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Environmental Program
Coordinator,
Development Services
Department

COA FIRE & EMS STATION - DAVENPORT VILLAGE

**4601 WESTLAKE DR
SP-2021-0121D**

PROJECT LOCATION

☒  Edwards Aquifer Recharge

Zone

☒  Jurisdiction

 FULL PURPOSE

 LIMITED PURPOSE

 EXTRATERRITORIAL



PROPERTY DATA

- St. Stephens Creek Watershed
- Water Supply Rural
- Drinking Water Protection Zone
- Extraterritorial Jurisdiction (Travis County)
- No creeks, creek buffers, or Critical Environmental Features onsite
- Council District: NA



Critical Water Quality Zone



Water Quality Transition Zone



VARIANCE REQUESTS

Land Development Code § 25-8-341 - CUT REQUIREMENTS. (A) Cuts on a tract of land may not exceed four feet of depth.

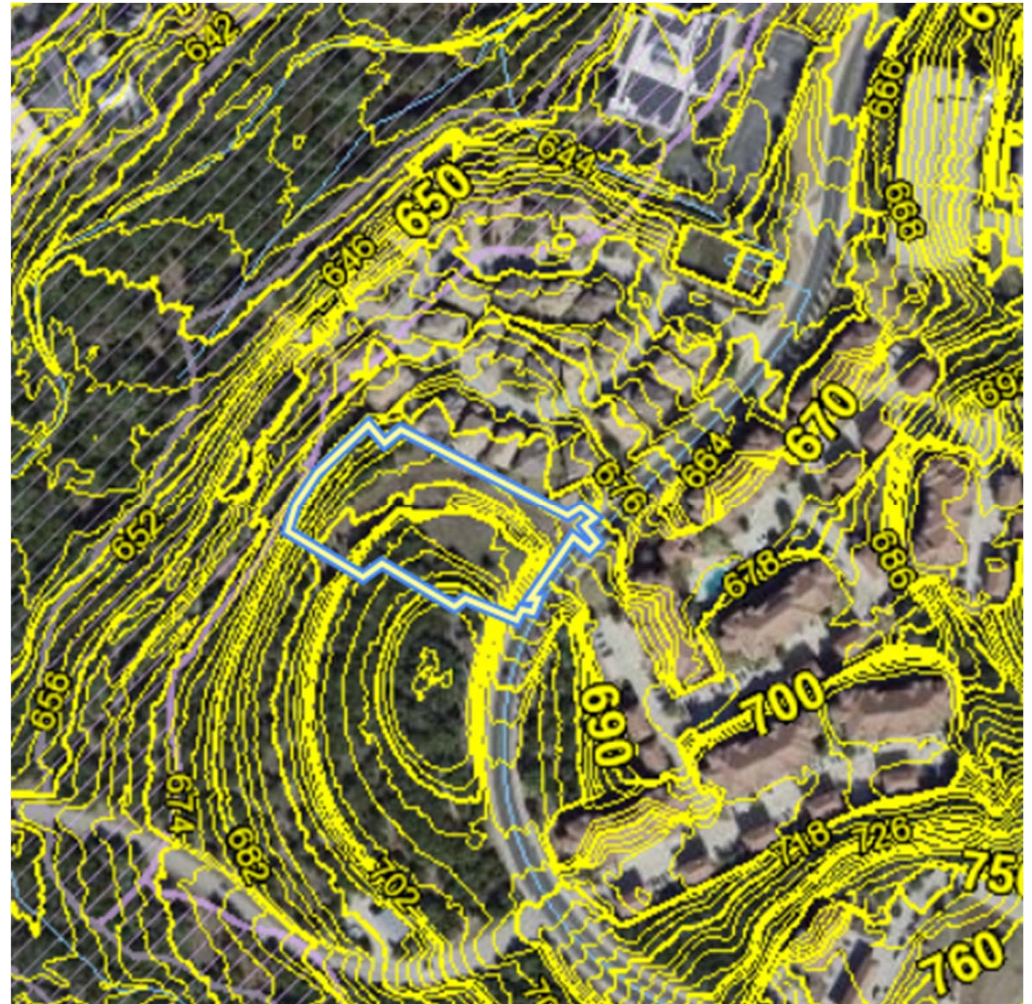
1. The variance request is to allow cut over 4 feet to 17 feet.

