

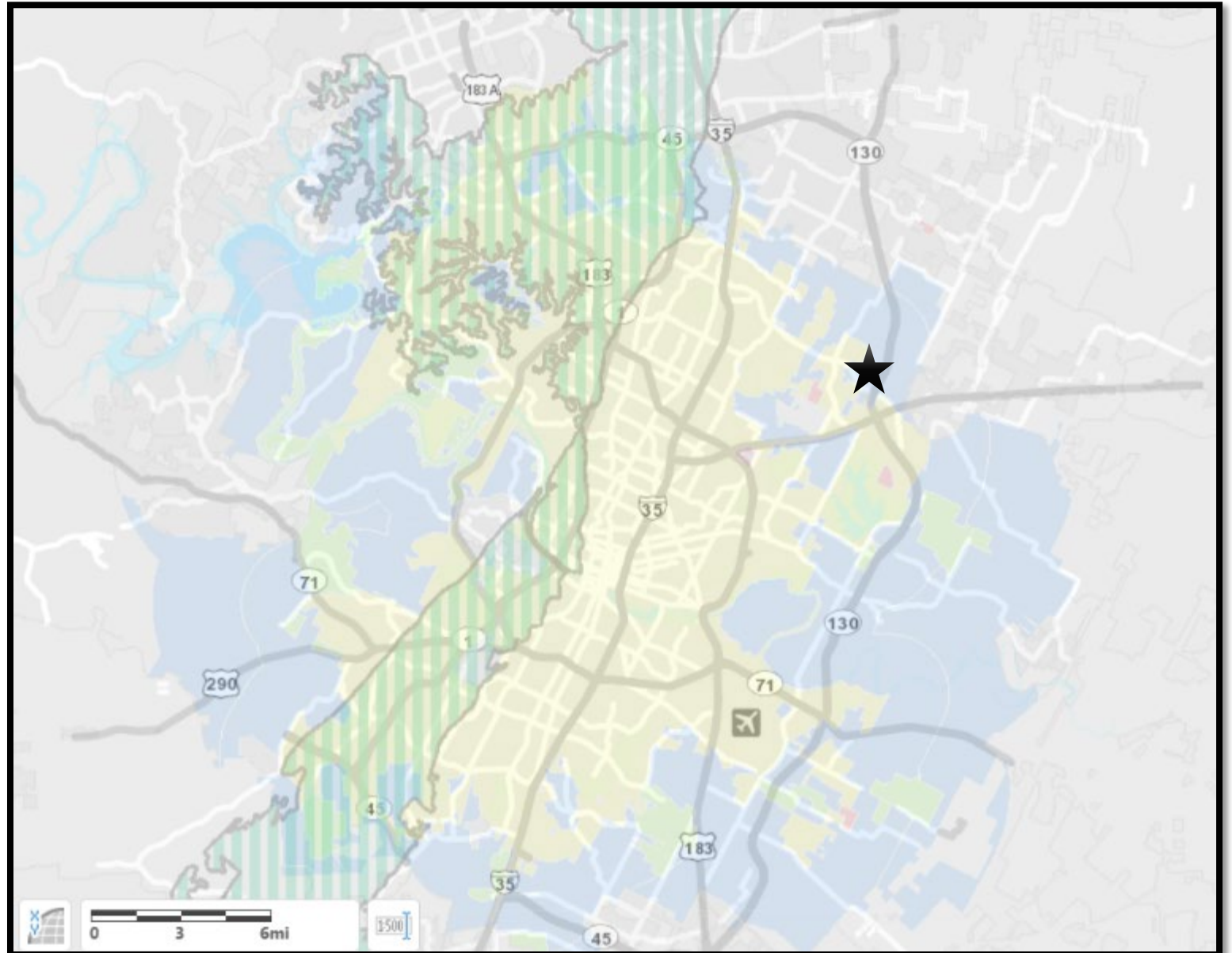
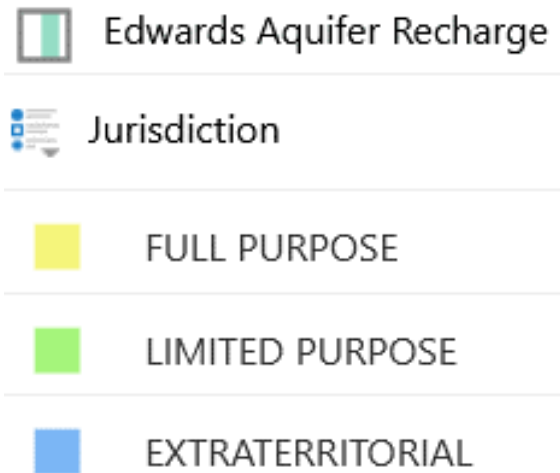
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DSD

