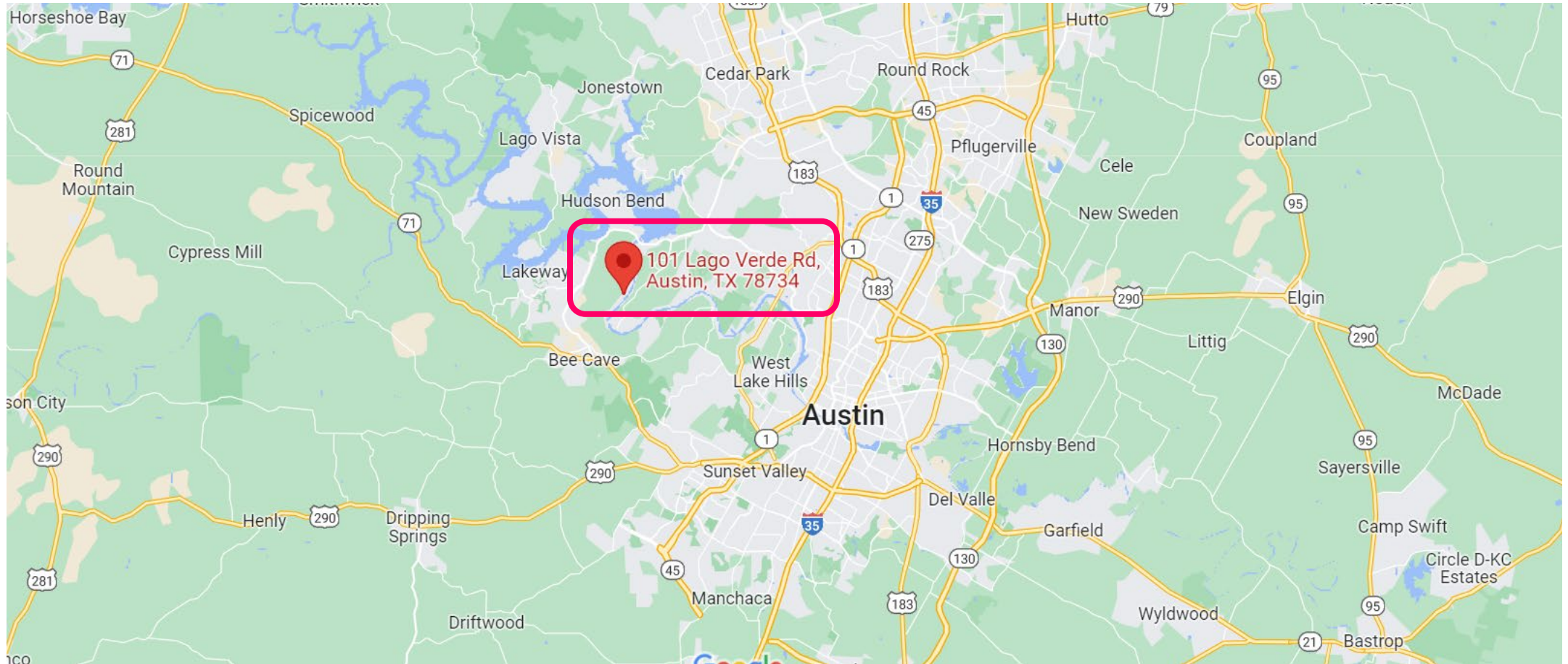


*Mike McDougal
Environmental Policy
Program Manager,
Development Services
Department*

