

# OAKS AT SLAUGHTER SITE IMPROVEMENTS

8517-1/2 S. CONGRESS AVENUE  
AUSTIN, TEXAS 78745






SP-2019-0032D

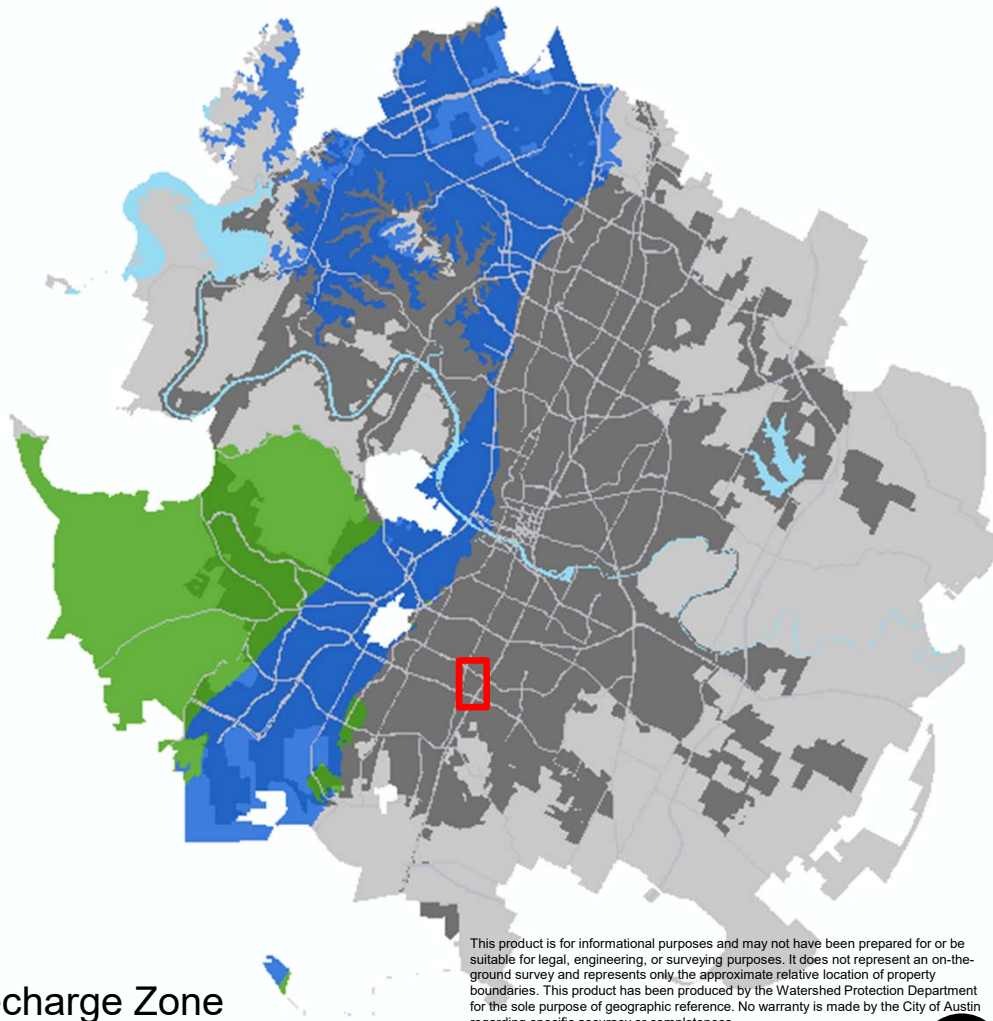
*Jonathan Garner*

*Environmental Review Program Coordinator*

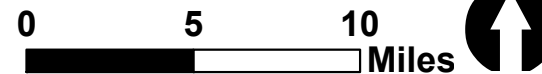
*Development Services Department*

SP-2019-0032D

-  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.

