



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE: April 21, 2021

NAME & NUMBER OF PROJECT: 1076 Springdale; SP-2019-0385C

NAME OF APPLICANT OR ORGANIZATION: Brad Lingvai, WGI Engineering

LOCATION: 1076 Springdale Rd., Austin, TX, 78721

COUNCIL DISTRICT: District # 1

ENVIRONMENTAL REVIEW STAFF: Hank Marley, Environmental Review Specialist Senior, Development Services Department, 512-974-2067, hank.marley@austintexas.gov

WATERSHED: Tannehill Branch Watershed, Urban, Desired Development Zone

REQUEST: Variance request is as follows:
Request to vary from LDC 25-8-261 to allow development inside the Critical Water Quality Zone.

STAFF RECOMMENDATION: Staff recommends this variance, having determined the findings of fact to have been met.

STAFF CONDITION: All landscape areas and any areas disturbed during construction to be planted with native species to the Central Texas region, to be selected from the City of Austin Grow Green Manual.



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name: 1076 Springdale; SP-2019-0385C

Ordinance Standard: Watershed Protection Ordinance

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

Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

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.

Yes The site is a corner lot located at the intersection of Oak Springs Dr. and Springdale Rd. and proposes driveway connections to both urban roadways, which is comparable to many corner lot developments. The majority of the parcel's frontage along Oak Springs lies with a Critical Water Quality Zone (CWQZ) (Figure 1), which coincides with the 100-year floodplain. The portion of the CWQZ that would be disturbed with the proposed driveway consists of mowed vegetation and is devoid of riparian habitat (Figure 2). The driveway connection proposes to disturb 475 square feet of CWQZ out of the 32,000-SF of CWQZ located on site. There are numerous driveways within the vicinity of this site that disturb similar square footage amounts or more within the CWQZ.

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;

Yes A driveway connection to Oak Springs is a reasonable request as it would be difficult for drivers to turn left to head north onto Springdale in this area. Also, the proposed location of the driveway is the only feasible location along Oak Springs Dr. due to Subchapter E – Building Placement Requirements (corner lots and building net frontage to an urban roadway), transportation requirements for driveway location proximities to an intersection, and an existing Capital Metro bus stop. Furthermore, this location also happens to be the narrowest section of

CWQZ located along the northern perimeter of the property, thus, proposing the least amount of disturbance to the CWQZ. Moreover, the natural existing drainage area that flowed into this section of CWQZ and spilled into the ROW will be captured and diverted to a bio-filtration rain garden water quality treatment pond and will ultimately provide greater overall environmental protection than is achievable without the variance.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes The location of the proposed driveway along Oak Springs Dr. is dictated by the Subchapter E – Building Placement Requirements and transportation requirements previously mentioned. The proposal to disturb 475-SF of CWQZ out of the 32,000-SF is the minimum deviation from code requirements necessary to construct the driveway. It's also important to note that while the driveway is not *directly* located in a center or corridor as identified on the growth concept map of the Imagine Austin Comprehensive Plan – *which would allow the driveway in its current proposed configuration* – the perimeter of the site located along Springdale Rd. *is* located along a corridor.

- c) Does not create a significant probability of harmful environmental consequences.

Yes The area that drains stormwater to the section of CWQZ proposed to be disturbed by the driveway connection, currently drains over the sidewalk into the roadway and then enters the nearby storm inlet that drains directly into the creek. The proposed development plans to capture this drainage area and divert it to the biofiltration rain garden water quality treatment pond. Therefore, the variance does not create a significant probability of harmful environmental consequences and will instead treat stormwater that is currently untreated. Additionally, the driveway is proposed to be constructed in a mown lawn area devoid of riparian habitat.

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

Yes The area that drains to this section of CWQZ will be captured and treated by the biofiltration rain garden water quality treatment pond, which will result in water quality that is greater than water quality achievable without the variance.

B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone Water Quality Transition Zone*), Section 25-8-368 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that::

1. The criteria for granting a variance in Subsection (A) are met;

Yes The findings of fact in Subsection A are met.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

Yes Commercial development proposing to develop a corner lot typically require at least two driveways for traffic conveyance. Disallowing the driveway connection to Oak Springs Drive would prevent equitable access to both roadways and would concentrate all traffic to a single driveway on Springdale Road. Proposing an additional driveway along Springdale Road isn't an option either due to Subchapter – E Building Placement Requirements (net frontage area), water quality pond location, heritage tree preservation and minimum distance requirements between two driveways servicing a single development located on a Primary Collector Roadway. Therefore, staff has determined that denying the variance request would prevent a reasonable economic use of the entire property.


3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

Yes The variance is the minimum deviation from code when considering that the proposed driveway will only disturb 475-SF out of the approximately 32,000-SF of CWQZ located on the property. The 475-SF area in question does not contain typical characteristics of a stream buffer as described in the ECM and it will be tying into a long-established roadway that is entirely located within the CWQZ at that location.

Staff Determination: Staff determines that the findings of fact have been met. Staff recommends the following conditions:

- All landscape areas and any areas disturbed during construction to be planted with native species to the Central Texas region, to be selected from the City of Austin Grow Green Manual.

Environmental Reviewer (DSD)


(Hank Marley)

Managing Engineer (DSD)


(Elizabeth Robinson)

Deputy Environmental Officer (WPD)

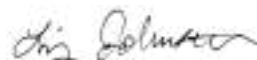

(Liz Johnston)

Figure 1



Figure 2





LAND USE COMMISSION VARIANCE APPLICATION

FOR

1076 SPRINGDALE RD.

1076 SPRINGDALE RD.
AUSTIN, TRAVIS COUNTY, TEXAS 78721

PREPARED FOR:

**Artesia Real Estate, LLC
1000 E Cesar Chavez Street, Austin, TX 78702**

PREPARED BY:

**WGI
2021 East 5th Street, Suite 200
Austin, Texas 78702**

**Texas Engineering Firm # F-15085
WGI Project # 30193790.00**

January 2021



January 18, 2021

Land Use Commission
Austin, Texas

Re: Land Use Commission Variance Request
1076 Springdale Rd
City of Austin, Travis County, Texas.

Dear Land Use Commission,

Please accept this letter and attached application, site plans, and exhibits as our formal request for a Land Use Commission Variance for the proposed project at 1076 Springdale Rd., Austin, Texas. We are Requesting this variance in accordance with LDC 25-8-41. The proposed improvements for this project require a variance from LDC § 25-8-261 [Construction within a Critical Water Quality Zone (CWQZ)].

The property is located within the Tannehill Branch Watershed, which is classified as an Urban Watershed. No portion of the subject site is located within the Edwards Aquifer Recharge or Contributing Zone as defined by the Texas Commission on Environmental Quality (TCEQ).

A City of Austin 100-year Fully Developed Floodplain associated with Tannehill Branch parallels the creek along the western edge of the property. Additionally, due to substandard culvert capacity on Tannehill Branch as it flows under Oak Springs Drive, there is additional floodplain that encompasses a small sliver of land parallel to Oak Springs Drive on the northern edge of the property. The portion of this floodplain that is located within 300' of the centerline of the Tannehill Branch is the corresponding CWQZ in question.

