

C12/1

SUBDIVISION REVIEW SHEET
(Variance only)

CASE NO.: C8J-2011-0053.0A

Z.A.P. DATE: October 18, 2011

SUBDIVISION NAME: Steiner Ranch MU14

AREA: 81.34

LOT(S): 4

OWNER/APPLICANT: Taylor Woodrow communities/
Steiner Ranch, Ltd.
(James Plasek)

AGENT: (Sarah Crocker)

ADDRESS OF SUBDIVISION: 4807 N Quinlan Park Road

GRIDS: MB32

COUNTY: Travis

WATERSHED: Lake Austin

JURISDICTION: Full-Purpose

EXISTING ZONING: GR-CO/LO-CO

MUD: N/A

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: Commercial Multi Family/Apartments

ADMINISTRATIVE WAIVERS: None

VARIANCES: The applicant is requesting a variance from Section 30-5-452 of the Land Development Code to allow construction in a water quality zone for a private roadway to provide primary access to two lots. RECOMMENDED. (See back-up from environmental review).

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the above referenced variance only at this time. The proposed plat is composed of 4 lots on 81.34 acres.

STAFF RECOMMENDATION: The staff recommends approval of the requested variance. Other staff comments remain on the review of the application. Staff will continue to work with the applicant to addresses remaining City and County requirements.

ZONING AND PLATTING COMMISSION ACTION:

CITY STAFF: Brad Jackson

PHONE: 974-3410

E-MAIL: brad.jackson@ci.austin.tx.us

C12/2



ENVIRONMENTAL BOARD MOTION 092111 5b

Date: September 21, 2011

Subject: **Steiner Ranch MU14 C8J-2011-0053.0A**

Motioned By: James Schissler

Seconded By: Bob Anderson

RECOMMENDATION The Environmental Board recommends approval with conditions of variance:

Land Development Code 30-5-452 – To allow construction in a Critical Water Quality Zone (LDC Section 30-5-452) for the construction of a private roadway to provide primary access to two lots.

Staff Conditions: The applicant will provide soil retention blankets for all slopes over 15% grade created or disturbed during construction to control erosion.

Vote 6-0-0-1

For: Anderson, Maxwell, Neely, Perales, Schissler and Walker

Against: None

Abstain: None

Absent: Gary

DRAFT

Approved By:

Mary Gay Maxwell, Environmental Board Chair



C12/3

ITEM FOR ENVIRONMENTAL BOARD AGENDA

**BOARD MEETING
DATE REQUESTED:** September 21, 2011

**NAME & NUMBER
OF PROJECT:** STEINER RANCH MU14 / C8J-2011-0053.0A

**NAME OF APPLICANT
OR ORGANIZATION:** Crocker Consultants
(Sarah Crocker, 504-237-4288)

LOCATION: 4807 North Quinlan Park Road

PROJECT FILING DATE: April 12, 2011

**WPDR/ENVIRONMENTAL
STAFF:** Brad Jackson, 974-3410
brad.jackson@austintexas.gov

**WPDR/
CASE MANAGER:** Don Perryman, 974-2786
Don.perryman@austintexas.gov

WATERSHED: Bear West (Lake Austin) Watershed (Water Supply Rural)
Drinking Water Protection Zone

ORDINANCE: Comprehensive Watershed Ordinance, as amended by the
Steiner Ranch Subdivision Settlement Agreement

REQUEST: Variance request is as follows:
1. To allow construction in a Critical Water Quality Zone
(LDC Section 30-5-452) for the construction of a private
roadway to provide primary access to two lots.

STAFF RECOMMENDATION: Recommended.

**REASONS FOR
RECOMMENDATION:** Findings-of-fact have been met.



C12/4

MEMORANDUM

TO: Betty Baker, Chairperson
Members of the Zoning and Platting Commission

FROM: Brad Jackson, Senior Environmental Reviewer
Planning and Development Review Department

DATE: September 21, 2011

SUBJECT: Steiner Ranch MU14 (C8J-2011-0053.0A)
4807 North Quinlan Park Rd.

Variance Requests: Variance from LDC 30-5-452 to allow a private street to cross a Critical Water Quality Zone.

The applicant is proposing a four-lot subdivision with a total of 81.34 acres of land at the intersection of North Quinlan Park Rd. and 620. To access 2 of the lots, the subdivision must cross a Critical Water Quality Zone that bisects the subdivision from the northeast to the southwest. The acreage of land separated from the adjacent roadway by the CWQZ is approximately 40 acres in size.

