

1112 W. ANNIE ST.

SP-2020-0093DS

Hank Marley

Environmental Review Specialist Senior

Development Services Department

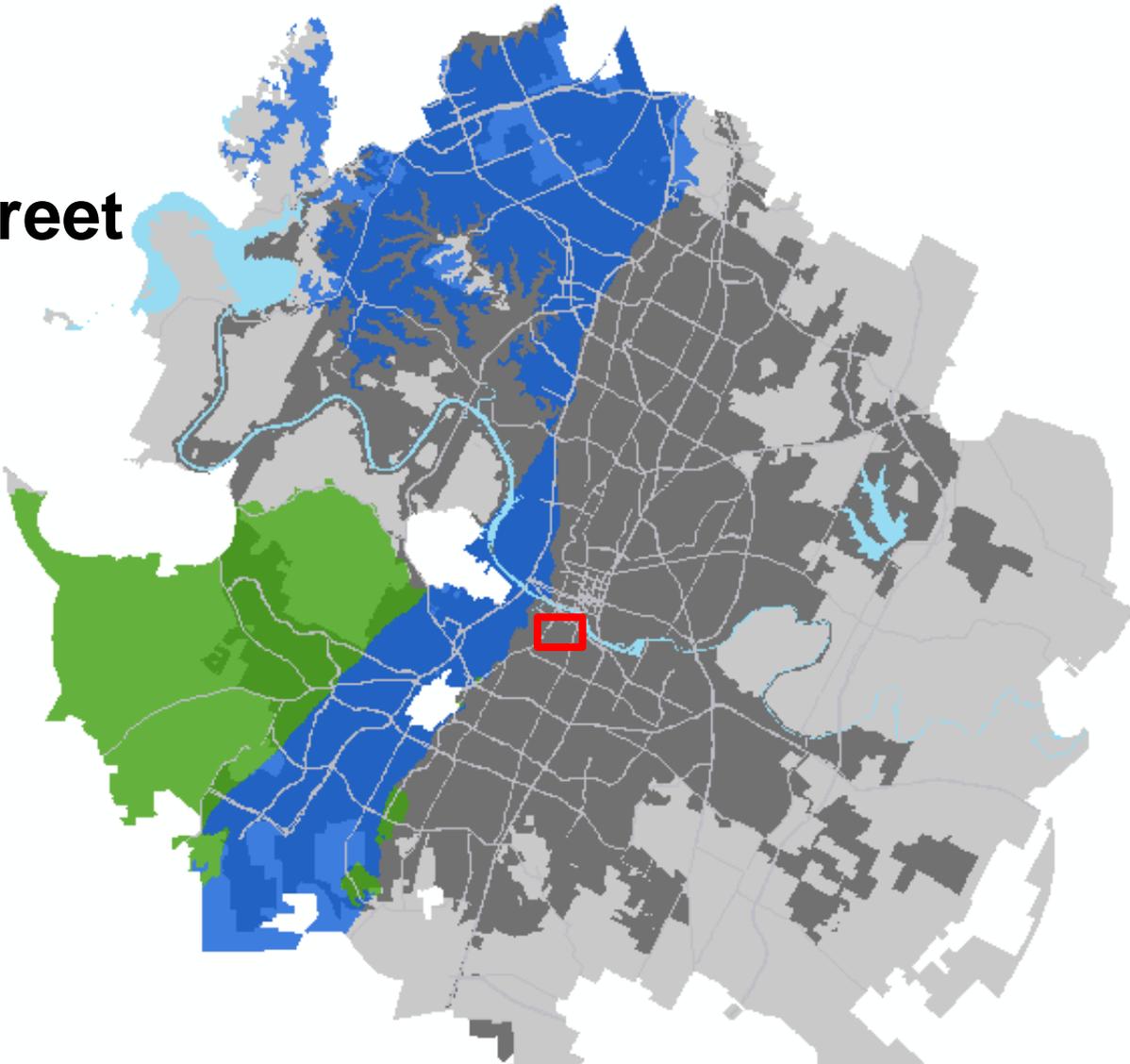
PROPERTY DATA

- 0.1455 acres
- West Bouldin Creek
- Urban
- Desired Development Zone
- Austin Full Purpose
- Not located over Edwards Aquifer Recharge Zone
- No Critical Environmental Features
- Current code regulations apply

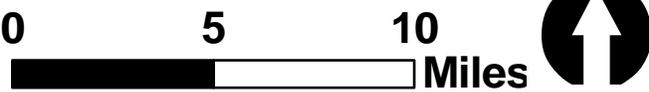
SP-2020-0093DS

1112 W. Annie Street

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



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. This product has been produced by the Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Vicinity Exhibit



South Lamar Blvd.

