ITEM02/1-PRESENTATION

3701 ROBBINS RD #C15-2024-0013

BOA VARIANCE REQUEST PRESENTATION

MAY 13, 2024

3701 ROBBINS ROAD

#C15-2024-0013

Bhavani Singal Principal Architect

Principal Architect Workshop No. 5



REQUESTS

1. A REQUEST FOR **A VARIANCE** FROM 25-2-1176 (A)(3)- SITE **DEVELOPMENT REGULATIONS FOR** DOCKS, MARINAS, **AND OTHER LAKEFRONT USES** for a side yard setback of 10 ft. (Required) to 0 ft. (proposed) to allow for a new boat dock to be built where an existing boat dock already is within the setback on the side property line.

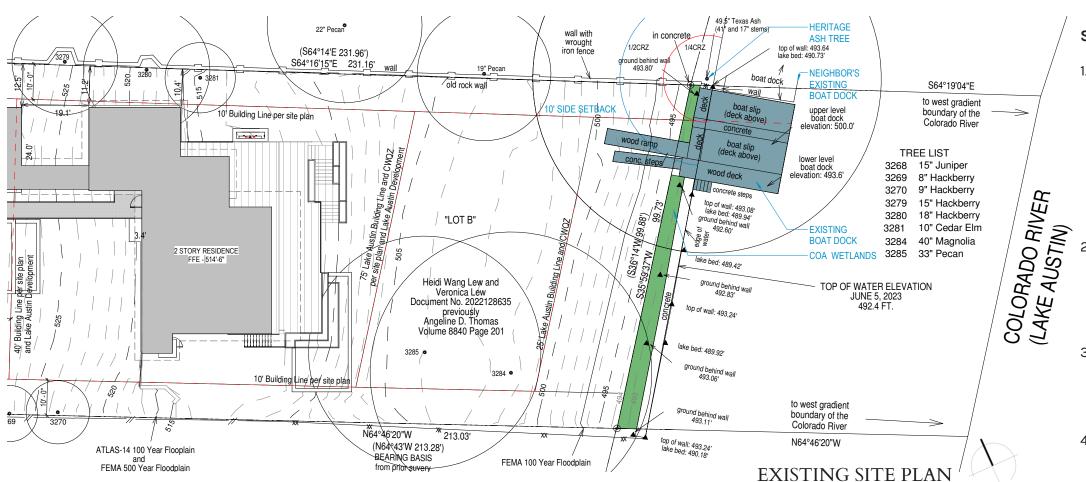
COVER PAGE



WORKSHOP NO. 5 ARCHITECTURE & INTERIORS 5409 WOODROW AVE UNIT C AUSTIN, TEXAS 78756



ITEM02/2-PRESENTATION



SITE CONSTRAINTS

- 1. The existing boat dock was erected before 1984, and needs to be replaced. The current dock does not have enough clearance above the waterline to accommodate modern boats. Rebuilding the dock with an increase in height will allow a reasonable use enjoyed by other homeowners on the lake.
- 2. There are established wetlands. Relocating the boat dock would directly impact the wetlands and cause further disruption to the shorefront ecology and the lakebed.
- 3. There is a large green ash present on the property line adjacent to the boat dock. Rebuilding in the current location will avoid further damage to the CRZ.

The neighbor also has a boat dock

built on the shared lot line.

3701 ROBBINS RD #C15-2024-0013

BOA VARIANCE REQUEST PRESENTATION

MAY 13, 2024

EXISTING CONDITIONS
& DESIGN CONSTRAINTS









WORKSHOP NO. 5 ARCHITECTURE & INTERIORS 5409 WOODROW AVE UNIT C AUSTIN, TEXAS 78756



wall with in concrete wrought 1/2CR7 1/4CR7 top of wall: 493.64 (S64°14'E 231.96') S64°16'15"E 231.16' 19" Pecan -NEIGHBOR'S old rock wall S64°19'04"E to west gradient BOAT SLIP upper level 10 Building Line per site plan boundary of the (DECK ABOVE) boat dock Colorado River elevation: 506 10' WOOD DECK BOAT SLIP TREE LIST (DECK ABOVE) 15" Juniper boat dock vation: 494.10' 3269 8" Hackberry WOOD DECK 9" Hackberry 3279 15" Hackberry 3280 18" Hackberry "LOT B" 3281 10" Cedar Elm PROPOSED **BOAT DOCK** 3284 40" Magnolia 2 STORY RESIDENCE COA WETLANDS- 3285 33" Pecan lake bed: 489.42' Heidi Wang Lew and TOP OF WATER ELEVATION JUNE 5, 2023 Veronica Lew Document No. 2022128635 top of wall: 493,24 previously Angeline D. Thomas Volume 8840 Page 201 10' Building Line per site plan to west gradient ground behind wal 493 111 boundary of the N64°46'20"W ^{*} 213.03' N64°46'20"W (N64°43'W 213.28') ATLAS-14 100 Year Flooplain BEARING BASIS and FEMA 500 Year Floodplain PROPOSED BOAT DOCK FEMA 100 Year Floodplain SITE PLAN

