

IGLESIA PENTECOSTAL
EMANUEL, INC.

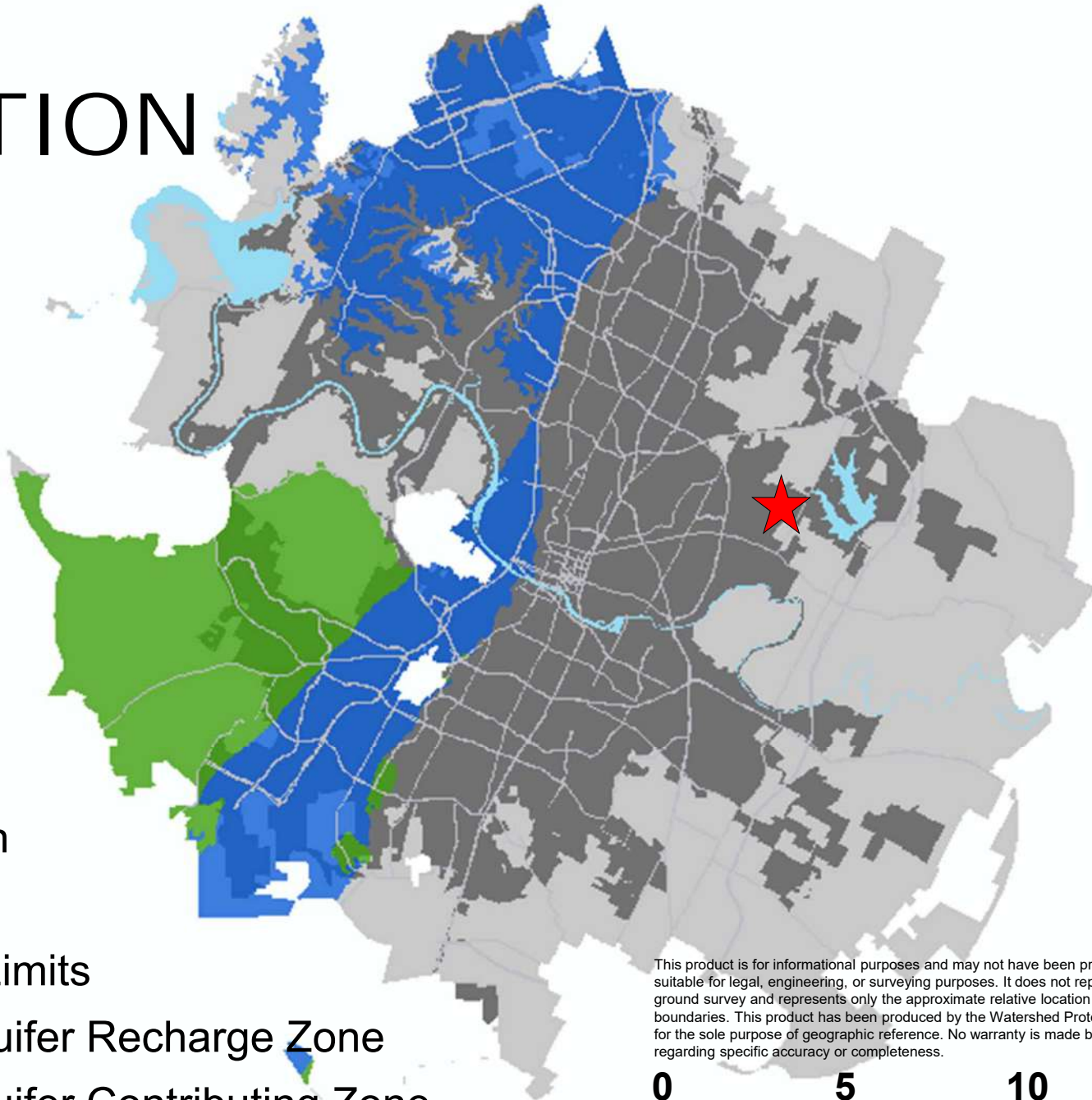
6300 MOONGLOW DR
SP-2020-0324C

Pamela Abee-Taulli

Environmental Program Coordinator

Development Services Department

LOCATION



★ Site Location

□ Austin ETJ

□ Austin City Limits

□ Edwards Aquifer Recharge Zone

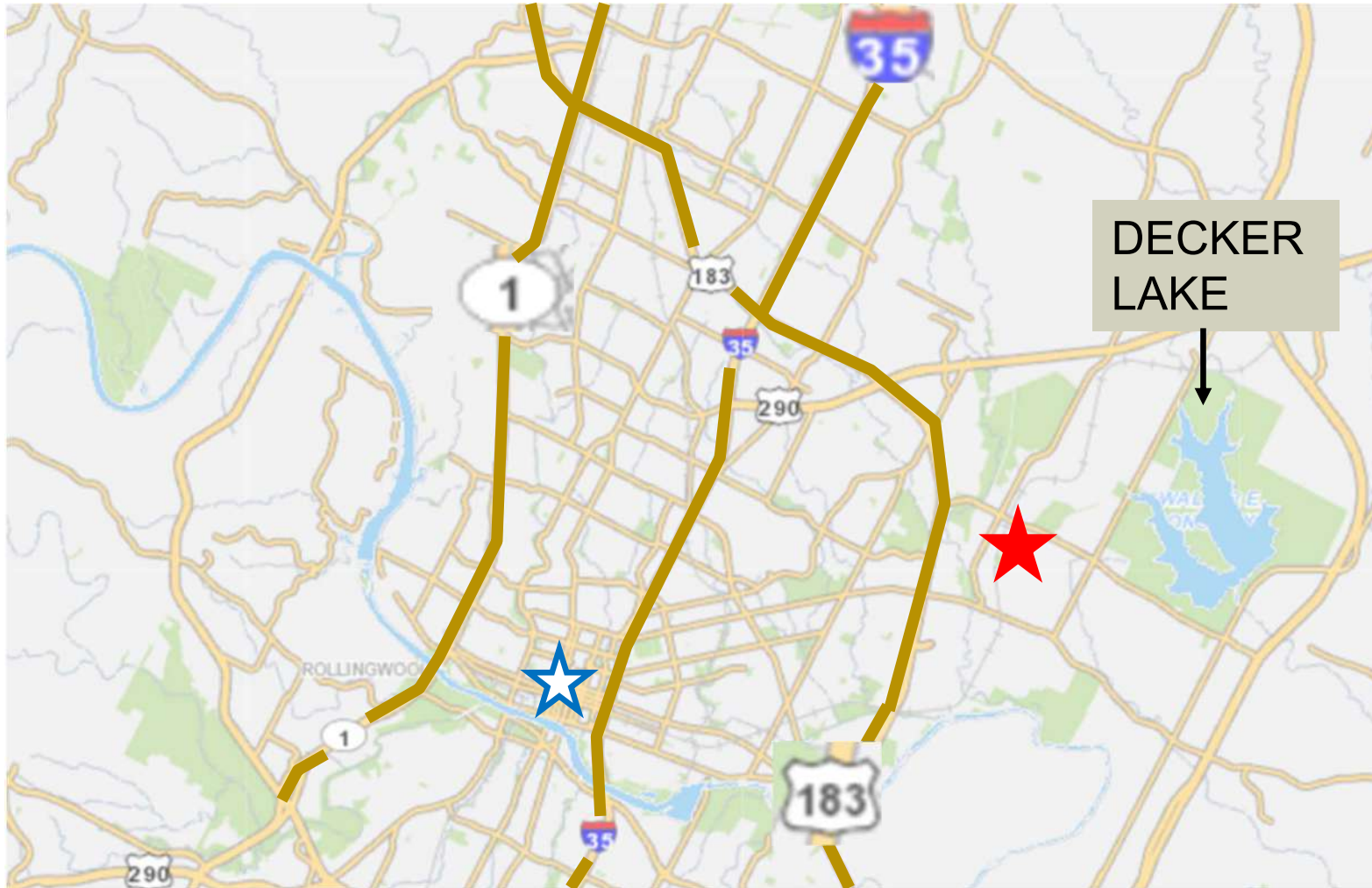
□ Edwards Aquifer Contributing Zone

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.

