ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	June 1, 2022
NAME & NUMBER OF PROJECT:	8020 Parmer Lane SH 130 NW C8J-2021-0141.0A
NAME OF APPLICANT OR ORGANIZATION:	Pape-Dawson Engineers, Travis Moltz
LOCATION:	8106 E PARMER LN, Manor, TX 78653
COUNCIL DISTRICT:	Council District does not apply in Extraterritorial Jurisdiction
ENVIRONMENTAL REVIEW STAFF:	Pamela Abee-Taulli, Environmental Program Coordinator Development Services Department Pamela.abee-taulli@austintexas.gov, 512.974.1879
WATERSHED:	Gilleland Creek and Harris Branch Creek Watersheds, Suburban Classification, Desired Development Zone
REQUEST:	Variance request is as follows: 1. Request to vary from LDC 30-5-341 to allow fill over 4 feet to 15 feet. 2. Request to vary from 30-5-261(G) to allow floodplain modification in a critical water quality zone buffer.
STAFF RECOMMENDATION:	Staff recommends this variance, having determined the findings of fact to have been met.
STAFF CONDITION:	Staff recommends the following conditions: 1. The applicant will pay into the Riparian Zone Mitigation Fund for both the area of Zone 1 (Floodplain outside of the CWQZ) and the area of Zone 2 (Floodplain within the CWQZ) using the appropriate ratios per ECM 1.7.6. 2. Development of the site will be carried out as described in Exhibits 1-6, attached in the staff variance packet.

Development Services Department
Staff Recommendations Concerning Required Findings

Project Name:	8020 Parmer Lane SH 130 NW
Ordinance Standard:	Watershed Protection Ordinance
Variance Request:	Request to vary from LDC 30-5-341 to allow fill over 4 feet to 15.

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 Two roads border the site, SH 130 and Parmer Ln. SH 130 cannot be used for access, because there is a Restriction of Access recorded for SH 130, which TxDOT will not support lifting or modifying for a full access driveway. Regarding Parmer Ln., the entirety of the Parmer Ln. frontage is located within floodplain and creek buffer. In addition, access is blocked by wetlands.

Variances have been granted in similarly restrictive circumstances to allow necessary access to a site.

The fill variance is required in order for the applicant to access the site with a bridge spanning wetlands, floodplain, and creek buffer.

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 The variance is not necessitated by a design decision by the applicant, but by the need to access the site across a

floodplain. The only option for access to the property is to build a bridge crossing over the existing waterway, a tributary to Gilleland Creek, on the southern portion of the site. The proposed fill is the minimum necessary to build the bridge so that the low chord of the bridge is two feet above the 100-year water surface elevation of the 100-year floodplain, as required by code for safe access.

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

Yes The variance for fill is the minimum necessary to build the bridge to a height that will allow safe access to the site across the floodplain.

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

Yes A flood study has been completed and reviewed by the City of Austin to prove no adverse impact to other properties. The bridge piers have been placed to minimize the impact to the waterway and existing wetland CEFs. Existing impervious cover in the CEF and CWQZ will be removed, and a CEF mitigation and floodplain mitigation plan has been proposed and reviewed by City of Austin staff.

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

Yes Full water quality treatment for the proposed impervious cover on site will be provided with the site plan. Water Quality treatment will be provided at the full measure required by the code.

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;

Yes The criteria for granting the variance are met.

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

   Yes The property is not accessible without building a bridge to the proposed height, which requires the fill that needs the variance.

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

   Yes The proposed fill is the minimum necessary to build the bridge to access the property.

Staff Determination: Staff determines that the findings of fact have been met.
Staff recommends the following conditions:

1. The applicant will pay into the Riparian Zone Mitigation Fund for both the area of Zone 1 (Floodplain outside of the CWQZ) and the area of Zone 2 (Floodplain within the CWQZ) using the appropriate ratios per ECM 1.7.6.
2. Development of the site will be carried out as described in Exhibits 1-6, attached in the staff variance packet.

Environmental Review (DSD)	*(Pamela Abee-Taulli)*	Date:5/20/2022
Environmental Policy Program Manager (DSD)	*(Mike McDougal)*	Date: 5/23/2022
Deputy Environmental Officer (WPD)	*(Liz Johnston)*	Date: 05/24/2022

Development Services Department
Staff Recommendations Concerning Required Findings

Project Name:	8020 Parmer Lane SH 130 NW
Ordinance Standard:	Watershed Protection Ordinance
Variance Request:	Request to vary from 30-5-261(G) to allow floodplain modification in a critical water quality zone buffer.

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 Two roads border the site, SH 130 and Parmer Ln. SH 130 cannot be used for access, because there is a Restriction of Access recorded for SH 130, which TxDOT will not support lifting or modifying for a full access driveway. Regarding Parmer Ln., the entirety of the Parmer Ln. frontage is located within floodplain and creek buffer. In addition, access is blocked by wetlands.

   Variances have been granted in similarly restrictive circumstances to allow necessary access to a site.

   The Critical Water Quality Zone variance is required because floodplain modification is necessary to offset the floodplain volume displaced by the bridge. There are no adverse impacts proposed to the floodplain elevations on adjacent properties with the proposed improvements, per the requirements of the code.

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 The variance is not necessitated by decisions made by the applicant. Development of the site is not possible without grading of the floodplain to offsite the volume displaced by the bridge. The bridge is necessary to access the site across the floodplain.

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

Yes The proposed floodplain modification is the minimum necessary to build the bridge as required by code for safe access, with the low chord of the bridge two feet above the water surface elevation of the 100-year floodplain.

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

Yes The variance does not create a probability of harmful environmental consequences. A flood study has been completed and reviewed by the City of Austin to prove no adverse flooding impact to other properties. The bridge piers have been placed to minimize the impact to the existing wetlands, and a wetland mitigation and floodplain mitigation plan has approved by City staff.

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

Yes Water quality will be equal to or better than water quality without the variance. Existing, untreated impervious cover in the floodplain will be removed. All newly proposed impervious cover will receive full, code compliant water quality treatment.

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;

Yes The criteria for granting the variance are met.

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

   Yes The property is not accessible without building a bridge to the proposed height, which necessitates the floodplain modification that needs the variance.

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

   Yes The proposed floodplain modification is the minimum necessary to build the bridge to access the property.

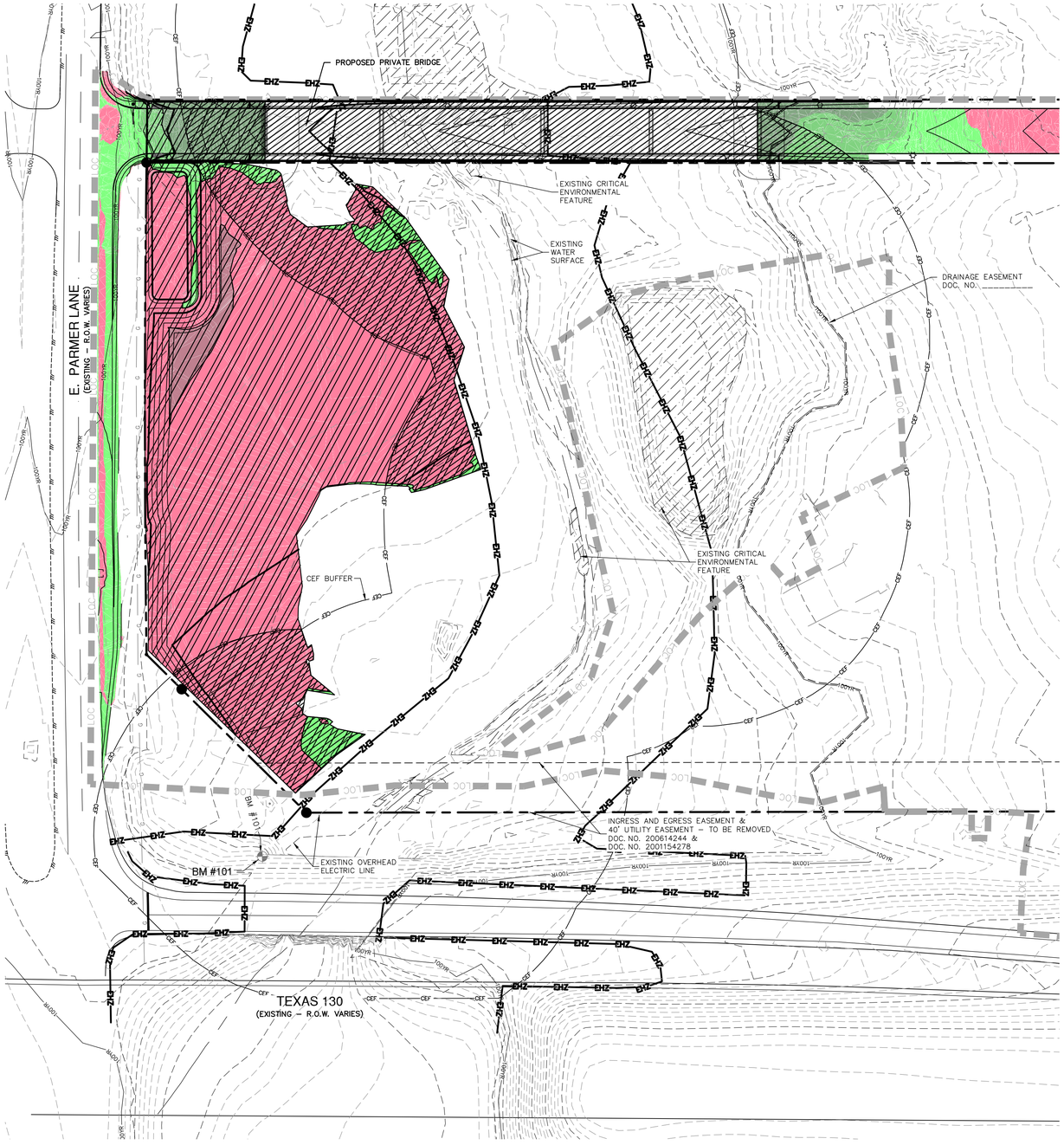
Staff Determination: Staff determines that the findings of fact have been met.
Staff recommends the following conditions:

1. The applicant will pay into the Riparian Zone Mitigation Fund for both the area of Zone 1 (Floodplain outside of the CWQZ) and the area of Zone 2 (Floodplain within the CWQZ) using the appropriate ratios per ECM 1.7.6.
2. Development of the site will be carried out as described in Exhibits 1-6, attached in the staff variance packet.

Environmental Review (DSD)	Pamela Abee-Taulli *(Pamela Abee-Taulli)*	Date:5/20/2022
Watershed Policy and Review (WPD)	Miranda Reinhard *(Miranda Reinhard)*	Date:
Environmental Policy Program Manager (DSD)	 *(Mike McDougal)*	Date: 5/23/22
Deputy Environmental Officer (WPD)	Liz Johnston *(Liz Johnston)*	Date: 05/24/2022

EXHIBIT 1 – CUT/FILL EXHIBITS

REVISIONS				
No.	Revision Description	Prepared by: (Date)	Reviewed by: (Date)	



SCALE: 1"= 50'

0' 50' 100' 150'

LEGEND

- LIMITS OF CONSTRUCTION
- PROPERTY BOUNDARY
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- CUT AREA: –8' TO –4' VOLUME: 24.33 CUBIC YDS
- CUT AREA: –4' TO 0' VOLUME: 4981.31 CUBIC YDS
- FILL AREA: 0' TO 4' VOLUME: 3,750.01 CUBIC YDS
- FILL AREA: 4' TO 8' VOLUME: 3,593.17 CUBIC YDS
- FILL AREA: 8' TO 15' VOLUME 4,957.69 CUBIC YDS
- FILL AREA: 15' TO GREATER VOLUME: 386.65 CUBIC YDS

53,473.46 SF AREA GRADING DISTURBANCE WITHIN CEF BUFFER

109,540.81 SF AREA GRADING DISTURBANCE WITHIN FLOODPLAIN

SITE PLAN RELEASE

SITE PLAN APPROVAL SHEET 08 OF 21

FILE NUMBER C8J-2021-0141.0APA APPLICATION DATE AUGUST 20, 2021

APPROVED BY COMMISSION UNDER SECTION 112 OF

CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-81, LDC) CASE MANAGER XXXX

PROJECT EXPIRATION DATE ORD. #970905-A) DWPZ DDZ

DEVELOPMENT SERVICES DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE: ZONING ETJ

Rev. 1 Correction 1

Rev. 2 Correction 2

Rev. 3 Correction 3

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans 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.