Land Development Code § 25-8-302 - CONSTRUCTION OF A BUILDING OR PARKING AREA. (A) A person may not construct: (2) ...a parking area on a slope with a gradient of more than 15 percent.

2. The variance request is to allow a parking area on a slope with a gradient of more than 15 percent.

BACKGROUND



- The two variance requests are necessary because of the slopes on the site. It is located at the foot of a Hill Country hill.
- The City regulates development on slopes in order to
 - Preserve the natural & traditional character of the land, and
 - Minimize the potential for erosion, which pollutes air and waterways.



VARIANCE REQUEST

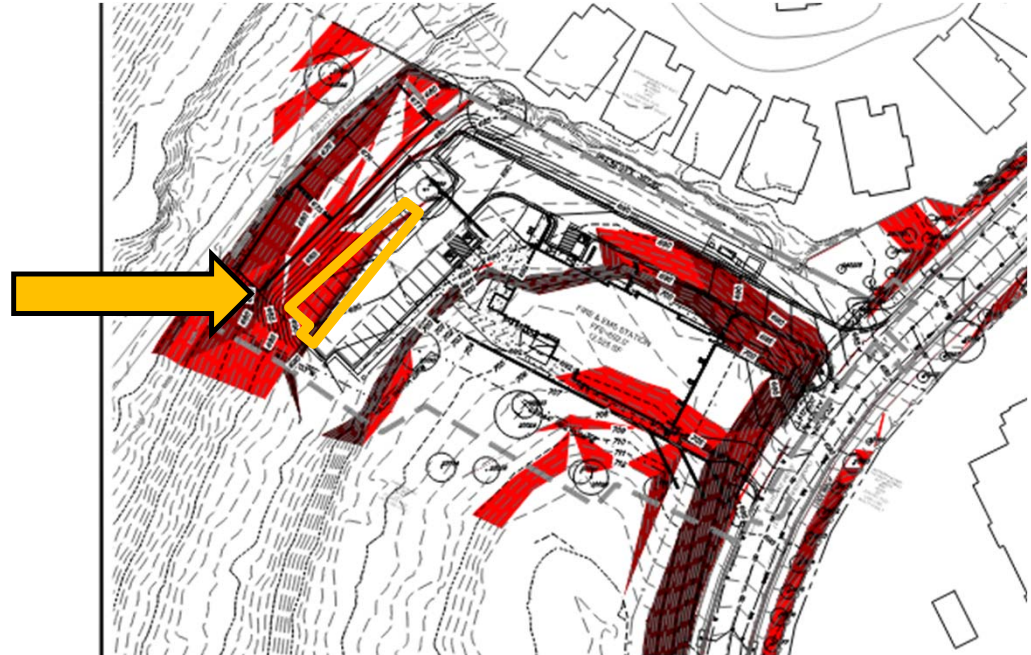
1. Vary Land Development Code 25-8-341 to allow cut over 4 feet to 17 feet.



Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-17.000	-8.000	
2	-8.000	-4.000	
3	-4.000	4.000	

VARIANCE REQUEST

2. Vary Land Development Code 25-8-302 to allow a parking area on a slope with a gradient of more than 15 percent.



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	

STAFF RECOMMENDATION

Staff recommends both variances, having determined that the findings of fact required by Land Development Code section 25-8-41 have been met.