Description of Project Area

This 81.34 acre subdivision is situated in the COA 2-mile ETJ in the Drinking Water Protection Zone. The site is located within the Bear West Creek (Lake Austin) Watershed, which is classified as Water Supply Rural. Topographically, the site slopes down from the intersection of 620 and Steiner Ranch Blvd to the southwest from an elevation of 1032 feet to an elevation of 766 feet at the southwestern boundary of the subdivision. The subdivision has a net site area of 44.97 acres, with 40.2 acres with slopes 0-15%, 11.2 acres with slopes 15-25%, 1.5 acres with slopes 25-35%, and about 1 acre with slopes over 35% in grade. The majority of the buildable area of the subdivision is across the CWQZ from N. Quinlan Park Rd. The private drive will have about 30,000 square feet of impervious cover (about 0.69 acres), which is about 1.5% of the subdivision's net site area. The subdivision is allowed 40% impervious cover through the Steiner Ranch Subdivision Settlement Agreement, Ordinance # 011025-49.

Vegetation

According to the Soil Survey of Travis County, the site contains Brackett soils, rolling (B1D) and Brackett soils and rock outcrop (BoF). Brackett soils are described as shallow and well drained soils that develop under a prairie of mid to tall grasses and some trees. The geology at this site is characterized by thin clay soils covering weathered limestone. The site lies within the Glen Rose

formation that consists primarily of limestone, dolomite and marl. The site vegetation is dense, consisting of scrubby hill country species like ashe juniper, live oak, cedar elm, and Texas red oak.

C12/5

Critical Environmental Features

There is one Critical Environmental Feature (a cave) within 150 feet of this site. The cave is located outside of the subdivision near Steiner Ranch Boulevard and the northeastern tip of the subdivision. An area of about one-fourth of an acre will be set aside as a CEF buffer at the northeastern end of this subdivision.

Water/Wastewater

The project will receive water service from the City of Austin. Wastewater is treated through on-site septic tank systems.

Variance Requests

The variances being requested by this project are as follows:

1. **Variance from City Code Section LDC 30-5-452 to allow construction in the Critical Water Quality Zone for a private street.**

On May 23, 2011, the applicant requested the above variances.

Recommendations

Staff recommends granting the variance request because the findings of fact have been met.

Recommended Conditions of Variance Approval

1. The applicant will provide soil retention blanketing for all slopes over 15% in grade created or disturbed during construction to control erosion.

If you have any questions or need additional information, please feel free to contact me at 974-3410.

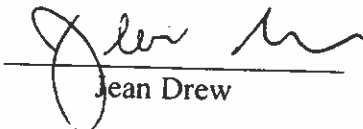


Brad Jackson, Senior Environmental Reviewer
Planning and Development Review

Environmental Program Coordinator:


Ingrid McDonald

Watershed Protection:


Jean Drew

C12/6

Similar Cases

The Alexan at Vaught Ranch (SP-2005-1499D) requested a variance from LDC 25-8-261 to allow construction in the CWQZ for a private drive to access the site. The EV Board recommended disapproval on February 1, 2006 by a vote of 7-0-0-2, with the following conditions:

Staff conditions:

None.

The Zoning and Platting Commission approved this variance on February 14, 2006.



C12
1/4

Planning & Development Review Department
Staff Recommendations Concerning Required Findings
Of Fact

Application Name: Steiner Ranch MU14
Application Case No: C8J-2011-0053.0A

Code Reference: Land Development Code Section 30-5-452

Variance Request: To allow a private street to cross a Critical Water Quality Zone.

- A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:
1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.
***YES.** Other properties similarly situated with a classified waterway bisecting the site have been granted variances to cross the CWQZ to access their land.*
 2. The variance:
 - a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;
***YES.** The development is not based on a condition caused by the method chosen by the applicant to develop the property. The subdivision only has one roadway which it can be accessed from and the creek runs parallel to that roadway.*
 - b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;
***YES.** The alignment of the private road will follow an area of prior disturbance and less steep slopes.*
 - c) Does not create a significant probability of harmful environmental consequences; and
***YES.** This variance does not directly create a significant probability of harmful environmental consequences. The private drive will only accommodate one lane in each direction and will be built on the areas of less steep slopes. Soil retention blankets will be used during construction to prevent erosion.*
 3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

C12/8

Yes. The proposed project will result in water quality that is at least equal to the water quality achievable without the variance because the site will be providing excellent erosion controls during construction.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The above criteria for granting a variance are met;
N/A
2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and
N/A
3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.
N/A

Reviewer Name: Brad Jackson

Reviewer Signature:



Date: September 7, 2011

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).

