



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE: October 20, 2021

NAME & NUMBER OF PROJECT: COA Fire & EMS Station - Davenport Village
SP-2021-0121D

NAME OF APPLICANT OR ORGANIZATION: Anna Merryman, Garza EMC LLC

LOCATION: 4601 Westlake Dr., Austin, TX, 78746

COUNCIL DISTRICT: Council District does not apply in Extraterritorial Jurisdiction

ENVIRONMENTAL REVIEW STAFF: Pamela Abee-Taulli, Environmental Program Coordinator, Development Services Department, 512.974.1879, pamela.abee-taulli@austintexas.gov.

WATERSHED: St. Stephens Creek Watershed, Water Supply Rural Classification, Drinking Water Protection Zone

REQUEST: Variance request is as follows:
Vary 25-8-302(A)(2) to allow construction of a parking area on a slope with a gradient of more than 15 percent.

STAFF RECOMMENDATION: Staff recommends this variance, having determined the findings of fact to have been met.

STAFF CONDITION: Applicant will provide landscape plan, including mitigation for removed trees, to provide enhanced soil stabilization and water quality for the site.



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name: COA Fire & EMS Station - Davenport Village
Ordinance Standard: Watershed Protection Ordinance
Variance Request: Vary 25-8-302(A)(2) to allow construction of a parking area on a slope with a gradient of more than 15 percent.

Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

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.

Yes The surrounding area does not have adequate access to emergency facilities. This development will provide fire and EMS access that the community currently lacks.

In similar situations, where development is deemed appropriate for the location but is constrained by the natural condition of the site (slopes exceeding 15 percent) as well as requirements related to the type of development (emergency vehicle accommodation), applications that have minimized the placement of development on slopes have been granted similar variances.

2. The variance:

- a) 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;

Yes This variance is for building a surface parking lot to be constructed on an area with slopes greater than 15 percent.

The parking lot is minimally sized to accommodate the number of employees that will be at this station.

Alternative layouts were considered. However, design is constrained by the maximum allowable slope of 15 percent for the emergency vehicles to access Westlake Dr.

Siting the project on a hilly lot is unavoidable, since the proposed location in this hill-country area of town was determined by the service need for a fire and EMS station in this vicinity.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;
- Yes The proposed improvements are aligned on the property to cause the least amount of disturbance to the existing site and to have minimum deviation from the code requirement.
- c) Does not create a significant probability of harmful environmental consequences.
- Yes The cut will be stabilized with a retaining wall. Erosion and sedimentation controls will be code compliant and appropriate for construction on slopes.


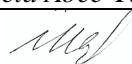
3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.


Yes The project is compliant with water quality requirements.

B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone Water Quality Transition Zone*), Section 25-8-368 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that::

1. The criteria for granting a variance in Subsection (A) are met;
NA
2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;
NA
3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.
NA

Staff Determination: Staff determines that the findings of fact have been met. Staff recommends the following condition: Applicant will provide landscape plan, including mitigation for removed trees, to provide enhanced soil stabilization and water quality for the site.

Environmental Reviewer (DSD)	 (Pamela Abee-Taulli)	Date 10/6/2021
Environmental Review Manager (DSD)	 (Mike McDougal)	Date: 10/6/2021

Deputy Environmental Officer (WPD)	 <u>(Liz Johnston)</u>	Date: 10/06/2021
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ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE: October 20, 2021

NAME & NUMBER OF PROJECT: COA Fire & EMS Station - Davenport Village
SP-2021-0121D

NAME OF APPLICANT OR ORGANIZATION: Anna Merryman, Garza EMC LLC

LOCATION: 4601 Westlake Dr., Austin, TX, 78746

COUNCIL DISTRICT: Council District does not apply in Extraterritorial Jurisdiction

ENVIRONMENTAL REVIEW STAFF: Pamela Abee-Taulli, Environmental Program Coordinator,
Development Services Department, 512.974.1879, pamela.abee-taulli@austintexas.gov.

WATERSHED: St. Stephens Creek Watershed, Water Supply Rural Classification,
Drinking Water Protection Zone

REQUEST: Variance request is as follows:
Vary 25-8-341 to allow cut over four feet to 17 feet.

STAFF RECOMMENDATION: Staff recommends this variance, having determined the findings of fact to have been met.

STAFF CONDITION: Applicant will provide landscape plan, including mitigation for removed trees, to provide enhanced soil stabilization and water quality for the site.



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name: COA Fire & EMS Station - Davenport Village
Ordinance Standard: Watershed Protection Ordinance
Variance Request: Vary 25-8-341 to allow cut over four feet to 17 feet.

Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

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.

Yes The surrounding area does not have adequate access to emergency facilities. This development will provide fire and EMS access that the community currently lacks.

In similar situations, where development is deemed appropriate for the location but is constrained by the natural condition of the site (slopes exceeding 35 percent) as well as requirements related to the type of development (emergency vehicle accommodation), applications that have minimized the extent of grading

2. The variance:
 - a) 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;

Yes This variance is to cut over 4 feet for the pond and for placement of the building and drive.

Alternative layouts were considered. However, design is constrained by the maximum allowable slope of 15 percent for the emergency vehicles to access Westlake Dr.

Moreover, siting the project on a hilly lot is unavoidable, since the proposed location in this hill-country area of town was

determined by the service need for a fire and EMS station in this vicinity.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes The proposed improvements are aligned on the property to cause the least amount of disturbance to the existing site and to have minimum deviation from the code requirement.

- c) Does not create a significant probability of harmful environmental consequences.

Yes The cut will be stabilized with a retaining wall. Erosion and sedimentation controls will be code compliant and appropriate for construction on slopes.


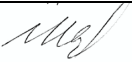

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes The project is compliant with water quality requirements.

B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone Water Quality Transition Zone*), Section 25-8-368 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that::

1. The criteria for granting a variance in Subsection (A) are met;
NA
2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;
NA
3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.
NA

Staff Determination: Staff determines that the findings of fact have been met. Staff recommends the following condition: Applicant will provide landscape plan, including mitigation for removed trees, to provide enhanced soil stabilization and water quality for the site.

Environmental Reviewer (DSD)	 (Pamela Abee-Taulli)	Date 10/6/2021
Environmental Review Manager (DSD)	 (Mike McDougal)	Date: 10/6/2021
Deputy Environmental Officer (WPD)	 (Liz Johnston)	Date: 10/06/2021



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COA FIRE & EMS STATION – DAVENPORT VILLAGE

4601 Westlake Drive

Austin, Texas 78746

**LAND USE COMMISSION VARIANCE
LDC 25-8-302(A)(S)**

Prepared for:

City of Austin

Development Services Department
505 Barton Springs Road
Austin, Texas 78704

Prepared by:

GARZA EMC, LLC.

7708 Rialto Blvd., Suite 125
Austin, Texas 78735
TBPE Registration No. F-14629

LIST OF EXHIBITS

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EXHIBIT 1

SLOPE VARIANCE REQUEST LETTER



August 11, 2021

Pamela Abee-Tualli, Environmental Program Coordinator
Development Services Department
6310 Wilhelmina Delco Dr
Austin, Texas 78752

RE: Land Use Commission Variance – Slope Requirements (*LDC 25-8-302 (A)(2)*)
COA Fire and EMS Station – Davenport Village (*SP-2021-0121D*)
4601 Westlake Drive
Austin, Travis County, Texas

Dear Ms. Abee-Tualli,

In accordance with Chapter 25-8, Subchapter A of the City of Austin Land Development Code (LDC), we are requesting a Land Use Commission Variance for the requirements in Subchapter A Section 25-8-302 (A)(2) for slope requirements. According to **Section 25-8-302 (A)(2)**, a building may not be constructed on slopes with a gradient of more than 25%, and parking areas may not be constructed on slopes with a gradient of more than 15%.

The COA Fire and EMS Station – Davenport Village site is located at 4601 Westlake Drive. The site is composed of man-made rock slopes, with a slope range of 0-35% and an elevation range of 674-713 feet. No portion of the site is located in a floodplain or within the WQTZ. Due to the extensive man-made slopes on the site, the proposed project proposes construction of parking and buildings on slope exceeding 15%.

The proposed Fire and EMS Station will provide emergency facilities that the surrounding community currently lacks. The proposed improvements are aligned on the property to have minimum deviation from the code slope requirements. This variance request is not necessitated by layout, construction method, nor other design decisions, but due to the manmade slopes and grades that make up most of the site area/LOC. Existing slopes on site were created as a result of construction activities during development of the subdivision to the immediate north of the project site, as well as the construction of Westlake Drive, a public ROW road. Aerial photos that demonstrate the above statement have been included as part of this variance application package. To provide a building accessible by emergency vehicles from the ROW and to provide on-site water quality and detention to City requirement, a variance from slope limitations for allowed construction set by code is required.

If you should have any questions or comments regarding the above request, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anna Merryman', is written over a light blue horizontal line.

Anna Merryman, P.E.
Project Engineer

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EXHIBIT 2

SLOPE VARIANCE APPLICATION FORM



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Anna Merryman
Street Address	7708 Rialto Blvd., Suite 125
City State ZIP Code	Austin, Texas 78735
Work Phone	512-298-3284
E-Mail Address	amerryman@garzaemc.com

Variance Case Information

Case Name	COA Fire and EMS Station – Davenport Village
Case Number	SP-2021-0121D
Address or Location	4601 Westlake Drive, Austin, Texas 78746
Environmental Reviewer Name	Pamela Abee-Taulli
Environmental Resource Management Reviewer Name	Eric Brown
Applicable Ordinance	Watershed Protection Ordinance
Watershed Name	St. Stephens Creek
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input checked="" type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone

August 11, 2021

Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	2,300 feet
Water and Waste Water service to be provided by	Aqua Texas and Austin Water
Request	The variance request is as follows (Cite code references: Per City of Austin Land Development Code Section 25-8-302(A)(2), a construction on slope of more than 15% variance is requested.

Impervious cover	Existing	Proposed
square footage:	____ 0 ____	____ 36590.4 ____
acreage:	____ 0 ____	____ 0.84 ____
percentage:	____ 0 ____	____ 0.34% ____
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p>The site has a slope range of 0-35% and an elevation range of 674-713. There are 8 existing trees proposed to be removed from the site and 4 existing live oak and 1 existing red oaks proposed to remain. The site is composed of man-made rock slopes. This portion of the tract is not in the floodplain and does not encroach into the WQTZ.</p>	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The surface parking lot is located on slopes over 15 percent. [LDC 25-8-302(A)(2)]
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FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: City of Austin Fire and EMS Station – Davenport Village

Ordinance:

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

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.

Yes / No Existing slopes on site are man-made and were created as a result of construction activities during development of the subdivision to the immediate north of the project site, as well as the construction of Westlake Drive, a public ROW road. Aerial photos that demonstrate the above statement have been included as part of this variance application package. As a result of this previous earthwork, this site cannot be developed without the requested variance from the cut/fill maximum and construction on slopes limitations sections of code contained within Title 25. Owners of similarly situated sites subject to similar code requirements that do not contain these manmade slopes and grades would be able to develop their properties to the use and density proposed by this project without a need of a code variance.

2. The variance:
 - a) 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;

☒ Yes / ☐ No Variance request is not necessitated by layout, construction method, nor other design decisions, but due to the manmade slopes and grades that make up most of the site area/LOC. To provide a building accessible by vehicles from the ROW, a variance from the cut/fill limitations set by code is required. Similarly, to provide on-site water quality and detention to City requirements, as well as to protect public life and safety, stormwater infrastructure is required to be constructed at a location where runoff from the site improvements can be collected prior to discharging from the site. Due to the slopes and grades on site, a variance from the construction on slopes limitation set by code is required.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

☒ Yes / ☐ No The surrounding area does not have adequate access to emergency facilities. This development will provide fire and EMS access that the community currently lacks. The proposed improvements are aligned on the property to cause the least amount of disturbance to the existing site and to have minimum deviation from the code requirements for construction on slope limitations.

- c) Does not create a significant probability of harmful environmental consequences.

☒ Yes / ☐ No The proposed improvements will not create a significant probability of harmful environmental consequences as the slopes on this site are man-made from previous construction along Westlake Drive.

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

☒ Yes / ☐ No The variance will allow for a greater water quality volume on this site, than development without the variance. There would not be adequate space to provide parking and other necessities of the fire and EMS station employees if the water quality pond were to be relocated.

