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*Environmental Review
Specialist Senior*

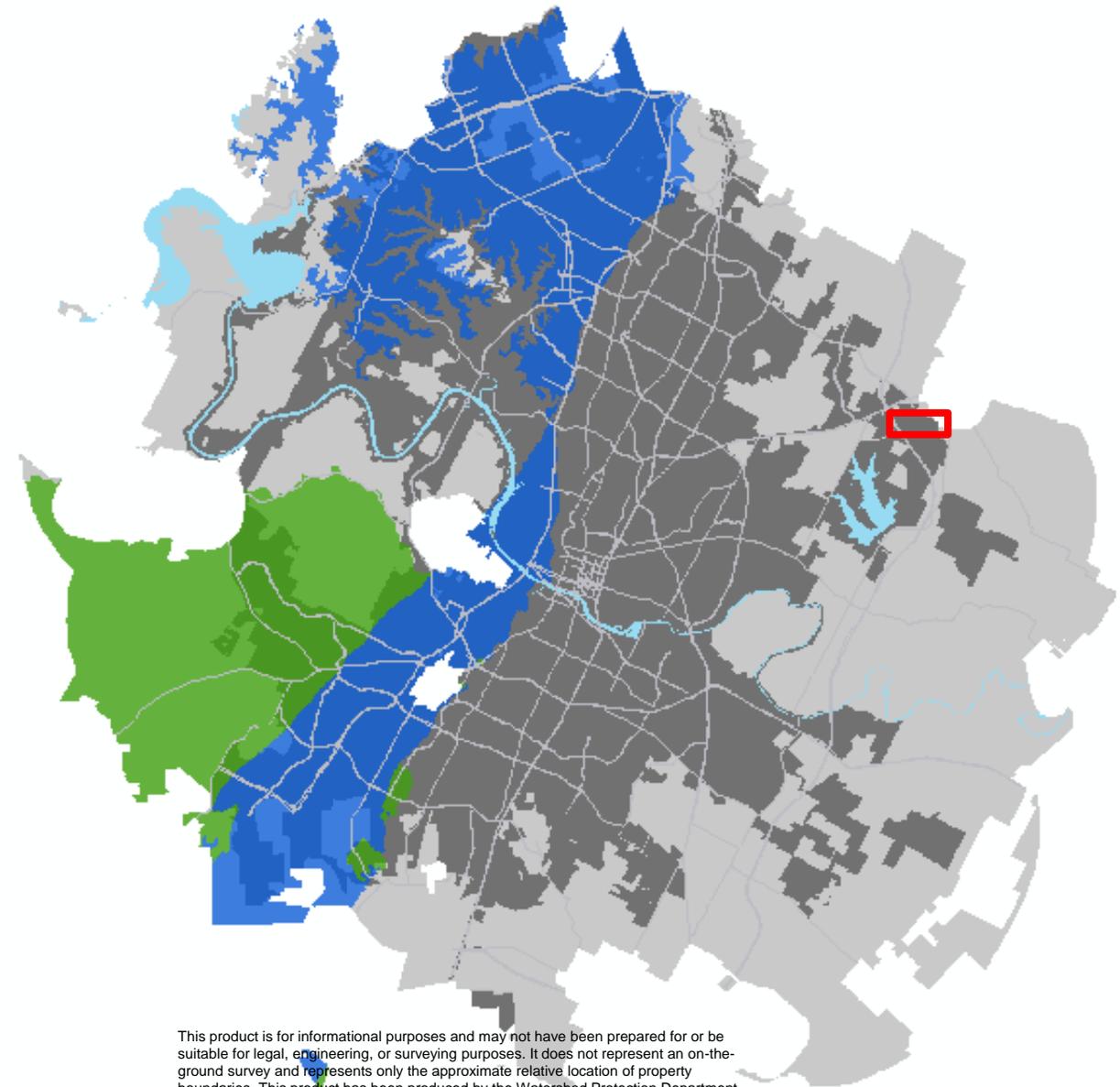
*Development Services
Department*

BLUE BLUFF AT WILDHORSE RANCH

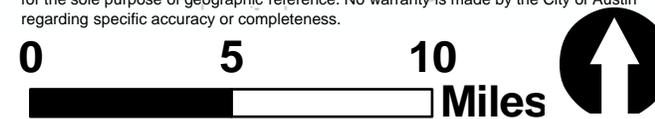
**10621 BLUE BLUFF RD
C8-2020-0033**

PROJECT LOCATION

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

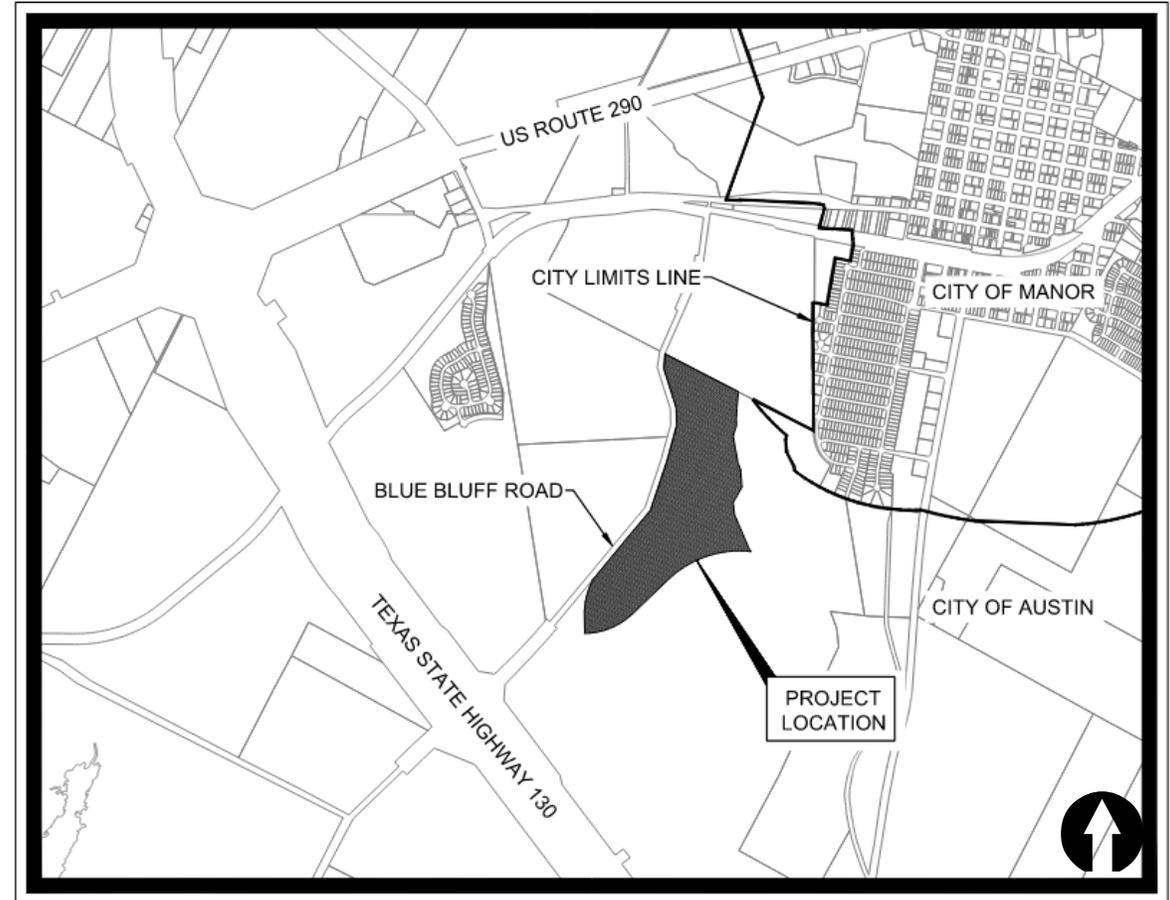


