

2001 S. 1ST STREET

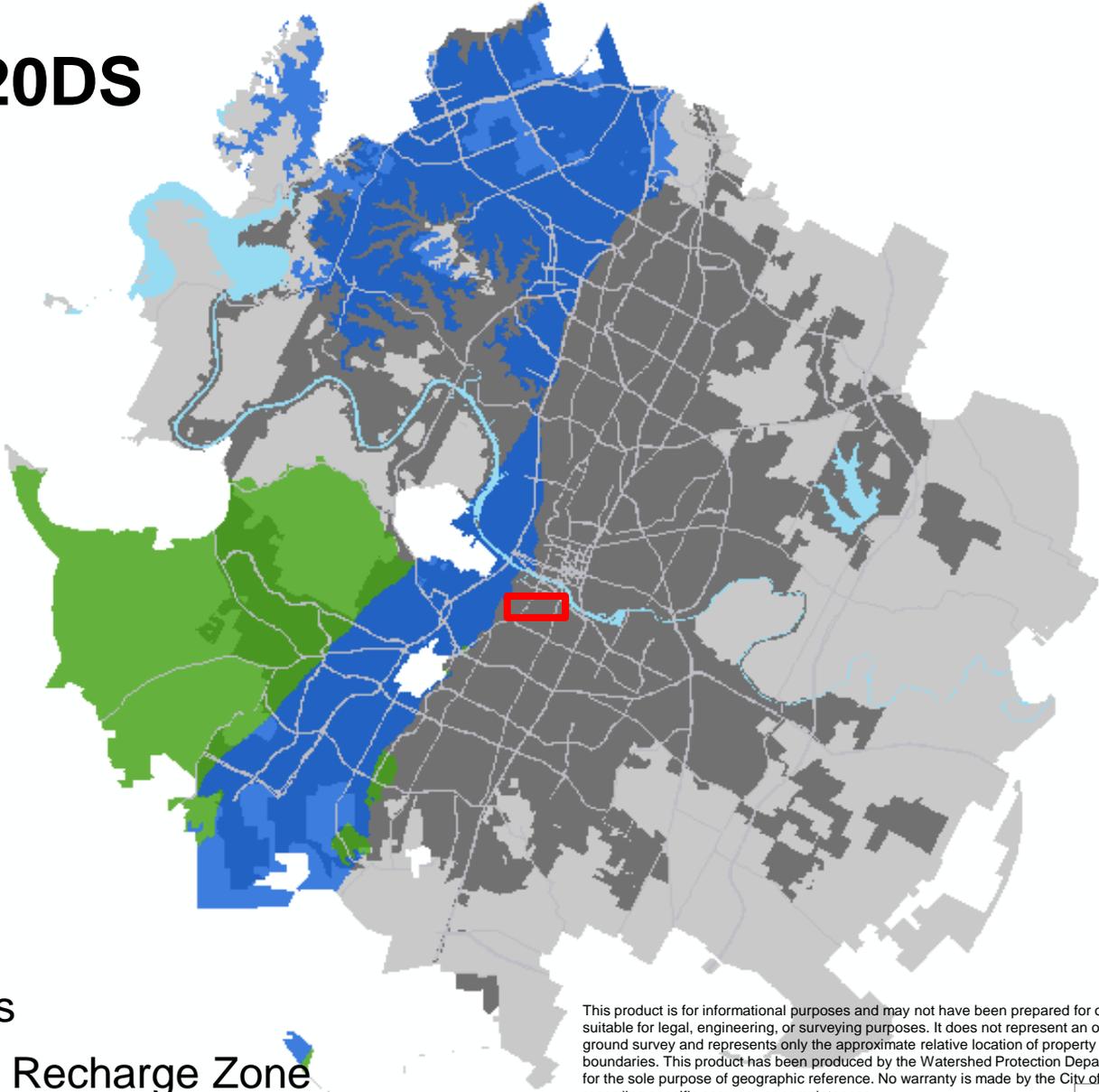
2001 S. 1ST STREET
SP-2018-0017C

Pamela Abee-Taulli

Environmental Review Specialist Senior

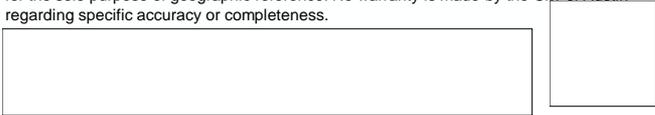
Development Services Department

SP-2018-0320DS



-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone

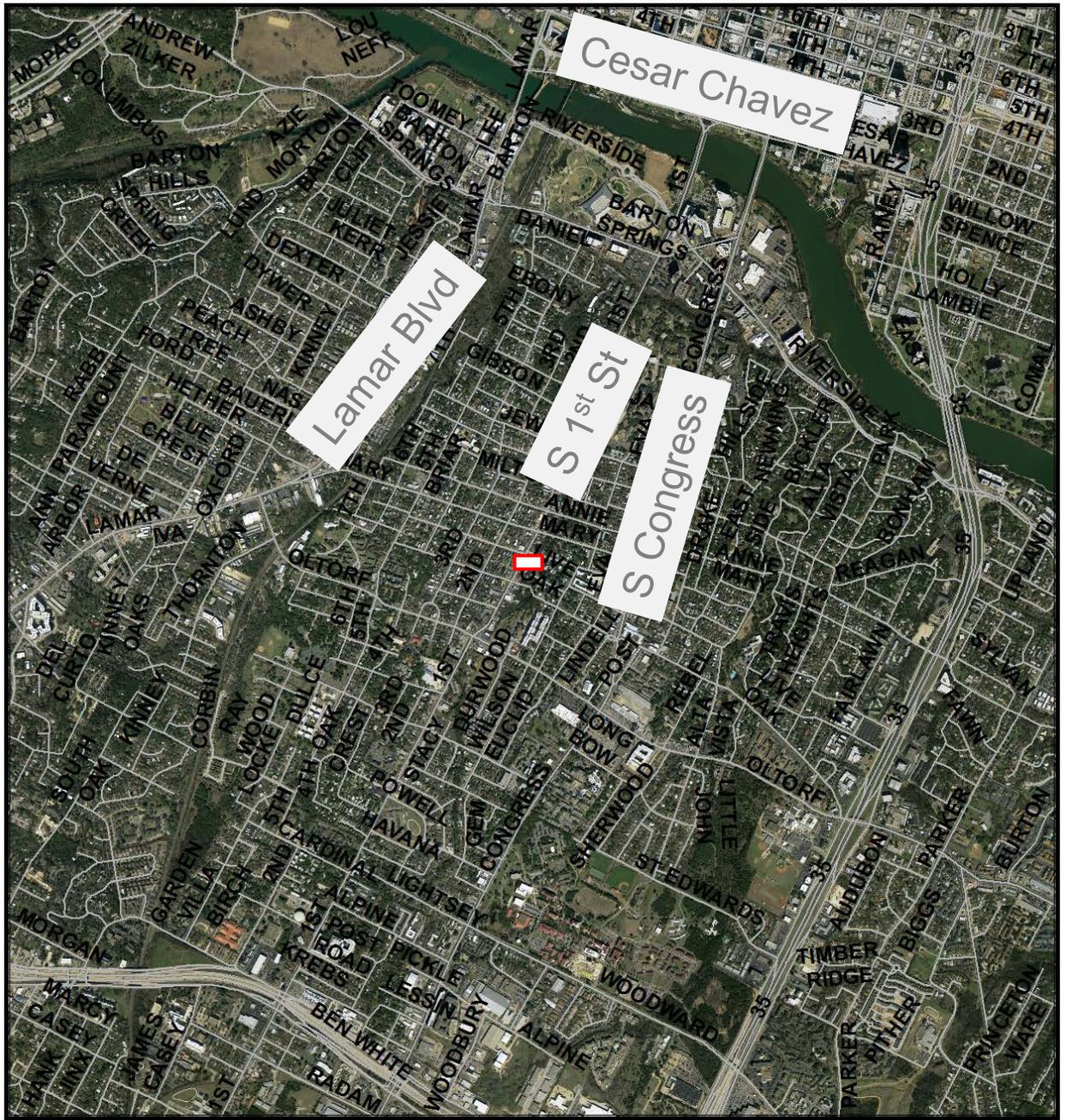
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PROPERTY DATA

- **East Bouldin Creek Watershed**
- **Urban**
- **Desired Development Zone**
- **Full Purpose Jurisdiction**
- **Not located over Edwards Aquifer Recharge Zone**
- **No Critical Environmental Features**
- **Council District 9**

