

OVERLOOK AT SPICEWOOD SPRINGS

4920 SPICEWOOD SPRINGS RD
SPC-2015-0317C

Sylvia Pope, PG

Hydrogeologist

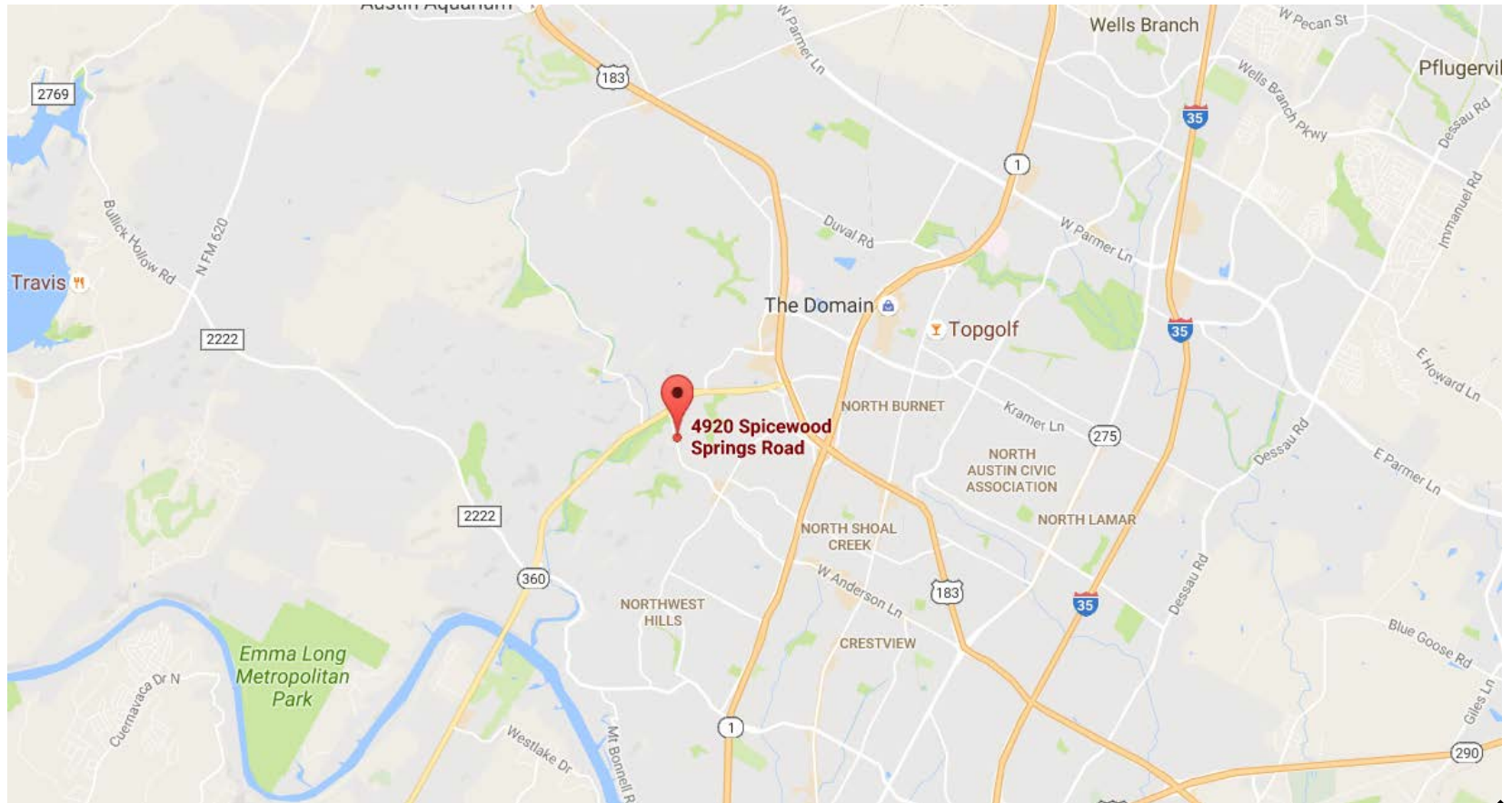
Watershed Protection Department

Mike McDougal

Environmental Review Specialist Senior