1112 W. Annie Street
(Site Location)

Twin Oaks Branch
Public Library.



Existing conditions



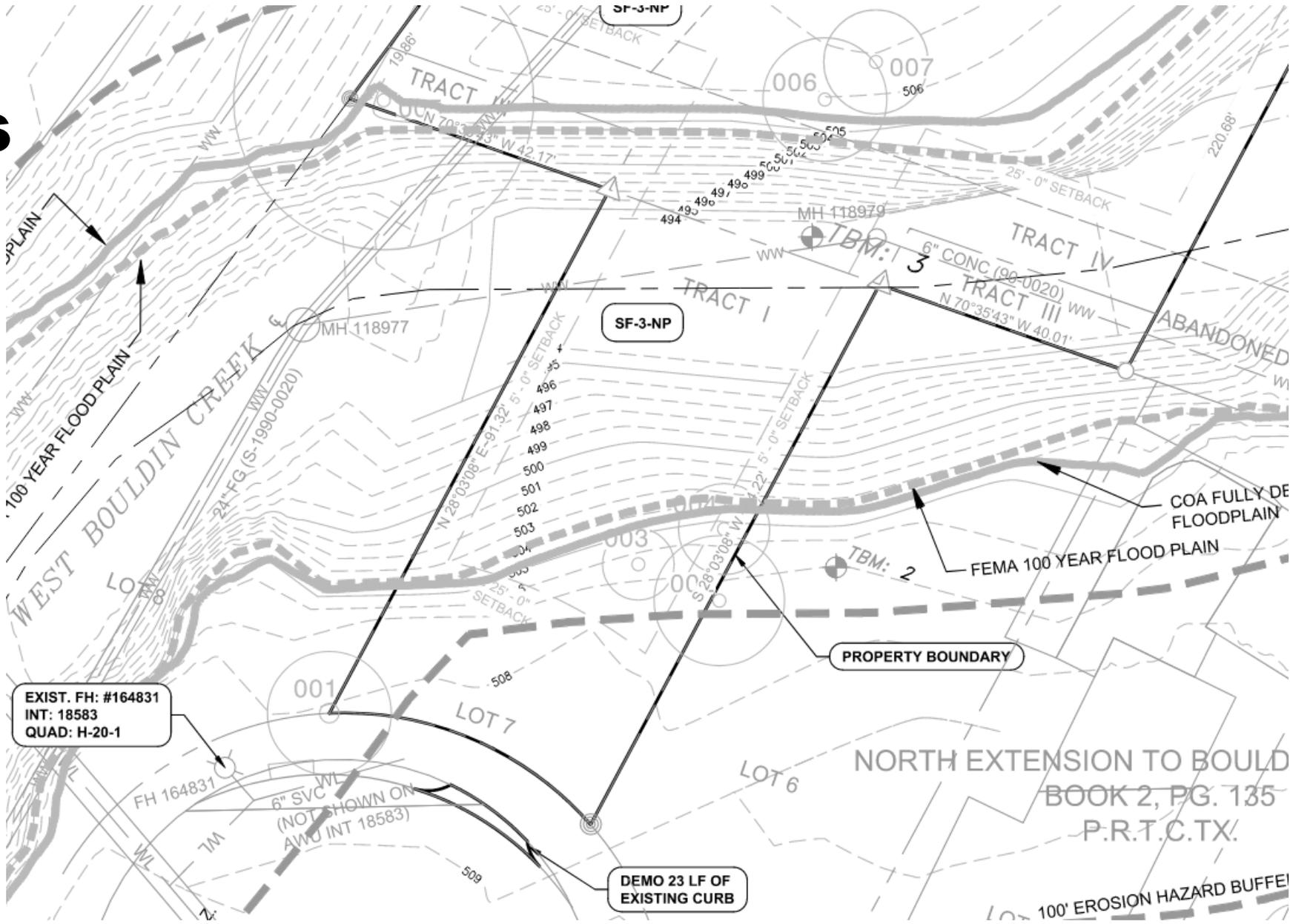
Northern stream bank



Southern stream bank



Existing conditions



EXIST. FH: #164831
INT: 18583
