

10111 Dobbin Drive SOS Amendment

C8-2018-0057.0A

Briefing to the Environmental Commission

Atha Phillips

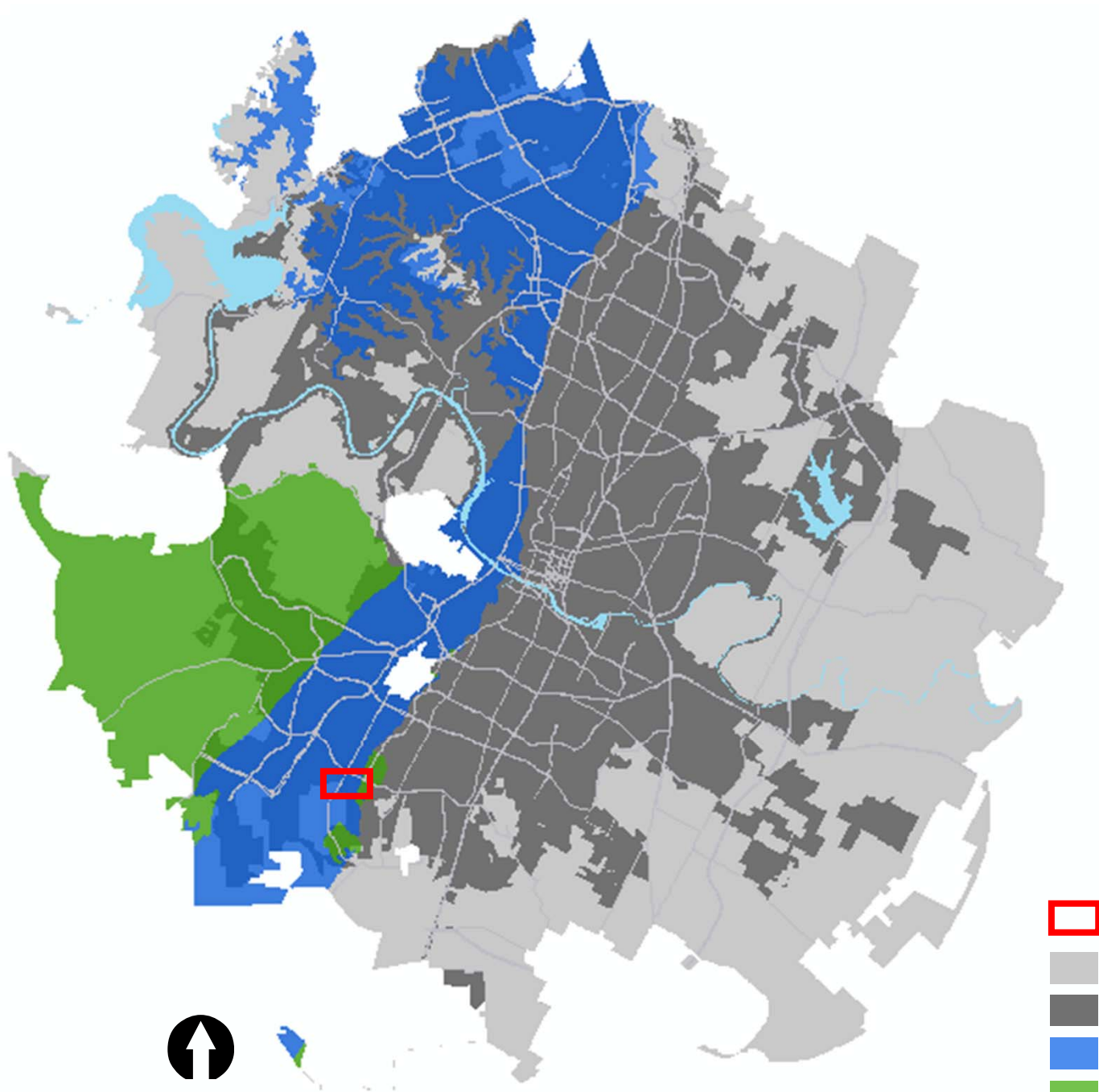