Development Services Department

- **4920 Spicewood Springs Rd**
- **Full Purpose Jurisdiction**

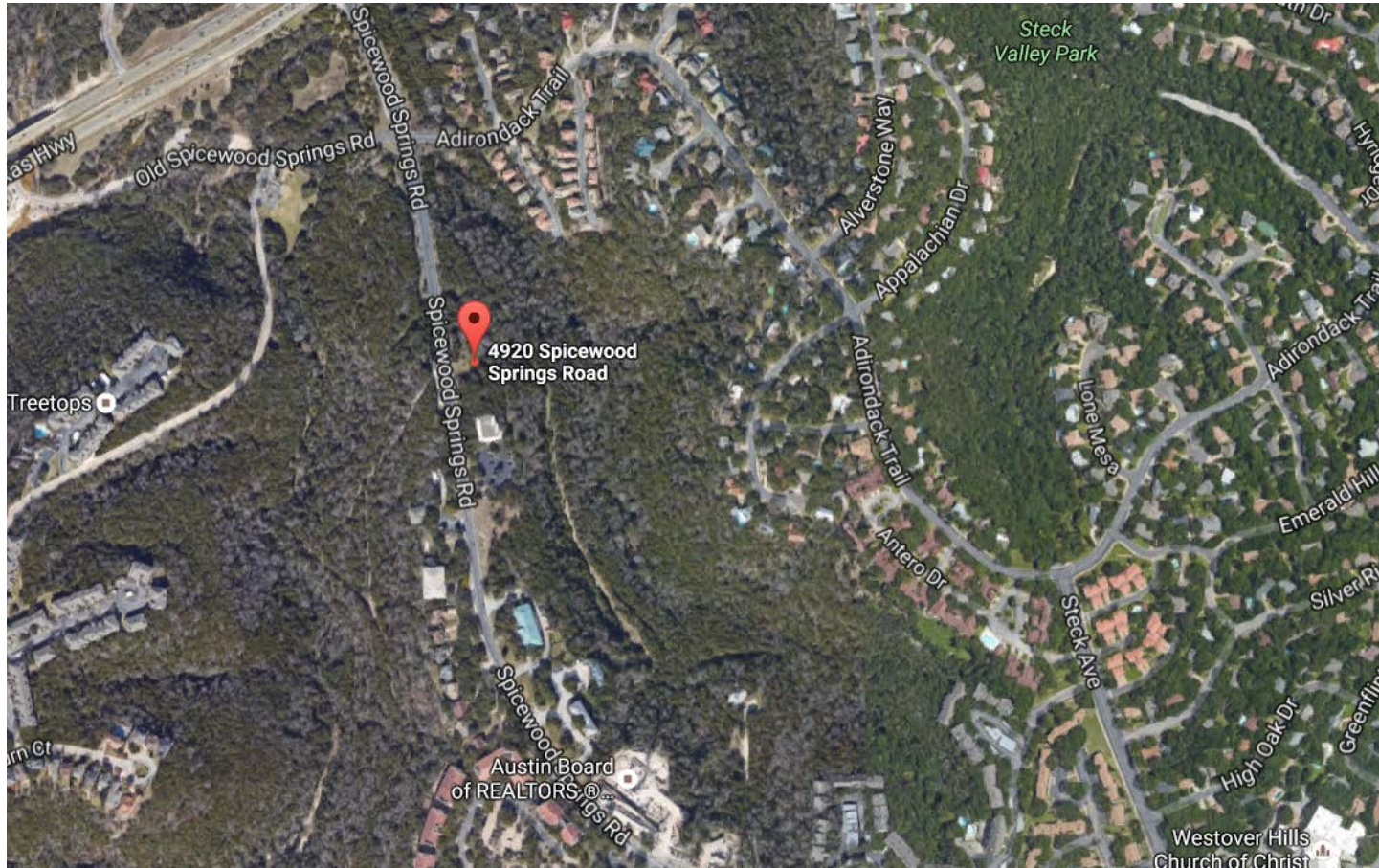


NTS



Adjacent Lane Use:

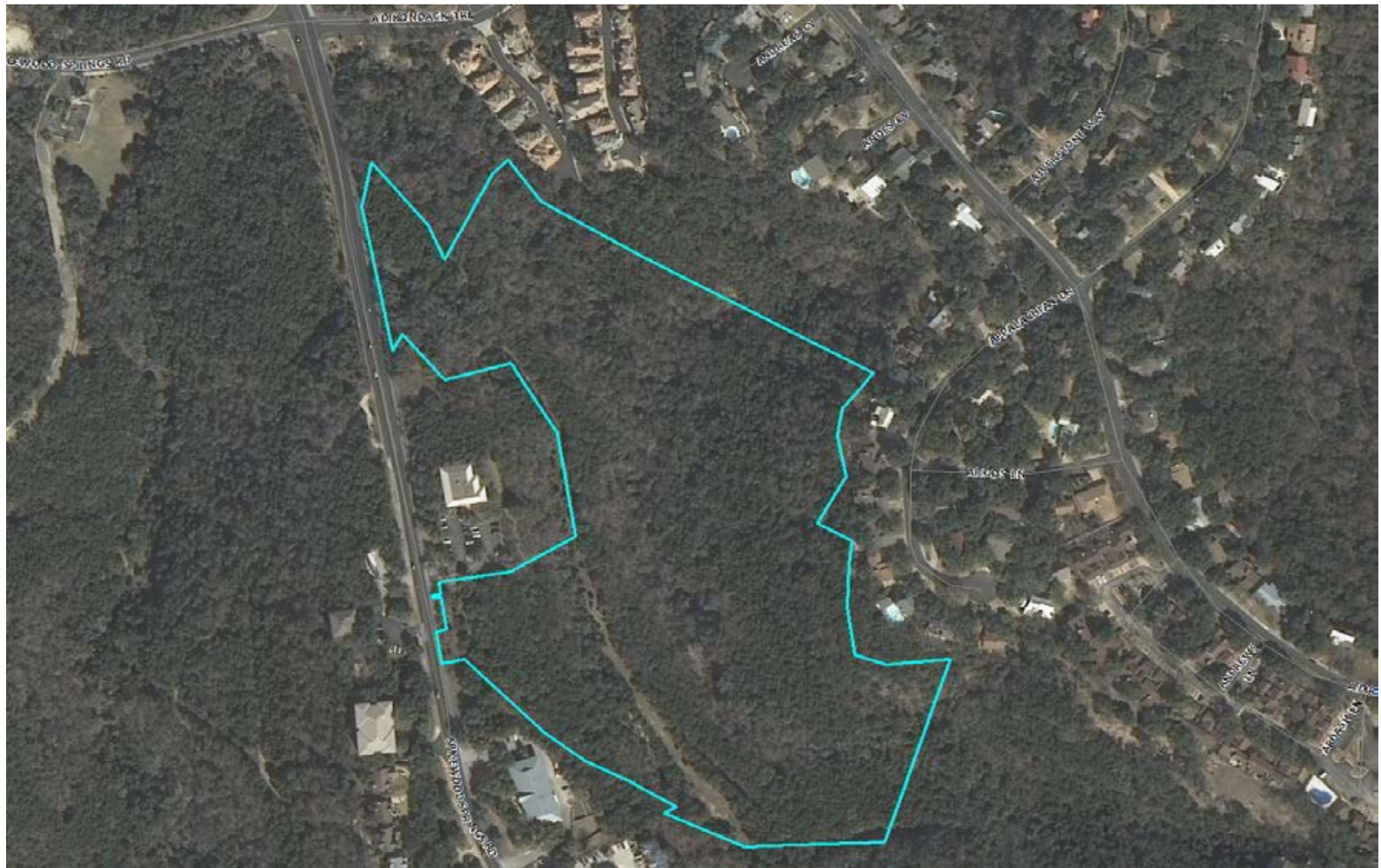
Single Family, Multi-family, Office, Medical, and Retail