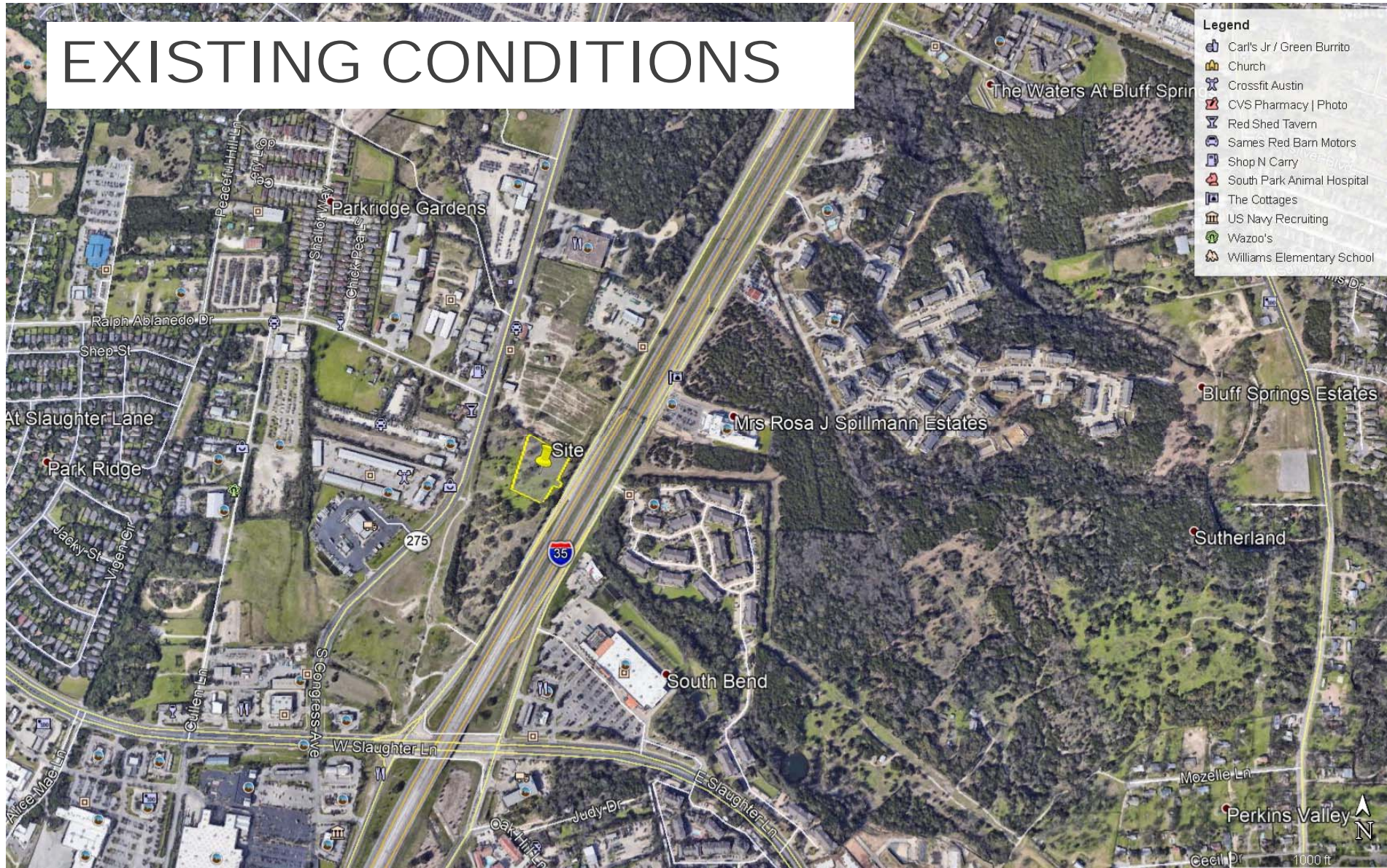


# PROPERTY DATA

- **Full-Purpose Jurisdiction**
- **Desired Development Zone**
- **Suburban**
- **Onion Creek Watershed**
- **Not located over Edwards Aquifer Recharge Zone**
- **No Critical Environmental Features**



