

BKO Parmer

4801 East Yager Lane

SP-2021-0034D

*Tunde Daramola*

*Environmental Review Specialist Senior*

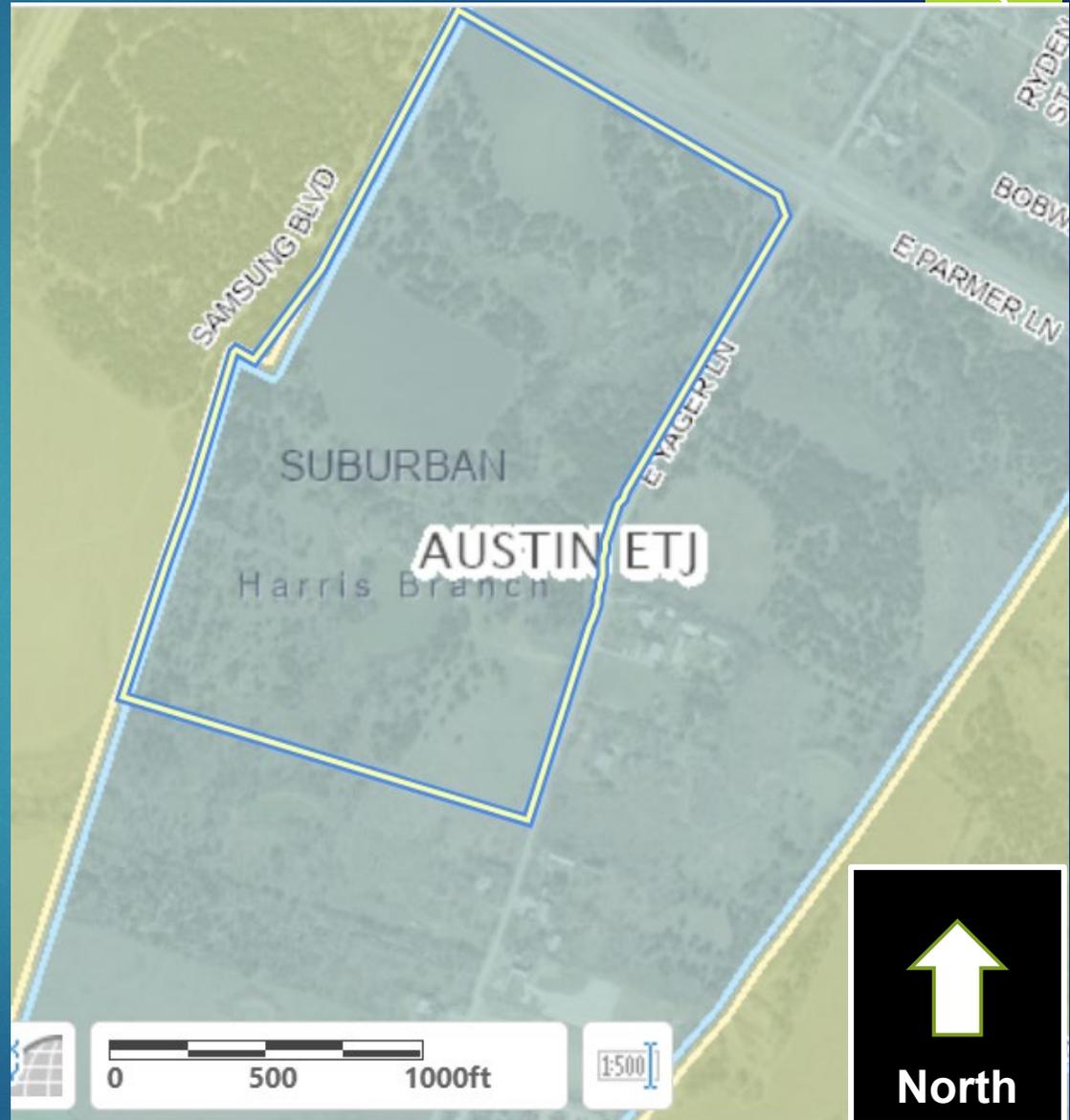
*Development Services Department*

# OUTLINE

- ▶ Property Data
- ▶ Synopsis
- ▶ Existing Conditions
- ▶ Variance Request
- ▶ Grading Exhibit
- ▶ Variance Recommendation and Conditions
- ▶ Variance Exhibits