0 5 10
Miles

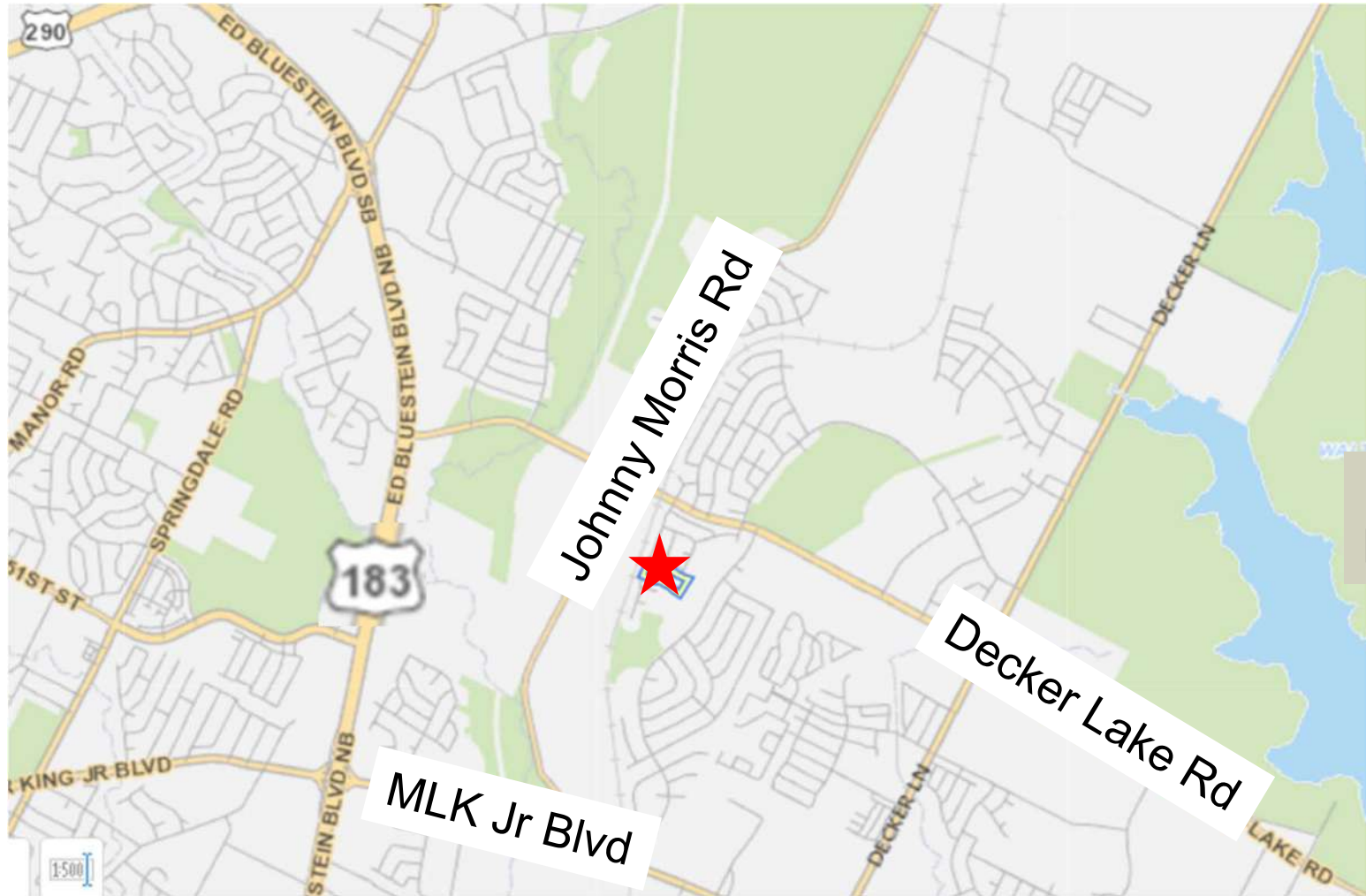


LOCATION



- ★ Site Location
- ★ Capitol

LOCATION



DECKER
LAKE

★ Site Location

PROPERTY DATA

- **Walnut Creek Watershed**
- **Suburban Classification**
- **Full Purpose Jurisdiction**
- **Not located over Edwards Aquifer Recharge Zone**
- **Council District 1**
- **Critical Water Quality Zone (CWQZ)**
- **Wetland Critical Environmental Feature (CEF)**

VARIANCE REQUEST

THE DEVELOPMENT:

Applicant proposes to construct a religious assembly with associated improvements.

BARRIER TO COMPLIANCE:

The only possible site access is through a Critical Water Quality Zone (CWQZ) stream buffer.




VARIANCE REQUEST:

Vary from LDC 25-8-261 to allow construction of a drive in a CWQZ to provide site access.