The subject site is approximately ± 4.04 acres. The proposed project will consist of two office buildings, with their associated site, water quality, and utility improvements. In existing conditions, the site consists of undeveloped land with shallow slopes, and a channel that follows the western property boundary. The channel that is adjacent to the western property line has been engineered with a concrete base and rip-rap lined side slopes as protective works, exhibiting limited natural and traditional stream character.

Section 1.5.1 of the Environmental Criteria Manual (ECM) states that a Critical Water Quality Zone Stream Buffer is:

... the primary stream buffer established by section 25-8-92 (Critical Water Quality Zones Established) of the Land Development Code. The geometry of the buffer



[1/18/21]

can vary with the size of the contributing drainage area and the watershed classification.

Further, the ECM states:

By promoting healthy soils and vegetation along the creek corridor and allowing the stream adequate space to migrate over time, stream buffers help control flood impacts, reduce channel erosion and property loss, help maintain good water quality, reduce operation and maintenance costs, and provide multiple community benefits.

As the engineer for this project, I feel that the portion of the CWQZ paralleling Oak Springs Drive on the northern edge of the property should not even be classified as such and that a variance to allow a driveway to cross this section is a reasonable request. The following list of reasons is a brief summary of my reasoning with further documentation included in the following application.

1. According to LDC 25-8-92 (C), “a critical water quality zone does not apply to a previously modified drainage feature serving a railroad or public roadway right-of-way that does not possess any natural and traditional character and cannot reasonably be restored to a natural condition.” This section of CWQZ is almost entirely located in the right of way for Oak Springs Drive and does not possess natural or traditional character of the waterway that this CWQZ setback was established to protect.
2. The portion of the CWQZ that the project proposes to traverse with a driveway is solely attributed to the location of the City of Austin 100-year Fully Developed Floodplain and does not provide environmental benefits. In fact, the entirety of Oak Springs Drive is in the CWQZ in this area, which is certainly not providing environmental benefits.
3. The portion of the CWQZ that the project proposes to traverse with a driveway is associated solely with the floodplain in this area, and does not impact the streams ability to migrate over time, does nothing to help control flood impacts, does not reduce channel erosion and property loss, does not impact water quality in Tannehill Branch, does not reduce operation and maintenance costs, and does not provide community benefits – all stated objectives for STREAM BUFFERS as listed in Section 1.5.1 of the ECM.
4. There are other existing roadways and driveways that exist in this CWQZ, with 79 driveways within the CWQZ observed within a ½ mile radius of the site.
5. The diminished natural character of this portion of CWQZ will not be impacted by a single additional driveway crossing (impacting approximately 475 square feet of the CWQZ). In addition, much of the CWQZ surrounding this site is based on changes to local floodplain areas due to the incorporation of Atlas 14 rainfall events and was not considered CWQZ prior to this change.



[1/18/21]

6. There is no alternative location where a second driveway to the site from Oak Springs Drive could be located that would not be in the CWQZ.

Given that the site meets the requirements set out in LDC 25-8-41 and ECM Appendix U, WGI formally requests a Land Use Commission Variance for development within the CWQZ. Should you have any questions about this project or application, please do not hesitate to contact our office.

Sincerely,

WGI

Texas Engineering Firm No. F-15085

Bradley J. Lingvai, PE
Market Leader



Table of Contents

1	Variance Application Form
2	Aerial Photo
3	Site Photos
4	Site Location Map
5	Topographic Map
6	Critical Environmental Features Map
7	USGS Soils Map
8	FEMA Floodplain Map
9	Survey w/ Trees
10	Existing Conditions
11	Overall Site Plan
12	Erosion and Sedimentation Controls
13	Driveways within CWQZ
14	Environmental Resource Inventory (From Terracon)



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Variance Application Form | **1**



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Bradley J. Lingvai, PE
Street Address	2021 E 5 th Street, Suite 200
City State ZIP Code	Austin, TX, 78702
Work Phone	512-669-5560 x 1008
E-Mail Address	Brad.lingvai@wginc.com

Variance Case Information

Case Name	1076 Springdale Rd.
Case Number	SP-2019-0385C
Address or Location	1076 Springdale Rd.
Environmental Reviewer Name	Hank Marley
Environmental Resource Management Reviewer Name	
Applicable Ordinance	LDC 25-8-261 , LDC 25-8-41
Watershed Name	Tannehill Branch
Watershed Classification	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone

Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	Tannehill Branch Creek abuts western boundary of site
Water and Waste Water service to be provided by	AWU
Request	We are requesting a Land Use Commission variance from LDC 25-8-261.

Impervious cover	Existing	Proposed
square footage:	<u>0 SF</u>	<u>100,535 SF</u>
acreage:	<u>0 AC</u>	<u>2.3 AC</u>
percentage:	<u>0 %</u>	<u>57.12 %</u>
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p>The proposed project is located at 1076 Springdale Rd., located entirely within the Full Purpose limits of the City of Austin, in Travis County, Texas. The subject site is approximately ± 4.04 acres and is currently undeveloped. The proposed project will consist of two office buildings, with their associated site, water quality, and utility improvements.</p> <p>The property is located within the Tannehill Branch Watershed, which is classified as an Urban Watershed. Springdale Road forms the eastern boundary, Oak Springs Drive forms the northern boundary, and Tannehill Branch Creek flows adjacent to and forms the western/southern site boundary.</p> <p>No portion of the subject site is located within the Edwards Aquifer Recharge or Contributing Zone as defined by the Texas Commission on Environmental Quality (TCEQ). Additionally, the North-East portion of the site is located within the 100-year FEMA designated flood plain as shown on FEMA Map Panel No. 48453C0465J (January 6, 2016).</p> <p>Along the western edge of the property, the 100-year flood plain will be fully contained within Tannehill Branch Creek, an engineered channel with a concrete base and rip-rap side-slopes. But along the northern and eastern property lines, the 100-year floodplain is not contained in the</p>	

