

OAKS AT SLAUGHTER SITE IMPROVEMENTS

8517-1/2 S. CONGRESS AVENUE
AUSTIN, TEXAS 78745

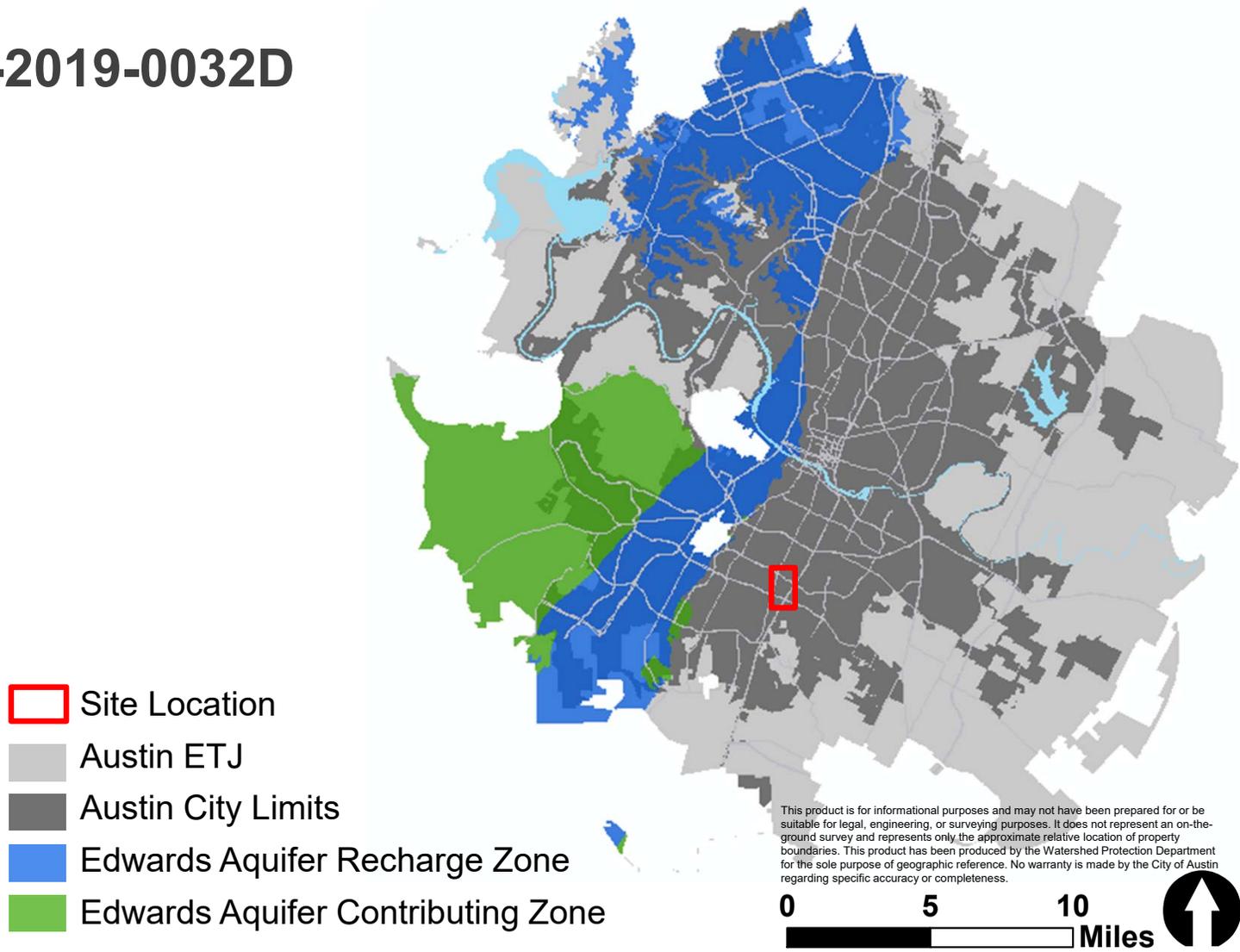
SP-2019-0032D

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Development Services Department

SP-2019-0032D



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0 5 10 Miles 

PROPERTY DATA

- **Full-Purpose Jurisdiction**
- **Desired Development Zone**
- **Suburban**
- **Onion Creek Watershed**
- **Not located over Edwards Aquifer Recharge Zone**
- **No Critical Environmental Features**

EXISTING CONDITIONS



VARIANCE REQUEST

Cut exceeding four feet in the DDZ (LDC 25-8-341).