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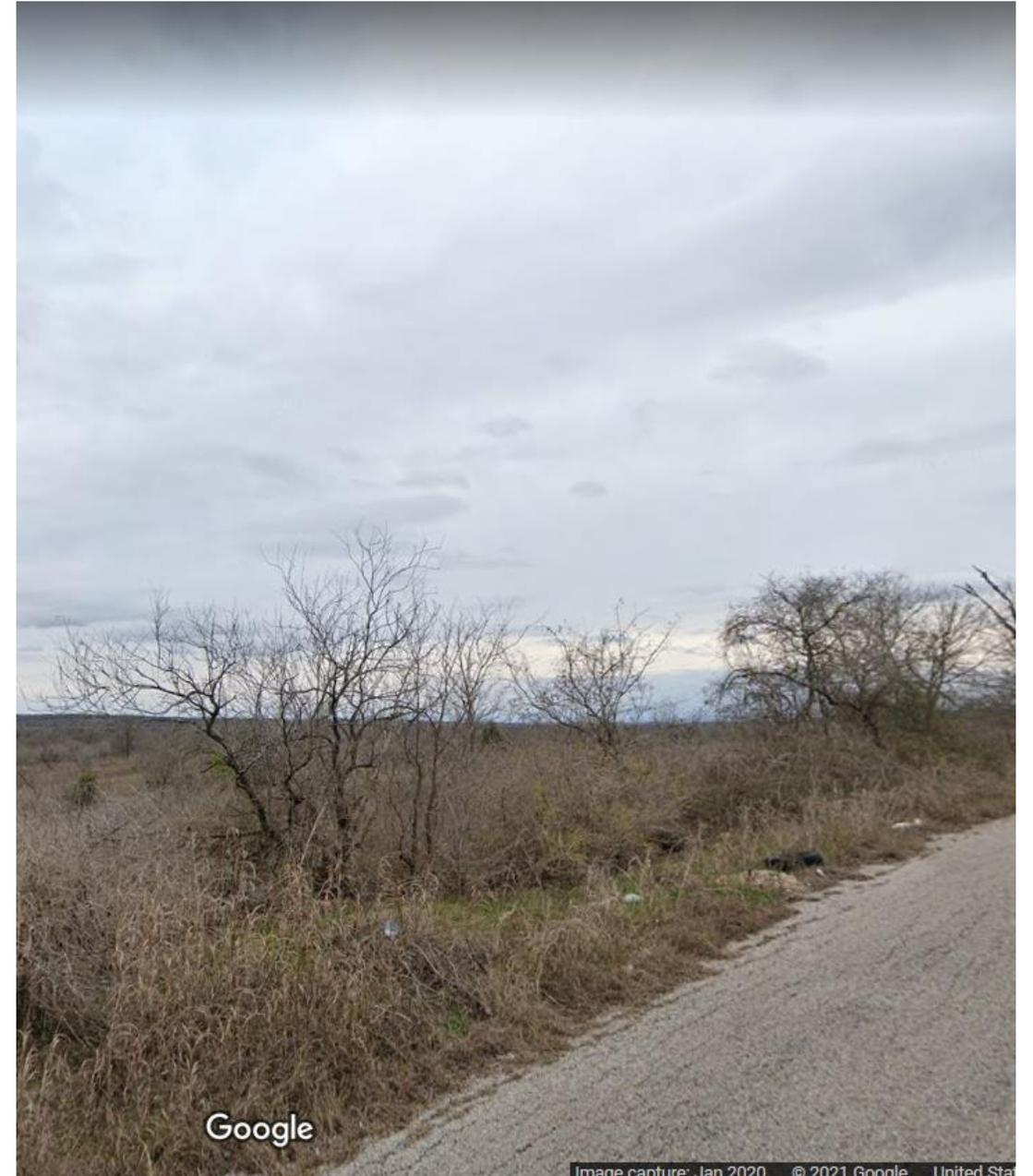
PROPERTY DATA

- Gilleland Creek Watershed
- Suburban Classification
- Desired Development Zone
- Full Purpose Jurisdiction
- Critical Water Quality Zone & Water Quality Transition Zone
- Council District 1



DEVELOPMENT DATA

- Comprehensive Watershed Ordinance
- Wildhorse Planned Unit Development Agreement (PUD)
 - The PUD requires buffers for waterways draining 64-320 ac.:
 - CWQZ (boundary coincides with the 100-year floodplain, except that the minimum width is 50' from centerline)
 - WQTZ (50')
- Waterway buffers:
 - Major waterway buffer for Gilleland Creek
 - Minor waterway for tributary of Gilleland Creek (per PUD)
- Slopes > 15%