NO. REVISION DATE

STATE OF TEXAS
SHELLY MITCHELL
103662
LICENSED PROFESSIONAL ENGINEER

03/18/2022

Shelly Mitchell

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS

10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

8020 PARMER/SH130 NW

AUSTIN, TEXAS

CUT - FILL PLAN

JOB NO. 51209-00

DATE AUGUST 2021

DESIGNER TDM

CHECKED TDM DRAWN KT

SHEET 08 of 22

Date: Mar 17, 2022, 4:41pm User ID: dRobinson
File: H:\Projects\5120\08\00\016 final plat\Civil\CF51209-00.dwg

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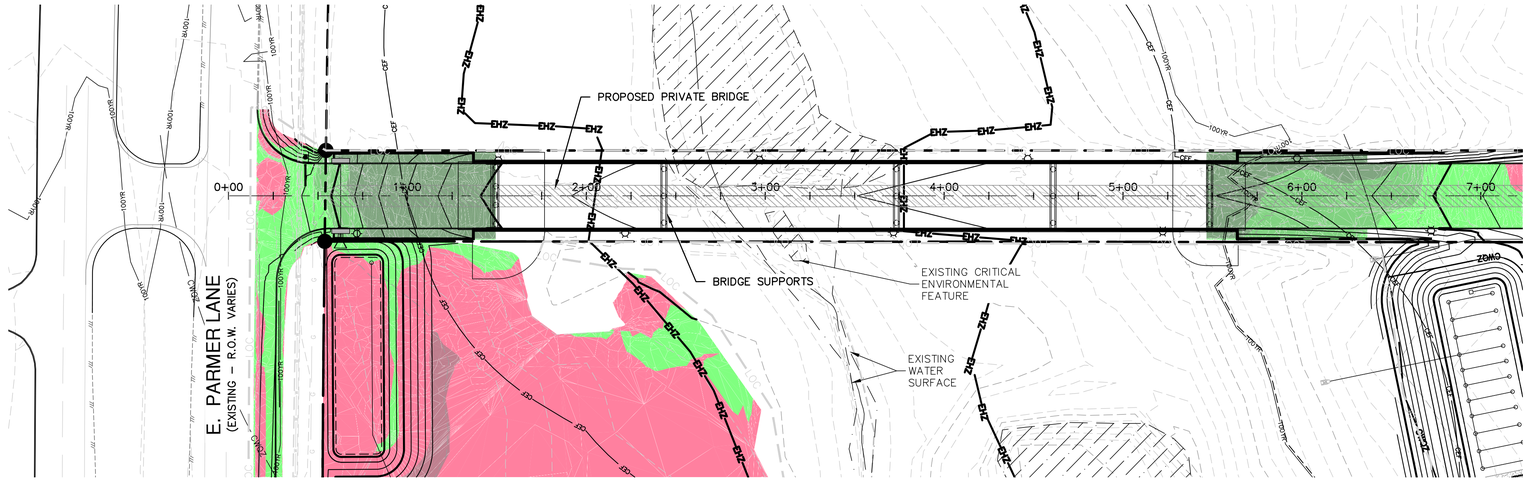
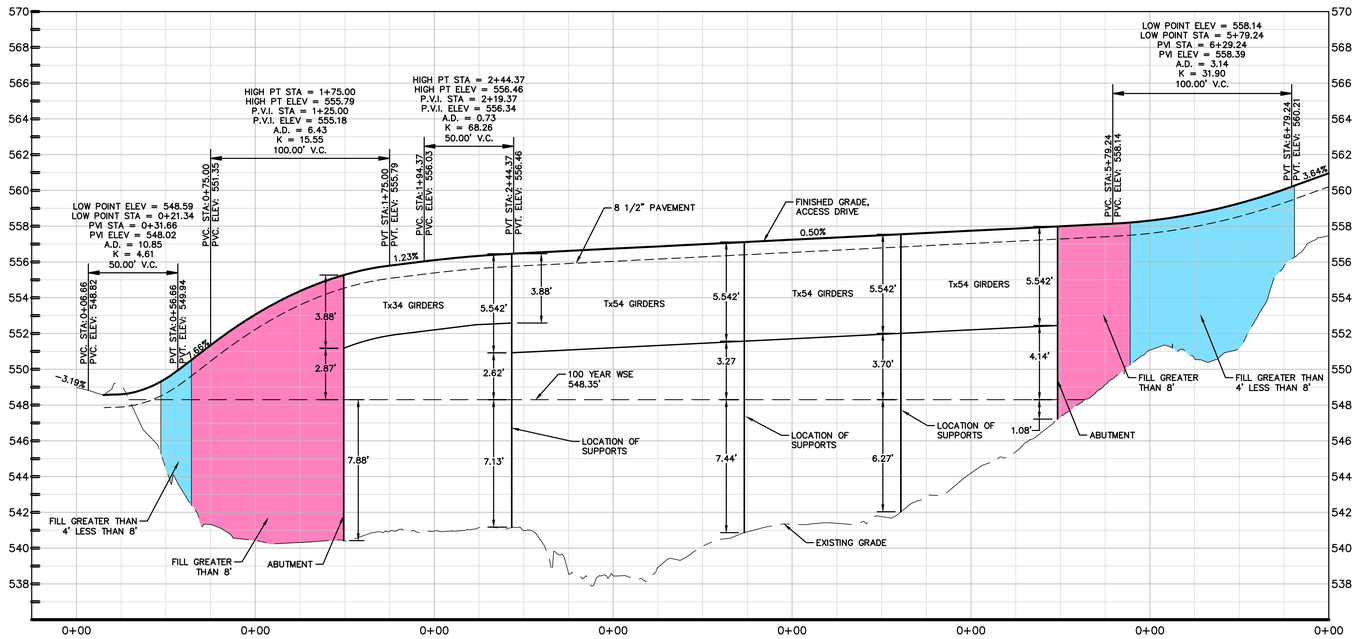
C8J-2021-0141.0APA

REVISIONS				
No.	Revision Description	Prepared by: (Date)	Reviewed by: (Date)	



LEGEND

- LIMITS OF CONSTRUCTION
- PROPERTY BOUNDARY
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- EXISTING CRITICAL WATER QUALITY ZONE
- EXISTING 100 YR FLOODPLAIN
- EXISTING CRITICAL ENVIRONMENTAL FEATURE BUFFER
- ENVIRONMENTAL HAZARD ZONE
- CUT AREA: –8' TO –4'
- CUT AREA: –4' TO 0'
- FILL AREA: 0' TO 4'
- FILL AREA: 4' TO 8'
- FILL AREA: 8' TO 15'



PROFILE VIEW LEGEND

- FILL GREATER THAN 4' LESS THAN 8'
- FILL GREATER THAN 8'

SITE PLAN RELEASE

SITE PLAN APPROVAL SHEET 08 OF 21

FILE NUMBER C8J-2021-0141.0APA APPLICATION DATE AUGUST 20, 2021

APPROVED BY COMMISSION _____ UNDER SECTION 112 OF

CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER XXXX

PROJECT EXPIRATION DATE ORD. #970905-A) _____ DWPZ _____ DDZ _____

DEVELOPMENT SERVICES DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE: ZONING ETJ

Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans 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.

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

8020 PARMER/SH130 NW
AUSTIN, TEXAS

BRIDGE ACCESS DRIVE PLAN AND PROFILE EXHIBIT

JOB NO. 51209-00
DATE AUGUST 2021
DESIGNER TDM
CHECKED TDM DRAWN KT
SHEET FIG-1

Date: Mar 21, 2022, 3:18pm User ID: dRobinson
File: I:\Projects\512\08\00\016 Final Plat\Exhibits\220321 Bridge-51209-00.dwg

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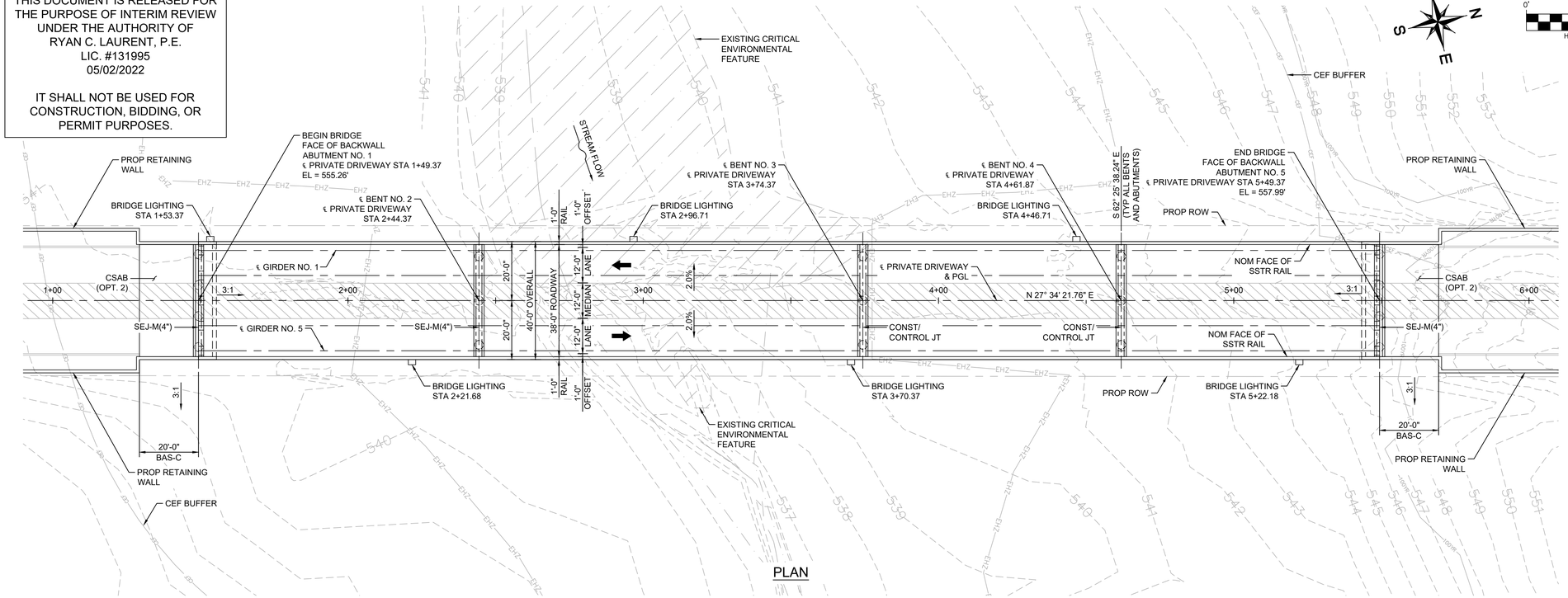
C8J-2021-0141.0APA

EXHIBIT 2 – PRELIMINARY BRIDGE PLANS

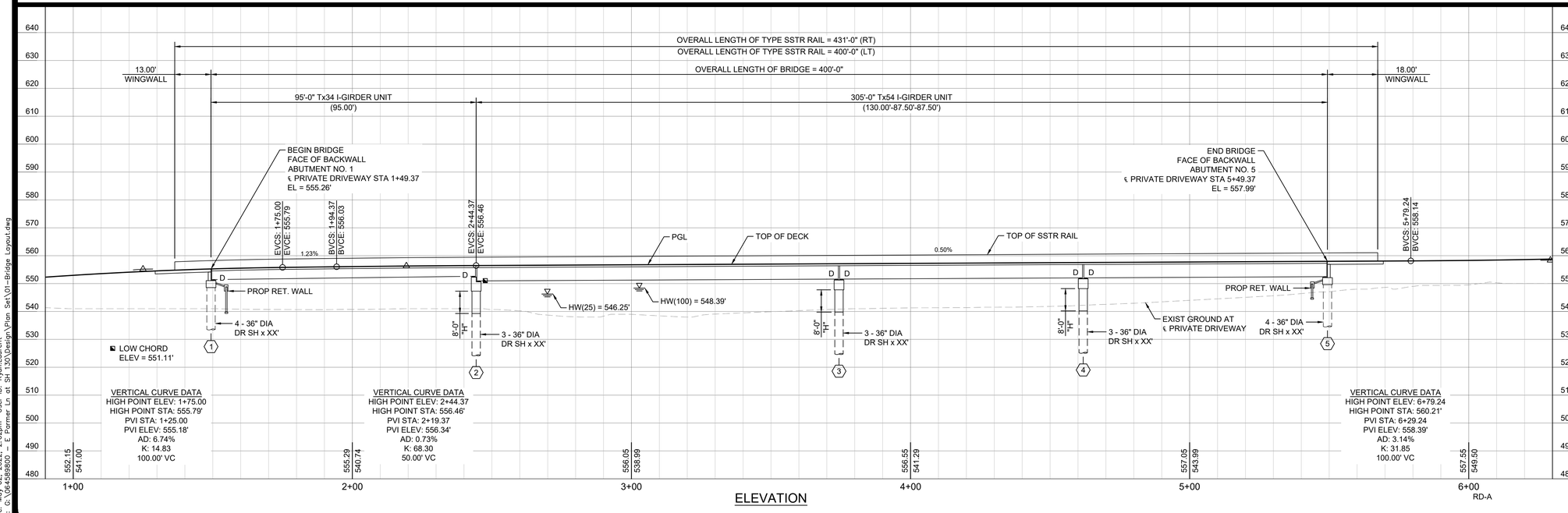
DRAFT

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RYAN C. LAURENT, P.E. LIC. #131995 05/02/2022

IT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.



