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**ENVIRONMENTAL VARIANCE REQUEST REVIEW SHEET**

**CASE:** C8-2010-0056.0B

**PLANNING COMMISSION DATE:** April 24, 2012

**PROJECT NAME:** Regents West

**APPLICANT:** Regents School of Austin

**AGENT:** Hanrahan Pritchard Engineering Inc.  
(Ron Pritchard, P.E.)

**ADDRESS OF SITE:** 3230 Travis Country Circle

**COUNTY:** Travis

**AREA:** 82.167 ac.

**WATERSHED:** Barton Creek

**JURISDICTION:** Full

**PROPOSED DEVELOPMENT:**

The applicant proposes construction of subdivision infrastructure improvements consisting of a series of berms, levees, and site grading for the purpose of removing portions of the site from the floodplain.

**DESCRIPTION OF VARIANCES:**

Variance requests are as follows:

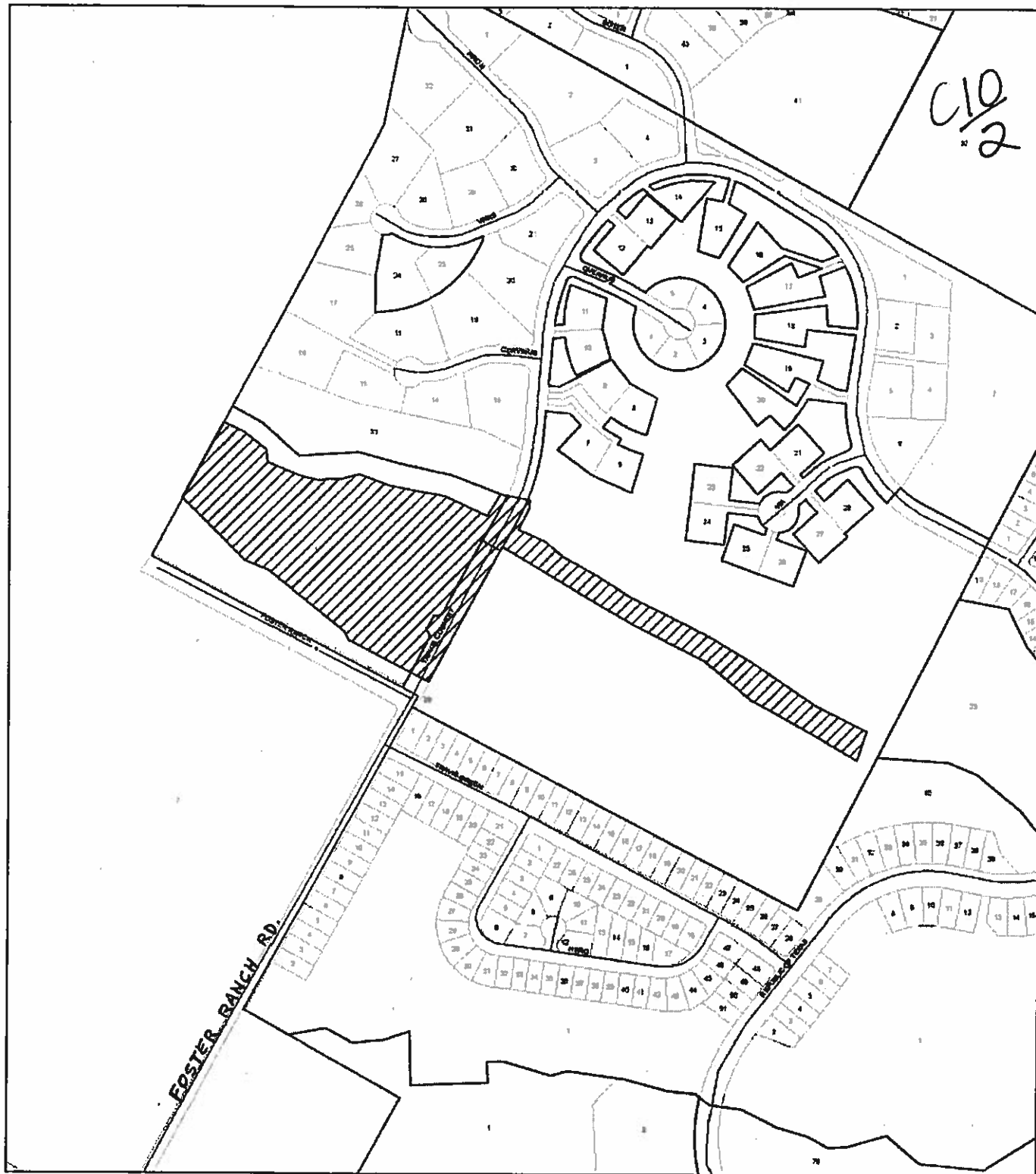
1. LDC Section 25-8-482, to allow a berm to be constructed as part of the floodplain modifications on the east campus in the CWQZ (Recharge).
2. LDC 25-8-483(A), to allow the same berm to be constructed as part of the floodplain modifications on the east campus in the WQTZ (Recharge).
3. LDC 25-8-483(B), to allow for the same berm as noted in #1 & #2 above to be constructed on the east campus and three jetties on the west campus to be constructed as part of the floodplain modification package in the WQTZ (Contributing).
4. LDC 25-8-341, to allow up to a 14.5' cut for the construction of the backwater pond on the west campus within the uplands and transition areas (Contributing).
5. LDC 25-8-342, to allow up to 7.2' of fill to keep water from overtopping the road on the west campus within the uplands area (Contributing).



**STAFF RECOMMENDATION:**

The findings of fact have been met. Staff recommends approval with the following conditions.

1. Remove corral, greenhouse and portion of road in Critical Water Quality Zone and Water Quality Transition Zone.
2. Natural seeding/landscaping for all disturbed areas with 609S in Critical Water Quality Zone areas (note road).
3. Restore/revegetate in the area where the road is removed within the Critical Water Quality Zone and the Water Quality Transition Zone.
4. Provide for silt fencing for erosion controls with curlex matting;
5. Provide 4:1 slope (3:1 is required) on creek side of berm to reduce erosion and velocity
6. 6:1 slope on backside of creek;
7. Tree mitigation at 100%
8. Provide an educational component to students as to how the school has handled the environmental concerns of this site.

