


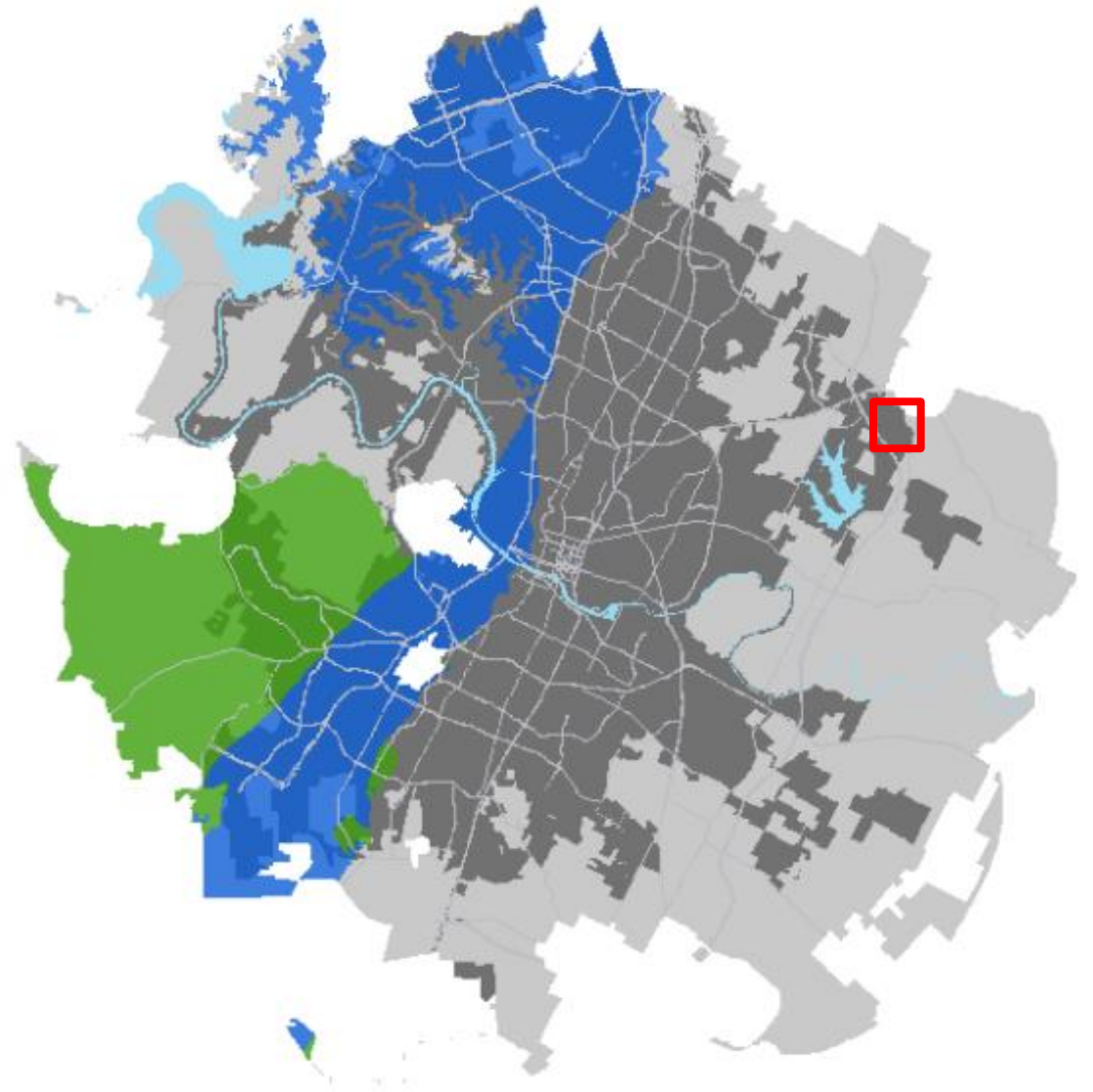
Pamela Abee-Taulli
Environmental Program
Coordinator
Development Services
Department