NTS



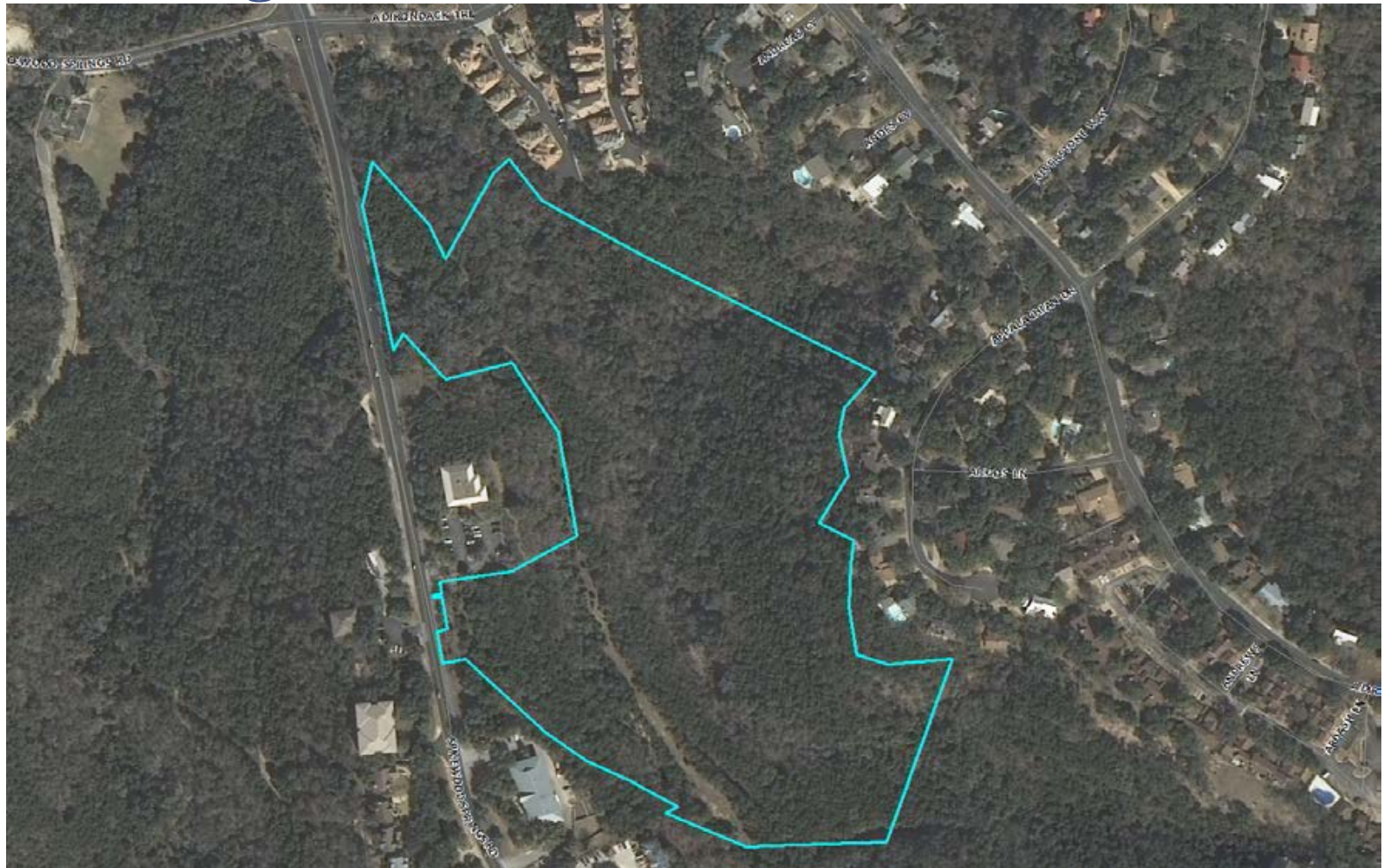
Bull Creek Watershed



NTS