Staff-recommended Conditions:

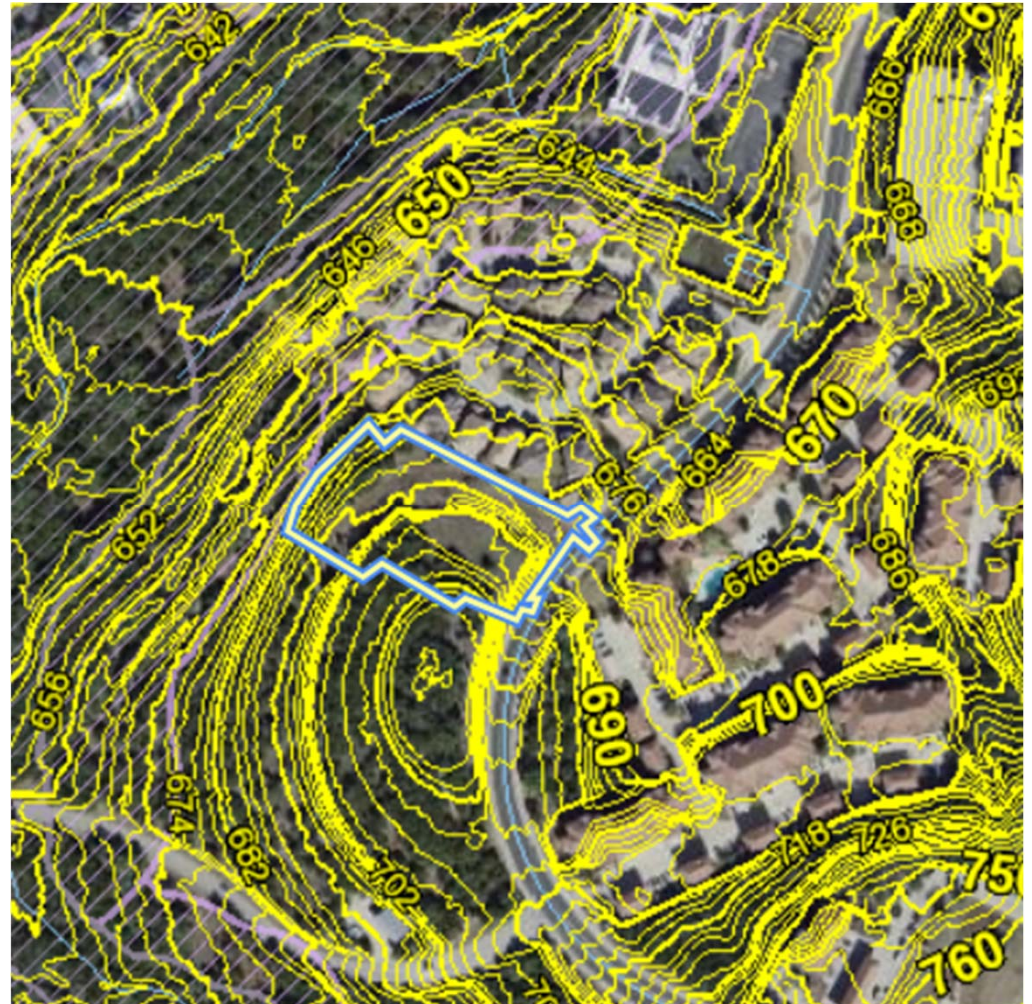
Applicant will provide landscape plan, including mitigation for removed trees, to provide enhanced soil stabilization and water quality for the site.

THANK YOU



BACKGROUND

- Complication for evaluating the variance request
 - This site has both **natural** & **artificial** slopes.
- The variances are related **only** to the **natural** slopes.