	<p>creek and flows through the ROW of Oak Springs Drive and Springdale Road with limited incursions onto the subject tract (0.12-acres). The floodplain and CQWZ depth along Oak Springs Drive is approximately 4”-8”. The limits of the 100-year floodplain are shown on Exhibit 7 – FEMA Floodplain Map in this application packet.</p> <p>The subject site has an approximate elevation change of 14 feet within the limits of construction. The site generally drains southwest towards the Tannehill Branch Creek. Please refer to the existing conditions drainage map in the construction plan set for more information. A Topography Map is included with this application.</p> <p>Multiple Heritage class trees are located on the site and can be referenced on the Existing Conditions and Proposed site plan sheet, which are included as exhibits in this application packet. The site has been designed such that no heritage trees are to be removed and tree protection will be installed as noted on the erosion and sedimentation plan sheet.</p> <p>According to the USDA Web Soil Survey (WSS), the subject site is comprised of two soil types: Oakalla soils, 0 to 1 percent slopes, channeled, frequently flooded (Fs), which is in Hydrologic Soil Group B and Houston Black Soils and Urban Land, 0 to 8 percent slopes (HsD), which is in Hydrologic Soil Group D. Soils in Group B have moderately well runoff potential and a moderate infiltration rate, while soils in group D have high runoff and a low infiltration rate. A USDA Soils Map, with slope information, is included with this application.</p> <p>This site has a Critical Water Quality Zone (CWQZ) and two Critical Environmental Features (CEF) which are shown in Exhibit 5 – Critical Environmental Features Map of this application package. An environmental variance has been requested to reduce the 150-foot radius buffer pertaining to the two critical environmental features. The two wetland environmental features are not considered to be high-quality wetlands.</p>	
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Clearly indicate in what way the proposed project does not comply with current Code (include	A proposed driveway entrance onto Oak Springs Drive is within the CWQZ. Please see the included Overall Site Plan, CEF Setbacks Exhibit, FEMA Floodplain Exhibit and Site Location Map included with this application.
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<p>maps and exhibits)</p>	<p>As the engineer for this project, I feel that this portion of CWQZ should be granted a variance to allow a driveway to cross this section as a reasonable request. The following list of reasons is a brief summary of my reasoning with further documentation included in the following application.</p> <ol style="list-style-type: none"> 1. According to LDC 25-8-92 (C), “a critical water quality zone does not apply to a previously modified drainage feature serving a railroad or public roadway right-of-way that does not possess any natural and traditional character and cannot reasonably be restored to a natural condition.” This section of CWQZ is almost entirely located in the right of way for Oak Springs Drive. 2. The portion of the CWQZ that the project proposes to traverse with a driveway is solely attributed to the location of the City of Austin 100-year Fully Developed Floodplain and does not provide environmental benefits. In fact, the entirety of Oak Springs Drive is in the CWQZ in this area, which is certainly not providing environmental benefits. 3. The portion of the CWQZ that the project proposes to traverse with a driveway is associated solely with the floodplain in this area, and does not impact the streams ability to migrate over time, does nothing to help control flood impacts, does not reduce channel erosion and property loss, does not impact water quality in Tannehill Branch, does not reduce operation and maintenance costs, and does not provide community benefits – all stated objectives for STREAM BUFFERS as listed in Section 1.5.1 of the ECM. 4. There are other existing roadways and a driveway that are located in this CWQZ. Due to the extensive amount of area that is classified as CWQZ around this intersection, other properties have a driveway that cross CWQZ in order to gain access to public roadways that are entirely inundated with CWQZ. An exhibit included with this variance application demonstrates that 79 other driveways are located within the CWQZ within a ½ mile radius of the site.
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	<p>5. The diminished natural character of this portion of CWQZ will not be impacted by a single additional driveway crossing (impacting approximately 475 square feet of the CWQZ). There is an existing driveway and roadways that encroach into the CWQZ, the adjacent channel is engineered with concrete lined base and rip-rap slopes, and lack of any direct hydraulic connection to the channel without flowing into the paved section of Oak Spring Drive should all be taken into account when considering how an additional driveway would impact the “natural character” of the CWQZ. In addition, much of the CWQZ surrounding this site is based on changes to local floodplain areas due to the incorporation of Atlas 14 rainfall events and was not considered CWQZ prior to this change.</p> <p>6. There is no alternative location where a second driveway to the site from Oak Springs Drive could be located that would not be in the CWQZ. In the site’s current layout, the CWQZ prevents access to the site other than at the location where the proposed driveway on Springdale Road is already located. And due to subchapter building placement requirements, driveway spacing requirements and the location of Heritage trees onsite, the site cannot be revised such that a second driveway onto Springdale Road is feasible outside of the CWQZ limits.</p>
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FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact (include an explanation with each applicable finding of fact):

Project: 1076 Springdale Rd.

Ordinance: LDC 25-8-261

- A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:
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.

Yes / No The requirement will deprive the site from access onto Oak Springs Drive, an active road within the CWQZ. Other properties already have existing secondary driveway connections on Oak Springs Drive that is within the limits of the CWQZ and this variance request is to allow for equitable driveway access to the adjacent Oak Spring Drive ROW.

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;

Yes / No The CWQZ already encompasses the entirety of Oak Springs Drive, which is an active roadway with existing driveways. The proposed entrance will grant comparable access to Oak Springs Rd, which is a reasonable expectation for the proposed development project. The location of the proposed driveway on Oak Springs Road corresponds with design expectations for subchapter E building placement requirements, offset driveway requirements, and preservation of onsite Heritage trees.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes / No The proposed deviation is for a driveway entrance onto an existing roadway that is comparable to other local driveways that take access to Oak Springs Drive in the area. There is approximately 5,100-SF of CWQZ located onsite, and this driveway will only disrupt about **475-SF**.

- c) Does not create a significant probability of harmful environmental consequences.

Yes / No The proposed driveway does not create a significant probability of harmful environmental consequences for the following reasons:

1. The runoff from the existing CWQZ in the area flows into the street gutter prior to entering the creek. The proposed driveway will capture the runoff for treatment in a water quality pond prior to being released into the creek. **This is an environmental improvement over conditions existing today.**
2. The impervious cover resulting from the installation of the driveway is accounted for in the design of proposed drainage and water quality improvements.

3. The remaining CWQZ that is located onsite will not be constructed upon and can be restored with native vegetation in order to further enhance the local environmental conditions around this driveway crossing the CWQZ. **This is an environmental improvement over conditions existing today.**

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

Yes / No The proposed project will result in improved water quality conditions for the following reasons:

- a) Drainage improvements include a rain garden for water quality that has been sized appropriately to account for the additional impervious cover (including the driveway within the CWQZ) generated by the development.
- b) The runoff from the existing CWQZ in the area flows into the street gutter prior to entering the creek. The proposed driveway will capture the runoff for treatment in a water quality pond prior to being released into the creek. **This is an environmental improvement over conditions existing today.**
- c) The remaining CWQZ that is located onsite will not be constructed upon and can be restored with native vegetation in order to further enhance the local environmental conditions around this driveway crossing the CWQZ. **This is an environmental improvement over conditions existing today.**

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

Yes / No See Above

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

Yes / No The requirement prevents access by the property to Oak Springs Drive. This access has been granted to other properties that desired a driveway onto Oak Springs Drive in the area encumbered by the CWQZ.

Further, access from the site to Oak Springs Drive is a reasonable request because developments of this size typically count with at

least two entrances. Due to subchapter building placement requirements, driveway spacing requirements and the location of Heritage trees onsite, the site cannot be revised such that a second driveway onto Springdale Road is feasible outside of the CWQZ limits.

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

Yes / No The area within the CWQZ expected to be impacted by the proposed driveway is 475 square feet. This development is of a size that a secondary access is expected for a reasonable level of access, and the proposed deviation is for a driveway entrance onto an existing roadway. Without this variance there are no other options for a secondary driveway onto the property outside of the CWQZ.