PINNACLE AT WILDHORSE RANCH

**12000 BLUE BLUFF RD,
AUSTIN 78724
C8-2021-0152**

PROJECT LOCATION

-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone



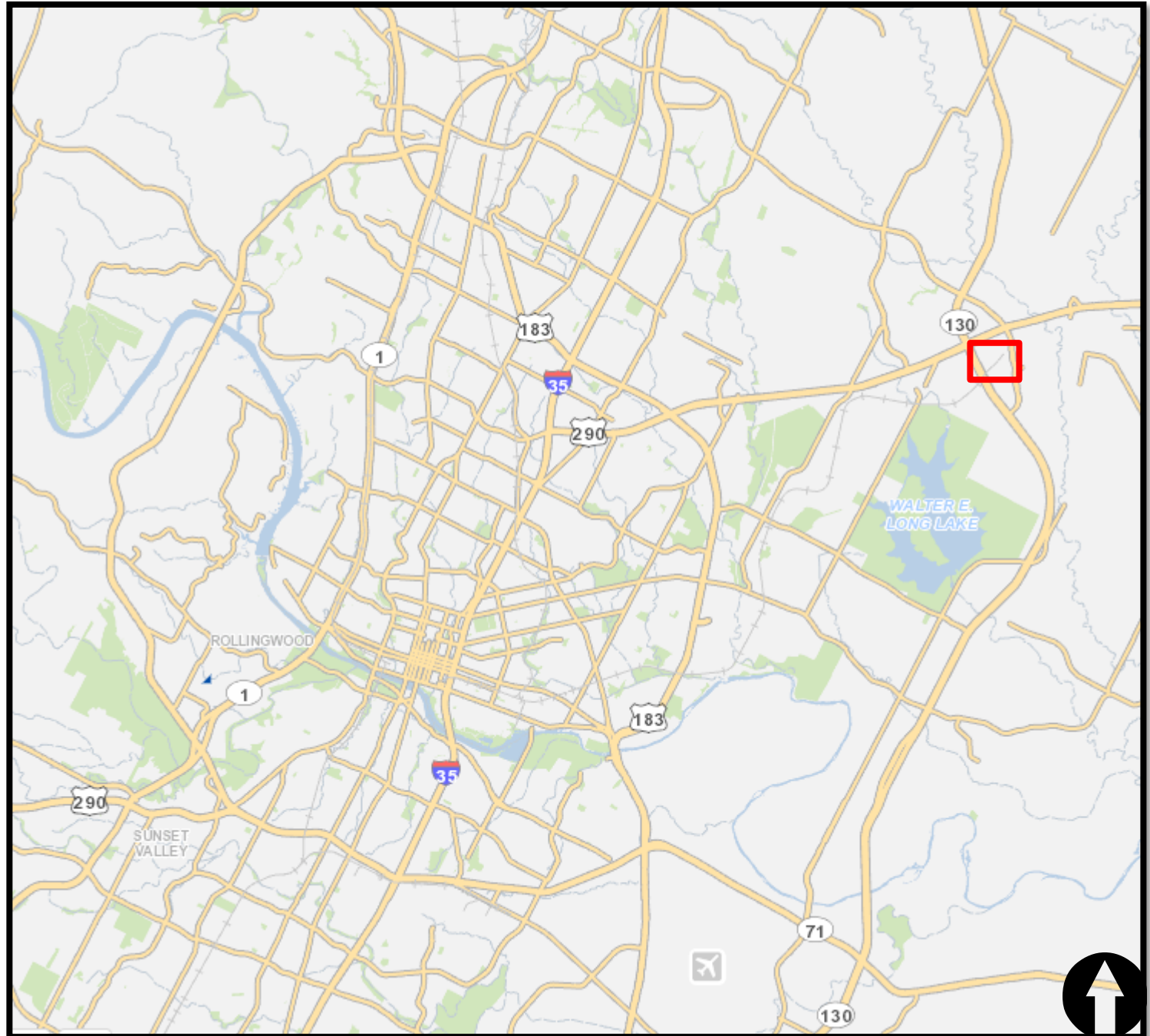
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0 5 10 Miles



PROJECT LOCATION

 Site Location



PROPERTY DATA

- Gilleland Creek Watershed
- Suburban Classification
- Desired Development Zone
- Full Purpose Jurisdiction
- Not located over Edwards Aquifer Recharge Zone
- 2 Wetland Critical Environmental Features
- Council District 1



THE DEVELOPMENT

- Single family residential lots.
- Water quality and detention facilities.
- Right of way.



VARIANCE REQUESTS

§ 25-8-341 - CUT REQUIREMENTS. (A)

Cuts on a tract of land may not exceed four feet of depth.

1. The variance request is to allow cut over 4 feet to 15 feet.

§ 25-8-342 - FILL REQUIREMENTS. (A) fill

on a tract of land may not exceed four feet of depth.