PLAN



ELEVATION

HYDRAULIC DATA
UPSTREAM BRIDGE FACE

PROPOSED:
HW(25) = 546.25'
V(25) = 2.08 FPS
Q (25) = 3,060 CFS

HW(100) = 548.39'
V (100) = 2.74 FPS
Q (100) = 4,570 CFS

NOTES:

1. DESIGNED ACCORDING TO AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 8TH EDITION (2017) AND CURRENT INTERIMS.
2. SEE BORING LOG SHEET FOR BORING LOG INFORMATION.
3. ALL DIMENSIONS ARE HORIZONTAL AND MUST BE CORRECTED FOR GRADE AND CROSS SLOPE.
4. THE "H" VALUES SHOWN ARE ESTIMATED COLUMN HEIGHTS AND ARE FOR BIDDING PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING THE ACTUAL COLUMN HEIGHTS BASED ON FIELD CONDITIONS.
5. EXTEND DRILLED SHAFTS TO THE LENGTH SHOWN OR LONGER AS NECESSARY TO OBTAIN A MINIMUM OF TWO (2) DRILLED SHAFT DIAMETERS INTO THE BEARING STRATA.
6. BEARING CONDITIONS:
   D = DOWEL
   BLANK = NO DOWEL
7. SSTR RAIL OPTIONAL SIDE SLOT DRAINS ARE NOT PERMITTED.
8. MEDIAN ON BRIDGE IS TO BE STRIPED ONLY. A RAISED MEDIAN IS NOT PERMITTED.

0' 20' 40' 60'
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=20'

NO.	REVISION	DATE

STATE OF TEXAS
RYAN C. LAURENT
131995
LICENSED
PROFESSIONAL ENGINEER
05/02/2022

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

8020 PARMER/SH130 NW
8020 EAST PARMER LANE, AUSTIN, TEXAS

BRIDGE LAYOUT

JOB NO. 51209-00
DATE MARCH 2022
DESIGNER RCL
CHECKED RCL DRAWN KMY
SHEET S-01

Date: May 02, 2022, 2:02pm User ID: Ryan.Laurent
File: G:\06-4589800 - E Parmer Ln at SH 130\Design\Plan Set\01-Bridge Layout.dwg

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SP-2021-XXXX

EXHIBIT 3 – WETLAND MITIGATION

CALCULATIONS

CEF Buffer Area Disturbed (Outside Wetland) - 2.05 acres
Wetland Area Disturbed - 0.06 acres
Total Site Area Disturbed - 2.11 acres

Note:
In the CEF mitigation and floodplain restoration area, the top 12 inches of topsoil shall be used onsite and reseeded with appropriate 604S.6, native grasses and forbs, and provide temporary irrigation in compliance with ECM P1. This is a condition of the environmental variances granted for the grading in the floodplain and fill greater than 4'.

LEGEND

Wetland

Disturbed Wetland Area - 0.06 acres

Disturbed Area Outside Wetland - 2.05 acres

Extended CEF Area - 2.11 acres

CEF — Current CEF Setback

Extend CEF Boundary

811 Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

SITE PLAN RELEASE

FILE NUMBER SP-2021-XXXX APPLICATION DATE JULY 16, 2021
APPROVED BY COMMISSION ON ______ UNDER SECTION ______ OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) ______ CASE MANAGER XXXX
PROJECT EXPIRATION DATE (ORD.#970905-A) ______ DWPZ ______ DDZ ______

Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ______ ZONING ETJ
Rev. 1 ______ Correction 1 ______
Rev. 2 ______ Correction 2 ______
Rev. 3 ______ 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.

HITCHCOCK DESIGN GROUP
creating better places
1601 Rio Grande Street
Suite 450
Austin, Texas 78701
T 512.770.4503
hitchcockdesigngroup.com

REGISTERED LANDSCAPE ARCHITECT TRENT RUSH STATE OF TEXAS
07.16.2021

PROJECT
8020 Parmer/ SH130 NW
8020 East Parmer Lane
Austin, Texas

CONSULTANTS
Civil Engineer
Pape Dawson
10800 North Mopac Expressway
Building 3, Suite 200
Austin, Texas 78759

COMPLETENESS CHECK
JULY 16, 2021

REVISIONS

No	Date	Issue

CHECKED BY DTR
DRAWN BY JTH

SHEET TITLE
Wetland Mitigation

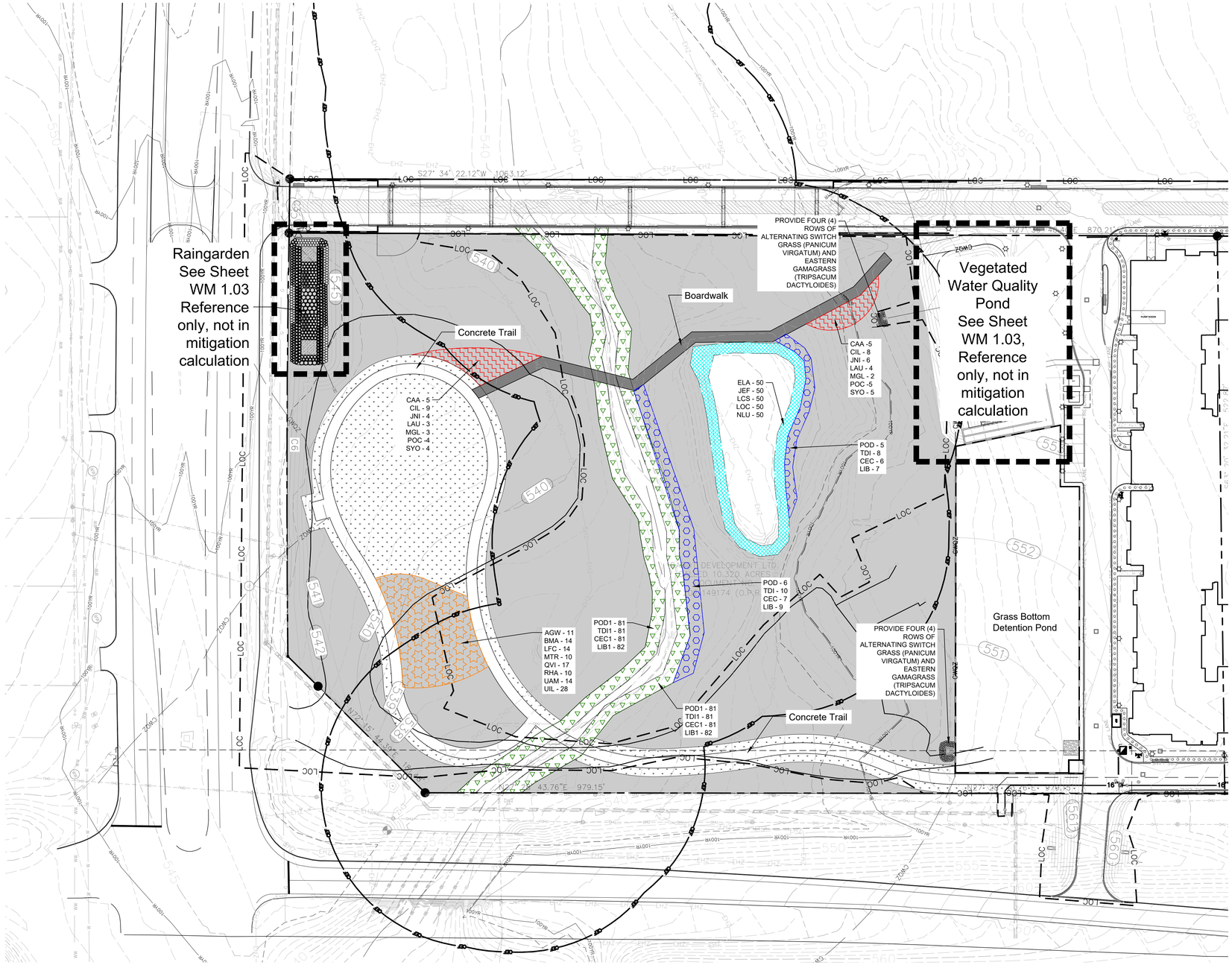
SCALE IN FEET
1" = 50'
0' 25' 50' 150'

NORTH

SHEET NUMBER
WM1.01

©2018 Hitchcock Design Group

S:\Projects\STG Design\Z Modular - Parmer Lane\09 Graphics\00 Permit\Wetland Mitigation Permit Set.dwg



LEGEND

- Mitigation Revegetation - High Water Use Tree & Shrub Mix - 0.18 acres
- Mitigation Revegetation - Moderate Water Use Tree & Shrub Mix - 0.07 acres
- Mitigation Revegetation - Light Water Use Tree & Shrub Mix - 0.17 acres
- Mitigation Revegetation - Aquatic Plant Mix - 0.12 acres

Total Mitigation Revegetation Area: 0.54 acres

- Non Mitigation Revegetation - Riparian Area - 1-gallon native woody saplings - 0.35 acres
- Non Mitigation Revegetation - Upland Species Seed Mix, Full Sun Area - 5.37 acres
- Non Mitigation Revegetation - Solid Sod - 5.20 acres

Plant List

Code	Botanical Name	Common Name	Size	Spacing (min.)	Quantity
Shade Trees, High Water Use, 1-gallon specimens					
POD	Populus deltoides	Eastern Cottonwood	5 GAL	48"	11
TDI	Taxodium distichum	Common Baldcypress	5 GAL	48"	18
				Total	29
Shade Trees, Moderate Water Use, 1-gallon specimens					
CIL*	Carya illinoensis	Pecan	5 GAL	48"	12
JNI*	Juglans nigra	Black Walnut	5 GAL	48"	10
POC*	Platanus occidentalis	American Sycamore	5 GAL	48"	9
				Total	31
Shade Trees, Light Water Use, 1-gallon specimens					
QVI*	Quercus virginiana	Live Oak	5 GAL	48"	17
UAM*	Ulmus americana	American Elm	5 GAL	48"	14
UIL*	Ulmus crassifolia	Cedar Elm	5 GAL	48"	28
				Total	59
				Total Shade Tree Count	119
Shrubs, High Water Use, 1-gallon specimens					
CEC	Cephalanthus occidentalis	Buttonbush	5 GAL	48"	13
LIB	Lindera benzoin	Northern Spicebush	5 GAL	24"	16
				Total	29
Shrubs, Moderate Water Use, 1-gallon specimens					
CAA*	Callicarpa americana	American Beautyberry	5 GAL	48"	10
LAU*	Lantana urticoides	Texas lantana	5 GAL	48	7
MGL*	Malpighia glabra	Barbados Cherry	5 GAL	48"	5
SYO*	Symphoricarpos orbiculatus	Coral Berry	5 GAL	36"	9
				Total	31
Shrubs, Light Water Use, 1-gallon specimens					
AGW*	Ageratina havanensis	White Mistflower	5 GAL	48"	11
BMA*	Buddleia marrubifolia	Wooly Butterfly Bush	5 GAL	48"	14
LFC*	Leucophyllum frutescens	Texas Sage	5 GAL	72"	14
MTR*	Mahonia trifoliolata	Agarita	5 GAL	48"	10
RHA*	Rhus aromatica	Fragrant Sumac	5 GAL	72"	10
* To be planted outside of saturated zone.				Total	59
				Total Shrub Count	119

Code	Botanical Name	Common Name	Size	Spacing (min.)	Quantity
Non Mitigation Revegetation - Riparian Area, 1-gallon specimens					
POD1	Populus deltoides	Eastern Cottonwood	1 GAL	24"	162
TDI1	Taxodium distichum	Common Baldcypress	1 GAL	24"	162
CEC1	Cephalanthus occidentalis	Buttonbush	1 GAL	24"	162
LIB1	Lindera benzoin	Northern Spicebush	1 GAL	24"	164
				Total	650

Code	Botanical Name	Common Name	Size	Spacing (min.)	Quantity
Aquatic Plant List, 1-gallon specimens within the conservation pool					
ELA	Equisetum laevigatum	Scouring Rush	1 GAL	24"	50
JEF	Juncus effusus	Soft Rush	1 GAL	24"	50
LCS	Lobelia cardinalis	Cardinal Flower	1 GAL	24"	50
LOC	Ludwiga octovalvis	Shrubby Water Primrose	1 GAL	24"	50
NLU	Nelumbo lutea	American Lotus	1 GAL	24"	50
				Total	250

Code	Botanical Name	Common Name	Size	Spacing (min.)	Quantity
Bunch Grass at Stilling Basin					
	Tripsacum dactyloides	Eastern Gamagrass	3 GAL	18"	65
	Panicum virgatum	Switchgrass	3 GAL	18"	66
				Total	131

CEF/Wetland Mitigation

Area of Disturbance	2.11	AC	
Minimum CEF Extention Area Required	2.11	AC	
CEF Extention Area Provided	**2.11**	AC	
Required Trees (2/100 SF)	92,038	(/100 SF /2)	460
	Provided Trees		**119**
Required Shrubs(2/100 SF)	92,038	(/100 SF /2)	460
	Provided Shrubs		**119**

* Required trees and shrubs are based on 1 gallon material. Provided trees and shrubs are 5 gallon. PerTable 7 of 609S.5 - Native Seeding and Planting, 5 gallon material is equivalent to four 1 gallon material.

