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**PLANNING COMMISSION
SITE PLAN COMPATIBILITY WAIVER REQUEST REVIEW SHEET**

CASE: SP-2014-0120DS

PLANNING COMMISSION DATE: June 24, 2014

PROJECT NAME: 3601 Robbins Road

ADDRESS OF SITE: 3601 Robbins Road

APPLICANT: The Swisher R & G Family Trust

AGENT: Aupperle Company (Carolyn Aupperle), 512-329-8241

AREA: 0.07 acres

WATERSHED: Lake Austin (Rural)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

C.I.P. STATUS: N/A

T.I.A.: N/A

CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant proposes to construct a boat dock and associated improvements.

EXISTING ZONING:

The site is zoned SF-2/Single-family residential.

DESCRIPTION OF WAIVERS:

LDC Section 25-2-1176(D)(2):

The applicant is proposing to construct a boat dock that is wider than 20% of the parcel [25-2-1176(D)(2)], therefore, a Planning Commission hearing of this waiver is required.

SUMMARY STAFF RECOMMENDATION:

A dock may not exceed 20% of the shoreline width per 25-2-1176(D)(2). The subject lot is 106' wide, and the proposed dock would be 23' wide, almost 22% of the shoreline width. A dock which would meet the required 20% would measure 21' wide. There are no hardships present on the site which would necessitate a variance.

Staff recommends denial of the waivers for the following reasons:

- A compliant dock could be built without the need for waivers
- There are no mitigating circumstances that would necessitate a dock wider than is permitted

CASE MANAGER: Christine Barton-Holmes, LEED AP **PHONE:** 974-2788
Christine.Barton-Holmes@austintexas.gov

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PROJECT INFORMATION: 0.07 acres

EXIST. ZONING: SF-2

MAX. BLDG. COVERAGE : 40%

MAX. IMPERV. CVRG.: 45%

ALLOWED F.A.R.: N/A

HEIGHT: 35'

REQUIRED PARKING: N/A

PROPOSED ACCESS: Lake Austin or Robbins Road.

PROP. BUILDING CVR: N/A

PROP. IMP. CVRG.: N/A

PROPOSED F.A.R.: N/A

PROP. HEIGHT: N/A

PROVIDED PARKING: N/A

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant proposes to construct a two-slip, two-story boat dock to replace an existing one-slip boat dock. The proposed dock would meet requirements for length and setback, but a waiver is requested for exceeding the allowable 20% frontage width.

Environmental:

The site is located with the Lake Austin watershed, which is classified as a Rural Watershed. There are no critical environmental features.

Transportation:

Access to the proposed dock will be from Lake Austin or Robbins Road. No TIA was required for this development.

PLANNING COMMISSION ACTION:

SURROUNDING CONDITIONS:

Zoning/ Land Use

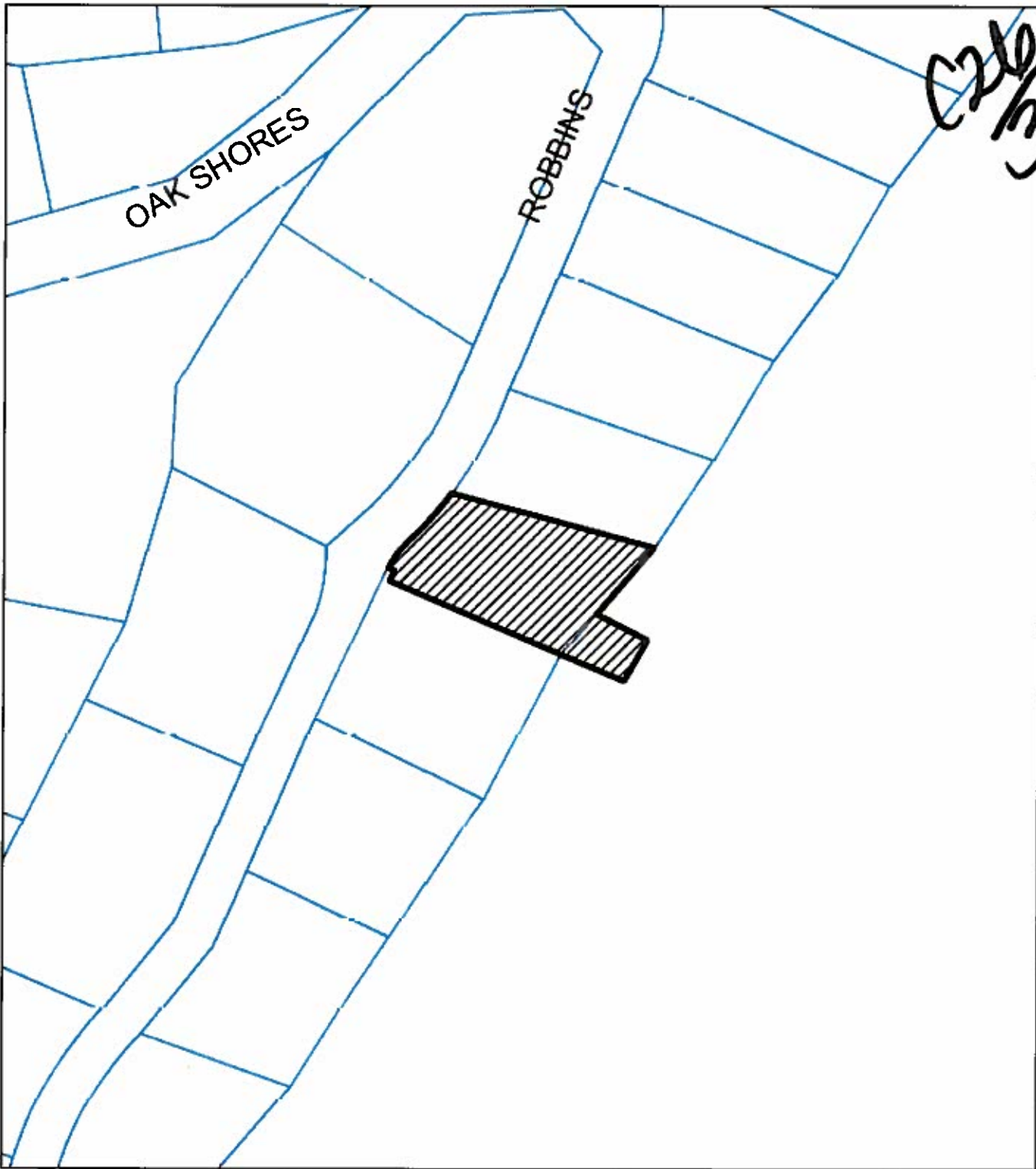
North: SF-2/LA (Single-family residential and docks)

South: SF-2/LA (Single-family residential and docks)

East: LA (Lake Austin)

West: SF-2/LA (Single-family residential)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Robbins Road	46'	15'-19'	Local City Street