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-  Subject Tract
-  Base Map

CASE#: C8-2010-0056.0B  
LOCATION: Foster Ranch Rd



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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## ENVIRONMENTAL BOARD MOTION 040412 3b

Date: April 4, 2012

Subject: Regents West Construction Plans C8J-2010-0056.0B

Motioned By: Robin Gary  
Gary

Seconded by: James Schissler

### **Recommendation**

The Environmental Board recommended **approval with conditions** for Regents West Construction Plans.

### **Staff Conditions:**

- 1) Remove corral, greenhouse and portion of road in Critical Water Quality Zone and Water Quality Transition Zone.
- 2) Natural seeding/landscaping for all disturbed areas with 609S in Critical Water Quality Zone areas (note road).
- 3) Restore/revegetate in the area where the road is removed within the Critical Water Quality Zone and the Water Quality Transition Zone.
- 4) Provide for silt fencing for erosion controls with curlex matting;
- 5) Provide 4:1 slope (3:1 is required) on creek side of berm to reduce erosion and velocity
- 6) 6:1 slope on backside of creek;
- 7) Tree mitigation at 100%
- 8) Provide an educational component to students as to how the school has handled the environmental concerns of this site.

### **Board Conditions:**

Documentation provided to staff and Environmental Board from qualified biologist and Cave Management Contractor that this berm will not adversely affect the species of concern and increase bio monitoring regime.

Tree plantings will increase diversity.

Relocate greenhouse to help with educational component of the staff conditions.

### **Rationale:**

The Regents School is located within the Contributing and Recharge Zones of the Edwards Aquifer. Because there is a significant cave that provides critical habitat for documented Species of Concern on the Regents School property, the Environmental Board has asked for additional conditions to help ensure the protection of the cave and cave-dwelling species and help maintain the quality of the habitat and environmental services provided by this area.



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## MEMORANDUM

**TO:** Betty Baker, Chairperson  
Members of the Zoning and Platting Commission

**FROM:** Jeb Brown, Senior Environmental Reviewer  
Planning and Development Review Department

**DATE:** March 21, 2012

**SUBJECT:** Regents West  
Foster Ranch Road

### Variance Request(s)

1) To allow a berm to be constructed as part of the floodplain modifications on the east campus in the CWQZ. (Recharge) LDC 25-8-482. 2) To allow the same berm to be constructed as part of the floodplain modifications on the east campus in the WQTZ (Recharge). LDC 25-8-483(A). 3) To allow for the same berm as noted in #1 & #2 above to be constructed on the east campus and three jetties on the west campus to be constructed as part of the floodplain modification package in the WQTZ (Contributing). LDC 25-8-483(B). 4) To allow up to a 14.5' cut for the construction of the backwater pond on the west campus within the uplands and transition areas (Contributing). LDC 25-8-341. 5) To allow up to 7.2' of fill to keep water from overtopping the road on the west campus within the uplands area (Contributing). LDC 25-8-342.

### Description of Project Area

This 63.64 acre site (gross site area) is situated in Travis County, in the COA full purpose jurisdiction. The site is in the Drinking Water Protection Zone and located within the Barton Creek Watershed. The site is split in roughly half by the Mount Bonnell Fault line that crosses the East Campus tract. The Recharge Zone (35.28 acres) lies on the east side of the fault and the Contributing Zone (28.36 acres) lies to the west of the Fault. The majority of the site is currently located in the 100 year flood plain per COA GIS. The site is located approximately 2500 feet north of Southwest Parkway along Foster Ranch Road. It is split in the middle and bounded on the north by Travis County Road, Travis Green Road to the South and bounded by Republic of Texas Road to the East. There is not a definable road that bounds the site to the West. Allowable impervious cover totals are less than requirements set by LDC 25-8-514. Topographically, the site slopes from the North and the South Boundaries in towards a dry tributary along the northern edge of the site. The dry tributary

If you have any questions or need additional information, please feel free to contact me at 974-2709.

Jeb Brown, Senior Environmental Reviewer  
Planning and Development Review

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Environmental Policy Program Manager: \_\_\_\_\_  
Chuck Lesniak