Environmental Officer's Office






June 19, 2019

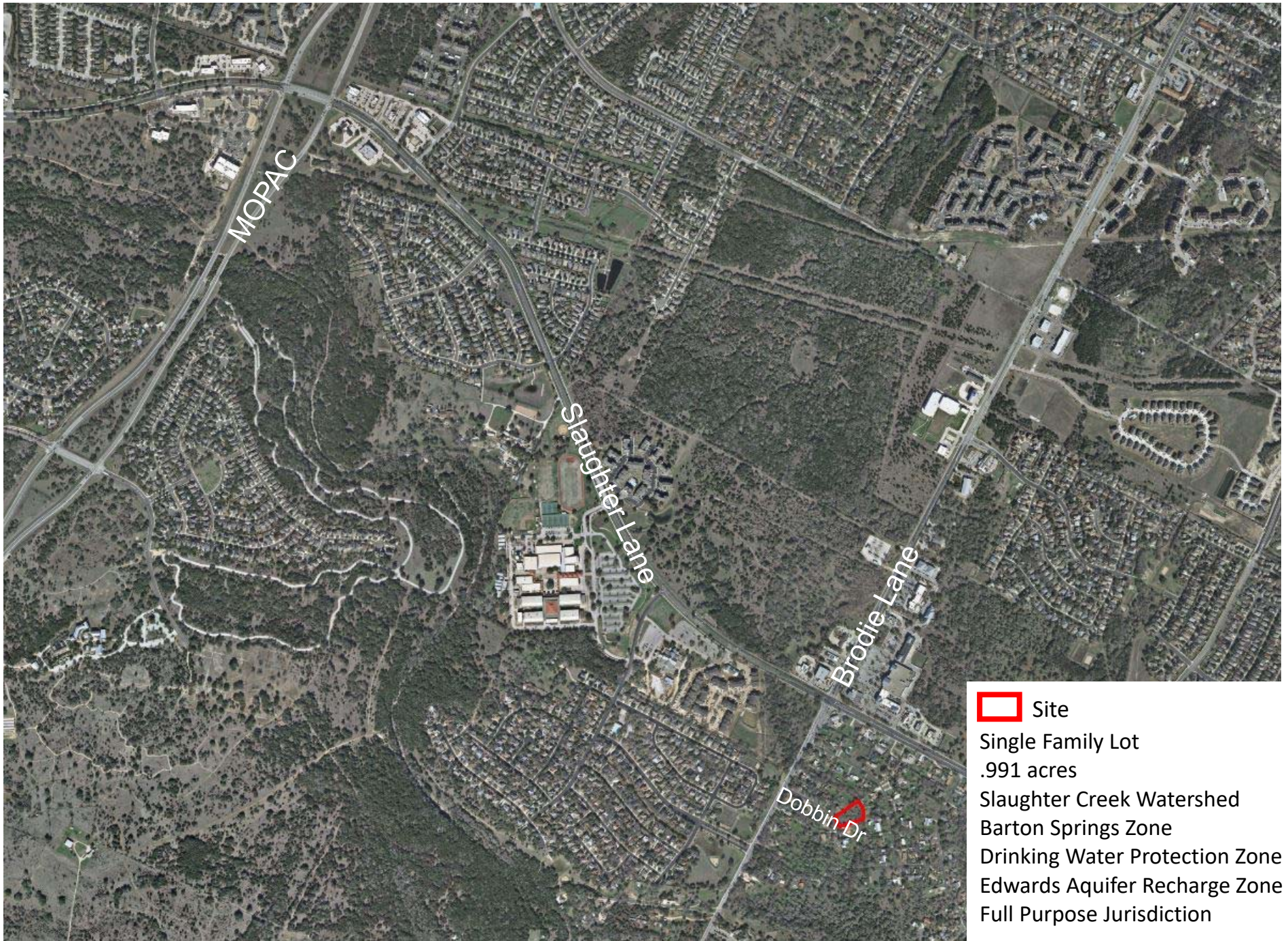
What is an SOS Amendment?

