

3701 ROBBINS RD  
#C15-2024-0013

BOA VARIANCE REQUEST  
PRESENTATION

MAY 13, 2024

# 3701 ROBBINS ROAD

#C15-2024-0013

Bhavani Singal

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



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## ITEM02/2-PRESENTATION

## SITE CONSTRAINTS

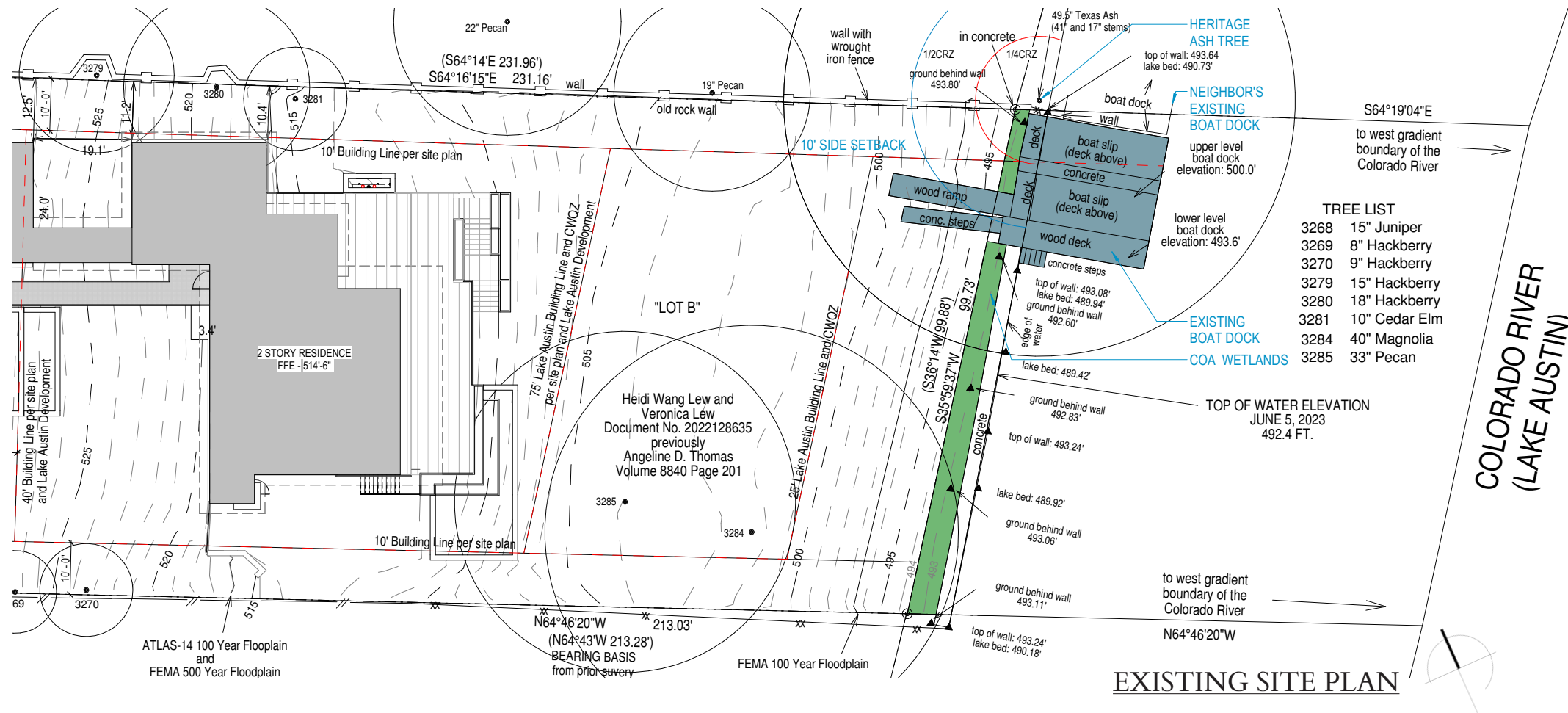
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1. The existing boat dock was erected before 1984, and needs to be replaced. The current dock does not have enough clearance above the waterline to accommodate modern boats. Rebuilding the dock with an increase in height will allow a reasonable use 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.
4. The neighbor also has a boat dock built on the shared lot line.

