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**ZAP SITE PLAN REVIEW SHEET  
ENVIRONMENTAL VARIANCE REQUEST ONLY**

**CASE:** SP-2013-0096D      **ZAP COMMISSION DATE:** September 17, 2013

**PROJECT NAME:** Stoneridge

**APPLICANT:** LOC Consultants, Sergio Lozano, P.E. (512-499-0908)

**ADDRESS OF SITE:** 8907 FM 2244 Rd. (Bee Caves Road)

**COUNTY:** Travis

**AREA:** 2.76 Acres

**WATERSHED:** Barton Creek (Barton Springs Zone)    **JURISDICTION:** 2-mile ETJ

**EXISTING ZONING:** No zoning in the ETJ

**PROPOSED DEVELOPMENT:**

This project consists of permitting the illegally built existing development as well as new commercial office construction, including drives and parking. It complies fully with SOS water quality standards. The proposed impervious cover for the development is 15,059 square feet or 18.58% of the net site area. This will only be possible if the variance is granted. If the variance is not granted the roadway deduction limits any development to 714 square feet only .009% of the net site area.

**DESCRIPTION OF VARIANCES:**

The applicant requests the following: A variance to 25-8-65 to omit the roadway deduction from the calculation of allowable impervious cover for this site plan.

**STAFF RECOMMENDATION:**

The findings of fact have been met and staff recommends approval with the following conditions:

- 1) Install rainwater collection system and additional native landscape per the City of Austin 609s revegetation criteria as shown on Sheet 19 of the proposed site plan.

**ENVIRONMENTAL BOARD ACTION:**

**September 4, 2013:** The Environmental Board recommended approval of the variance, with conditions.

Vote : 7-0-0-0



**ENVIRONMENTAL REVIEW STAFF:** Jim Dymkowski  
[James.dymkowski@austintexas.gov](mailto:James.dymkowski@austintexas.gov)

**PHONE:** 512-974-2707

**CASE MANAGER:** Brad Jackson  
[Brad.Jackson@austintexas.gov](mailto:Brad.Jackson@austintexas.gov)

**PHONE:** 512-974-3410



-  Subject Tract
-  Base Map

CASE#: SP-2013-0096D  
 ADDRESS: 8907 FM 2244 Road



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.

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BOARD/COMMISSION RECOMMENDATION

ENVIRONMENTAL BOARD

Recommendation Number: 20130821 006B

Stoneridge Project SP-2013-0096D

WHEREAS, th waiver to omit the roadway deduction from the calculation of allowable impervious cover and;

Whereas, the applicant has worked with City of Austin staff over the past years to resolve the reg tag and other issues with this project.

Therefore, the Environmental Board recommends approval of the request for a variance with the following staff conditions:

1. Install rainwater collection system and additional native landscape per the City of Austin Environmental Criteria Manual 609S revegetation criteria as shown on Sheet 19 of the proposed site plan.

Date of Approval: August 21, 2013

Record of the Vote [7-0-0-0]

For: Deegan, Gary, Maxwell, Neely, Perales, Schissler, and Walker

Against: None

Abstain: None

Absent: None

Attested by:

Handwritten signature of Mary Kay Reynolds in cursive script.

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**ITEM FOR ENVIRONMENTAL BOARD AGENDA**

**BOARD MEETING**

**DATE REQUESTED:** AUGUST 21, 2013

**NAME & NUMBER OF PROJECT:** STONERIDGE  
SP-2013-0096D

**NAME OF APPLICANT OR ORGANIZATION:** LOC Consultants, LLP  
(Contact: Sergio Lozano 512-499-0908)

**LOCATION:** 8907 FM 2244 Road

**PROJECT FILING DATE:** March 18, 2013

**WPDR/ENVIRONMENTAL STAFF:** Jim Dymkowski, 974-2707  
james.dymkowski@austintexas.gov

**WPDR/ CASE MANAGER:** Brad Jackson, 974-3410  
brad.jackson@austintexas.gov

**WATERSHED:** Barton Creek Watershed (Barton Springs Zone)  
Drinking Water Protection Zone

**ORDINANCE:** Comprehensive Watershed Ordinance (Current Code)

**REQUEST:** Variance request is as follows:  
1. To omit the roadway deduction from the calculation of allowable impervious cover for this site plan.  
LDC Section 25-8-65

**STAFF RECOMMENDATION:** Approved with conditions.

**REASONS FOR RECOMMENDATION:** Findings of fact have been met.



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## MEMORANDUM

**TO:** Mary Gay Maxwell, Chairperson and Members of the Environmental Board

**FROM:** Jim Dymkowski, Environmental Review Specialist Senior  
Planning and Development Review Department

**DATE:** August 21, 2013

**SUBJECT:** Stoneridge - SP-2013-0096D

On the August 21, 2013 agenda is a request for the consideration of one variance from LDC 25-8-65- to omit the roadway deduction in the calculation of allowable impervious cover for the Stoneridge commercial/office development.

### Description of Property

The subject property is located in the Barton Creek Watershed, which is classified as the Barton Springs Zone (Contributing), within the Drinking Water Protection Zone. It is within the City of Austin 2 mile ETJ. The eastern portion of the property contains an unclassified tributary of Barton Creek, with less than 64 acres of drainage area to the tributary and therefore does not contain a Critical Water Quality Zone (CWQZ) or Water Quality Transition Zone (WQTZ). The closest classified waterway to the site is a minor tributary of Barton Creek approximately 560 feet to the south. The shape of the property has changed from rectangular to triangular as a portion of the northern property was acquired by TXDOT to complete the curve softening of FM 2244 Bee Cave Road. This work left the property with a much longer ROW frontage as compared to the depth from the roadway and removed a much of the buildable 0-10% slope areas formerly on-site.