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Senior
WPD

8020 PARMER LANE SH
130 NW

8106 E PARMER LN
C8J-2021-0141.0A

PROJECT LOCATION



PROPERTY DATA

- Gilleland Creek & Harris Branch Creek Watersheds
- Suburban Classification
- Desired Development Zone
- Extraterritorial Jurisdiction (Travis County)
- Council District: NA



PROPERTY DATA

- Environmental features:

- Critical Water Quality Zone
- Wetlands
- Wetland Setback
- Floodplain



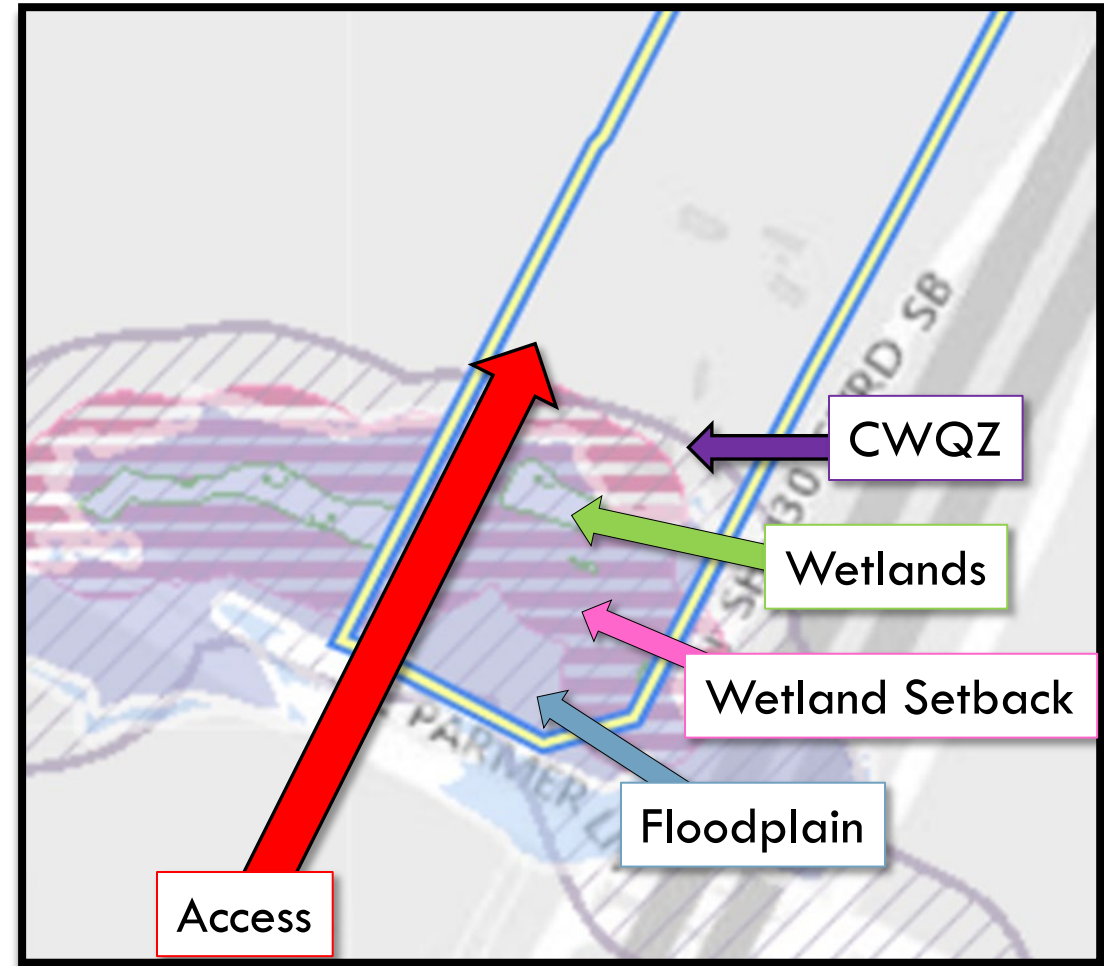
SITE CONSTRAINT

- Environmental features:

- Critical Water Quality Zone
- Wetlands
- Wetland Setback
- Floodplain

- The only allowable site access is from Parmer Ln.

