

# **IGLESIA CAMINO DEL REY CHURCH**

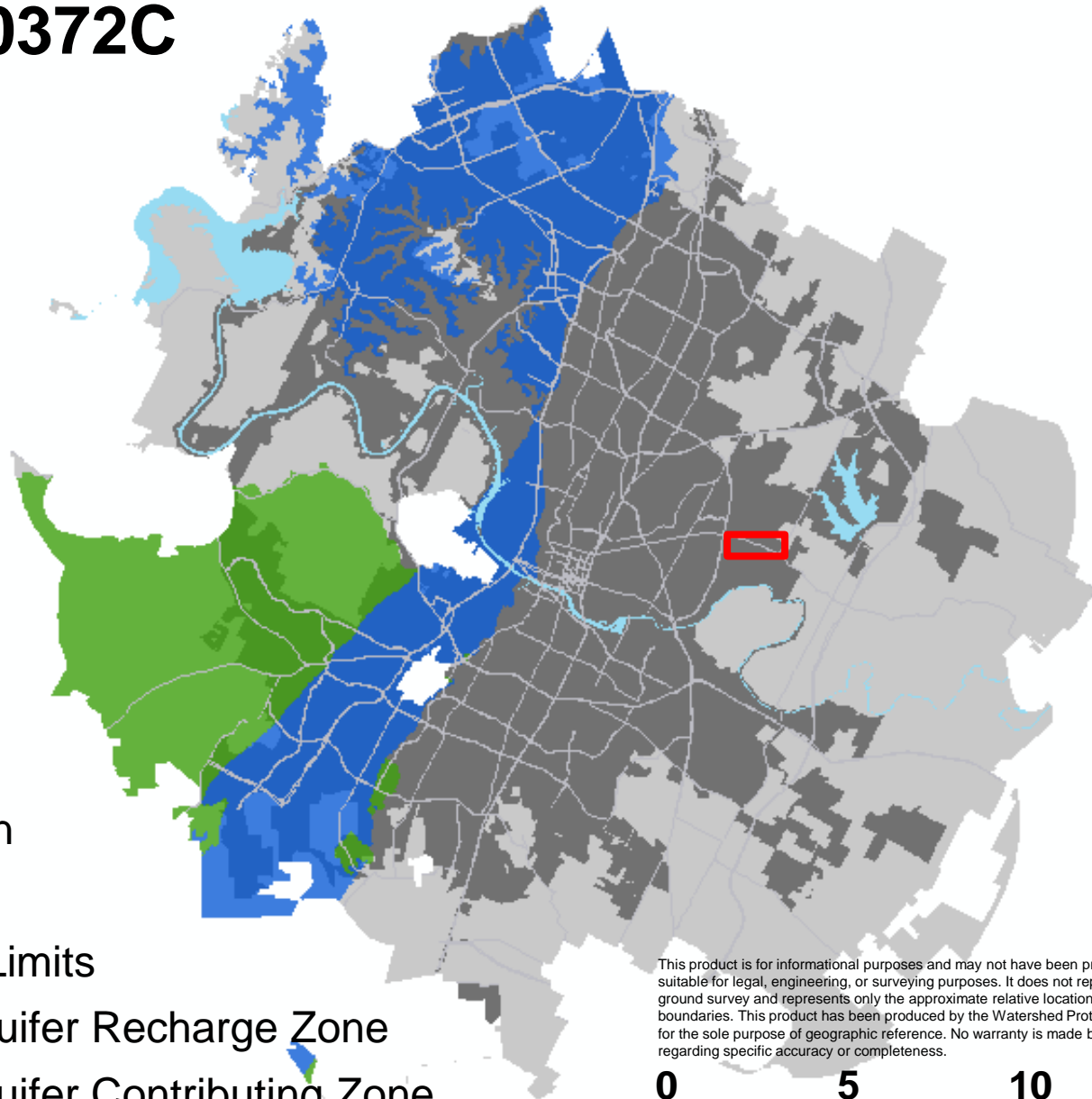
**7604 FM 969 RD  
SP-2015-0372C**






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***Environmental Review Specialist Senior***