BACKGROUND

SITE CONSTRAINTS




-  Creek Centerlines
-  TCAD Parcels
-  SP-2015-0004C Site

BACKGROUND

SITE CONSTRAINTS



 Open space easement parcel – access prohibited

 SP-2015-0004C Site

BACKGROUND

SITE CONSTRAINTS

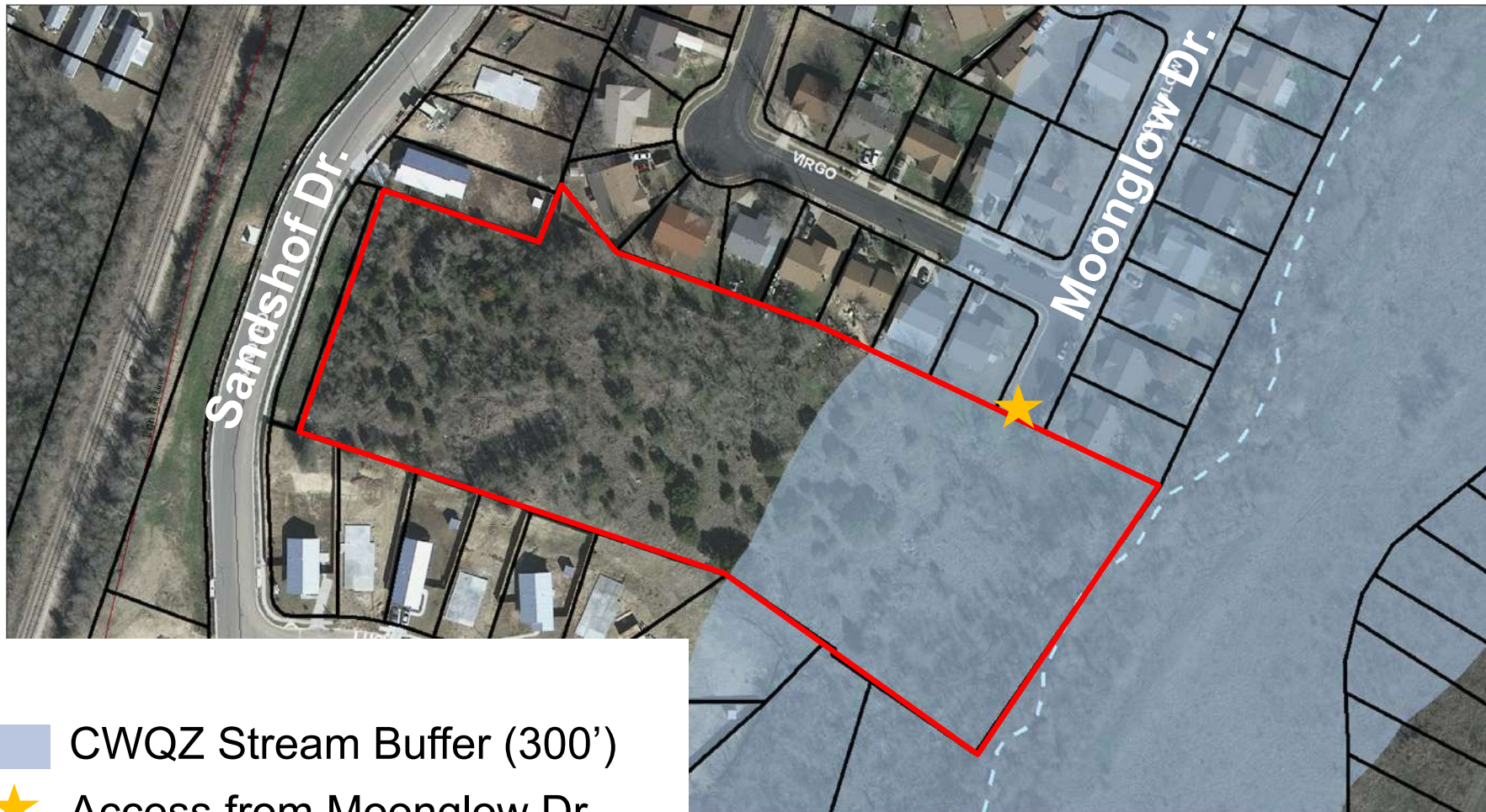


★ Access from Moonglow Dr.

□ SP-2015-0004C Site

BACKGROUND

SITE CONSTRAINTS



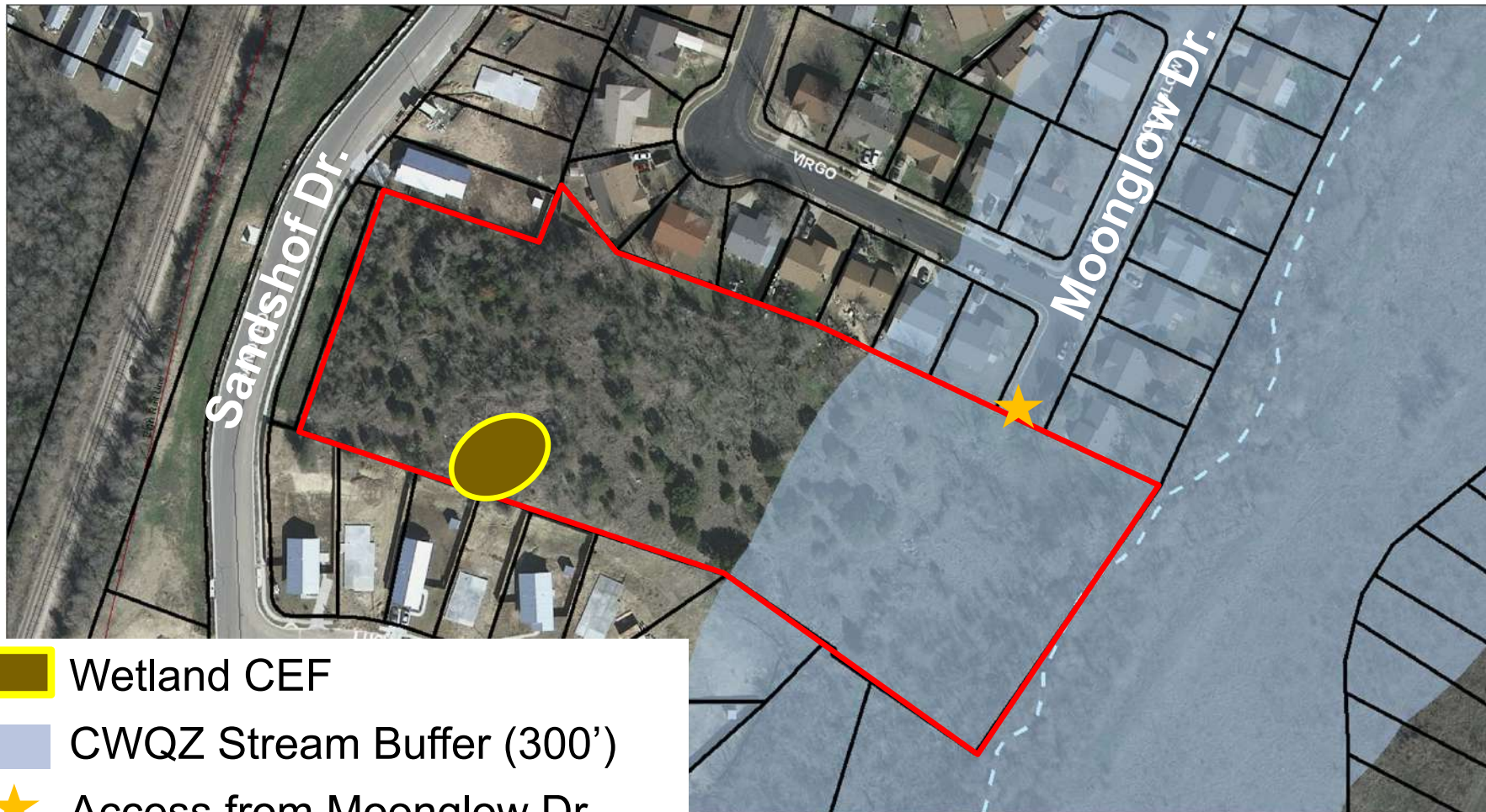
■ CWQZ Stream Buffer (300')