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

Yes / No N/A

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

Yes / No N/A

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

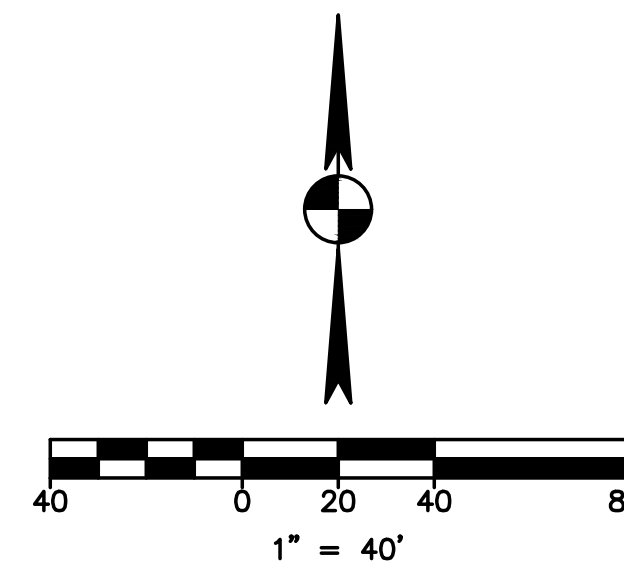
Yes / No N/A




**Variance approval requires all above affirmative findings.

Exhibits for Commission Variance

- Aerial photos of the site
- Site photos
- Aerial photos of the vicinity
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties.
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations.
- Site plan showing existing conditions if development exists currently on the property
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc.
- An Environmental Resource Inventory pursuant to ECM 1.3.0 ([if required by 25-8-121](#))
- Applicant's variance request letter

EXHIBIT 3
SLOPE MAP



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area (Acres)	Color
1	0.00%	15.00%	1.2	
2	15.00%	25.00%	0.1	
3	25.00%	35.00%	0.1	
4	35.00%	99999900.00%	0.0	

SLOPE MAP GRADING EXHIBIT

COA FIRE STATION - DAVENPORT VILLAGE
65500 ST. STEPHENS SCHOOL ROAD AUSTIN TX 78746

ST. STEPHEN'S EPISCOPAL
SCHOOL

SHEET
EXH
OF

DRAWN BY:	DESIGNED BY:	QA / QC:	PROJECT NO.: 102824-00014
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sab
garza
emc

77708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629
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COA FIRE & EMS STATION – DAVENPORT VILLAGE

4601 Westlake Drive

Austin, Texas 78746

**LAND USE COMMISSION VARIANCE
LDC 25-8-341**

Prepared for:

City of Austin

Development Services Department
505 Barton Springs Road
Austin, Texas 78704

Prepared by:

GARZA EMC, LLC.

7708 Rialto Blvd., Suite 125
Austin, Texas 78735
TBPE Registration No. F-14629

LIST OF EXHIBITS

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EXHIBIT 1

CUT VARIANCE REQUEST LETTER



August 11, 2021

Pamela Abee-Tualli, Environmental Program Coordinator
Development Services Department
6310 Wilhelmina Delco Dr
Austin, Texas 78752

RE: Land Use Commission Variance – Cut Requirements (*LDC 25-8-341*)
COA Fire and EMS Station – Davenport Village (*SP-2021-0121D*)
4601 Westlake Drive
Austin, Travis County, Texas

Dear Ms. Abee-Tualli,

In accordance with Chapter 25-8, Subchapter A of the City of Austin Land Development Code (LDC), we are requesting a Land Use Commission Variance for the requirements in Subchapter A Section 25-8-341 for cut requirements. According to **Section 25-8-341**, cuts on a tract may not exceed four feet of depth for construction of a water quality control or detention facility if the cut is located on a slope with a gradient of more than 15%.

The COA Fire and EMS Station – Davenport Village site is located at 4601 Westlake Drive. The site is composed of man-made rock slopes, with a slope range of 0-35% and an elevation range of 674-713 feet. No portion of the site is located in a floodplain or within the WQTZ. Due to the extensive man-made slopes on the site, the proposed project proposes cut greater than 4 feet for the construction of the on-site stormwater control pond and the improvements surrounding the building pad.

The proposed Fire and EMS Station will provide emergency facilities that the surrounding community currently lacks. The proposed improvements are aligned on the property to have minimum deviation from the code cut requirements. This variance request is not necessitated by layout, construction method, nor other design decisions, but due to the manmade slopes and grades that make up most of the site area/LOC. Existing slopes on site were created as a result of construction activities during development of the subdivision to the immediate north of the project site, as well as the construction of Westlake Drive, a public ROW road. Aerial photos that demonstrate the above statement have been included as part of this variance application package. To provide a building accessible by emergency vehicles from the ROW and to provide on-site water quality and detention to City requirements, a variance from the cut limitations set by code is requested.

If you should have any questions or comments regarding the above request, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anna Merryman', is written over a light blue horizontal line.

Anna Merryman, P.E.
Project Engineer

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EXHIBIT 2

CUT VARIANCE APPLICATION FORM



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Anna Merryman
Street Address	7708 Rialto Blvd., Suite 125
City State ZIP Code	Austin, Texas 78735
Work Phone	512-298-3284
E-Mail Address	amerryman@garzaemc.com

Variance Case Information

Case Name	COA Fire and EMS Station – Davenport Village
Case Number	SP-2021-0121D
Address or Location	4601 Westlake Drive, Austin, Texas 78746
Environmental Reviewer Name	Pamela Abee-Taulli
Environmental Resource Management Reviewer Name	Eric Brown
Applicable Ordinance	Watershed Protection Ordinance
Watershed Name	St. Stephens Creek
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input checked="" type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone

August 11, 2021

Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	2,300 feet
Water and Waste Water service to be provided by	Aqua Texas and Austin Water
Request	The variance request is as follows (Cite code references: Per City of Austin Land Development Code Section 25-8-341, a cut variance is requested.

Impervious cover	Existing	Proposed
square footage:	_____0_____	_____36590.4_____
acreage:	_____0_____	_____0.84_____
percentage:	_____0_____	_____0.34%_____
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p>The site has a slope range of 0-35% and an elevation range of 674-713. There are 8 existing trees proposed to be removed from the site and 4 existing live oak and 1 existing red oaks proposed to remain. The site is composed of man-made rock slopes. This portion of the tract is not in the floodplain and does not encroach into the WQTZ.</p>	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The proposed project proposes cut greater than 4 feet as part of the pond design and improvements surrounding the building pad. [LDC 25-8-341]
-----------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------

FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: City of Austin Fire and EMS Station – Davenport Village

Ordinance:

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

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.

Yes / No Existing slopes on site are man-made and were created as a result of construction activities during development of the subdivision to the immediate north of the project site, as well as the construction of Westlake Drive, a public ROW road. Aerial photos that demonstrate the above statement have been included as part of this variance application package. As a result of this previous earthwork, this site cannot be developed without the requested variance from the cut/fill maximum and construction on slopes limitations sections of code contained within Title 25. Owners of similarly situated sites subject to similar code requirements that do not contain these manmade slopes and grades would be able to develop their properties to the use and density proposed by this project without a need of a code variance.

2. The variance:
 - a) 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;

☒ Yes / ☐ No Variance request is not necessitated by layout, construction method, nor other design decisions, but due to the manmade slopes and grades that make up most of the site area/LOC. To provide a building accessible by vehicles from the ROW, a variance from the cut/fill limitations set by code is required. Similarly, to provide on-site water quality and detention to City requirements, as well as to protect public life and safety, stormwater infrastructure is required to be constructed at a location where runoff from the site improvements can be collected prior to discharging from the site. Due to the slopes and grades on site, a variance from the construction on slopes limitation set by code is required.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

☒ Yes / ☐ No The surrounding area does not have adequate access to emergency facilities. This development will provide fire and EMS access that the community currently lacks. The proposed improvements are aligned on the property to cause the least amount of disturbance to the existing site and to have minimum deviation from the code requirement for allowable cut.

- c) Does not create a significant probability of harmful environmental consequences.

☒ Yes / ☐ No The proposed improvements will not create a significant probability of harmful environmental consequences as the slopes on this site are man-made from previous construction along Westlake Drive.

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

☒ Yes / ☐ No The variance will allow for a greater water quality volume on this site, than development without the variance. There would not be adequate space to provide parking and other necessities of the fire and EMS station employees if the water quality pond were to be relocated.

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

Yes / No N/A

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

Yes / No N/A

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

Yes / No N/A

**Variance approval requires all above affirmative findings.

Exhibits for Commission Variance

- Aerial photos of the site
- Site photos
- Aerial photos of the vicinity
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties.
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations.
- Site plan showing existing conditions if development exists currently on the property
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc.
- An Environmental Resource Inventory pursuant to ECM 1.3.0 ([if required by 25-8-121](#))
- Applicant's variance request letter

EXHIBIT 3
CUT MAP

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PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
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TX P.E. #111283
ON THE DATE SHOWN ON
THE DATE STAMP. IT IS
NOT TO BE USED FOR
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OR PERMIT PURPOSES.

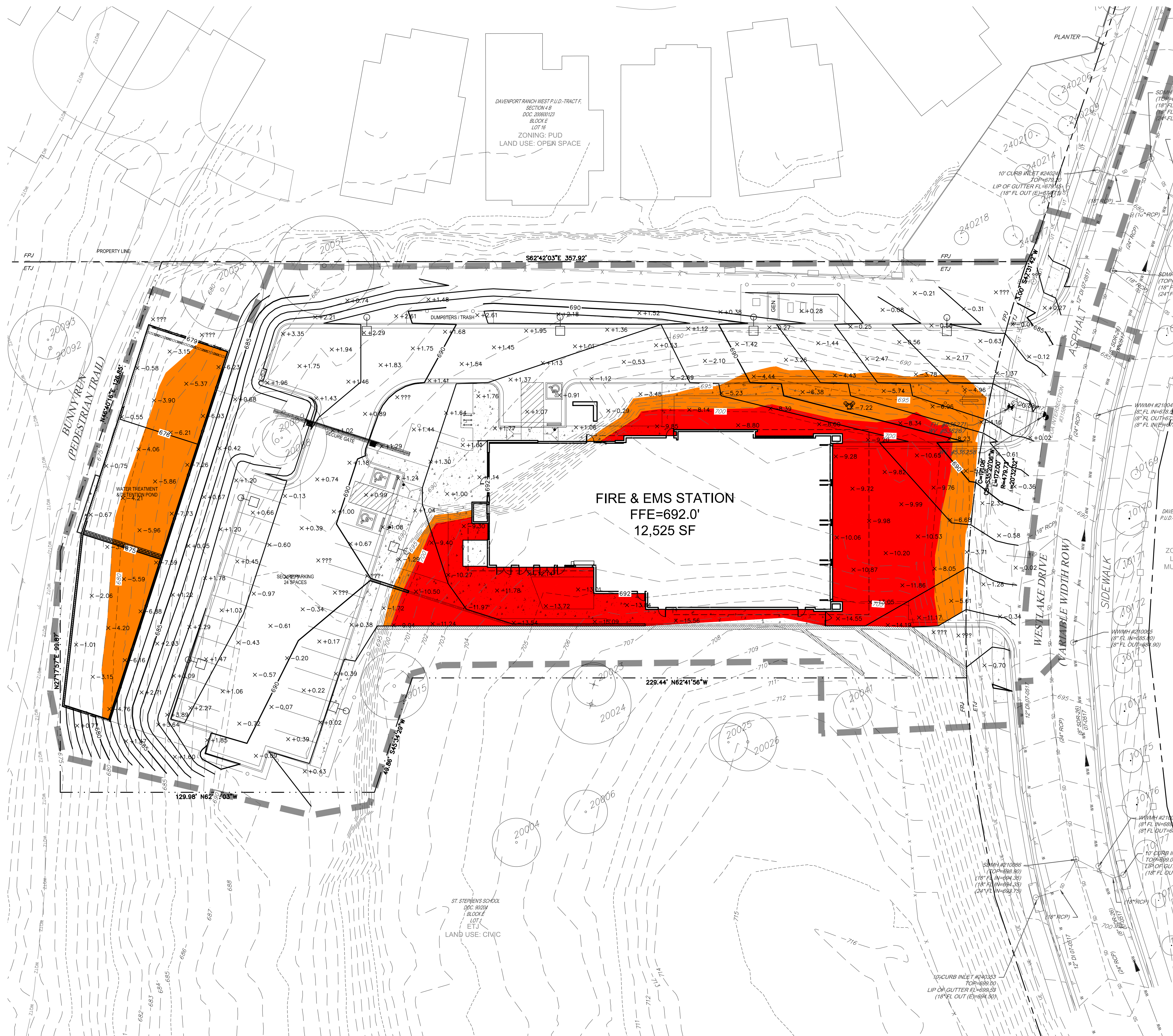
CUT/FILL GRADING EXHIBIT





COA FIRE STATION - DAVENPORT VILLAGE
6500 ST. STEPHENS SCHOOL ROAD AUSTIN TX 78746

ST. STEPHEN'S EPISCOPAL
SCHOOL

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO:

