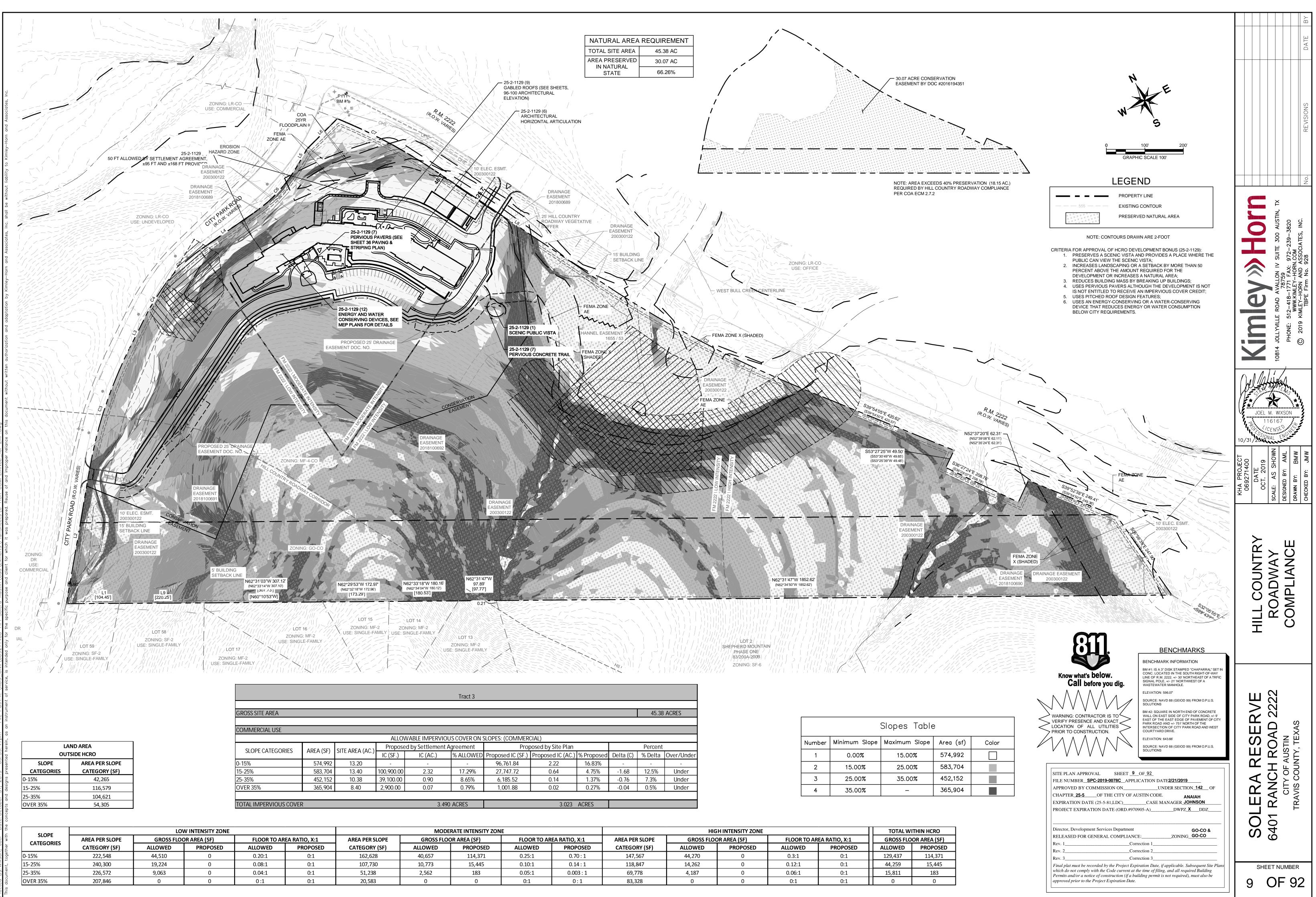


APPENDIX Q-1: NET SITE AREA		
TOTAL GROSS SITE AREA	45.38	AC
SITE DEDUCTIONS:		
CRITICAL WATER QUALITY ZONE (CWQZ)	0.00	AC
WATER QUALITY TRANSITION ZONE (WQTZ)	0.00	A
WASTEWATER IRRIGATION AREAS	0.00	AC
DEDUCTION SUBTOTAL	0.00	A
UPLAND AREA (GROSS AREA MINUS TOTAL DEDUCTIONS)	45.38	AC
NET SITE AREA CALCULATION:		
AREA OF UPLANDS WITH SLOPES 0-15% X100%	13.20	A
AREA OF UPLANDS WITH SLOPES 15-25% X40%	13.40	A
AREA OF UPLANDS WITH SLOPES 25-35% X20%	10.38	A
NET SITE AREA (SUBTOTAL)	36.98	A