C122/9

SARAH PUTNAM CROCKER

6505 Cooper Lane

Austin Texas 78745

September 9, 2011

Planning & Development Review Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

RE: Resubdivision of Lot 3, Block B
Steiner Ranch Phase Ten
Section Two
C8-2011-00xx.0A
Request for Variance
COA Land Development Code Section 30-5-452
4,042 s.f. of development in the CWQZ in a Water Supply Rural Watershed
7,256 s.f. of development in the WQTZ in a Water Supply Rural Watershed

To Whom It May Concern:

On behalf of the applicant I am requesting a variance for development in the CWQZ and WQTZ to build a private street that will provide access to the entire property. The proposed resubdivision of Lot 3, Block B Steiner Ranch Phase Two Section 10 does not trigger the need for this variance. The variance would be required regardless, due to the existence of a creek, existing water quality pond and 100 year flood plain which traverses the center of this 81.34 acre parcel.

Development in the CWQZ and WQTZ is prohibited except as provided in Article 7, Division 1(Critical Water Quality Zone Restrictions), Subsection (A) and (B) establish the criteria upon which the Land Use Commission may grant a variance. Attached you will find the justification and findings of fact to support this variance request.

This tract is not located in the Edwards Aquifer Recharge zone. It is located in the Lake Austin Watershed which is classified as Water Supply Rural and will be developed in accordance with Chapter 15 of the City of Austin Code and the Steiner Ranch Master Agreement, which was approved City Council.

CL/10

Should you have any questions or need anything further, please don't hesitate to contact me.

Sincerely,

Sarah Crocker

Sarah Crocker
Authorized Agent

C12/11

SARAH PUTNAM CROCKER

6505 Cooper Lane

Austin Texas 78745

Findings of Fact

Project: Resubdivision of Lot 3, Block B
Steiner Ranch Phase Two
Section 10
Quinlan Park Road
Austin, Texas
C8-2011-00xx.0A

Ordinance Standard: 30-5-452
4,042 s.f. of development in the CWQZ
7,256 s.f. of development in the WQTZ

Justification:

1. Are there special circumstances applicable to the property involved where strict application deprives such property owner of privileges or safety enjoyed by other similarly situated property with similarly timed development? **YES**

This 81.34 acre tract is one of four commercial parcels along FM 620 in the master planned community of Steiner Ranch. The site is eight (8) to ten (10) feet below 620 at the corner of Quinlan Park Road. Due to the retaining wall built by TXDOT in conjunction the roadway improvement the site is eight to ten feet below the finished grade of FM 620. The only access point for this tract was established with the design of Quinlan Park Road. Access to 620 is prohibited.

The CWQZ, WQTZ and an existing water quality pond are contained within the boundaries of the City of Austin recognized 100 year flood plan (there is no FEMA floodplain) which cuts the property in half. Without obtaining a variance to construct the proposed private street to the 18.3208 acres located on the eastern side of the draw that the property is inaccessible.

The northern 40 acres of the property is in a Conservation Easement and is part of the BCCP. Due to the Conservation Easement TCAD has this property listed in three separate parcels: A color coded exhibit is attached which illustrates these conditions

1. 14.8011 developable acres adjacent to 620
2. 48.2600 acres which represents the entirety of the Conservation Easement and that portion of CWQZ and WQTZ outside the Conservation Easement.
3. 18.3208 developable acres on the eastern side of the CWQZ and WQTZ

C12/12

2. Does the project demonstrate minimum departures from the terms of the ordinance necessary to avoid such deprivation of privileges enjoyed by such other property and to facilitate a reasonable use, and which will not create significant probabilities of harmful environmental consequences? **YES**

The proposed private street has been sited at the narrowest point of the WQTZ and CWQZ to minimize the amount of disturbance and impervious cover while still providing access to Lot 3 and 4.

