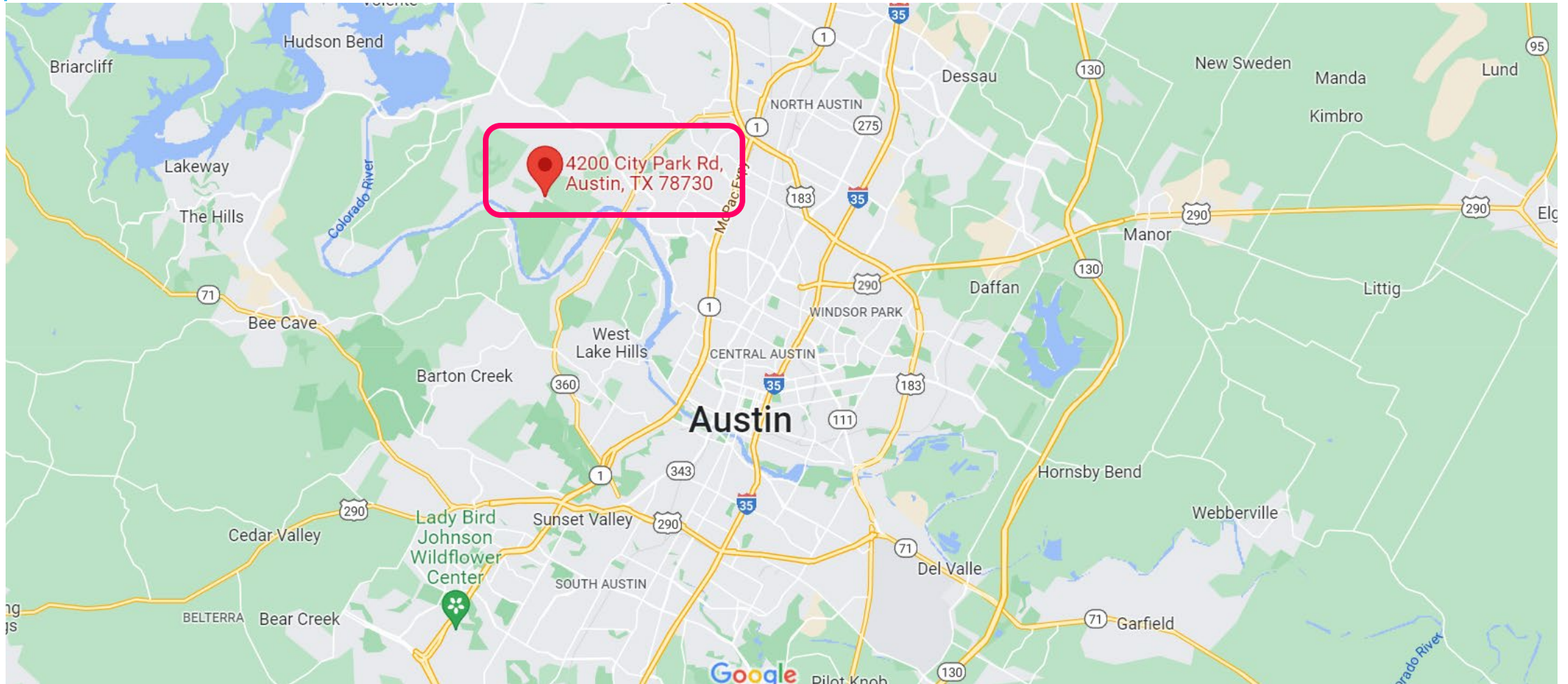


*Mike McDougal*  
*Environmental Policy*  
*Program Manager,*  
*Development Services*  
*Department*