Х	0-15%=		8.58	ACRES			
Х	15-25%=		2.01	ACRES			
Х	25-35%=		0.52	ACRES			
			0.0	AREAS			
SF =	8.92	ACRES					
SF =	3.39	ACRES					
JCTION	N REQUIR	ED)					
	11.11	ACRES =			24.48%		
	6.66%						
		IMPERVIOU	S CO	VER			
BUILD	ING/ ANI	O OTHER IMPERVI	OUS	DRIVE	WAYS/		
		COVER		ROAD	OWAYS		
A	CRES	% OF CATEGO	% OF CATEGORY				
0.67		5%	5%		1.55		
C	.12	1%	1%		0.52		
C	0.02	0%		0.	.12		

		Slopes
Number	Minimum Slope	Maximur
1	0.00%	15.0
2	15.00%	25.0
3	25.00%	35.0
4	35.00%	-

SPC-2019-0078C



	Tract 3							
						45.38	ACRES	
MPERVIOUS COVER ON SLOPES: (COMMERCIAL)								
tlement Agreement		Proposed by Site Plan				Percent		
(AC.)	% ALLOWED	Proposed IC (SF.)	Proposed IC (AC.)	% Proposed	Delta (C)	% Delta	Over/Under	
-	-	96,761.84	2.22	16.83%	-	-	-	
2.32	17.29%	27,747.72	0.64	4.75%	-1.68	12.5%	Under	
).90	8.65%	6,185.52	0.14	1.37%	-0.76	7.3%	Under	
).07	0.79%	1,001.88	0.02	0.27%	-0.04	0.5%	Under	

		Slopes
Number	Minimum Slope	Maximun
1	0.00%	15.C
2	15.00%	25.0
3	25.00%	35.0
4	35.00%	_

MODERATE INTENSITY ZONE				HIGH INTENSITY ZONE					TOTAL W
GROSS FLOOR AREA (SF) FLOOR TO AREA RATIO, X:1		AREA PER SLOPE	GROSS FLOOR AREA (SF)		FLOOR TO AREA RATIO, X:1		GROSS FLO		
OWED	PROPOSED	ALLOWED	PROPOSED	CATEGORY (SF)	ALLOWED	PROPOSED	ALLOWED	PROPOSED	ALLOWED
,657	114,371	0.25:1	0.70:1	147,567	44,270	0	0.3:1	0:1	129,437
,773	15,445	0.10:1	0.14:1	118,847	14,262	0	0.12:1	0:1	44,259
.562	183	0.05:1	0.003 : 1	69,778	4,187	0	0.06:1	0:1	15,811
0	0	0:1	0:1	83,328	0	0	0:1	0:1	0

Kimley »Horn

October 31, 2019

City of Austin Development Services Department 505 Barton Springs Road Austin, TX 78704

Re: FAR Variance Letter - Hill Country Roadway Overlay Solera Reserve (SPC-2019-0078C) 6401 FM 2222 Road Austin, Texas 78731

To Whom It May Concern:

The purpose of this letter is to request a Land Use Commission Variance for the Solera Reserve development to consolidate the allowable Floor-to-Area (FAR) on slopes as regulated by the Hill Country Roadway Ordinance.