# EXISTING CONDITIONS





# OVERALL PROPOSED SITE PLAN



2002/03



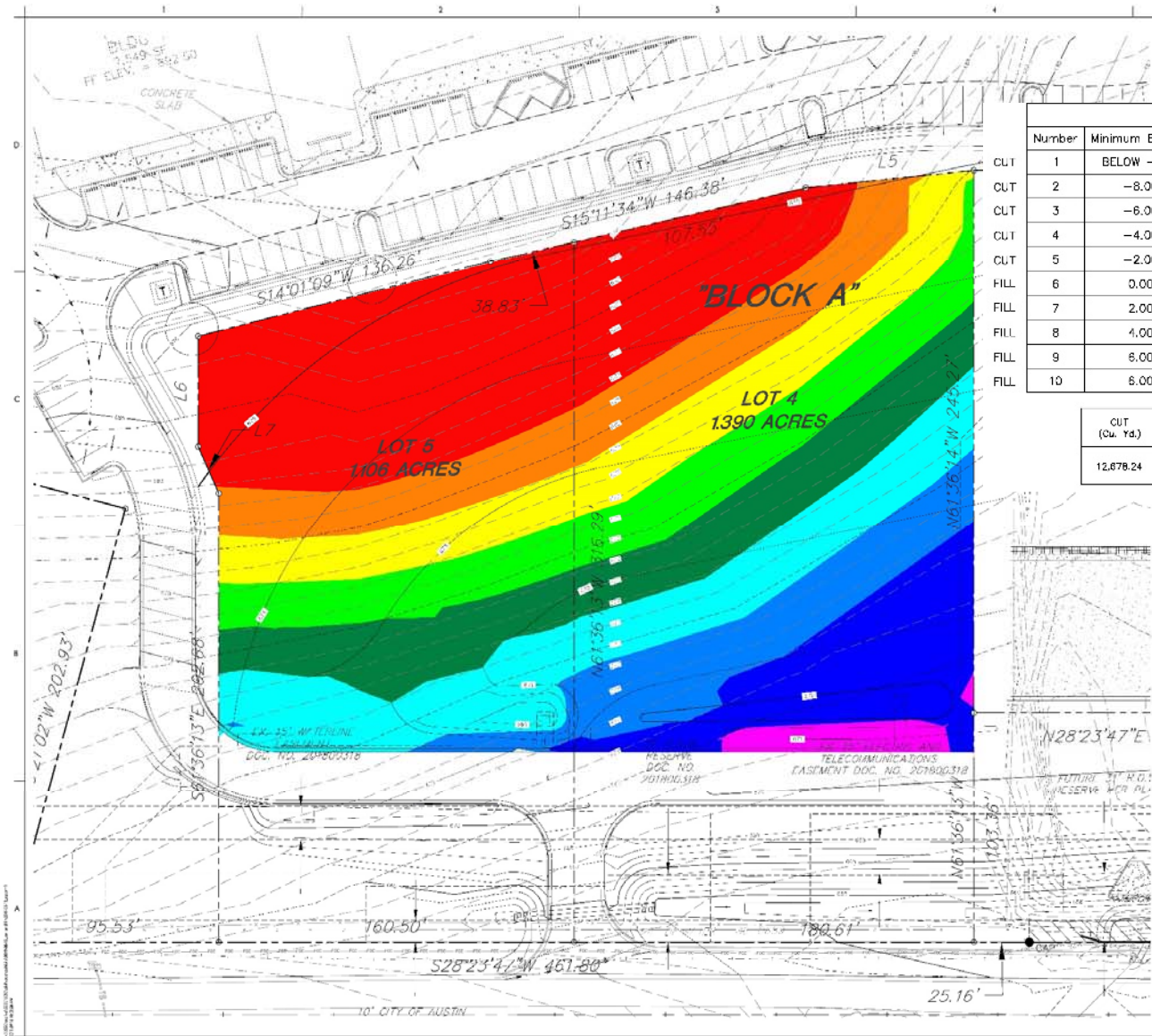
Project No.: 222010050  
File Name: 1028005\_103.PN

Revision: 0 Sheet: 11 of 17  
Drawing No:

11

11

SP-2019-0032D



Elevations Table

Number	Minimum Elevation	Maximum Elevation	Color
CUT 1	BELOW -8.00	-8.000	Red
CUT 2	-8.000	-6.000	Orange
CUT 3	-6.000	-4.000	Yellow
CUT 4	-4.000	-2.000	Light Green
CUT 5	-2.000	0.000	Green
FILL 6	0.000	2.000	Cyan
FILL 7	2.000	4.000	Blue
FILL 8	4.000	6.000	Dark Blue
FILL 9	6.000	8.000	Purple
FILL 10	6.000	ABOVE 8.00	Black

CUT (Cu. Yd.)	FILL (Cu. Yd.)	NET (Cu. Yd.)
12,878.24	4271.11	8407.13 (FILL)

THE LOCATION OF EXISTING UNDERGROUNDS AND OVERHEAD UTILITIES ARE SHOWN AS APPROXIMATE. ANY CONFLICTS SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE ENGINEER SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE ENGINEER SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE ENGINEER SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.

811  
Know what's below. Call before you dig.

FOR CITY USE ONLY.

THIS PLAN APPROVAL IS FOR THE CITY OF AUSTIN. THE CITY OF AUSTIN IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT. THE CITY OF AUSTIN IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.