2. The variance request is to allow fill over 4 feet to 15 feet.

VARIANCE REQUESTS

Grading

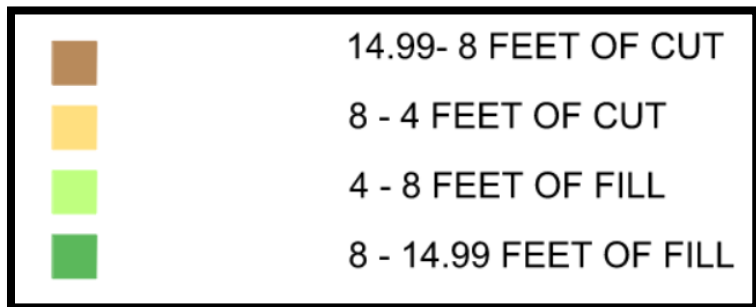
1. Cut to 15
2. Fill to 15



VARIANCE REQUESTS

Grading

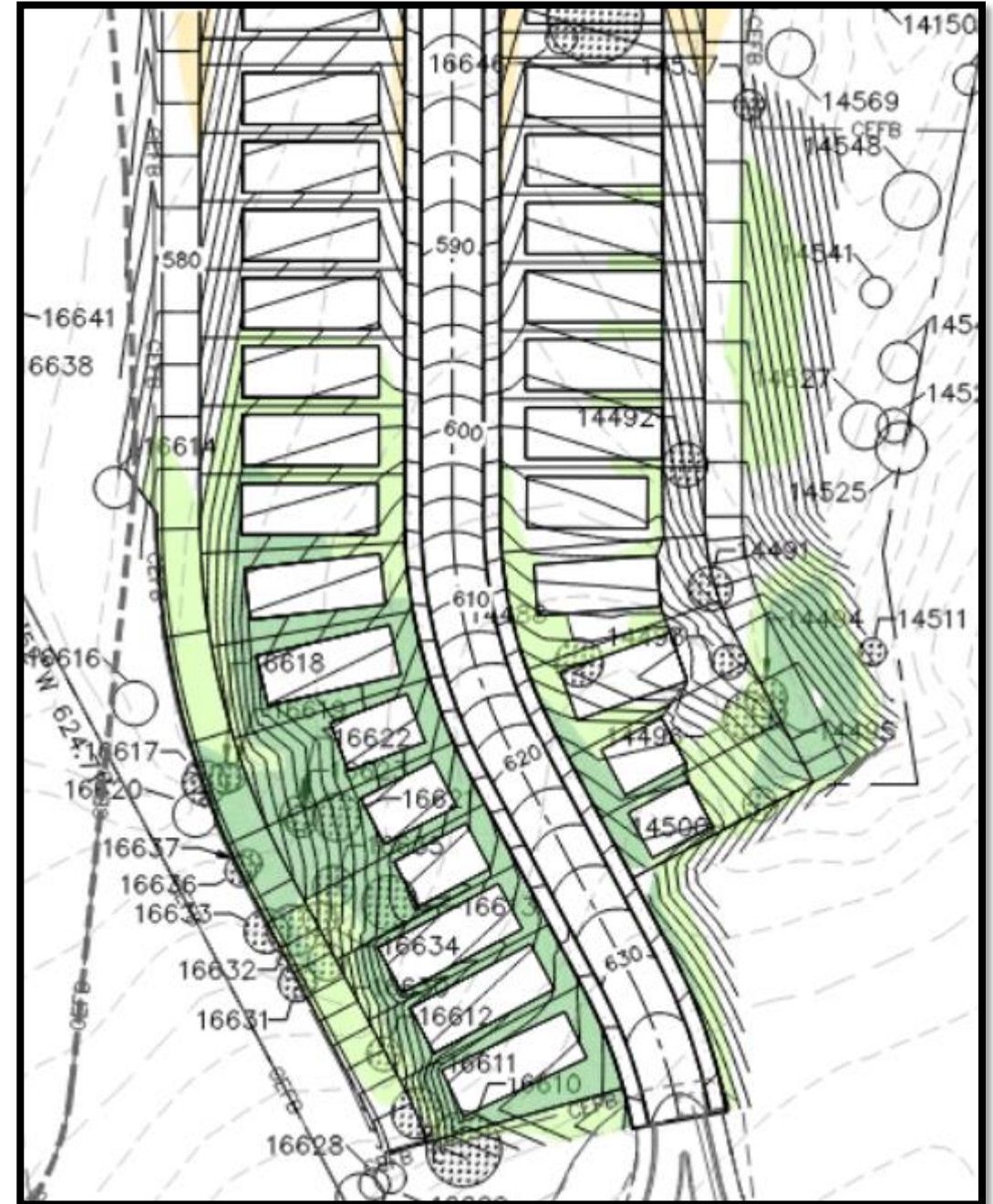
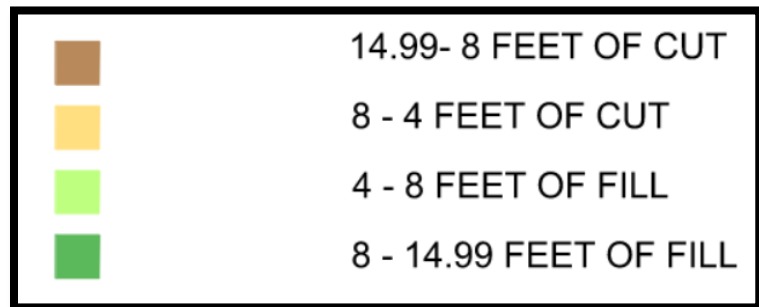
1. Cut to 15
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VARIANCE REQUESTS