Google

Image capture: Jan 2020 © 2021 Google United States

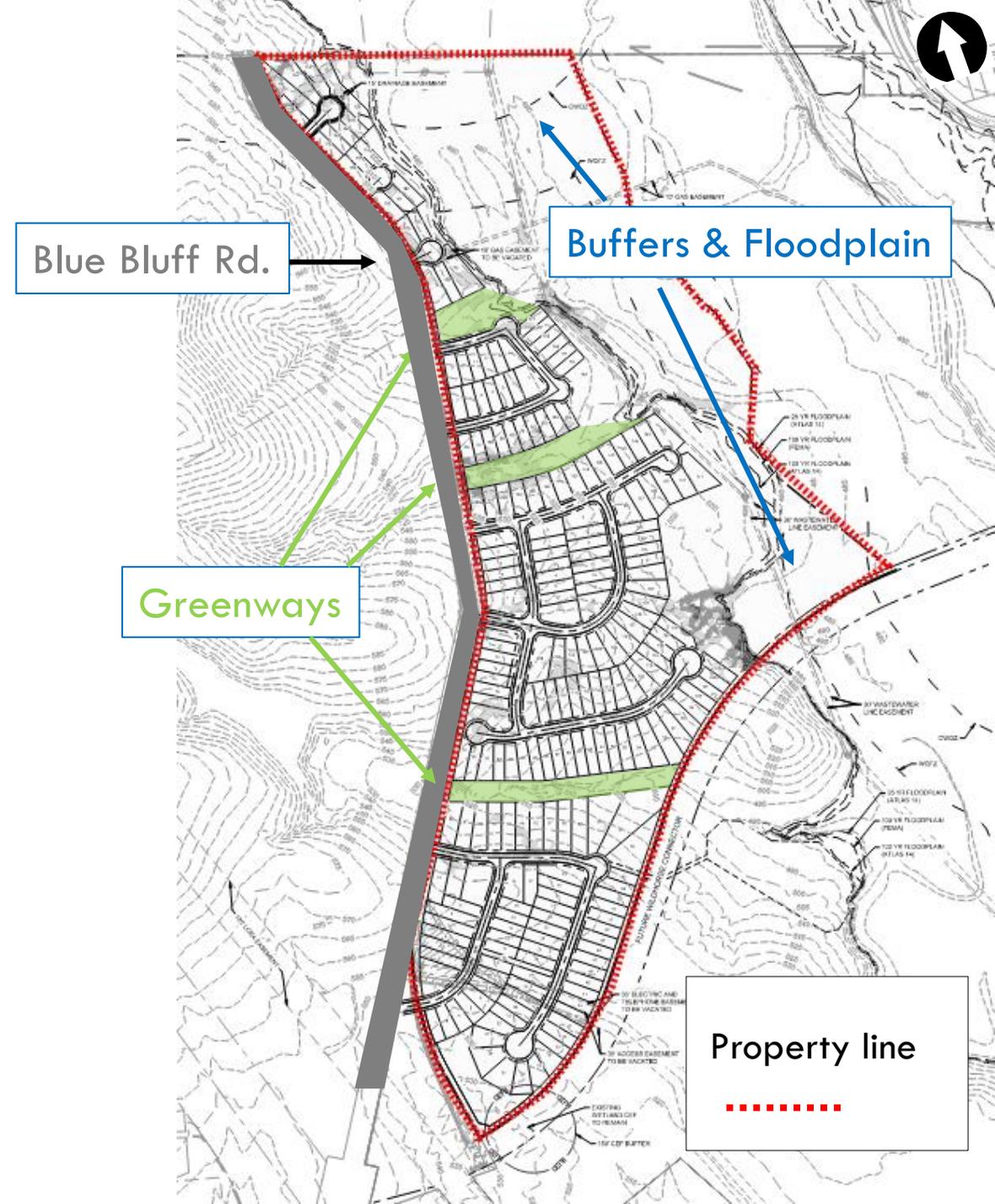
VARIANCE REQUEST

- Vary from 25-8-341 to cut to 15 feet
- Vary from 25-8-342 to fill to 15 feet

FINDINGS OF FACT (1)

(1) The requirement will deprive the applicant of a privilege available to owners of other similarly situated property with approximately contemporaneous development subject to similar code requirements;