## EXISTING CONDITIONS & DESIGN CONSTRAINTS



SITE PHOTOS- Taken March 2021 after site was mowed

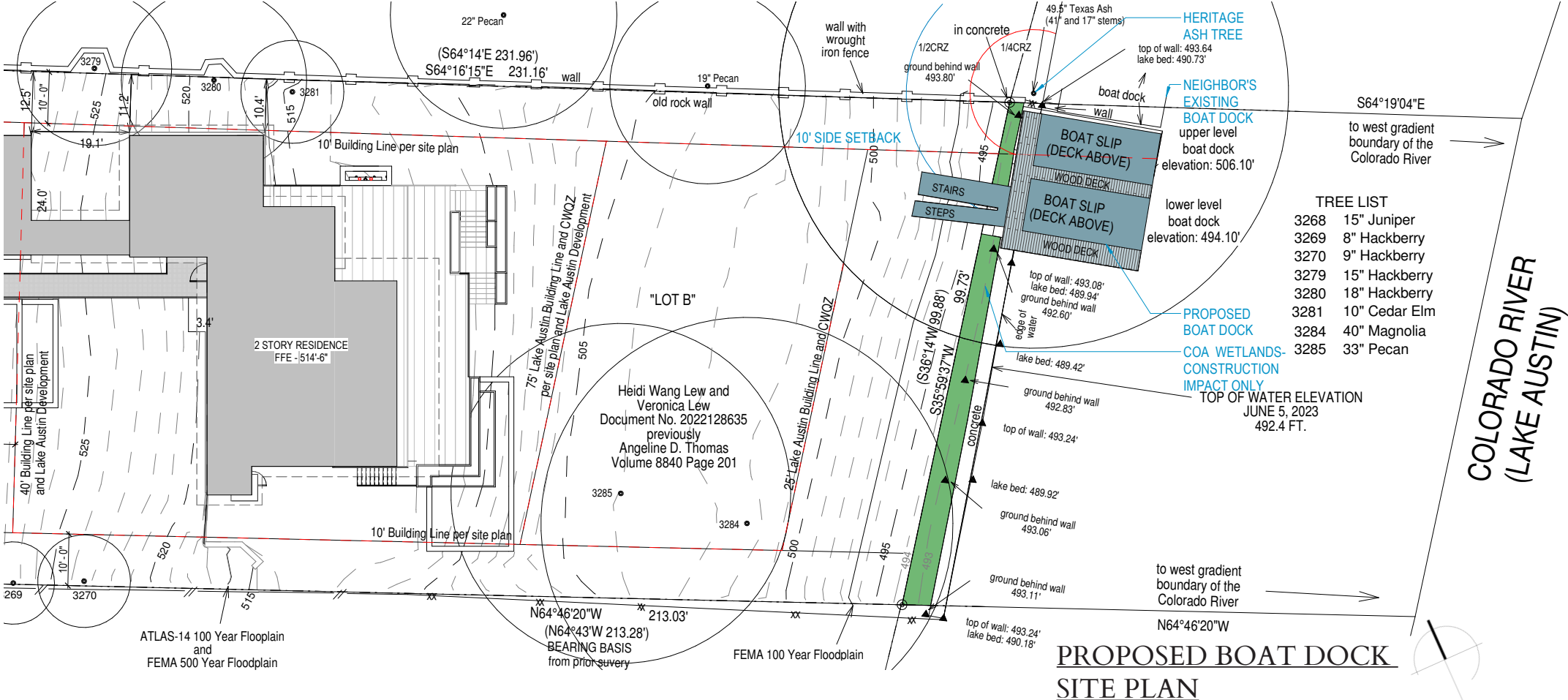
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IMPACT OF SETBACK COMPLIANCE

3701 ROBBINS RD  
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Email from **Miranda Reinhard**  
**Environmental Scientist Senior –**  
**Policy & Environmental Review**  
**City of Austin | Watershed**  
**Protection Department**

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"1:1 mitigation will be required for both designs. The current proposed designs will be impacts to the wetland CEF setbacks; however, they do not appear to affect the wetland CEFs themselves.