Grading

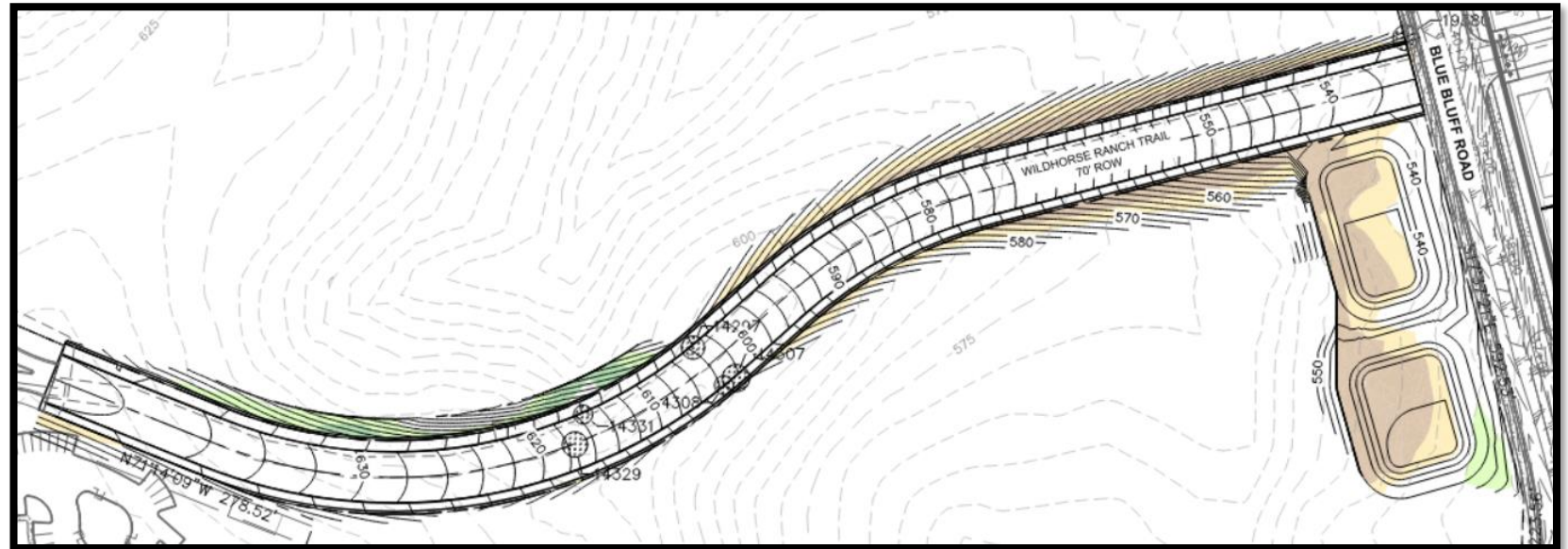
1. Cut to 15
2. Fill to 15







VARIANCE REQUESTS

Grading

1. Cut to 15
2. Fill to 15



	14.99- 8 FEET OF CUT
	8 - 4 FEET OF CUT
	4 - 8 FEET OF FILL
	8 - 14.99 FEET OF FILL