- A driveway at this location must cross the CWQZ, wetlands, and floodplain in order to access the site.



VARIANCE REQUESTS

§30-5-342 FILL REQUIREMENTS.

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

1. The variance request is to vary from LDC 30-5-342 to allow fill over 4 feet to 15 feet.

§ 30-5-261 (G) – CRITICAL WATER QUALITY ZONE DEVELOPMENT. (G)

Floodplain modifications prohibited in the CWQZ unless one of the exemptions is met.

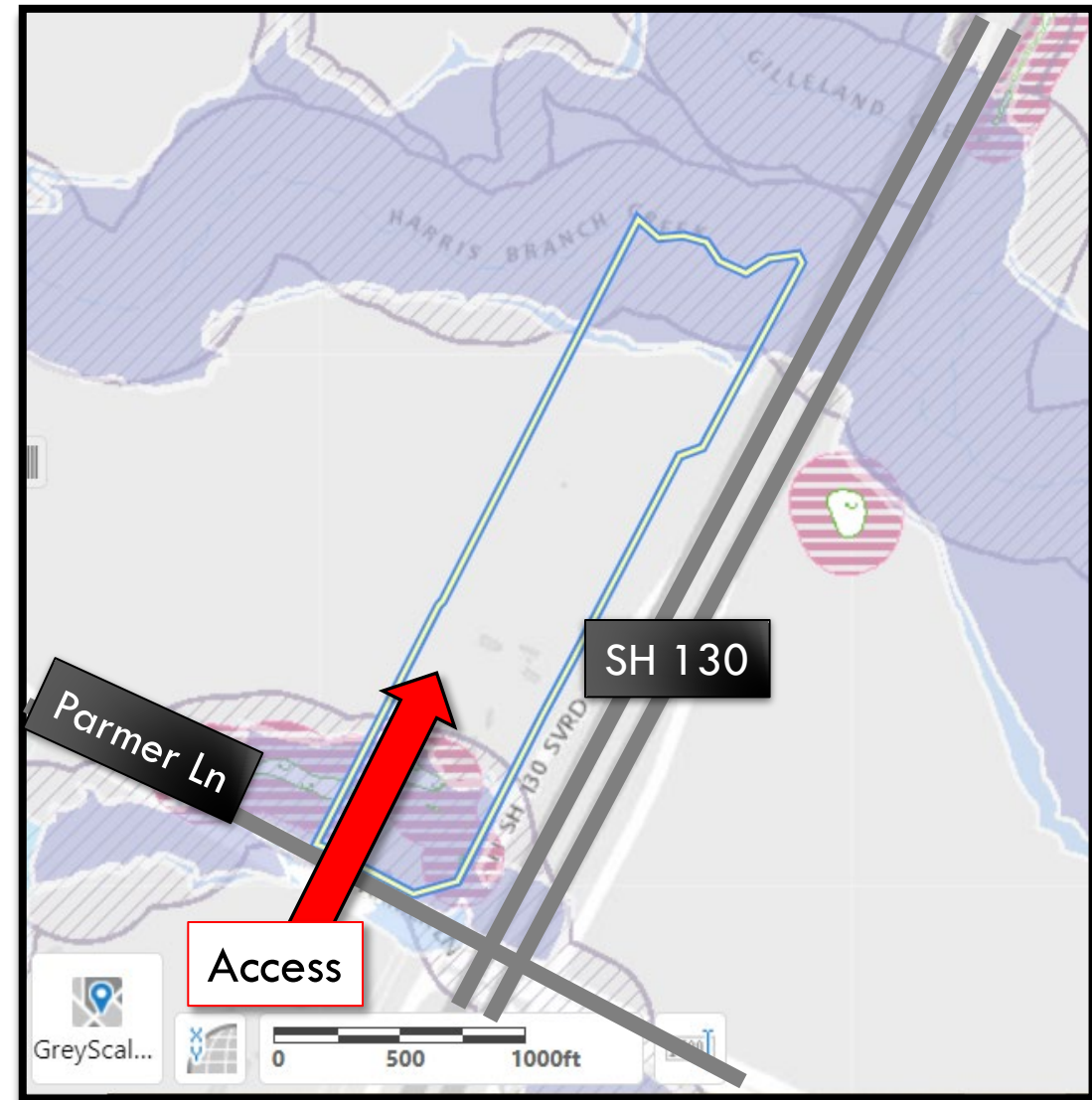
2. The variance request is to allow floodplain modification for development within the CWQZ.