Regent's West

C8J-2010-0056.0B

Foster Ranch Rd

Barton Springs Zone (Recharge & Contributing)  
Drinking Water Protection Zone

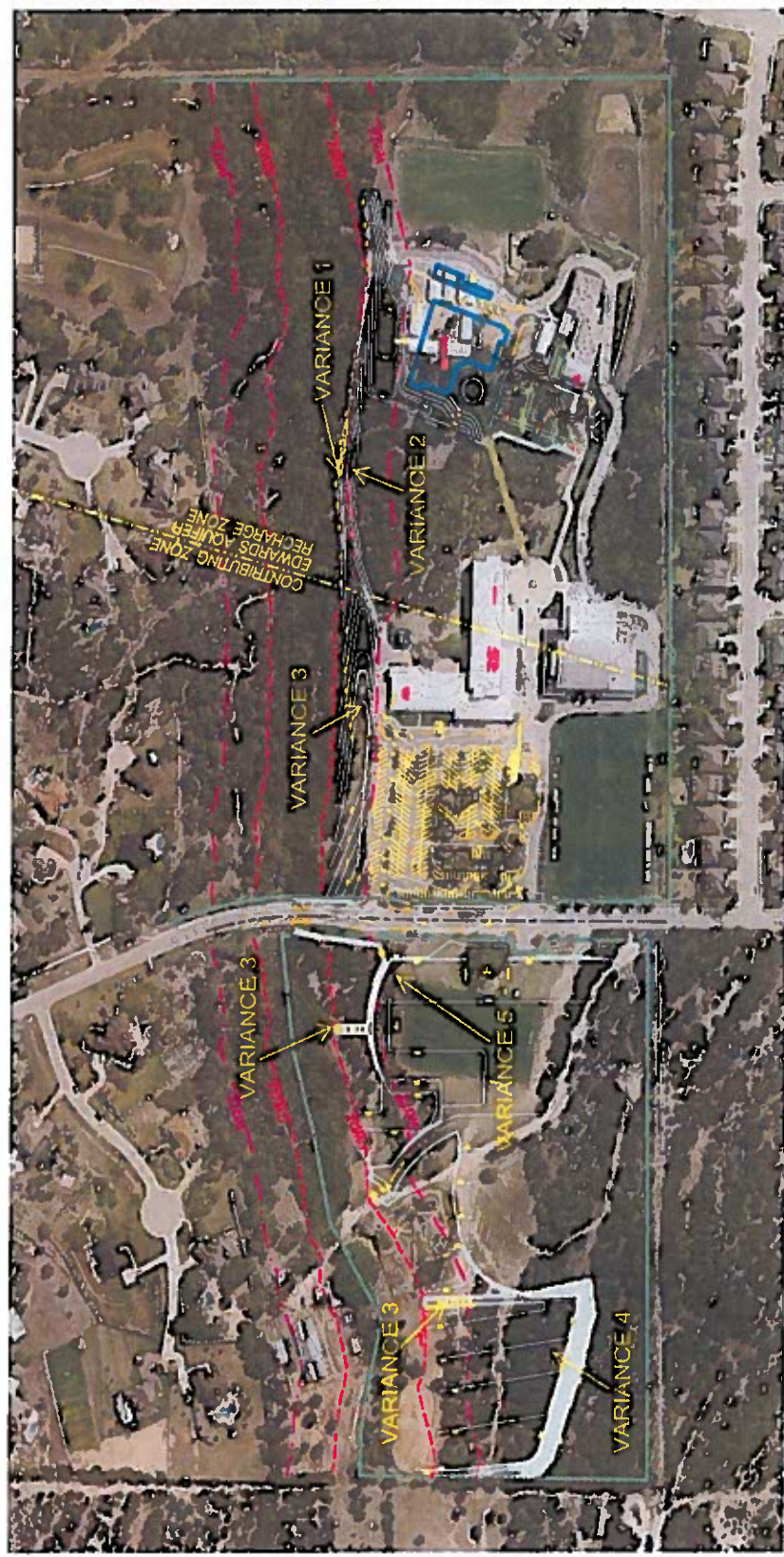
City of Austin Environmental Review

Staff: Jeb Brown

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VARIANCE EXHIBIT



# Variance Request

- Variance from LDC 25-8-482 to allow a floodplain modification berm to be constructed in the CWQZ
- Variance from LDC 25-8-483(A) (Recharge) to allow a floodplain modification berm to be constructed in the WQTZ
- Variance from LDC 25-8-483(B) (Contributing) to allow a floodplain modification berm to be constructed in the WQTZ



# Variance Request

- Variance from LDC 25-8-341 to allow Cut up to a maximum of 14.5 Feet
- Variance from LDC 25-8-342 to allow Fill up to a maximum of 7.2 Feet

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# Case Background

- The applicant is proposing a berm, three(3) jetties, fill at a roadway, and a cut area on site in order to prevent flooding during a major storm event and increase water quality on the site. The variances were generated in order to meet physical design and LDC driven constraints on-site.



# Site Description

- This 63.64 acre commercial site is situated in the Barton Springs Recharge & Contributing Zones (GLS); Classified Drinking Water Protection Zone.
- The Site Q Table Calculations are divided between the Contributing (generally West Campus) and Recharge Zones (generally East Campus) onsite.
- Contributing Zone(20% allowable IC) Net Site Area: 21.81 Acres, Total Allowable IC: 4.36 Acres, Total Proposed: 4.22 Acres.
- Recharge Zone(15% allowable IC) Net Site Area: 26.07 Acres, Total Allowable IC: 3.91 Acres, Total Proposed: 3.41 Acres.



# Site Description

- CWQ TZ, WQ TZ and 100 year floodplain areas are on site per COA GIS.
- There is a large CEF onsite on the East Campus, it contains a cave network that provides habitat to a number of karst invertebrates. These have been designated "species of concern" in the BCCP and the cave is designated for protection.
- The current physical conditions of the school are that portions of the site are in a floodplain, to include portable buildings and the water quality ponds.

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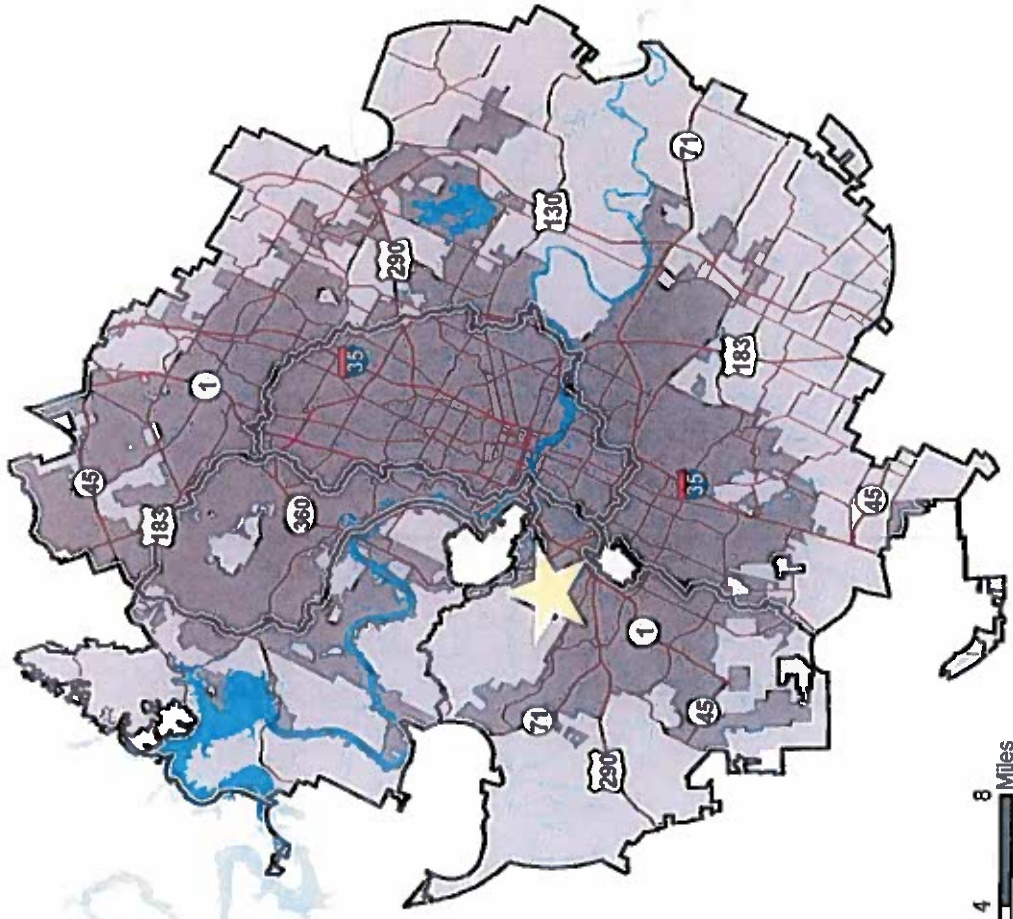