- 1992 Save Our Springs ordinance adopted by citizen initiative
- Per 25-8-515, variances to SOS are not allowed
- Supermajority of Council must approve amendments to SOS
- Council Resolution #20190207-030 on February 7, 2019:

“ The City Manager is directed to initiate site specific variances and amendments to the Land Development Code, including Chapter 25-8, Subchapter A, Article 13 (Save Our Springs Initiative), as minimally required to address proposed development of the lot located at 10111 Dobbin Drive.



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



Site

Single Family Lot

.991 acres

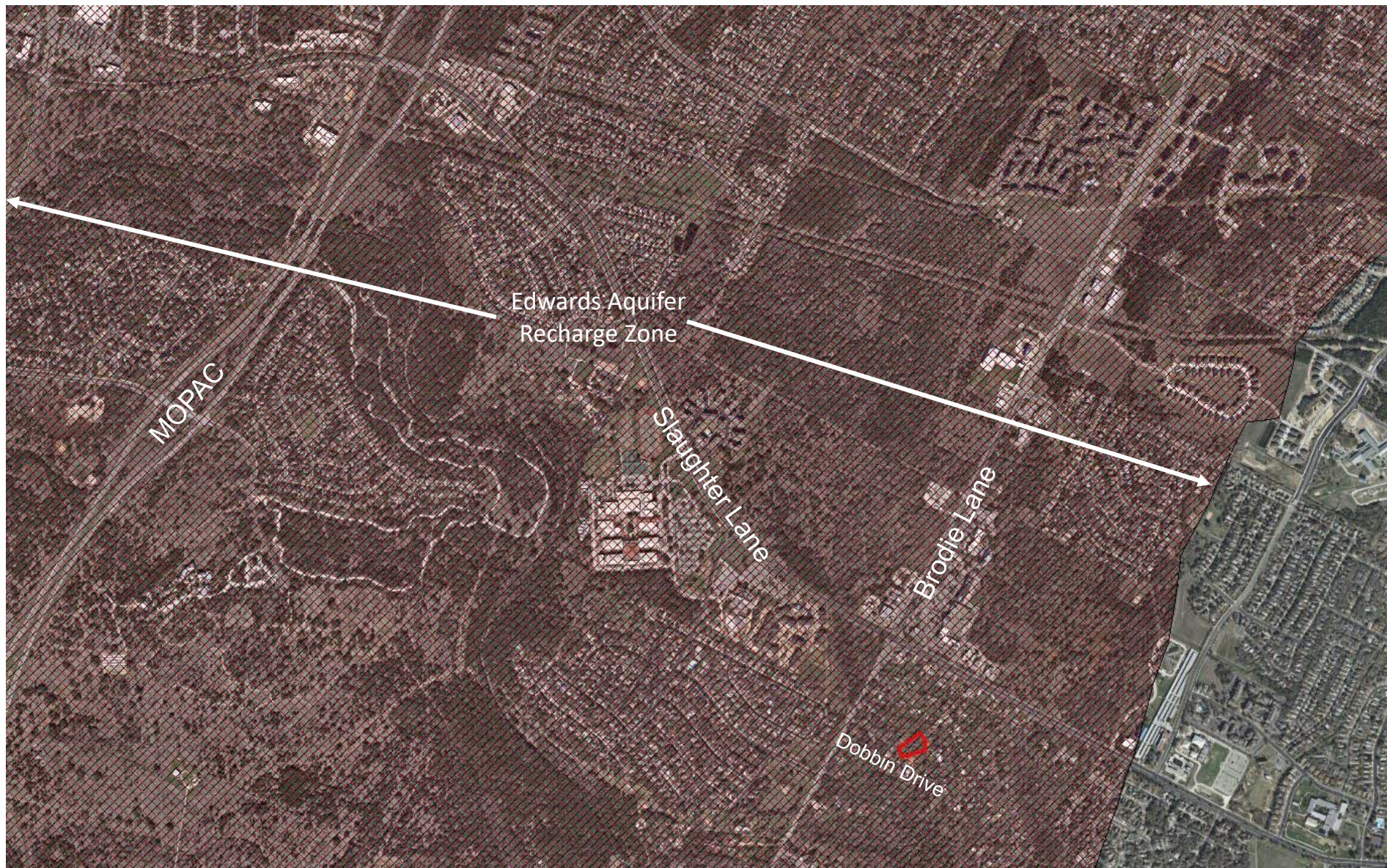
Slaughter Creek Watershed

Barton Springs Zone

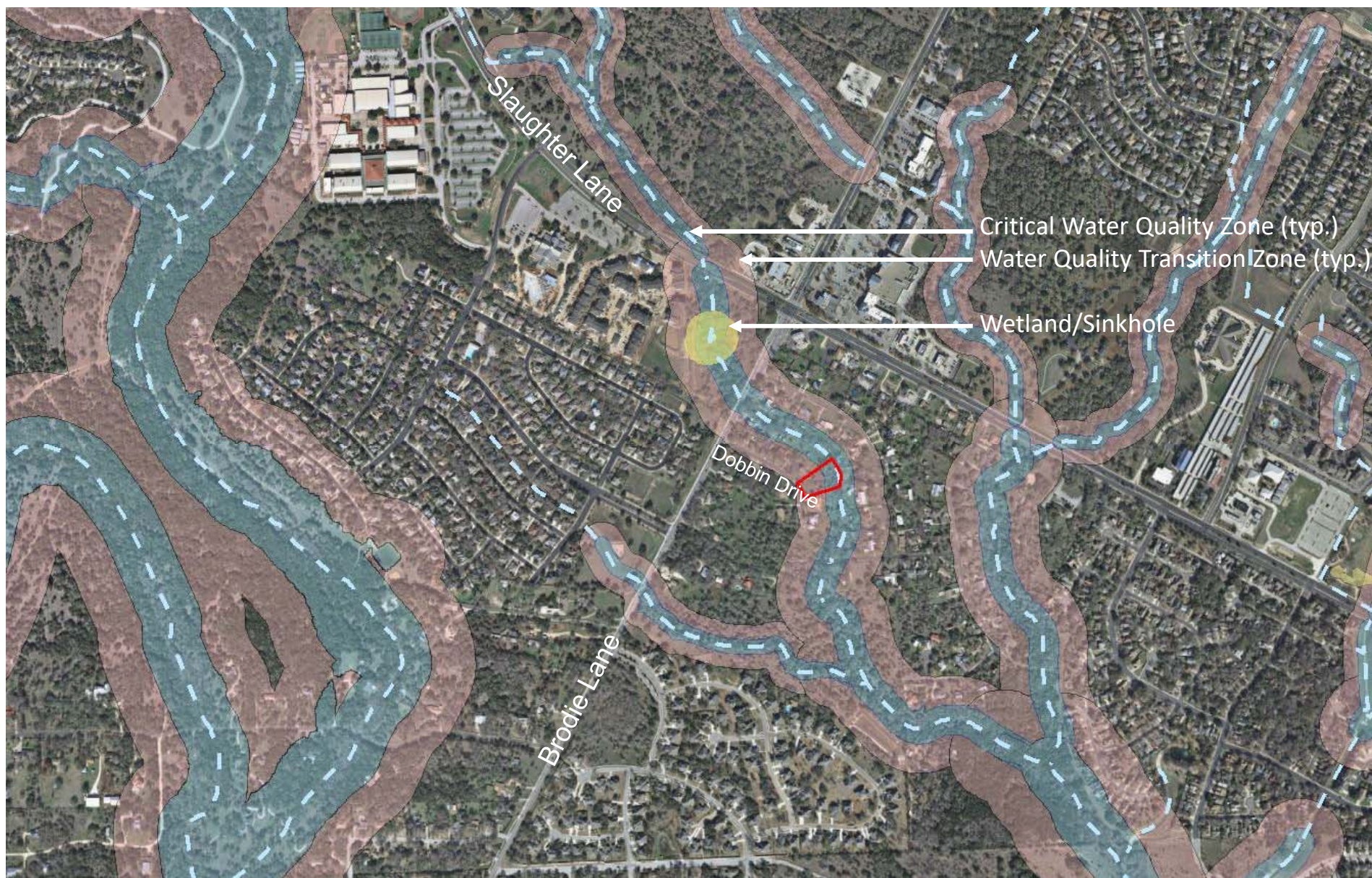
Drinking Water Protection Zone

Edwards Aquifer Recharge Zone

Full Purpose Jurisdiction



 Site



 Site

SOS Requirements

- Impervious cover in this location limited to 15% net site area
- Critical water quality zone and water quality transition zone are excluded from net site area calculations
- No residential building allowed in the critical water quality zone or the water quality transition zone