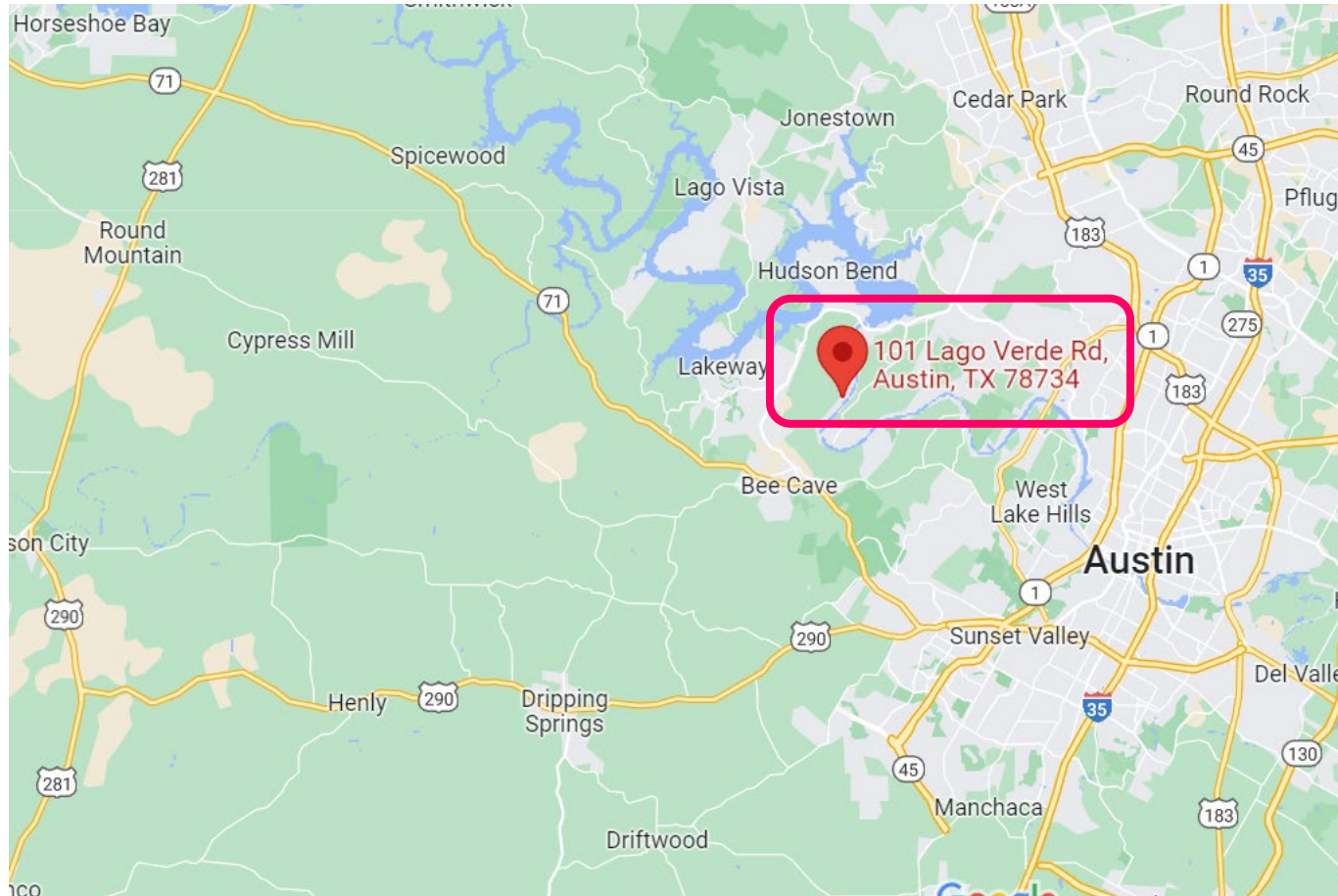
**LOT 1 BLOCK A
SRIVATHANAKUL SUBDIVISION
PROJECT ASSESSMENT**

**101 LAGO VERDE DRIVE
C8J-2021-0206.0APA**

PROJECT LOCATION



PROPERTY DATA



- Lake Austin Watershed and Harrison Hollow Watershed
- Water Supply Rural
- Drinking Water Protection Zone
- Partially City of Austin Limited Purpose Jurisdiction and partially City of Austin ETJ
- Not located over the Edwards Aquifer Recharge Zone
- Council District 10