# Site Aerial



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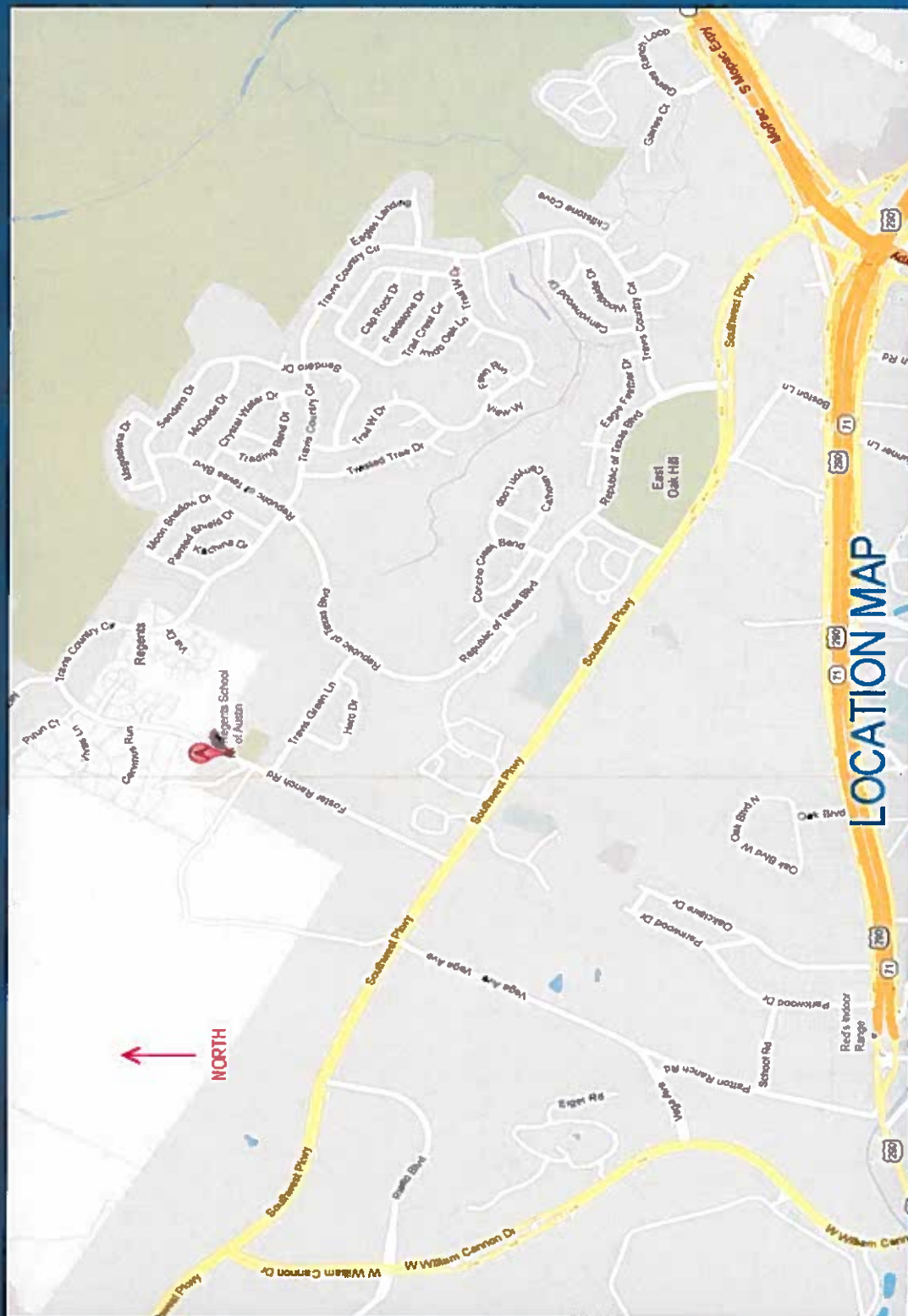
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GENERAL LOCATION MAP



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# Site Plan Overview



LIMITS OF CONSTRUCTION

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## Site Plan Overview, with Variance Locations

