126505425
Address: 19601 RM 1431
City: Jonestown State: TX ZIP code: 78645

Identify documentation submitted that demonstrates the designee's authority to act on behalf of the applicant:

I have asked Shane to help me satisfy the LCRA requirements to obtain the permit we are applying for regarding the wave attenuator



Marina designer/engineer Information:

Name: Shane Lowry (Reliable Boat Dock Service)
Email: Shane@Reliableboatdockservice.com Phone: (512) 650-5425
Address: 19601 FM 1431
City: Jone Town State: TX ZIP code: 78645

Marina contractor Information:

Name: Reliable Dock Services
Email: Same as above Phone: _____
Address: _____
City: _____ State: _____ ZIP code: _____

Federal identification number:

1-74-2930768

Submit documentation demonstrating that all franchise taxes have been paid.

Has the applicant applied for any other LCRA permits? (select one)

Yes No

If yes, provide the permit information:

[Empty text box for permit information]

Has any other local, state or federal regulatory authority denied approval of any portion or project associated with this application? (select one)

Yes No

If yes, explain on a separate sheet of paper.

Identify all other licenses, permits or other regulatory approvals applicant is seeking from other local, state or federal regulatory authorities as part of this project:

none

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For the APPLICANT (New Owner):

To the best of my knowledge, all information contained in this application form and in the attachments submitted as part of this application is true and correct. I am aware that LCRA, at any reasonable time, has the right, power and authority to inspect docks, piers, wharves, jetties, sewage disposal systems, fuel systems, pollution control structures and any other facilities associated with the Marina Facility and located in or upon any property of the Marina Facility herein described.

Applicant's signature: [Handwritten Signature]

If the applicant is not an individual, see Section 12 of the HLMO Guidance Document to determine who must sign the application.

Applicant's title: General Partner / President

Applicant's printed name: Gib Spivey

Applicant's email: bjm2211@gmail.com

SUBSCRIBED AND SWORN TO BEFORE ME, this 19th **day of** April, **20**24.

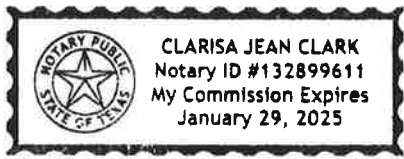
[Handwritten Signature]

Notary Public in and for

Llano County, Texas

My commission expires: January 29, 2025

Printed name: Clarisa Jean Clark



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Submit the notarized application with original signatures.

APPLICATIONS MAY BE MAILED TO:
Lower Colorado River Authority
Marina Permitting
P.O. Box 220
Austin, TX 78767

APPLICATIONS MAY BE DELIVERED DURING REGULAR BUSINESS HOURS TO:
Lower Colorado River Authority
Marina Permitting
3601 Lake Austin Blvd.
Austin, TX 78703

APPLICATIONS MAY BE EMAILED TO: HLMO@lcra.org

An applicant who submits documents via email must also supply documents with original signatures and scaled drawings by mail or in person, even if the documents also are included in the emailed application.



LBJYACH-02

MSATTERFIELD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/27/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER BRIA Insurance & Risk Consultants 4601 Spicewood Springs Rd., Building 2, Suite 200 Austin, TX 78759	CONTACT NAME: Malisa Satterfield	
	PHONE (A/C, No, Ext): (512) 343-1106 2020	FAX (A/C, No):
	E-MAIL ADDRESS: msatterfield@bria.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A : Atlantic Specialty Insurance Company	NAIC # 27154
	INSURER B : Service Lloyds Insurance Company	43389
	INSURER C : National Casualty Company	11991
	INSURER D :	
	INSURER E :	
	INSURER F :	

INSURED

LBJ Yacht Club & Marina, Ltd
 200 Wirtz Dam Rd
 Marble Falls, TX 78657-9426

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.


INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Marina Operators Leg GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			B5JH31442	5/2/2023	5/2/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 P & I Liability \$ 1,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			B5JH31442	5/2/2023	5/2/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			B5JH32200	5/2/2023	5/2/2024	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	SLICWC0296403	4/18/2023	4/18/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Protection and Indem			OMO0038526	3/19/2023	3/19/2024	Occurrence \$ 1,000,000

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DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Certificate holder is listed as Additional Insured in regards to General Liability when required in a written contract.