VARIANCE REQUEST 1

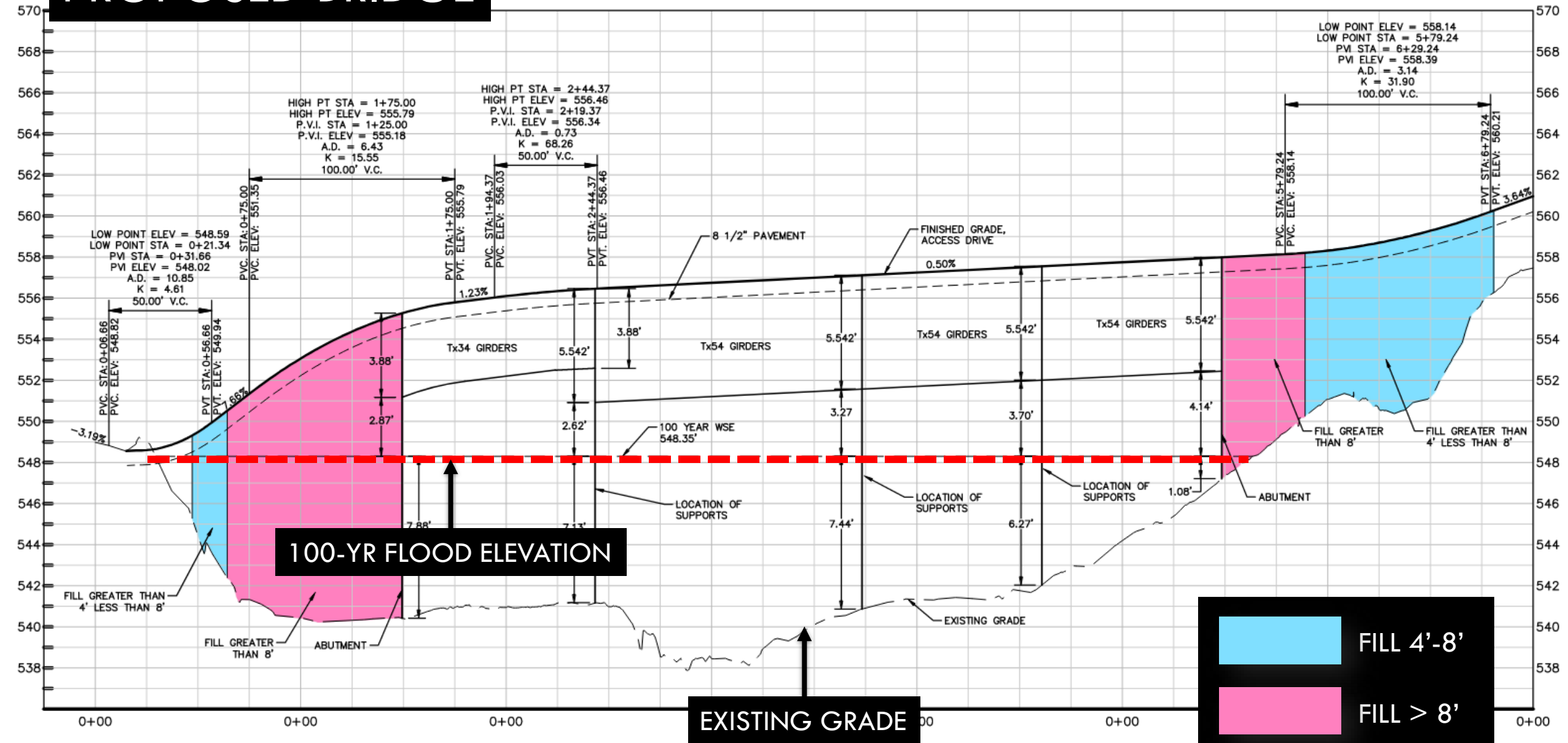
§30-5-342 Fill over 4 feet to 15 feet.