VARIANCE RECOMMENDATION

Staff recommends the required Findings of Fact have not been met, and does not recommend approval of the variance request.

QUESTIONS/COMMENTS

VERSION: JUL 23, 2019 (CURRENT) ▼

CHAPTER 25-1. - GENERAL

▼ CHAPTER 25-B. - ENVIRONMENT.

▼ SUBCHAPTER A. - WATER QUALITY.

▼ ARTICLE 1. - GENERAL PROVISIONS.

- ▶ Division 1. - Definitions: Descriptions of Regulated Areas.

Areas.

- ▶ Division 2. - Applicability; Exemptions; Exceptions.

- ▶ Division 3. - Variances.

- ▶ Division 4. - Impervious Cover Determinations.

- ▶ ARTICLE 2. - WATERWAYS CLASSIFIED; ZONES ESTABLISHED.

ARTICLE 2. - DEFINITIONS; MEASUREMENTS.

§ 25-1-21 - DEFINITIONS.

Unless a different definition is expressly provided, in this title:

- (1) ACCESSORY, when used as an adjective to describe a land use, means incidental to, and customarily associated with, a principal use.
- (2) ACCOUNTABLE OFFICIAL means the City officer or employee designated by this title or the city manager with a particular administrative or enforcement responsibility.
- (3) ADVISORY BODY means a City board, commission, or other appointed body that does not make a final decision and whose review is not required by state law.
- (4) ~~ADJUTANT~~ means creating a site on which a structure has been built across two or more lots, at least one of which is substandard.

(30) DEVELOPMENT means the construction or reconstruction of a building or road; the placement of a structure on land; the excavation, mining, dredging, grading, or filling of land; the removal of vegetation from land; or the deposit of refuse or waste on land. Development does not include:

- (a) lawn and yard care, including mowing, gardening, tree care, and maintenance of landscaped areas;
- (b) removal of trees or vegetation damaged by natural forces;
- (c) removal of vegetation or cultivation of the soil for agricultural operations, unless prohibited by Subsection [25-8-321\(B\)](#) (*Clearing of Vegetation*); or
- (d) the repair, maintenance, or installation of a utility, drainage or street system that does not disturb land or increase impervious cover.

(31) DIRECTOR, when used without a qualifier, means the director of the Watershed Protection and Development Review Department or the director's designee.

(32) DOMINANT SIDE YARD, when used in reference to a small lot, means the side yard having the larger width.

(33) DRINKING WATER PROTECTION ZONE means the areas within the Barton Springs Zone, the Barton Creek watershed, all water supply rural watersheds, and all water supply suburban watersheds, as described in [Section 25-8-2](#) (*Descriptions Of Regulated Areas*), that are in the planning jurisd

(34) DRIPLINE, when used in reference to a tree, means a line on the ground encircling the tree that is directly beneath the outermost portion of the tree canopy.

VERSION: JUL 23, 2019 (CURRENT) ▼

MANAGEMENT.

- ▶ ARTICLE 9. - CERTIFICATES OF COMPLIANCE AND OCCUPANCY.

- ▶ ARTICLE 10. - ENFORCEMENT.

- ▶ ARTICLE 11. - AMENDMENT PROCEDURE.

- ▶ ARTICLE 12. - VESTED RIGHTS.

ARTICLE 13. - RESERVED.

- ▶ ARTICLE 14. - PARKLAND DEDICATION.

- ▶ ARTICLE 15. - HOUSING.

- ▶ ARTICLE 16. - NEIGHBORHOOD PLAN

CHAPTER 25-5. - SITE PLANS.

ARTICLE 1. - SITE PLANS GENERALLY.

Division 1. - Site Plan Requirement and Notice.

§ 25-5-1 - SITE PLAN REQUIRED.

Except as provided in [Section 25-5-2](#) (Site Plan Exemptions), a site plan must be approved and released under this chapter before:

- (1) a person may change the use of property;
- (2) a person may develop property; or
- (3) the building official may issue a building permit.

Source: Section 13-1-600; Ord. 990225-70; Ord. 031211-11.