

1076 SPRINGDALE

**1076 SPRINGDALE ROAD.
SP-2019-0385C**

Hank Marley

Environmental Review Specialist Senior

Development Services Department

PROPERTY DATA

- Tannehill Branch Watershed
- Urban Watershed Classification
- Desired Development Zone
- City of Austin Full Purpose Jurisdiction
- Not located over Edwards Aquifer Recharge Zone
- Wetlands located on site
- Council District #1



Vicinity Exhibit



Existing conditions



Variance Request

- **To allow development in a Critical Water Quality Zone (LDC 25-8-261)**

Background

- **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.**
- **Development is limited in a Critical Water Quality Zone (CWQZ) by LDC 25-8-261.**
- **The proposed driveway to gain access to the site from Oak Springs Drive crosses a CWQZ.**

Existing conditions



Existing conditions

Proposed driveway location
crossing the CWQZ

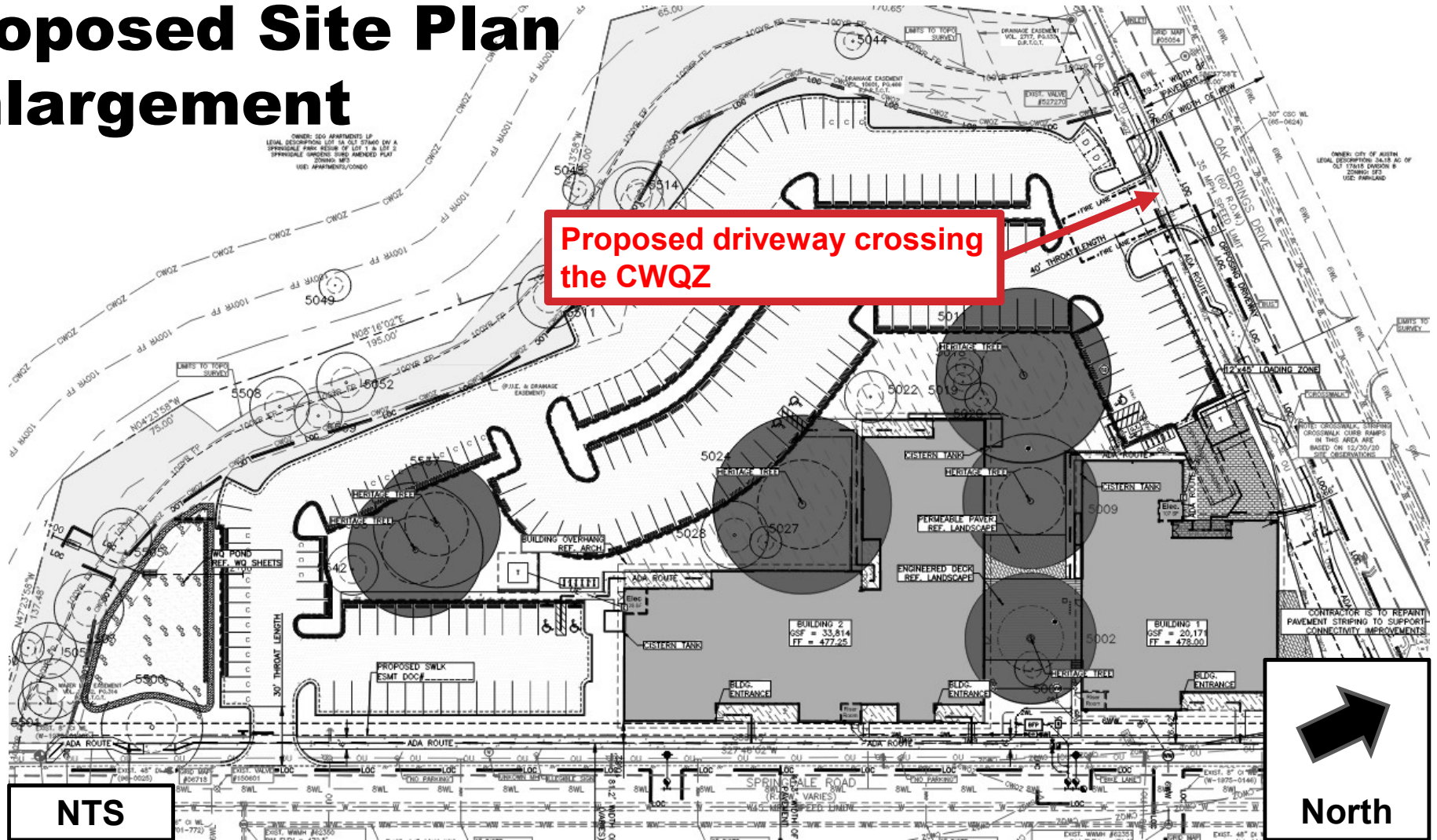


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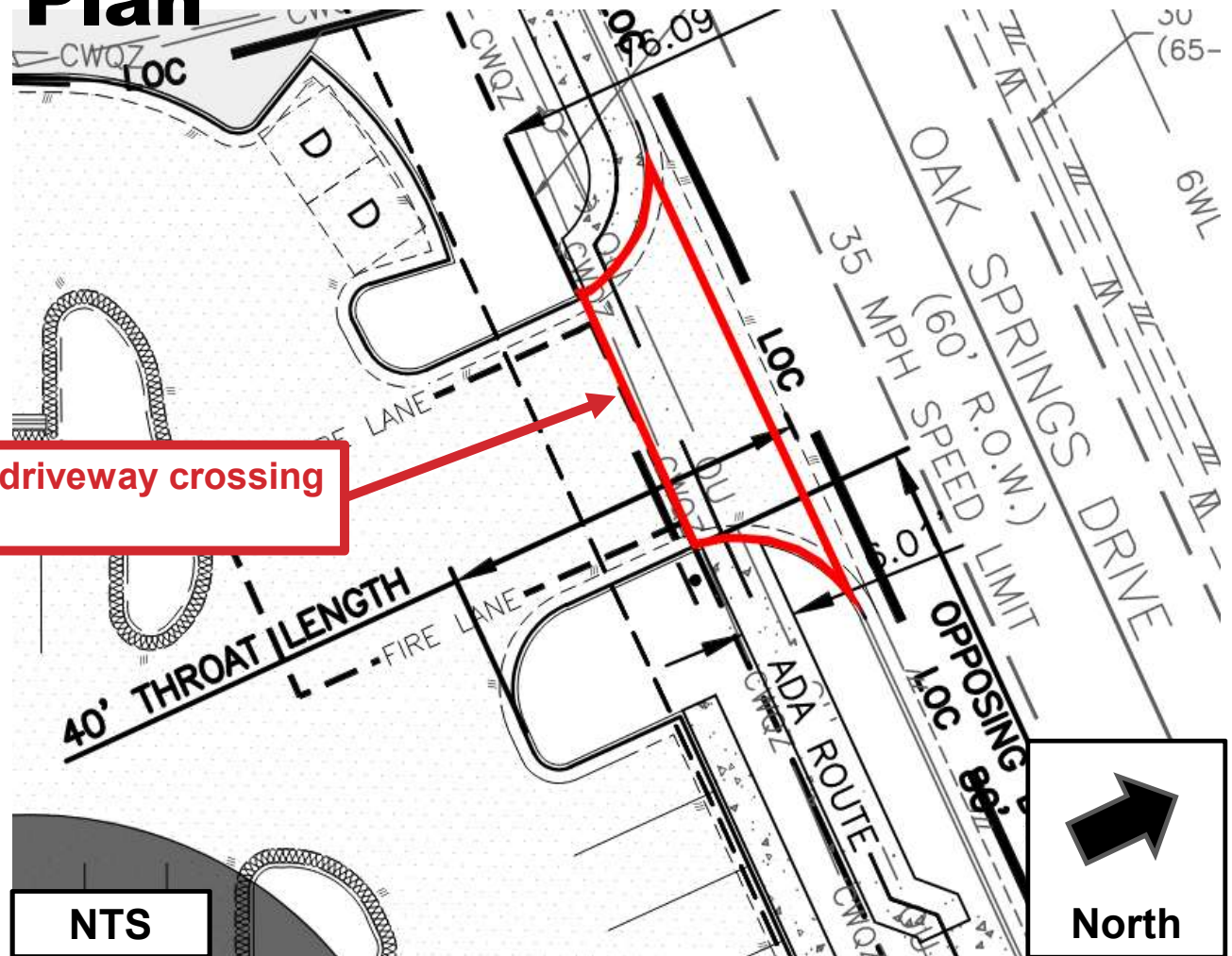
North

Proposed Site Plan Enlargement



Proposed Site Plan Enlargement

Proposed driveway crossing the CWQZ



Background (continued)

- **All of the parcel's frontage along Oak Springs drive lies within a CWQZ. The portion of the CWQZ that would be disturbed with the proposed driveway consists of mowed vegetation devoid of riparian habitat.**
- **The driveway connection proposes to disturb approximately 475 square feet of CWQZ out of the 32,000-SF of CWQZ located on site. This is a minimum deviation from code requirements necessary to allow a reasonable use of the property.**

Background (continued)

- **The area that drains stormwater to the section of CWQZ proposed to be disturbed by the driveway connection, currently drains over a sidewalk into the roadway, eventually entering a nearby storm inlet that flows directly into the creek.**
- **The proposed development plans to capture this drainage area and divert it to the biofiltration rain garden water quality pond, which will result in water quality that is greater than water quality achievable without the variance.**

Variance Recommendation

- **Staff has determined that the required findings of fact have been met and 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.

Questions / Comments