Net site area of 10111 Dobbin Drive is 0.0 acres

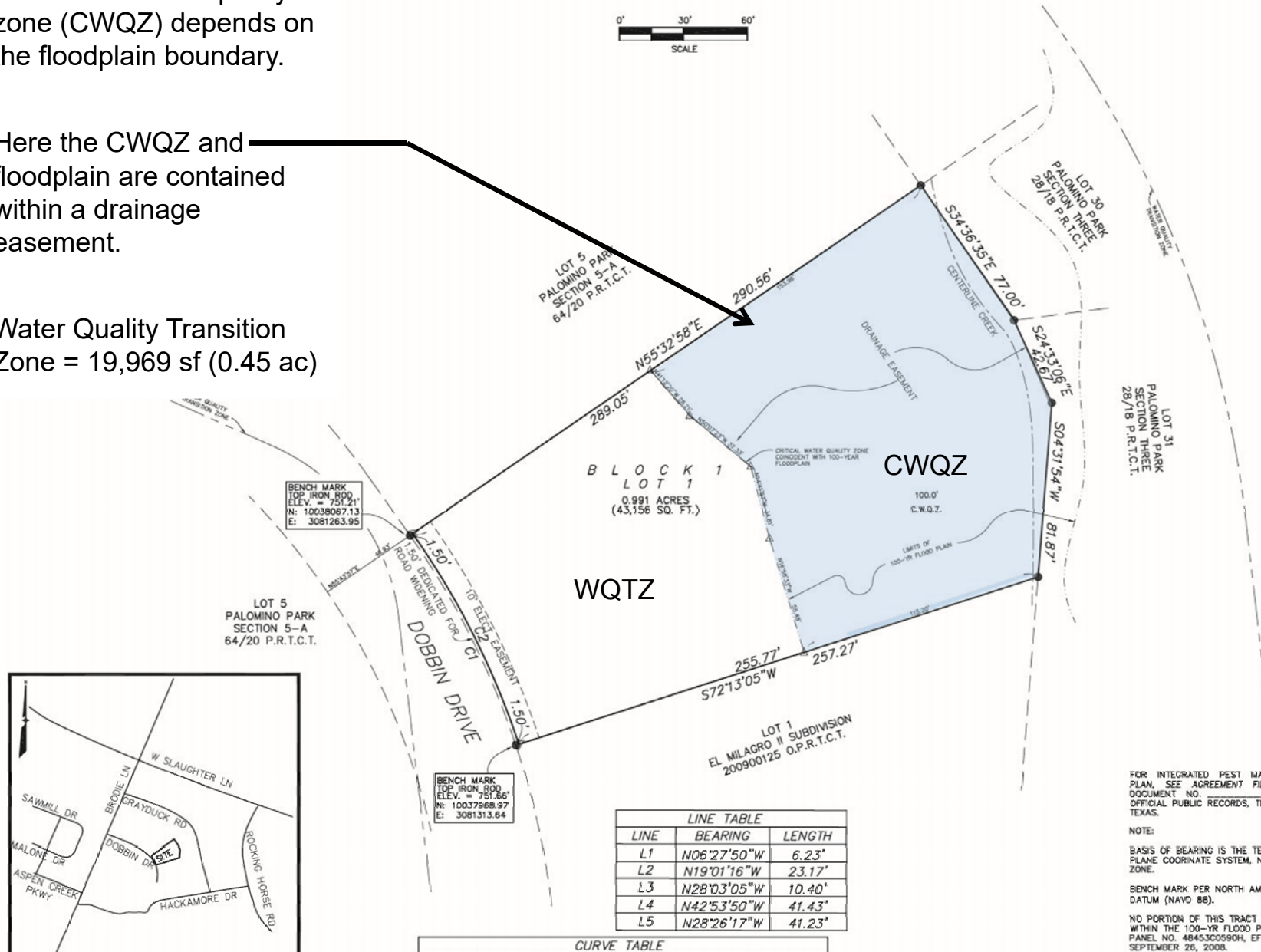
 Site Location

The critical water quality zone (CWQZ) depends on the floodplain boundary.

Here the CWQZ and floodplain are contained within a drainage easement.

Water Quality Transition Zone = 19,969 sf (0.45 ac)

FINAL PLAT OF DOBBIN DRIVE SUBDIVISION



LOCATION MAP
SCALE: NOT TO SCALE

LINE TABLE				
LINE	BEARING	LENGTH		
L1	N06°27'50"W	6.23'		
L2	N19°01'16"W	23.17'		
L3	N28°03'05"W	10.40'		
L4	N42°53'50"W	41.43'		
L5	N28°26'17"W	41.23'		

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	110.25'	375.00'	109.85'	N26°51'05"W	16°50'40"
C2	110.68'	376.50'	110.28'	N26°50'55"W	16°50'38"

● = IRON ROD FOUND
△ = CALCULATED POINT
P.R.T.C.T. = PLAT RECORDS TRAVIS COUNTY, TEXAS
W.Q.T.Z. = WATER QUALITY TRANSITION ZONE
C.W.Q.Z. = CRITICAL WATER QUALITY TRANSITION ZONE

FOR INTEGRATED PEST MANAGEMENT PLAN, SEE AGREEMENT FILED IN DOCUMENT NO. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

NOTE:
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

BENCHMARK PER NORTH AMERICAN VERTICAL DATUM (NAVD 88).

NO PORTION OF THIS TRACT OF LAND LIES WITHIN THE 100-YR FLOOD PLANE, ZONE X. PANEL NO. 48453C0590H, EFFECTIVE DATE SEPTEMBER 26, 2008.

Staff Recommendation

Recommended with the following conditions:

- Limit impervious cover to 15% of the water quality transition zone area (equal to 2,995 square feet)