Keeping the construction within the existing footprint will have less impact to the existing wetland CEFs 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."**

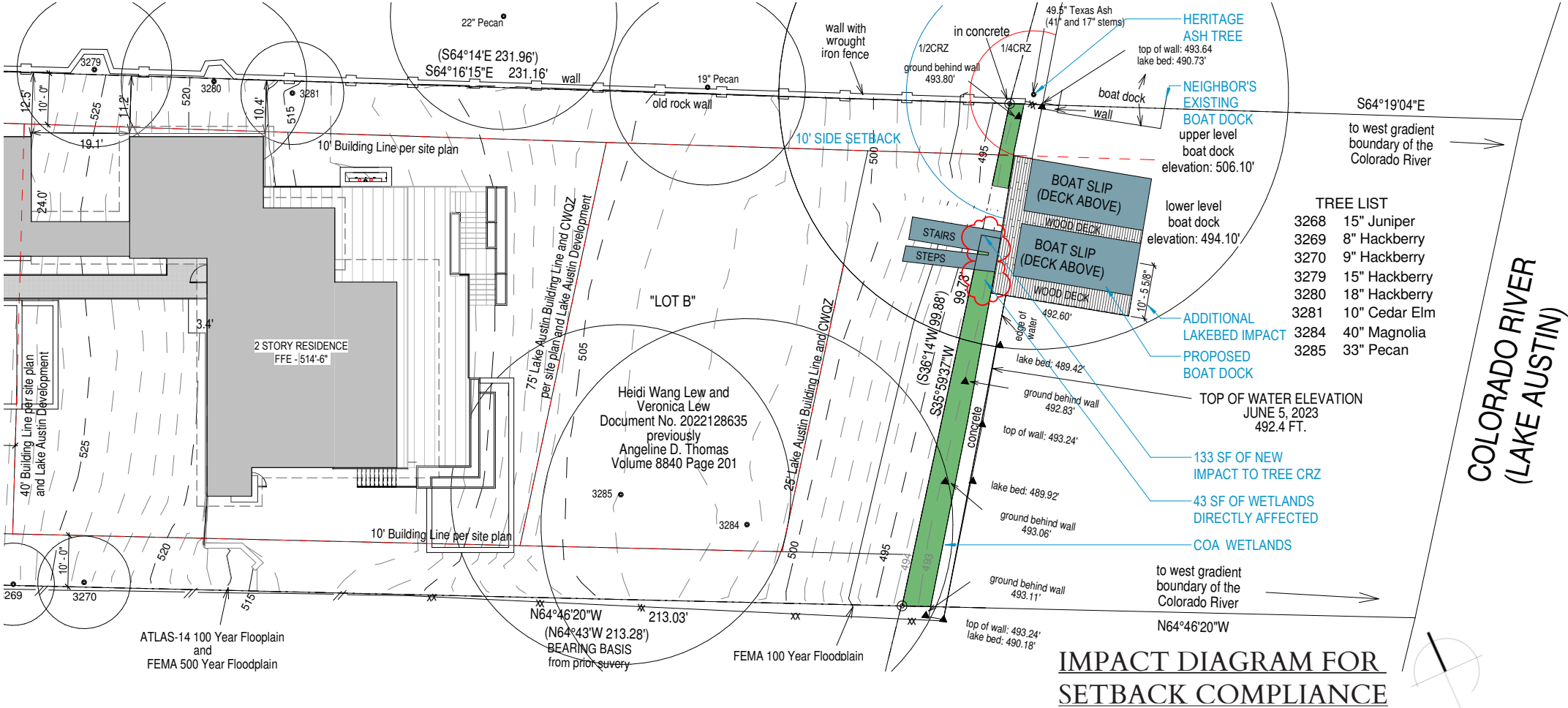
PROPOSED BOAT DOCK  
& IMPACT DIAGRAM

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."