★ Access from Moonglow Dr.

□ SP-2015-0004C Site

BACKGROUND

SITE CONSTRAINTS



-  Wetland CEF
-  CWQZ Stream Buffer (300')
-  Access from Moonglow Dr.
-  SP-2015-0004C Site

BACKGROUND

BUFFER AVERAGING

The critical water quality zone boundaries may be reduced to not less than ...150 feet from the centerline of a major waterway if the overall surface area of the critical water quality zone is the same or greater than the surface area that would be provided without the reduction, as prescribed in the Environmental Criteria Manual.

[LDC 25-8-92(B)(4)]

GOAL:

Reshape the CWQZ so that the development is out of the CWQZ.

CONSTRAINT:

The driveway is within the minimum 150' buffer width.

BACKGROUND BUFFER AVERAGING



Wetland CEF



CWQZ Stream Buffer (300')



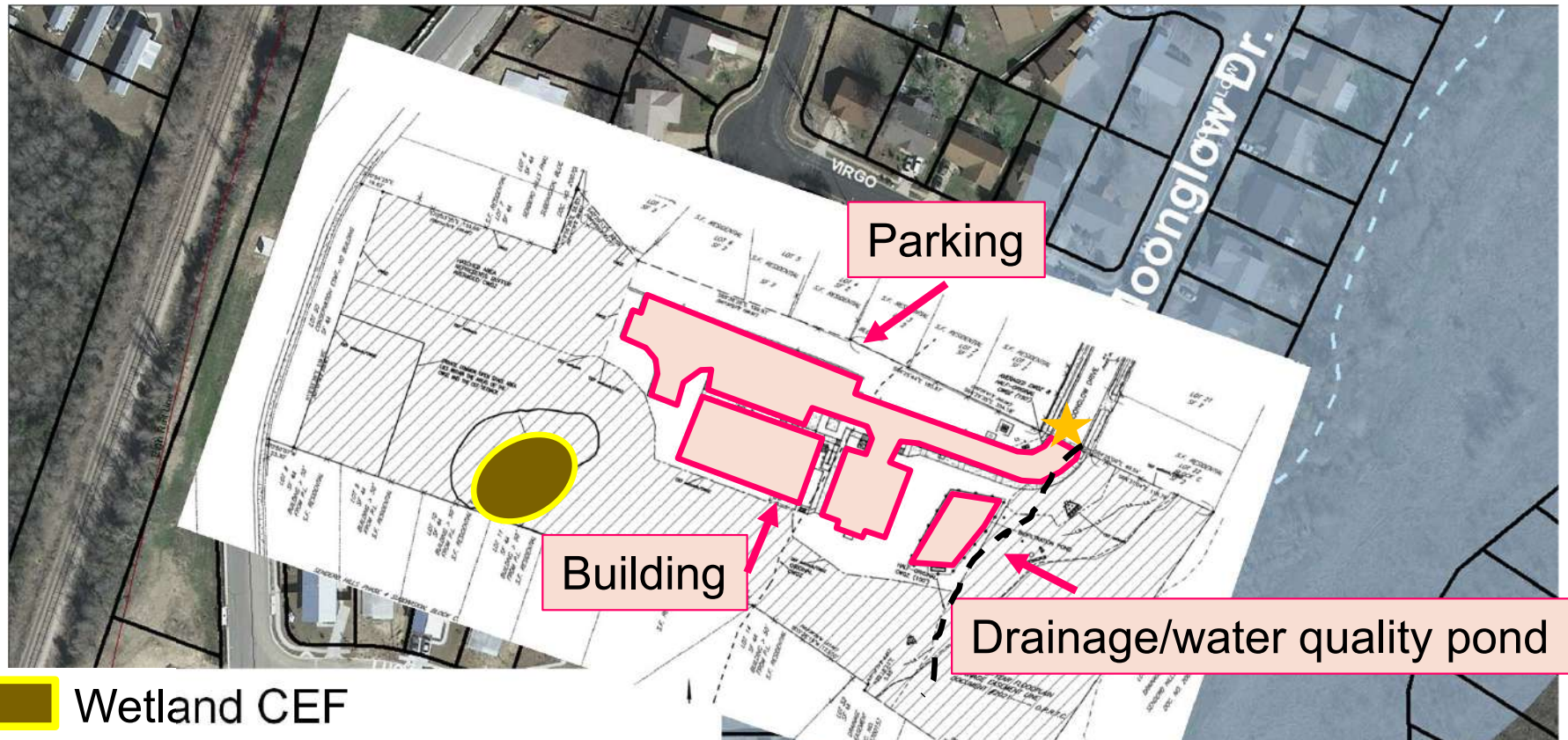
Access from Moonglow Dr.