Note:
In the CEF mitigation and floodplain restoration area, the top 12 inches of topsoil shall be used onsite and reseeded with appropriate 604S.6, native grasses and forbs, and provide temporary irrigation in compliance with ECM P1. This is a condition of the environmental variances granted for the grading in the floodplain and fill greater than 4'.

Know what's **below.** **Call** before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

SITE PLAN RELEASE

FILE NUMBER SP-2021-XXXX APPLICATION DATE JULY 16, 2021
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) _____ CASE MANAGER XXXX
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING ETJ
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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T 512.770.4503
hitchcockdesigngroup.com

REGISTERED LANDSCAPE ARCHITECT TRENT RUSH STATE OF TEXAS

07.16.2021

PROJECT
8020 Parmer/ SH130 NW
8020 East Parmer Lane
Austin, Texas

CONSULTANTS
Civil Engineer
Pape Dawson
10800 North Mopac Expressway
Building 3, Suite 200
Austin, Texas 78759

COMPLETENESS CHECK
JULY 16, 2021

REVISIONS

No	Date	Issue

CHECKED BY DTR
DRAWN BY JTH

SHEET TITLE
Wetland Revegetation & Calculation

SCALE IN FEET
1" = 50'
0' 25' 50' 150'

NORTH

SHEET NUMBER
WM1.02

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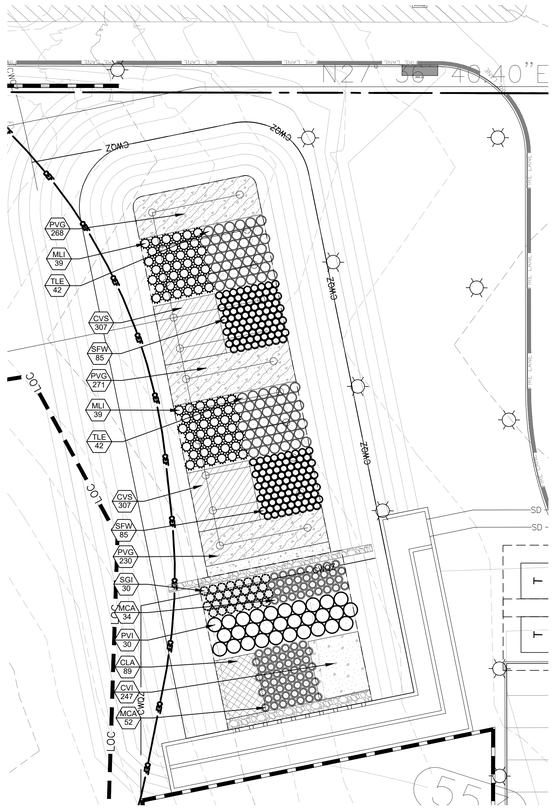
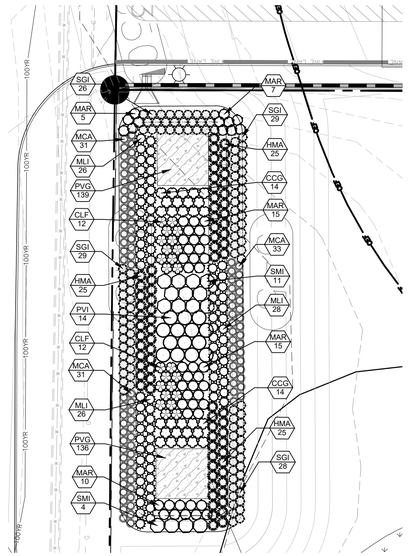


1 VEGETATED WATER QUALITY POND

1" = 20'-0"



2 RAINGARDEN PLANTING

1" = 20'-0"

PLANT SCHEDULE WQP & RAINGARDEN					
SHRUBS	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT		QTY
CLF	Chasmanthium latifolium Northern Sea Oats	5 gal			24
CCG	Conoclinium greggii Gregg`s Mistflower	5 gal			28
HMA	Helianthus maximiliani Maximilian Sunflower	5 Gal.			75
MAR	Malvaviscus drummondii Turk`s Cap	5 gal			52
MCA	Muhlenbergia capillaris Gulf Muhly	3 Gal	10-12"		181
MLI	Muhlenbergia lindheimeri `Big` Big Muhly	5 gal			158
PVI	Physostegia virginiana Obedient Plant	5 Gal.			44
SMI	Sabal minor Dwarf Palmetto	5 gal			15
SFW	Salvia farinacea Mealy Sage	5 Gal.			170
SGI	Salvia greggii Autumn Sage	5 gal			142
TLE	Tagetes lemmonii Copper Canyon Daisy	5 Gal.			84
GROUND COVERS	BOTANICAL / COMMON NAME	CONTAINER		SPACING	
CVI	Callirhoe involucrata Purple Poppymallow	1 gal		12" o.c.	238 sf
CVS	Calyptocarpus vialis Horseherb	1 gal		12" o.c.	590 sf
CLA	Coreopsis lanceolata Lanceleaf Tickseed	1 gal		18" o.c.	191 sf
PVG	Panicum virgatum Switch Grass	1 gal		15" o.c.	1,565 sf

Full Sun Areas - 609S Table 4 Mix (Total 5.37 acres)				
	Botanical Name	Common Name	Application Rate (lbs/ac)	Total Application (lbs/ac)
Grass Seed Mix				
	Aristida purpurea	Purple Threeawn	4	21.48
	Bouteloua curtipendula	Sideoats Grama	7	37.59
	Bouteloua gracilis	Blue Grama	10	53.70
	Leptochloa dubia	Green Sprangletop	2	10.74
	Sporobolus cryptandrus	Sand Dropseed	1	5.37
		Total Grass Seed Mix	24	128.88
Forb Seed Mix				
	Dalea purpurea	Purple Prairie Clover	4	21.48
	Oenethera speciosa	Pink Evening Primrose	1	5.37
	Ratibida columnaris	Mexican Hat	2	10.74
	Thelesperma filifolium	Greenthread	6	32.22
		Total Forb Seed Mix	13	69.81
Seed Mix Application Rate				
			Recommended	Provided
		Grass Seed Mix	23.5	128.88
		Forb Seed Mix	11.5	69.81
		Total Full Sun Seed Mix	35	198.69

Wetland Fringe Mix Total: 0.35 acres				
	Botanical Name	Common Name	plication Rate (lbs/a	Total Application (lbs/ac)
Grass Seed Mix				
		Clasping Coneflower	1.5	0.53
		Cutleaf Daisy	1.5	0.53
		Plains Coreopsis	1.5	0.53
		Illinois Bundleflower	1.5	0.53
		Black-Eyed Susan	1.5	0.53
		Pink Evening Primrose	1.5	0.53
		Meximilian Sunflower	1.5	0.53
		American Basketflower	1.5	0.53
Seed Mix Application Rate			12	4.2

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TRENT RUSH
STATE OF TEXAS
07.16.2021

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8020 East Parmer Lane
Austin, Texas

CONSULTANTS

Civil Engineer
Pape Dawson
10800 North Mopac Expressway
Building 3, Suite 200
Austin, Texas 78759

COMPLETENESS CHECK
JULY 16, 2021

REVISIONS

No	Date	Issue

CHECKED BY DTR
DRAWN BY JTH

SHEET TITLE
Pond & Raingarden Planting Plan

SCALE IN FEET
1" = 50'

0' 25' 50' 150'

NORTH

SHEET NUMBER
WM1.03

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811 Know what's below. Call before you dig.

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SITE PLAN RELEASE

FILE NUMBER SP-2021-XXXX APPLICATION DATE JULY 16, 2021
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) _____ CASE MANAGER XXXX
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING ETJ
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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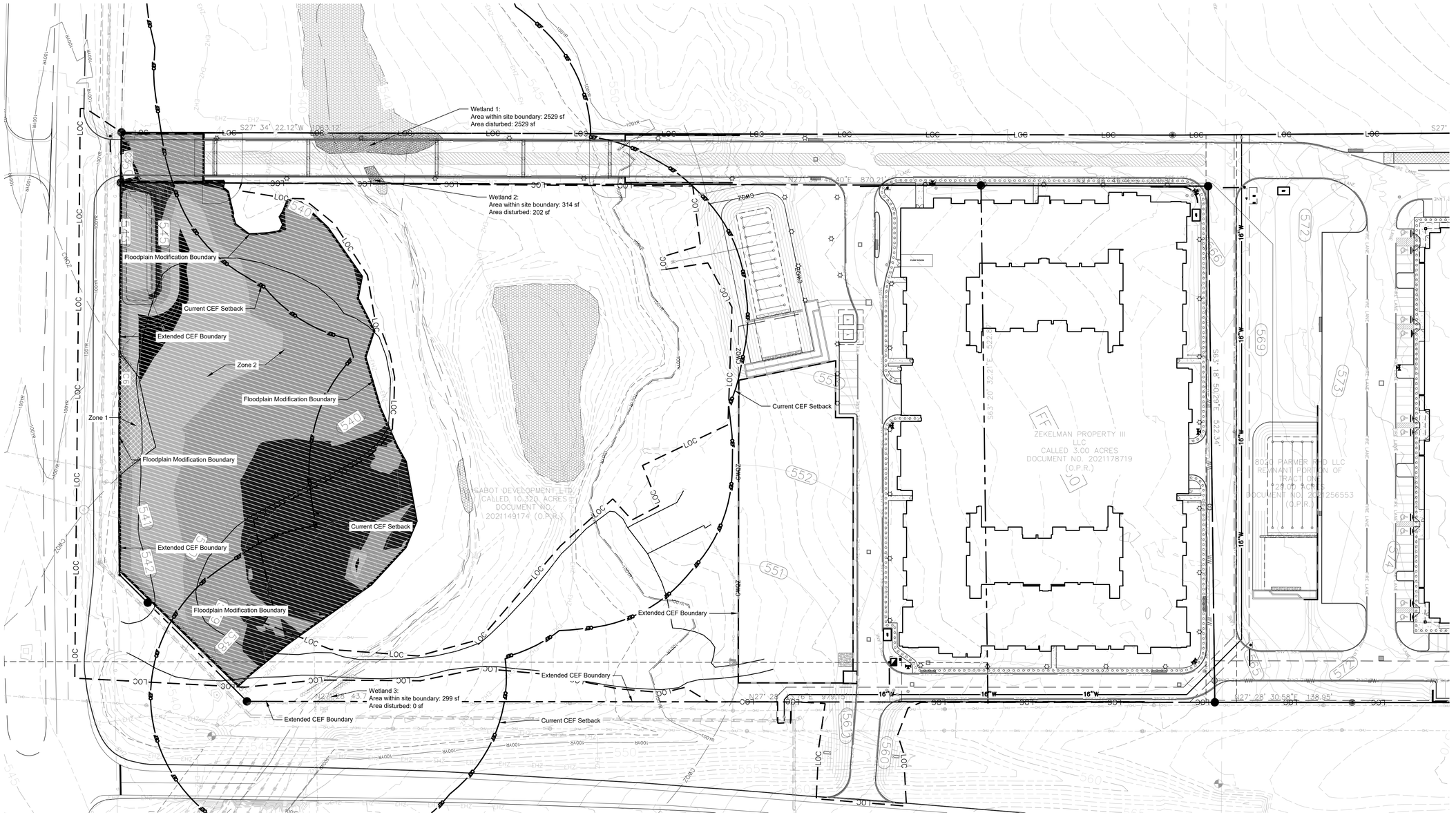
EXHIBIT 4 – FLOODPLAIN MODIFICATION



Floodplain Modification Calculations		
Area of Modification	2.69	AC
Floodplain Mitigation Land Required	2.69	AC
Floodplain Mitigation Land Provided	**0.00**	AC
Restoration Ratio	**1:3 for Zone 1, 1:6 for Zone 2**	
Floodplain Mitigation by Payment	**0.192 + 15.756 = 15.948**	AC
Base Fee		$15,000
Annual Adjustment Factor	7%	Beginning Oct, 2008
Adjusted Fee	15000*((100%+7%)^(2022-2008))	$38,678.01
Total Fee	Mitigation by Payment x Adjusted Fee =	$616,836.91

Floodplain Modification Calculations (Zone 1, FP outside the CWQZ, fair condition)		
Area of Modification	0.064	AC
Floodplain Mitigation Land Required	0.064	AC
Floodplain Mitigation Land Provided	**0.000**	AC
Restoration Ratio	**1:3**	
Floodplain Mitigation by Payment	**0.192**	AC
Base Fee		$15,000
Annual Adjustment Factor	7%	Beginning Oct, 2008
Adjusted Fee	15000*((100%+7%)^(2022-2008))	$38,678.01
Total Fee	Mitigation by Payment x Adjusted Fee =	$7,426.18

Floodplain Modification Calculations (Zone 2, FP within the CWQZ, fair condition)		
Area of Modification	2.626	AC
Floodplain Mitigation Land Required	2.626	AC
Floodplain Mitigation Land Provided	**0.000**	AC
Restoration Ratio	**1:6**	
Floodplain Mitigation by Payment	**15.756**	AC
Base Fee		$15,000
Annual Adjustment Factor	7%	Beginning Oct, 2008
Adjusted Fee	15000*((100%+7%)^(2022-2008))	$38,678.01
Total Fee	Mitigation by Payment x Adjusted Fee =	$609,410.73

Note:
In the CEF mitigation and floodplain restoration area, the top 12 inches of topsoil shall be used onsite and reseeded with appropriate 6045.6, native grasses and forbs, and provide temporary irrigation in compliance with ECM P1. This is a condition of the environmental variances granted for the grading in the floodplain and fill greater than 4'.