***Development Services Department***

# SP-2015-0372C



-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

0 5 10  
Miles



# PROPERTY DATA

- Walnut Creek Watershed
- Suburban
- Full Purpose Jurisdiction
- Council District 1
- Not located over Edwards Aquifer Recharge Zone
- No Critical Environmental Features
- Slopes between 15 and 35 percent
- Critical Water Quality Zone
- Floodplain

Iglesia Camino Del Rey Church  
7604 FM 969  
SP-2015-0372C



Topography

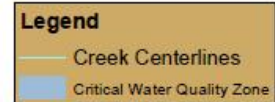




Iglesia Camino Del Rey Church  
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Critical Water Quality Zone



Iglesia Camino Del Rey Church  
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Floodplain

**Legend**

- Austin Fully Developed Floodplain
- COA 25-year floodplain
- COA 100-year floodplain

# BACKGROUND

- Applicant is proposing to construct church and related parking on 7.69 ac. tract.
- The site is
  - Wooded; vegetation includes ash, juniper, cedar, elm, hackberry, persimmon, mesquite.
  - Relatively flat on the south side, adjacent to FM 969, with a hill on the north end, and an elevation change from 450 feet to 540 feet.



# **VARIANCE ONE**

## **LDC 25-8-301(A)**

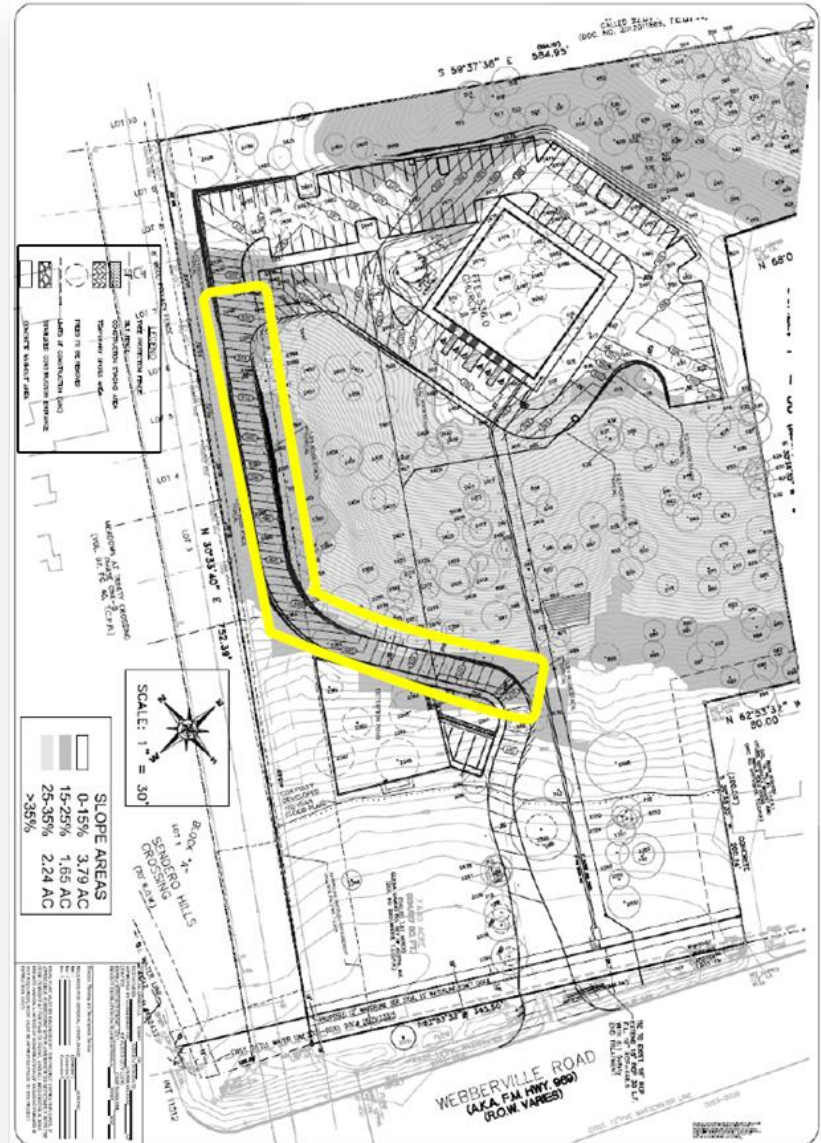
**Construction of a roadway or driveway on slopes.**