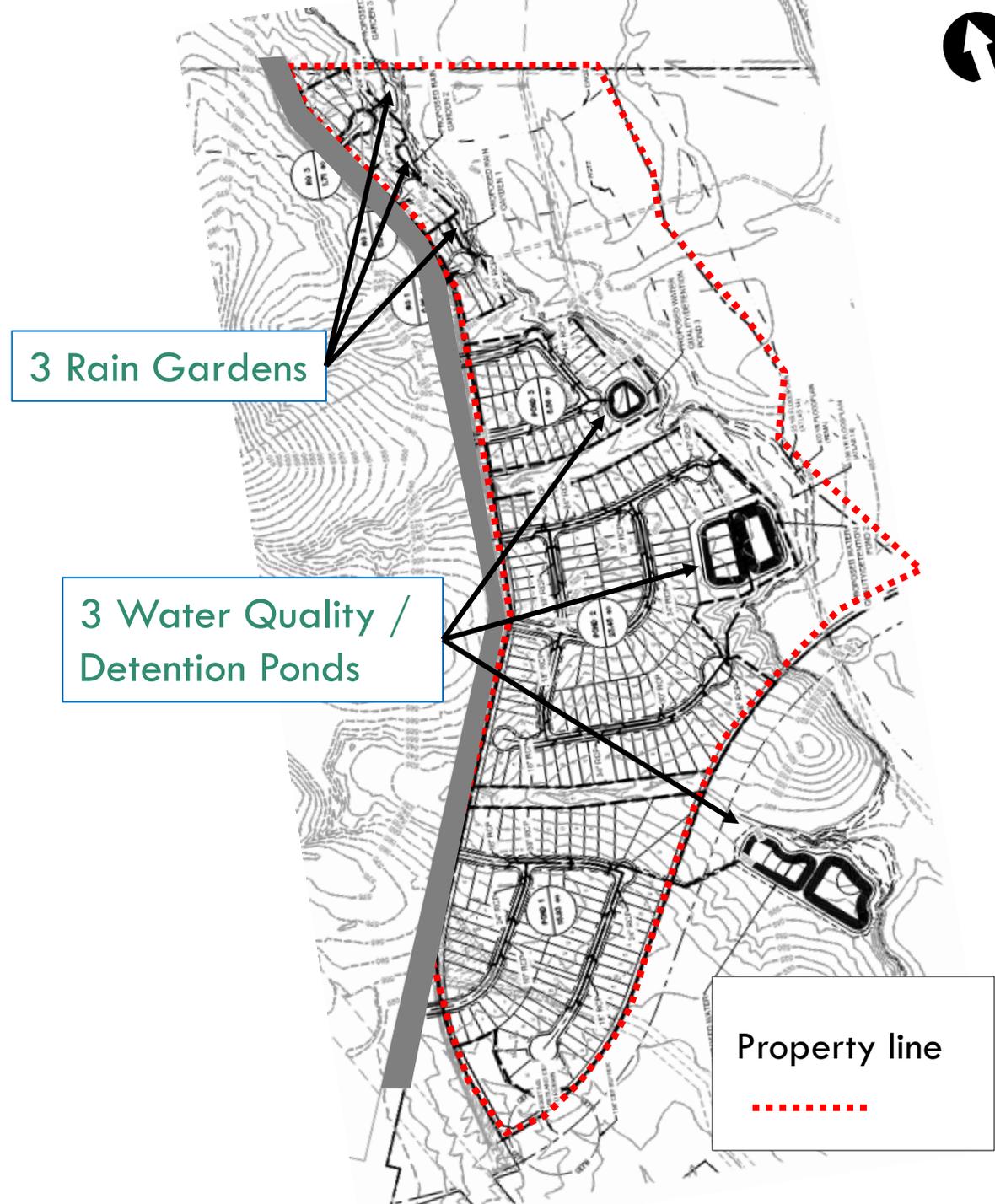
✓ Grading variances have been deemed appropriate under similar development circumstances for sites with multiple constraints. Constraints of this site include pronounced changes in elevation, an adjacent existing roadway to which the development must connect, and the fact that approximately one third of the property consists of creek buffers, floodplain, & greenways.



FINDINGS OF FACT (2)(A)

(2) The variance: (a) 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;

- ✓ The site elevation drops off to the east of existing Blue Bluff Rd., making it a challenge to meet Transportation Criteria Manual vertical roadway design criteria and to provide for accessible routes and crossings in compliance with the Americans with Disabilities Act.
- ✓ Multiple rain gardens and ponds are proposed so that the site does not have to be severely leveled to achieve drainage to the main, biofiltration pond.



FINDINGS OF FACT (2)(C)

(2) The variance: (c) does not create a significant probability of harmful environmental consequences;

✓ With appropriate erosion and sedimentation controls provided in accordance with Code and Criteria, the proposed cut and fill can be managed during construction, despite the slopes and proximity to waterways. Neither will the completed project create a probability of harmful environmental consequences.

FINDINGS OF FACT (3)

(3) Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

✓ Water quality for the completed project will be code compliant and equal to the water quality achievable without the variance.