QUAD: H-20-1

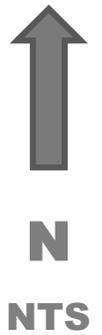
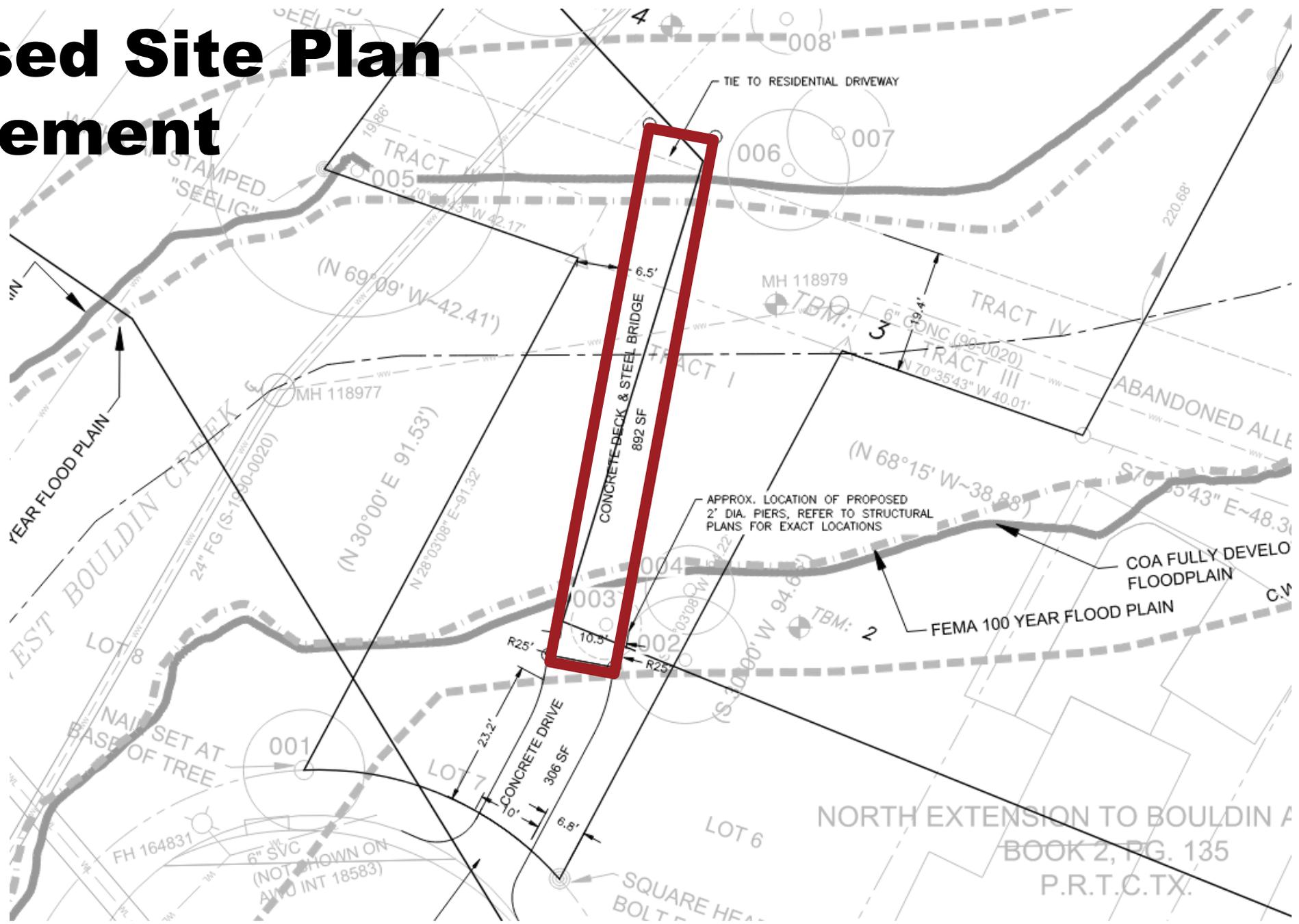
PROPERTY BOUNDARY

DEMO 23 LF OF
EXISTING CURB

COA FULLY DE
FLOODPLAIN
FEMA 100 YEAR FLOOD PLAIN

NORTH EXTENSION TO BOULD
BOOK 2, PG. 135
-P.R.T.C.T.X.