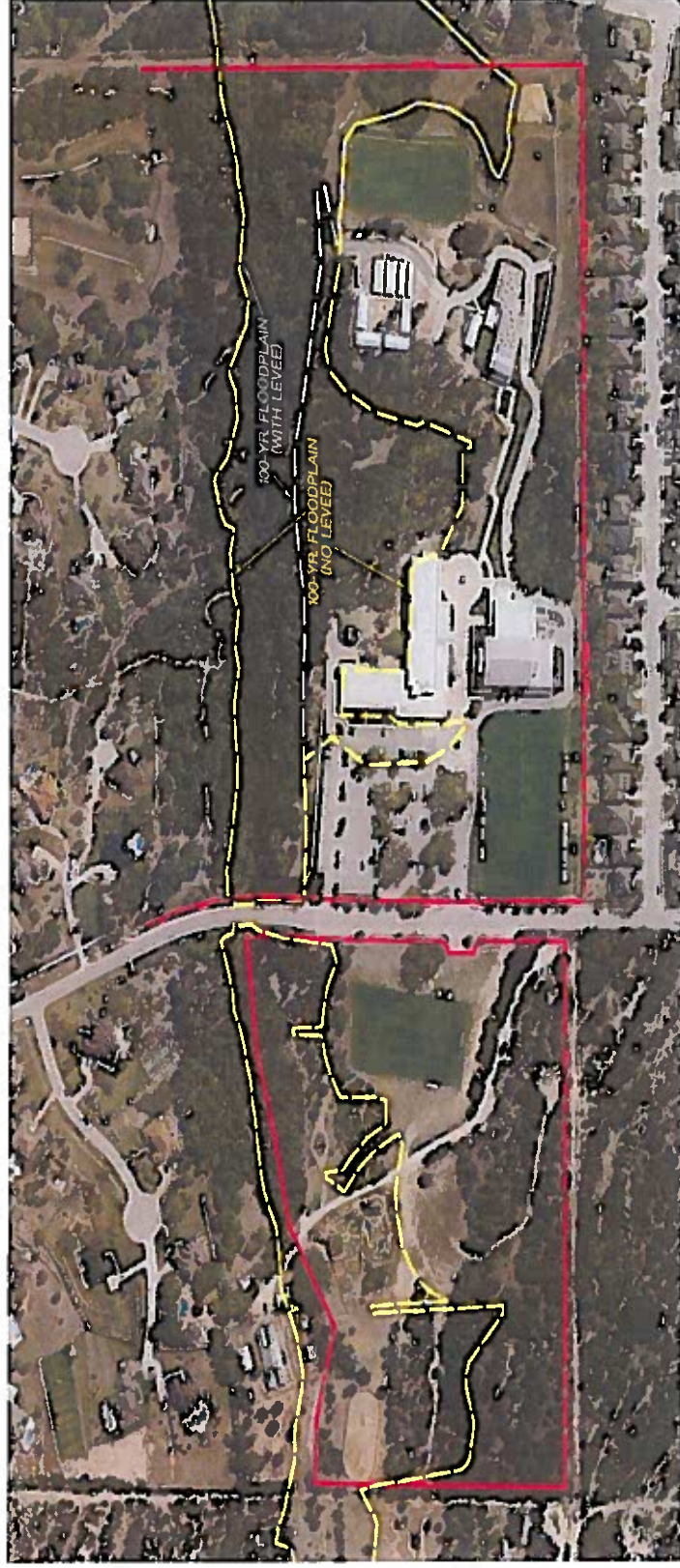


VARIANCE EXHIBIT

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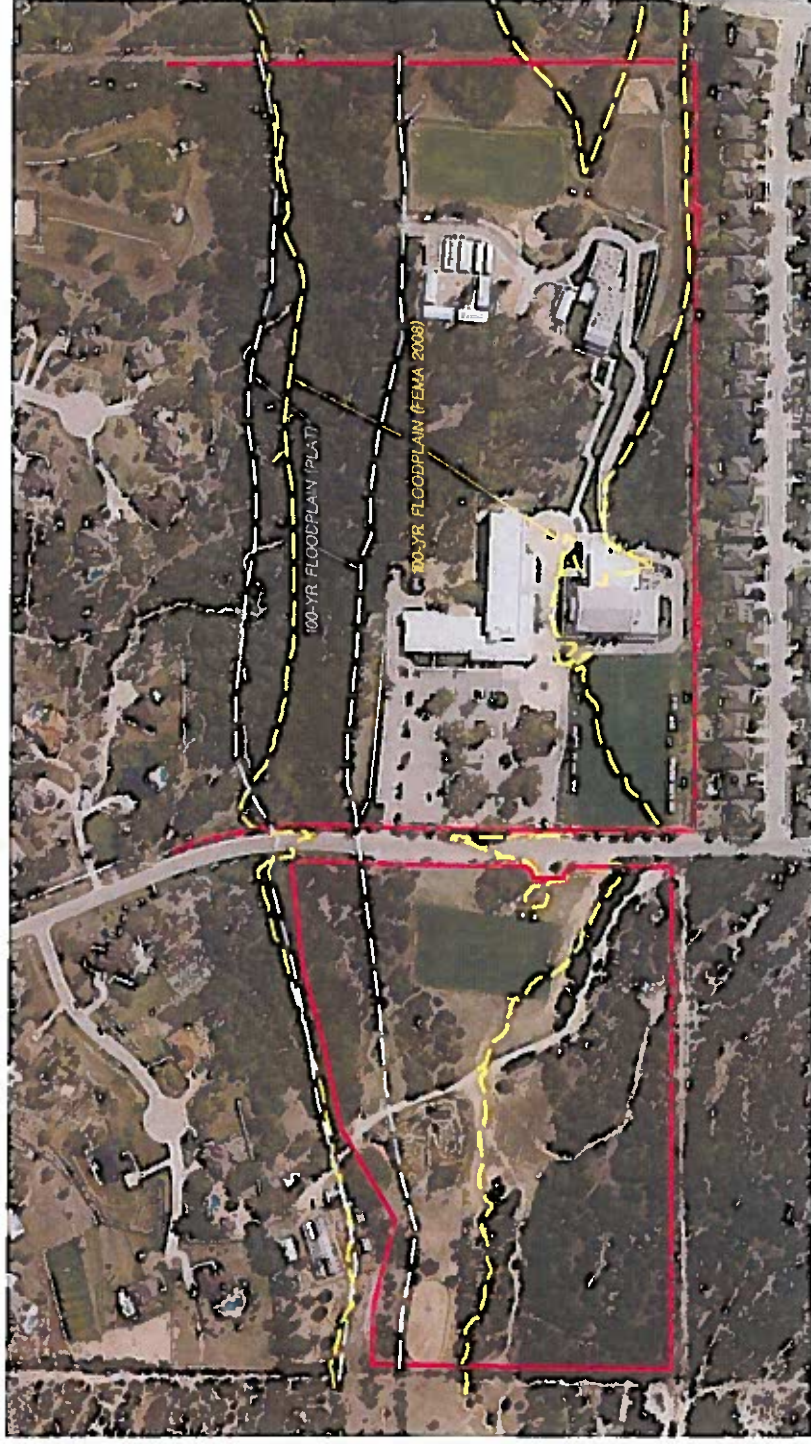
# Floodplain