Letter from **Ashraf T. Ahsanullah,**  
**P.E., Advanced Consulting Engineers**

"[It] does not create a significant adverse impact to the lake front, avoids unnecessary bulkhead modifications and offers **minimal impact to the lake front environment** considering that the dock is located in the FEMA 100 year flood plain and in the Critical Water Quality Zone (CWQZ). Moreover it is a minimum impact change necessary to avoid encroaching into the wetlands just west of the existing dock."



IMPACT DIAGRAM FOR  
SETBACK COMPLIANCE



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WETLAND  
DOCUMENTATION

JUNE 2023







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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



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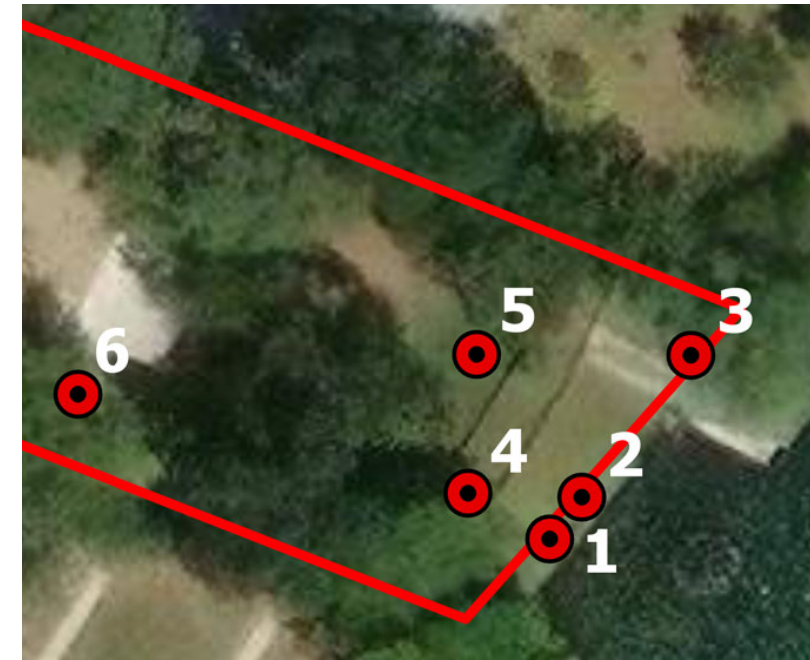
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Photograph 1

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.