**Variance approval requires all above affirmative findings.

Exhibits for Commission Variance

- Aerial photos of the site
- Site photos
- Aerial photos of the vicinity
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties.
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations.
- Site plan showing existing conditions if development exists currently on the property
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc.
- An Environmental Resource Inventory pursuant to ECM 1.3.0 (*if required by 25-8-121*)
- Applicant's variance request letter



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Aerial Photo | 2

1076 Springdale - 2019 Aerial

Write a description for your map.

Legend

- 1076 Springdale Rd
- Daily Food Store
- Oak Springs/Springdale
- Springdale Garden Apartments
- Wardenclyffe Gallery

1076 Springdale Rd



400 ft



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Site Photos | **3**



View Looking West Along Oak Springs Rd. at Existing Sidewalk and Road Within CWQZ



View Looking East Along Oak Springs Rd. at Existing Sidewalk and Road Within CWQZ



View Looking East Along Oak Springs Rd. at Existing Sidewalk and Road Within CWQZ



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Site Location Map | 4



Site Location Map

1076 Springdale Rd.
Austin, Travis County, Texas 78721

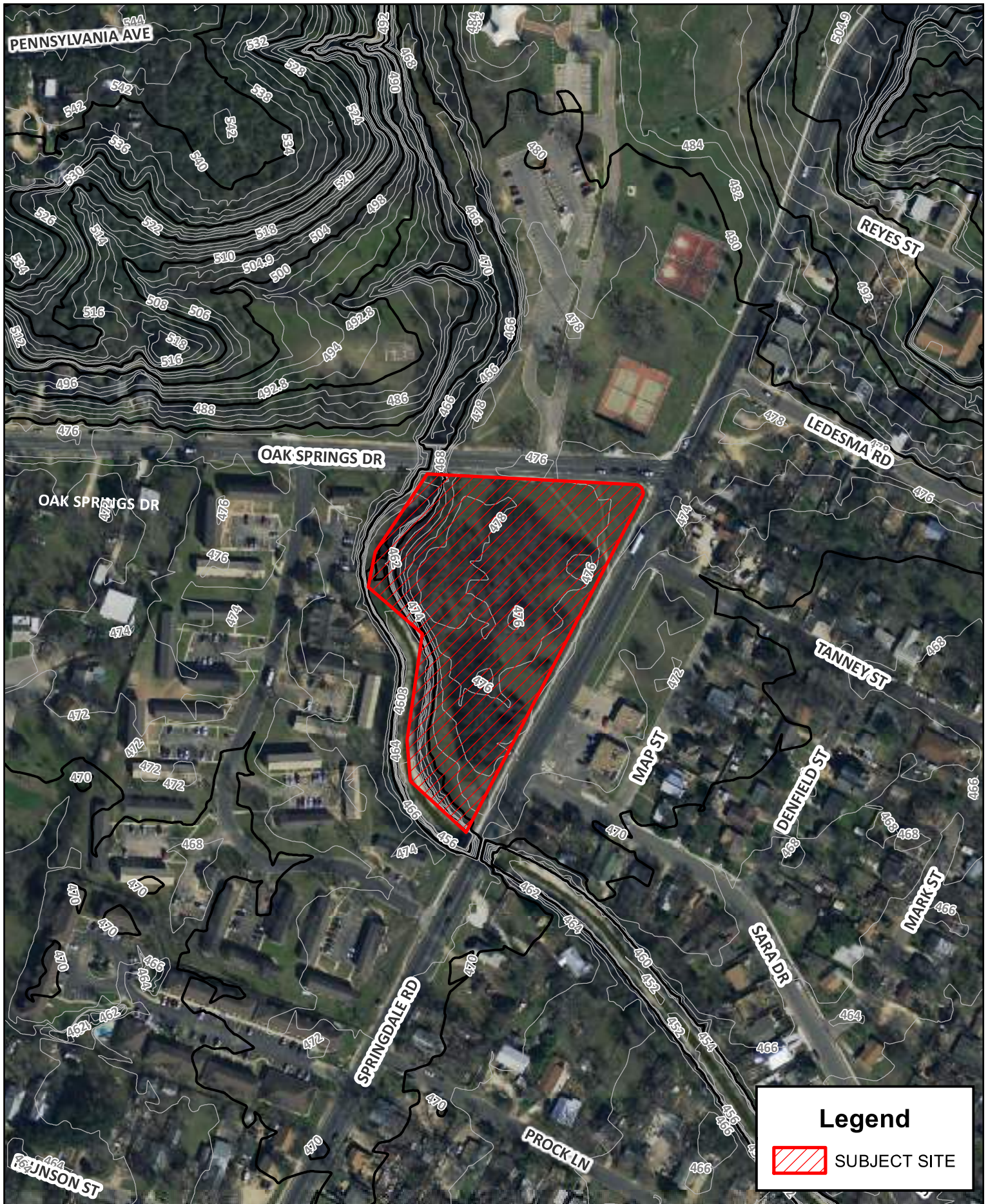
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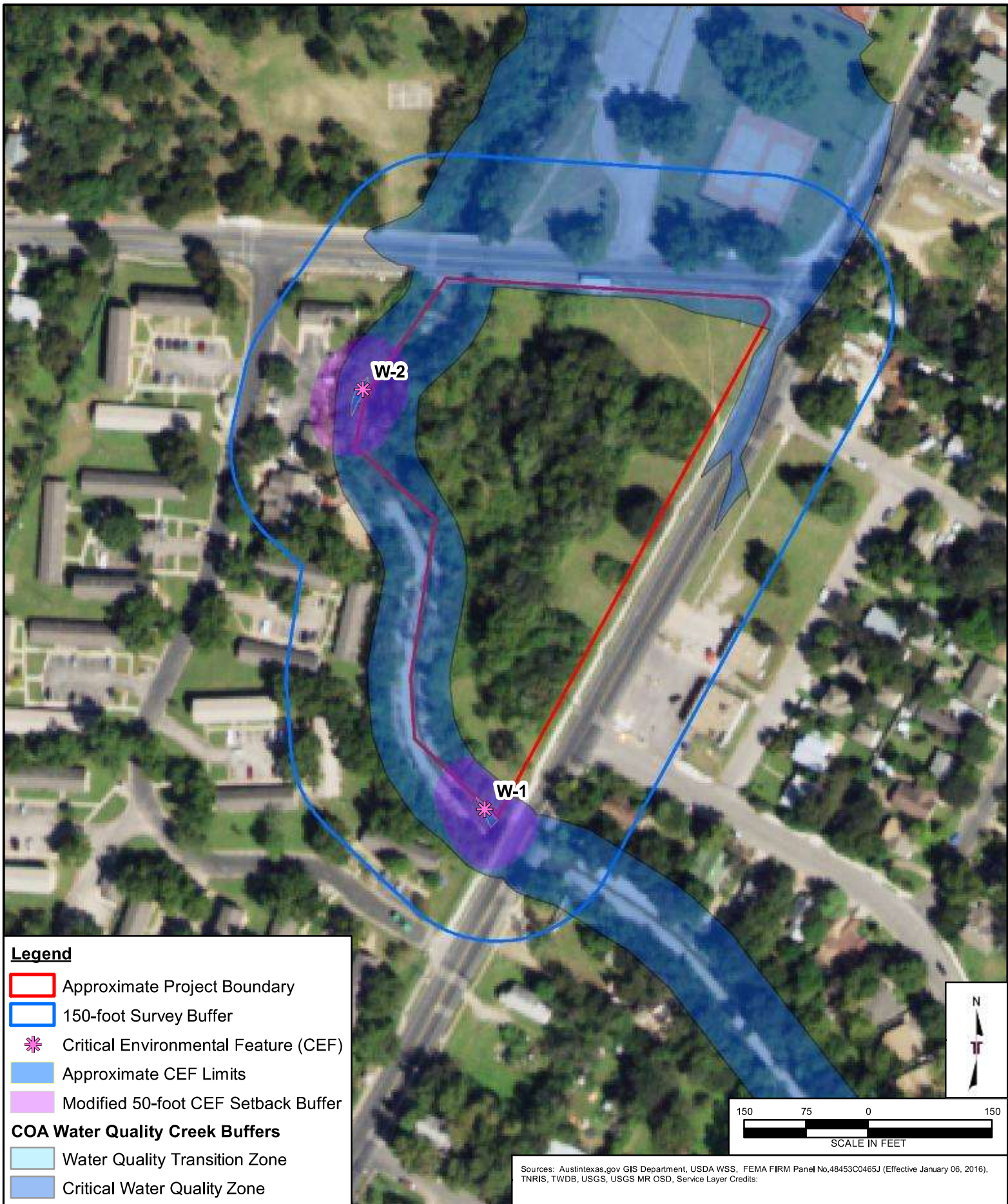
Topographic Map | 5





