

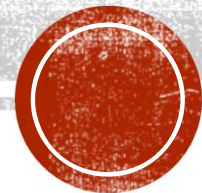
WATER OAK APARTMENTS

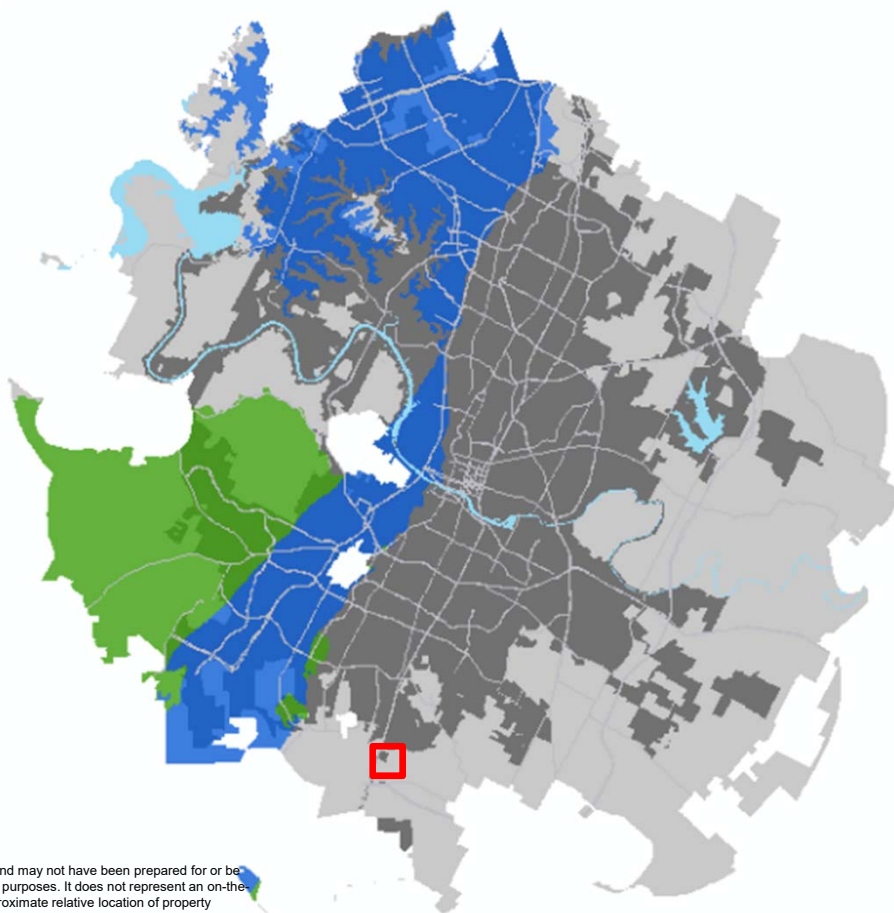
**12,125 S IH 35, AUSTIN,
TX 78747
SP-2019-0109C**

Pamela Abee-Taulli

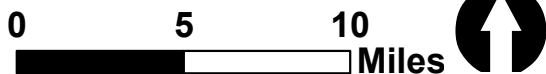
*Environmental Review
Specialist Senior*

*Development Services
Department*










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SITE LOCATION

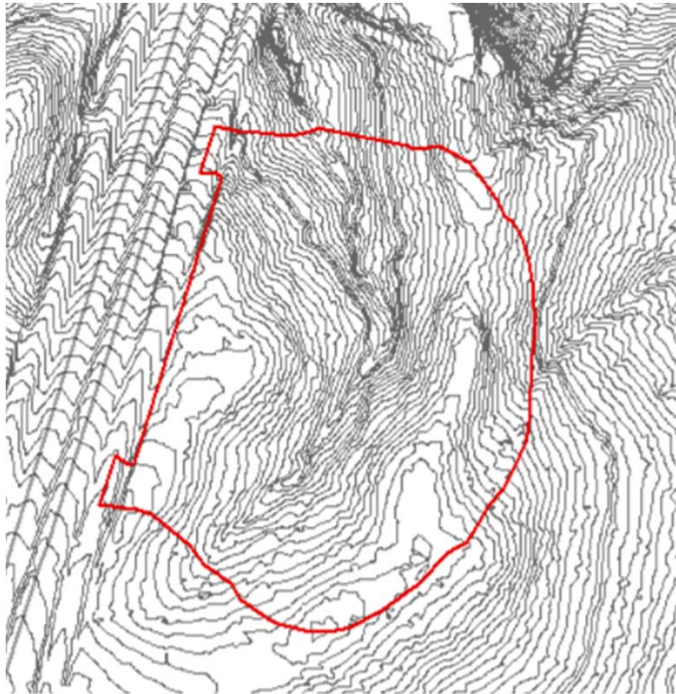
-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone

April 15, 2020

- Onion Creek Watershed
- Suburban Classification
- Desired Development Zone
- Full Purpose Jurisdiction
- Not located over Edwards Aquifer Recharge Zone
- No Critical Environmental Features
- Council District 5

PROPERTY DATA

April 15, 2020



- Site Location
- 2-foot contours



SITE CONDITIONS

- Steep, wooded valley bisects site.