SHEET
EXH
OF



Number	Minimum Elevation	Maximum Elevation	Color
1	-20.000	-8.000	
2	-8.000	-4.000	
3	-4.000	4.000	
4	4.000	8.000	
5	8.000	20.000	

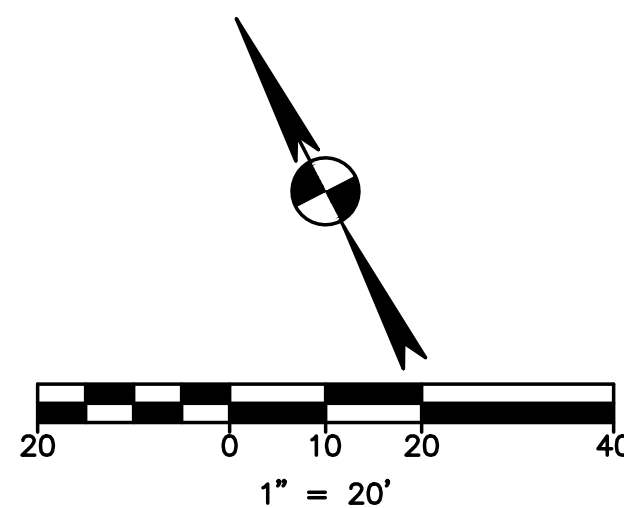
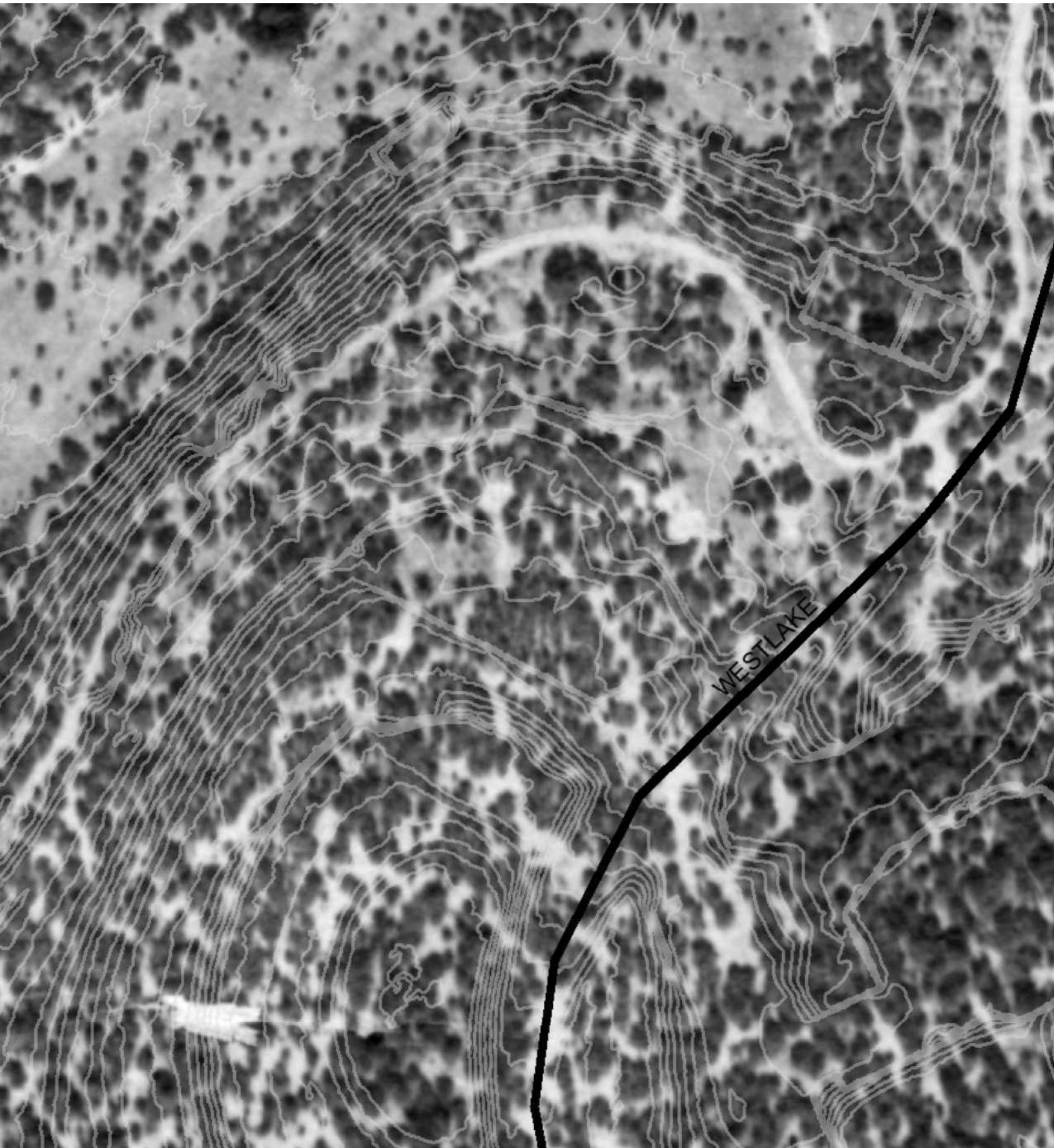
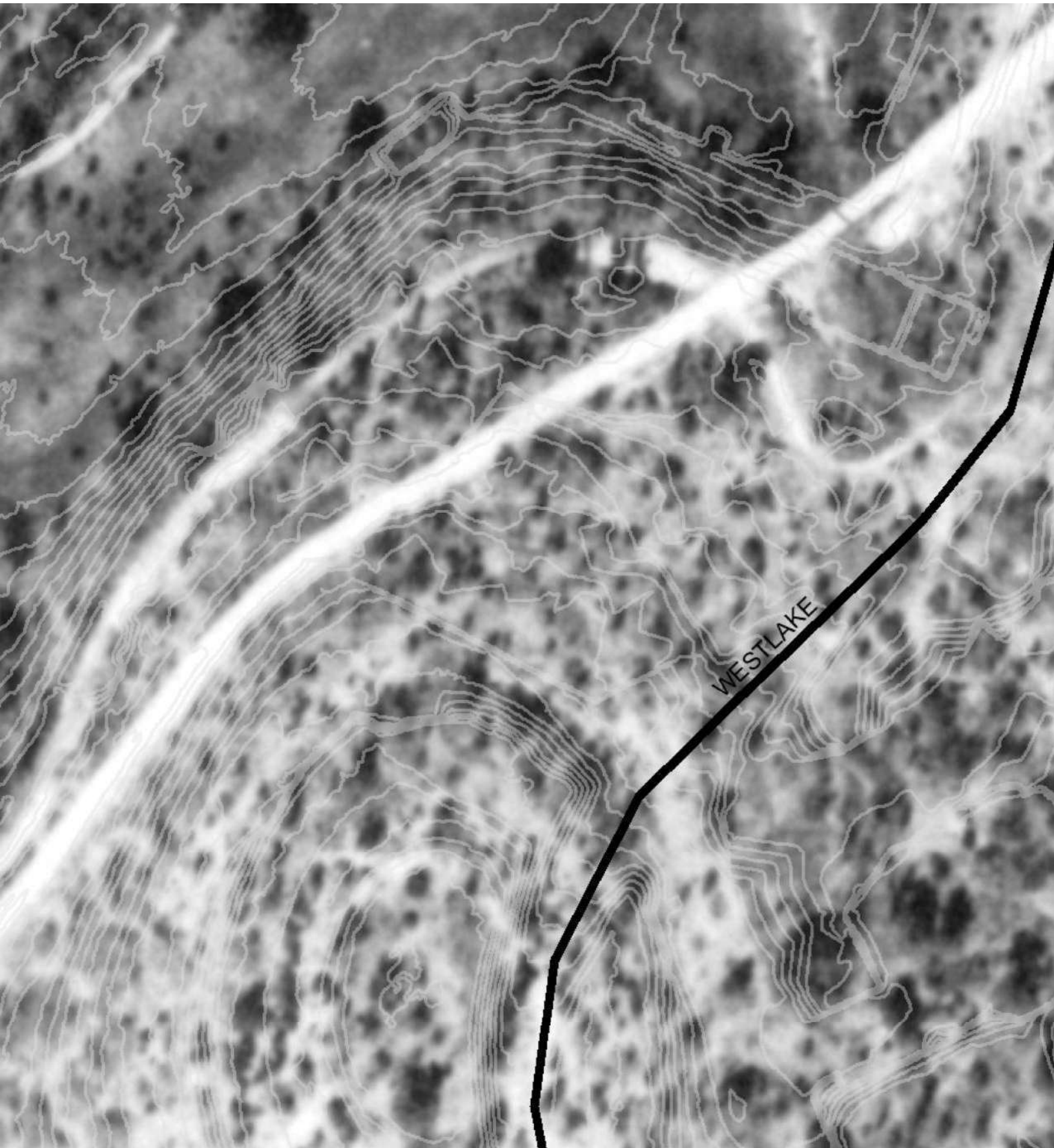