LEGEND

- Floodplain Modification Boundary, Area: 2.69 ac
- CEF — Current CEF Setback
- Extend CEF Boundary
- Zone 1 (Floodplain outside the CWQZ)
- Zone 2 (Floodplain within the CWQZ)

Know what's **below.** **Call** before you dig.

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SITE PLAN RELEASE

FILE NUMBER SP-2021-XXXX APPLICATION DATE JULY 16, 2021
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC)_____ CASE MANAGER XXXX
PROJECT EXPIRATION DATE (ORD.#970905-A)_____ DWPZ _____ DDZ _____

Development Services Department
RELEASED FOR GENERAL COMPLIANCE:_____ ZONING ETJ
Rev. 1_____ Correction 1_____
Rev. 2_____ Correction 2_____
Rev. 3_____ Correction 3_____

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CONSULTANTS

Civil Engineer
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Austin, Texas 78759

COMPLETENESS CHECK
JULY 16, 2021

REVISIONS

No	Date	Issue

CHECKED BY DTR
DRAWN BY JTH

SHEET TITLE
Floodplain Modification

SCALE IN FEET
1" = 50'
0' 25' 50' 150'

NORTH

SHEET NUMBER
FM1.04

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EXHIBIT 5 – PRELIMINARY POND PLANS

REVISIONS				
No.	Revision Description	Prepared by: (Date)	Reviewed by: (Date)	

SEDIMENTATION/FILTRATION POND MAINTENANCE PLAN:

STANDARD REQUIREMENTS

1. ACCUMULATED PAPER, TRASH AND DEBRIS SHALL BE REMOVED EVERY SIX (6) MONTHS OR AS NECESSARY TO MAINTAIN PROPER OPERATION.
2. STRUCTURAL INTEGRITY SHALL BE MAINTAINED AT ALL TIMES. BASINS AND ALL APPURTENANCES SHALL BE INSPECTED ANNUALLY, OR MORE FREQUENTLY IF SPECIFIED, AND REPAIRS SHALL BE MADE IF NECESSARY. WHEN MAINTENANCE OR REPAIRS ARE PERFORMED, THE SCM SHALL BE RESTORED TO THE ORIGINAL LINES AND GRADES.
3. CORRECTIVE MAINTENANCE SHALL OCCUR:
   a. ANY TIME DRAWDOWN OF THE WATER QUALITY VOLUME DOES NOT OCCUR WITHIN NINETY–SIX (96) HOURS (I.E., NO STANDING WATER IS ALLOWED), UNLESS A GREATER MAXIMUM DRAWDOWN TIME IS SPECIFIED IN THE PLANS.
   b. FOR DETENTION PONDS ONLY, ANY TIME DRAWDOWN DOES NOT OCCUR WITHIN TWENTY–FOUR (24) HOURS.
4. THE INLET AND OUTLET OF SCMS SHALL BE MAINTAINED UNIMPEDED IN ORDER TO CONVEY FLOW AT ALL TIMES. OBSERVED BLOCKAGES TO THE INLET AND OUTLET, DUE TO VEGETATION, SEDIMENT, DEBRIS, OR ANY OTHER CAUSE, SHALL BE REMOVED.
5. NO UNVEGETATED AREA SHALL EXCEED TEN (10) SQUARE FEET. THIS PERFORMANCE REQUIREMENT APPLIES TO THE ENTIRE POND INCLUDING THE POND BOTTOM, SIDE SLOPES, AND AREAS ADJACENT TO THE POND, AND IS INTENDED TO LIMIT EROSION.
6. INTEGRATED PEST MANAGEMENT SHALL BE PERFORMED AND SHALL ADHERE TO SECTION 1.6.2.F, INTEGRATED PEST MANAGEMENT GUIDELINES.
7. THE MINIMUM VEGETATION HEIGHT SHALL BE FOUR (4) INCHES IN THE SCM AND ALL APPURTENANCES, INCLUDING THE TOE OF THE BERM OR WALL OUTSIDE THE SCM, WHERE APPLICABLE.
8. SEDIMENT BUILD–UP SHALL BE REMOVED:
   a. WHEN THE ACCUMULATION EXCEEDS SIX (6) INCHES IN SPLITTER BOXES, WET WELLS AND BASINS.
   b. WHEN SEDIMENT TRAPS ARE FULL.
   c. WHEN SEDIMENT, OF ANY AMOUNT, CAUSES STANDING WATER CONDITIONS OR REDUCES BASIN STORAGE BY MORE THAN 10%.
9. WHEN SEDIMENT IS REMOVED, THE FOLLOWING REQUIREMENTS APPLY:
   a. IRRIGATION SHALL BE PROVIDED, AS NEEDED, UNTIL VEGETATION IS ESTABLISHED (WELL ROOTED). SEE SECTION 1.6.3.D, IRRIGATION GUIDELINES.
   b. THE DESIGN DEPTH OF THE FILTRATION MEDIA SHALL BE VERIFIED. SEE SECTION 1.6.3.B.5.
   c. TILLING OF THE FILTRATION MEDIUM IS NOT ALLOWED.

WATER QUALITY POND SUMMARY:

WATER QUALITY POND ORIFICES:
10 – 1"W X 1.5"H ORIFICES
Q25 = 99.99 CFS

D50 CALCULATION:
V = Q/A
Q = 99.99 CFS
A = 10 * (1 FT * 1.5 FT) = 15.0 FT2
V = 99.99/15.0 = 6.67 FPS

D50 = 0.0105 * (V)^2.06
D50 = 0.0105 * (6.67)^2.06
D50 = 0.52 FT

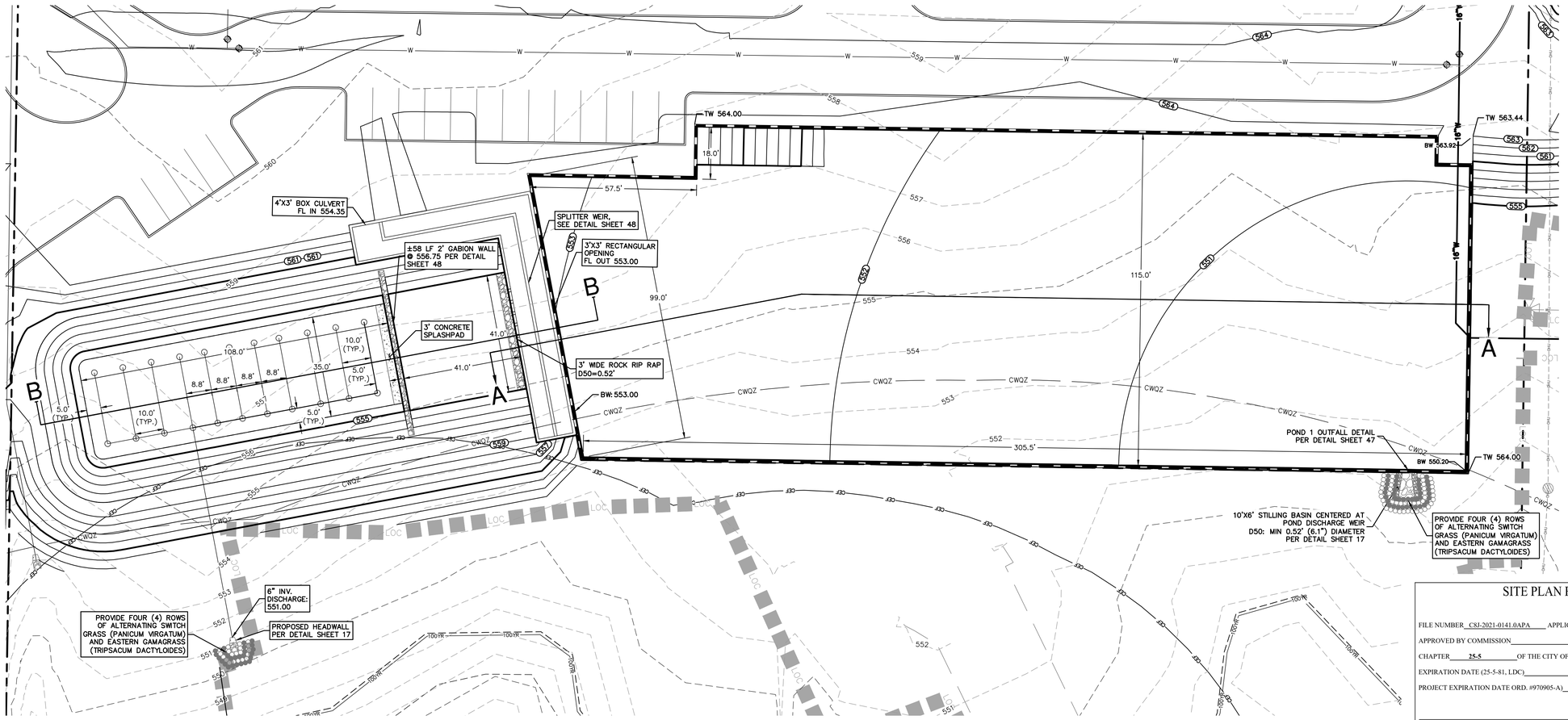
NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. EXISTING CONTOUR INFORMATION SHOWN IS AT 1 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING A COMBINATION OF FIELD SURVEY DATA FROM _____.
3. WATERSTOPS SHALL BE PROVIDED DURING CONSTRUCTION OF EXPANSION JOINTS IN RETAINING WALLS PER STANDARD SPECIFICATION 414S, CONCRETE RETAINING WALLS.

POND SHEET INCLUDED FOR GENERAL DESIGN AND OUTFALL DETAILS ONLY. POND IMPROVMENTS WILL BE DETAILED AND PERMITTED UNDER THE SITE PLAN APPLICATION

SCALE: 1"= 20'
0' 20' 40' 60'

LEGEND
- PROPERTY LINE
- SD — PROPOSED STORM DRAIN LINE
- 790 — PROPOSED CONTOUR LINE
- 790 — EXISTING CONTOUR LINE



SITE PLAN RELEASE

FILE NUMBER C8J-2021-0141.0APA APPLICATION DATE AUGUST 20, 2021

APPROVED BY COMMISSION _____ UNDER SECTION 112 OF

CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER XXXX

PROJECT EXPIRATION DATE ORD. #970905-A) _____ DWPZ _____ DDZ _____

DEVELOPMENT SERVICES DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE: ZONING ETJ

Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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NO.	REVISION	DATE

STATE OF TEXAS
SHELLY MITCHELL
103662
LICENSED PROFESSIONAL ENGINEER
05/20/2022
Shelly Mitchell

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

8020 PARMER/SH130 NW
AUSTIN, TEXAS

POND PLAN

JOB NO. 51209–00
DATE AUGUST 2021
DESIGNER TDM
CHECKED TDM DRAWN KT
SHEET 16 of 21

Date: May 20, 2022, 2:53pm User ID: tmohtz
File: K:\Projects\512\08\01\216 Final Plat\Civil\P051209–00.dwg

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C8J-2021-0141.0APA

REVISIONS					
No.	Revision Description	Prepared by:	(Date)	Reviewed by:	(Date)

APPENDIX R-6:
FULL OR PARTIAL BIOFILTRATION POND CALCULATIONS
FOR DEVELOPMENT PERMITS
Parmer MF Sed/Fil Pond 1 - South, 51209-00