- Access from SH 130 is prohibited by TXDOT.
- Access from Parmer Ln. requires a bridge to cross CWQZ, wetlands, & floodplain

The fill is the minimum necessary to build the bridge high enough for safe access over the 100-yr. flood elevation.



PROPOSED BRIDGE



VARIANCE REQUEST 2

§ 30-5-261(G)

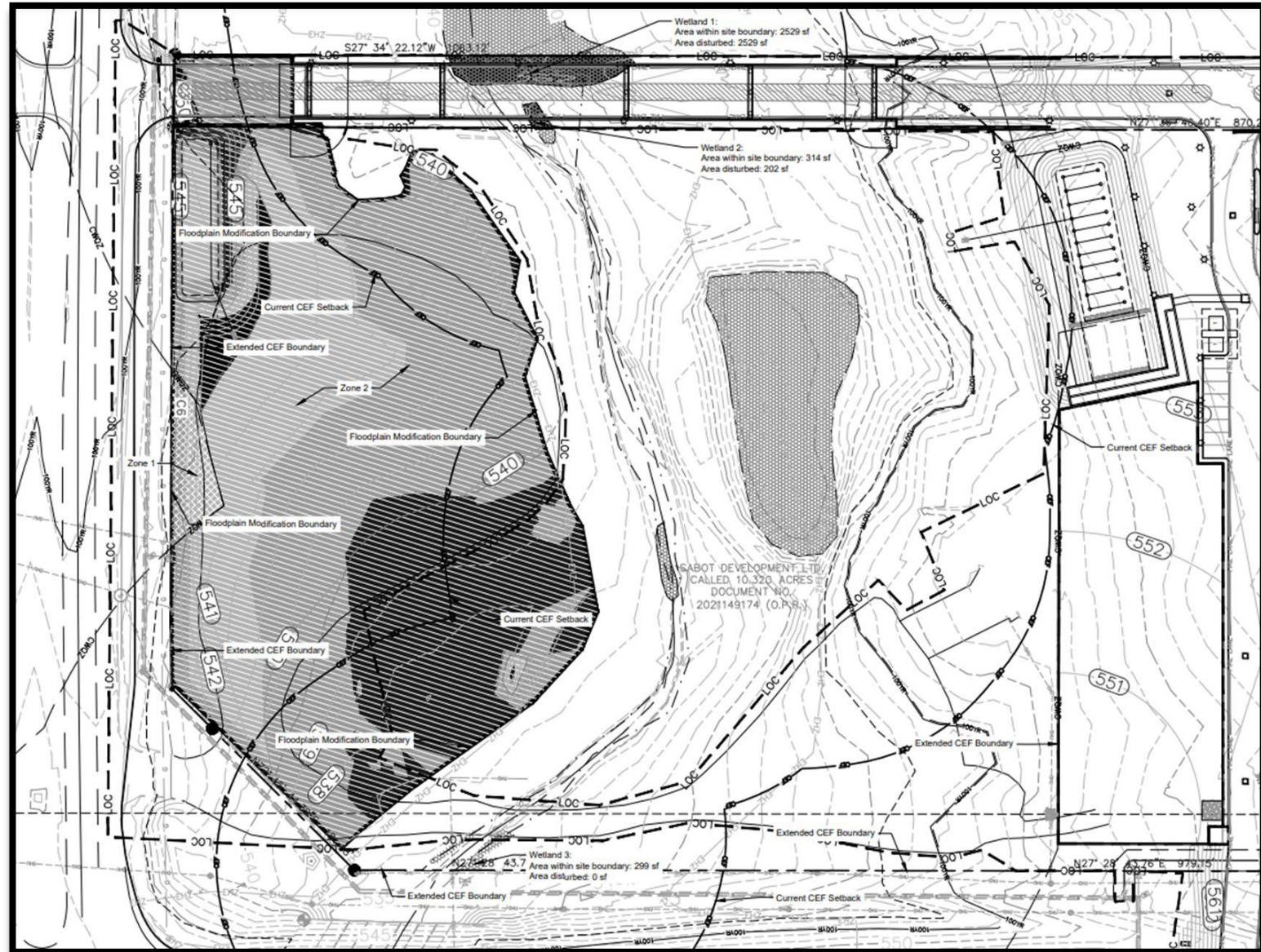
- Floodplain modifications are prohibited in the CWQZ