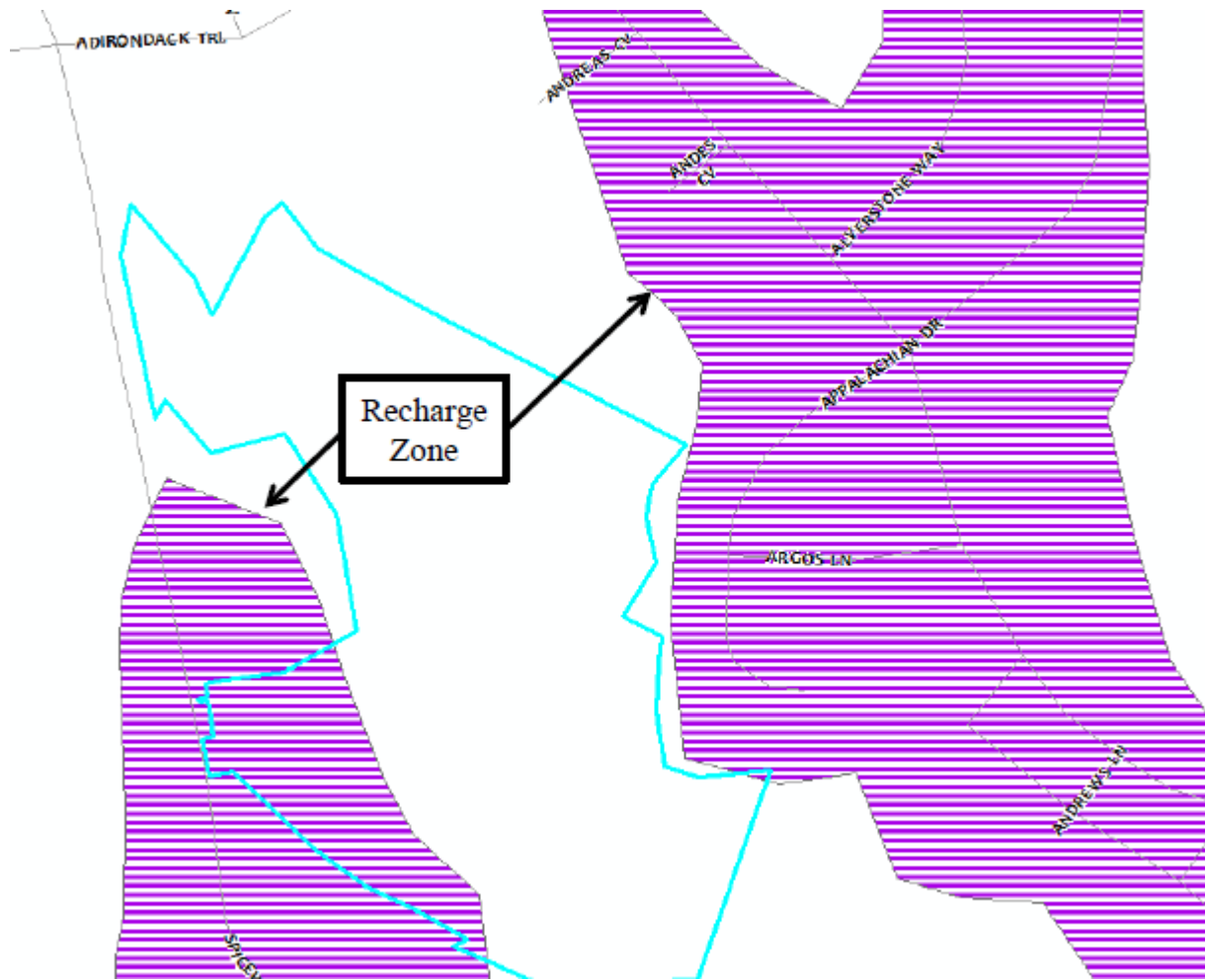
Classified as Water Supply Rural Drinking Water Protection Zone