MODIFIED FLOODPLAIN WITH AND WITHOUT LEVEE

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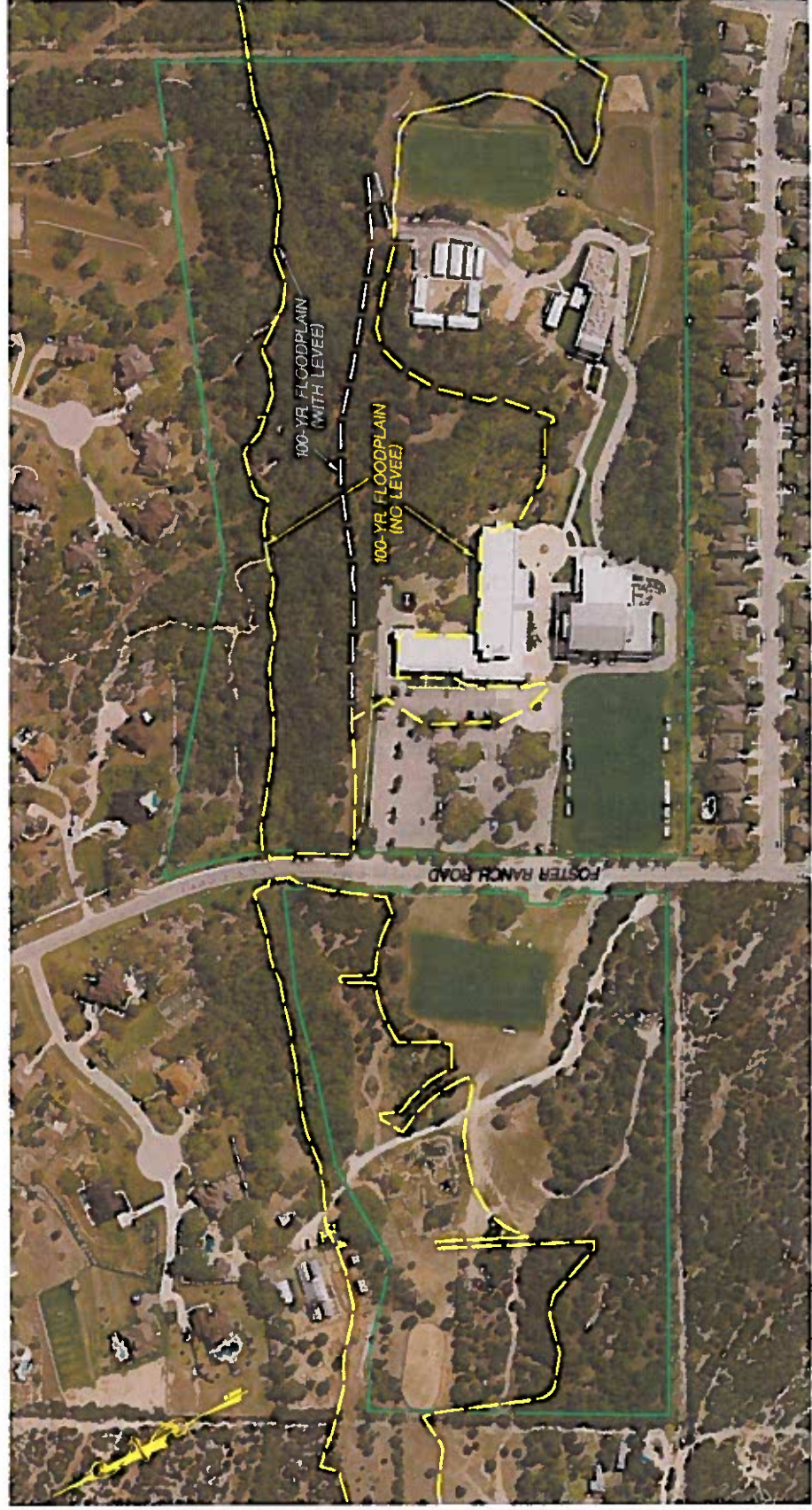