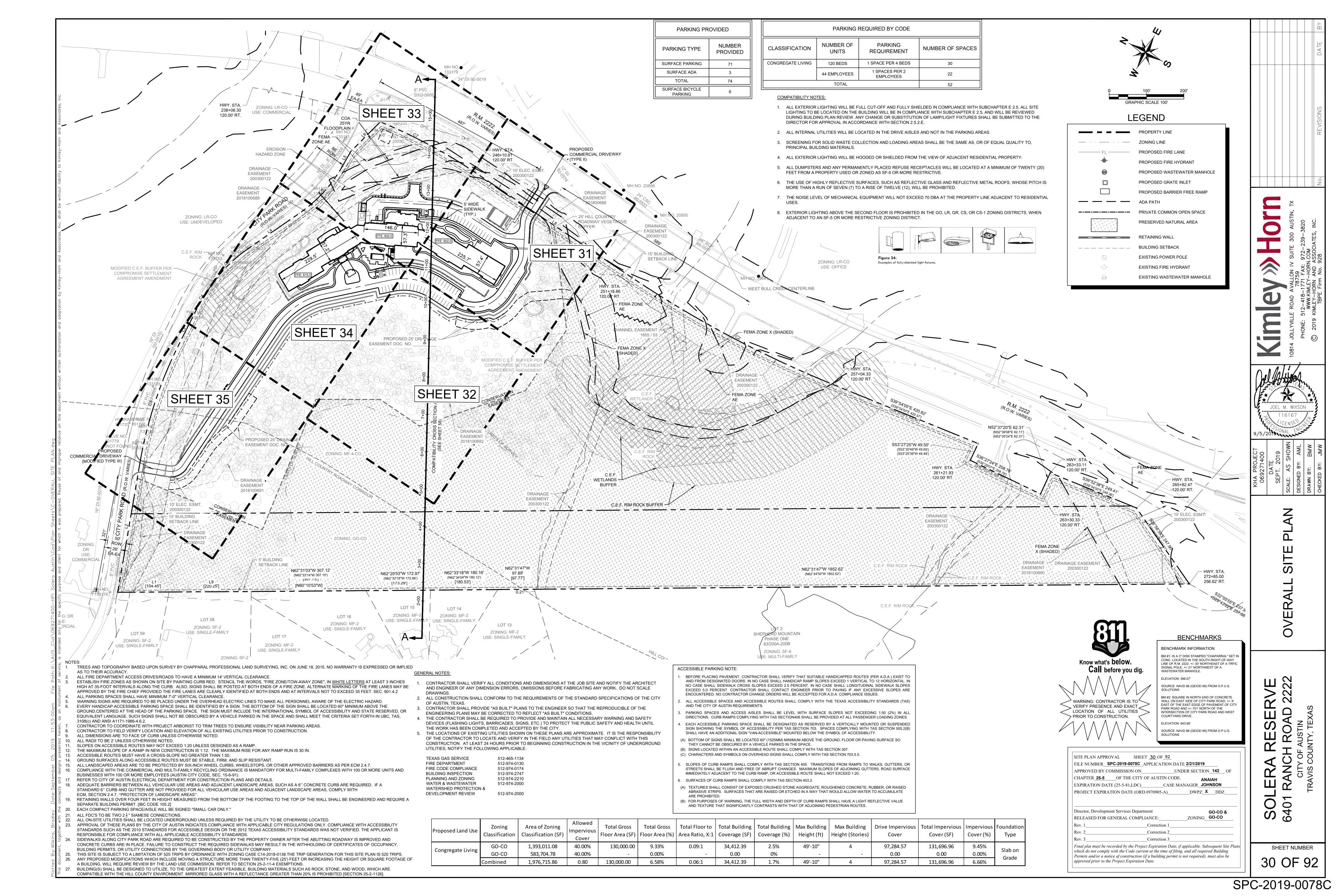
The Hill Country Roadway regulations (LDC §25-2-1122) prescribe FAR limitations on topographical slopes for commercial developments. The limitations vary across the Hill Country Roadway intensity zones. This site includes constructible slopes within three intensity zones (low, moderate, and high) – however, the proposed development has been clustered to on the moderate intensity zone.