 Site

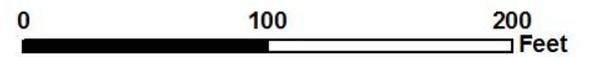


 Site
 TCAD Parcels



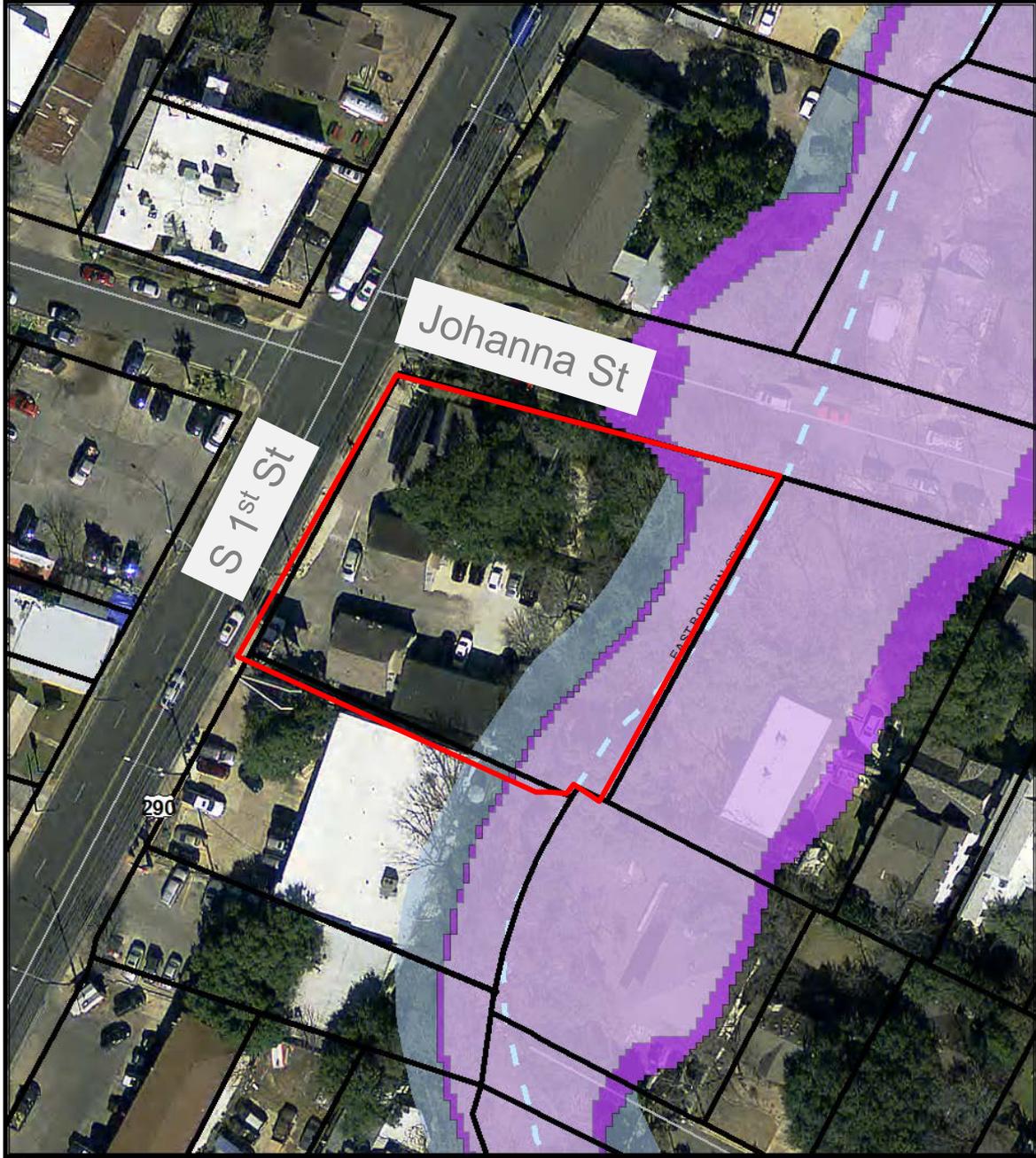
0 100 200 Feet

-  Site
-  TCAD Parcels
-  Creek Centerline
-  CWQZ

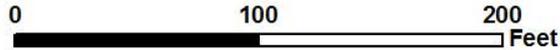


CWQZ in Urban watersheds

- Follows 100-yr. floodplain
- With a minimum width of 50'
- And maximum width of 400'



-  Site
-  TCAD Parcels
-  Creek Centerline
-  CWQZ
-  COA 100 & 25-yr. Floodplain



TREE PRESERVATION

All trees will be preserved, except for right-of-way trees that must be removed for sidewalk.

CODE REFERENCE

**LDC 25-8-261 prohibiting development in a
Critical Water Quality Zone.**

VARIANCE REQUEST

To allow a portion of the driveway to be constructed in the Critical Water Quality Zone.

VARIANCE RECOMMENDATION

Determination of staff is that the request meets the findings of fact stated in LDC 25-8-41

- with the following condition:
 - applicant work with Wetland Biologist reviewer to provide enhanced CWQZ improvements.