

# PERSIMMONS CONSTRUCTION PLAN

7051 MEADOW LAKE BOULEVARD  
AUSTIN, TEXAS 78744

C8-2019-0080.1B.SH

*Jonathan Garner*

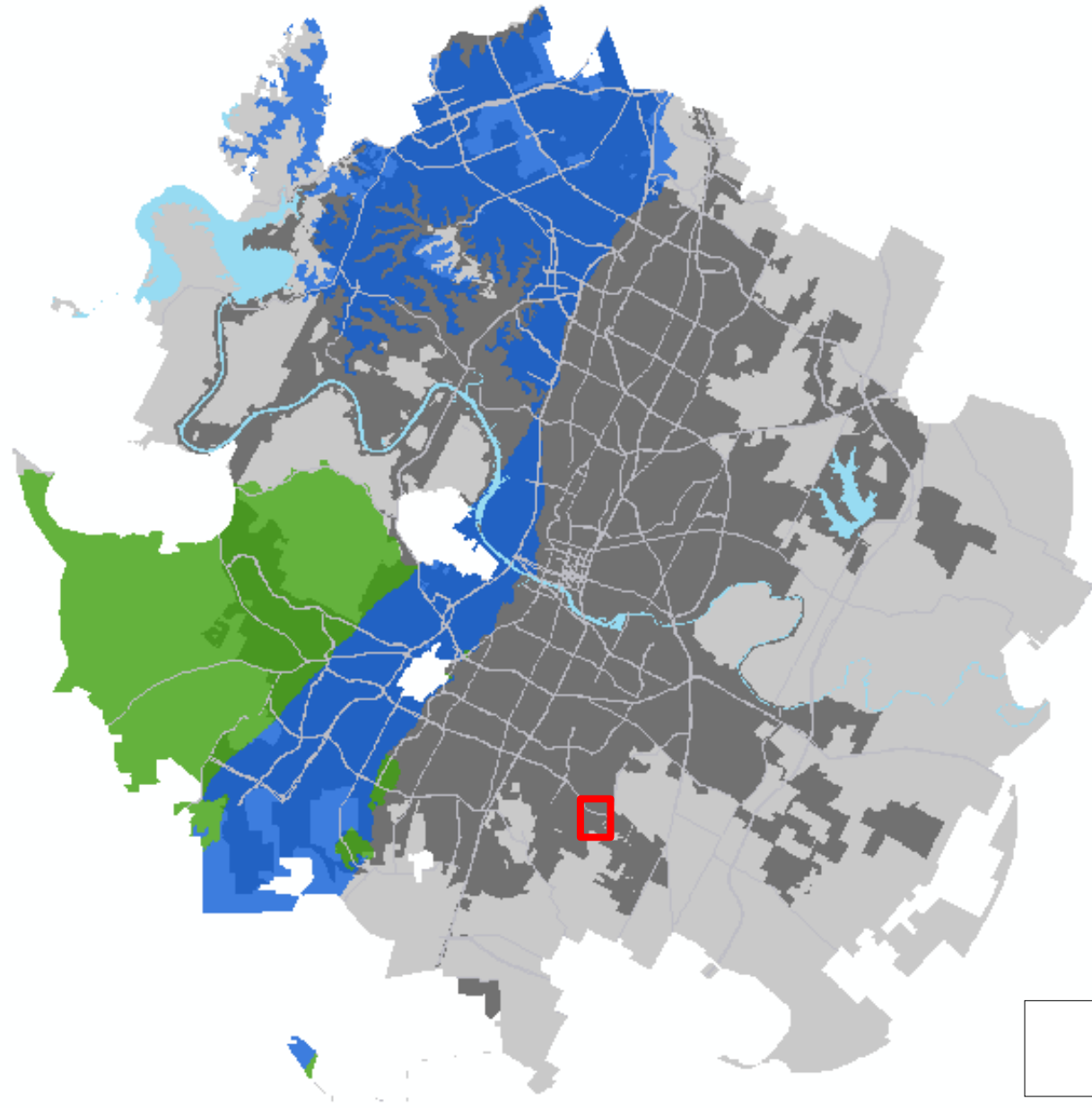
*Environmental Review Program Coordinator*