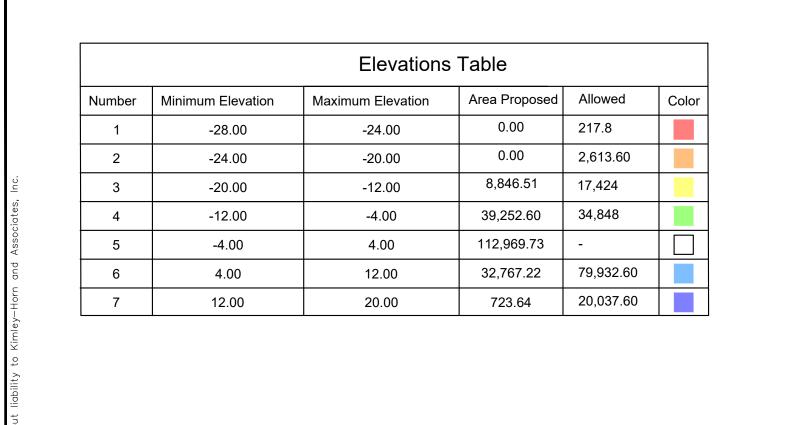
We are requesting a Land Use Commission Variance to effectively combine the site-wide FAR limitations. The requested variance will not have an adverse impact on impervious cover, depth of cut/fill, or construction on slope – in fact, these characteristics and the overall limits of disturbance are minimized by clustering the development.

If you have any questions or comments regarding this request, please contact me at 512-418-1771.