EXHIBIT 4
AERIAL PHOTOS

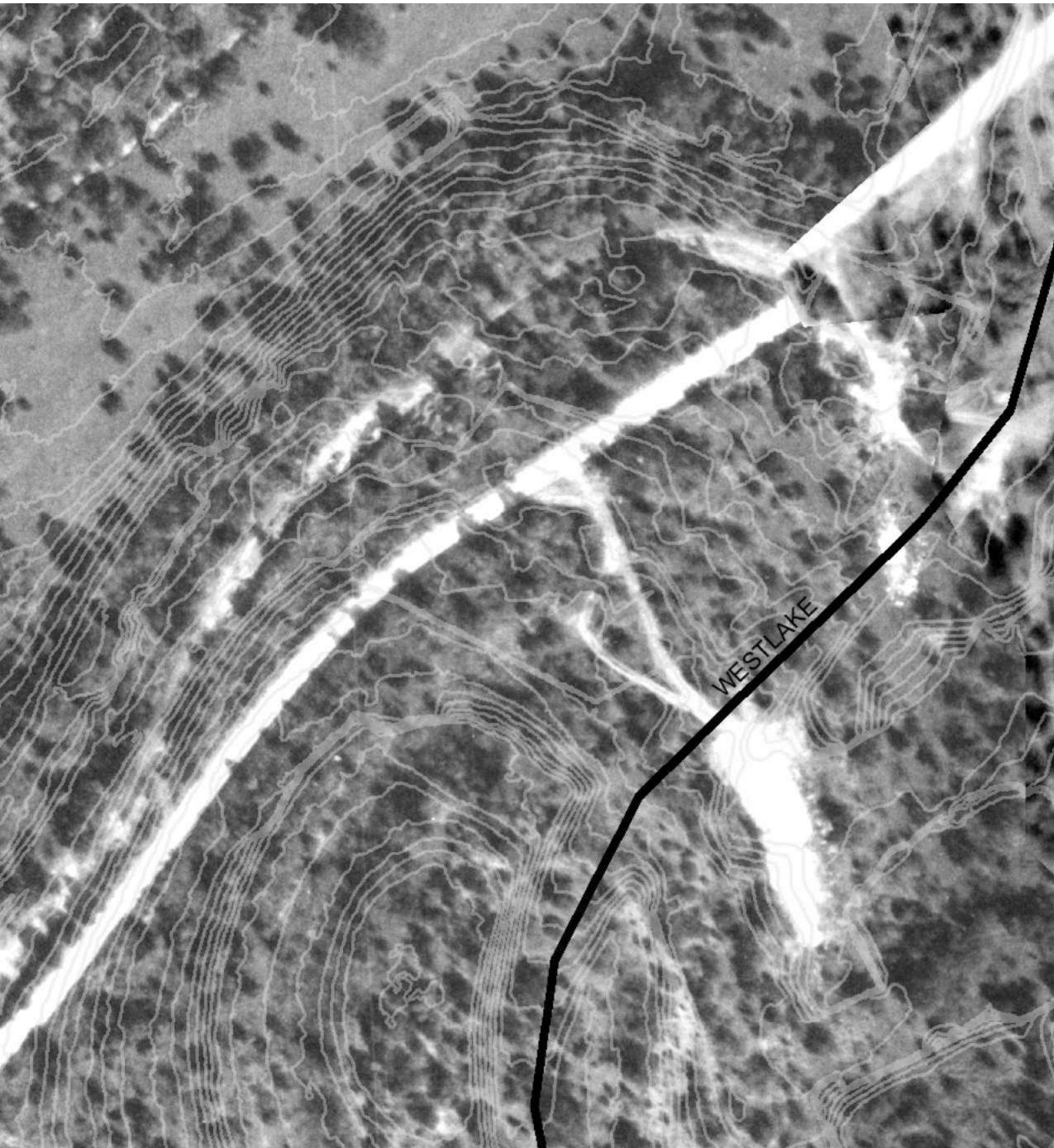
WESTLAKE DRIVE - 1940



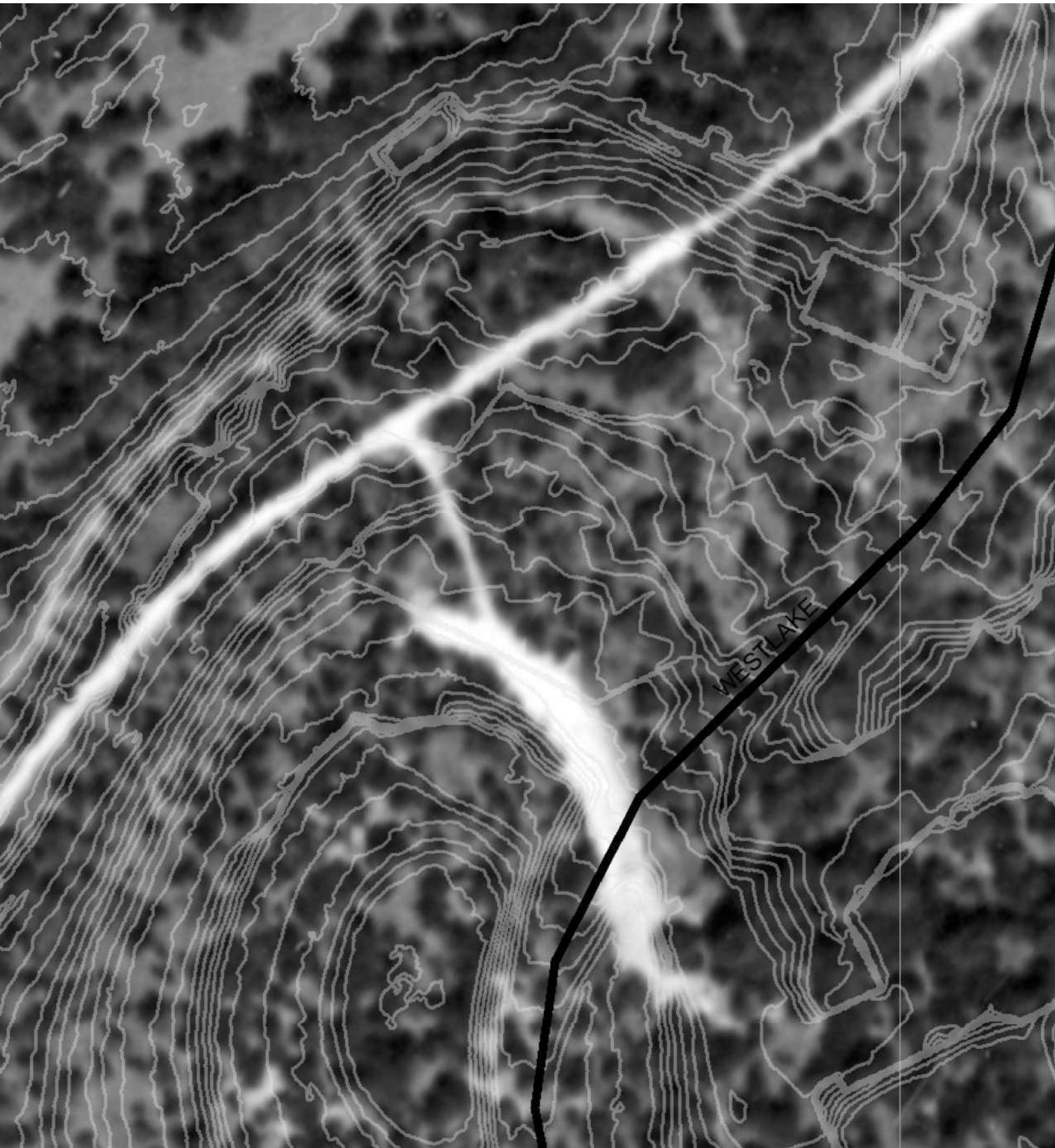
WESTLAKE DRIVE - 1958



WESTLAKE DRIVE - 1965



WESTLAKE DRIVE - 1983



WESTLAKE DRIVE - 1984



WESTLAKE DRIVE - 1987



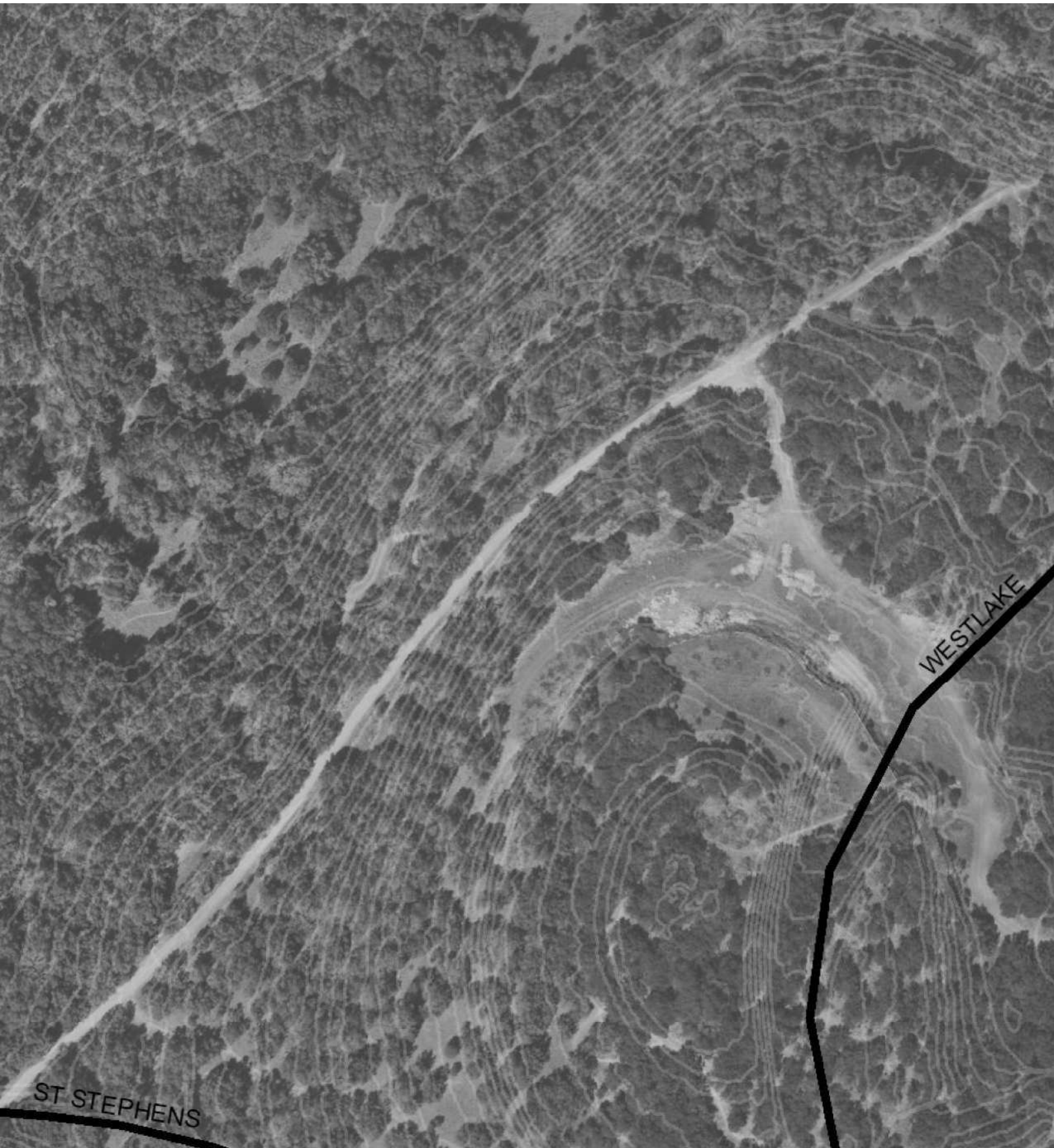
WESTLAKE DRIVE - 2000



WESTLAKE DRIVE - 2003



WESTLAKE DRIVE - 2006



WESTLAKE DRIVE - 2009



WESTLAKE DRIVE - 2011



WESTLAKE DRIVE - 2012



WESTLAKE DRIVE - 2014



EXHIBIT 5
SITE PHOTOS









EXHIBIT 6
CONTEXT MAP



7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629
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COA FIRE & EMS STATION - DAVENPORT VILLAGE

4601 WESTLAKE DR. AUSTIN, TX 78746

SITE LOCATION MAP

DATE: 07-19-2021

SCALE: 1:400

DRAWN BY:

FILE:

PROJECT No. : 102824-00014

EXHIBIT 7
TOPOGRAPHIC MAP

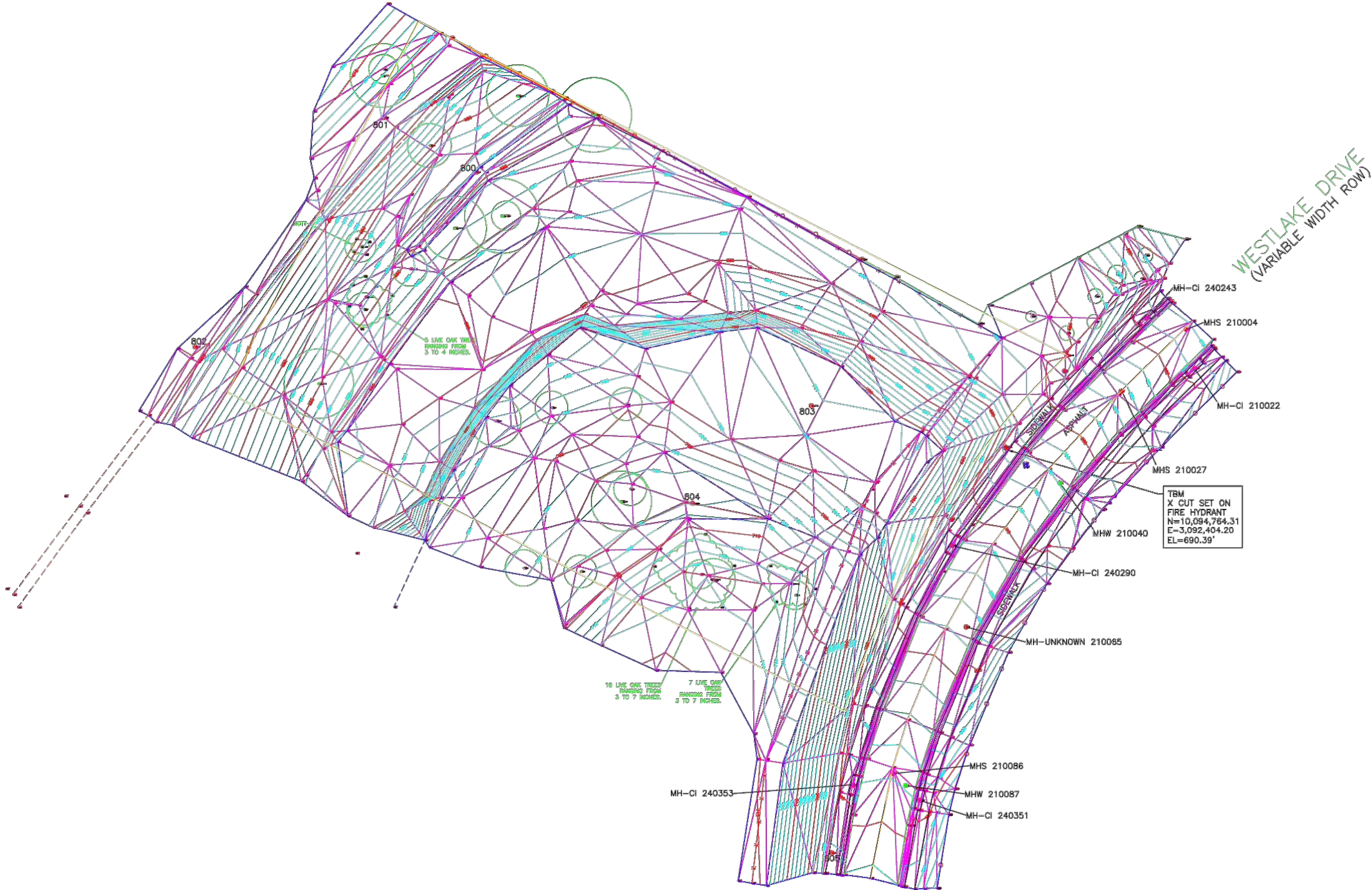
NOTES:
VALUES WERE DERIVED USING SMARTNET. COORDINATES ARE SURFACE
VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD
83, CENTRAL ZONE 4203. TO CONVERT COORDINATES AND DISTANCES TO
GRID VALUES MULTIPLY BY A COMBINED SURFACE ADJUSTMENT FACTOR
OF 0.99991710. ELEVATIONS REPORTED ARE ORTHOMETRIC HEIGHTS
BASED ON NAVD 88.

CONTROL LIST				
POINT#	NORTHING	EASTING	ELEV.	DESC.
800	10094915.1360	3092114.0380	684.27	TPT-CDS
801	10094945.0300	3092063.0990	673.19	TPT-BDOW
802	10094819.2200	3091959.9100	670.16	TPT-BDOW
803	10094787.0300	3092071.6400	702.05	TPT-CDS-TRIG
804	10094733.6500	3092232.3400	707.76	TPT-CDS-TRIG
805	10094562.0700	3092008.8400	701.12	TPT-CDS

LEGEND	
ANTENNA	RAILROAD CONTROL BOX
AERIAL TARGET	RAILROAD SWITCH
BOX TARGET	RAILROAD CROSS SIGN
ANGLE FOUND	SIGNAL PEDISTAL
BENCHMARK	SERVICE POLE ELEC.
BRACE POLE	TELE. POLE
CABLE POLE (TYPE I) FOUND	ELEC. PEDISTAL
CLEANOUT	TELE. PEDISTAL
CABLE TV PEDISTAL	TRAVERSE POINT
CABLE TV SYNC BOX	TREE (EXIST.)
FAUCET	TRAFFIC SIGNAL LIGHT POLE
FIRE HYDRANT	TRANS. TOWER
GAS METER	GAS VALVE
GUY POLE (DEADMAN)	GAS VENT
GUY ANCHOR	WATER VALVE
HIGH VOLTAGE TRANS. TOWER	WATER METER
ELEC. JUNCT. BOX	MAILBOX
TELE. JUNCT. BOX	LIGHT POLE
LUMINAIRE STANDARD	SIGN
ELEC. MANHOLE	GPS MONUMENT
STORM MANHOLE	

TREE ABBREVIATIONS:
LO=LIVE OAK
RO=RED OAK
ORN=ORNAMENTAL

TREE LIST	
20004	TR-LO-10
20015	TR-LO-10-8
20026	TR-LO-11-11
20028	TR-LO-12
20088	TR-LO-14-13
240218	TR-LO-3
240208	TR-LO-4
240216	TR-LO-4
20088	TR-LO-4-3-3
20088	TR-LO-4-4-4-3
240210	TR-LO-5
20025	TR-LO-8
20041	TR-LO-8
20088	TR-LO-8
20087	TR-LO-8
20056	TR-LO-9
20012	TR-LO-9
20021	TR-LO-9
20023	TR-LO-9
240208	TR-ORN-4
240214	TR-ORN-4
240217	TR-ORN-4
20055	TR-RO-7-7-6
20083	TR-RO-8
20080	TR-RO-8
20084	TR-RO-8-8-6
20074	TR-RO-8-8-8
20062	TR-RO-8-8-8
20051	TR-RO-8-8-8-6



REVISION	
NO.	DATE

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Austin, Texas 78725
Tel. (512) 298-3284 Fax (512) 298-2592
TBP# F-14629
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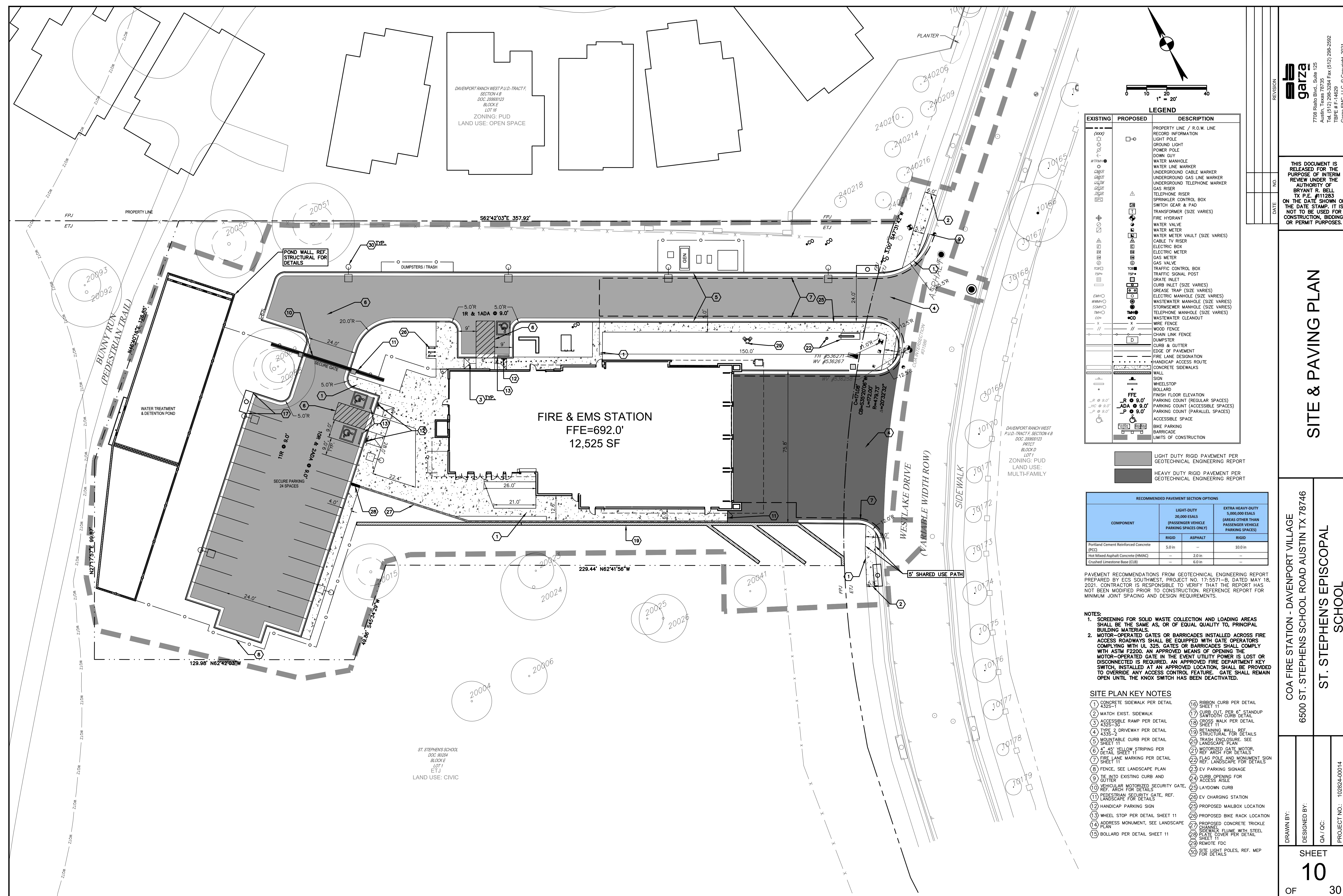
SURVEY SHEET - EXISTING CONDITIONS

COA FIRE STATION - DAVENPORT VILLAGE
6500 ST. STEPHENS SCHOOL ROAD AUSTIN TX 78746

ST. STEPHEN'S EPISCOPAL
SCHOOL

DRAWN BY:	SHEET	OF
DESIGNED BY:	04	29
QA / QC:		
PROJECT NO.:	102824-0014	

EXHIBIT 8
PROPOSED SITE PLAN



SITE & PAVING PLAN

COA FIRE STATION - DAVENPORT VILLAGE
6500 ST. STEPHEN'S SCHOOL ROAD AUSTIN TX 78746

ST. STEPHEN'S EPISCOPAL
SCHOOL

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 102824-00014

SHEET
10
OF 30

EXHIBIT 9

ENVIRONMENTAL RESOURCE INVENTORY

Environmental Resource Inventory

For the City of Austin
Related to LDC 25-8-121, City Code 30-5-121, ECM 1.3.0 & 1.10.0

The ERI is required for projects that meet one or more of the criteria listed in LDC 25-8-121(A), City Code 30-5-121(A).

1. SITE/PROJECT NAME: Loop 360 - Davenport Fire & EMS Station
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 0126270509
3. ADDRESS/LOCATION OF PROJECT: 6500 ST STEPHENS SCHOOL RD TX 78746
4. WATERSHED: St. Stephens Creek
5. THIS SITE IS WITHIN THE *(Check all that apply)*
 - Edwards Aquifer Recharge Zone* *(See note below)* ☐ YES ☒ No
 - Edwards Aquifer Contributing Zone* ☐ YES ☒ No
 - Edwards Aquifer 1500 ft Verification Zone* ☐ YES ☒ No
 - Barton Spring Zone* ☐ YES ☒ No

*(as defined by the City of Austin – LDC 25-8-2 or City Code 30-5-2)

Note: If the property is over the Edwards Aquifer Recharge zone, the Hydrogeologic Report and karst surveys must be completed and signed by a Professional Geoscientist Licensed in the State of Texas.

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?..... ☐ YES** ☒ NO
 If yes, then check all that apply:
 - ☐ (1) The floodplain modifications proposed are necessary to protect the public health and safety;
 - ☐ (2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a **functional assessment** of floodplain health as prescribed by the *Environmental Criteria Manual (ECM)*, or
 - ☐ (3) The floodplain modifications proposed are necessary for development allowed in the critical water **quality zone under LDC 25-8-261 or 25-8-262, City Code 30-5-261 or 30-5-262.**
 - ☐ (4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.

**** If yes, then a functional assessment must be completed and attached to the ERI (see ECM 1.7 and Appendix X for forms and guidance) unless conditions 1 or 3 above apply.**

7. IF THE SITE IS WITHIN AN URBAN OR SUBURBAN WATERSHED, DOES THIS PROJECT PROPOSE A UTILITY LINE PARALLEL TO AND WITHIN THE CRITICAL WATER QUALITY ZONE? ☐ YES*** ☒ NO

*****If yes, then riparian restoration is required by LDC 25-8-261(E) or City Code 30-5-261(E) and a functional assessment must be completed and attached to the ERI (see ECM1.5 and Appendix X for forms and guidance).**

8. There is a total of 0 (#s) Critical Environmental Feature(s)(CEFs) on or within 150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the **CEF WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site *(Please provide the number of CEFs)*:

0 _____ (#'s) Spring(s)/Seep(s) 0 _____ (#'s) Point Recharge Feature(s) 0 _____ (#'s) Bluff(s)
 0 _____ (#'s) Canyon Rimrock(s) 0 _____ (#'s) Wetland(s)

Note: Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is not provided, you must provide a written request for an administrative variance from LDC 25-8-281(C)(1) and provide written findings of fact to support your request. Request forms for administrative variances from requirements stated in LDC 25-8-281 are available from Watershed Protection Department.