wall with in concrete **ASH TREE** wrought iron fence 1/2CR7 1/4CR7 top of wall: 493.64 (S64°14'E 231.96') S64°16'15"E 231.16' wall ound behind wat 493.80' old rock wall S64°19'04"E to west gradient upper level 0' SIDE SETBACK boundary of the Colorado River 10 Building Line per site plan boat dock elevation: 506.10' BOAT SLIP (DECK ABOVE) TREE LIST lower level boat dock 3268 15" Juniper elevation: 494.10'. 3269 8" Hackberry BOAT SLIP 3270 9" Hackberry DECK ABOVE) 15" Hackberry WOOD DECK 18" Hackberry 3280 "LOT B" 10" Cedar Elm 3281 LAKEBED IMPACT 3284 40" Magnolia 2 STORY RESIDENCE 3285 33" Pecan PROPOSED lake bed: 489.42 **BOAT DOCK** Heidi Wang Lew and TOP OF WATER ELEVATION Veronica Lew JUNE 5, 2023 492.4 FT. Document No. 2022128635 lop of wall: 493.24 133 SF OF NEW IMPACT TO TREE CRZ ike bed: 489.92° -43 SF OF WETLANDS to west gradient ground behind wall 493.11' boundary of the Colorado River ** 213.03' N64°46'20"W N64°46'20"W (N64°43'W 213.28') ATLAS-14 100 Year Flooplain BEARING BASIS and FEMA 500 Year Floodplain FEMA 100 Year Floodplain IMPACT DIAGRAM FOR SETBACK COMPLIANCE

ITEM02/3-PRESENTATION

IMPACT OF SETBACK COMPLIANCE

Email from Miranda Reinhard Environmental Scientist Senior -Policy & Environmental Review City of Austin | Watershed **Protection Department**

designs. The current propose designs will be impacts to the wetland CEF setbacks; however, they do not appear to affect the wetland CEFs themselves.

Keeping the constitute impacts to the impacts to the wetland cefs the wetland cefs the wetland cefs the wetland cefs the existing impacts to the wetland cefs the existing impacts to the wetland cefs the wetland ce

on-site. Moving the boat dock will have new impacts to the wetland CEFs themselves and wetland CEF setbacks that would not occur within the existing footprint."

Email from Skylar Netherland, PWS, CAPM, Flameleaf Environmental

"From an ecological perspective it would be much less disruptive to leave the dock where it is. It is currently surrounded by fringe wetlands that you would be required to complete mitigation for impacts if construction occurred in them."

P.E., Advanced Consulting Engineers

"[It] does not create a significant adverse impact to the lake front, avoids unnecessary bulkhead modifications and offers minimpact to the lake front considering that in the FEM' in the considering that the dock is located in the FEMA 100 year flood plain and impact change necessary to avoid encroaching into the wetlands just west of the existing dock."

3701 ROBBINS RD #C15-2024-0013

BOA VARIANCE REQUEST PRESENTATION

MAY 13, 2024

PROPOSED BOAT DOCK & IMPACT DIAGRAM



WORKSHOP NO. 5 ARCHITECTURE & INTERIORS 5409 WOODROW AVE UNIT C AUSTIN, TEXAS 78756





Legend

City of Austin Wetlands
150ft. Buffer
City of Austin Wetlands
Project Area
contours_2017

CRITICAL ENVIRONMENTAL FEATURE MAP

A small City of Austin wetland was present behind the bulkhead that was dominated by Elephant Ear, Mexican Primerose-willow, and Water Hemlock.

