

MANOR ISD ELEMENTARY SCHOOL
#10

10400 WILDHORSE RANCH TRL

SP-2022-0095CX

Tunde Daramola
Environmental Review Specialist Senior
Development Services Department

OUTLINE

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



PROPERTY DATA

- ▶ Gilleland Creek Watershed
- ▶ Suburban Watershed Classification
- ▶ Desired Development Zone
- ▶ Not located over the Edwards aquifer recharge zone



GIL ENGINEERING

- PROJECT TITLE: **MANOR I.S.D. ELEMENTARY SCHOOL NO. 10**
 1994-1995 FUNDING YEAR



Additional Requirements the Manor ISD Elementary School #10 Site is Subject To

Bus, Delivery, and Fire Apparatus Access
Drives must be 6% slope or less to allow enter without tail drag.

Austin Parks PUD Trail Continuation
8' wide pedestrian and bike trail required to continue PUD trail system. Must have slopes 5% or less.

Deed Restrictions
Deed states property must be used for an educational building and no other purpose for the next 99 years.

Extended ADA Accessibility
ANY and all areas visited by students must be ADA accessible.

Texas Education Agency: Class Room Size
Pre-K - 1st Grade: 800 sq. ft. minimum
2nd Grade - 5th Grade: 700 sq. ft. minimum.

Austin Transportation On-Site Queuing
2,363 lineal feet of queue length required to serve 720 students and prevent traffic overflow to public ROW.



EXISTING CONDITIONS



Ground vegetation is typical grasses, prairie,

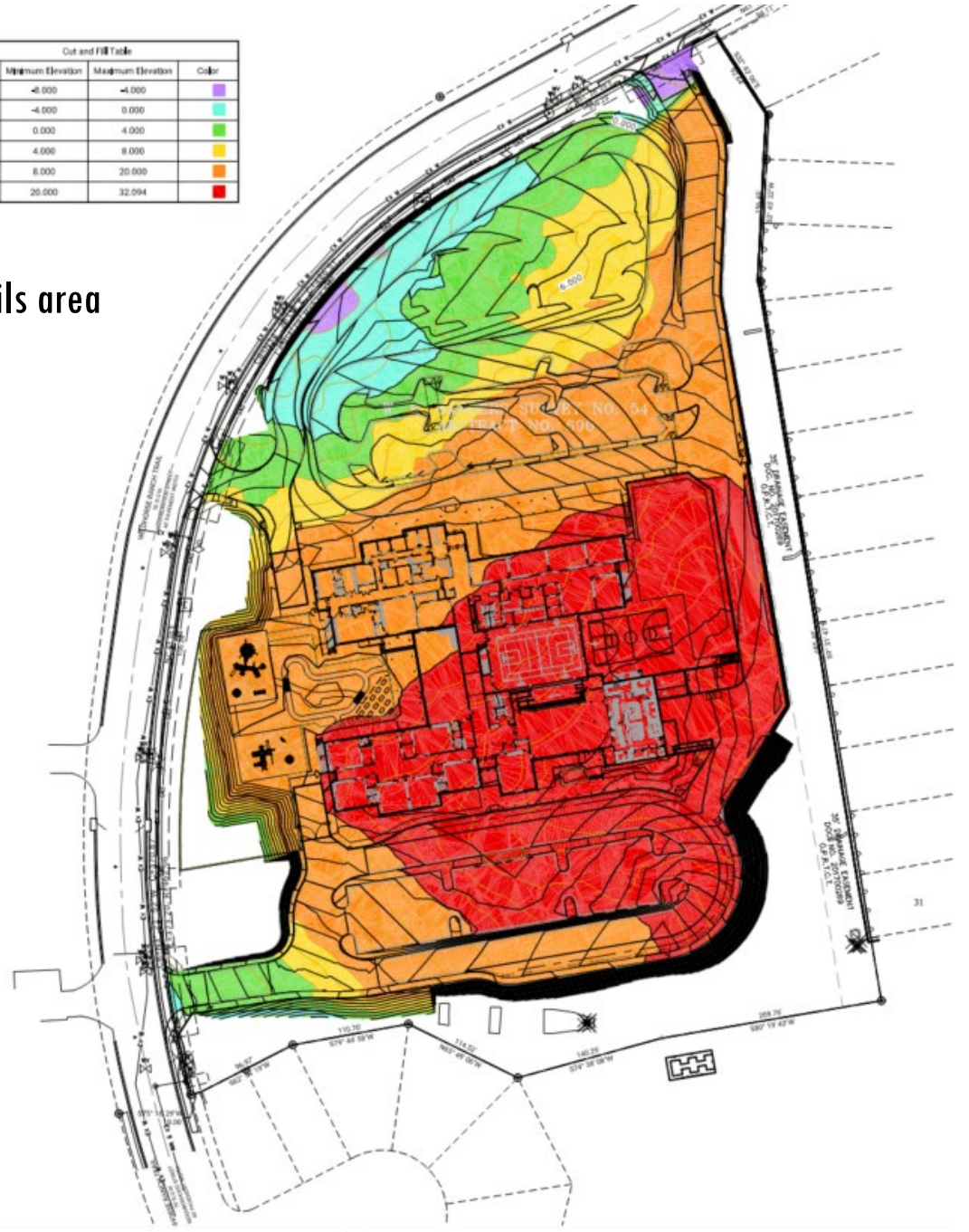
VARIANCE REQUEST

- ▶ To allow fill in excess of 4 feet and up to 33 feet within the Desired Development Zone. (LDC 25-8-342)

Grading Exhibit

- Necessitated because of the sloping nature of the site, previous use as spoils area for subdivision development and other requirements (TEA, COA and ADA requirements)