3. The proposal does not provide special privileges not enjoyed by other similarly situated properties with similarly timed development, and is not based on a special or unique condition which was created as a result of the method by which a person voluntarily subdivided land. **YES**

There are 3 other commercial tracts adjacent to this property. The property directly across Quinlan Park Rd is being developed as a shopping center. The creek bed drains onto that tract and forms the rear property line boundary. The CWQZ and WQTZ have no impact on the developable portion of that property. The other two parcels to the north are not affected by this condition either. The topography, the creek, 100 year flood plain and the Conservation Easement on the subject tract were not a result of the subdivision process.

4. For a variance from the requirements for development within the Critical Water Quality Zone and/or Water Quality Transition Zone: Does the application of restrictions leave the property owner without any reasonable, economic use of the entire property? **YES**

Without the variance only 17.5% of the property would have any economic use if strict application of the restrictions were applied. Even with the variance less than half of the property can be utilized economically which is further diluted by the 100' LCRA easement and its associated restrictions and setbacks.

C12
13

Driving Directions to Steiner Ranch MU14

From One Texas Center, take Barton Springs Road west towards Mopac (Loop One). Take Mopac North to the 2222 exit, go left on 2222 heading west past 360 until you reach 620. Turn left on 620 heading south for about 2 miles until the intersection of 620 and North Quinlan Park Rd. The subdivision will be on your left along 620 before N. Quinlan Park Rd.

Google maps

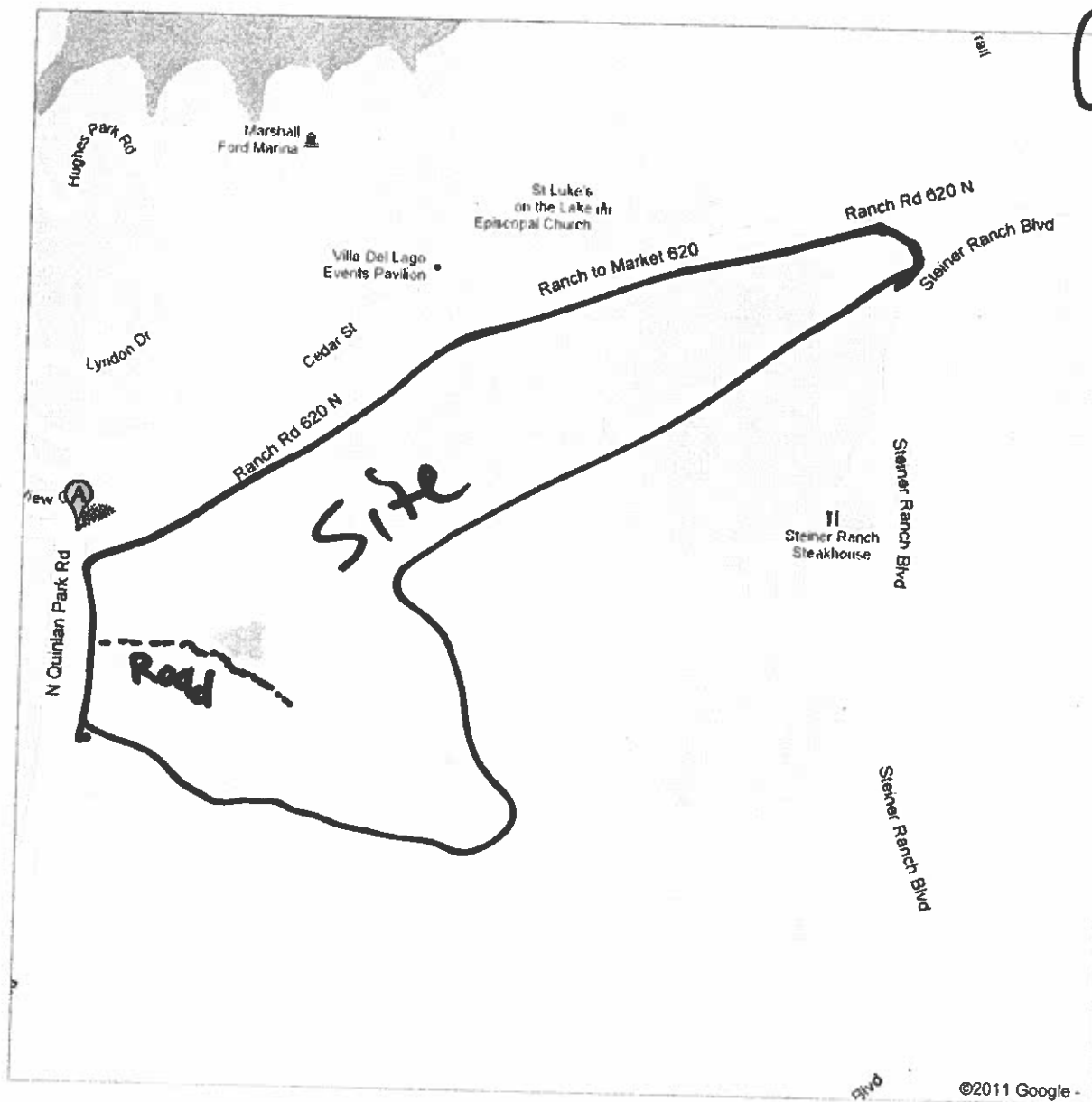
Address **Ranch Road 620 N & N Quinlan Park Rd**
Austin, TX 78732