SP-2015-0004C Site

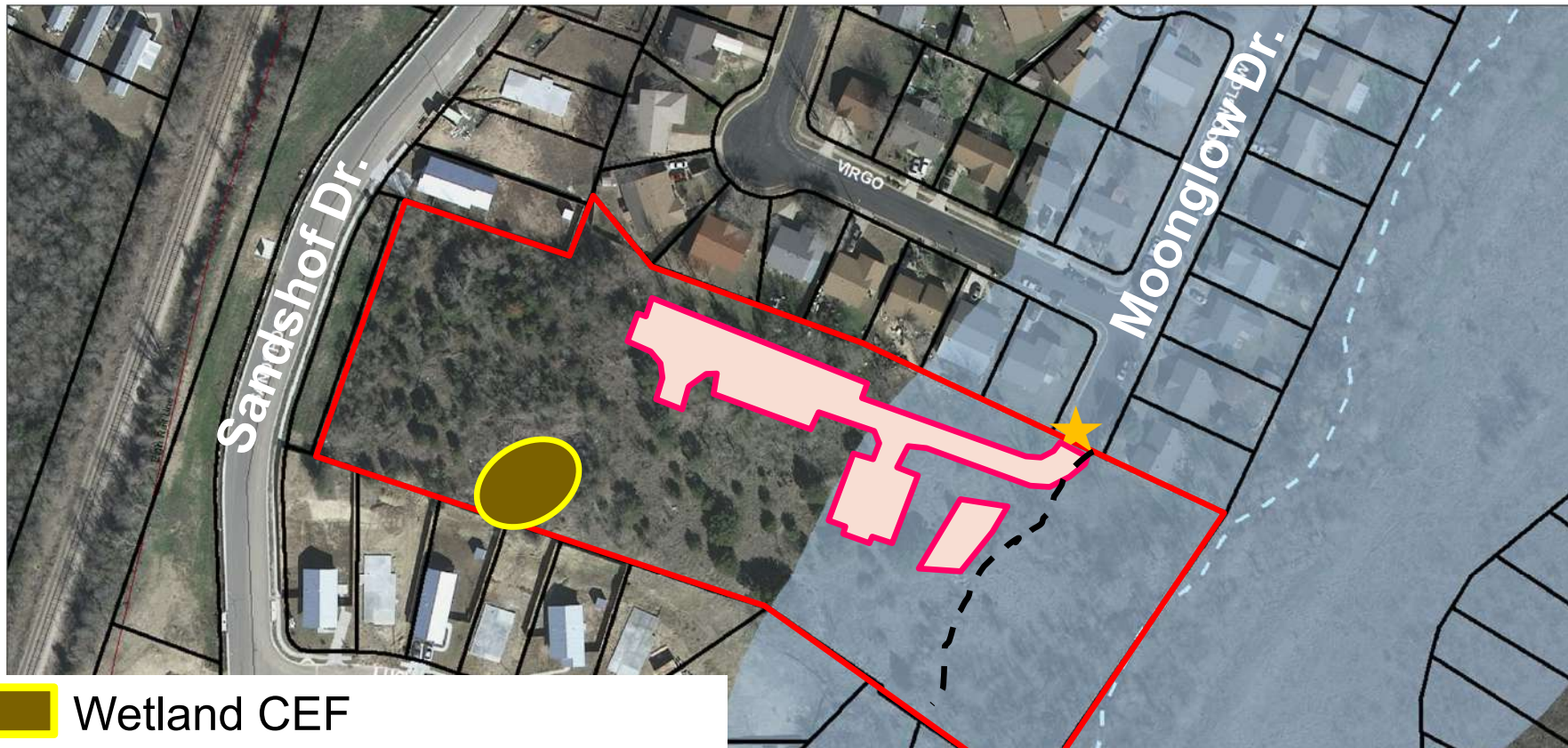
--- Minimum CWQZ buffer width 150'