- Require water quality treatment of roof with on-site controls per Environmental Criteria Manual (first ½ inch, irrigated within 72 hours in WQTZ)
- Prohibit development in the Critical Water Quality Zone
- Restore the Critical Water Quality Zone per Standard Specification 609S (*Native Seeding and Planting for Restoration*)

Environmental Code Modifications:

Current Code shall apply except:

- Section A of 25-8-514 (*Pollution Prevention Required*) shall be modified to allow impervious cover for the site to be calculated as 15% of the gross site area of the water quality transition zone. The water quality transition zone calculated in C8-2018-0057.0A is 19,696 square feet. The maximum allowable impervious cover is 2,995 square feet.
- Section A of 25-8-482 (*Water Quality Transition Zone*) shall be modified to allow development of a single-family residence in the Water Quality Transition Zone as specified in C8-2018-0057.0A.
- Section A of 25-8-514 (*Pollution Prevention Required*) shall be modified to allow water quality control requirements to be satisfied with on-site controls capturing roof runoff. Water quality controls shall be sized to capture the first half-inch of runoff from the roof area. The water quality control shall be designed per the Environmental Criteria Manual to discharge the water quality volume within 72 hours through an irrigation or infiltration system located only within the Water Quality Transition Zone.

Questions?

Contact Information:

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