Get Google Maps on your phone

Text the word "GMAPS" to 466453



012/14







Search

Find!

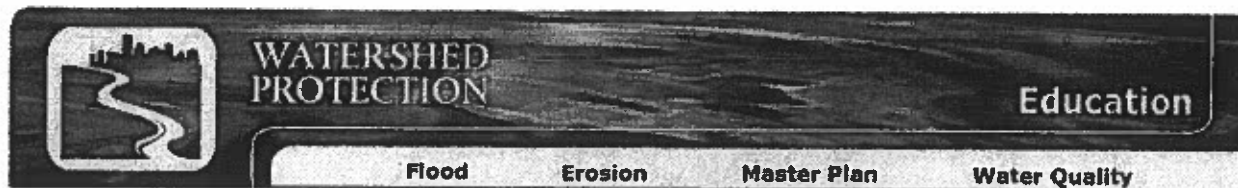
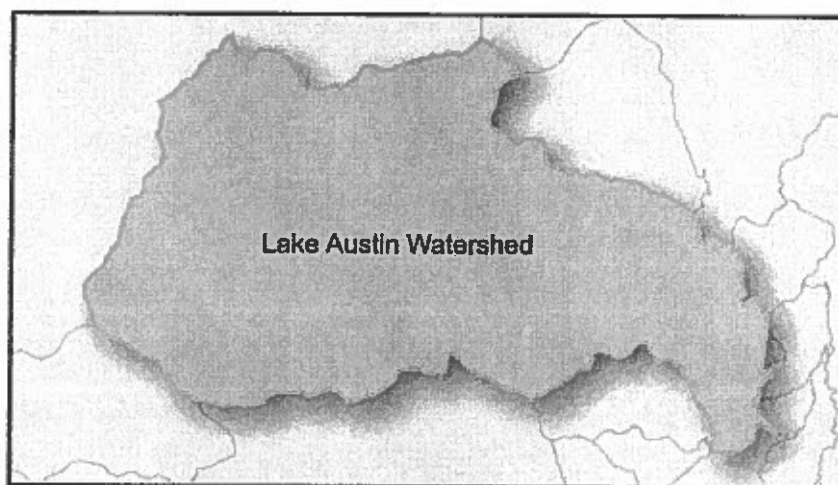
Options

Select a service

Select a map

[Directory](#) | [Departments](#) | [FAQ](#) | [Links](#) | [Site Map](#) | [Help](#) | [Contact Us](#)

C12/16

**Austin's Watersheds**[Fast Facts](#)[Environmental Creek Assessments](#)[Photo Gallery](#)[Hydrilla](#) | [Lake Austin Update](#)**Fast Facts**

Population	2000: 23,303
	2030 78,558
Creek Length	26 miles
Drainage Area	24 square miles
Drains To	The Gulf of Mexico
Well Known Sites	Steiner Ranch Elementary School, Bridge Point Elementary School, Commons Ford Ranch Park, Emma Long Park, Steiner Ranch
Land Use	Residential 14%
	Business 1%
	Civic 1%
	Parks 23%