BACKGROUND BUFFER AVERAGING



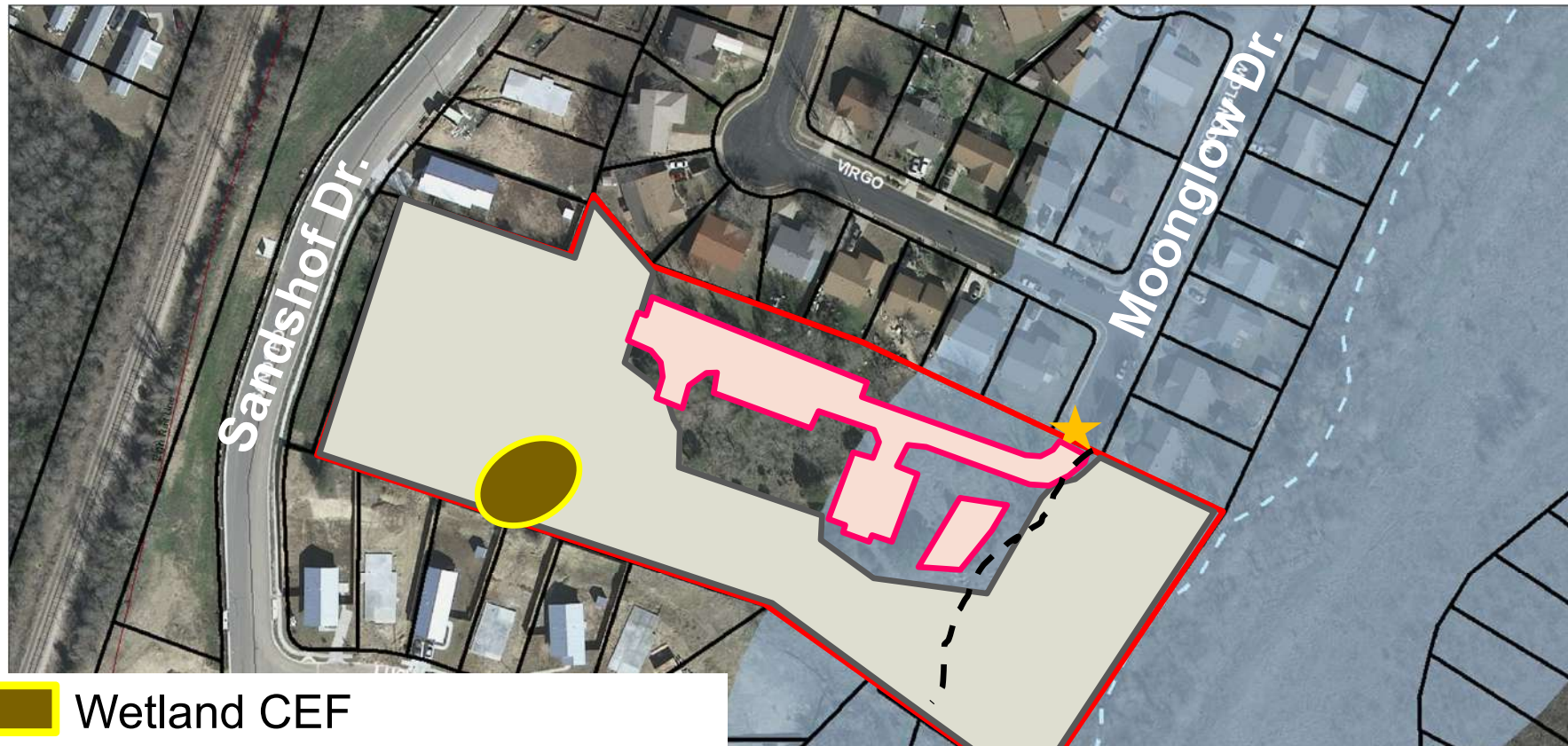
- Wetland CEF
- CWQZ Stream Buffer (300')
- ★ Access from Moonglow Dr.
- SP-2015-0004C Site
- Site plan
- Minimum CWQZ buffer width 150'