Prepared by Skylar Netherland

Flameleaf Environmental

ITEM02/4-PRESENTATION

3701 ROBBINS RD #C15-2024-0013

BOA VARIANCE REQUEST PRESENTATION

MAY 13, 2024

WETLAND DOCUMENTATION

JUNE 2023



WORKSHOP NO. 5 ARCHITECTURE & INTERIORS 5409 WOODROW AVE UNIT C AUSTIN, TEXAS 78756



ITEM02/5-PRESENTATION



3701 ROBBINS RD #C15-2024-0013

BOA VARIANCE REQUEST PRESENTATION

MAY 13, 2024

<u>Photograph 1</u>

This photograph documents a view facing south along the existing bulkhead on-site. There was a dominance of hydrophytic (wetland) vegetation behind the bulkhead that met the requirements for the a City of Austin defined wetland. Dominant wetland vegetation in this photograph included Elephant Ear (Colocasia esculenta) and Mexican Primerose-willow (Ludwigia octovalvis). Photograph was taken within Wetland W-1.



Prepared by Skylar Netherland Flameleaf Environmental

WETLAND DOCUMENTATION

JUNE 2023



Photograph 2

This photograph documents a view facing north along the existing bulkhead on-site. There was a dominance of hydrophytic (wetland) vegetation behind the bulkhead that met the requirements for the a City of Austin defined wetland. Dominant wetland vegetation in this photograph included Elephant Ear, Mexican Primerose-willow, and Water Hemlock (Cicuta maculata). Dallisgrass was present and dominant behind the City of Austin wetland. Photograph was taken within Wetland W-1.



WORKSHOP NO. 5 ARCHITECTURE & INTERIORS 5409 WOODROW AVE UNIT C AUSTIN, TEXAS 78756





Photograph 3 This photograph documents a small City of Austin Wetland (W-



2) adjacent to the existing boat dock on the northern corner of the Project Area near Lake Austin. Elephant Ear (Colocasia esculenta) was the dominant species in this City wetland.

Photograph 4

This photograph documents a general view of the site condtion near Lake Austin. Ground cover species visible in this photograph include Dallisgrass (Paspalum dilatatum), Bermuda grass (Cynodon dactylon), Virginia wild-rye (Elymus virginicus), and Whitemouth dayflower (Commelina erecta).

ITEM02/6-PRESENTATION



PHOTOGRAPH LOCATIONS MAP

Prepared by Skylar Netherland Flameleaf Environmental

WETLAND DOCUMENTATION

3701 ROBBINS RD #C15-2024-0013

PRESENTATION

MAY 13, 2024

BOA VARIANCE REQUEST

JUNE 2023



WORKSHOP NO. 5 ARCHITECTURE & INTERIORS 5409 WOODROW AVE UNIT C AUSTIN, TEXAS 78756



ITEM02/7-PRESENTATION



3701 ROBBINS RD #C15-2024-0013

BOA VARIANCE REQUEST PRESENTATION

MAY 13, 2024

Photograph 5
This photograph documents the Southern Pecan (Carya illinoinensis) and Southern Magnolia (Magnolia grandiflora) that were present within the Project Area.



Prepared by Skylar Netherland Flameleaf Environmental

WETLAND DOCUMENTATION

JUNE 2023



Photograph 6
This photograph documents an additional general view of the Project Area near Lake Austin. The Green Ash (Fraxinus pennsylvanica) that is present on-site near the existing boat dock is visible in this photograph.



WORKSHOP NO. 5 ARCHITECTURE & INTERIORS 5409 WOODROW AVE UNIT C AUSTIN, TEXAS 78756





ITEM02/8-PRESENTATION

A FEELING OF OPENNESS

Rigid metal screening on metal framing will provide protection from mosquitos without obstructing the view to the lake or restricting air flow. Setbacks are meant to prevent overcrowding and promote a feeling of openness in our neighborhoods. The design of this new deck accomplishes those objectives while remaining in its existing location within the setback.

3701 ROBBINS RD #C15-2024-0013

BOA VARIANCE REQUEST PRESENTATION

MAY 13, 2024

PROVIDING PRIVACY

While the dock is built within the setback, it still provides privacy for the homeowner and their neighbor by using metal "fins" turned at an angle. This allows air to flow through the screened area while creating a visual barrier.

EXTERIOR FINISHES TO PROMOTE OPENNESS AND PROVIDE PRIVACY



WORKSHOP NO. 5 ARCHITECTURE & INTERIORS 5409 WOODROW AVE UNIT C AUSTIN, TEXAS 78756