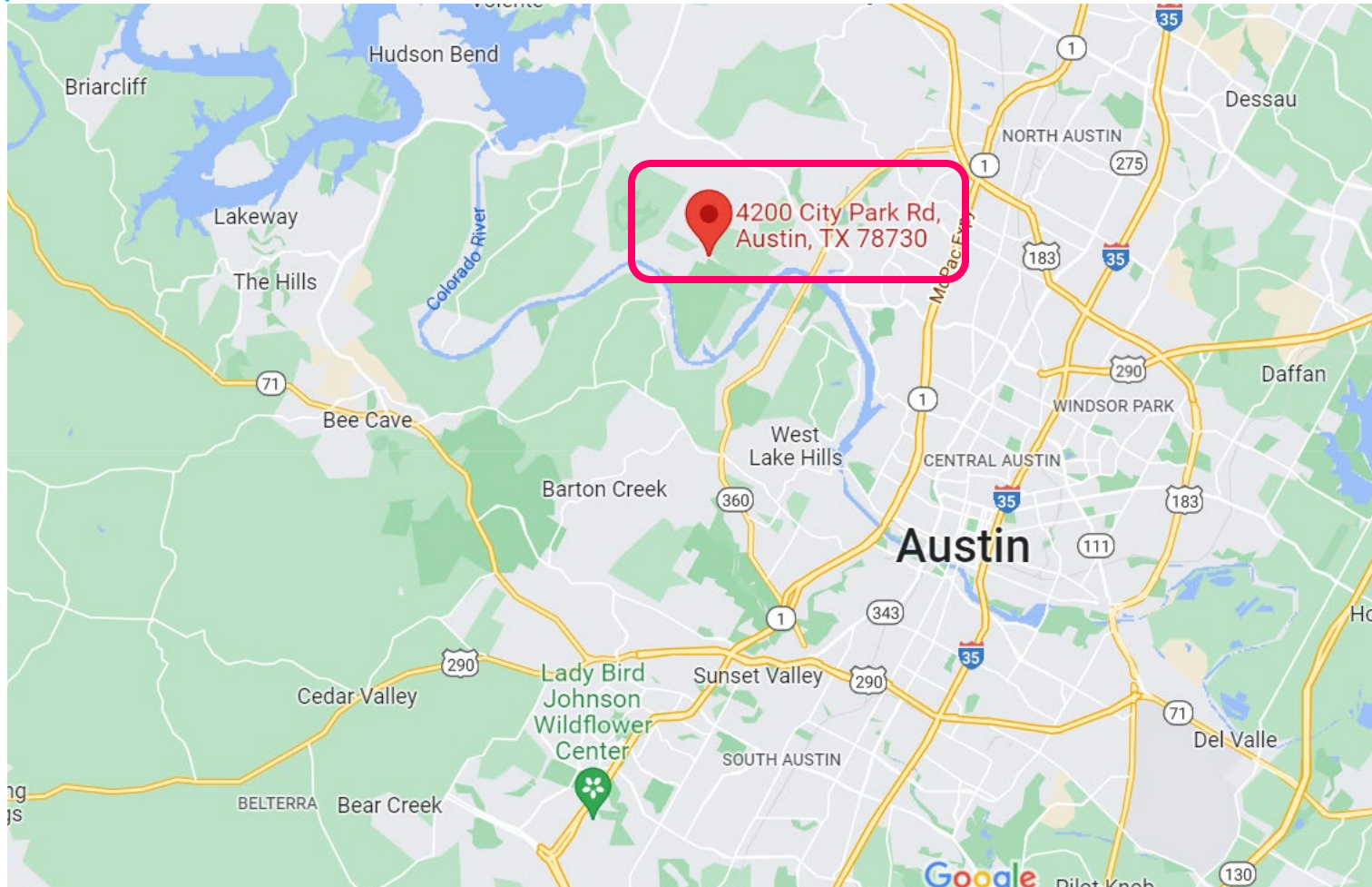
# **TRAVIS COUNTY ESD #4 FIRE STATION PARKING LOT IMPROVEMENTS**

**4200 CITY PARK RD  
SP-2020-0255DS**

# PROJECT LOCATION



# PROPERTY DATA



- Turkey Creek Watershed
- Water Supply Rural
- Drinking Water Protection Zone
- City of Austin Limited Purpose Jurisdiction
- No creeks or creek buffers
- No Critical Environmental Features
- Not located over the Edwards Aquifer Recharge Zone
- Council District 10

# FOUR VARIANCE REQUESTS

1. A Land Use Commission variance is requested to construct a driveway on slopes over 15% per LDC 25-8-301(A)(1)
2. A Land Use Commission variance is requested to construct a parking lot on slopes over 15% per LDC 25-8-302(A)(2)
3. A Land Use Commission variance is requested to allow fill over 4 feet per LDC 25-8-342
4. A Land Use Commission variance is requested to allow an impervious cover of 27.5% net site area per LDC 25-8-453

# BACKGROUND

The site is an existing fire station. More parking is required based on increased staffing requirements. Population growth and development necessitate more staff presence.