NTS



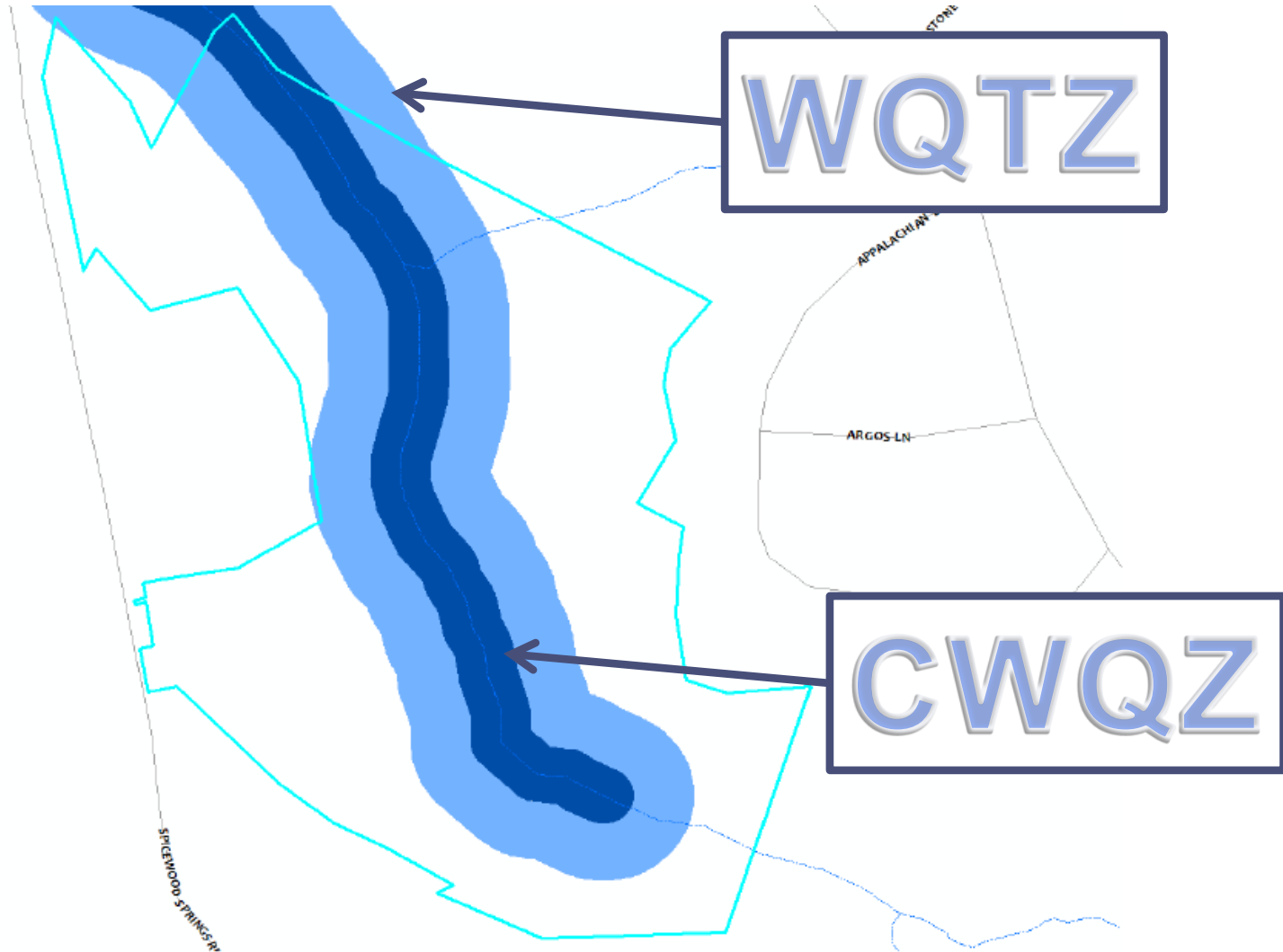
Partially located in the Recharge Zone



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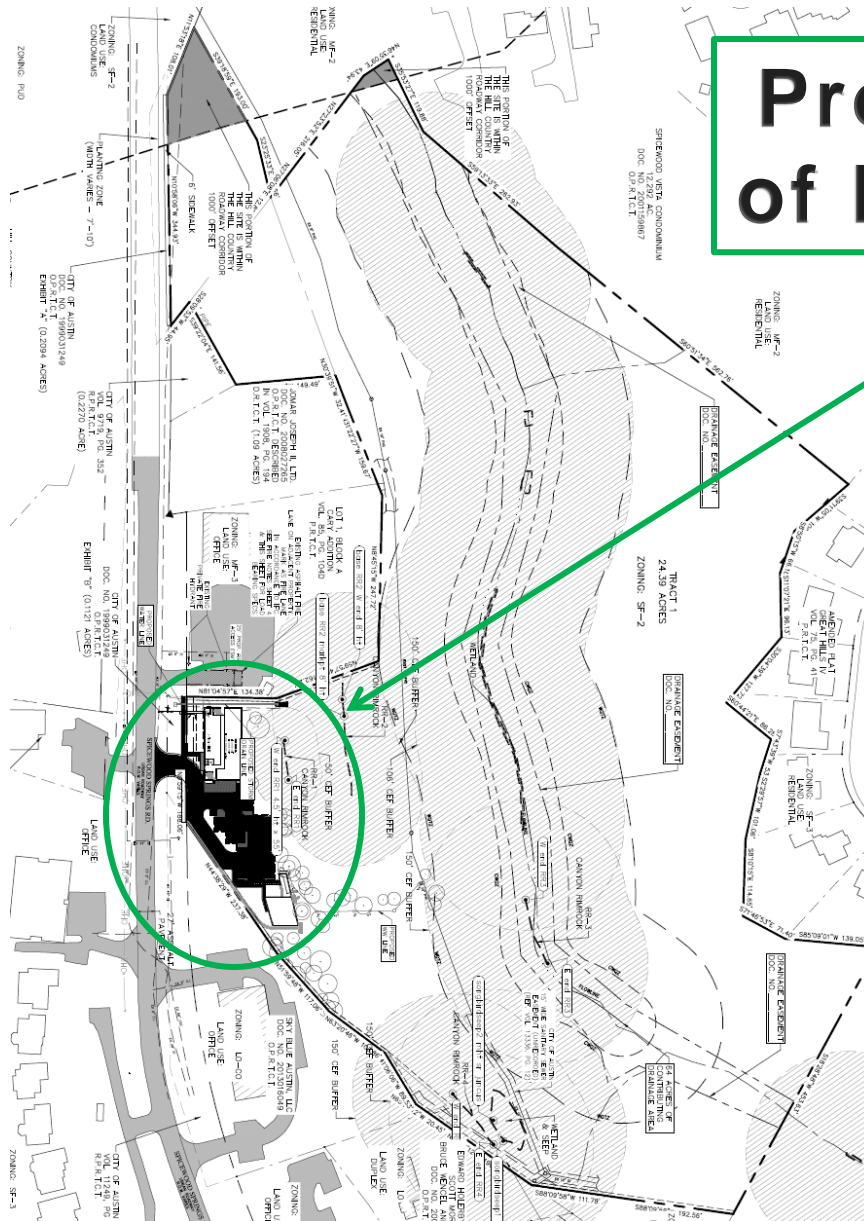