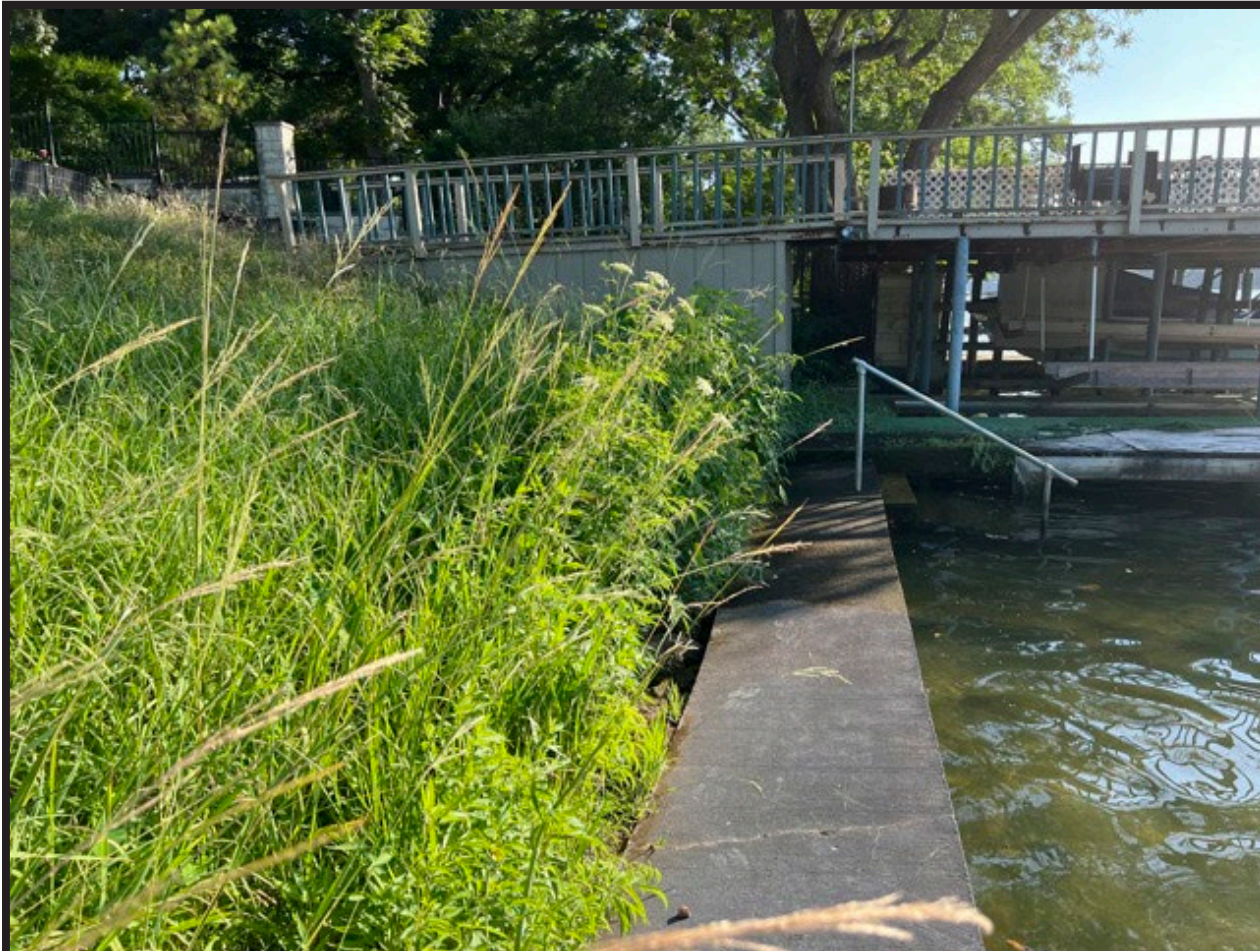


PHOTOGRAPH LOCATIONS MAP

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.



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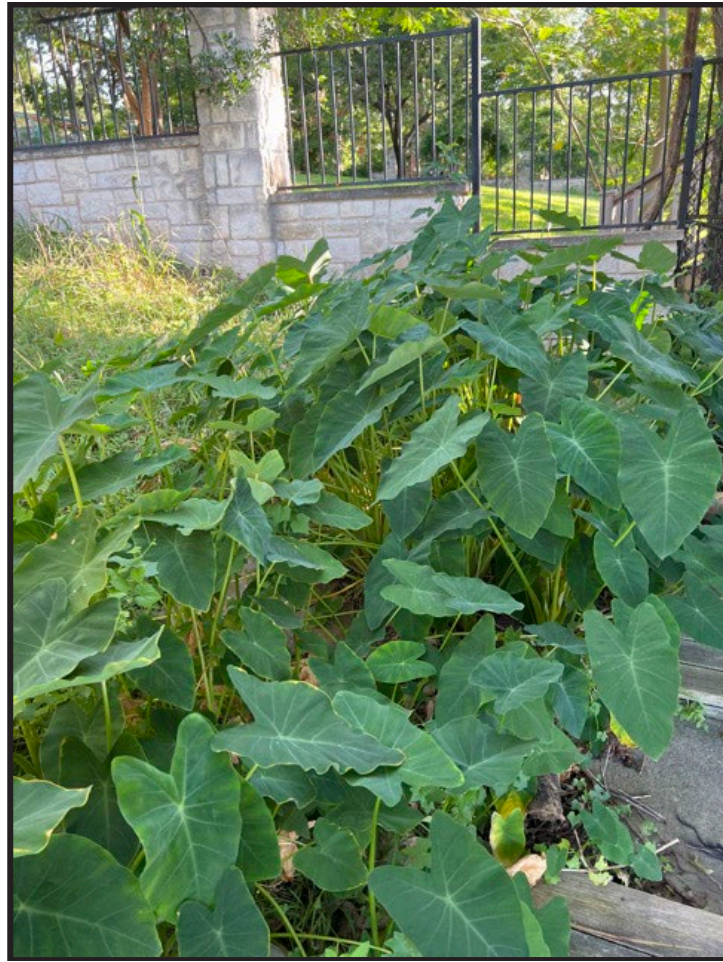
WETLAND  
DOCUMENTATION