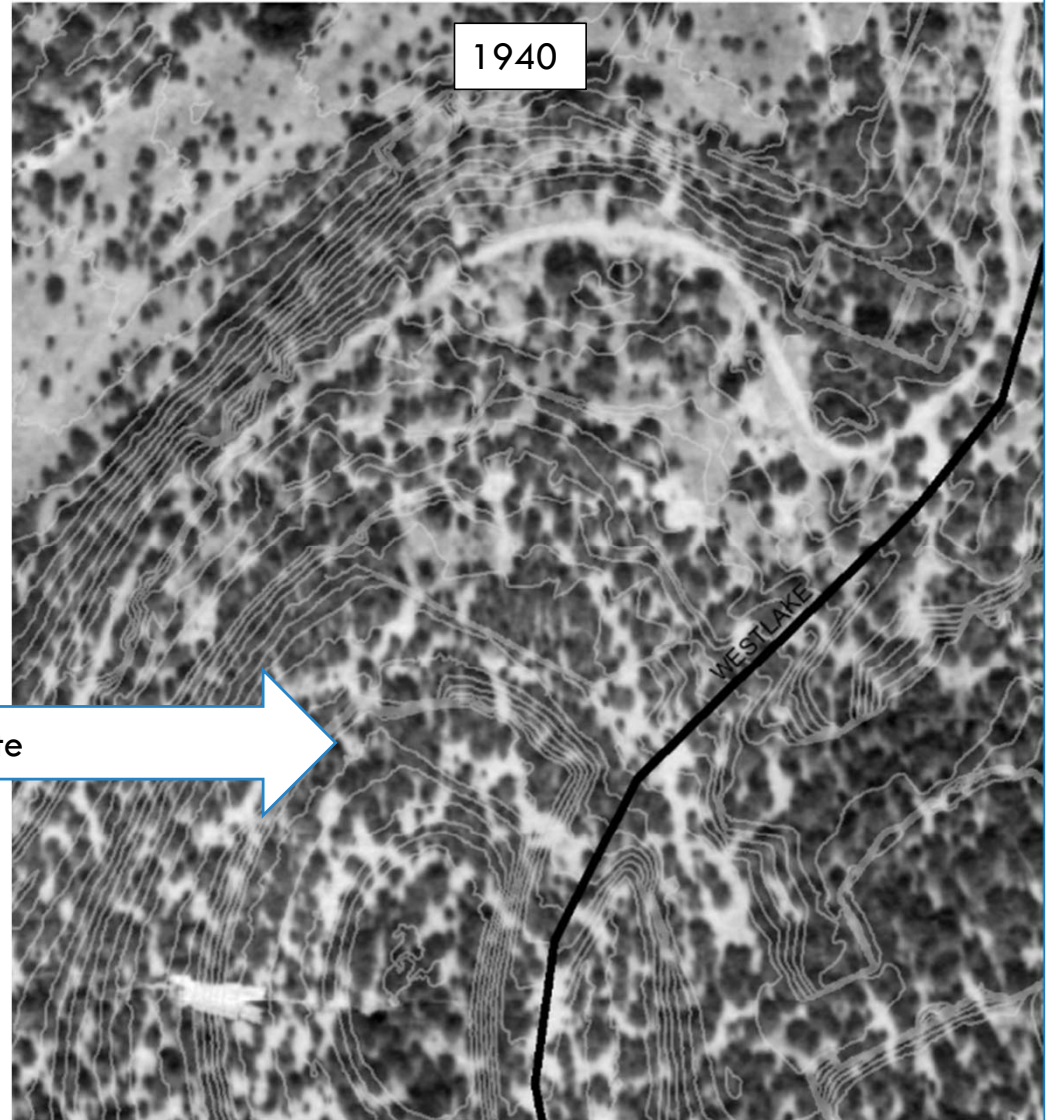


BACKGROUND

- Site history

WESTLAKE DRIVE - 1940

1940



Site