*Development Services Department*

# PROPERTY DATA

- **1.98 acres (gross site area)**
- **Full-purpose Jurisdiction**
- **Council District 2**
- **Desired Development Zone**
- **Onion Creek Watershed (Suburban classification)**
- **Not located over Edwards Aquifer Recharge Zone**
- **Current code regulations apply**

# Persimmons Construction Plans C8-2018-0080.1B.SH



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

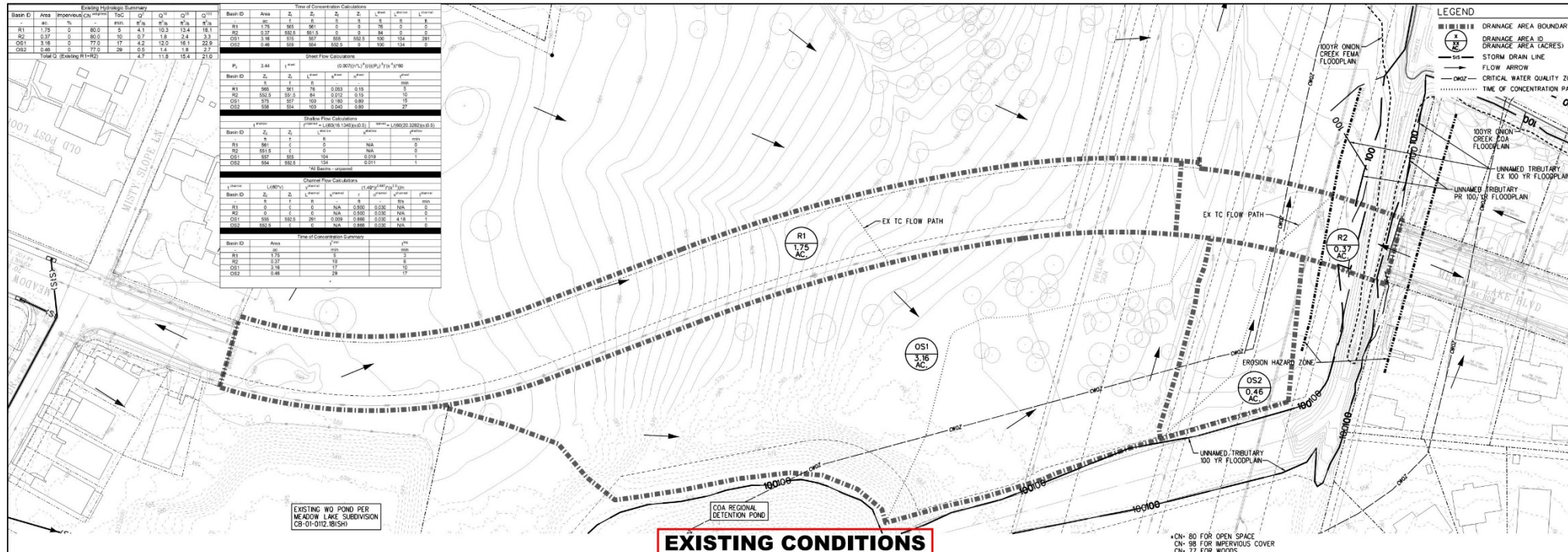
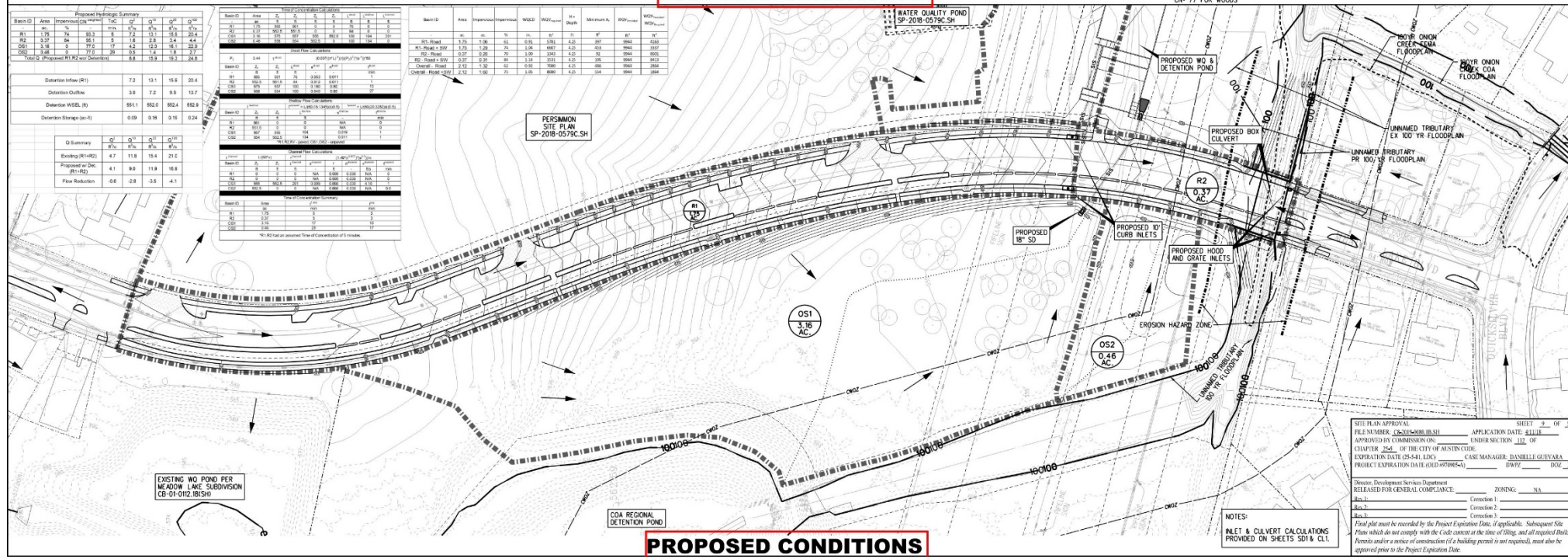