CERTIFICATE HOLDER Lower Colorado River Authority P.O. Box 220 Austin, TX 78737	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	--

LBJ Yacht Club and Marina, Ltd.
200 South Wirtz Dam Road
Cottonwood Shores, Tx 78657
lbjmarina@gmail.com
830-693-9172

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Lower Colorado River Authority
3700 Lake Austin Blvd,
Austin, TX 78703

Subject: Request for Variance to Section 5.2(c), 5.2(h) and 5.2(i) - (*Highland Lakes Marina Ordinance Amended on May 24, 2023*).

To Whom It May Concern,

In the past few years the marina suffered substantial structural damage from the force of wave action created by West and Northwest winds during the winter months, compromising the safety of our patrons who frequent the marina, as well as the property they store at the marina. According to published studies, the wind strengths across the southern plain are expected to increase over the years. The research states "In the Southern Plains, particularly Texas and Oklahoma, wind speeds are expected to increase by 5 to 10 percent in the spring and as much as 20 percent in the winter.". To proactively protect the marina and its patrons from future wind events, I would like to install a wave attenuation system along the outer perimeter of the marina. The proposed wave attenuation system would significantly reduce hydraulic wave forces directly striking the marina, thereby creating a safer environment for both patrons and their personal property.

According to the *Highland Lakes Marina Ordinance Amended on May 24, 2023* - Section 10, Code 10.1 on page 35, Granting the variance must not do any of the following:

1. Significantly increase boat traffic in or around the Marina Facility.
2. Create significant adverse impacts to Adjoining Waterfront Property owners.
3. Compromise water quality or public safety.

To address the first point: The addition of a wave attenuation system at Lake LBJ Yacht Club will not increase traffic in or around the Marina facility. The proposed system has no areas to dock vessels and no areas for temporarily mooring vessels. Because of this, we do not expect any additional traffic to come to the marina, as the system does not provide any benefit to those who are not already patrons. Since it will act as a perimeter shield around the marina, the system will encourage a more controlled flow of traffic in and around the marina. This makes it less enticing for additional boat traffic to loiter around the marina or visit the the marina for purposes outside of visiting the ship store.

To address the second point: The system will not create significant adverse impact to any of the adjoining waterfront property owners. Since the system is proposed as a perimeter shield around the marina, it does not extend in front of or around any of the adjoining owners. As previously mentioned, the system will be relatively stationary, with a fluctuation of ~4' from center being the most movement it will experience. This means that at no point will the system interfere with the boundaries of an adjoining owner. This system is not intended to alter the water flow of the inbound waves but is designed to absorb a significant portion of the force these waves are carrying. The system does not result in any additional noise pollution, result in any line-of-sight interference for adjoining waterfront property owners, intrude on any adjoining property owners' space, nor hinder any adjoining property owners' access to their property.

To address the third point: This system will not compromise water quality or public safety. As previously stated, the structure will be constructed using hot dipped galvanized steel, polyethylene encapsulated floatation, stainless steel anchor cables, and concrete anchors. Every portion of the structure will be designed using materials that meet all the codes and regulations set forth by the LCRA to preserve water quality. On the side of public safety, it is our stance that the addition of a wave attenuation system at the marina will serve to *increase* public safety. The structure will have appropriate lighting and signage to alert boaters to its presence and prevent collisions. Additionally, the significant reduction in hydraulic wave force hitting the marina will help to ensure that the marina structures that are navigated by foot traffic on a normal basis remain in a safe and undamaged condition. Not only will this make the marina safer for those patrons renting slips and storing their personal property at the marina, but it will also make the marina ship store safer and easier to use for refueling purposes.

In conclusion, we believe that we have a strong case for a variance to be granted to the "20% Rule" - (Highland Lakes Marina Ordinance Amended on May 24, 2023 - Section 5, Code 5.2, Point I on page 16) detailed in the newest LCRA marina ordinances. The wave attenuation structure being proposed meets all the qualifying criteria detailed within *Highland Lakes Marina Ordinance Amended on May 24, 2023* - Section 10, Code 10.1 on page 35, but also goes beyond by increasing the public safety of the marina now and for many years to come. It is our hope that we be granted this variance to protect our marina from future weather events, while providing a better, safer experience for the patrons of our marina. Thank you for your consideration on this matter, and I look forward to hearing from you soon.

Sincerely,
Gib Shackleford
200 S Wirtz Dam Rd,
Horseshoe Bay, TX 78657
Phone: 830-613-7103
Email: lbjmarina@gmail.com

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