PROPERTY DATA - CONTINUED

Critical Water Quality Zone associated with Lake Austin

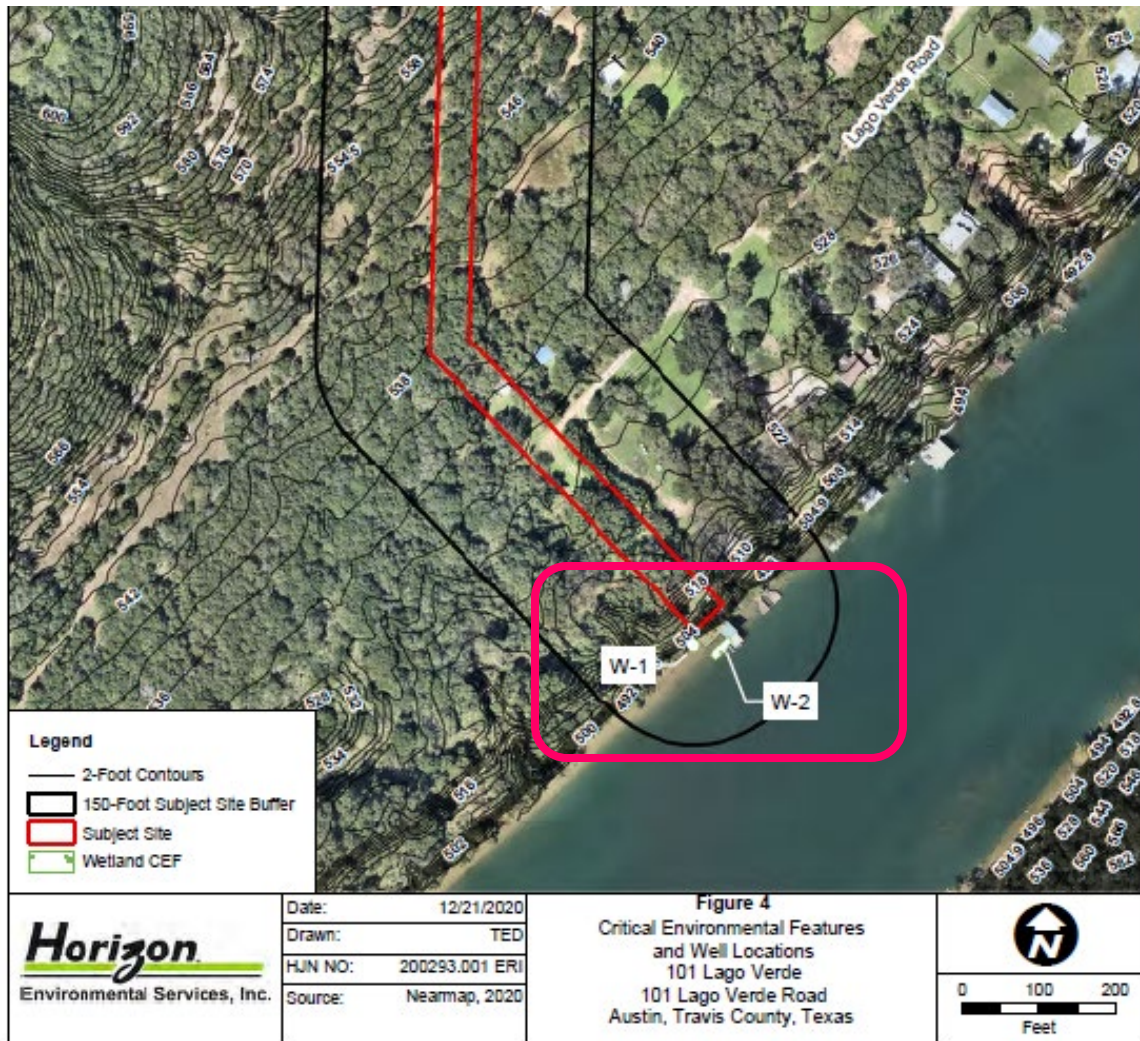
Water Quality Transition Zone associated with Harrison Hollow Creek



Proposed lot

- One Critical Water Quality Zone
- One Water Quality Transition Zone

PROPERTY DATA - CONTINUED



- Two Wetland Critical Environmental Features located adjacent to Lake Austin

BACKGROUND

There is an existing house on the property. The applicant seeks to renovate and expand this existing house.