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Critical Environmental Features Map | 6



Legend

- Approximate Project Boundary
- 150-foot Survey Buffer
- ✱ Critical Environmental Feature (CEF)
- Approximate CEF Limits
- Modified 50-foot CEF Setback Buffer

COA Water Quality Creek Buffers

- Water Quality Transition Zone
- Critical Water Quality Zone

Sources: Austintexas.gov GIS Department, USDA WSS, FEMA FIRM Panel No.48453C0465J (Effective January 06, 2016), TNIRIS, TWDB, USGS, USGS MR OSD, Service Layer Credits:

Project Mgr:	MR	Project No:	96187C04A
Drawn By:	Terracon	Scale:	AS SHOWN
Checked By:	EC	File No.:	96187C04A
Approved By:	AS	Date:	Feb 14, 2019

Terracon
Consulting Engineers & Scientists
 5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735
 PH. (512) 442-1122 FAX. (512) 442-1181

Proposed Modified 50-foot CEF Setback Buffers

4.04 Acre Tract – Springdale Park

1076 Springdale Road
 Austin, Travis County, Texas

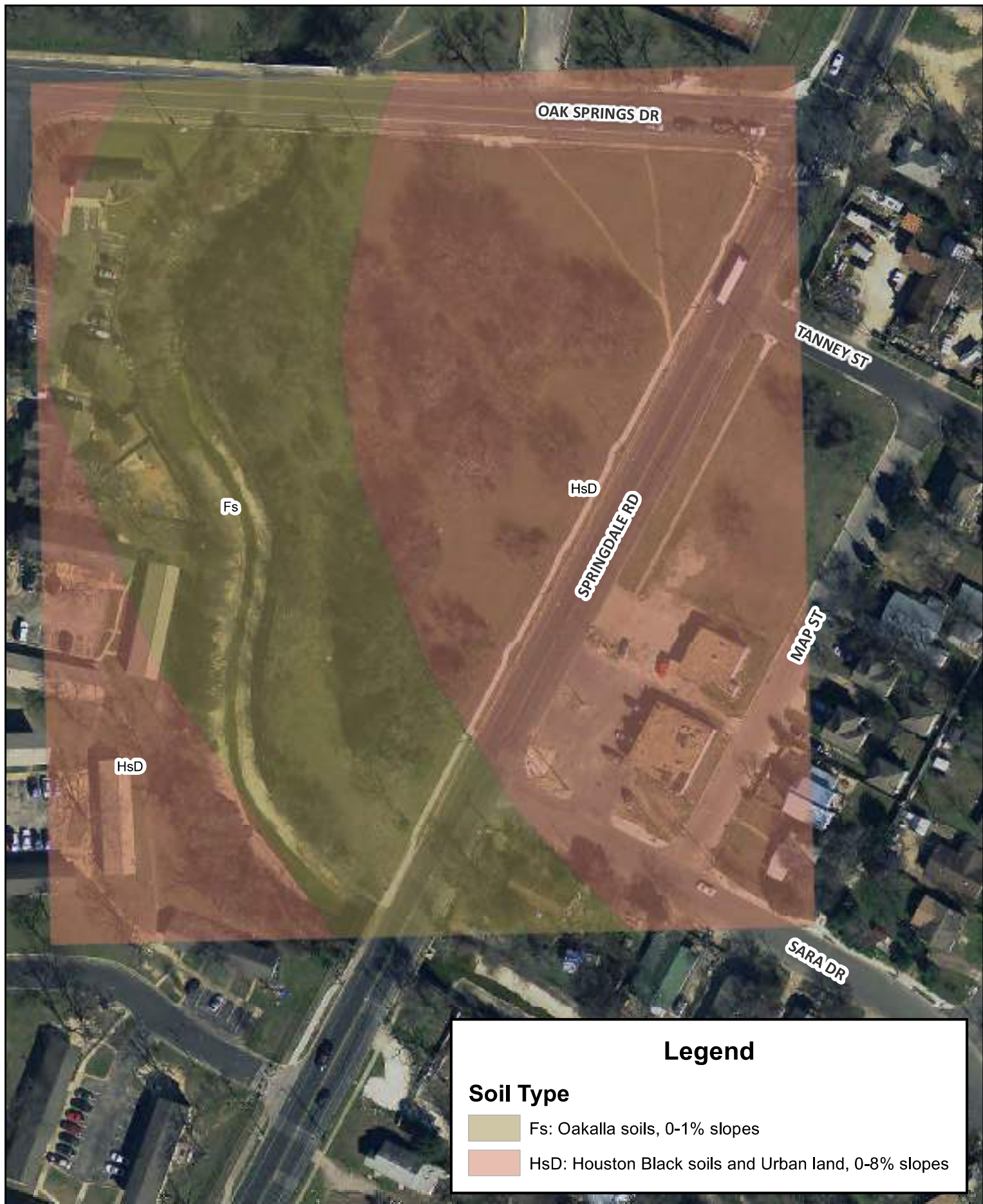
EXHIBIT

2.2





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USGS Soils Map | 7



Legend

Soil Type

-  Fs: Oakalla soils, 0-1% slopes
-  HsD: Houston Black soils and Urban land, 0-8% slopes



USGS Soils Map

1076 Springdale Rd.
Austin, Travis County, Texas 78721

0 45 90 180 Feet
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FEMA Floodplain Map | **8**



100 & 500 Year FEMA Floodplain

1076 Springdale Rd.
Austin, Travis County, Texas 78721

0 100 200 400 Feet
30193790.00 | 02.25.2019 | BIGREDDOG.COM





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Survey | 9

TOPOGRAPHIC SURVEY

- NOTES:
- 1) This property is subject to any and all recorded and unrecorded easements. Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants or ownership title evidence.
 - 2) This survey only shows above ground improvements.
 - 3) Any FEMA flood zone data shown is for informational purposes only. Data was obtained at: www.fema.gov
 - 4) Subject to all applicable city of Austin development codes and zoning ordinances.
 - 5) Tree types to be verified by certified Arborist.
 - 6) Not a boundary survey.