DRAINAGE AREA DATA:				
Drainage area to control (DA)	11.94	ac.		
Drainage area Impervious Cover	36.60%			
Capture Depth (CD) = (0.5+(IC-20)/100)	0.666	in		
WATER QUALITY CONTROL CALCULATIONS	Required		Provided	
The Water Quality Control is to be BIOFILTRATON				
25-year peak flow rate to control (Q25)	99.99	cfs	102.14	cfs
100-year peak flow rate to control (Q100)	135.9	cfs		
Water Quality Volume (WQV=CD*DA*3630) @ WQE	28,866	cf	30,806	cf
Maximum Ponding Depth above Sand Bed (H)			4.25	ft
Sedimentation Pond Area			1,763	sf
For Full Sedimentation Pond Volume (min. of WQV)	☐	cf		cf
For Partial Sedimentation Pond Volume (min of 20% of WQV)	☐ 6,161.22	cf	7,676.05	cf
For Full Filtration Pond Area , Af = WQV/(7 + 2.33*H)	☐	sf		sf
For Partial Filtration Pond Area , Af = WQV/(4 + 1.33*H)	☐ 3,191.52	sf	3,776.14	sf
Filtration Pond Volume			21,357	cf
Water Quality Elevation			557.25	ft msl
Elevation of Splitter/Overflow Weir (min WQ elev)	☐ 557.25	ft msl	557.25	ft msl
Length of Splitter Weir			130	ft
Required head to Pass Q100 (max 1ft)	☐ 1.00	ft	0.495188	ft
Pond freeboard to pass Q100 (min 0.25 ft)	☐ 0.25	ft	1.750	ft
Top of peripheral wall (elev)			556.75	ft msl
Biofiltration Pond Drawdown Time (min.48 hrs)	☐ 48	hrs	48.00	hrs
Underdrain Orifice Size (diameter)		in	0.76	in
Underdrain Orifice Size (area)		sq in	0.45	sq in
BIOLOGICAL ELEMENTS CALCULATIONS:				
Surface Area of Entire Pond Bottom (SA)	☐ 400	sf	5539.14	sf
Total Plantings Required (Min 10% of SA)	☐ 40	plants	554.00	plants
Sedimentation Pond Plantings (Min. 20% of Total Plantings)	☐ 8	plants	111.00	plants
Filtration Pond Plantings (Min. 50% of Total Planitings)	☐ 20	plants	443.00	plants

Sedimentation Pond

Stage (ft msl) (Elevation)	Pond Depth (ft)	Cumulative Pond Depth (ft)	Area (sf)	Volume (cf)	Cumulative Volume (cf)	Notes
553.00	0.00	0.00	0	0	0	
554.00	1.00	1.00	1,763	588	588	
555.00	1.00	2.00	2,021	1,891	2,478	
556.00	1.00	3.00	2,279	2,149	4,627	
557.00	1.00	4.00	2,537	2,407	7,034	
557.25	0.25	4.25	2,602	642	**7,676**	**WQV**
558.00	0.75	5.00	2,795	2,023	9,699	
559.00	1.00	6.00	3,053	2,923	12,622	**TOP OF POND**

Filtration Pond

Stage (ft msl) (Elevation)	Pond Depth (ft)	Cumulative Pond Depth (ft)	Area (sf)	Volume (cf)	Cumulative Volume (cf)	Combined Pond Volumes (cf)	Notes
553.00	0.00	0.00	3,776	0.00	0.00	0.00	
554.00	1.00	1.00	4,536	4,150	4,150	4,737.72	
555.00	1.00	2.00	5,323	4,924	9,074	11,552.39	
556.00	1.00	3.00	6,139	5,726	14,801	19,427.46	
557.00	1.00	4.00	6,983	6,557	21,357	28,391.09	
557.25	0.25	4.25	7,199	1,773	23,130	**30,806.11**	**WQV**
558.00	0.75	5.00	7,856	5,644	28,774	38,473.14	
559.00	1.00	6.00	8,757	8,302	37,076	49,698.45	**TOP OF POND**

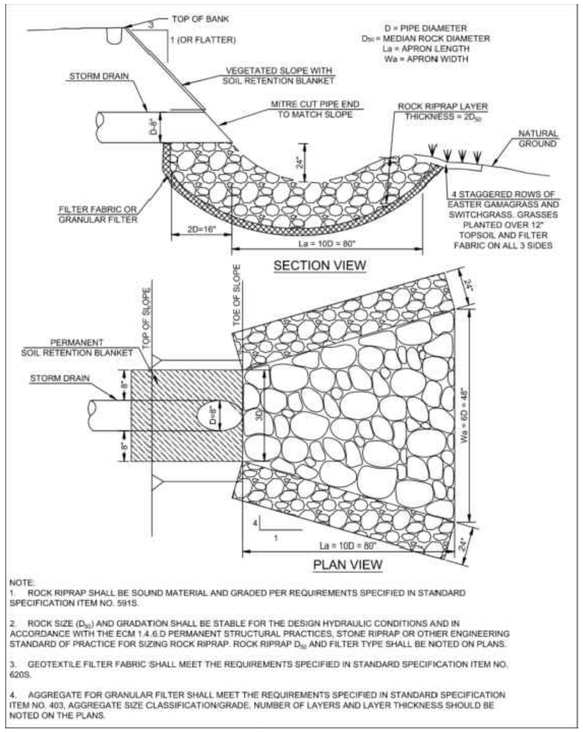
DETENTION POND - SOUTH

Elev. (ft)	Depth (ft)	Pr. Area (ft²)	Area (ac)	Incremental Volume (ft³)	Cumulative Volume (ft³)	0.45' Weir @ 550.00 (cfs)	1 - 0.8' Orifice @ Center: 550.50 (cfs)	2 - 0.6' Orifice @ Center: 550.80 (cfs)	0.50' Weir @ 552.50 (cfs)	Cumulative Q (cfs)	
550.00	0.00	3	***0.00007***	0	0	0.00	-	-	-	0.00	**WQV**
550.50	0.00	3	***0.00007***	0	0	0.48	0.00	-	-	0.48	
550.80	0.00	3	***0.00007***	0	0	0.97	1.33	0.00	-	2.29	
551.00	1.00	9,841	***0.22591***	3,338	3,338	1.35	1.71	1.22	-	4.28	
552.00	1.00	23,961	***0.55007***	16,386	19,724	3.82	2.96	2.98	-	9.77	
552.50	0.50	23,961	***0.55007***	11,980	31,704	5.34	3.42	3.55	0.00	12.31	
553.00	0.50	34,905	***0.80132***	14,631	34,355	7.01	3.83	4.04	0.53	15.41	
554.00	1.00	35,363	***0.81183***	35,134	69,489	10.80	4.53	4.87	2.76	22.95	
555.00	1.00	35,363	***0.81183***	35,363	104,852	15.09	5.13	5.58	5.93	31.74	
556.00	1.00	35,363	***0.81183***	35,363	140,216	19.84	5.68	6.21	9.82	41.55	
556.50	0.50	35,363	***0.81183***	17,682	157,897	22.37	5.93	6.50	12.00	46.80	
557.00	0.50	35,363	***0.81183***	17,682	157,897	25.00	6.17	6.78	14.32	52.27	
558.00	1.00	35,363	***0.81183***	35,363	193,261	30.55	6.63	7.31	19.35	63.83	
558.31	0.31	35,363	***0.81183***	10,963	204,223	32.34	6.76	7.46	21.01	67.57	**100 YR WSEL**
559.00	0.69	35,363	***0.81183***	24,401	228,624	36.45	7.06	7.80	24.86	76.16	**TOP OF POND**

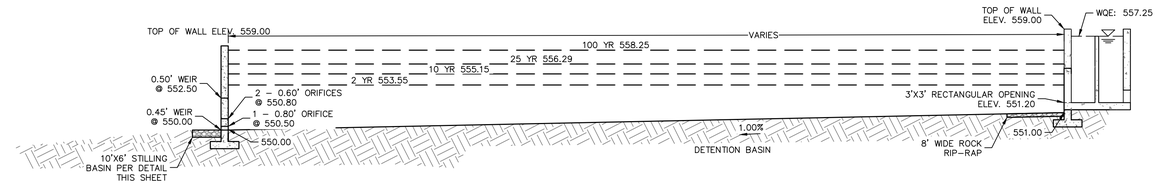
Detention Pond 1 Routing

Return Event	Peak In-Flow (CFS)	Peak Out-Flow (CFS)	Max Water Surface Elevation (ft)	Max Storage (Ac-ft)
2	81.50	19.39	553.55	1.57
10	135.66	33.15	555.15	2.86
25	170.55	44.55	556.29	3.79
100	229.93	66.89	558.25	5.38

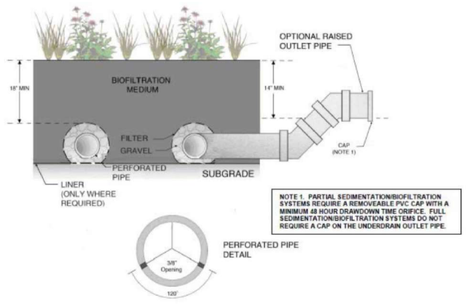
DETENTION POND 1 WSEL	
2 YEAR	553.55
10 YEAR	555.15
25 YEAR	556.29
100 YEAR	558.25

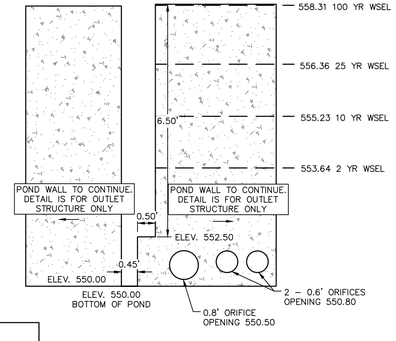


NOTE:
1. ROCK RIPRAP SHALL BE SOUND MATERIAL AND GRADED PER REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 591S.
2. ROCK SIZE (D_{50}) AND GRADATION SHALL BE STABLE FOR THE DESIGN HYDRAULIC CONDITIONS AND IN ACCORDANCE WITH THE ECM 1.4.6.D PERMANENT STRUCTURAL PRACTICES, STONE RIPRAP OR OTHER ENGINEERING STANDARD OF PRACTICE FOR SIZING ROCK RIPRAP. ROCK RIPRAP D_{50} AND FILTER TYPE SHALL BE NOTED ON PLANS.
3. GEOTEXTILE FILTER FABRIC SHALL MEET THE REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 620S.
4. AGGREGATE FOR GRANULAR FILTER SHALL MEET THE REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 403, AGGREGATE SIZE CLASSIFICATION/GRADE, NUMBER OF LAYERS AND LAYER THICKNESS SHOULD BE NOTED ON THE PLANS.

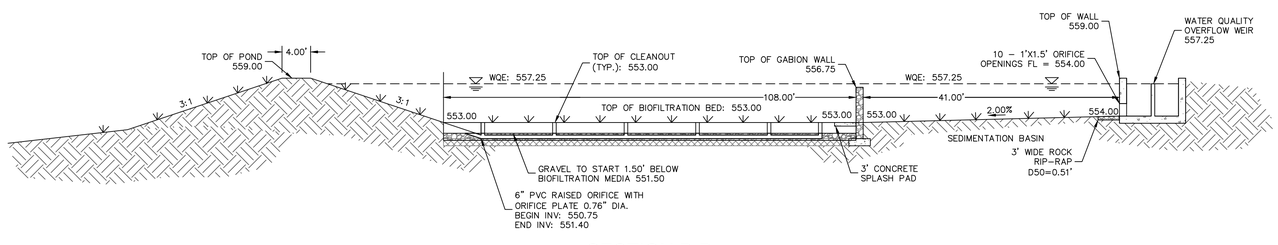


SECTION A-A
1" = 10'

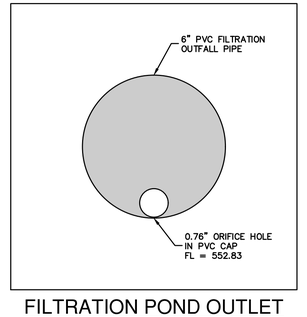




DETENTION POND 1 OUTFALL
1" = 1'



SECTION B-B
1" = 10'



FILTRATION POND OUTLET SECTION

SITE PLAN RELEASE

FILE NUMBER C8J-2021-0141.0APA APPLICATION DATE AUGUST 20, 2021

APPROVED BY COMMISSION _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER XXXX

PROJECT EXPIRATION DATE ORD. #970905-A) _____ DWPZ _____ DDZ _____

DEVELOPMENT SERVICES DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE: ZONING ETJ

Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans 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.

NO.	REVISION	DATE

STATE OF TEXAS
SHELLY MITCHELL
103662
LICENSED PROFESSIONAL ENGINEER
05/19/2022

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

8020 PARMER/SH130 NW
AUSTIN, TEXAS

POND DETAILS

JOB NO. 51209-00
DATE AUGUST 2021
DESIGNER TDM
CHECKED TDM DRAWN KT
SHEET 17 of 21

Date: May 19, 2022, 1:13pm User ID: tmoltz
File: H:\Projects\512\09\00\216 Final Plat\Civil\P051209-00.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

C8J-2021-0141.0APA

EXHIBIT 6 – RIPARIAN ZONE MITIGATION FUND Q7 FORM

Appendix Q-7: Riparian Zone Mitigation

Section 25-8-364 of the Land Development Code (*Floodplain Modification*) allows for mitigation where restoration of floodplain health is infeasible, in accordance with Section 1.7 of this manual. The mitigation requirement may be satisfied by:

(1) Paying into the Water Supply Mitigation Fund (see Option 1 Worksheet);

(2) Transferring mitigation land to the City of Austin or placing restrictions on mitigation land through a conservation easement (see Option 2 Worksheet); or

(3) A combination of these mitigation methods (see Option 1 and Option 2 Worksheets).