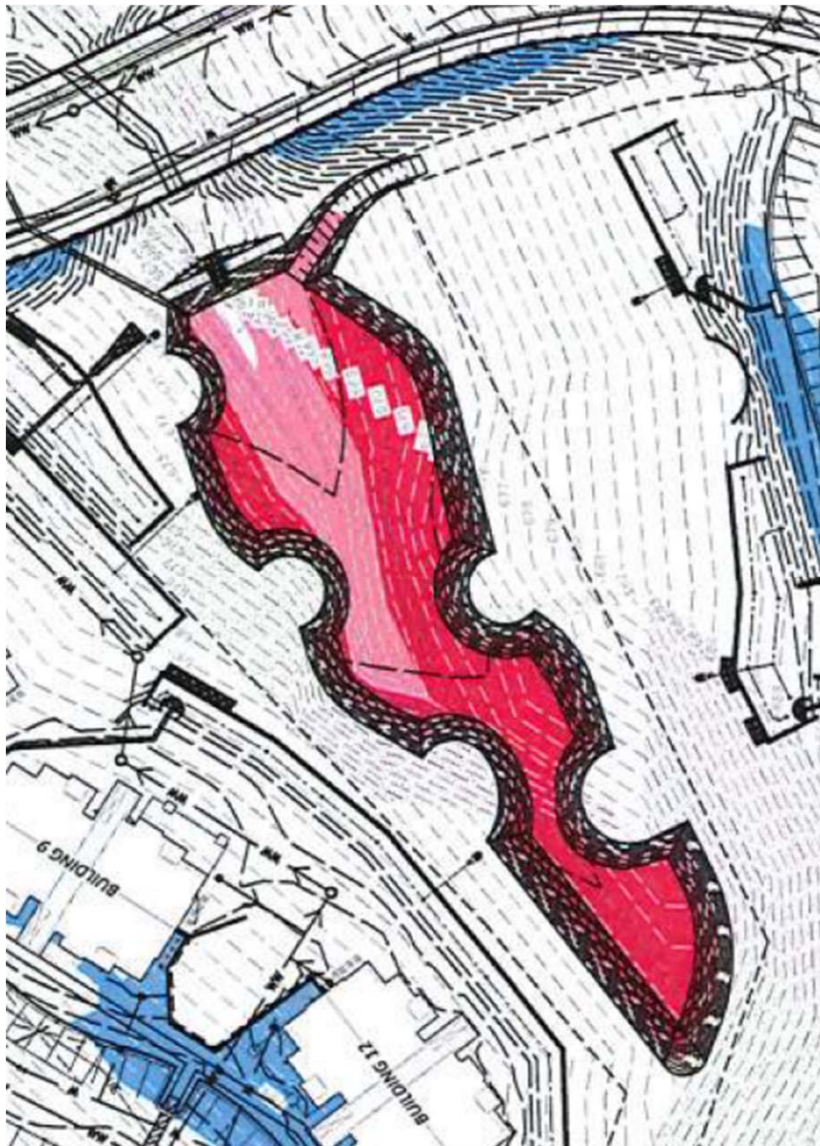
April 15, 2020



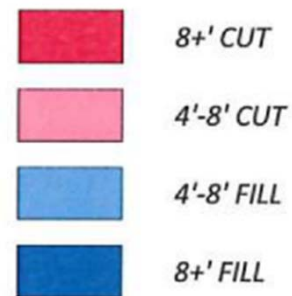
PROPOSED DEVELOPMENT

- Cut over 8 feet is restricted to ponds.

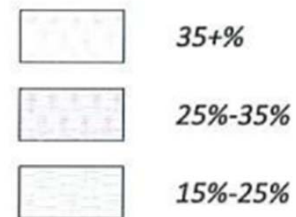
April 15, 2020



CUT/FILL



SLOPES



PROPOSED DEVELOPMENT

- Slopes in main pond are between 15 and 35 percent.
- Pond is designed to preserve Heritage trees. (See notches.)

April 15, 2020

Request to vary from LDC 25-8-341 to allow cut in excess of 4 feet on slopes exceeding 15 percent.

VARIANCE REQUEST

April 15, 2020

Staff recommends this variance with the following conditions:

- Stockpile and reserve topsoil for use in revegetation of disturbed areas.
- Revegetate disturbed areas adjacent to creek and pond with riparian plantings per 609S.6.
- Use enhanced erosion & sedimentation controls during construction to prevent outflow of sediment-laden water from pond.

VARIANCE RECOMMENDA- TION

April 15, 2020