# Property Data

- ▶ Harris Branch Creek Watershed
- ▶ Suburban Watershed Classification
- ▶ Desired Development Zone
- ▶ ETJ
- ▶ Not located over Edwards Aquifer Recharge Zone

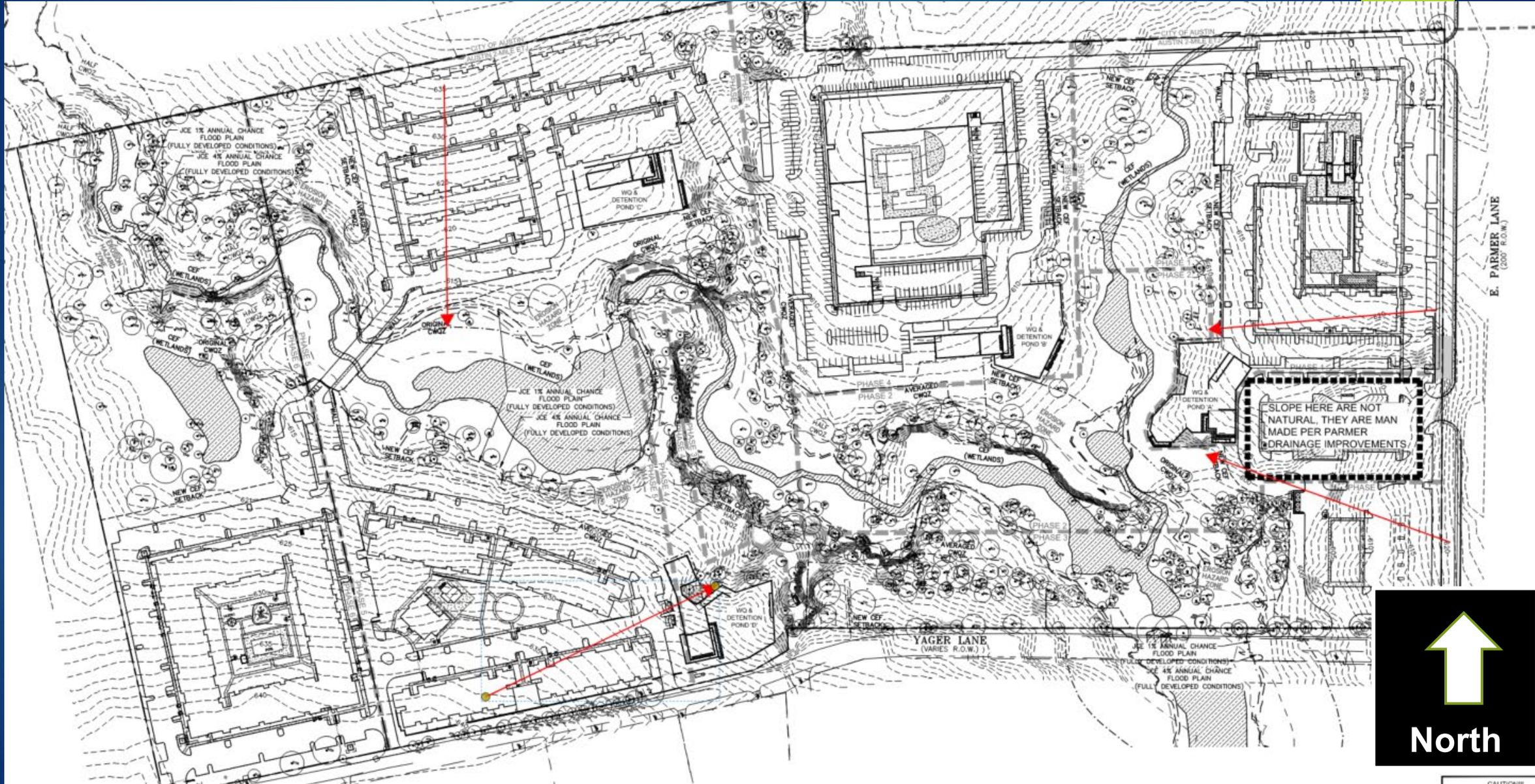


# Synopsis

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- ▶ 83.75-acre site located at the southwest corner of the intersection of East Parmer lane and East Yager Lane.
- ▶ Project proposes the construction of apartments, a hotel and a convenience store including water quality ponds, rain garden, wastewater and drainage improvements.
- ▶ Elevation ranges from 584' to 635'





# Existing Conditions



Ground vegetation is typical grasses, prairie, Trees: elm, mesquite, hackberry

# Variance Request

- ▶ To allow fill in excess of 4 feet and up to 12 feet within the Desired Development Zone. (LDC 25-8-342)

# Grading Exhibit (Cut and Fill)

CUT / FILL TABLE

NUMBER	MIN. ELEVATION	MAX. ELEVATION	AREA (SF)	AREA (Ac.)	%	COLOR
1	-8	-4	102,973	2.36	2.81	
2	-4	0	3,103,975	71.26	85.09	
3	0	4				
4	4	8	396,861	9.11	10.88	Light Blue
5	8	12	5,686	0.13	0.16	Dark Blue

MAXIMUM FILL = 12.0 FEET

DPO SOURCE: DESIGN SURVEY  
DATE OF SURVEY: AUGUST 2020

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\*THIS SHEET IS FOR CUT AND FILL EXHIBIT PURPOSES ONLY. SEE OTHER SHEETS FOR ALL EXISTING AND PROPOSED UTILITY LINE LOCATIONS.

\*\*PRESERVATION OF TREES AND/OR NATURAL AREAS NOT ALREADY REQUIRED TO BE PRESERVED IN THE ETJ: TREES SAVED 787 TREES = 10,693 INCHES



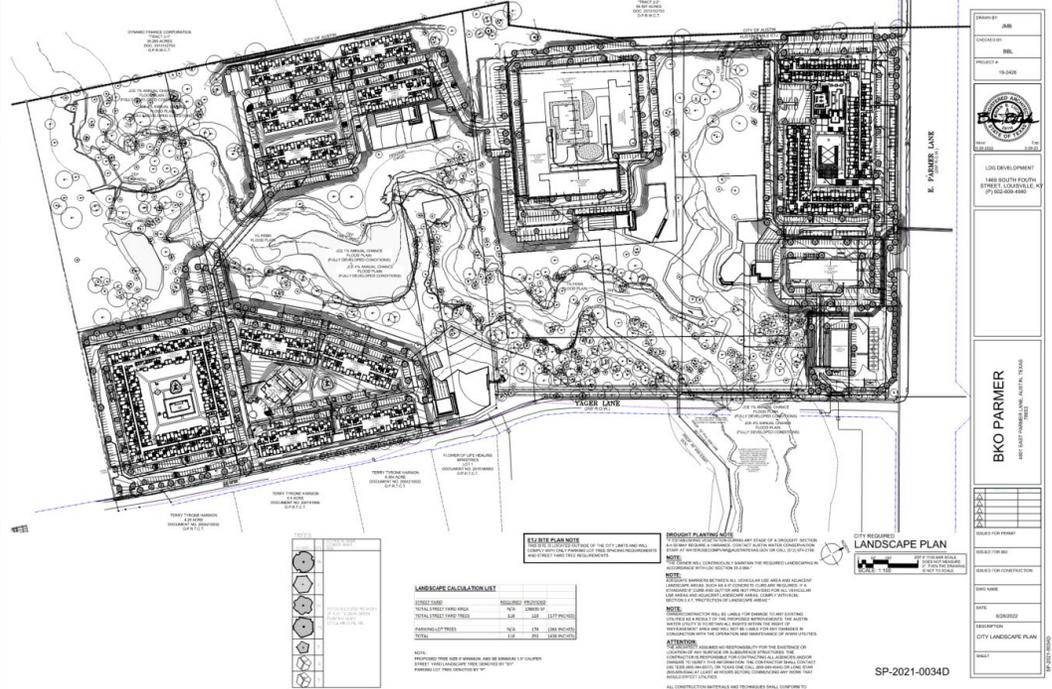
**CAUTION:**  
CONSTRUCTION AND/OR OPERATIONS SHALL BE LIMITED TO THE AREAS SHOWN ON THIS SHEET. ANY CHANGES TO THE ORIGINAL DESIGN SHALL BE APPROVED BY THE ENGINEER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

# Variance Recommendation and Conditions 9

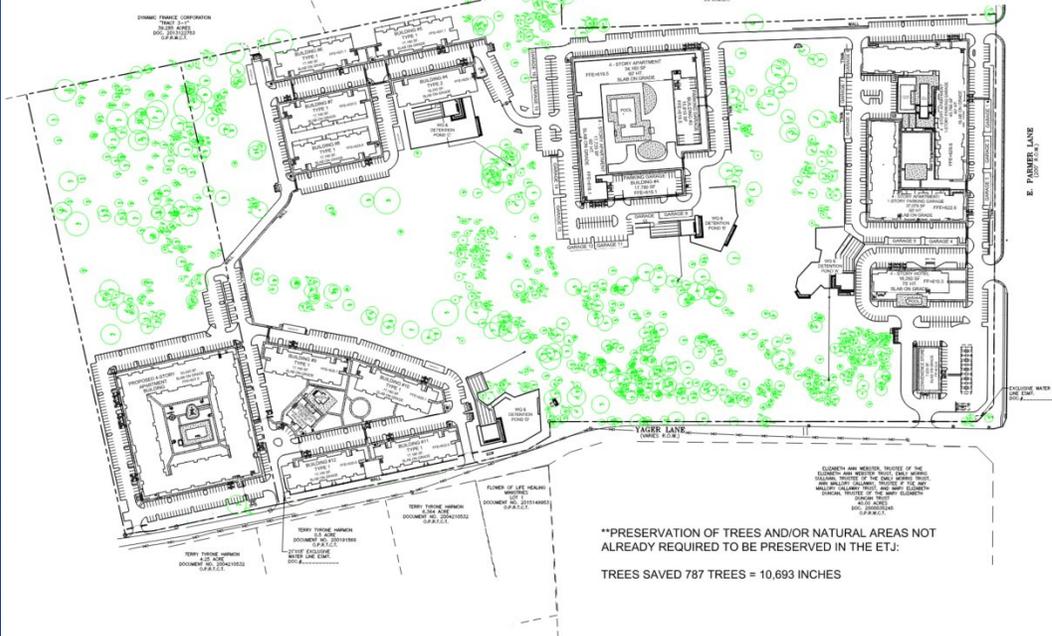
Staff recommends the variance, having determined that the required findings of fact have been met.

Staff also recommends and supports the following conditions in accordance to approved variance exhibits:

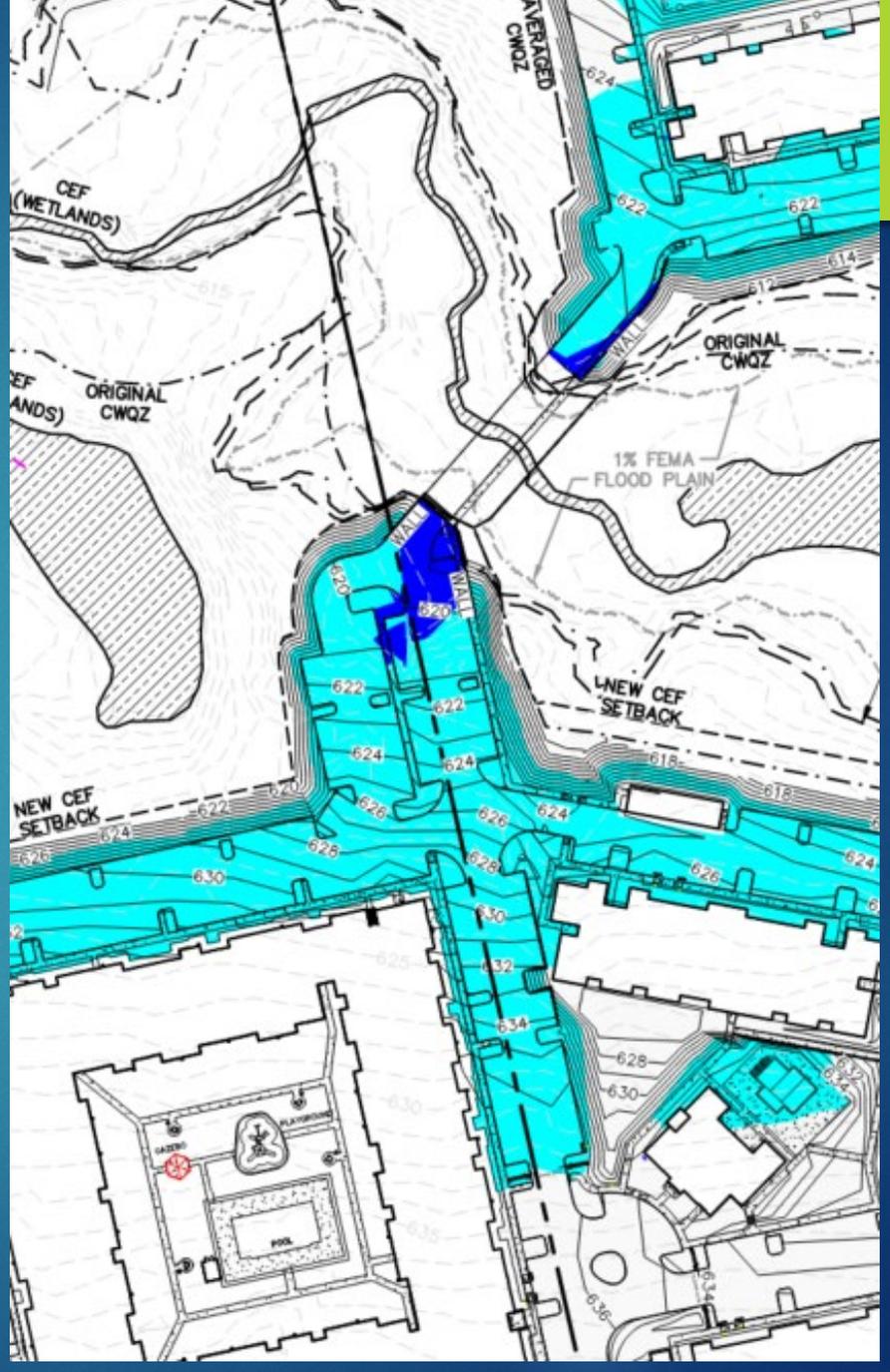
1. Preservation of trees and/or natural areas not already required to be preserved in the ETJ:
  - Trees Saved 787 trees = 10,693 inches
2. Apply City of Austin Landscaping Ordinance on this ETJ site:
  - Added 118 Street Yard Trees (118 Trees Required) = (177 inches added)
  - Added 174 Landscape Islands/Medians/Peninsulas Trees = (261 inches added)
  - Total Trees Added = 292 Trees = (438 inches added)
3. Add retaining walls (1,375 lf) to contain the major fill areas.



TOPO SOURCE: DESIGN SURVEY  
 DATE OF SURVEY: AUGUST 2020



variance Exhibits



THANK YOU

# References

- ▶ Google Earth
- ▶ GIS property profile
- ▶ Variance packet
  
- ▶ Buffer averaging entails reducing on a part of the CWQZ and increasing elsewhere to provide a wider CWQZ somewhere else on the site.
- ▶ Expansion must be contiguous to the overall CWQZ and maintain a reasonable connection with the riparian and floodplain