Proposed Site Plan Enlargement



VARIANCE REQUEST

To allow development inside the Critical Water Quality Zone (LDC 25-8-261)

- To allow the drive to cross the critical water quality zone.

FINDINGS OF FACT (LDC 25-8-41)

Findings of Fact

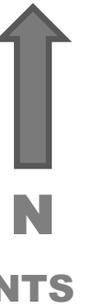
LDC 25-8-41

- 1: The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

- Staff determination: Yes.

The site is located in the Bouldin Creek Neighborhood Planning Area and has a single family zoning designation similar to the immediate surrounding areas. The proposed bridge crossing is to gain access to a larger lot located on the other side of West Bouldin Creek. This is the lot where the owner intends to build their home. That lot is 0.5290 acres and the majority of it is outside of the 100 year floodplain and critical water quality zone (Figure 1 next slide). The proposed bridge crossing is the only access point that the owner has to the City ROW, as the lot is entirely enclosed within West Bouldin Creek, other single family lots and the train track that runs the entire length of the Western perimeter. By not allowing the proposed bridge the requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Figure 1



Findings of Fact

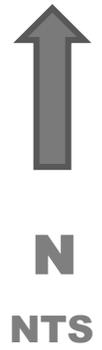
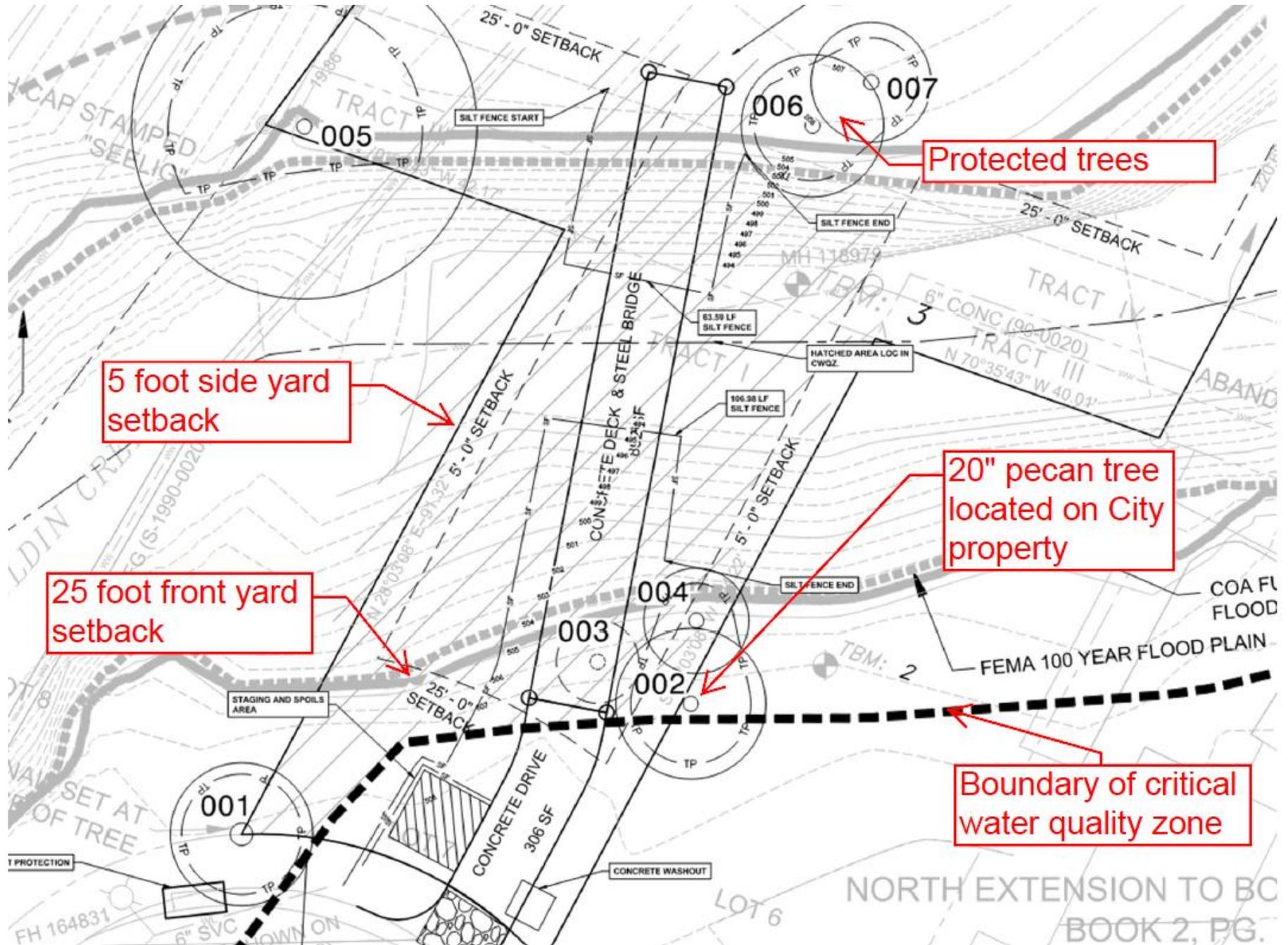
LDC 25-8-41