9. The following site maps are attached at the end of this report (Check all that apply and provide):

All ERI reports must include:

- ☒ **Site Specific Geologic Map with 2-ft Topography**
- ☒ **Historic Aerial Photo of the Site**
- ☒ **Site Soil Map**
- ☒ **Critical Environmental Features and Well Location Map on current Aerial Photo with 2-ft Topography**

Only if present on site (Maps can be combined):

- ☐ **Edwards Aquifer Recharge Zone with the 1500-ft Verification Zone**
(Only if site is over or within 1500 feet the recharge zone)
- ☐ **Edwards Aquifer Contributing Zone**
- ☐ **Water Quality Transition Zone (WQTZ)**
- ☐ **Critical Water Quality Zone (CWQZ)**
- ☐ **City of Austin Fully Developed Floodplains for all water courses with up to 64-acres of drainage**

10. **HYDROGEOLOGIC REPORT** – Provide a description of site soils, topography, and site specific geology below (Attach additional sheets if needed):

Surface Soils on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
Brackett-Rock outcrop complex, 1% to 12% slopes	D	0 - 1.5

***Soil Hydrologic Groups Definitions (Abbreviated)**

- A. Soils having a high infiltration rate when thoroughly wetted.
- B. Soils having a moderate infiltration rate when thoroughly wetted.
- C. Soils having a slow infiltration rate when thoroughly wetted.
- D. Soils having a very slow infiltration rate when thoroughly wetted.

**Subgroup Classification – See Classification of Soil Series Table in County Soil Survey.

Description of Site Topography and Drainage (*Attach additional sheets if needed*):

Topography at the site ranges from 715 and 670 feet above mean sea level (MSL). The southeastern quadrant of the site is on a ridge and topographic high. Elevation decreases in all directions from this location. To the east, the ground slopes down at an approximately 50% slope before meeting Westlake Drive, which the slopes down toward the north at an approximately 10% slope. In all other directions the land slopes away from the southeast quadrant at slopes between 2% and 50%, with one exception. This exception is the most prominent topographic feature on the site, an 8- to 14- foot near vertical rock outcrop that bisects the site. It is approximately 250 feet in length oriented in an arc, beginning in the center of the site extending into the northeastern quadrant. The outcrop ties into the existing ground surface gradually at its ends. This feature is not marked as a Critical Environmental Feature (CEF) because it is a man-made cut, not a natural feature (City of Austin, 2020). This is discussed in further detail in Attachment 1.

Drainage at this site flows into St Stephens Creek to the northwest, or northward offsite before flowing northwest toward the creek. There are no streams or concentrated flow paths on the site. An abandoned erosion control measure (from historic site development) is present and is composed of degraded silt fence. Rock riprap is also present running north to south intermittently along the western slope. The substrate beneath the site is comprised of shallow soils (composed of the Bracket-Rock outcrop complex, a gravelly clay loam and bedrock mixture) that overlies limestone bedrock. Limestone bedrock is also present at the surface intermittently around the site. Infiltration is likely low on this site due to the shallow soils and bedrock. No karst features were visually observed at the site.

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
Trinity Group	Glen Rose Limestone	3
Trinity Group	Glen Rose Limestone	4

Brief description of site geology (*Attach additional sheets if needed*):

The site is underlain exclusively by shallow and exposed bedrock composed of the Glen Rose Limestone, a Cretaceous aged formation from the Trinity Group. This formation is typified by stair-step topography with oak-juniper vegetation. This unit has moderate to high slope stability and is difficult to excavate, often requiring blasting. Many units have high bearing capacity with exception to weak marl beds. This unit has moderate to low infiltration capacity with exception to some dolomitic beds.

There are two members of the Glen Rose Limestone Present on the site. The upper member, Member 4, is gray to tan mostly thin to thick bedded, fine to medium grained limestone and marly limestone. Many beds of this members also have fossil shells present. Below this member stratigraphically is Member 3, a gray brown to tan in color and is composed of thin interbeds of dolomite, dolomitic limestone, limestone, and marly limestone. The geologic contact between Member 4 and Member 3 may be present on site and run along the base an artificially created outcrop on site. This outcrop bisects this site and appears to expose Member 4 of the Glen Rose Limestone. Land at elevations above the base of the outcrop are thus composed of Member 4, while elevations below the base of the outcrop are composed of Member 3.

Wells – Identify all recorded and unrecorded wells on site (test holes, monitoring, water, oil, unplugged, capped and/or abandoned wells, etc.):

There are $\frac{0}{0}$ (#) wells present on the project site and the locations are shown and labeled
 $\frac{0}{0}$ (#s) The wells are not in use and have been properly abandoned.
 $\frac{0}{0}$ (#s) The wells are not in use and will be properly abandoned.
 $\frac{0}{0}$ (#s) The wells are in use and comply with 16 TAC Chapter 76.
 There are $\frac{0}{0}$ (#s) wells that are off-site and within 150 feet of this site.

11. THE VEGETATION REPORT – Provide the information requested below:

Brief description of site plant communities *(Attach additional sheets if needed):*

The site can be typified as Edwards Plateau Hill Country; consisting of a mix of small trees, shrubs, scrub brush, and grasses. Ash Juniper, Red Oak, Mesquite and bunch grasses are abundant on the site. Additional plant species present include yuccas, prickly pears, and other commonly found plants in the hill country region. No hydrophytic or wetland vegetation was found at this site.

There is woodland community on site☒ YES ☐ NO *(Check one).*

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
Ashe Juniper	Juniperus ashei
Texas Red Oak	Quercus buckleyi
Mesquite	Prosopis glandulosa
Flameleaf Sumac	Rhus lanceolata
False Willow	Baccharis neglecta

There is grassland/prairie/savanna on site.....☐ YES ☒ NO *(Check one).*

If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name
Little Bluestem	Schizachyrium scoparium
Hairy Grama	Bouteloua hirsuta
Cedar Sedge	Carex planostachys
Horsemint	Monarda citriodora
Texas Yucca	Yucca rupicola
Prickly Pear Cactus	Opuntia spp.
Woolly Croton	Croton capitatus

There is hydrophytic vegetation on site☐ YES ☒ NO *(Check one).*

If yes, list the dominant species in table below *(next page):*

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.

☐ YES ☒ NO (Check one).

12. WASTEWATER REPORT – Provide the information requested below.

Wastewater for the site will be treated by (Check of that Apply):

- ☐ On-site system(s)
☒ City of Austin Centralized sewage collection system
☐ Other Centralized collection system

Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with City Code Chapter 15-12 and wells must be registered with the City of Austin

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.

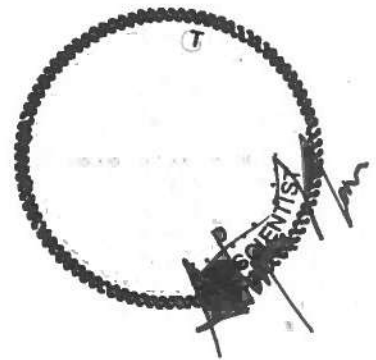
☒ YES ☐ NO (Check one).

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.

☐ YES ☒ NO ☐ Not Applicable (Check one).

Wastewater lines are proposed within the Critical Water Quality Zone?

☐ YES ☒ NO (Check one). If yes, then provide justification below:



Attachment 1

Site Features Description, Photos, and Worksheet

On November 5th, 2020, a site investigation was conducted by professional geoscientists and biologists from Freese and Nichols, Inc. No critical environmental features (CEFs) were found on the project site during the investigation. However, one rock outcrop was discovered. This outcrop was not considered a Canyon Rimrock CEF because per the Environmental Criteria Manual, “Canyon rimrock do not include man-made cuts such as roadside rock outcrops and rock quarry walls. Generally, rimrocks are associated with riparian areas and tributary canyons.” (City of Austin, 2020).

The outcrop is approximately 250 feet in length and bisects the site in an arc, beginning in the center of the site extending into the northeastern quadrant. This feature consists of a near vertical rock face exposing the Glen Rose Limestone (Member 4). The height of this outcrop is highest in the center of the feature at approximately 14 feet in height and tapers at its edges as gradually ties into the ground surface. The base of the base of this outcrop is likely boundary between Member 4 and the underlying Member 3 of the Glen Rose Formation. This feature did not appear to be karstic on this site and was not a point recharge feature, seep, or spring.

This outcrop does not qualify as a Canyon Rimrock because the feature was not formed naturally, but was exposed, during past site development consisting of aggregate mining and/or nearby road and trail construction. The determination that this feature is not a CEF is substantiated by the following evidence:

- Historical Aerials show site alterations occurred as early as 1964. However exposure of the outcrop first appears in aerials in 1996. This change coincides with land development on and adjacent to the project site. Most convincingly, spoil piles from aggregate mining can be seen in from aggregate mining operations. Historical aerials are shown in **Attachment 2, Figure 2 - 4**.
- The topography on most of the site slopes gently and consistently to the northwest toward St Stephens Creek. This slope is broken by the bluff and plateau below the bluff along the outcrop, forming a “stair-step” configuration. This is frequently seen where aggregate has been excavated. Rock is cut from the side of a hill forming a mined vertical wall with a constructed road/flat surface at its base. Because this is present at the site, mining likely happened to form the bedrock outcrop.
- Further evidence of the bluff being artificially created includes the presence of silt fence and drainage control measures below the bluff which is. The presence of silt fences along the side of a flat road-like trail along at base of the bluff indicate that some form of site development has occurred in the past.
- Lastly, debris composed of concrete riprap and fallen bedrock talus is present at the toe of the bluff on the site. The bedrock present on-site are listed as moderately hard to hard rock (City of Rodda et al., 1970). This was also observed during the site visit. This means that it is unlikely that the bedrock was placed here by erosion or natural causes but during site development or quarrying.

These findings were discussed with the City of Austin’s senior geologist, Scott Hiers, P.G. on November 23rd, 2020. His assessment of current conditions based on the available data corroborated the findings that the rock outcrop at the site is not a Canyon Rimrock CEF.



Photo 1. View of the middle of the outcrop facing South East. At this location, the outcrop is approximately 10 feet tall and has concrete debris along its base.



Photo 2. View facing south at the northern extent of the outcrop as it tapers and gradually ties into the ground surface (left side of the photo).



Photo 3. View of concrete debris along the base of the outcrop.

[illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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For a spring or seep, locate the source of groundwater that feeds a pool or stream.