Waterway Map (tributary of Bull Creek)



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Proposed Area of Development



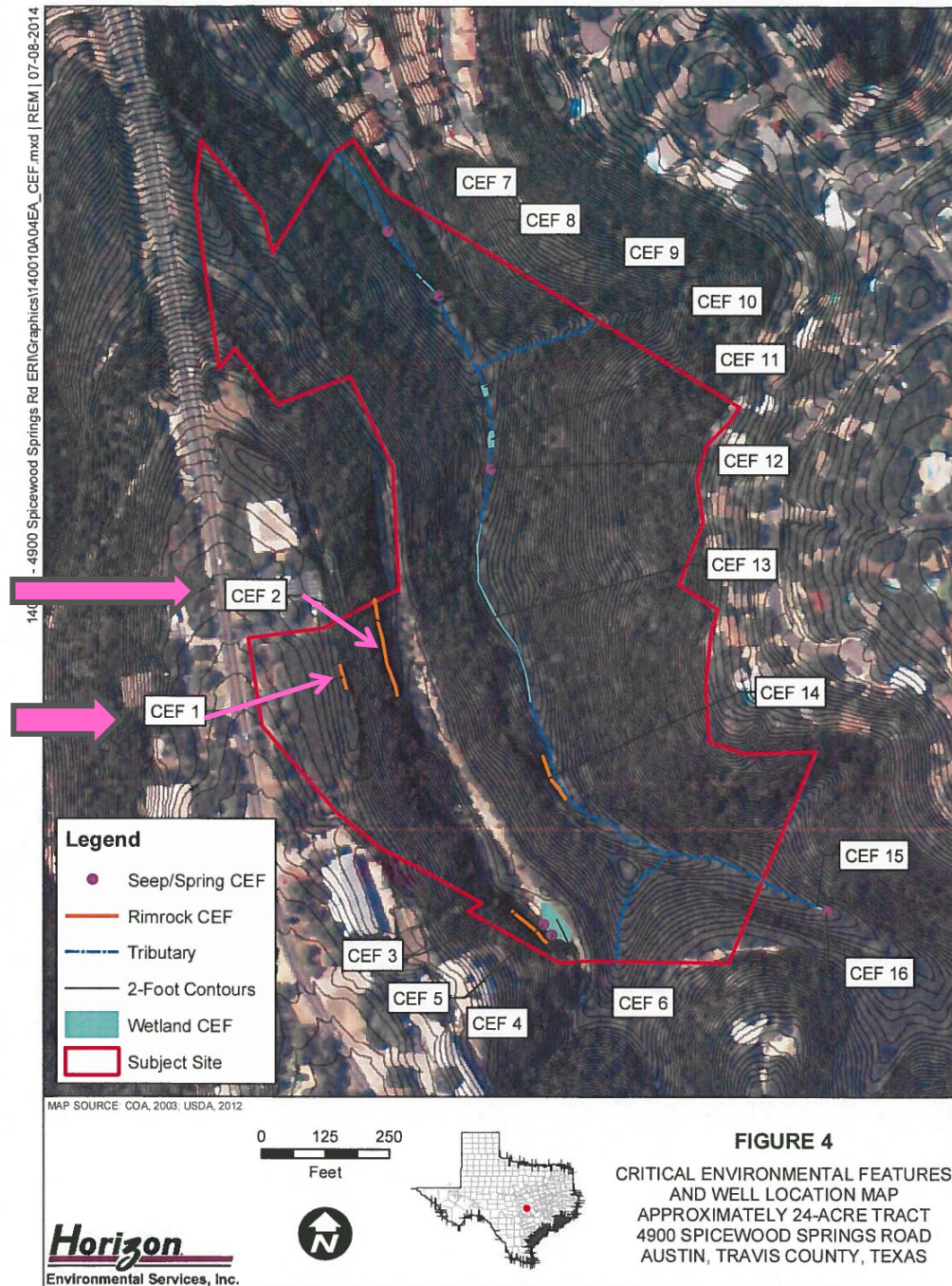
PROPOSED DEVELOPMENT

THE PROPOSED DEVELOPMENT CONSISTS OF A TWO STORY OFFICE WITH ASSOCIATED IMPROVEMENTS INCLUDING:

- AN ACCESS DRIVE TO THE RIGHT-OF-WAY AND A PARKING GARAGE.
- THE TOTAL ALLOWABLE IMPERVIOUS COVER IS 3.03 ACRES.