Roadways	5%
Undeveloped	52%

C12/17

Watershed Facts

- Lake Austin is a 1600 acre lake formed by Tom Miller Dam on the Colorado River. The lake stays at a constant level with an operating level of 492.8 feet above sea level.
- The primary Inflow to Lake Austin comes from deep water releases from Lake Travis.
- Flow is controlled by the Lower Colorado River Authority (LCRA), which uses the water to produce electricity and provide irrigation for rice farmers downstream.
- Lake Austin is the sixth in a chain of seven lakes known as the Highland Lakes. First dam (Austin Dam) was built in 1893 and destroyed in a major flood in 1900. A second partially constructed dam was destroyed by flooding in 1935. The present dam, Tom Miller Dam, was completed in 1939, with a hydroelectric power plant coming on line in 1940.
- Lake Austin is used for public and private drinking water, flood and irrigation water conveyance, hydropower generation, as well as recreation
- The last major flood occurred in July 2002.
- Lake temperatures range from 52 °F to 80 °F with an average of 65°F
- Clear, clean water and proximity to the City of Austin makes this lake a popular recreation destination for water skiing, fishing and swimming.
- In response to citizen complaints, investigators find an average of 22 pollution spills each year in Lake Austin; the most common spill type is sediment, followed by petroleum, then sewage.
- Lake Austin is an excellent large-mouth bass fishery due to the substantial coverage of aquatic vegetation (including the invasive exotic plant Hydrilla; see www.cityofaustin.org/watershed/hydrilla.htm).
- Efforts such as lake drawdowns and recent introduction of sterile Asian grass carp have shown some promise in controlling the hydrilla infestation.
- The City of Austin monitors six tributaries within the immediate Lake Austin watershed (below Mansfield Dam) to keep track of local influences on this reservoir.

[Return to Top](#)

Creek Assessments

Environmental

Index	Score	Category	Notes
Overall Score	82	Very Good	Lake Austin ranks 2 out of 46 watersheds in overall quality
Water Chemistry	67	Good	Water quality is above average, ammonia is high

Sediment Quality	89	Excellent	PAHs are very low, herbicides/pesticides are very low, metals are very low
Recreation	94	Excellent	During dry weather conditions, bacteria is not a threat
Aesthetics	91	Excellent	Litter is not a problem, no odor
Habitat	76	Very Good	Some sediment deposition
Aquatic Life	73	Good	Benthic macroinvertebrate community is good, diatom community is excellent

CP/18

- The Lake Austin tributaries are characterized by high gradient Hill Country streams common on the Edwards Plateau with varying levels of development but generally healthy riparian corridors.

[Learn More](#)

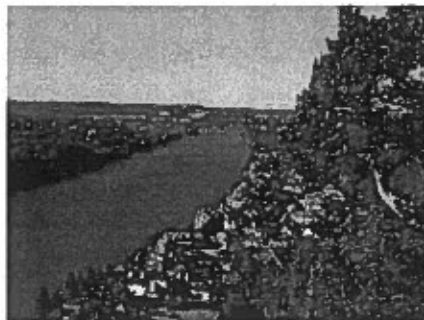
Photo Gallery



Lake Austin at 360 bridge



Lake Austin



Lake Austin at Mt Bonnell



Lake Austin at FM 2222

[Home](#) :: [Flood](#) :: [Erosion](#) :: [Master Plan](#) :: [Water Quality](#)

Austin City Connection - The Official Web site of the City of Austin

Contact Us: Send Email or 512-974-2550.

[Legal Notices](#) | [Privacy Statement](#)

© 1995 City of Austin, Texas. All Rights Reserved.

C12/19

CHIRON CROUCHING IN THE

RM. 620

LOT 1
654 AC.

LOT 2
24.93 AC.

LOT 4
40.74 AC.

LOT 3
9.13 AC.