25.0 ft
50.0 ft

- LEGEND**
- () RECORD INFORMATION
 - () PREVIOUS SURVEY
 - () RECORD INFORMATION
 - () RIGHT OF WAY
 - () PLAT RECORDS TRAVIS COUNTY
 - () VOLUME & PAGE
 - () BACK OF CURB
 - () WATER METER
 - () ELECTRIC BOX
 - () MANHOLE
 - () TRAFFIC CONTROL BOX
 - () TRAFFIC LIGHT
 - () GUY WIRE
 - () POWER POLE
 - () CLEAN OUT
 - () STREET SIGN
 - () 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - () MARK ETCHED IN CONCRETE
 - () TEMPORARY BENCH MARK
 - () PLAT LINE
 - () ELECTRIC OVERHEAD
 - () EDGE OF ASPHALT
 - () CHAIN LINK FENCE
 - () CONCRETE AREA
 - () AE FLOOD ZONE
 - () AO FLOODZONE
 - () CRITICAL ROOT ZONE = DIAMETER OF TREE IN FEET TO TWICE THE NUMBER OF INCHES OF THE TREE'S TRUNK DIAMETER

UTILITY NOTE:
SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED AND DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY). SURVEYOR DOES CERTIFY THAT UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

DESCRIPTION:
LOT 2, SPRINGDALE PARK, VOLUME 23, PAGE 20, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

I certify that this survey has been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Texas to the best of my knowledge and belief.

Derek Kinsaul
Derek Kinsaul, R.P.L.S. No. 6356 November 5, 2018



SURVEYWORKS
SURVEYWORKSAUSTIN.COM
INFO@SURVEYWORKSAUSTIN.COM
FIRM #10194157
(512) 599-8067
1207 UPLAND DRIVE
AUSTIN, TX 78741

0 50 100
SCALE: 1 INCH = 50 FEET

SURVEYED FOR: Ryan Walker
SITE ADDRESS: 1076 Springdale Rd., Austin, TX

FLOOD INFORMATION:
Per www.fema.gov, a portion of this property appears to be located in Zone AE-1, AO-2, (special flood hazard areas subject to inundation by the 1% annual chance flood). This property was found in map number 48453024650, dated 01/05/2016.
Bearings based on State Plane Coordinate System, Texas Central Zone, NAD 1983. All distances in US Survey Feet and displayed as GRID coordinates. Elevation data (if present) based on NAVD 88, Geoid 12b.

PROJECT: 18-0284
SURVEYOR: D. KINSAUL
DRAWN BY: E. OLDEN
FIELDBOOK: see file

TREE LEGEND

(M) MULTI-TRUNK TREE
(D) DEAD TREE

Tag No.	Type	Trunk
T1002	CRABAPPLE	13 INCH
T1003	CRABAPPLE	11 INCH
T1005	CRABAPPLE	14 INCHES
T1004	CRABAPPLE	15 INCH
T1007	CRABAPPLE	9 INCHES
T1010	CHINA BERRY	10 INCHES
T1026	CHINA BERRY	25 INCH
T1038	CHINA BERRY	10 INCHES
T1039	CHINA BERRY	16 INCH
T1040	CHINA BERRY	12 INCHES
T1044	CHINA BERRY	8 INCHES
T1046	CHINA BERRY	9 INCHES
T1047	CHINA BERRY	10 INCHES
T1048	CHINA BERRY	10 INCHES
T1056	CHINA BERRY	8 INCHES
T1076	CHINA BERRY	12 INCHES
T1077	CHINA BERRY	11 INCHES
T1078	CHINA BERRY	17 INCHES
T1079	CHINA BERRY	13 INCHES
T1032	C. WOOD	9 INCHES
T1033	C. WOOD	16 INCHES
T1034	C. WOOD	26 INCH
T1035	C. WOOD	15 INCH
T1037	C. WOOD	12 INCHES
T1041	C. WOOD	15 INCHES
T1042	C. WOOD	12 INCHES
T1043	C. WOOD	15 INCHES
T1062	C. WOOD	23 INCHES
T1063	C. WOOD	15 INCHES
T1064	C. WOOD	16 INCHES
T1073	C. WOOD	21 INCH
T10046	C. WOOD	14 INCHES
T1001	ELM	19 INCH
T1008	ELM	10 INCHES
T1016	ELM	10 INCHES
T1018	ELM	26 INCH
T1020	ELM	13 INCHES
T1021	ELM	12 INCHES
T1022	ELM	8 INCHES
T1023	ELM	13 INCHES
T1025	ELM	10 INCHES
T1027	ELM	13 INCHES
T1053	ELM	15 INCHES
T1055	ELM	8 INCHES
T1060	ELM	24 INCH
T1065	ELM	11 INCHES
T1075	ELM	25 INCH
T10016	ELM	23 INCH
T10017	ELM	17 INCH
T1004	HACKBERRY	11 INCHES
T1006	HACKBERRY	9 INCHES
T1007	HACKBERRY	8 INCHES
T1009	HACKBERRY	9 INCHES
T1012	HACKBERRY	17 INCHES
T1014	HACKBERRY	10 INCHES
T1019	HACKBERRY	10 INCHES
T1028	HACKBERRY	15 INCH
T1029	HACKBERRY	12 INCHES
T1049	HACKBERRY	10 INCHES
T1050	HACKBERRY	12 INCHES
T1051	HACKBERRY	9 INCHES
T1052	HACKBERRY	16 INCHES
T1054	HACKBERRY	14 INCHES
T1058	HACKBERRY	13 INCHES
T1059	HACKBERRY	30 INCH
T1061	HACKBERRY	8 INCHES
T1066	HACKBERRY	15 INCHES
T1068	HACKBERRY	10 INCHES
T1069	HACKBERRY	11 INCHES
T1070	HACKBERRY	17 INCHES
T1074	HACKBERRY	20 INCH
T1000	MESQUITE	50 INCH
T1036	MESQUITE	18 INCH
T1071	OAK	45 INCH
T1011	PECAN	33 INCHES
T1013	PECAN	10 INCHES
T1017	PECAN	44 INCHES
T1030	PECAN	37 INCH
T1031	PECAN	32 INCH
T1057	UNKNOWN	8 INCHES