RR-2

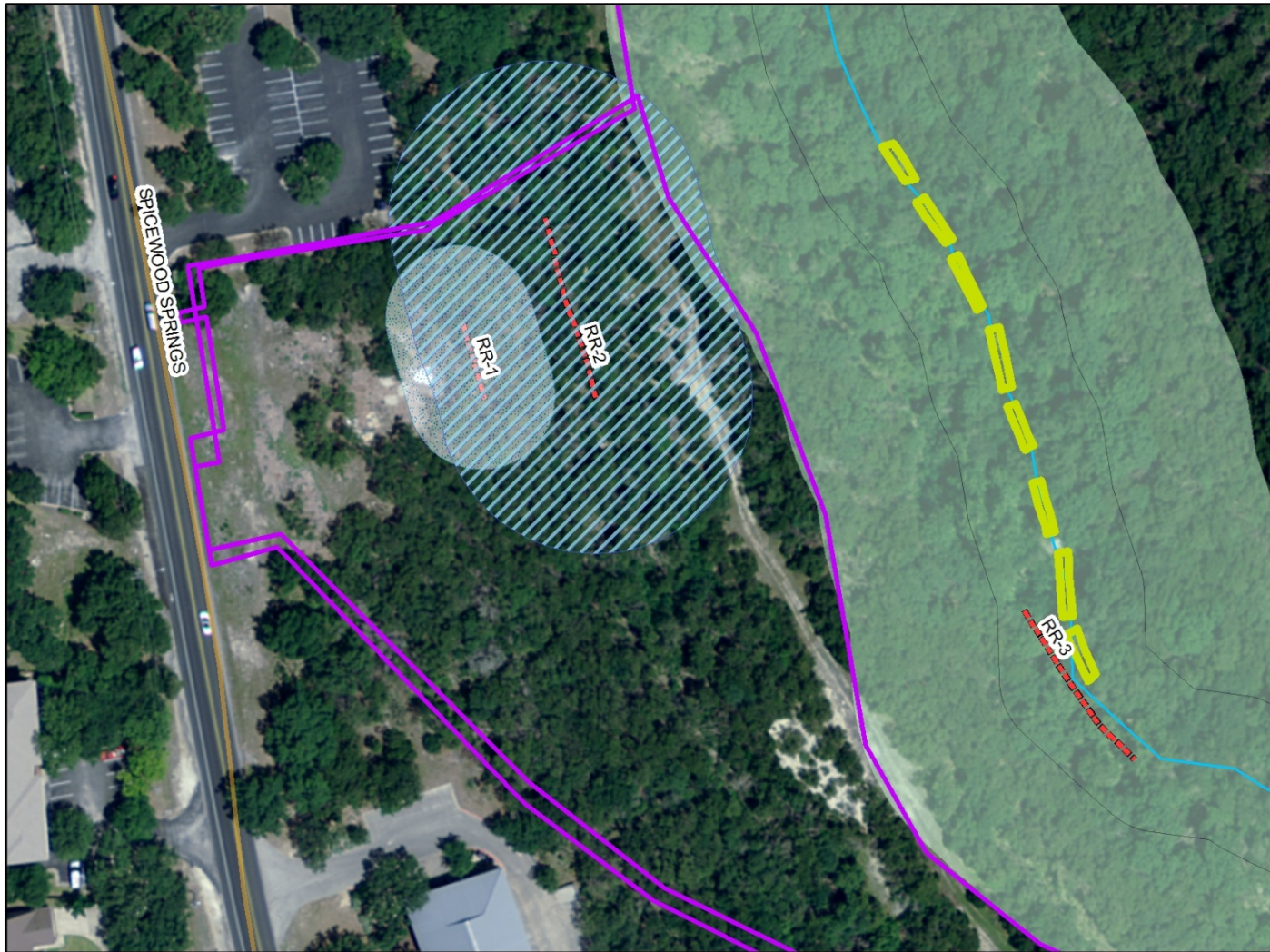
RR-1



Map of Critical Environmental Features, Overlook at Spicewood Springs tract. Source: Figure 4 of the Environmental Resources Inventory Report, Horizon Environmental Services, Inc.

Overlook at Spicewood Springs, Case No. SPC-2015-0317C

Critical Environmental Features near proposed building



0 50 100 200 Feet



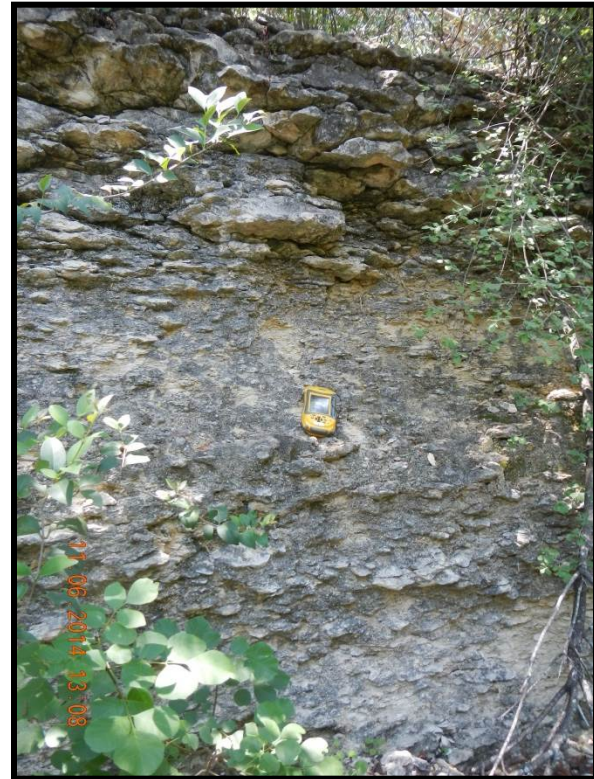
Legend

- | | | |
|-------------------------------|---------------|-------------------|
| Overlook at Spicewood Springs | Rock Outcrops | Creek Centerlines |
| OverlookRR-2 106ft buffer | Springs | Creek Buffers |
| OverlookRR-1 50ft buffer | Wetlands | |

Canyon Rimrock Critical Environmental Features on Overlook at Spicewood Springs, SPC-2015-0317C



Variance request to
reduce the CEF buffer to
50-foot radius for RR-1,
located at the top of the
canyon rim



Variance request to
reduce the CEF buffer to
106-foot radius for RR-2,
located downslope of
RR-1

PROJECT DESCRIPTION

The site plan is for the construction of an office building and associated infrastructure on the upper portion of this tract. Proposed impervious cover is 0.49 acres, out of 3.03 acres of allowable impervious cover on the 24.39 acre tract.