- 2a: The variance: Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance:

- Staff determination: Yes.

The proposed bridge over West Bouldin Creek is the only access point that the owner has from City ROW to their buildable lot. The proposed bridge has been designed to take the most direct path across the creek while also minimizing, to the maximum extent feasible, disturbance to the critical water quality zone and avoiding disturbance to the critical root zone of tree #002, which is an existing 20" pecan tree that is located on adjacent City property (Figure 2 next slide). Furthermore, the design also avoids the removal of trees #004, 006 and 007, all of which are Pecan species located on the project property (Figure 2 next slide). Moreover, the proposed location of the bridge also adheres to the minimum 5 foot side yard & 25 foot front yard setback requirements in accordance with LDC 25-2-513 & 492 (Figure 2 next slide). Therefore, the variance is not necessitated by the scale, layout, construction method, or other design decision made by the applicant.

Figure 2



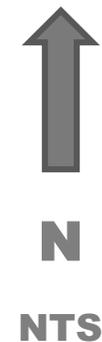
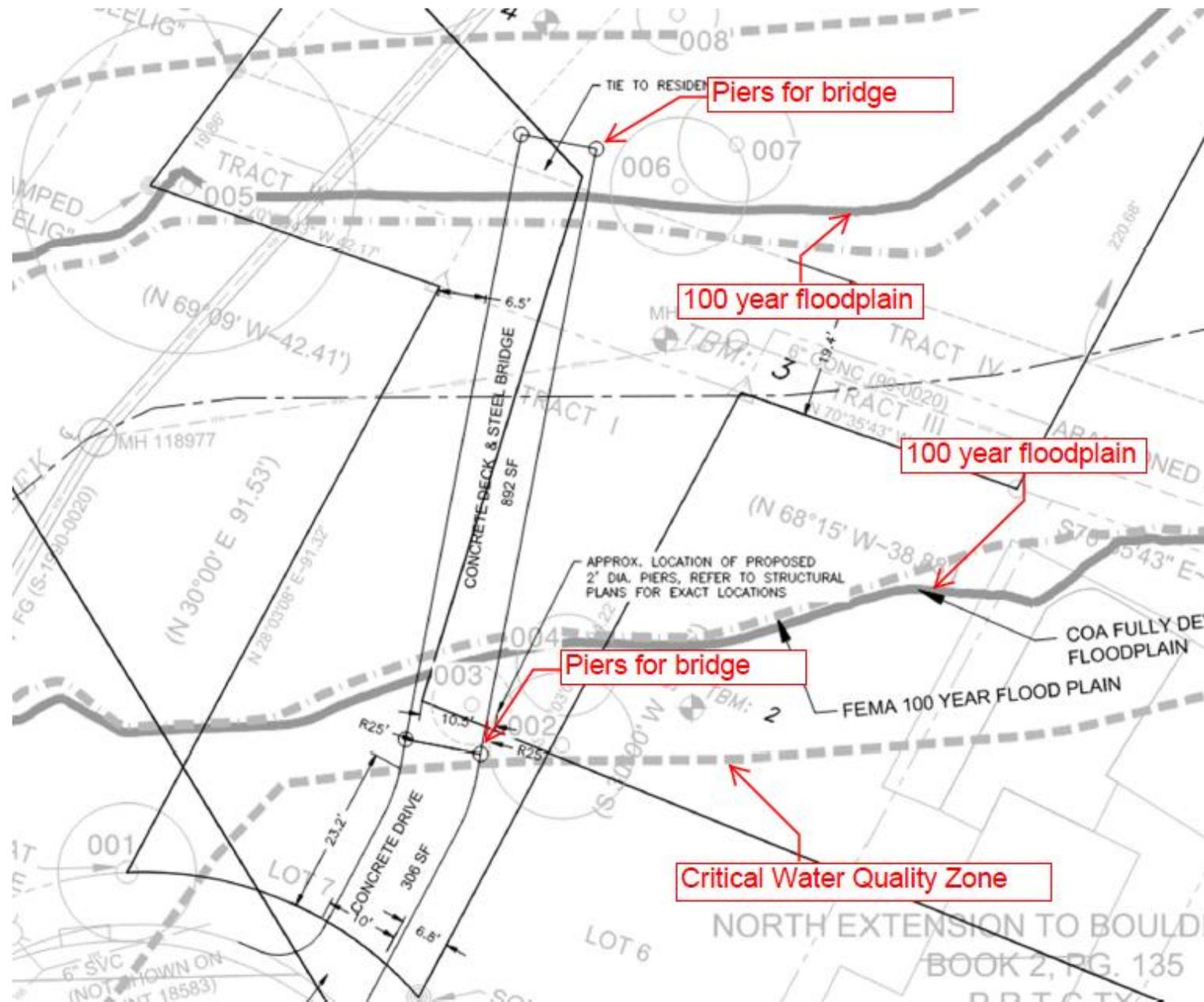
Findings of Fact

LDC 25-8-41

- 2b: The variance is the minimum deviation from code requirement necessary to allow a reasonable use of the property.
 - Staff determination: Yes.

The proposed bridge has been designed to span the 100 year floodplain (Figure 3 next slide). It has also been designed to remove the least amount of protected sized trees located on site and also avoids disturbance of the critical root zone of the larger 20” pecan tree that is located on adjacent City property. Therefore, staff agrees that the design and location of the proposed bridge is the minimum deviation from code requirement necessary to allow a reasonable use of the property.

Figure 3



NTS

Findings of Fact

LDC 25-8-41

- 2c: The variance does not create a significant probability of harmful environmental consequences:
 - Staff determination: Yes.

The proposed bridge has been designed to span the 100 year floodplain. During construction there is some expected disturbance to the creek and the City erosion control within the vicinity of the proposed bridge crossing. The developer is required to clean and remove any construction debris from within the creek. They are also required to make repairs and restore the City erosion control infrastructure that may become destabilized during the construction of the bridge. Furthermore, all areas of the critical water quality zone that are located within the limits of construction will require City standard and specification 609S – Native Seeding and Planting. Therefore, the variance does not create a significant probability of harmful environmental consequences.