## BACKGROUND - CONTINUED

Additionally, Travis County signed a contract with COA for City firefighters to staff the fire station. The City of Austin requires a 4 person minimum staffing level. Historically, staffing levels were 2 to 3 people.



## BACKGROUND - CONTINUED

Firefighter staff are routinely parking along the ROW. This is unsafe and does not comply with land development regulations.



## BACKGROUND - CONTINUED

Existing development and site constraints limit the alternatives for providing additional parking.

The existing site configuration does not allow additional parking without the requested variances.





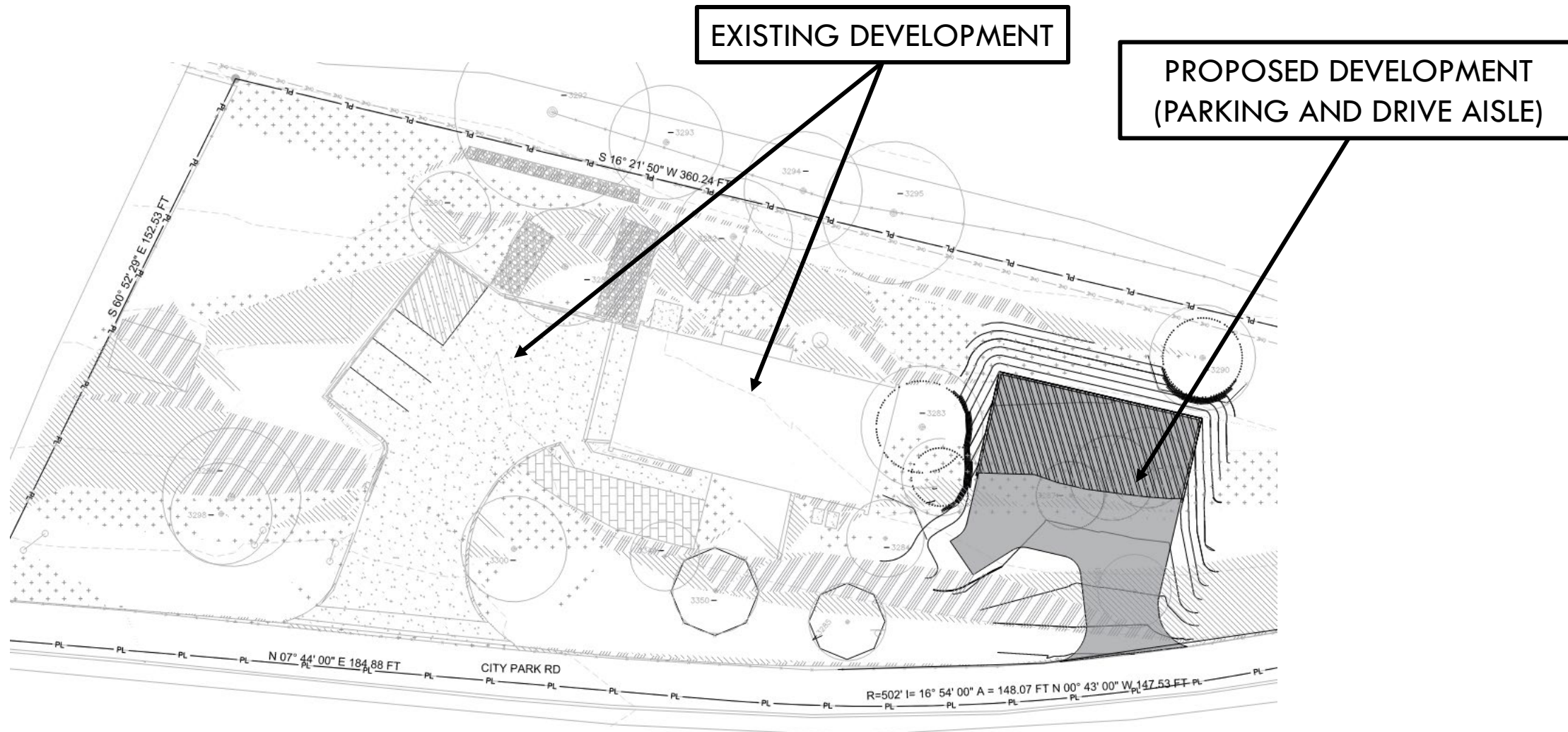