- **Prohibits construction of a roadway or driveway on a slope with a gradient of more than 15 percent unless the construction is necessary to provide primary access to:**
  - 1.** At least two contiguous acres with a gradient of 15 percent or less; or
  - 2.** Building sites for at least five residential units.



# VARIANCE ONE REQUEST

Construction  
of a roadway  
or driveway on  
slopes.



## **VARIANCE TWO**

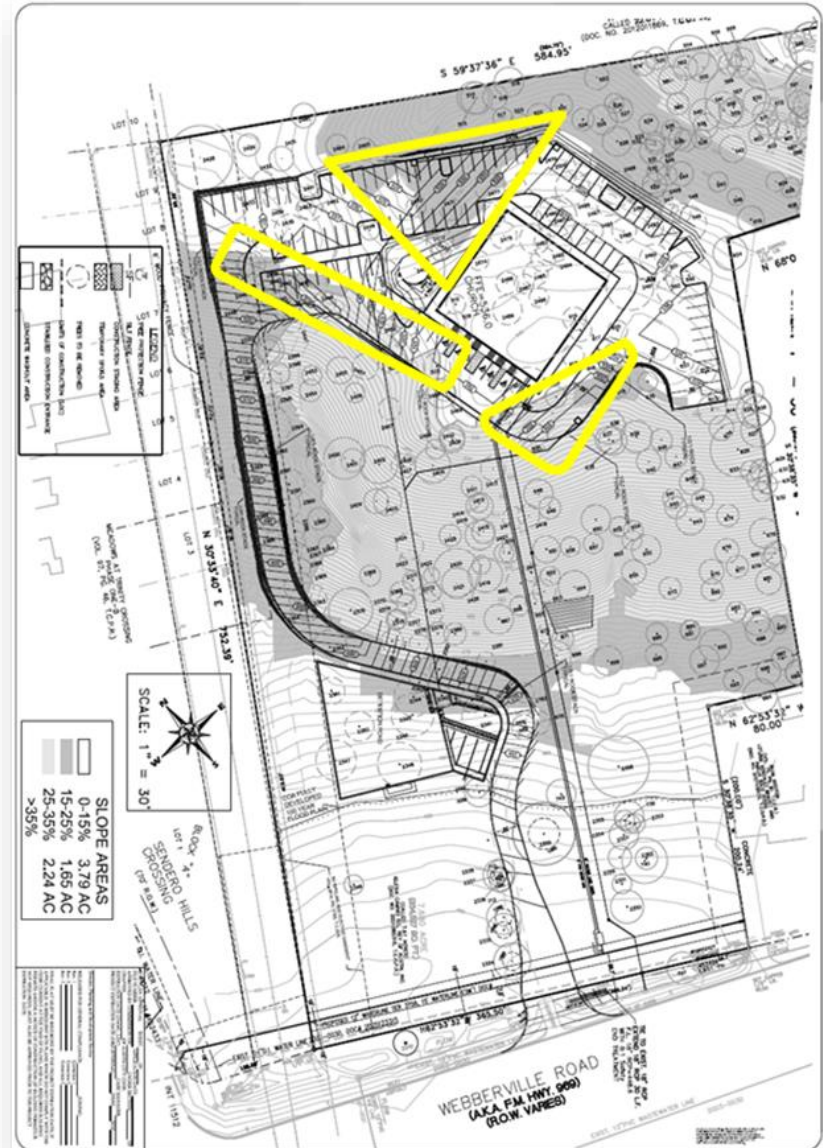
# **LDC 25-8-302(A)(2)**

Construction of building or parking area on slopes.