Section 25-8-261 of the Land Development Code (*Critical Water Quality Zone Development*) allows for payment into the Riparian Zone Mitigation Fund as mitigation for a utility line in urban and suburban watersheds located parallel to and within the Critical Water Quality Zone (CWQZ) if on-site restoration is infeasible, in accordance with Section 1.5 of this manual.

If land is dedicated or restricted, it must be approved by the City and the applicant must file in the deed records a restrictive covenant, approved by the city attorney, that runs with the transferring tract and describes the restrictions on development and vegetation management. In addition, the applicant shall pay all costs of restricting the mitigation land or transferring the mitigation land to the City, including the costs of:

(a) an environmental site assessment without any recommendations for further clean-up, certified to the City not earlier than the 120th day before the closing date transferring land to the City;

(b) a category 1(a) land title survey, certified to the City and the title company not earlier than the 120th day before the closing date transferring land to the City;

(c) a title commitment with copies of all Schedule B and C documents, and an owner's title policy;

(d) a fee simple deed, or, for a restriction, a restrictive covenant approved as to form by the city attorney;

(e) taxes prorated to the closing date;

(f) recording fees; and charges or fees collected by the title company.

The mitigation land must also have acceptable operating & maintenance (O&M) conditions, as approved by the proposed land manager. The presence of an outstanding environmental feature or attribute may allow the mitigation land to deviate slightly from the previous criteria where desirable and appropriate, pending approval from the Director of the Watershed Protection Department. If the applicant is placing restrictions on the mitigation land, the conservation easement must be approved and recorded prior to the issuance of a development permit.

OPTION 1 WORKSHEET
CALCULATION FOR PAYMENT INTO THE RIPARIAN ZONE MITIGATION FUND

A. OWNER/AGENT INFORMATION:

Name: Brandon Ryckman
Company: Zekelman Property II, LLC
Telephone: 734-582-2650 Fax:

B. PROJECT INFORMATION:

Name: 8020 Parmer Lane SH 130 NW Project Assessment
Location or Address: 8106 E Parmer Lane, Austin, Texas 78653
Permit Number: C8J-2021-0141.0APA and SP-2021-0446D
Case Manager: Kate Castles

C. MITIGATION REQUIRED

Area Modified within the 100-Year Floodplain: 0.064 (Zone 1) 2.626 (Zone 2) (ac.)
Area Disturbed by a Parallel Utility within the CWQZ: 0 (ac.)

			Zone 1		Zone 2	
Ratio Applied (circle):	1:1	2:1	(3:1)	4:1	(6:1)	8:1

The ratio for an area modified within the 100-Year Floodplain is determined by ECM 1.7.6. The ratio is 1:1 for a parallel utility within the CWQZ. Multiply the acres modified or disturbed by the ratio to determine the mitigation required.

Mitigation Required: 0.192 (Zone 1)+15.756 (Zone 2)=15.948 (ac.)

D. PAYMENT CALCULATION:

Mitigation Land Provided by Applicant: 0 (ac.)

Mitigation land provided by the applicant must be approved by the Director of the Watershed Protection Department and the Proposed Land Manager (Option 2 Worksheet). A project disturbing the CWQZ with a parallel utility does not have the option to provide mitigation land.

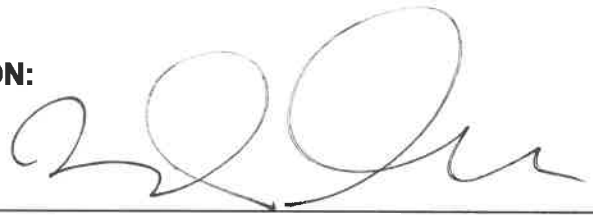
Mitigation by Payment (ac.) = Mitigation Required - Mitigation Land Provided by Applicant
Mitigation by Payment: 15.948 (ac.)

Base Fee: $15,000 per acre
Annual Adjustment Factor: 7% beginning October 1, 2008

Adjusted Fee: $ 38,678.01

Total Fee: Mitigation by Payment (ac.) x Adjusted Fee = $ 616,836.91

E. AUTHORIZATION:

Owner/Agent: 

Reviewed by: Miranda Reinhard

For the Director of the Planning and Development Review Department

Applicant Variance Applications

April 19, 2022

City of Austin Land Use Commission
301 W 2nd St
Austin, Texas 78701

RE: 8020 Parmer Lane SH 130 NW
Fill Variance Request
Case Number: C8J-2021-0141.0A

On behalf of our clients, we are submitting this Fill Variance Request Letter for 8106 & 8020 Parmer Lane, Austin, TX. The project will include the development of a new multi-family complex and a new industrial complex. Necessary infrastructure (access, utilities, water quality/detention ponds, parking and covered parking, etc.) is also included in the proposed plan. The site is in the Extraterritorial Jurisdiction of the City of Austin, Texas and is located west of SH-130, north of Parmer Lane, and south of Harris Branch. The unplatted subject tract is comprised of four (4) tracts of land with parcel numbers and legal descriptions as follows:

- 247979: ABS 794 SUR 42 WILBARGER J ACR 28.474 (1-D-1)
- 526010: ABS 690 SUR 54 SANDERS W H ABS 794 SUR 42 WILBARGER J ACR 3.000
- 236741: ABS 690 SUR 54 SANDERS W H ACR 1.230
- 236750: ABS 690 SUR 54 SANDERS W H ACR 10.3200

The property is located within the Gilleland Creek Watershed and Harris Branch Watershed, which are classified as Suburban Watersheds. A northern portion and southern portion of this tract are within the boundaries of the 100-year flood of a waterway within the limits of study of the Federal Flood Insurance Administration FIRM No. 48453C0480J, dated August 18, 2014. Water and wastewater service will be provided by the City of Austin.

The property is proposed to be platted as two lots. The site is proposed to be developed on the two lots consisting of:

- A ±28.47-acre tract of land proposed to be developed with a Light Industrial Use
- A ±14.55-acre tract of land proposed to be developed as a multi-family development

A variance is being requested to Land Development Code Section 30-5-342 to allow fill over 4 feet. The purpose of this variance is to be able to construct one (1) joint use access driveway to Parmer lane. This will be the only traffic access point for the property, and will serve both proposed developments. The reasons for needing a variance to construct this access are as follows:

- The entire property frontage on Parmer lane is within the 100 yr floodplain and Critical Water Quality Zone.

- Access is restricted to SH 130 by a recorded control of access, and TxDOT has confirmed they will not consider releasing the control of access for a daily use access point.
- The only option for access to the property is to build a bridge crossing over the existing waterway (Gilleland Creek Tributary 1C) on the southern portion of the site so that the development will have access to Parmer Lane. The site is located on an Imagine Austin corridor, and so LDC 25-8-262(D) allows a driveway to cross the CWQZ if necessary to develop the property.
- To make this access connection, a variance to Land Development Code Section 30-5-342 is required to all fill over 4 feet is necessary. Exhibits showing the fill requirement to make the bridge connection are included with this submittal to show the extent of the fill required to building the bridge abutments and approaches.
- The minimum fill over 4 feet is proposed to build the bridge so that the low chord of the bridge is 2' above the 100 yr water surface elevation of the 100 yr floodplain, as required for safe access by code.

This variance request is necessary for the reasonable, economic development of the subject tract. The minimum necessary deviations from the code are proposed to make a single access point to the site possible. No floodplain adverse impacts to adjacent properties are proposed, and a flood study, environmental study, and mitigation plans have been prepared and reviewed by city staff to enhance the floodplain area and better the environmental conditions on site.

Thank you for your consideration of this variance request. Please contact our office if you have any questions or need additional information regarding this variance request.

Sincerely,
Pape-Dawson Engineers, Inc.

Sarah Ulusoy, P.E.
Senior Project Manager

April 19, 2022

ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION
Applicant Contact Information

Name of Applicant	Pape-Dawson Engineers, Inc (Sarah Ulusoy, P.E.)
Street Address	10801 N Mopac Expy, Bldg. 3 Ste. 200
City State ZIP Code	Austin, Texas 78759
Work Phone	512-454-8711
E-Mail Address	sulusoy@pape-dawson.com
Variance Case Information	
Case Name	8020 Parmer Lane/SH 130 NW Project Assessment
Case Number	C8J-2021-0141.0A
Address or Location	8020 E Parmer Lane, Manor, Tx 78653
Environmental Reviewer Name	Pamela Abee-Taulli
Environmental Resource Management Reviewer Name	Miranda Reinhard
Applicable Ordinance	Ord. 031211-11; Ord. 031211-42; Ord. No. 20170615-102 , Pt. 48, 6-15-17.
Watershed Name	Gilleland Creek, Harris Branch
Watershed Classification	☐Urban **X** Suburban ☐Water Supply Suburban ☐Water Supply Rural ☐ Barton Springs Zone

Edwards Aquifer Recharge Zone	☐ Barton Springs Segment ☐ Northern Edwards Segment **X** Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	☐ Yes **X** No
Distance to Nearest Classified Waterway	0.0 Miles (located on-site)
Water and Waste Water service to be provided by	Austin Water Utility
Request	The variance request is as follows (Cite code references): **Variance to 30-5-342 to allow fill over 4 feet**

Impervious cover square footage: acreage: percentage:	Existing 156,380 SF 3.60 acres 10.8%	Proposed 1,019,330 SF 23.40 acres 60.0%
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)	The subject property is located at the northwest corner of the Parmer Lane and SH 130 intersection and consists of two tracts located in the Austin ETJ: • A ±28.47-acre tract of land proposed to be developed with a Light Industrial Use • A ±14.55-acre tract of land proposed to be developed as a multi-family development This site The existing site generally slopes to the northeast and southwest and is split between two suburban watersheds, Harris Branch and Gilleland Creek. The proposed drainage areas generally respect the existing watershed division, and separate water quality and detention systems will be provided for the two different analysis points for each watershed. The slopes range from 0% to greater than 25% on the site. The elevation range on site is approximately 533 to 581 MSL. The project site is depicted within the “Northern Blackland Prairie Level IV” eco	

	region of Texas. The vegetation identified on the project site largely reflects vegetation common to this eco region (Cedar Elm, Ashe Juniper, Sugar Hackberry, Texas Pricklypead, Annual Bastard Cabbage, Johnson grass, Maximilian Sunflower, etc). A tree survey was not completed as the site is within the ETJ. The site soils consist of hydrologic group D soils such as Heiden clay, Houston Black clay, and Tinn Clay soils according to the USDA soil survey. There are existing critical water quality zones on both the north and south portions of the property. There are also existing wetland CEFs within the Critical Water Quality Zone on the south site of the site. The northern portion and southern portion of this tract are also within the boundaries of the 100-year flood of a waterway within the limits of study of the Federal Flood Insurance Administration FIRM No. 48453C0480J, dated August 18, 2014.	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The entire property frontage on Parmer Lane is within the 100 yr floodplain and Critical Water Quality Zone. Access is restricted to SH 130 by a recorded control of access and TxDOT has confirmed they will not consider releasing the control of access for a daily access point. The only option for access to the property is to build a bridge crossing over the existing waterway (Gilleland Creek Tributary 1C) on the southern portion of the site so that the development will have access to Parmer Lane. The site is located on an Imagine Austin corridor, therefore LDC 25-8-262(D) allows a driveway to cross the CWQZ if necessary to develop the property. There is an existing access driveway on Parmer in the location of the proposed bridge, but future access will need to provide a drive that meets the Fire Departments (ESD #12) approval and Travis County design standards. As a result, the low cord of the bridge must be a minimum of 2 feet above the 100 yr water surface elevation of the floodplain. This requires filling in the floodplain to build the bridge approach and abutment at the required elevation above the floodplain, and also results in some additional grading in the floodplain and Critical Water Quality Zone to provide additional floodplain volume to offset the effect of the bridge. No adverse impacts to other properties are proposed with these improvements. To make this access connection, a variance to Land Development Code Section 30-5-342 to allow fill over 4 feet is necessary. Exhibits showing the fill requirement to make the bridge connection are included with this submittal to show the extent of the fill required to building the bridge abutments and approaches.

	An additional variance to Land Development Code section 30-5-261 (G) to allow floodplain modification in the Critical Water Quality Zone is also required, however a separate variance submittal has been prepared and submitted for evaluation of that variance.

FINDINGS OF FACT

As required in LDC Section 30-5-41, 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: 8020 Parmer Lane/SH 130 NW Project Assessment

Ordinance: Ord. 031211-11; Ord. 031211-42; Ord. No. 20170615-102 , Pt. 48, 6-15-17.