APPLICABLE CODE

LDC 25-8-281(C)(1)(a)

Prescribes a 150-foot width/radius for a Critical Environmental Feature (CEF) buffer.

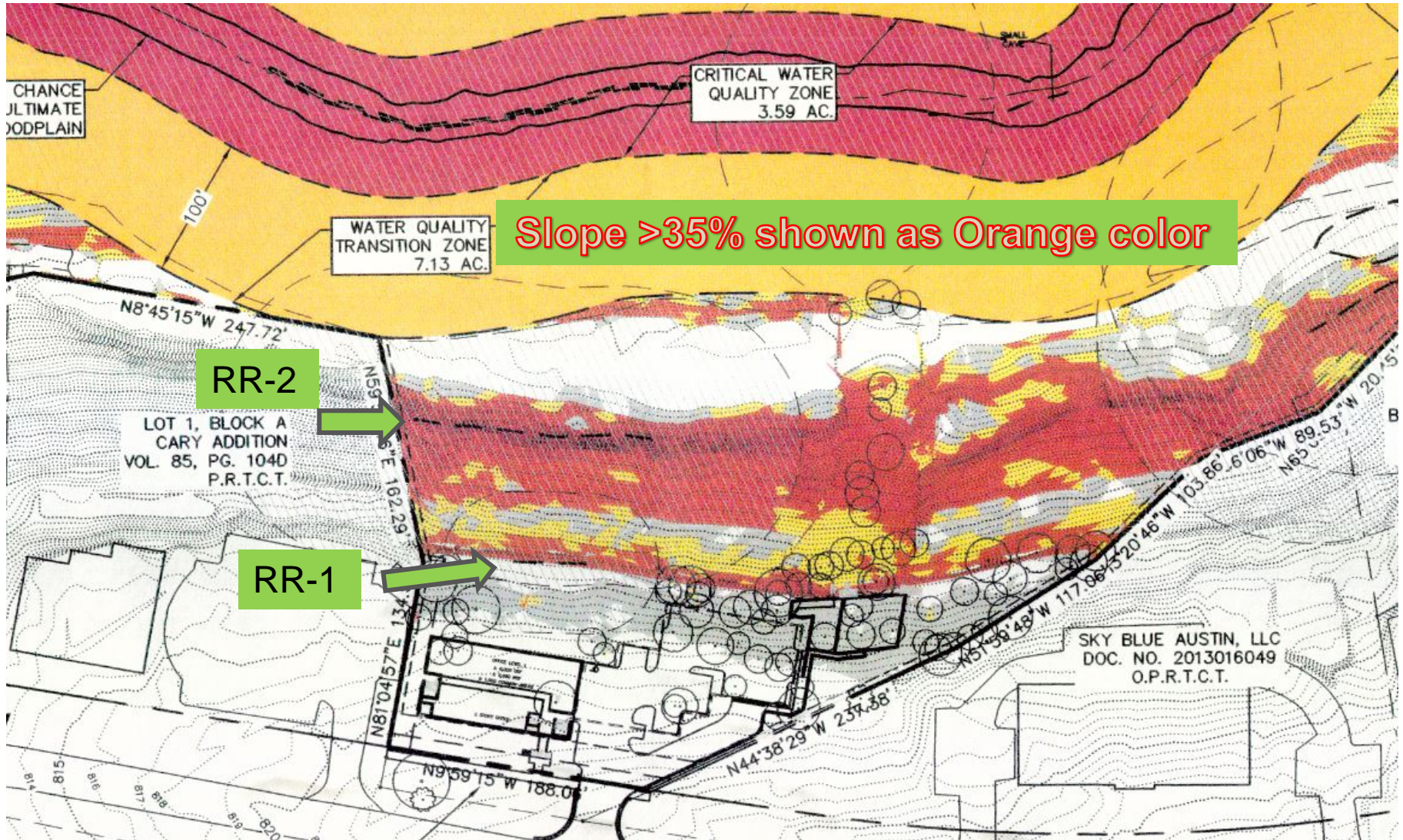
VARIANCE REQUEST

A variance is requested to reduce the Critical Environmental Feature (CEF) buffers of 2 canyon rimrocks (RR-1 and RR-2) from the standard 150-foot distance. The proposed buffer width for RR-1 is 50 feet and for RR-2 is 106 feet.

Due to the criteria of ECM 1.10.4.A.1 (slopes > 15% upslope of RR-2), the variance to reduce the buffer of RR-2 could not be approved administratively. Although site characteristics of RR-1 do meet the criteria of ECM 1.10.4.A. for a possible administrative variance, the applicant chose to request CEF buffer reduction for RR-1 from the Zoning and Platting Commission.

Similar Cases

Yes, a variance was granted to reduce CEF buffers to 8 feet and 50 feet in distance for two canyon rimrock CEFS on the Spicewood Office Plaza, Case No. SP-2013-0018C.



STAFF CONDITIONS FOR APPROVAL

The applicant will provide Jersey barriers in addition to silt fence along the downslope portion of the Limit of Construction. This will offer structural reinforcement to silt fence; silt fence will reduce transport of sediment beyond the Limit of Construction. Also, mulch logs will be placed downslope of the Jersey barrier in the area upslope of canyon rimrock RR-1 as an additional measure to capture sediment.

VARIANCE RECOMMENDATION

Staff Recommendation: Recommend Approval

Reasons for Recommendation:

The findings of fact have been met.