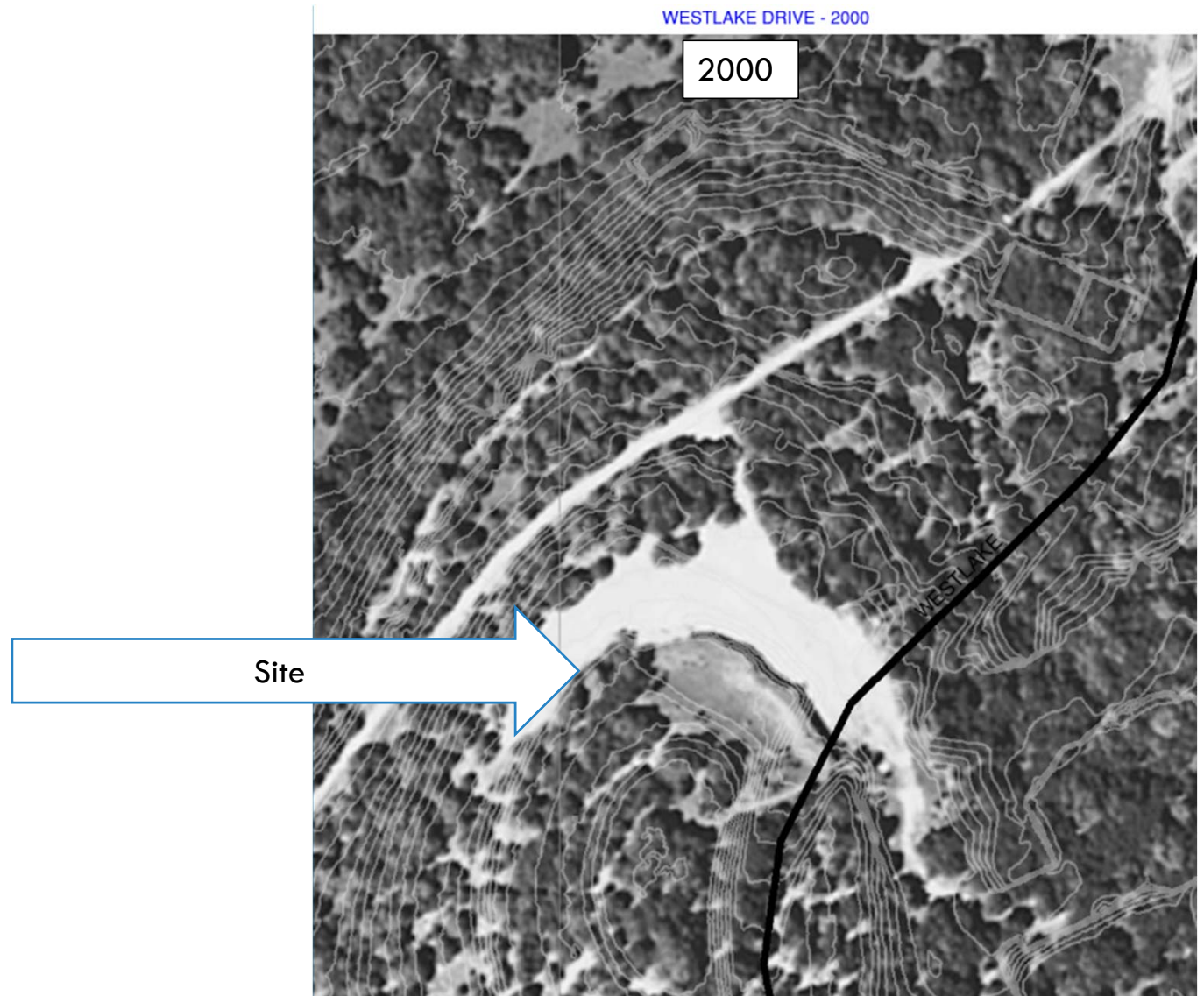
BACKGROUND

- Site history



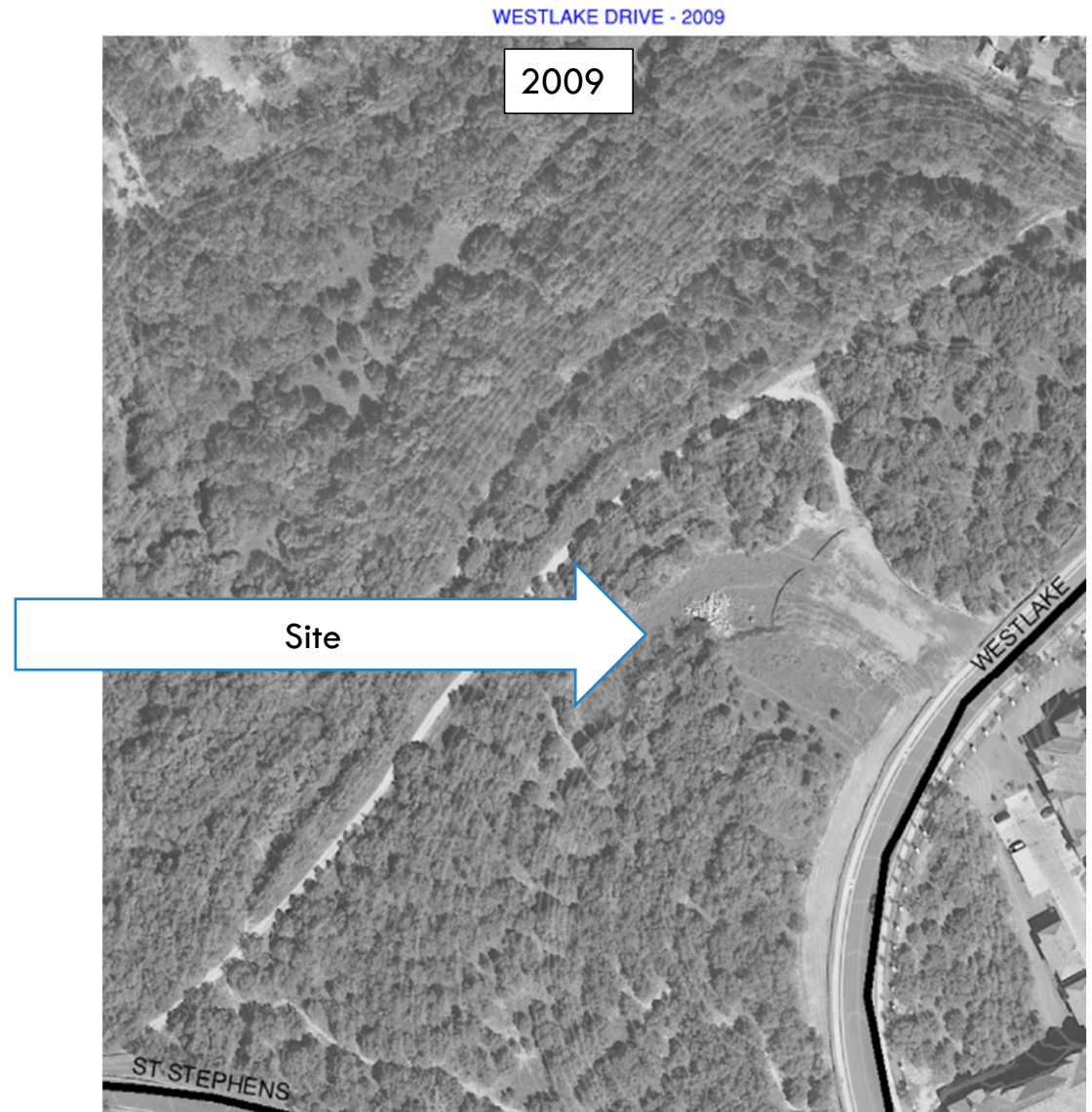