□ □ □

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Attachment 2:

Figure 1 – Site Specific Geologic Map with 2-ft Topography

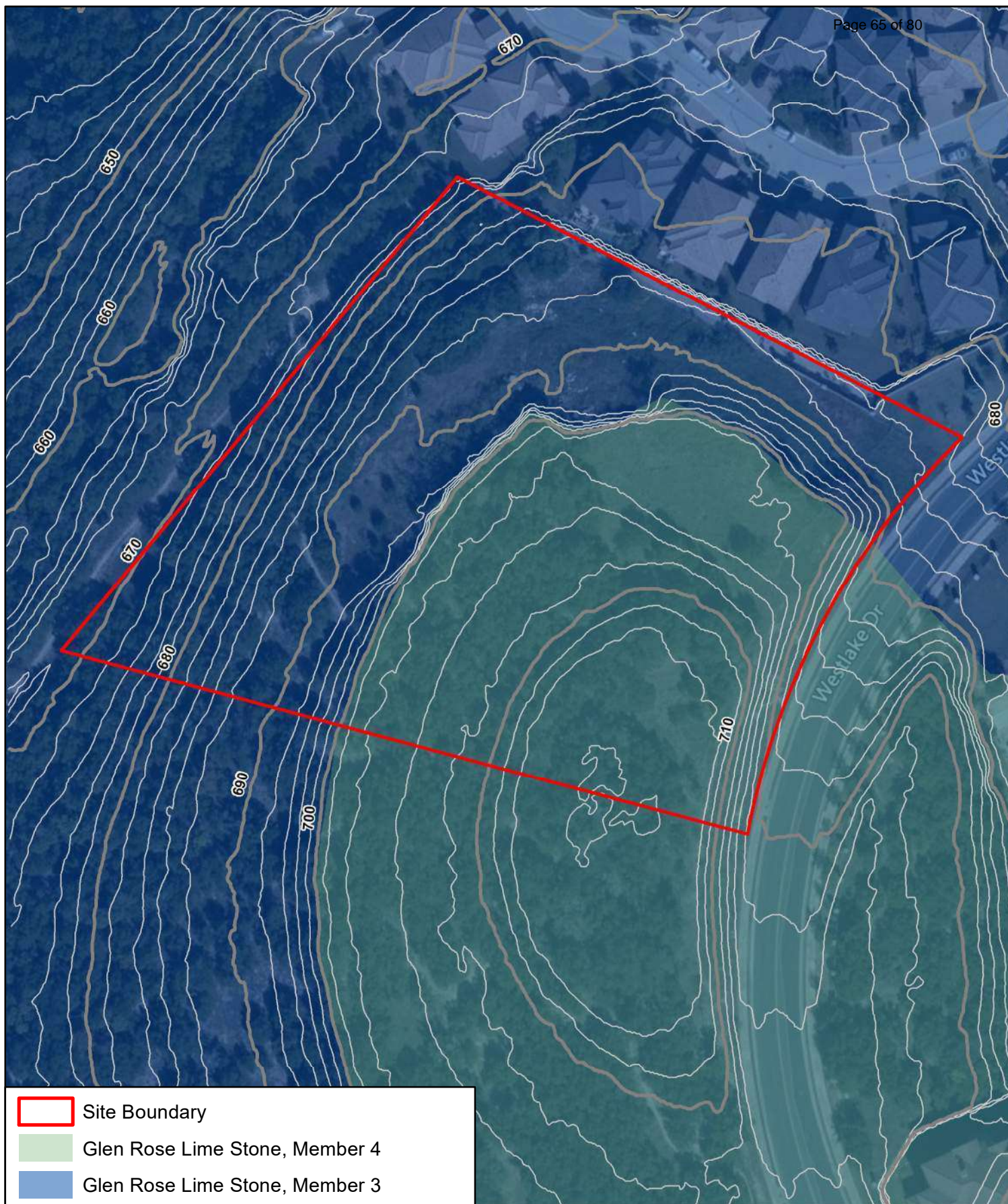
Figure 2 – Historical Aerial Imagery Map – 1952




Figure 3 – Historical Aerial Imagery Map – 1996

Figure 4 – Historical Aerial Imagery Map – 2006

Figure 5 – Site Soils Map

Figure 6 – CEFs and Wells



	Site Boundary
	Glen Rose Lime Stone, Member 4
	Glen Rose Lime Stone, Member 3

FNI PROJECT NUMBER	AIJ220752
DATE CREATED	Date: 11/10/2020
DATUM & COORDINATE SYSTEM	NAD83 State Plane (Feet) Texas Central
FILE NAME	Name: 1_Geol_2ftopo
PREPARED BY	HHM

FRESE AND NICHOLS, INC.
 10431 MORADO CIRCLE
 SUITE 300
 AUSTIN, TEXAS 78759
 PHONE: 512-617-3100
 FAX: 512-617-3101

0	50	100	200	Feet
CITY OF AUSTIN Loop 360/Davenport Fire/EMS ERI Site Specific Geologic Map with 2-ft Topography				

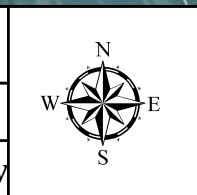


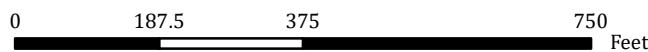
FIGURE
1



Site Boundary

FNI PROJECT NUMBER	AIJ220752
DATE CREATED	Date: 11/30/2020
DATUM & COORDINATE SYSTEM	NAD83 State Plane (Feet) Texas Central
FILE NAME	Name: 2_Historical
PREPARED BY	HHM

FREESE AND NICHOLS, INC.
 10431 MORADO CIRCLE
 SUITE 300
 AUSTIN, TEXAS 78759
 PHONE: 512-617-3100
 FAX: 512-617-3101



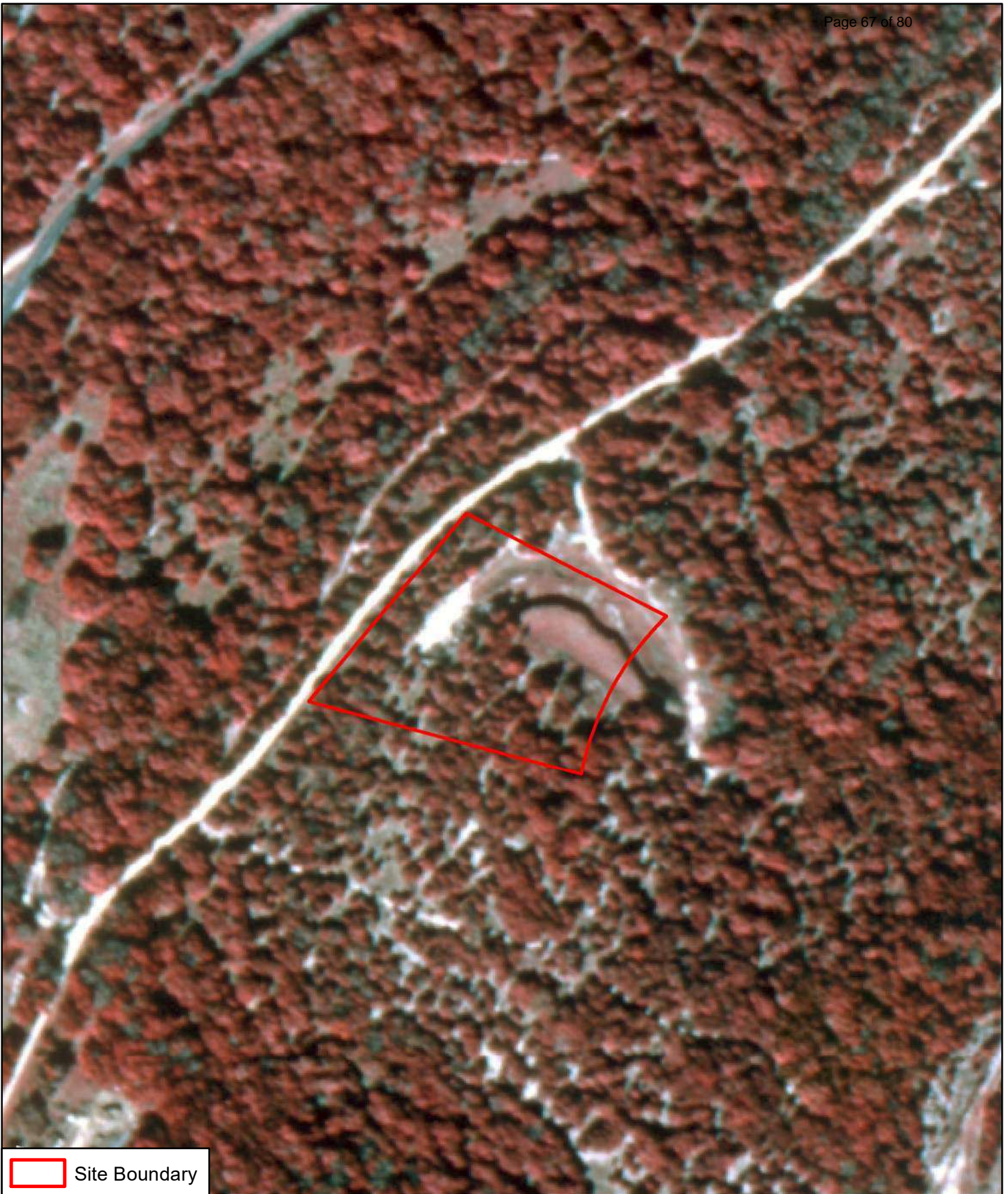
CITY OF AUSTIN
Loop 360/Davenport Fire/EMS ERI

Historical Aerial Imagery -1952



FIGURE

2



Site Boundary

FNI PROJECT NUMBER	AIJ220752
DATE CREATED	Date: 11/30/2020
DATUM & COORDINATE SYSTEM	NAD83 State Plane (Feet) Texas Central
FILE NAME	Name: 2_Historical
PREPARED BY	HHM

FREESE AND NICHOLS, INC.
 10431 MORADO CIRCLE
 SUITE 300
 AUSTIN, TEXAS 78759
 PHONE: 512-617-3100
 FAX: 512-617-3101

0 155 310 620 Feet

CITY OF AUSTIN
Loop 360/Davenport Fire/EMS ERI

Historical Aerial Imagery - 1996



FIGURE

3

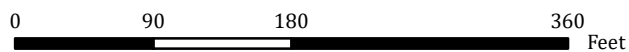


Site Boundary

FNI PROJECT NUMBER	Alt220752
DATE CREATED	Date: 11/30/2020
DATUM & COORDINATE SYSTEM	NAD83 State Plane (Feet) Texas Central
FILE NAME	Name: 2_Historical
PREPARED BY	HHM



FREES AND NICHOLS, INC.
 10431 MORADO CIRCLE
 SUITE 300
 AUSTIN, TEXAS 78759
 PHONE: 512-617-3100
 FAX: 512-617-3101

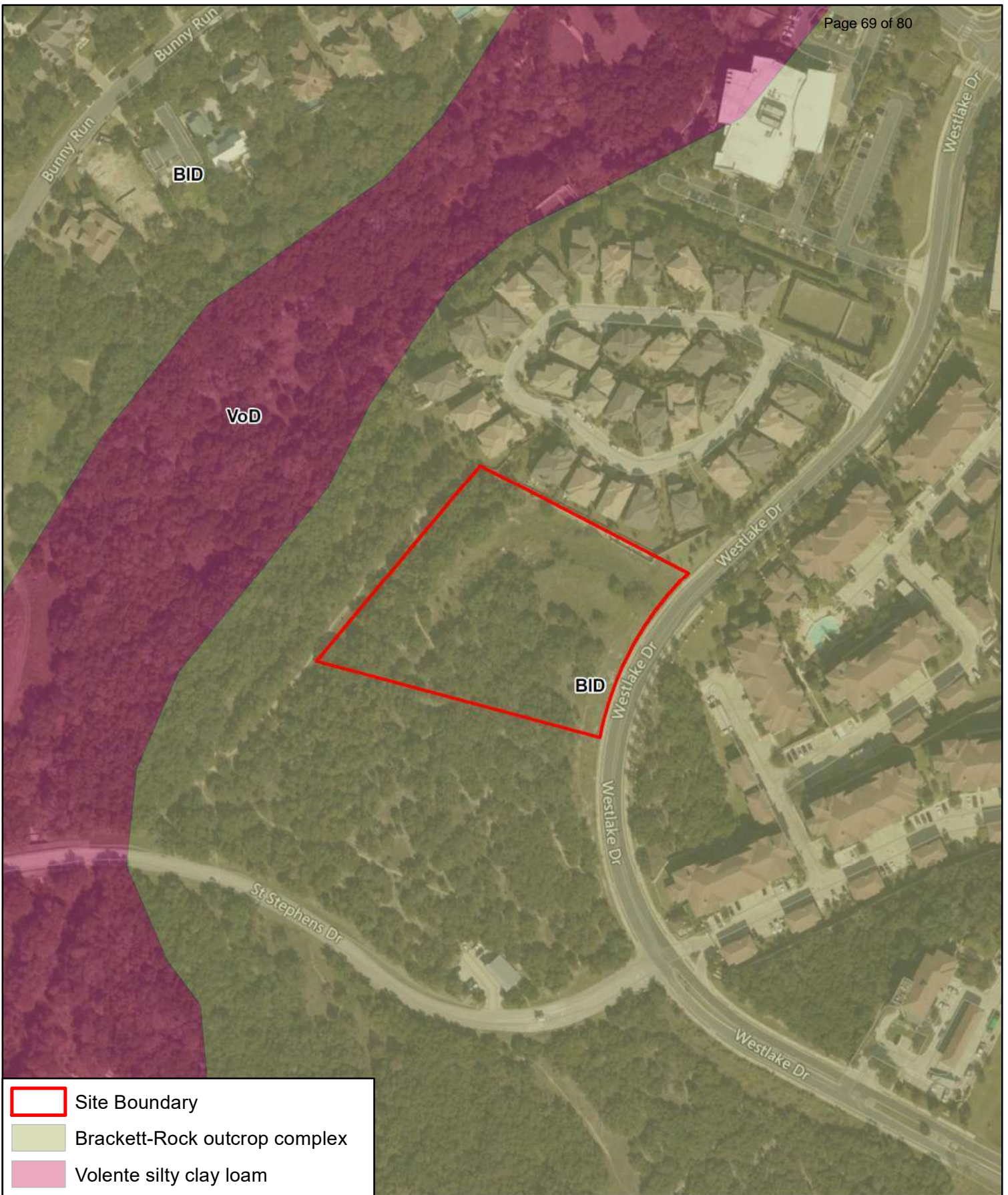





CITY OF AUSTIN
Loop 360/Davenport Fire/EMS ERI
 Historical Aerial Imagery - 2006



FIGURE

4



	Site Boundary
	Brckett-Rock outcrop complex
	Volente silty clay loam

FNI PROJECT NUMBER	AI0220752
DATE CREATED	Date: 11/30/2020
DATUM & COORDINATE SYSTEM	NAD83 State Plane (Feet) Texas Central
FILE NAME	Name: 3_Soils
PREPARED BY	HHM