Cut and Fill Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-8.000	-4.000	Purple
2	-4.000	0.000	Cyan
3	0.000	4.000	Green
4	4.000	8.000	Yellow
5	8.000	20.000	Orange
6	20.000	32.094	Red



VARIANCE RECOMMENDATION & CONDITIONS

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:

- **Provide structural containment of fill with a terraced retaining wall where applicable.**
- **Increase tree inches on site by adding 20 native trees over the required number of trees.**
- **Provide pollinator plants along with educational signage for the kids.**
- **Use rainwater harvesting on site.**



PLANT SCHEDULE L1.01

GROUND COVER	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER
	Cd	4,404 SF	CYNODON DACTYLON BERMUDA GRASS	SOLID SOD

PLANT SCHEDULE L1.03

	QV	8	QUERCUS VIRGINIANA LIVE OAK	3" CAL
GROUND COVERS	CODE	QTY	SCIENTIFICAL / COMMON NAME	CONTAINER

PLANT SCHEDULE L1.04

	St	4	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	1.5" CAL
	St	4	UNION OREGANA	2" CAL

SY STREET YARD TREE
R PARKING LOT TREE

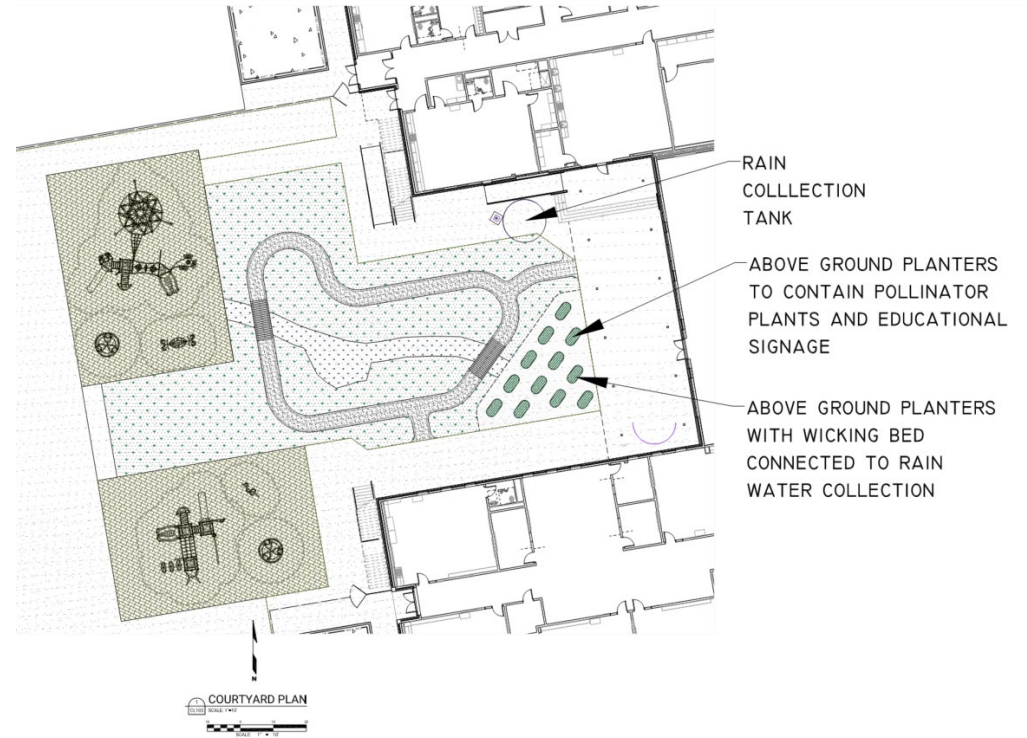
<u>QUANTITY</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONTAINER</u>
1	DB	105	DIETS BICOLOR BICOLOR LILY	5 GAL

PLANT SCHEDULE L1.06

	Dd	105	DIETES BICOLOR BICOLOR LILY	5 GAL.
	Hd	24	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.

©

242 STIPA TENACISSIMA
MEXICAN FEATHER GRASS





Legend

- 1 NATIVE & ADAPTED TREES, TYP.
- 2 NATIVE & ADAPTED SHRUBS, TYP.
- 3 OUTDOOR EDUCATION AREA: ABOVE GROUND PLANTERS TO BE PLANTED WITH POLLINATOR PLANTS INCLUDING INDIGO BUSH, MILKWEED, NARROW-LEAF CORNELIOW, OR PITCHER SAGE. SEE DETAIL BELOW
- 4 SOD

Above Ground Planter Detail



List of Plants Used

QTY	BOTANICAL / COMMON NAME	CAUSE	SPACING
12	FRAXILIS MEXICANA MEXICAN PLUM	3" CAL	8' HEIGHT: 4' SPREAD
29	QUERCUS SHUMBER SHUMBER RED OAK	3" CAL	12' HEIGHT: 5' SPREAD
22	QUERCUS VIRGINIANA LIVE OAK	3" CAL	12' HEIGHT: 5' SPREAD
10	SPONCHIA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	1.5" CAL	8' HEIGHT: 4' SPREAD
29	SLAVIS CRABAPPLE CEDAR ELA	3" CAL	12' HEIGHT: 5' SPREAD
QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING
254	DIETES BICOLOR BICOLOR GUT	3 GAL	18" O.C.
56	HEPERALOE FANFLOBA RED YACCA	3 GAL	24" O.C.
141	HEPERALOE FANFLOBA GULF MOLEY	3 GAL	24" O.C.
400	DIETES TENACERNA MEXICAN TEACUP GRASS	1 GAL	12" O.C.



THANK YOU

REFERENCES



GOOGLE EARTH



GIS PROPERTY
PROFILE



VARIANCE PACKET