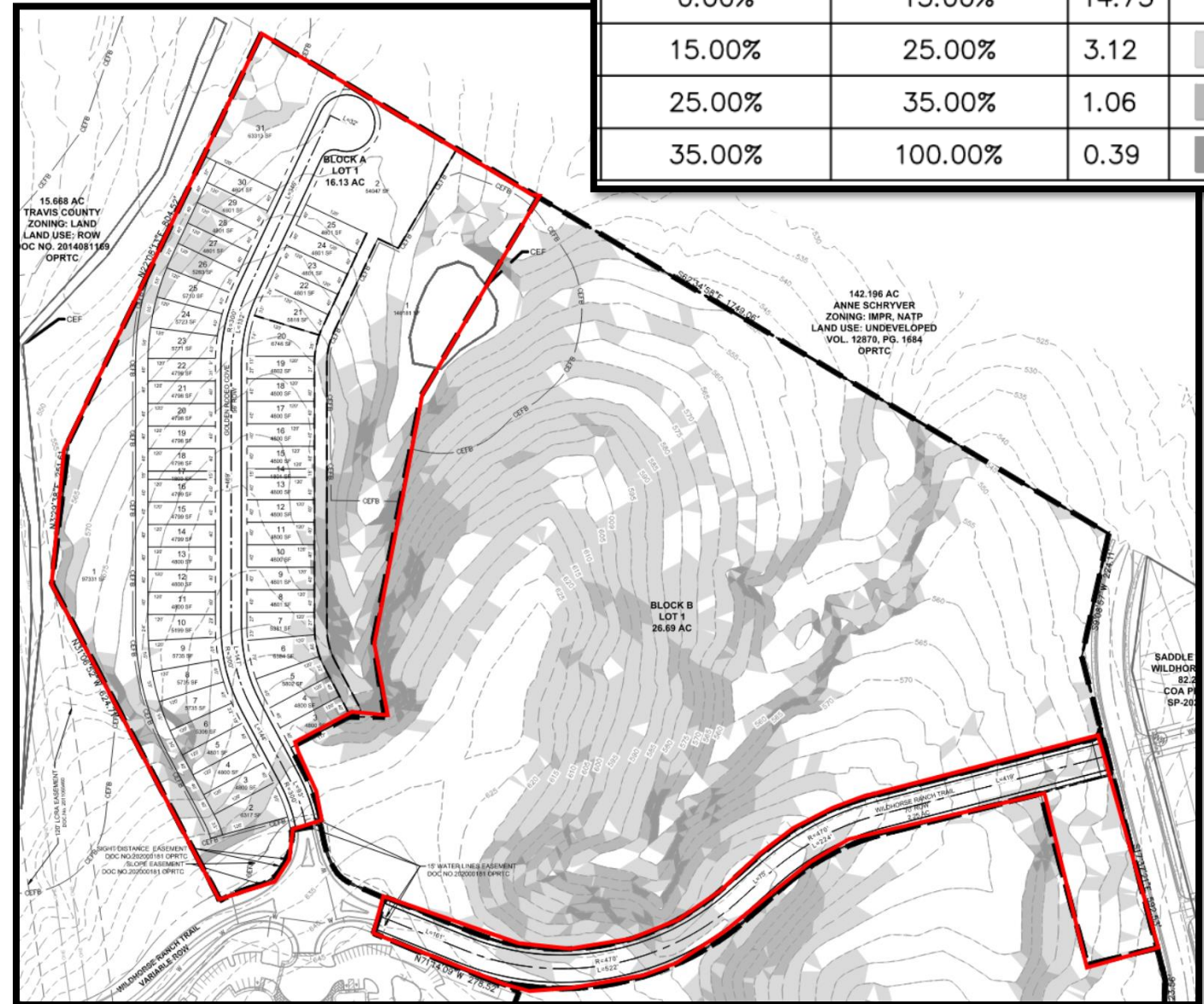
VARIANCE REQUESTS BACKGROUND

Constraints

- Slopes at or exceeding 15 percent grade.

 Site Location

Minimum Slope	Maximum Slope	Area	Color
0.00%	15.00%	14.73	
15.00%	25.00%	3.12	
25.00%	35.00%	1.06	
35.00%	100.00%	0.39	