# BACKGROUND - CONTINUED

## AERIAL PHOTO & APPROXIMATE PROPERTY BOUNDARY

GENERAL LOCATION OF THE PROPOSED ADDITIONAL PARKING

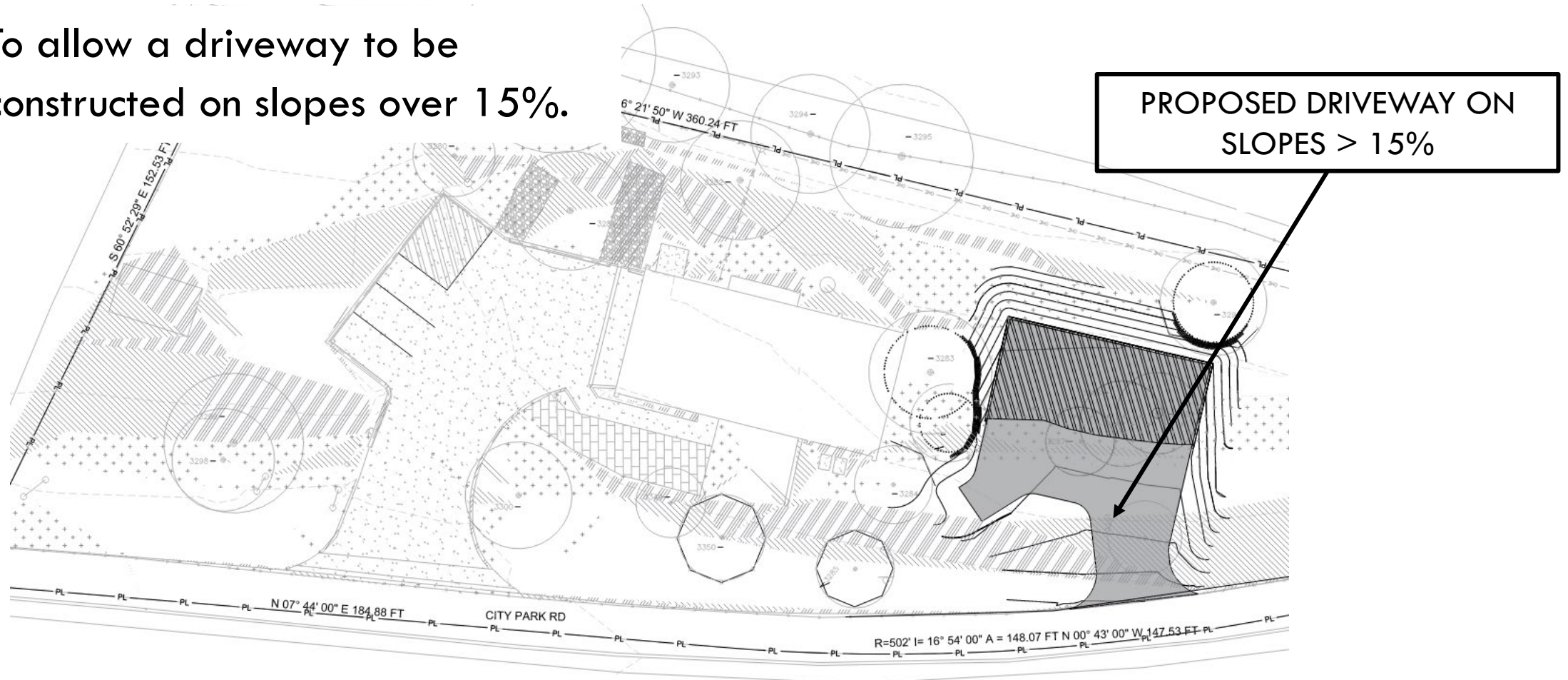


# BACKGROUND - CONTINUED



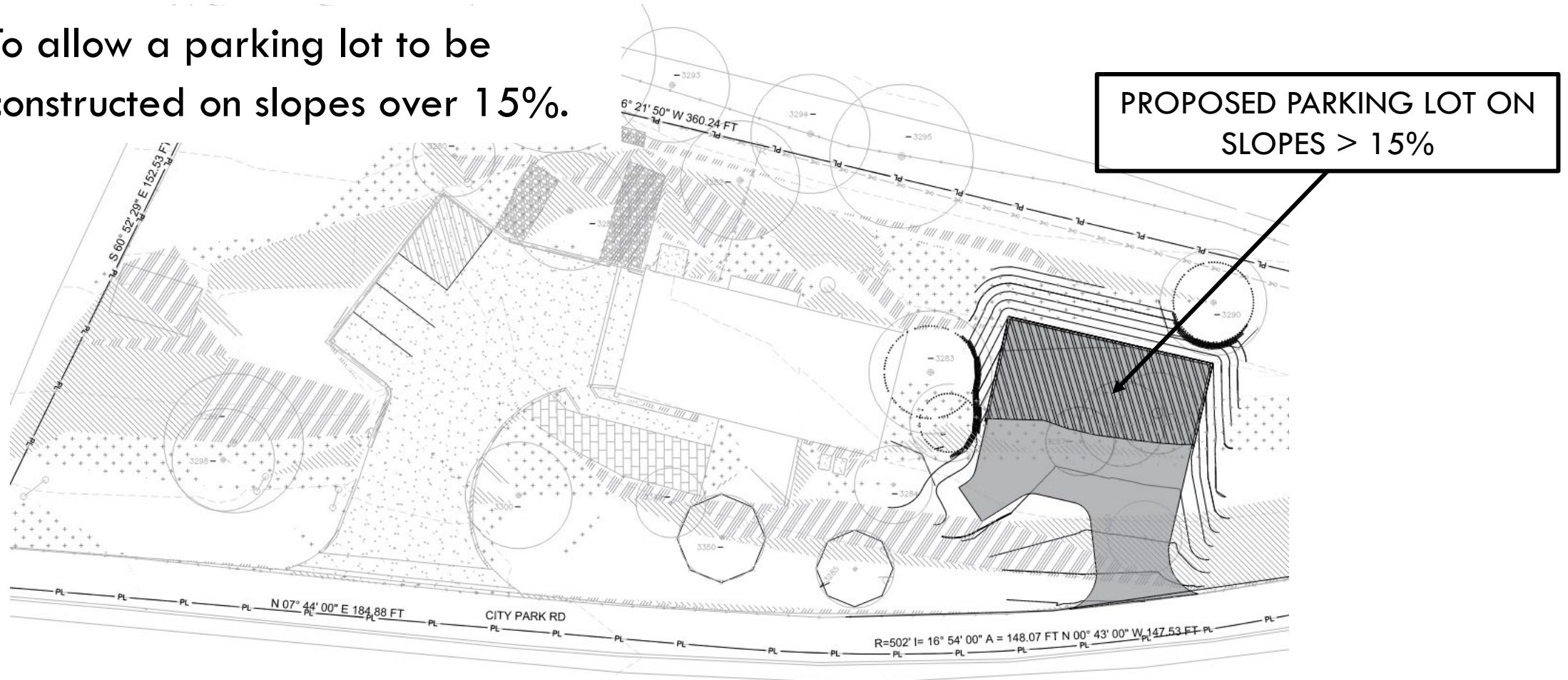
# VARIANCE REQUEST 1

To allow a driveway to be constructed on slopes over 15%.