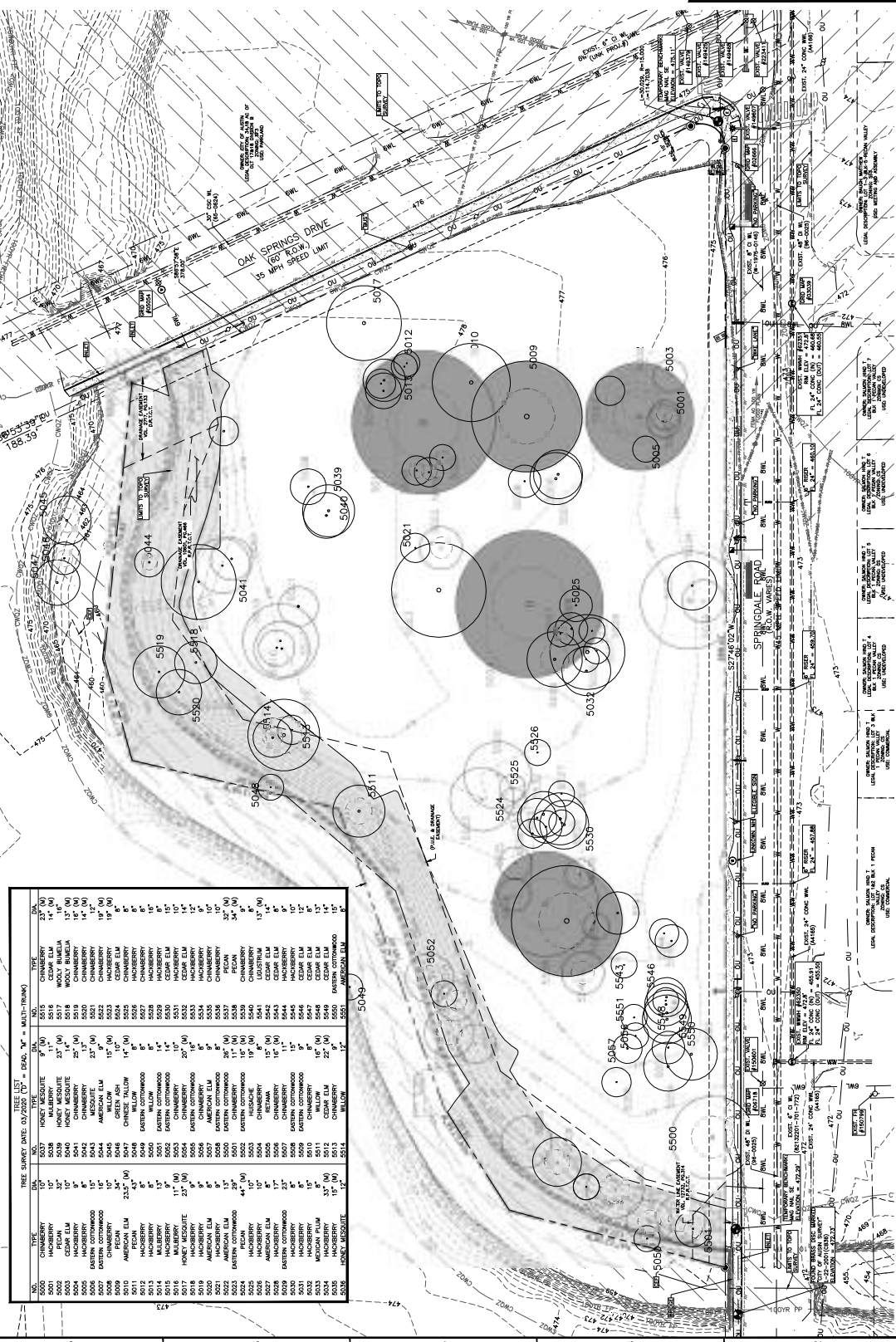
Existing Conditions | **10**



NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

1. EXISTING CONDITIONS SURVEY PREPARED BY SURVEY WORKS ON 1/28/2018 (PROJECT NO. 18-0286).
2. ONLY VISIBLE IMPROVEMENTS & UTILITIES WERE SHOWN. RECORD INFORMATION HAS BEEN SHOWN.
3. THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN) MAY BE DIFFERENT FOR GRAPHICAL SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.
4. INFORMATION.
5. LIMITS OF CONSTRUCTION ARE SHOWN ON THE "EROSION & SEDIMENTATION CONTROL PLAN" SHEET.

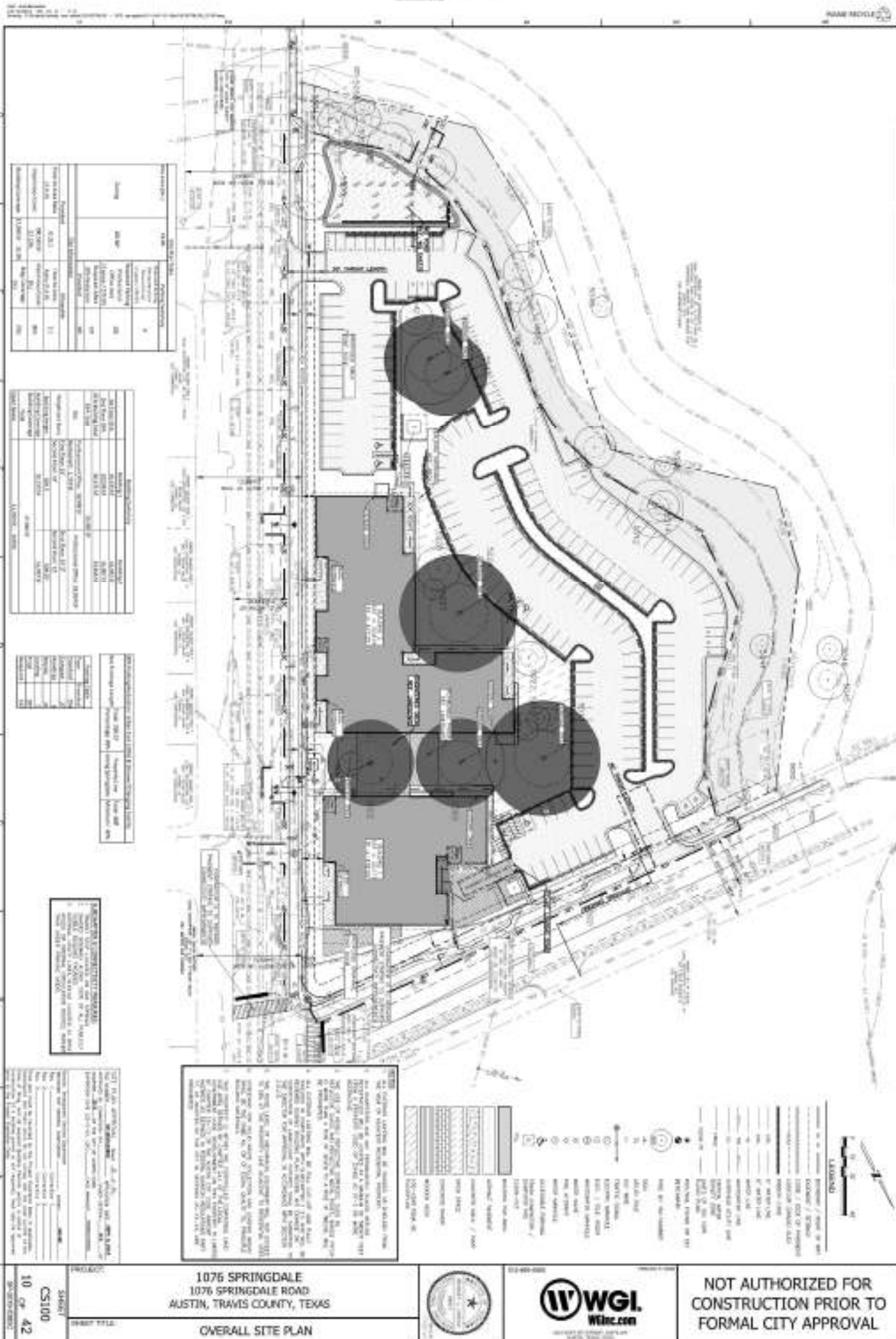
- LEGEND**
- BOUNDARY / RIGHT OF WAY
 - CONTOUR / ELEVATION
 - CHUB / EDGE OF PARKING
 - CONTOUR (GRADE) ELEV.
 - 8" WATER LINE
 - 8" WATER LINE
 - WATERWATER LINE
 - OVERHEAD UTILITY LINE
 - CRITICAL WATER
 - 100% PP
 - ROD/MAN FOUND OR SET
 - BENCHMARK
 - TREE # / TAG NUMBER
 - SON
 - UTILITY POLE
 - OUT WIRE
 - ELECTRIC MANHOLE
 - ELEC. / TELL. REFER
 - WATERWATER MANHOLE
 - WATER VALVE
 - FIRE HYDRANT
 - WATER MANHOLE