Sincerely,

Joel Wixson, P.E. Project Manager





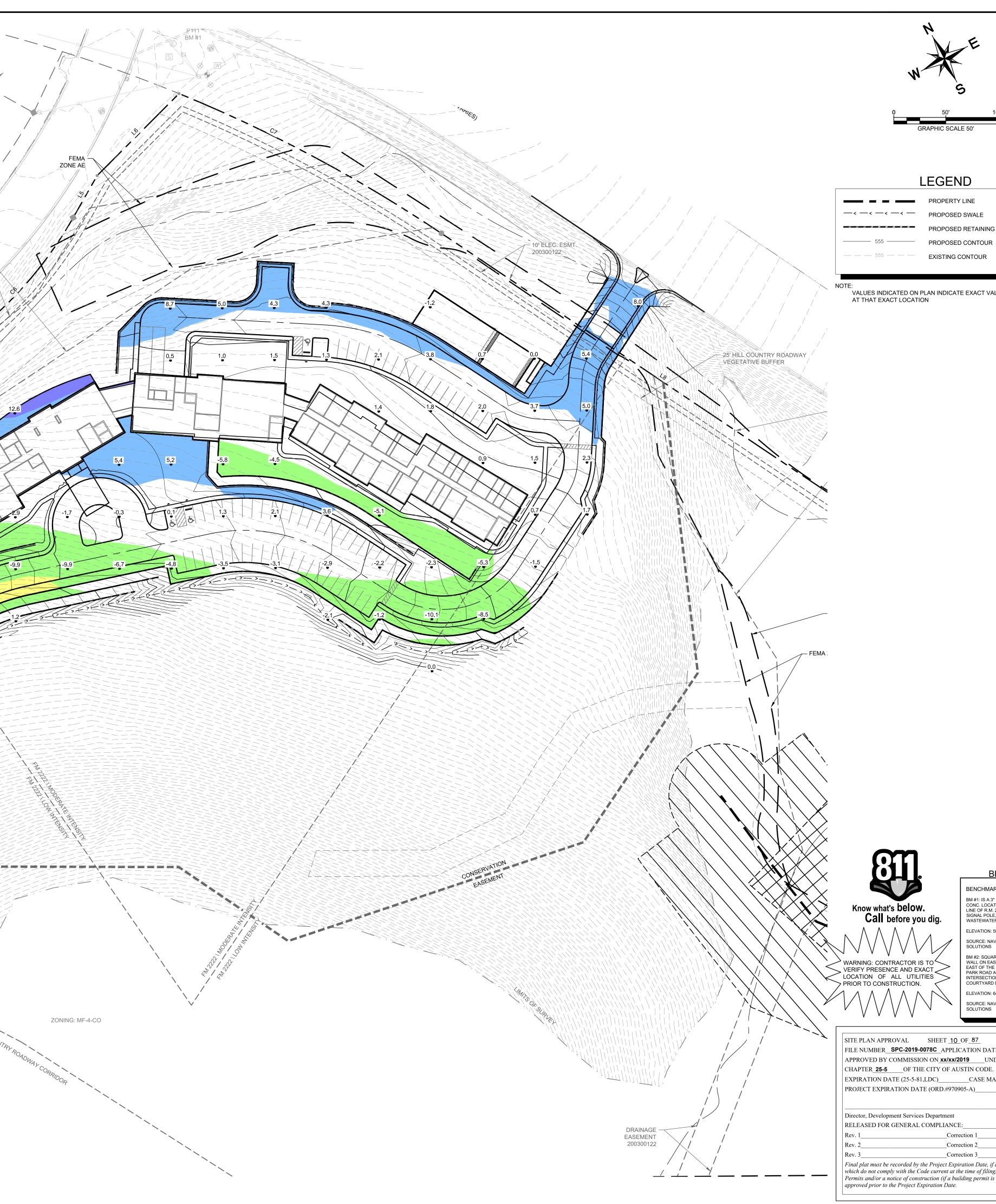


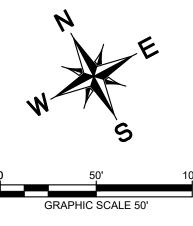
ZONING: LR-CO USE: UNDEVELOPED

ZONING: LR-CO

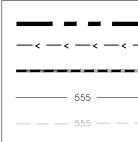
DRAINAGE EASEMENT -

200300122



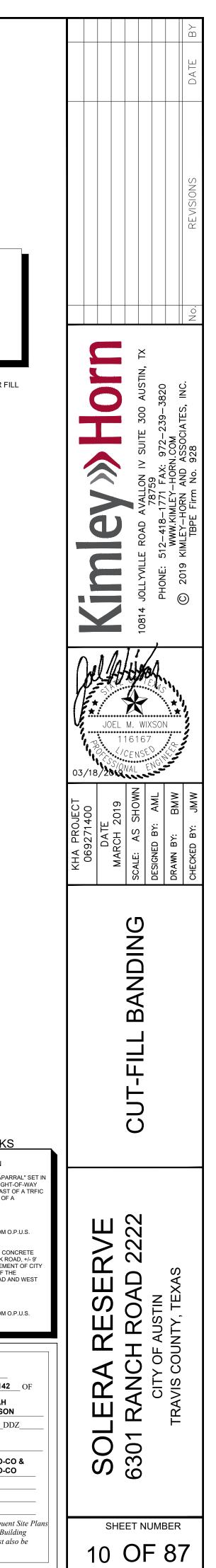


LEGEND



PROPOSED RETAINING WALL EXISTING CONTOUR

VALUES INDICATED ON PLAN INDICATE EXACT VALUE OF CUT OR FILL AT THAT EXACT LOCATION



SPC-2019-0078C

BENCHMARKS

BENCHMARK INFORMATION
BM #1: IS A 3" DISK STAMPED "CHAPARRAL" SET I CONC. LOCATED IN THE SOUTH RIGHT-OF-WAY LINE OF R.M. 2222. +/- 30' NORTHEAST OF A TRFIC SIGNAL POLE, +/- 21' NORTHWEST OF A WASTEWATER MANHOLE.
ELEVATION: 596.07'

SOURCE: NAVD 88 (GEIOD 99) FROM O.P.U.S. SOLUTIONS BM #2: SQUARE IN NORTH END OF CONCRETE WALL ON EAST SIDE OF CITY PARK ROAD, +/- 9' EAST OF THE EAST EDGE OF PAVEMENT OF CITY PARK ROAD AND +/- 751' NORTH OF THE INTERSECTION OF CITY PARK ROAD AND WEST COURTYARD DRIVE.

ELEVATION: 643.66' SOURCE: NAVD 88 (GEIOD 99) FROM O.P.U.S. SOLUTIONS

SITE PLAN APPROVAL SHEET <u>10 OF 87</u> FILE NUMBER SPC-2019-0078C APPLICATION DATE 2/21/2019 APPROVED BY COMMISSION ON xx/xx/2019 UNDER SECTION 142 OF CHAPTER **25-5** OF THE CITY OF AUSTIN CODE. ANAIAH EXPIRATION DATE (25-5-81,LDC) CASE MANAGER JOHNSON PROJECT EXPIRATION DATE (ORD.#970905-A)_____DWPZ_X__DDZ__

GO-CO & ZONING GO-CO RELEASED FOR GENERAL COMPLIANCE: _Correction 1_ Correction 2 _Correction 3_ Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.