A. Land Use Commission variance determinations from Chapter 30-5-41 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: Without this variance, the site will not have any driveway access points for traffic to access the property. The site is undevelopable without an access point. There is a Restriction of Access recorded for SH 130, which TxDOT will not support lifting or modifying a full access driveway. The entirety of the Parmer frontage is located within the floodplain in existing conditions. Therefore, fill greater than 4' is required to build a bridge abutment and connecting drive approaches that are above the 100 yr water surface elevation of the floodplain.

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: There is no development of any scale possible without a driveway access point. No driveway access point is achievable for this property without a variance.

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

Yes : The minimum fill over 4 feet is proposed to build the bridge so that the low chord of the bridge is 2' above the 100 yr water surface elevation of the 100 yr floodplain, as required for safe access by code. Additionally, two developments will use this access point as a joint use access drive, to limit the modification of the floodplain and environmental features along the property frontage. Please see attached cut and fill exhibits.

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

Yes: A flood study has been completed and reviewed by the City of Austin to prove no adverse impact to other properties. The bridge piers have been place to minimize the impact to the existing wetland CEFs, and a CEF mitigation and floodplain restoration plan has been proposed and reviewed by City of Austin staff.

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

Yes: Full water quality treatment for the proposed impervious cover on site will be provided with the site plan. Water Quality treatment will be provided at the full measure required by the code. There is existing impervious cover on site and in the floodplain from which run off is not currently treated, the proposed development will remove this and full treat the proposed impervious cover.

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: The criteria for Subsection (A) are met, per the descriptive narratives provided in this document and the supporting exhibits

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

Yes: There is no development of any scale possible without a driveway access point. No driveway access point is achievable for this property without a variance.

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

Yes: The minimum fill over 4 feet is proposed to build the bridge so that the low chord of the bridge is 2’ above the 100 yr water surface elevation of the 100 yr floodplain, as required for safe access by code. Additionally, two developments will use this access point as a joint use access drive, to limit the modification of the floodplain and environmental features along the property frontage.

**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

April 19, 2022

City of Austin Land Use Commission
301 W 2nd St
Austin, Texas 78701

RE: 8020 Parmer Lane SH 130 NW
Floodplain Modification in the Critical Water Quality Zone Variance Request
Case Number: C8J-2021-0141.0A

On behalf of our clients, we are submitting this Floodplain Modification in the Critical Water Quality ZOn Variance Request Letter for 8106 & 8020 Parmer Lane, Austin, TX. The project will include the development of a new multi-family complex and a new industrial complex. Necessary infrastructure (access, utilities, water quality/detention ponds, parking and covered parking, etc.) is also included in the proposed plan. The site is in the Extraterritorial Jurisdiction of the City of Austin, Texas and is located west of SH-130, north of Parmer Lane, and south of Harris Branch. The unplatted subject tract is comprised of four (4) tracts of land with parcel numbers and legal descriptions as follows:

- 247979: ABS 794 SUR 42 WILBARGER J ACR 28.474 (1-D-1)
- 526010: ABS 690 SUR 54 SANDERS W H ABS 794 SUR 42 WILBARGER J ACR 3.000
- 236741: ABS 690 SUR 54 SANDERS W H ACR 1.230
- 236750: ABS 690 SUR 54 SANDERS W H ACR 10.3200

The property is located within the Gilleland Creek Watershed and Harris Branch Watershed, which are classified as Suburban Watersheds. A northern portion and southern portion of this tract are within the boundaries of the 100-year flood of a waterway within the limits of study of the Federal Flood Insurance Administration FIRM No. 48453C0480J, dated August 18, 2014. Water and wastewater service will be provided by the City of Austin.

The property is proposed to be platted as two lots. The site is proposed to be developed on the two lots consisting of:

- A ±28.47-acre tract of land proposed to be developed with a Light Industrial Use
- A ±14.55-acre tract of land proposed to be developed as a multi-family development

A variance is being requested to Land Development Code Section Variance to 30-5-261(G) to allow floodplain modification in the Critical Water Quality Zone. The purpose of this variance is to be able to construct one (1) joint use access driveway to Parmer lane. This will be the only traffic access point for the property, and will serve both proposed developments. The reasons for needing a variance to construct this access are as follows:

- The entire property frontage on Parmer lane is within the 100 yr floodplain and Critical Water Quality Zone.
- Access is restricted to SH 130 by a recorded control of access, and TxDOT has confirmed they will not consider releasing the control of access for a daily use access point.
- The only option for access to the property is to build a bridge crossing over the existing waterway (Gilleland Creek Tributary 1C) on the southern portion of the site so that the development will have access to Parmer Lane. The site is located on an Imagine Austin corridor, and so LDC 25-8-262(D) allows a driveway to cross the CWQZ if necessary to develop the property.
- To make this access connection, a variance to Land Development Code Section 30-5-261(G) to allow floodplain modification in the Critical Water Quality Zone is necessary. Fill is required to build a bridge abutment and connecting drive approaches within the floodplain area. Cut is also required within the floodplain to offset the floodplain volume displaced by the bridge. Exhibits showing the grading requirements to make the bridge connection are included with this submittal to show the extent of the cut and fill required to building the bridge abutments and approaches.
- The minimum grading modification in the floodplain and Critical Water Quality Zone is proposed to build the bridge so that the low chord of the bridge is 2’ above the 100 yr water surface elevation of the 100 yr floodplain, as required for safe access by code.

This variance request is necessary for the reasonable, economic development of the subject tract. The minimum necessary deviations from the code are proposed to make a single access point to the site possible. No floodplain adverse impacts to adjacent properties are proposed, and a flood study, environmental study, and mitigation plan have been prepared and reviewed by city staff to enhance the floodplain area and better the environmental conditions on site.

Thank you for your consideration of this variance request. Please contact our office if you have any questions or need additional information regarding this variance request.

Sincerely,
Pape-Dawson Engineers, Inc.

Sarah Ulusoy, P.E.
Senior Project Manager

ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION
Applicant Contact Information

Name of Applicant	Pape-Dawson Engineers, Inc (Sarah Ulusoy, P.E.)
Street Address	10801 N Mopac Expy, Bldg. 3 Ste. 200
City State ZIP Code	Austin, Texas 78759
Work Phone	512-454-8711
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Variance Case Information	
Case Name	8020 Parmer Lane/SH 130 NW Project Assessment
Case Number	C8J-2021-0141.0A
Address or Location	8020 E Parmer Lane, Manor, Tx 78653
Environmental Reviewer Name	Pamela Abee-Taulli
Environmental Resource Management Reviewer Name	Miranda Reinhard
Applicable Ordinance	Ord. 031211-11; Ord. 031211-42; Ord. 20131017-046; Ord. No. 20160922-048 , Pt. 8; Ord. No. 20170615-102 , Pt. 44, 6-15-17.
Watershed Name	Gilleland Creek, Harris Branch
Watershed Classification	☐Urban **X** Suburban ☐Water Supply Suburban ☐Water Supply Rural ☐ Barton Springs Zone

Edwards Aquifer Recharge Zone	☐ Barton Springs Segment ☐ Northern Edwards Segment **X** Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	☐ Yes **X** No
Distance to Nearest Classified Waterway	0.0 Miles (located on-site)
Water and Waste Water service to be provided by	Austin Water Utility
Request	The variance request is as follows (Cite code references): **Variance to 30-5-261(G) to allow floodplain modification in the Critical Water Quality Zone.**

Impervious cover	Existing	Proposed
square footage:	156,380 SF	1,019,330 SF
acreage:	3.60 acres	23.40 acres
percentage:	10.8%	60.0%
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)	The subject property is located at the northwest corner of the Parmer Lane and SH 130 intersection and consists of two tracts located in the Austin ETJ: • A ±28.47-acre tract of land proposed to be developed with a Light Industrial Use • A ±14.55-acre tract of land proposed to be developed as a multi-family development This site The existing site currently generally sloped to the northeast and southwest and is split between two suburban watersheds, Harris Branch and Gilleland Creek. The proposed drainage areas generally respect the existing watershed division, and separate water quality and detention systems will be provided for the two different analysis points for each watershed. The slopes range from 0% to greater than 25% on the site. The elevation range on site is approximately 533 to 581 MSL. The project site is depicted within the “Northern Blackland Prairie Level IV” eco	

	region of Texas. The vegetation identified on the project site largely reflects vegetation common to this eco region (Cedar Elm, Ashe Juniper, Sugar Hackberry, Texas Pricklypead, Annual Bastard Cabbage, Johnson grass, Maximilian Sunflower, etc). A tree survey was not completed as the site is within the ETJ. The site soils consist of hydrologic group D soils such as Heiden clay, Houston Black clay, and Tinn Clay soils according to the USDA soil survey. There are existing critical water quality zones on both the north and south portions of the property. There are also existing wetland CEFs within the Critical Water Quality Zone on the south site of the site. The northern portion and southern portion of this tract are also within the boundaries of the 100-year flood of a waterway within the limits of study of the Federal Flood Insurance Administration FIRM No. 48453C0480J, dated August 18, 2014.	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The entire property frontage on Parmer lane is within the 100 yr floodplain and Critical Water Quality Zone. Access is restricted to SH 130 by a recorded control of access, and TxDOT has confirmed they will not consider releasing the control of access for a daily access point. The only option for access to the property is to build a bridge crossing over the existing waterway (Gilleland Creek Tributary 1C) on the southern portion of the site so that the development will have access to Parmer Lane. The site is located on an Imagine Austin corridor, and so LDC 25-8-262(D) allows a driveway to cross the CWQZ if necessary to develop the property. There is an existing access driveway on Parmer in the location of the proposed bridge, but future access will need to provide a drive that meets the Fire Departments (ESD #12) approval and Travis County design standards. As a result, the low cord of the bridge must be a minimum of 2 feet above the 100 yr water surface elevation of the floodplain. This requires filling in the floodplain to build the bridge approach and abutment at the required elevation above the floodplain, and also results in some additional grading in the floodplain and Critical Water Quality Zone to provide additional floodplain volume to offset the effect of the bridge. No adverse impacts to other properties are proposed with these improvements. To make this access connection, a variance to Land Development Code Section 30-5-261(G) to allow floodplain modification in the Critical Water Quality Zone is necessary. Exhibits showing the grading required in the floodplain and Critical Water Quality Zone to make the bridge connection are included with this submittal. This grading is necessary to

	construct the bridge at an appropriate elevation above the floodplain and offset the floodplain volume displaced by the proposed bridge and abutments. The grading to offset the displaced volume is necessary to prevent rises in the floodplain elevation offsite. No adverse impacts to other properties are proposed. An additional variance to Land Development Code section Variance to 30-5-342 to allow fill over 4 feet is also required, however a separate variance submittal has been prepared and submitted for evaluation of that variance.

FINDINGS OF FACT

As required in LDC Section 30-5-41, 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: 8020 Parmer Lane/SH 130 NW Project Assessment

Ordinance: Ord. 031211-11; Ord. 031211-42; Ord. 20131017-046; Ord. No. 20160922-048 , Pt. 8; Ord. No. 20170615-102 , Pt. 44, 6-15-17.

A. Land Use Commission variance determinations from Chapter 30-5-41 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 : Without this variance, the site will not have any driveway access points for traffic to access the property. The site is undevelopable without an access point. There is a Restriction of Access recorded for SH 130, which TxDOT will not support lifting or modifying a full access driveway. The entirety of the Parmer frontage is located within the floodplain in existing conditions. Therefore, fill is required to build a bridge abutment and connecting drive approaches within the floodplain area. Cut is also required within the floodplain to offset the floodplain volume displaced by the bridge. There a no adverse impacts proposed to the floodplain elevations on adjacent properties with the proposed improvements, per the requirements of the code.

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: There is no development of any scale possible without a driveway access point. No driveway access point is achievable for this property without a variance for grading in the floodplain.

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

Yes : The minimum grading needed is proposed to build the bridge so that the low chord of the bridge is 2' above the 100 yr water surface elevation of the 100 yr floodplain, as required for safe access by code. Additionally, two developments will use this access point as a joint use access drive, to limit the modification of the floodplain and environmental features along the property frontage.

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

Yes: A flood study has been completed and reviewed by the City of Austin to prove no adverse impact to other properties. The bridge piers have been place to minimize the impact to the existing wetland CEFs, and a CEF mitigation and floodplain restoration plan has been proposed and reviewed by City of Austin staff.

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

Yes: Full water quality treatment for the proposed impervious cover on site will be provided with the site plan. Water Quality treatment will be provided at the full measure required by the code. There is existing impervious cover on site and in the floodplain from which run off is not currently treated, the proposed development will remove this and full treat the proposed impervious cover.

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: The criteria for Subsection (A) are met, per the descriptive narratives provided in this document and the supporting exhibits

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

Yes: There is no development of any scale possible without a driveway access point. No driveway access point is achievable for this property without a variance.

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

Yes: The minimum grading needed is proposed to build the bridge so that the low chord of the bridge is 2' above the 100 yr water surface elevation of the 100 yr floodplain, as required for safe access by code. Additionally, two developments will use this access point as a joint use access drive, to limit the modification of the floodplain and environmental features along the property frontage.

**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