WGI | 512.669.5560 | www.WGINC.com

Overall Site Plan | **11**



NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL



1076 SPRINGDALE
1076 SPRINGDALE ROAD
AUSTIN, TRAVIS COUNTY, TEXAS

PROJECT: CS100
SHEET: 10 OF 42
DATE: 01/20/2010



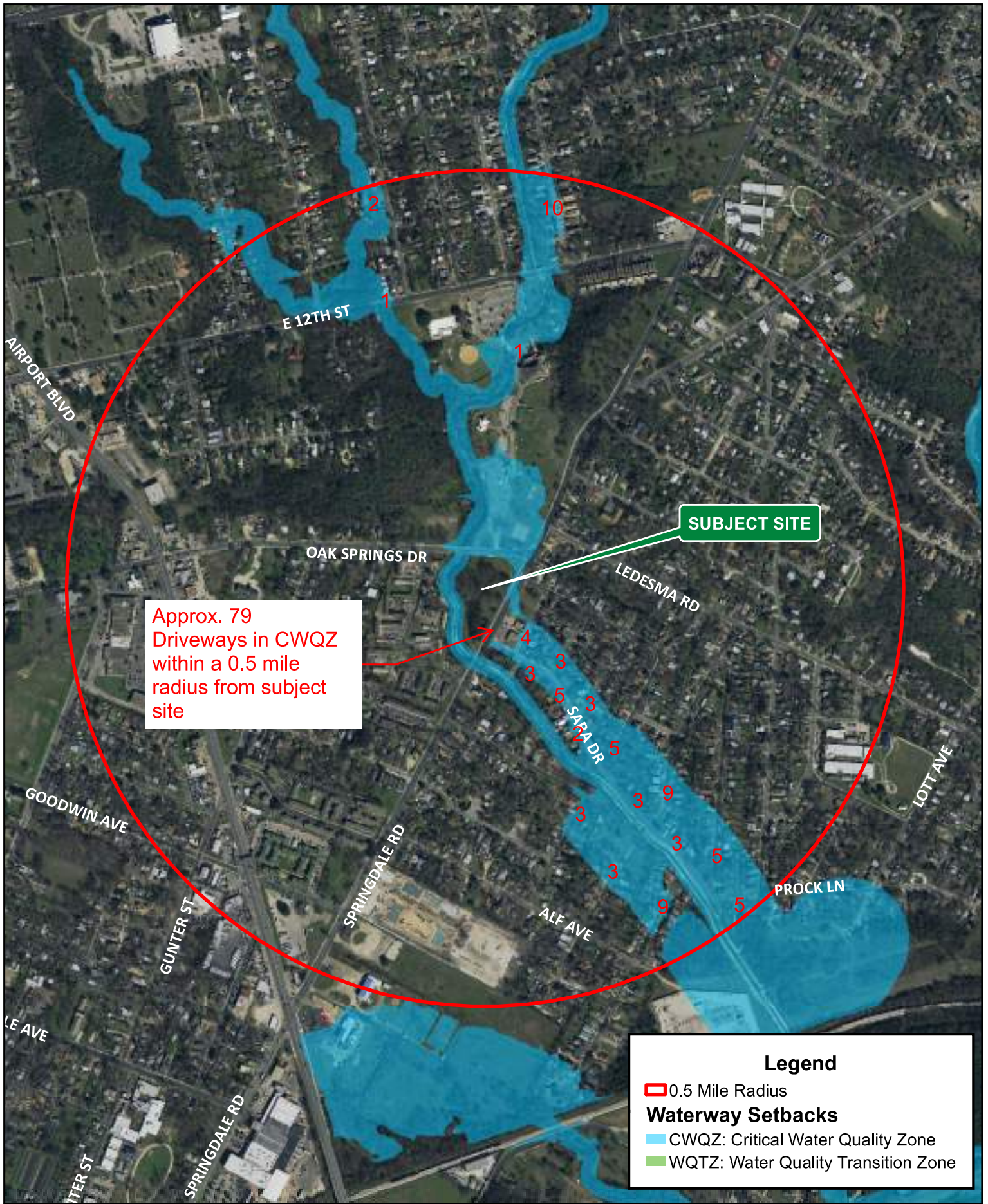
Erosion and Sedimentation Controls | **12**

THIS AREA REQUIRES NATIVE GRASSLAND SEEDING
AND PLANTING PER CITY OF AUSTIN STANDARD
SPECIFICATION. PREPARATION, TEMPORARY EROSION
SEED BED PREPARATION, TEMPORARY IRRIGATION,
AND WEED MAINTENANCE.

[illegible]




Driveways within CWQZ | **13**




Approx. 79
Driveways in CWQZ
within a 0.5 mile
radius from subject
site


SUBJECT SITE

Legend

 0.5 Mile Radius

Waterway Setbacks

 CWQZ: Critical Water Quality Zone

 WQTZ: Water Quality Transition Zone