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Client/Owner

City of Austin

Project No. 222010000

Project Name: CUT FILL ANALYSIS

Project Location: 857 1/2 SOUTH CONGRESS AVENUE, AUSTIN, TEXAS 78704

Revision

Rev. No. Description

1. Initial Design

2. Final Design

3. Construction

Engineer

Bartholomew & Oles Company

Project No. 222010000

Project Name: CUT FILL ANALYSIS

Project Location: 857 1/2 SOUTH CONGRESS AVENUE, AUSTIN, TEXAS 78704

Revision

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# VARIANCE REQUEST

**Cut exceeding four feet in the DDZ (LDC 25-8-341).**

# VARIANCE RECOMMENDATION

**Staff recommends the required Findings of Fact have not been met, and does not recommend approval of the variance request.**



QUESTIONS/COMMENTS

Austin, Texas - Code of Ordinances / TITLE 25, - LAND DEVELOPMENT, / CHAPTER 25-1, - GENERAL REQUIREMENTS AND PROCEDURES, / ARTICLE 2, - DEFINITIONS; MEASUREMENTS.

VERSION: JUL 23, 2019 (CURRENT) ▼  
CHAPTER 25, - LAND DEVELOPMENT, ▼

- ▼ CHAPTER 25-8, - ENVIRONMENT, ▼
  - ▼ SUBCHAPTER A, - WATER QUALITY, ▼
    - ▼ ARTICLE 1, - GENERAL PROVISIONS, ▼
      - Division 1, - Definitions; Descriptions of Regulated Areas,

## ARTICLE 2, - DEFINITIONS; MEASUREMENTS.

## § 25-1-21 - DEFINITIONS.

Unless a different definition is expressly provided, in this title:

- (1) ACCESSORY, when used as an adjective to describe a land use, means incidental to, and customarily associated with, a principal use.
- (2) ACCOUNTABLE OFFICIAL means the City officer or employee designated by this title or the city manager with a particular administrative or enforcement responsibility.
- (3) ADVISORY BODY means a City board, commission, or other appointed body that does not make a final decision and whose review is not required by state law.
- (4) ~~AGGREGATE means creating a site on which a structure has been built across two or more lots, at least one of which is substandard.~~

(30) DEVELOPMENT means the construction or reconstruction of a building or road; the placement of a structure on land; the excavation, mining, dredging, grading, or filling of land; the removal of vegetation from land; or the deposit of refuse or waste on land. Development does not include:

- (a) lawn and yard care, including mowing, gardening, tree care, and maintenance of landscaped areas;
- (b) removal of trees or vegetation damaged by natural forces;
- (c) removal of vegetation or cultivation of the soil for agricultural operations, unless prohibited by Subsection 25-8-321(B) ( *Clearing of Vegetation* ); or
- (d) the repair, maintenance, or installation of a utility, drainage or street system that does not disturb land or increase impervious cover.

(31) DIRECTOR, when used without a qualifier, means the director of the Watershed Protection and Development Review Department or the director's designee.

(32) DOMINANT SIDE YARD, when used in reference to a small lot, means the side yard having the larger width.

(33) DRINKING WATER PROTECTION ZONE means the areas within the Barton Springs Zone, the Barton Creek watershed, all water supply rural watersheds, and all water supply suburban watersheds, as described in [Section 25-8-2](#) ( *Descriptions Of Regulated Areas* ), that are in the planning jurisc

(34) DRIPLINE, when used in reference to a tree, means a line on the ground encircling the tree that is directly beneath the outermost portion of the tree canopy.

Areas,

- Division 2, - Applicability; Exemptions; Exceptions,
- Division 3, - Variances,
- Division 4, - Impervious Cover Determinations,
- ARTICLE 2, - WATERWAYS CLASSIFIED; ZONES ESTABLISHED,

VERSION: JUL 23, 2019 (CURRENT) ▼  
MANAGEMENT, ▼

- ARTICLE 9, - CERTIFICATES OF COMPLIANCE AND OCCUPANCY,
- ARTICLE 10, - ENFORCEMENT,
- ARTICLE 11, - AMENDMENT PROCEDURE,
- ARTICLE 12, - VESTED RIGHTS,
- ARTICLE 13, - RESERVED,
- ARTICLE 14, - PARKLAND DEDICATION,
- ARTICLE 15, - HOUSING,
- ARTICLE 16, - NEIGHBORHOOD PLAN

## CHAPTER 25-5, - SITE PLANS.

## ARTICLE 1, - SITE PLANS GENERALLY.

## Division 1, - Site Plan Requirement and Notice.

## § 25-5-1 - SITE PLAN REQUIRED.

Except as provided in [Section 25-5-2](#) (Site Plan Exemptions), a site plan must be approved and released under this chapter before:

- (1) a person may change the use of property;
- (2) a person may develop property; or
- (3) the building official may issue a building permit.

Source: Section 13-1-600; Ord. 990225-70; Ord. 031211-11.