### Existing Topography/Soil Characteristics/Vegetation

The property contains slopes greater than 15% that grade toward the unclassified tributary on-site. Vegetation generally consists of Live oak and Ashe juniper. According to the Environmental Assessment, geology at this site is characterized by the Glen Rose formation and soils consist of Brackett soils and Rock outcrop.

### Critical Environmental Features/Endangered Species

As stated in the environmental assessment and confirmed by the Watershed Protection Department Environmental Resource Management (ERM) staff, no Critical Environmental Features were found on or adjacent to the site.

### Description of Project

There is existing office retail development on the property. Although within the City's jurisdiction at the time, the development was not permitted through the City of Austin and is currently in violation. It

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currently exceeds the allowable impervious cover of 20% of the net site area within the Barton Creek Watershed of 16,252 square feet. This project consists of permitting the illegally built existing development as well as new commercial office construction, including drives and parking. It complies fully with SOS water quality standards. The proposed impervious cover for the development is 15,059 square feet or 18.58% of the net site area. This will only be possible if the variance is granted. If the variance is not granted the roadway deduction limits any development to 714 square feet only .009% of the net site area.

**Environmental Code Variance Request**

The following variance to the land development code is being requested:

1. To omit the roadway deduction from the calculation of allowable impervious cover. LDC 25-8-65.

**Conditions for Staff Approval**

- 1) Install rainwater collection system and additional native landscape per the City of Austin 609s revegetation criteria as shown on Sheet 19 of the proposed site plan.

**Recommendation**

Staff recommends approval of the variance with conditions as the Findings of Fact have been met (see attached)

**Similar Cases**

1. Affordable Climate Control Storage – SP-2011-0261D. Was a site plan to construct commercial buildings, parking, and drives, on a similarly shaped triangular lot. The roadway deduction would have removed the majority of the site allowable impervious cover. The case was recommended by the Environmental board June 19, 2012.
2. Ridgewood Addition – C8-2009-0048.0A. Was a single family subdivision of one lot into two lots. The roadway deduction reduced the allowable impervious cover to the point neither lot could have had a house constructed on it. The case was recommended by the Environmental Board November 19, 2009.



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**Planning and Development Review Department  
Staff Recommendations Concerning Required Findings  
Water Quality Variances**

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**Project:** Stoneridge - SP-2013-0096D  
**Ordinance Standard:** Land Development Code Section 25-8-65  
**Variance Request:** To omit the roadway deduction in the calculation of allowable impervious cover for this commercial/office development.

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**Findings:**

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

**Yes. Strict adherence to the code would deprive the applicant of the privilege to develop the property in a manner similar to other commercial properties. The topography and unique shape of the property with its long ROW frontage creates a total roadway deduction that if taken from the allowable impervious cover 16,252 square feet leaves only 714 square feet for commercial use.**

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

**Yes. The variance is not based on the method chosen by the applicant to develop the property. The re-configuration of this property from a rectangular to a triangular shape by TXDOT for the Bee Caves road alignment softening removed not only a large portion of the property's buildable 0-10% slopes, but also left it with a disproportional frontage length to the overall property size.**

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

**Yes. This is the minimum change necessary to allow for reasonable use of and safe access to the site. The applicant and owner have worked with staff to propose this**

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**design that included the removal of one of the buildings originally proposed to reduce the overall impervious cover below the 20% watershed limit to 18.58%**

c) Does not create a significant probability of harmful environmental consequences; and  
**Yes. They are proposing to comply fully with SOS water quality standards. Although the site has slopes greater than 15%, these slopes will only be minimally impacted with water lines associated with water quality and storm water detention.**

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

**Yes. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance. They are proposing to comply fully with SOS water quality standards.**

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The above criteria for granting a variance are met;

*N/A.*

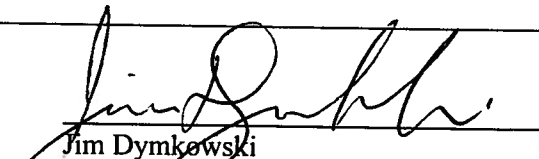
2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

*N/A.*

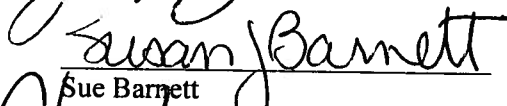
3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

*N/A.*

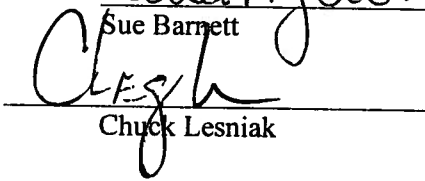
Environmental Reviewer:

  
Jim Dymkowski

Environmental Program Coordinator:

  
Sue Barnett

Environmental Officer:

  
Chuck Lesniak

Date: July 26, 2013

**Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).**



Stoneridge  
SP-2013-0096D  
Driving Directions

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Beginning at Austin City Hall 301 W 2<sup>nd</sup> Street:

Go west on Cesar Chavez approximately 1.2 miles.

Go south on Mopac Loop 1 approximately 2.8 miles to exit for FM 2244/Bee Caves Road.

Turn right and go east on 2244 approximately 3.3 miles.

8907 Bee Caves Rd will be near the intersection of FM 2244 and Marly Way on the left side of the road