BACKGROUND BUFFER AVERAGING



-  Wetland CEF
-  CWQZ Stream Buffer (300')
-  Access from Moonglow Dr.
-  SP-2015-0004C Site
-  Site plan
-  Minimum CWQZ buffer width

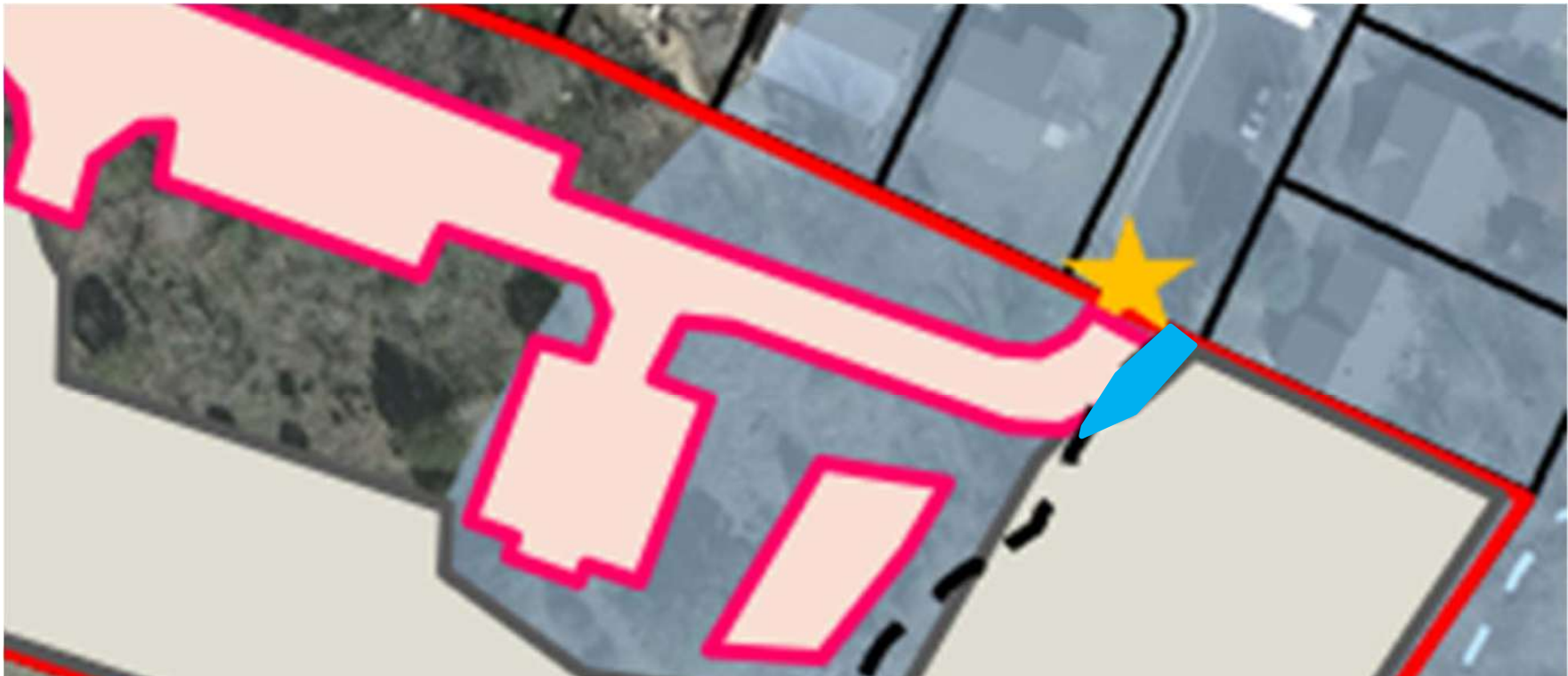
BACKGROUND BUFFER AVERAGING











-  Wetland CEF
-  CWQZ Stream Buffer (300')
-  Access from Moonglow Dr.
-  SP-2015-0004C Site
-  Buffer-Averaged CWQZ + CEF setback
-  Site plan
-  Minimum CWQZ buffer width

BACKGROUND

BUFFER AVERAGING



- | | |
|--|---|
|  Wetland CEF |  478' of driveway in the CWQZ |
|  CWQZ Stream Buffer (300') |  Buffer-Averaged CWQZ + CEF setback |
|  Access from Moonglow Dr. |  Site plan |
|  SP-2015-0004C Site |  Minimum CWQZ buffer width |

VARIANCE RECOMMENDATION

Vary from LDC 25-8-261 to allow construction of a drive in a CWQZ to provide site access.

STAFF RECOMMENDATION:

This proposal meets the findings of fact. Staff recommends approval, with the following condition:

The applicant will provide bollards at appropriate locations adjacent to the driveway and parking area to prevent vehicle parking off of the pavement.

THANK YOU

Questions?