FRESE AND NICHOLS, INC.
 10431 MORADO CIRCLE
 SUITE 300
 AUSTIN, TEXAS 78759
 PHONE: 512-617-3100
 FAX: 512-617-3101

0	150	300	600	Feet
CITY OF AUSTIN Loop 360/Davenport Fire/EMS ERI Site Soil Map				

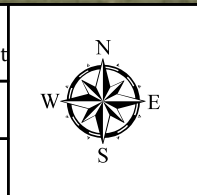
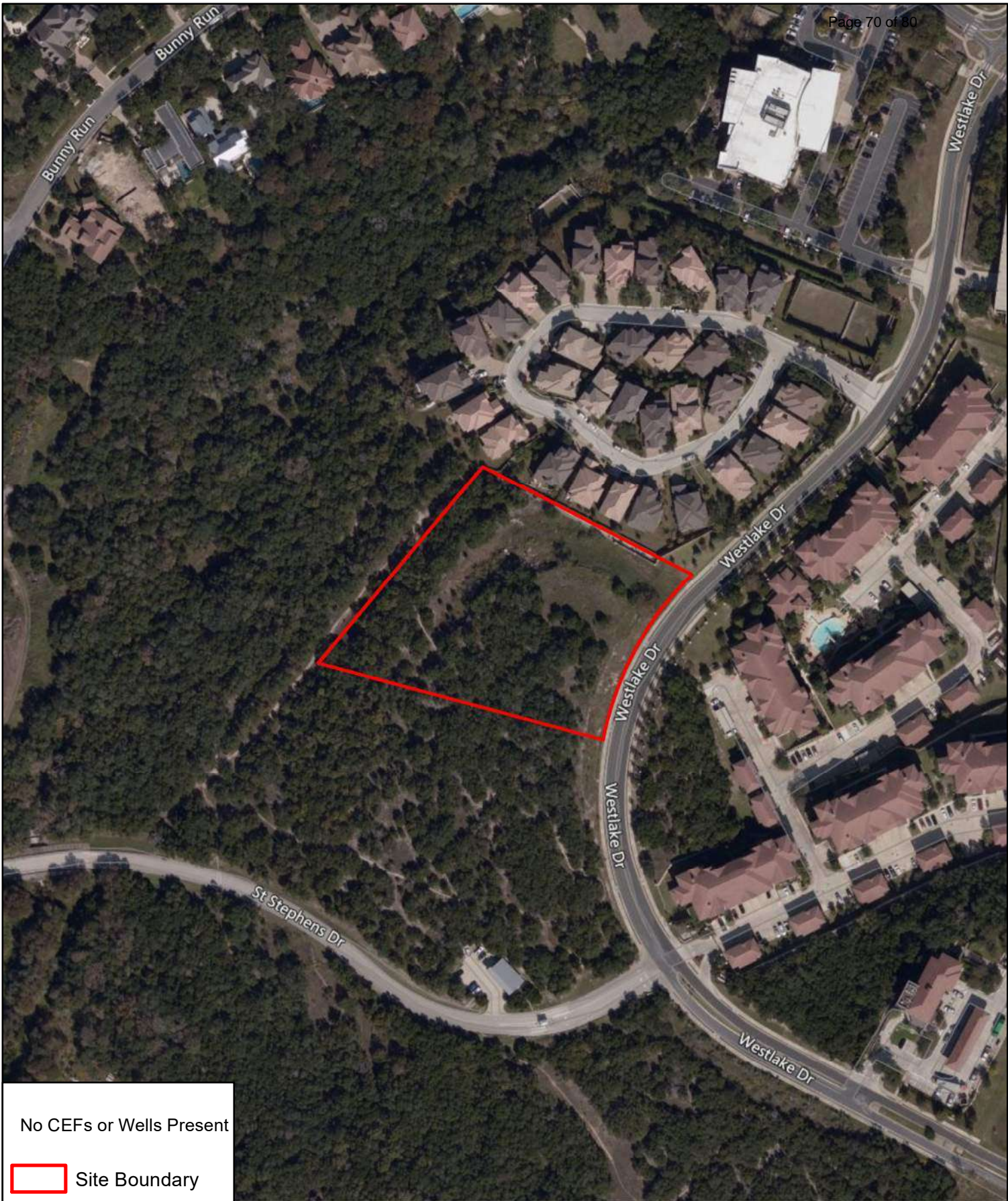


FIGURE
5



No CEFs or Wells Present



Site Boundary

FNI PROJECT NUMBER	Alt20752
DATE CREATED	Date: 11/30/2020
DATUM & COORDINATE SYSTEM	NAD83 State Plane (Feet) Texas Central
FILE NAME	Name: 6_CEFs
PREPARED BY	HHM



FREESSE AND NICHOLS, INC.
 10431 MORADO CIRCLE
 SUITE 300
 AUSTIN, TEXAS 78759
 PHONE: 512-617-3100
 FAX: 512-617-3101

0 150 300 600 Feet

CITY OF AUSTIN
Loop 360/Davenport Fire/EMS ERI

Critical Environmental Features and Wells



FIGURE

6

Attachment 3
Soil Description

Travis County, Texas

BID—Brackett-Rock outcrop complex, 1 to 12 percent slopes

Map Unit Setting

National map unit symbol: 2yltz
Elevation: 820 to 1,330 feet
Mean annual precipitation: 33 to 37 inches
Mean annual air temperature: 65 to 69 degrees F
Frost-free period: 220 to 260 days
Farmland classification: Not prime farmland

Map Unit Composition

Brackett and similar soils: 68 percent
Rock outcrop: 20 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Brackett

Setting

Landform: Ridges
Landform position (two-dimensional): Backslope, shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from limestone

Typical profile

A - 0 to 6 inches: gravelly clay loam
Bw - 6 to 18 inches: clay loam
Cr - 18 to 60 inches: bedrock

Properties and qualities

Slope: 1 to 12 percent
Depth to restrictive feature: 10 to 20 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 90 percent
Gypsum, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water capacity: Very low (about 2.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: D
Ecological site: R081CY355TX - Adobe 29-35 PZ
Hydric soil rating: No

Description of Rock Outcrop

Setting

Landform: Ridges
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Limestone

Typical profile

R - 0 to 48 inches: bedrock

Properties and qualities

Slope: 3 to 12 percent
Depth to restrictive feature: 0 to 2 inches to lithic bedrock
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 1.98 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Hydric soil rating: No

Minor Components

Eckrant

Percent of map unit: 4 percent
Landform: Ridges
Landform position (two-dimensional): Backslope, shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R081CY363TX - Steep Rocky 29-35 PZ
Hydric soil rating: No

San saba

Percent of map unit: 4 percent
Landform: Ridges
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R081CY356TX - Blackland 29-35 PZ
Hydric soil rating: No

Volente

Percent of map unit: 4 percent

Landform: Ridges
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R081CY357TX - Clay Loam 29-35 PZ
Hydric soil rating: No

Data Source Information

Soil Survey Area: Travis County, Texas
Survey Area Data: Version 22, Jun 11, 2020

Attachment 4

References

City of Austin. Property Profile A Development Services Tool. <https://www.austintexas.gov/GIS/PropertyProfile/>
Accessed 11-9-2020

City of Austin, 2020. Environmental Criteria Manual. Municipal Code 1.10.0 – 1.10.7

Rodda P.U., Garner, L.E. Dawe G.L., 1970. Geologic Quadrangle Map No. 88 Austin West, Travis County, Texas.
Bureau of Economic Geology – The University of Texas at Austin

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey.
Available online at the following link: <http://websoilsurvey.sc.egov.usda.gov/>. Accessed 11-9-2020.

EXHIBIT 10

BCCP HABITAT MITIGATION



May 21, 2021

Sara Gill
Garza EMC
7708 Rialto Blvd. Ste. 125
Austin, TX 78735

Re: COA Fire and EMS Station- Davenport Village

Dear Ms. Gill:

Thank you for your application regarding the proposed City of Austin Davenport Village Fire and EMS Station. The site location provided on the Balcones Canyonlands Conservation Plan (BCCP) Participation Certificate Application is as follows: 6500 St. Stephens School Road.

The project site lies outside the preserve acquisition boundary for the Balcones Canyonlands Preserve. Based upon a review of the project plans submitted with the application, this project is eligible to participate in the regional Balcones Canyonlands Section 10 (a) permit. Participation under the BCCP permit will cover incidental take of endangered species habitat, particularly Golden-cheeked Warbler habitat and karst species habitat that the project might impact.

This application and habitat mitigation determination covers the proposed City of Austin Davenport Village Fire and EMS Station. This site will be 1.6 acres out of a 245.89 acre tract (Tax Parcel ID# 0126270509) as indicated on maps provided. The proposed land use will include a new City of Austin Fire Station consisting of a 12,525 sq. ft. fire station building, associated parking lot, site utilities, drainage, and landscape and hardscape improvements.

Based on BCCP Habitat Zone Maps and maps submitted with the application, the 1.6 acres to be developed occurs in BCCP Golden-cheeked Warbler Habitat Mitigation Zone 2, outside of the preserve acquisition boundary. Because this is a City of Austin project, mitigation needs are provided from the mitigation bank balance maintained by the City of Austin. All mitigation acreages are rounded up to the next 0.1 acre increment under calculation procedures approved by the Balcones Canyonlands Coordinating Committee. Thus, a deduction of 1.6 acres of habitat mitigation will be made to the COA balance for the proposed project.

As stated, construction activities will occur within areas designated as Golden-cheeked Warbler habitat. When participating under the BCCP permit, there are important requirements that relate to site clearing and subsequent construction activity that must be observed. Clearing of woody

vegetation should be completed during the months from September through February. After March 1, such vegetation work must cease since Golden-cheeked Warblers will have returned to the area to nest. Construction may proceed beyond the March 1 deadline once the natural vegetation has been removed, and in accordance with USFWS protocol.

There is also the potential to spread Oak Wilt with the clearing or pruning of Live Oaks and Red Oaks. Therefore it will be necessary to strictly adhere to the City of Austin's Oak Wilt Prevention Policy. Please ensure all personnel on site adhere to this policy.

Please keep a copy of this letter at the project site. If you have any further questions regarding this assessment or encounter any problems, please feel free to call me at (512) 972-1686.

Kind Regards,

A handwritten signature in cursive script that reads "Kimberlee C. Harvey". The ink is dark and the signature is fluid.

Kimberlee C. Harvey
BCCP Coordinating Committee Secretary

cc: File #: 21-011

Amanda Wood, Travis County BCCP Coordinator
Tanya Sommer, Consultations Branch Chief, USFWS
David Gimnich, BCCP Infrastructure Coordinator

7708 Rialto Blvd. | Suite 125
Austin, TX. 78735

p: (512) 298-3284 | e: info@garzaemc.com

Presented by:

