

**SITE PLAN REVIEW SHEET
ENVIRONMENTAL VARIANCE REQUEST ONLY**

CASE: SP-2021-0121D

PLANNING COMMISSION DATE: November 2, 2021

PROJECT NAME: COA Fire & EMS Station – Davenport Village

APPLICANT: City of Austin

AGENT: Anna Merryman, Garza EMC LLC

ADDRESS OF SITE: 4601 Westlake Drive

COUNTY: Travis

AREA: 1.6 acres

WATERSHED: St. Stephens Creek, Rural, DWPZ

JURISDICTION: ETJ

EXISTING ZONING: NA

PROPOSED DEVELOPMENT:

The applicant is proposing to construct a Fire and EMS station.

DESCRIPTION OF VARIANCES:

The applicant is requesting to vary from LDC 25-8-341 to allow cut over four feet to 17 feet, and from LDC 25-8-302(A)(2) to allow construction of a parking area on a slope with a gradient of more than 15 percent.

STAFF RECOMMENDATION:

The findings of fact have been met, and staff recommends approval for cut to 17 feet and construction on a slope with a gradient of more than 15 percent.

ENVIRONMENTAL BOARD ACTION:

October 20, 2021: With a 9-0 vote, the Environmental Commission recommends support of the request for variances from LDC 25-8-341 to allow cut over four feet to 17 feet, and from LDC 25-8-302(A)(2) to allow construction of a parking area on a slope with a gradient of more than 15 percent.

ENVIRONMENTAL REVIEW STAFF: Pamela Abee-Taulli **PHONE:** 974-1879
pamela.abee-taulli@austintexas.gov

CASE MANAGER: Christine Barton-Holmes
christine.barton-holmes@austintexas.gov

PHONE: 974-2788

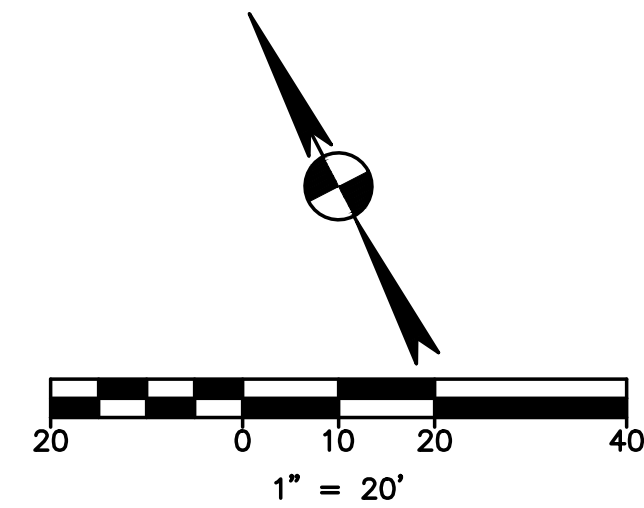






**ITEM FOR ENVIRONMENTAL COMMISSION AGENDA**

COMMISSION MEETING DATE:	September 1, 2021
NAME & NUMBER OF PROJECT:	COA Fire & EMS Station - Davenport Village SP-2021-0121D
NAME OF APPLICANT OR ORGANIZATION:	Anna Merryman, Garza EMC LLC
LOCATION:	4601 Westlake Dr., Austin, TX, 78746
COUNCIL DISTRICT:	Council District does not apply in Extraterritorial Jurisdiction
ENVIRONMENTAL REVIEW STAFF:	Pamela Abee-Taulli, Environmental Program Coordinator, Development Services Department, 512.974.1879, pamela.abee-taulli@austintexas.gov .
WATERSHED:	St. Stephens Creek Watershed, Water Supply Rural Classification, Drinking Water Protection Zone
REQUEST:	Variance request is as follows: Vary 25-8-302(A)(2) to allow construction of a parking area on a slope with a gradient of more than 15 percent.
STAFF RECOMMENDATION:	Staff recommends this variance, having determined the findings of fact to have been met.
STAFF CONDITION:	Applicant will provide landscape plan, including mitigation for removed trees, to provide enhanced soil stabilization and water quality for the site.

**ITEM FOR ENVIRONMENTAL COMMISSION AGENDA**

COMMISSION MEETING DATE:	September 1, 2021
NAME & NUMBER OF PROJECT:	COA Fire & EMS Station - Davenport Village SP-2021-0121D
NAME OF APPLICANT OR ORGANIZATION:	Anna Merryman, Garza EMC LLC
LOCATION:	4601 Westlake Dr., Austin, TX, 78746
COUNCIL DISTRICT:	Council District does not apply in Extraterritorial Jurisdiction
ENVIRONMENTAL REVIEW STAFF:	Pamela Abee-Taulli, Environmental Program Coordinator, Development Services Department, 512.974.1879, pamela.abee-taulli@austintexas.gov .
WATERSHED:	St. Stephens Creek Watershed, Water Supply Rural Classification, Drinking Water Protection Zone
REQUEST:	Variance request is as follows: Vary 25-8-341 to allow cut over four feet to 17 feet.
STAFF RECOMMENDATION:	Staff recommends this variance, having determined the findings of fact to have been met.
STAFF CONDITION:	Applicant will provide landscape plan, including mitigation for removed trees, to provide enhanced soil stabilization and water quality for the site.



Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	−20.000	−8.000	
2	−8.000	−4.000	
3	−4.000	4.000	
4	4.000	8.000	
5	8.000	20.000	

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
BRYANT R. BELL
TX P.E. #111283
ON THE DATE SHOWN ON
THE DATE STAMP. IT IS
NOT TO BE USED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.

CUT/FILL GRADING EXHIBIT

COA FIRE STATION - DAVENPORT VILLAGE
4601 WESTLAKE DRIVE, AUSTIN, TEXAS 78746

ST. STEPHEN'S EPISCOPAL
SCHOOL

DRAWN BY:

DESIGNED BY:

QA / QC:

PROJECT NO.: 102824-00014

SHEET
EXH
:





ENVIRONMENTAL COMMISSION MOTION 20211020 003a

Date: October 20, 2021

Subject: COA Fire & EMS Station - Davenport Village, SP-2021-0121D

Motion by: Kevin Ramberg

Seconded by: Perry Bedford

RATIONALE:

WHEREAS, the Environmental Commission recognizes the applicant is requesting a variance from 25-8-302(A)(2) to allow construction of a parking area on a slope with a gradient of more than 15 percent.

WHEREAS, the Environmental Commission recognizes the applicant is requesting a variance from 25-8-341 to allow cut over four feet to 17 feet.

WHEREAS, the Environmental Commission recognizes the site is located in the St. Stephens Creek Watershed, Water Supply Rural Classification, Drinking Water Protection Zone.

WHEREAS, the Environmental Commission recognizes that Staff recommends these variances (with conditions) having determined the required Findings of Fact have been met.

THEREFORE, the Environmental Commission recommends the variance request with the following Staff Condition:

Applicant will provide landscape plan, including mitigation for removed trees, to provide enhanced soil stabilization and water quality for the site.

VOTE 9-0

For: Bedford, Qureshi, Scott, Thompson, Barrett Bixler, Bristol, Ramberg, Coyne, and Brimer

Against: None

Abstain: None

Recuse: None

Absent: Guerrero

Approved By:

A handwritten signature in black ink, appearing to read "Linda Guerrero", is written over a horizontal line.

Linda Guerrero, Environmental Commission Chair