ORIGINAL FLOODPLAIN (PLAT) AND 2008 FEMA FLOODPLAIN C<sup>10</sup>/T<sup>9</sup>



# Floodplain with Levy

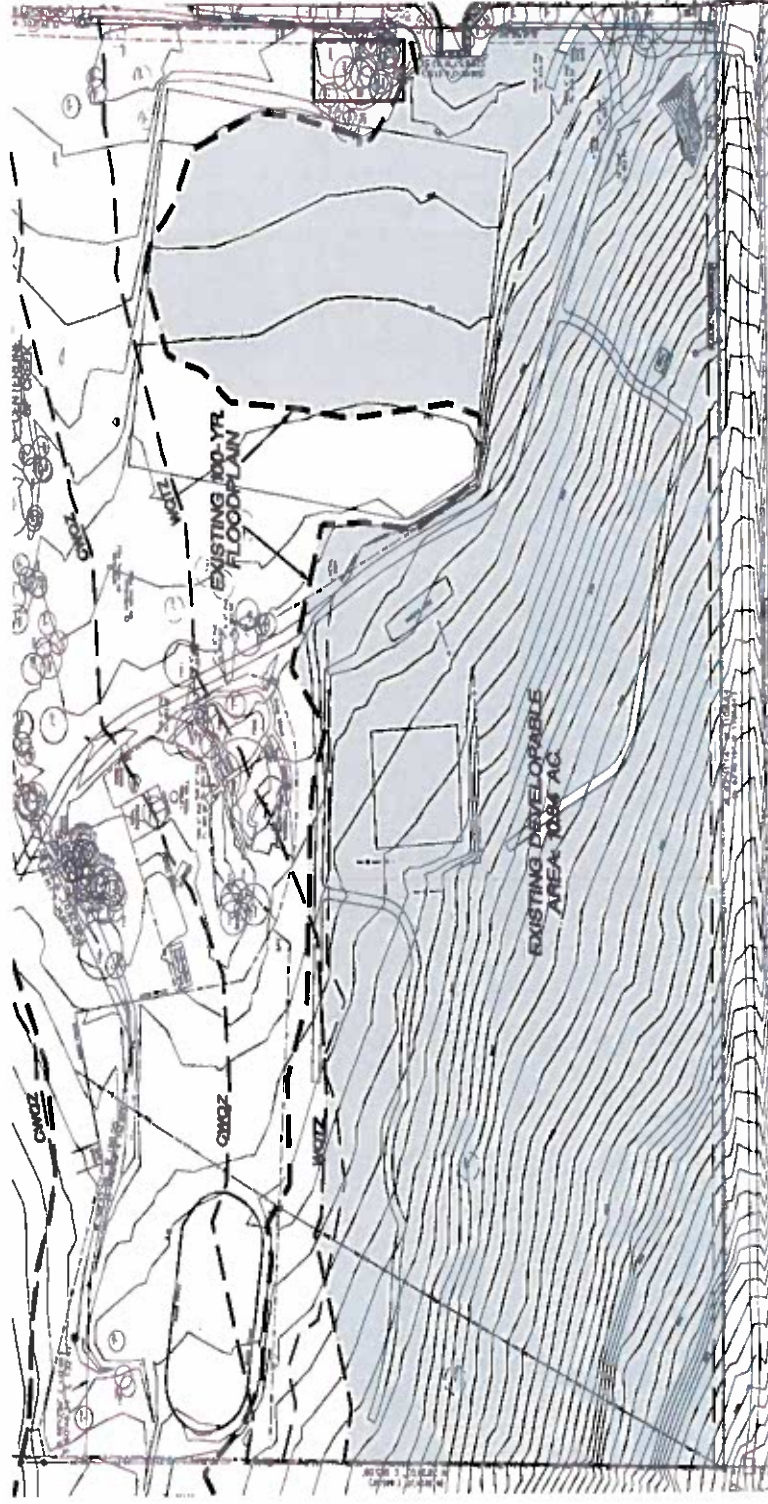


MODIFIED FLOODPLAIN WITH AND WITHOUT LEVEE

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## Pre Floodplain modification

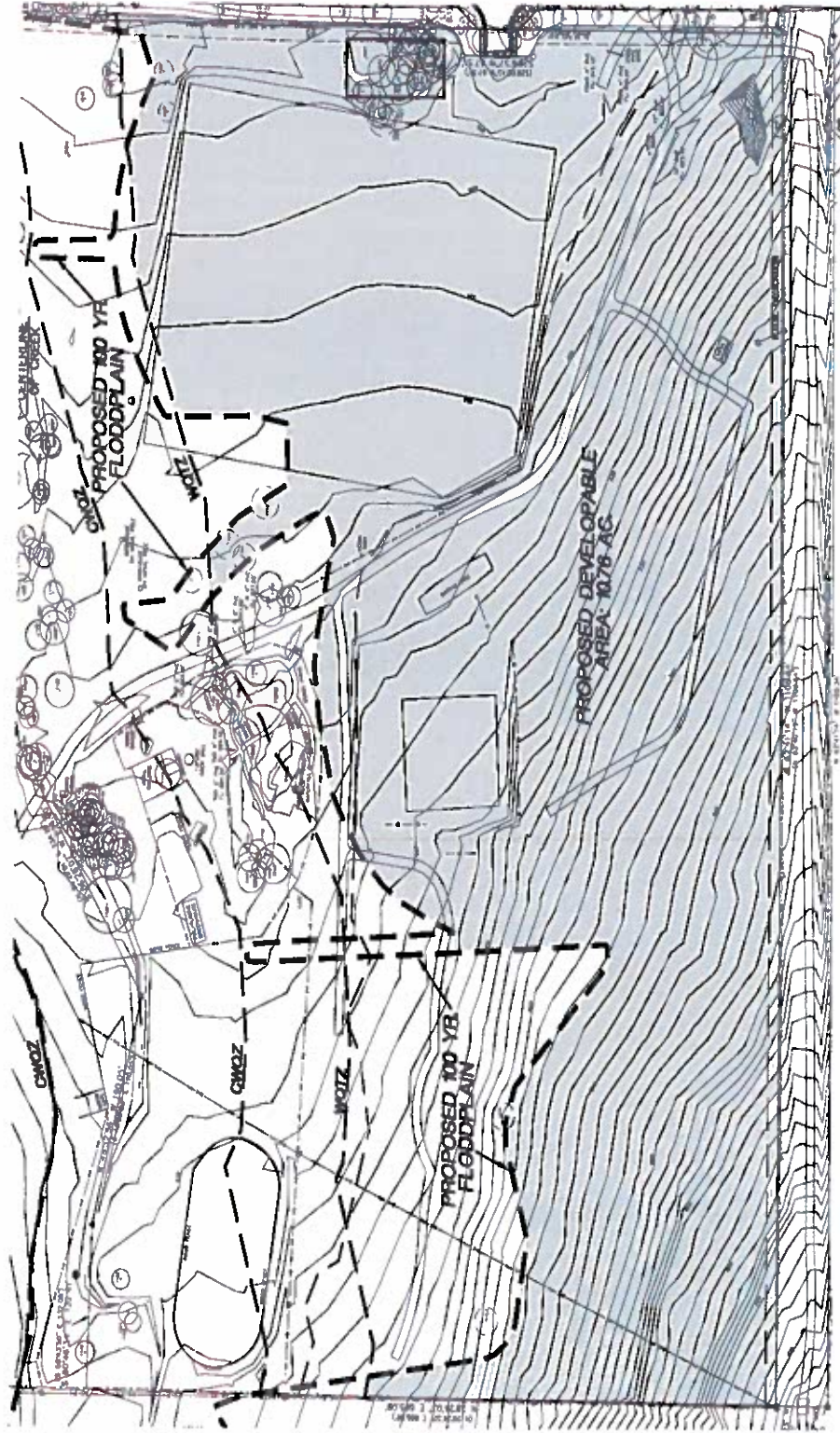


EXISTING DEVELOPABLE AREA

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## Post Floodplain Modification