Findings of Fact

LDC 25-8-41

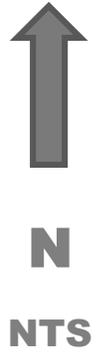
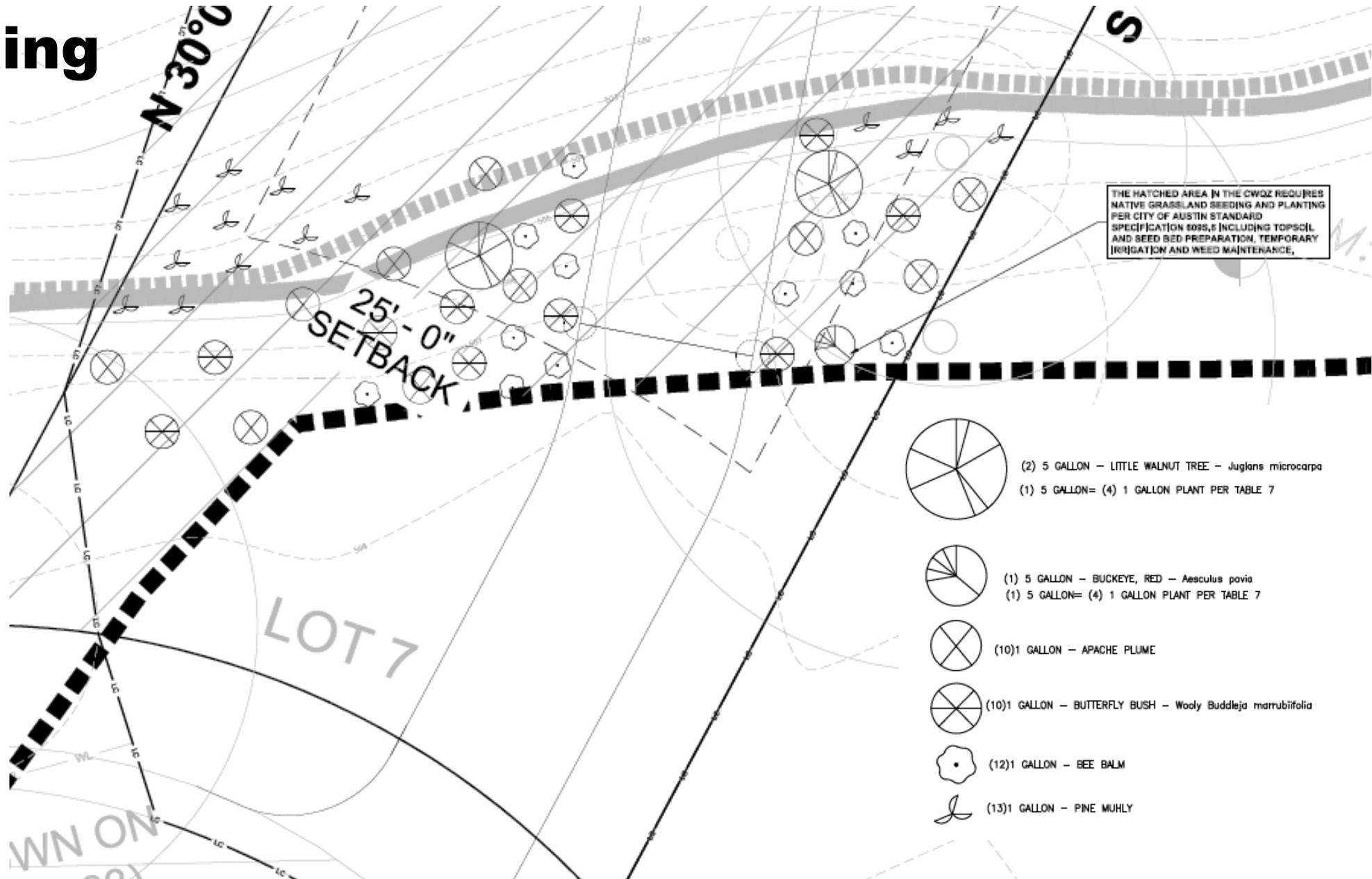
- 3: Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance:
 - Staff determination: Yes
As this proposed bridge has been designed to span the 100 year floodplain there will not be any obstructions within the waterway. Due to the increase in impervious cover being less than 8,000 square feet the project does not require water quality treatment in accordance with City code. However, City standard specification 609S – Native Seeding and Planting is required within the limits of construction. Therefore, development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Variance Recommendation

Staff has determined the required Findings of Fact have been met, and recommends approval of the variance request with the following conditions:

- Restore any damage caused during construction to the City erosion control infrastructure up to the standards shown in the West Bouldin Creek at West Annie Street Stream Restoration Project – GP-2014-0593.WPD.
- Provide a planting plan requiring City standard specification 609S – Native Seeding and Planting within the critical water quality zone (Planting plan next slide).

Planting Plan 609S



NTS