VARIANCE REQUEST 2

§ 30-5-261(G)

- Floodplain modifications are prohibited in the CWQZ

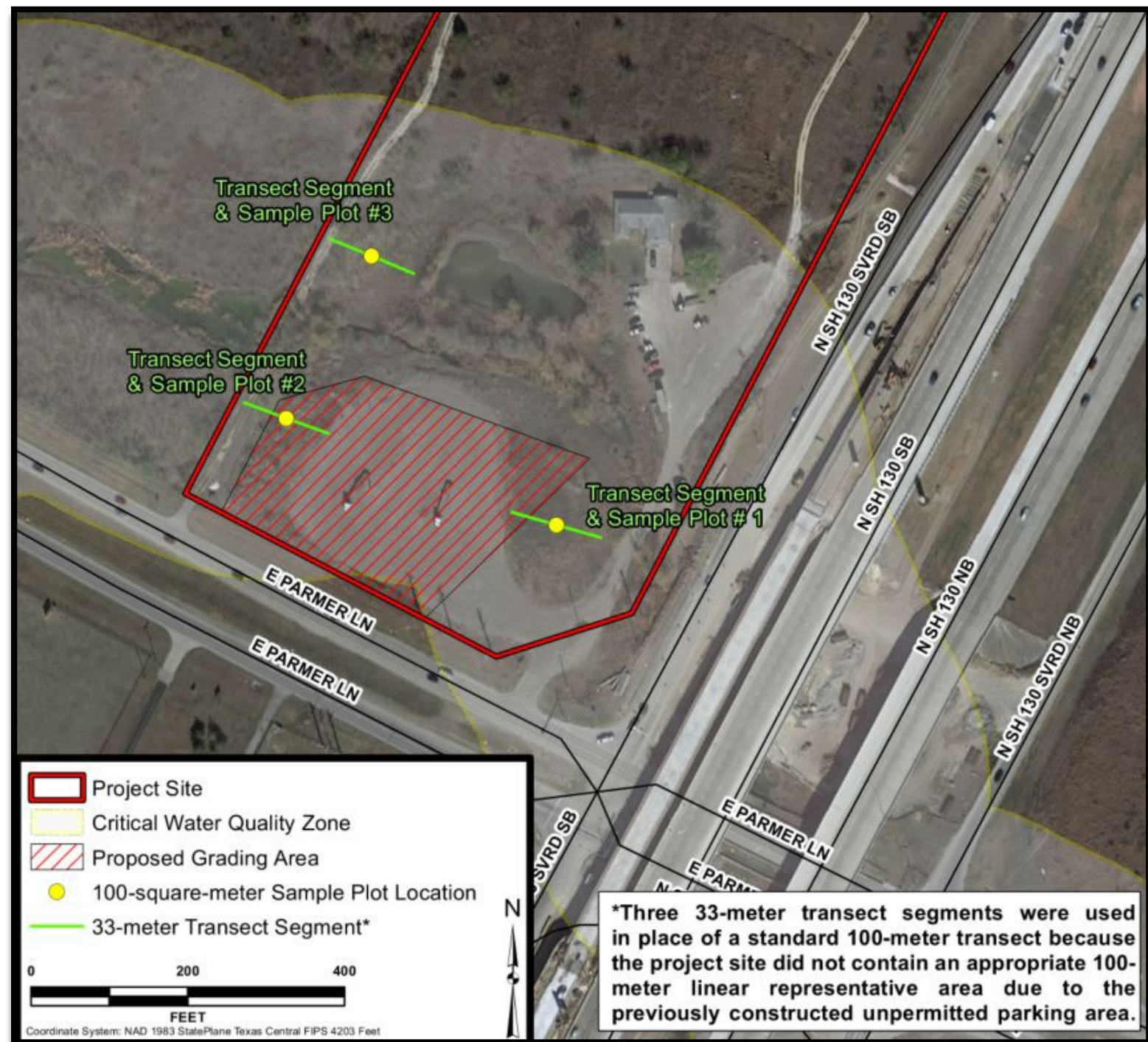


VARIANCE REQUEST 2

Functional Assessment of Floodplain Health

(ECM Appendix X):