## PROPOSED DEVELOPABLE AREA

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LOC



LIMITS OF CONSTRUCTION

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**EXISTING REGENTS SCHOOL**

**FOSTER RANCH II**

**ALL IMPROVEMENTS SHOWN IN THE PONDING AREA AND PONDING AREAS SHALL BE COVERED UNDER A SEPARATE PERMIT.**

**REGENTS WEST GRADING & DRAINAGE IMPROVEMENTS CUT/FILL EXHIBIT**

**HANNAHAN • PITCHARD ENGINEERING, INC.**

**CONSTRUCTION ENGINEER**

**REGISTERED PROFESSIONAL ENGINEER**

**STATE OF TEXAS**

**EXPIRATION DATE: 12/31/2010**

**PROJECT NO. 08-0000000000000000**

**DATE: 08/10/10**

**BY: [Signature]**

**FOR: [Signature]**

**SCALE: 1" = 40' (VERTICAL)**

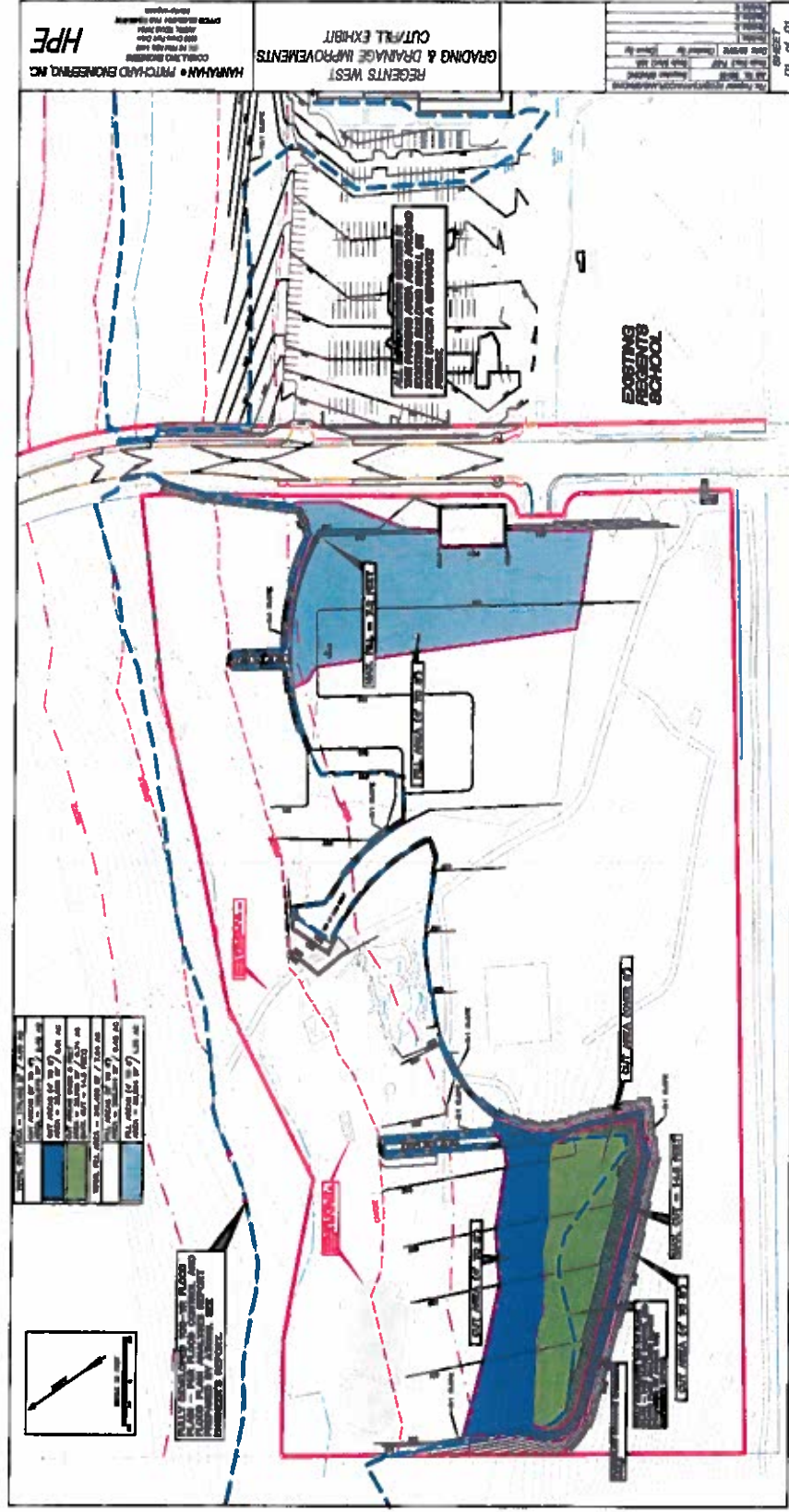
**SCALE: 1" = 100' (HORIZONTAL)**

AREA	AREA OF TO (S)	AREA OF TO (N)	AREA OF TO (E)	AREA OF TO (W)
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3	1,100.00	1,100.00	1,100.00	1,100.00
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27	1,100.00	1,100.00	1,100.00	1,100.00
28	1,100.00	1,100.00	1,100.00	1,100.00
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30	1,100.00	1,100.00	1,100.00	1,100.00
31	1,100.00	1,100.00	1,100.00	1,100.00
32	1,100.00	1,100.00	1,100.00	1,100.00
33	1,100.00	1,100.00	1,100.00	1,100.00
34	1,100.00	1,100.00	1,100.00	1,100.00
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47	1,100.00	1,100.00	1,100.00	1,100.00
48	1,100.00	1,100.00	1,100.00	1,100.00
49	1,100.00	1,100.00	1,100.00	1,100.00
50	1,100.00	1,100.00	1,100.00	1,100.00

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LDC 25-8-341/342



CUT-FILL EXHIBIT

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# Staff's position on variance (s)

- Staff supports these variances with conditions because the findings of fact have been met.

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# Variance Conditions

- Remove corral, greenhouse and portion of road in the CWQZ and WQTZ
- Natural seeding/landscaping for all disturbed areas with 609s in CWQZ areas (not road)
- Restore/revegetate in the area where the road is removed within the CWQZ and WQTZ
- Provide for silt fencing for erosion controls with curlex matting as required by the City of Austin
- Provide 4:1 slope (3:1 is required) on creekside of berm to reduce erosion and velocity
- 6:1 slope on backside of creek
- Tree mitigation at 100%
- Provide an educational component to students as to how the school has handled the environmental concerns of this site.

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Questions?

Thank you

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