-  Subject Tract
-  Base Map

CASE#: SP-2014-0120DS
LOCATION: 3601 Robbins Rd



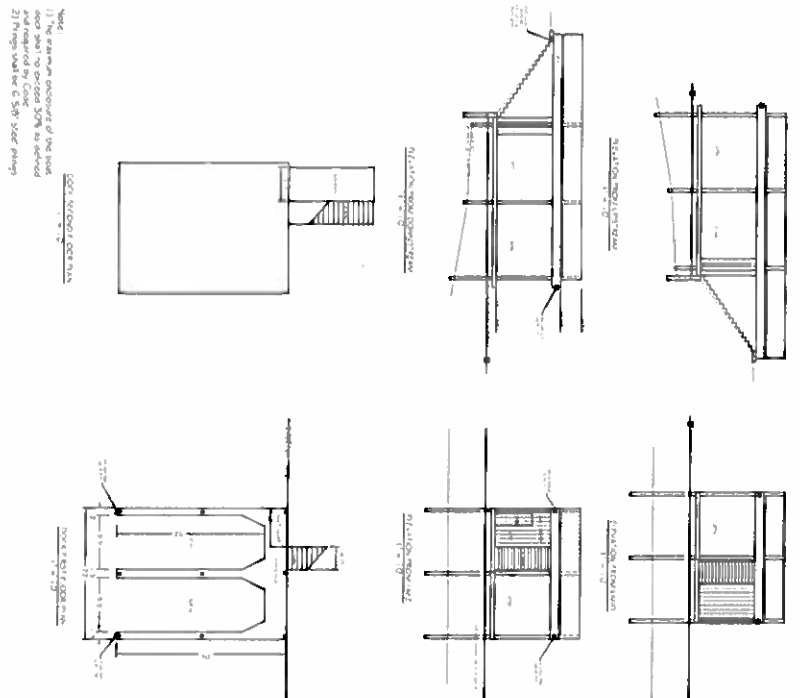
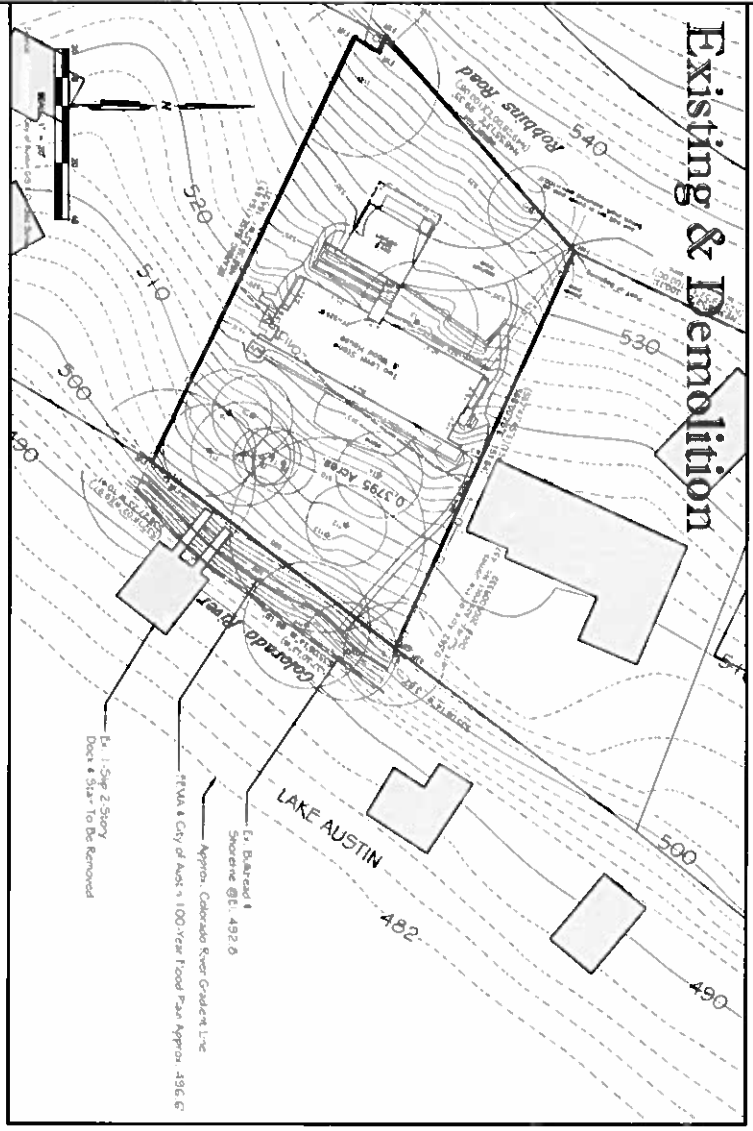
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This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

Handwritten initials/signature

3601 Robbins Road

Existing & Demolition



3601 Robbins Road
EXISTING & DEMOLITION
DOCK PLAN & ELEVATIONS

AUPPERLE COMPANY
Engineering, Planning & Development Services
10805 Carleview Drive, Austin, Texas 78753 512 529-8241



DATE	DESCRIPTION	BY	APP'D

PROJECT: 3601 Robbins Road
DATE: 02/15/17
SHEET: 3 OF 5