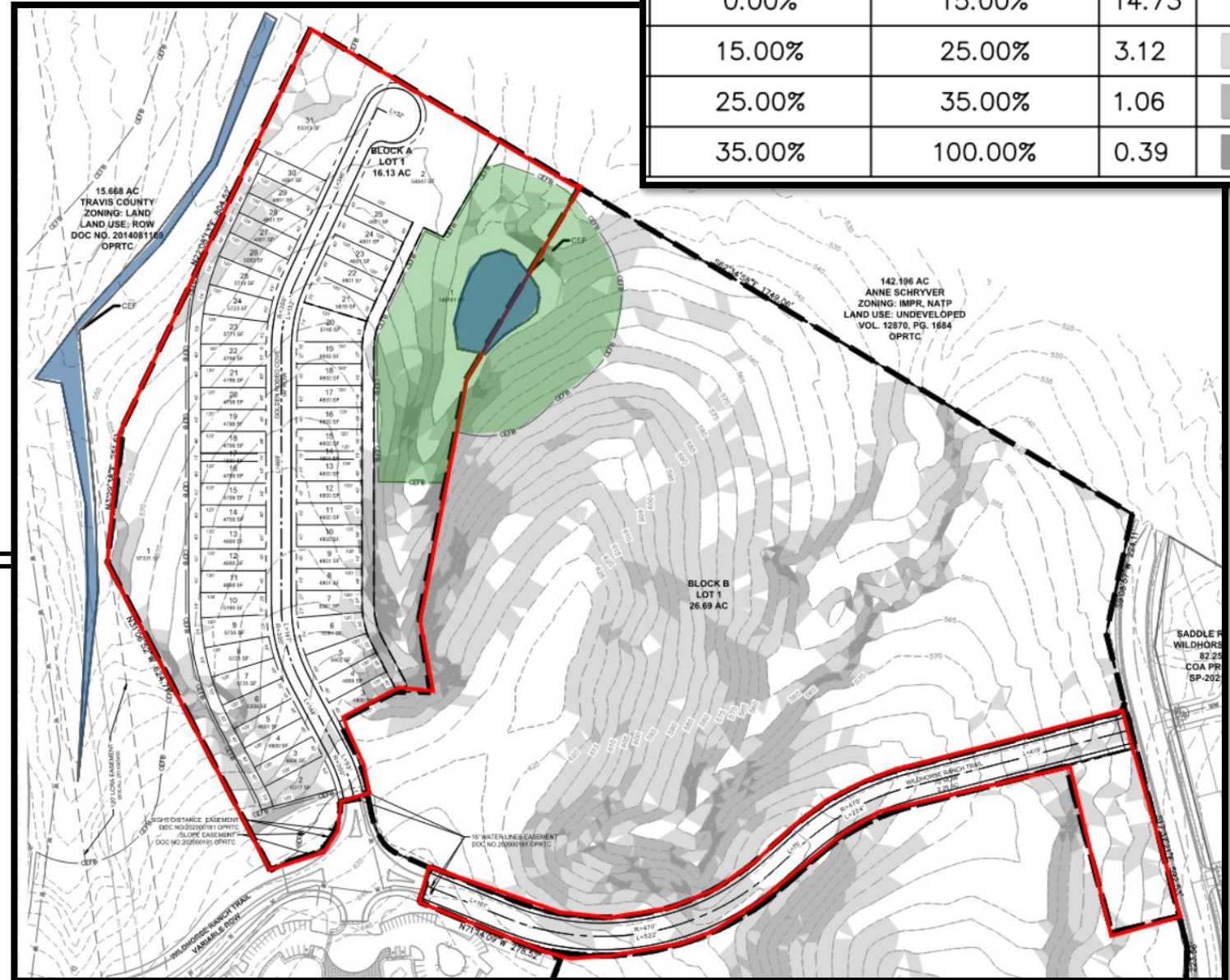
VARIANCE REQUESTS BACKGROUND

Constraints

- Slopes at or exceeding 15 percent grade.
- Two wetland Critical Environmental Features (CEF)

-  Site Location
-  Wetland
-  Wetland buffer

Minimum Slope	Maximum Slope	Area	Color
0.00%	15.00%	14.73	
15.00%	25.00%	3.12	
25.00%	35.00%	1.06	
35.00%	100.00%	0.39	



VARIANCE RECOMMENDATION

- Similar variances have been granted for projects with similar code requirements.
- The variance
 - Is necessitated by topographic features, not design choice;
 - Is the minimum deviation from the code; and
 - Is unlikely to result in harmful environmental consequences.
- Water quality will be equal to water quality without the variance.

VARIANCE CONDITIONS

Staff recommends the variances, with the following conditions.

1. The applicant will provide enhanced vegetation for the wetland critical environmental features.
2. Grading over 8 feet will be terraced or contained with walls.
3. Water quality requirements will be met by using biofiltration, a green storm water quality infrastructure.

THANK YOU

Questions?