BACKGROUND - CONTINUED

City of Austin permits are necessary for the proposed construction. The City requires the property to be platted before permits can be issued.



BACKGROUND - CONTINUED

The average development density must be 2 acres for each unit (house).



BACKGROUND - CONTINUED

2 acres for each unit means:

1 house requires 2 acres

2 houses require 4 acres....et cetera.



BACKGROUND - CONTINUED

The applicant proposes just one unit but there are only approximately 1.4 acres. This does not comply with the requirement to have 2 acres for each unit.



BACKGROUND - CONTINUED

The lot is partially within the Lake Austin Critical Water Quality Zone.

Code requires that the lot have 2 acres NOT in the Critical Water Quality Zone. The whole lot is less than 2 acres in size.



BACKGROUND - CONTINUED

To recap, there are two compliance concerns with the proposed plat:

- 1 unit is proposed for less than 2 acres
- The lot does not have 2 acres outside the Critical Water Quality Zone.



TWO VARIANCE REQUESTS

1. A Land Use Commission variance is requested to allow density to exceed one unit for each two acres with a minimum lot size of $\frac{3}{4}$ of an acre [LDC 25-8-453(B)(1) & LDC 30-5-453(B)(1)]

Code requires at least 2 acres for every unit on average. One unit is proposed, there are less than 2 acres.

Fundamentally, the lot must be at least 2 acres in size. It is less than 2 acres.

2. A Land Use Commission variance is requested to allow a lot that lies within a Critical Water Quality Zone to include less than two acres in a Water Quality Transition Zone or uplands [LDC 25-8-452(C)]

The lot is partially in a Critical Water Quality Zone. A lot that is partially within the Critical Water Quality Zone must have at least 2 acres NOT in the Critical Water Quality Zone.

The entire lot is less than 2 acres.

VARIANCE 1 BACKGROUND

The applicant proposes to create a one lot subdivision.

There are two methods for complying with the requirement to have 2 acres of land for every unit proposed.

First, reduce the quantity of units proposed. Or, second, plat a larger area of land.



VARIANCE 1 BACKGROUND

- CONTINUED

This is a one lot subdivision. It is not realistic to reduce the quantity of lots proposed (i.e., a zero lot subdivision is unrealistic).

Second, there is not additional land. The surrounding property is not available.

The Code does not offer a path for compliance in this situation. A Land Use Commission variance is necessary.



VARIANCE 2 BACKGROUND

In this watershed classification, lots that are partially within the Critical Water Quality Zone must have at least **2 acres** NOT in the Critical Water Quality Zone.

Part of the lot is in the Lake Austin Critical Water Quality Zone. However, the entire lot is less than 2 acres.

The Code does not offer a method of compliance for this situation. A Land Use Commission variance is necessary.



STAFF RECOMMENDATION

Staff Determination: Staff recommends the variances having determined the findings of fact to have been met with the following conditions:

1. Natural revegetation within Critical Water Quality Zone disturbed areas will be provided in accordance with COA specification 609S native seeding and planting.
2. Preserve 100% of the heritage trees within the proposed subdivision.
3. The applicant will provide a cistern included with the residential building permit application. The cistern will capture runoff from existing and proposed impervious cover.
4. The proposed new construction will be in accordance with the buildability exhibit provided by the applicant to minimize disturbance to the Critical Water Quality Zone associated with Lake Austin. Specifically, the proposed addition to the existing house will be located to the northwest of the existing house to minimize disturbance to the Critical Water Quality Zone.
5. An upgraded septic system will be provided and will be located further away from lake than the existing septic system.