BACKGROUND

- Site history



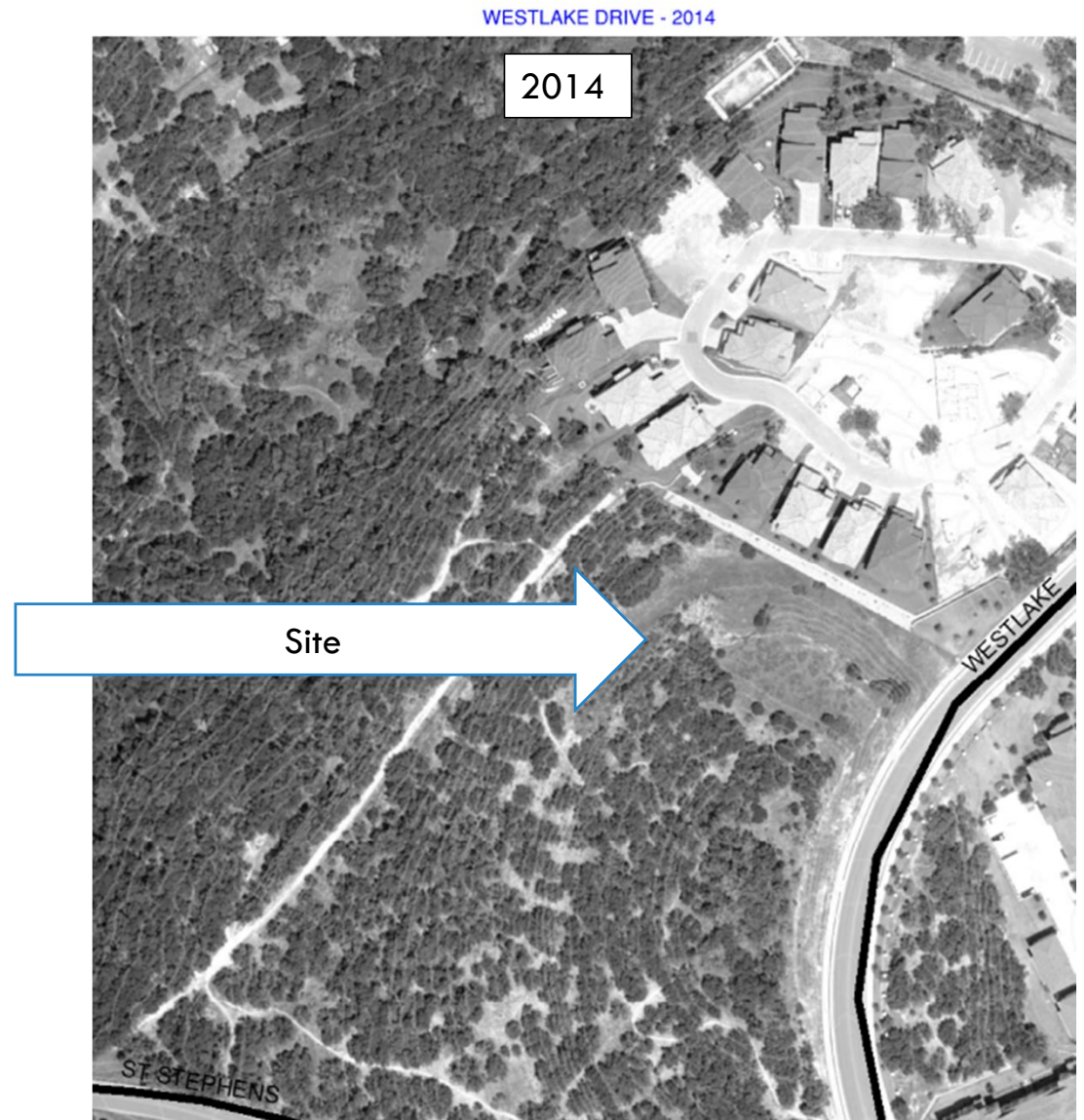
BACKGROUND

- Site history



BACKGROUND

- Site history



BACKGROUND

- The variances are **only** related to the **natural** slopes.