# VICINITY EXHIBIT





Sheet Flow Calculations									
P <sub>2</sub>	2.41	1" max	(0.807/0.7) * (3.6/2.41) * 1.49 = 7.960						
Runoff	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>
B1	560	361	79	0.552	0.15	5			
B2	554.9	357	79	0.552	0.15	5			
C1	579	357	100	0.580	0.08	15			
C2	582	354	100	0.580	0.08	27			
Grade Flow Calculations									
Runoff	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>
(0.807/0.7) * (3.6/2.41) * 1.49 = 7.960 (0.807/0.7) * (3.6/2.41) * 1.49 = 7.960									
B1	0	0	0	0	0	0			
B2	151.1	0	0	0	0	0			
C1	0	0	0	0	0	0			
C2	584	582.3	134			0.011			
100 Runoff = 100									
Channel Flow Calculations									
Runoff	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>
(0.807/0.7) * (3.6/2.41) * 1.49 = 7.960 (0.807/0.7) * (3.6/2.41) * 1.49 = 7.960									
B1	0	0	0	0	0	0			
B2	0	0	0	0	0	0			
C1	589	582.3	0			0.006			
C2	582.3	0	0			0.006			
Total of Substations & Paved									
Runoff	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>
B1	1.73	0	0			3			
B2	1.73	0	0			3			
C1	2.48	0	0			17			
C2	2.48	0	0			17			

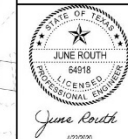
[illegible][illegible]


SCALE  
1" = 50'

**DUNAWAY** | **UT**  
Texas Firm No. F-1114  
TBPLS Firm No. 1006590  
5707 Southwest Parkway  
Building 2, Suite 250  
Austin, TX 78735  
Phone: 512-306-8252

MEADOW LAKE BLVD STREET EXTENSION  
CIP# 6319.014

## EXISTING & PROPOSED DRAINAGE AREA MAPS



58	 <p>IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE</p>		
X	<p><b>DRG1</b></p> <p>UDG JOB NO. 17-935</p> <p>C8-2019-0080.1B.SH</p>		
ding	<table border="1"> <tr> <td>SHEET NUMBER</td> <td>9 OF</td> </tr> </table>	SHEET NUMBER	9 OF
SHEET NUMBER	9 OF		

# VARIANCE REQUEST

- 2. To allow cut over four feet within 100 feet of a classified waterway (LDC 25-8-341)**



# PROPOSED CONSTRUCTION PLAN

S1

SHEET  
S2

AREA WHERE VARIANCE IS  
REQUESTED, ENLARGEMENT  
SHOWN ON NEXT EXHIBIT.

SITE PLAN APPROVAL SHEET 12 OF 2  
FILE NUMBER: C-2019-00011-SH APPLICATION DATE: 4/1/18  
APPROVED BY COMMISSION ON: \_\_\_\_\_ UNDER SECTION 112 OF  
CHAPTER 255 OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (25-5-81, LOC) \_\_\_\_\_ CASE MANAGER: DANIELLE GUEVARA  
PROJECT EXPIRATION DATE (OED #970905-A) \_\_\_\_\_ DWG# \_\_\_\_\_ DIZ \_\_\_\_\_

## NOTES

1. CALL AUSTIN ONE CALL CENTER AT 1-800-545-6005 AND TEXAS STATE "ONE-CALL" AT 1-800-245-4545 FOR ALL EXISTING UTILITY AND OIL/GAS PIPELINE LOCATIONS PRIOR TO BEGINNING ANY WORK.

*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 submitted to the Planning Department.*

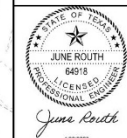
[illegible][illegible]

SCALE:  
1"= 50' H



Texas Firm No. F-1114  
TBPLS Firm No. 10065900  
5707 Southwest Parkway  
Building 2, Suite 250  
Austin, TX 78735  
Phone: 512-306-8252

MEADOW LAKE BLVD STREET EXTENSION  
CIP# 6319.014

**MEADOW LAKE BLVD -  
OVERALL**

3/22/2020	



IS NOT TO SCALE

2

— *S.*

---

LIDG JOB NO. 17-935

ODS JOB NO. 17-833

C8-2019-0080.1B.SH

$n_S^f$		

SHEET NUMBER 12 OF 5



# PROPOSED CONSTRUCTION PLAN





**CUT EXHIBIT**

CITY OF AUSTIN  
24.694 AC.  
VOL. 10759 PG. 488  
CITY OF AUSTIN PARKLAND

100' OFFSET FROM CHANNEL CENTERLINE

100'

AREAS WHERE CUT IN EXCESS OF FOUR FEET EXTENDS OUTSIDE THE ROW AND IS WITHIN 100 FEET OF CLASSIFIED WATERWAY, APPROXIMATELY 5.5 FEET IN DEPTH

LIMITS OF CONSTRUCTION

MEADOW LAKE BLVD  
(TO BE BUILT BY COA)