JUNE 2023



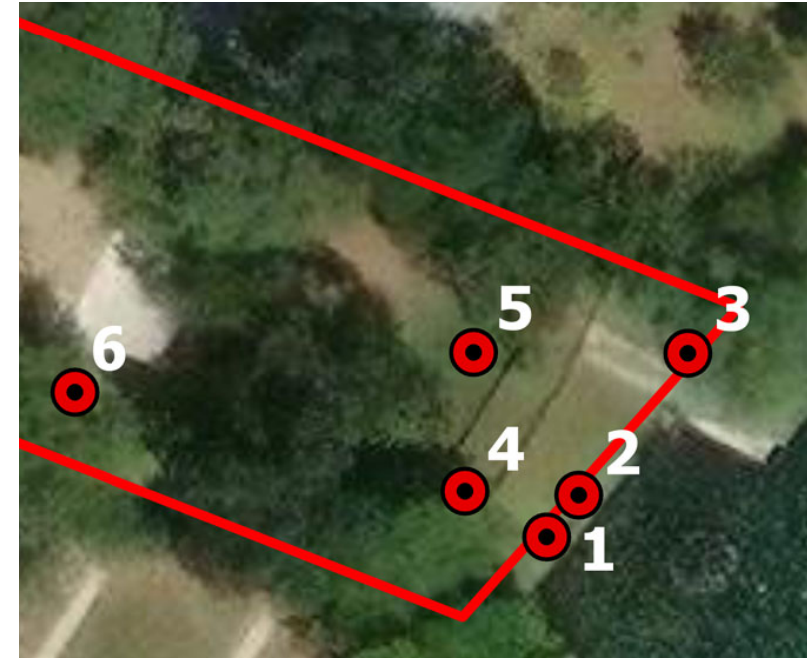
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Photograph 3

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 LOCATIONS MAP

Prepared by Skylar Netherland  
Flameleaf Environmental



Photograph 4

This photograph documents a general view of the site condition 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*).



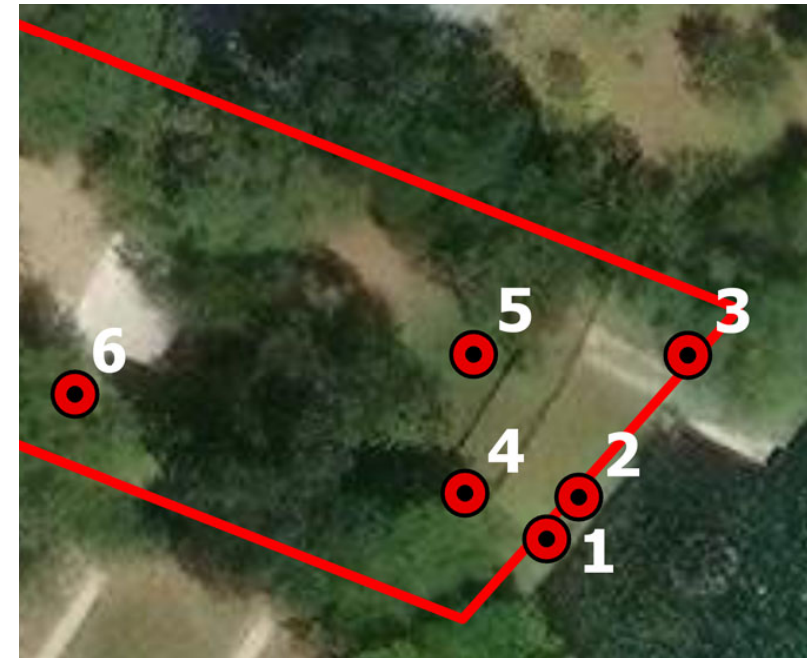
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PHOTOGRAPH LOCATIONS MAP

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Photograph 5

This photograph documents the Southern Pecan (*Carya illinoensis*) and Southern Magnolia (*Magnolia grandiflora*) that were present within the Project Area.



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.



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## 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.

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### 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



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