WOTZ

CHQZ

CHQZ

WOTZ

WOTZ

CHQZ

CHQZ

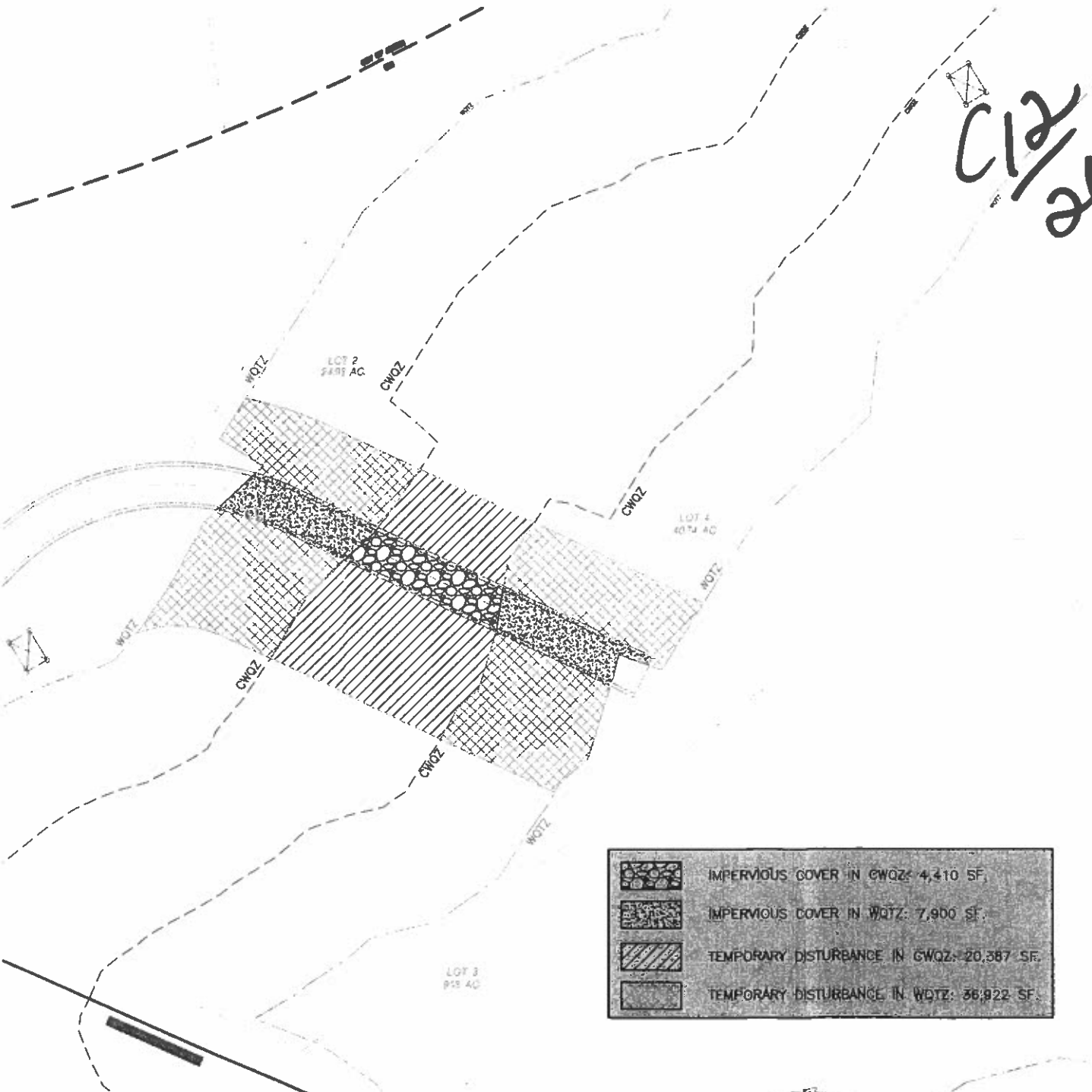
WOTZ

CHQZ

CHQZ

WOTZ

CHIRON CROUCHING IN THE



	IMPERVIOUS COVER IN CWQZ: 4,410 SF.
	IMPERVIOUS COVER IN WQTZ: 7,900 SF.
	TEMPORARY DISTURBANCE IN CWQZ: 20,387 SF.
	TEMPORARY DISTURBANCE IN WQTZ: 36,922 SF.

C12
20

HANRAHAN • FRITCHARD ENGINEERING, INC.
CONSULTING ENGINEERS
1115 N. 1st St., Suite 200
Phoenix, AZ 85004
OFFICE: 602.462.1234 FAX: 602.462.1235
hfe@hfe.com

HPE

STEINER RANCH PHASE 2 SECTION 10
PRIVATE ROADWAY
IMPERVIOUS COVER CALCULATIONS
4807 N. QUINLAN PARK RD.

Site: Private/Steiner All-Main-Quase	Sequence: DISTURBANCE
Job No: 19-07	Scale: (1"=20')
Drawn: 04/27/11	Checked: By: SHU
Drawn By: RP	Checked By: SHU
Revision 1	Revision 2
Revision 3	Revision 4