LIMITS OF CONSTRUCTION

TEMPORARY BERM FOR EROSION CONTROL  
TO BE USED UNTIL SITE IS DEVELOPED

CHANNEL CENTERLINE

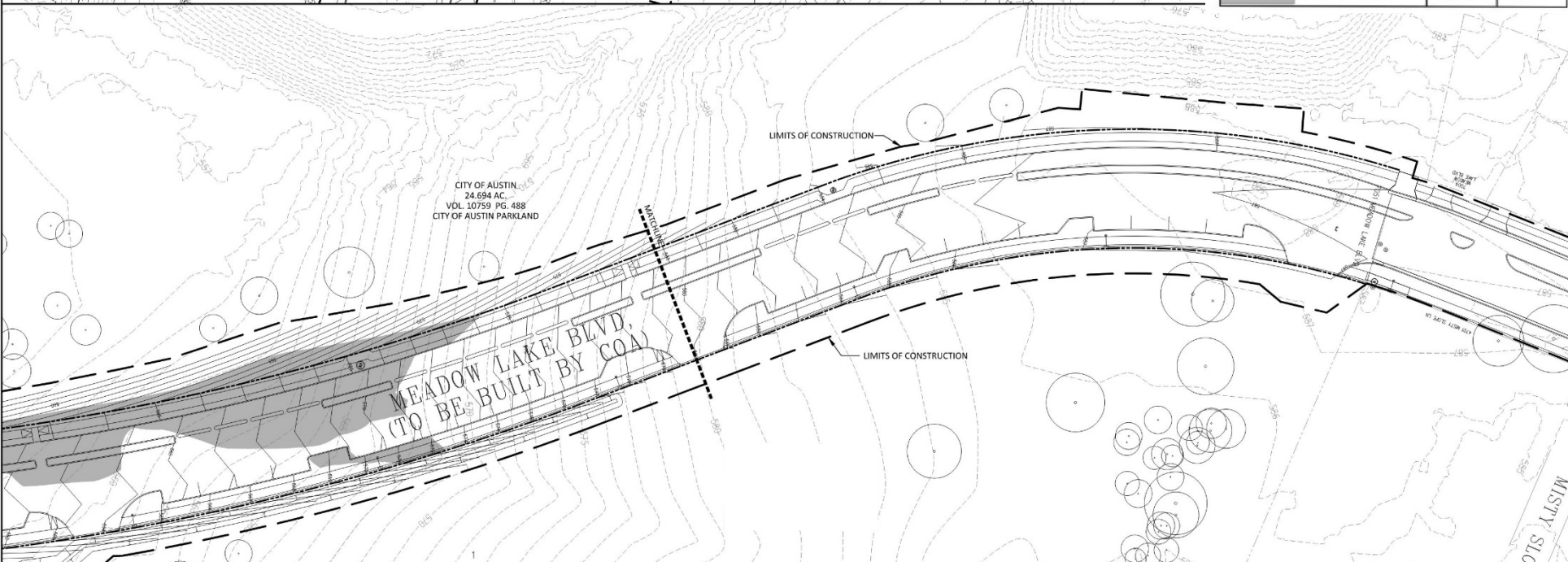
PROPOSED DETENTION / WQ POND

GRAPHIC SCALE  
0 15 30  
(IN FEET)

**CUT / FILL TABLE**

	AREA	
	s.f.	%
LIMITS OF CONSTRUCTION	197,058	100
CUT: 4.0' - 8.0'	362	0.2
FILL: 4.0' - 8.0'	17,769	9.0

		AREA	
		s.f.	%
LIMITS OF CONSTRUCTION		197,058	100
	CUT: 4.0' - 8.0'	362	0.2
	FILL: 4.0' - 8.0'	17,769	9.0

[illegible]

# FINDINGS OF FACT (LDC 25-8-41)



# FINDINGS OF FACT (LDC 25-8-41)

- **1: The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.**

- **Staff determination: No.**

**Roadway construction crossing a classified waterway occurs all throughout the City of Austin utilizing methods that do not require a variance to City Code requirements. A Code compliant construction method would eliminate the need for the variance request and would not deprive the applicant of a privilege to construct a roadway crossing a classified waterway.**

# FINDINGS OF FACT (LDC 25-8-41)

- **2a: The variance is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance:**

- **Staff determination: No.**

**A construction method that modifies the channel margins, alters the natural flow velocity, and removes hydric soils and vegetation does not provide greater overall environmental protection than a construction method that is achievable without the variance.**



# FINDINGS OF FACT (LDC 25-8-41)

- **2b: The variance is the minimum deviation from the code requirement necessary to allow a reasonable use of the property:**

- **Staff determination: No.**

**The amount of cut in excess of four feet required for the construction of the crossing occurs within the minimum setback of the waterway buffer and the erosion hazard zone adjacent to the classified waterway. Grading at a depth beyond that allowed by Code within these sensitive environmental areas does not constitute the minimum deviation from the code requirement.**

# FINDINGS OF FACT (LDC 25-8-41)

- **2c: The variance does not create a significant probability of harmful environmental consequences.**

- **Staff determination: No.**

**The grading associated with the placement of the concrete box culverts, headwalls, and wingwalls will remove soils and existing vegetation and destabilize the stream bank, alter the flow velocity in the channel resulting in downstream incising and bank erosion, and modify sediment deposition patterns beyond natural processes.**



# FINDINGS OF FACT (LDC 25-8-41)

- **3: Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.**

- **Staff determination: No.**

**Bank erosion and sediment deposition are two leading causes of degraded water quality in creeks. Siltation can lead to murky water that smothers aquatic life habitat, reduces visibility for aquatic organisms to find food, prevents sunlight from reaching aquatic plants, and conveys other nutrients, pesticides, or toxic compounds that lower the water quality.**

# VARIANCE RECOMMENDATION

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



END OF PRESENTATION