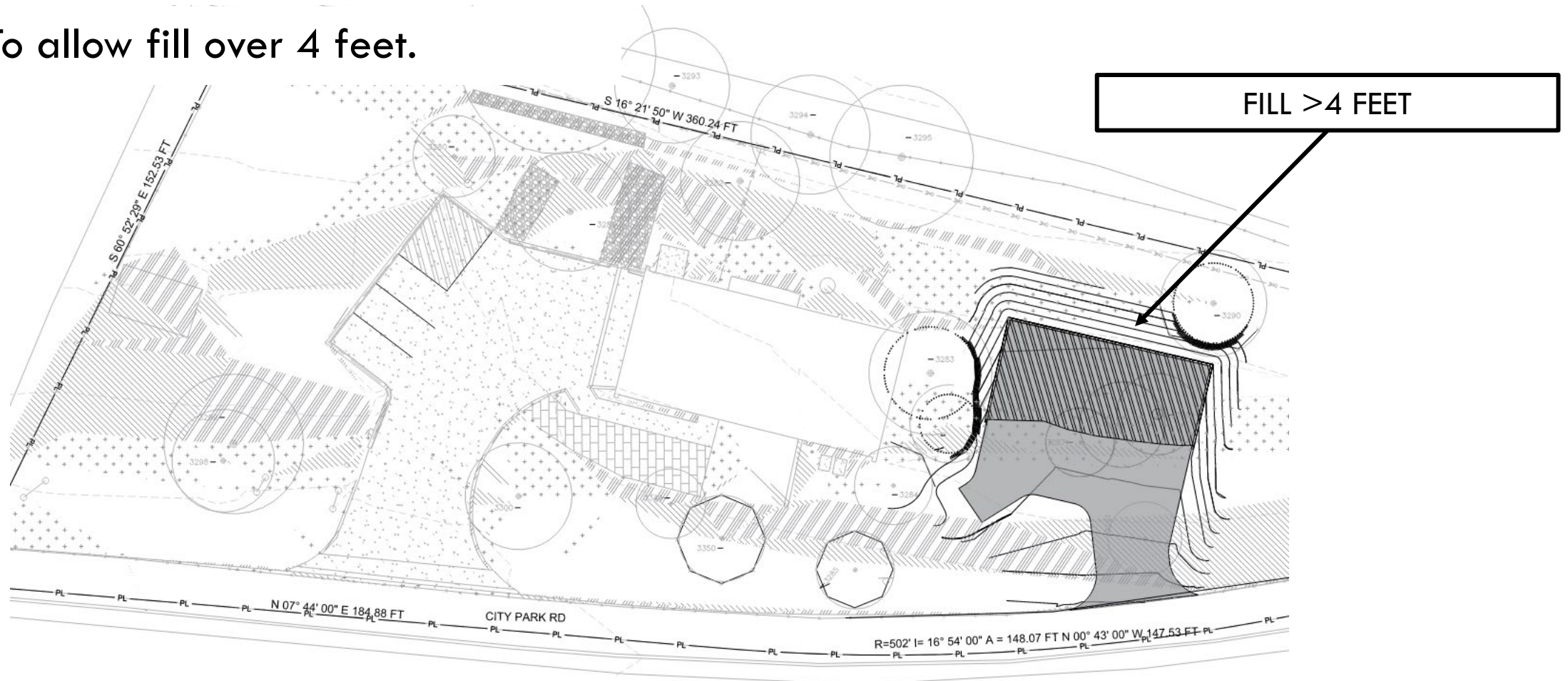
# VARIANCE REQUEST 2

To allow a parking lot to be constructed on slopes over 15%.