- Prohibits construction of a parking area (surface parking) on a slope with a gradient of more than 15 percent.

# VARIANCE TWO REQUEST

Construction  
of a building  
or parking  
area on  
slopes.



# **VARIANCE THREE**

## **LDC 25-8-341**

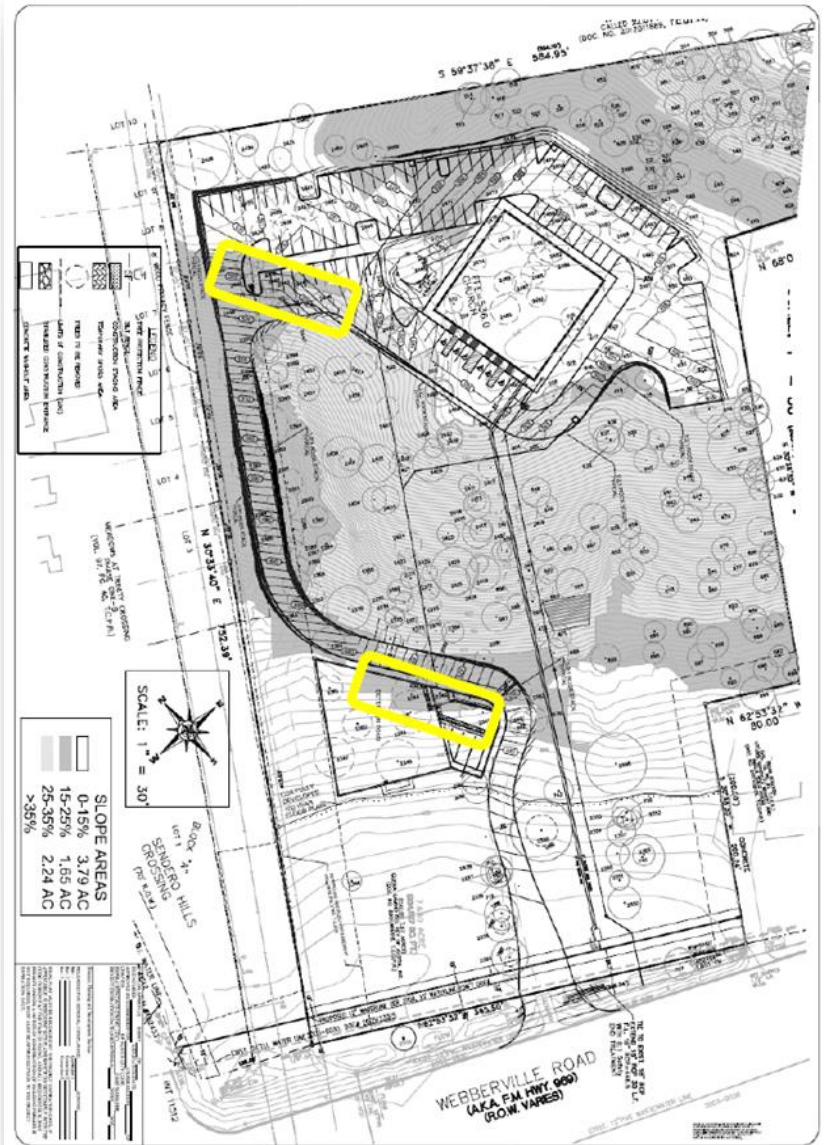
### **Cut requirements.**

- **Prohibits cut exceeding 4 feet.**
  - 25-8-42(B)(7), granting an administrative variance for cut exceeding 4 feet, does not apply on a slope with a gradient of more than 15 percent. [LDC 25-8-42(D)(4)]



# VARIANCE THREE REQUEST

Cut exceeding  
4 feet on slope  
exceeding 15  
percent.



