

Date of Notice of Draft Permit: April 3, 2026

NOTICE

NOTICE OF DRAFT PERMIT TO OPERATE A MARINA FACILITY

Application Number: 1289
Project Name: Marine Land
Applicant Name & Address: RSW Property Development LLC
413 S. Meadowlark Street, Unit A
Lakeway, TX 78734

Site Location: 13915 FM 1431
Kingsland, TX 78639

Project Description: Marine Land has applied for a permit amendment to replace and reconfigure the existing 10 wet mooring slips, boat launch ramp, and marine service station, and to construct an additional 23 wet mooring slips and three courtesy slips. If approved, the proposed addition will increase the facilities water surface area by 7,227 square feet to a total of approximately 11,904 square feet of water surface area on Lake LBJ, south of Kingsland on the eastern portion of the Colorado River arm.

On October 15, 2025, the Lower Colorado River Authority issued a Notice of Receipt of Administratively Complete Application and Intent to Obtain a Marina Facility permit pursuant to the Highland Lakes Marina Ordinance (the Ordinance). LCRA has completed its technical review of the permit application and has issued a draft permit based on the information submitted in the application.

A draft permit is not a final decision and does not mean the application has been approved for the requested marina facility.

The draft permit is available for review at www.lcra.org/hlmo.

Public Comment

Members of the public may comment on the application and draft permit online at www.lcra.org/hlmo, or by mailing or delivering comments to:

Mail:

LCRA – Water Surface Management
P.O. Box 220
Mail Stop R 203
Austin, TX 78767

Delivered:

LCRA – Water Surface Management
3700 Lake Austin Blvd.
Mail Stop R 203
Austin, TX 78703

COMMENTS MUST BE IN WRITING AND SUBMITTED OR POSTMARKED BY APRIL 24, 2026.

Public Meeting

LCRA may hold a public meeting to consider the permit application and draft permit if there is a substantial public interest after the public comment period ends. Substantial public interest is demonstrated if a request for a public meeting is filed by a local governmental entity with jurisdiction where the proposed or existing marina facility is or will be located, or a substantial percentage of affected persons, as defined in the Ordinance, or businesses with an affected interest.

LCRA must receive the request for a public meeting in writing by April 24, 2026. A request for a public meeting must include:

- (1) The name, mailing address, email address and phone number of the person making the request;
- (2) A brief description of the interest of the person making the request, or of persons represented by the person making the request; and
- (3) The specific standard(s) in the Ordinance that the marina facility will or will not meet.

If a public meeting is held, LCRA will notify all persons who have submitted written comments within the public comment period or a written request for a public meeting of the meeting's date, time and place. If LCRA decides to hold a public meeting, it shall occur within 60 calendar days of the decision, subject to meeting location availability, and the comment period shall be extended until the public meeting is concluded.

LCRA staff will consider all timely public comments and either issue a permit after the applicant has demonstrated compliance with the requirements of the Ordinance or deny the permit application if the applicant does not comply with the requirements of the Ordinance.

LCRA will post its decision to issue or deny the permit at www.lcra.org/hlmo and will notify anyone who has submitted timely written comments.

For more information on the Highland Lakes Marina Ordinance, visit www.lcra.org/hlmo. To request a copy of the application, email LCRA Water Surface Management at hlmo@lcra.org.