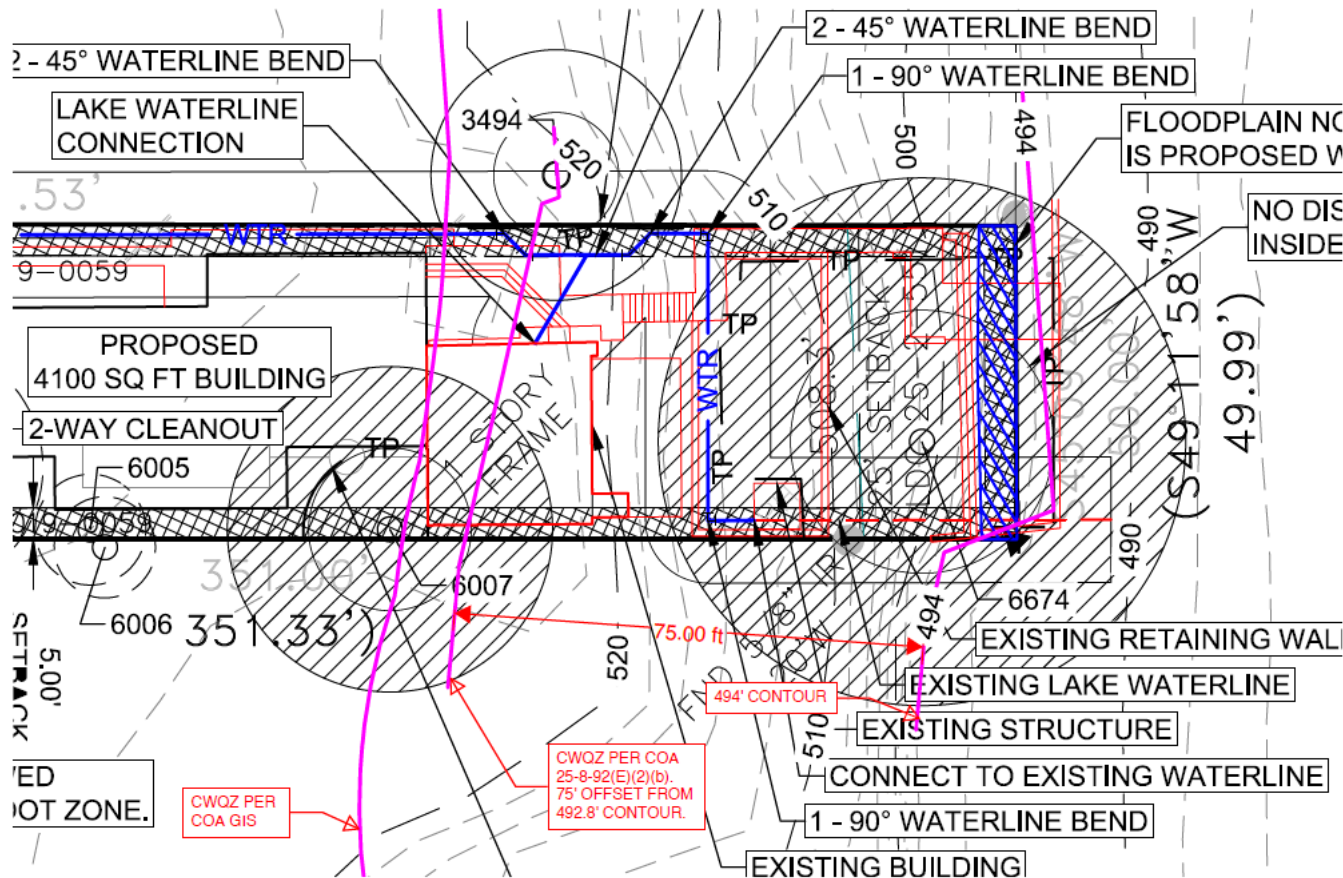
THANK YOU

QUESTIONS and APPLICANT PRESENTATION



BUILDABILITY EXHIBIT

DRAFT



The proposed addition will be located to the northwest of the existing structure to minimize disturbance to the Critical Water Quality Zone.



North
NTS