# VARIANCE REQUEST 3

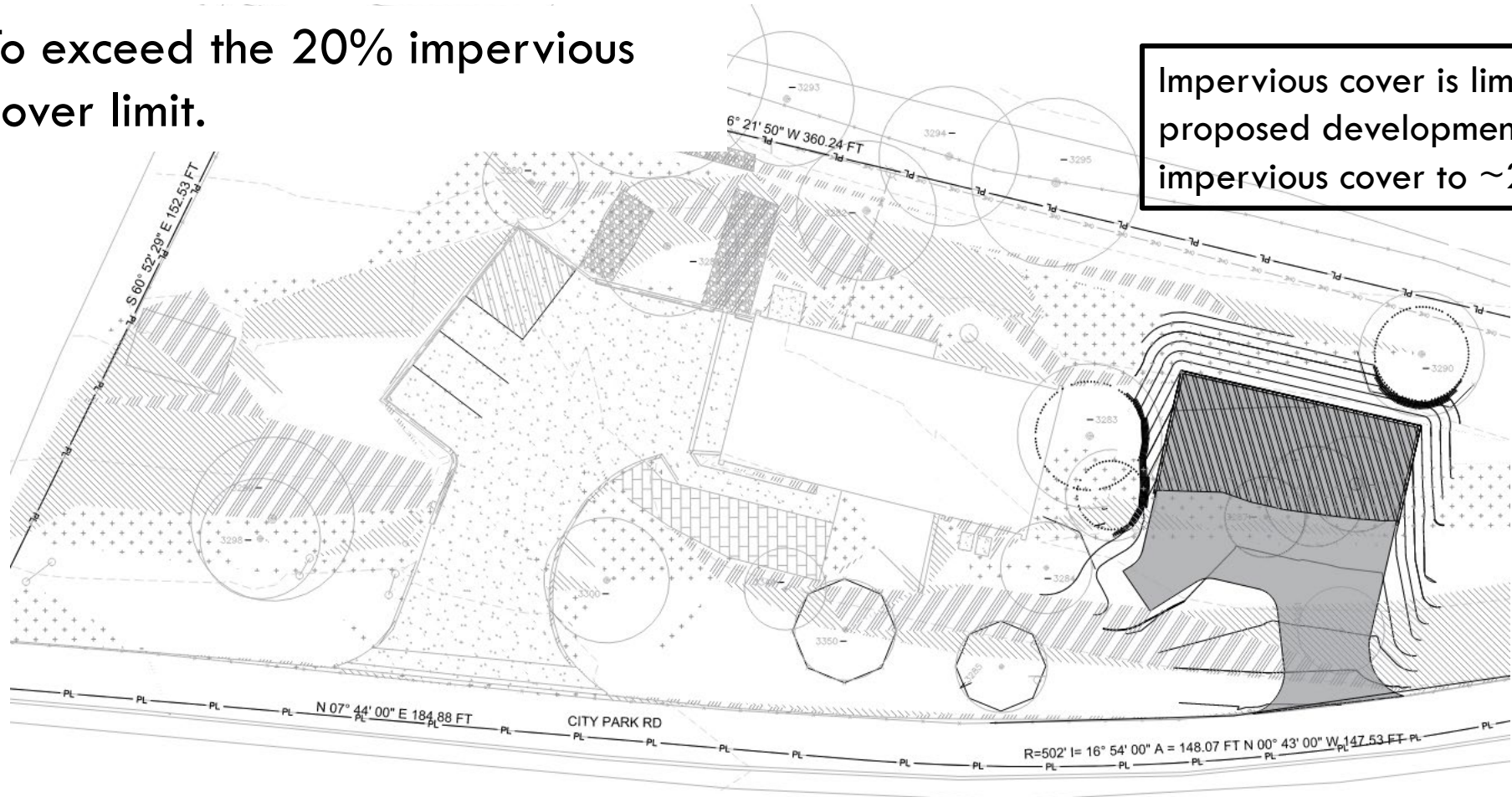
To allow fill over 4 feet.



# VARIANCE REQUEST 4

To exceed the 20% impervious cover limit.

Impervious cover is limited to 20%. The proposed development would increase impervious cover to ~27.5%.



# STAFF RECOMMENDATION

Staff Determination: Staff recommends 3 of the 4 variances, having determined the findings of fact to have been met for the following variances:

1. Driveway construction on slopes over 15%;
2. Parking lot construction on slopes over 15%; and
3. Fill over 4 feet.

## STAFF RECOMMENDATION - CONTINUED

The fourth variance is a request to allow impervious cover of approximately 27.5% (the limit is 20%).

### Reasoning -

Water quality degrades as impervious cover increases. The project proposes additional water quality control measures to help offset the proposed impervious cover; however no water quality measure is expected to be 100% effective.



## STAFF RECOMMENDATION - CONTINUED

Staff cannot recommend the impervious cover variance because the following findings of fact cannot be addressed:

- 1 – The variance creates a significant probability of harmful environmental consequences.
- 2 – Development with the variance reduces water quality below the water quality that would be achievable without the variance.

## STAFF RECOMMENDATION - CONTINUED

All four variances represent the minimum deviation from Code necessary to allow a use of the fire station as required by COA staffing requirements.

A review of the proposed plan indicates that it is infeasible to provide the additional required parking while complying with the 20% impervious cover limit.

## STAFF RECOMMENDATION - CONTINUED

Staff recommends the following conditions for any variance approval:

1. The applicant will provide vegetative filter strips downslope of the development that will provide a diffuse flow to avoid creating downslope erosion.
2. The applicant will provide structural fill to contain the fill during construction (i.e., structural containment of the fill over 4 feet).
3. The applicant will decompact and revegetate the areas adjacent to the ROW that have been used for parking.
4. The site will provide a 40% downstream natural area to treat runoff from impervious cover.

# THANK YOU

QUESTIONS and APPLICANT PRESENTATION