# **VARIANCE FOUR**

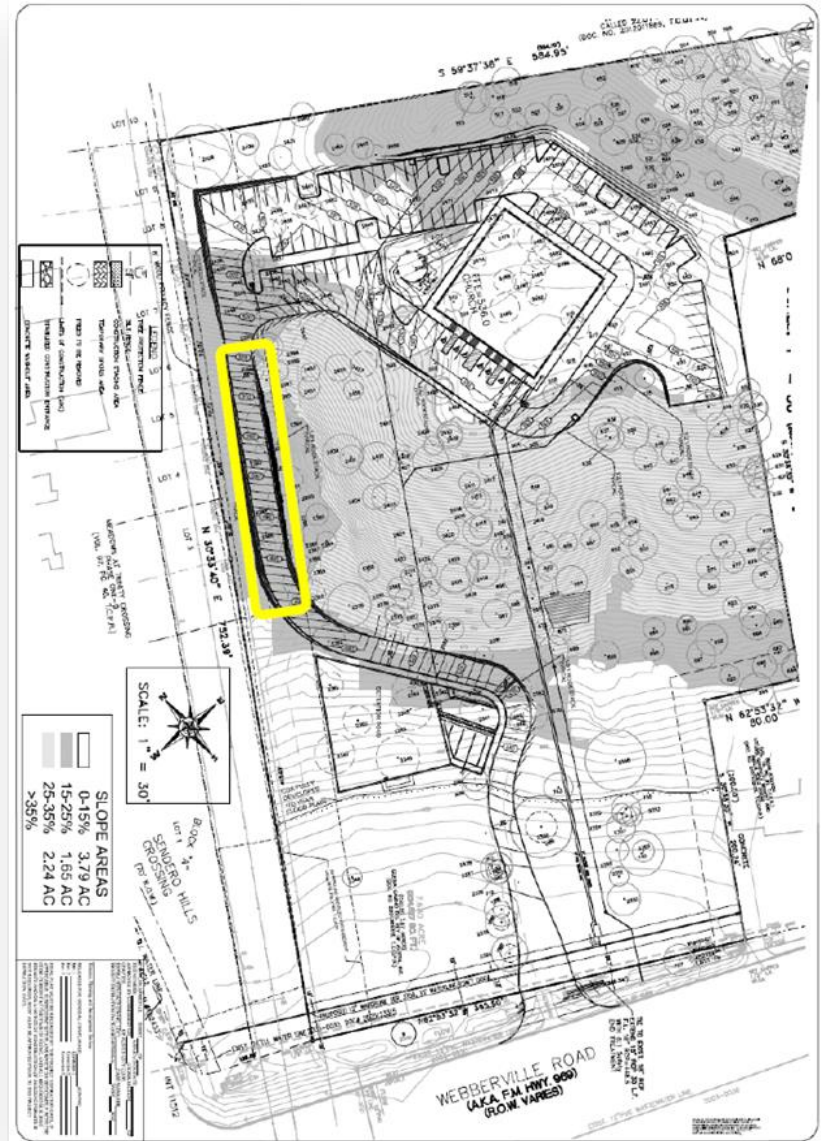
## **LDC 25-8-342**

### **Fill requirements.**

- **Prohibits fill exceeding 4 feet.**
- 25-8-42(B)(7), granting an administrative variance for fill exceeding 4 feet, does not apply on a slope with a gradient of more than 15 percent. [LDC 25-8-42(D)(4)]

# VARIANCE FOUR REQUEST

Fill exceeding  
4 feet on slope  
exceeding 15  
percent.



# VARIANCE RECOMMENDATION

## Approval of variances with following conditions:

- *Provide improved erosion and sedimentation control by storing spoils away from concentrated flow, outside of the floodplain, on slopes less than 15 percent. This will remove spoils from path of high-velocity stormwater and thereby reduce chance that sediment will leave construction site.*
- *Reduce development footprint by providing structural containment (retaining walls) where construction requires grading exceeding 4 feet on slopes exceeding 15 percent.*