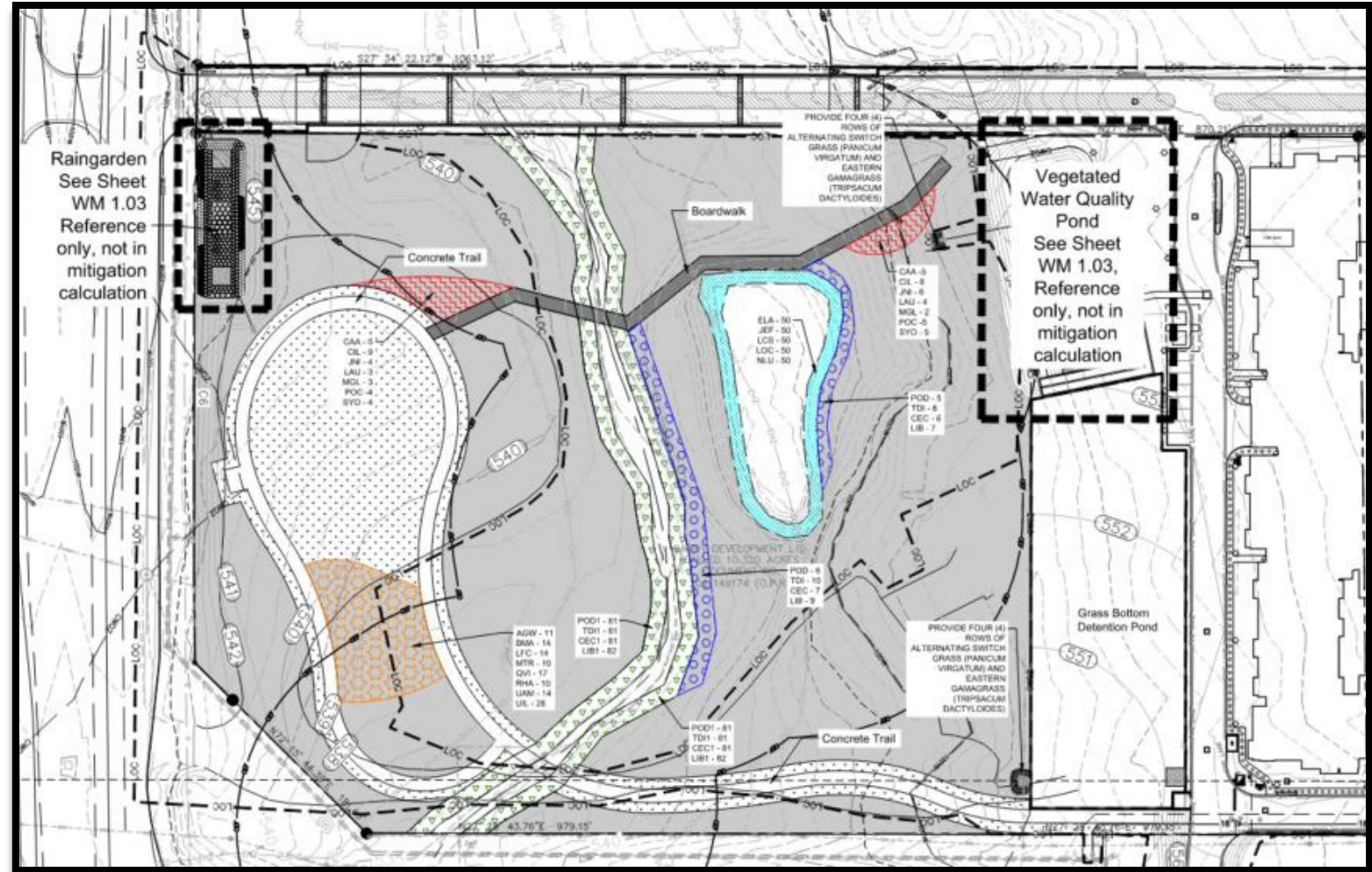
- Floodplain is in “Fair” condition
- Excellent → Good → Fair → Poor



VARIANCE REQUEST 2

Floodplain Restoration/Mitigation

- Not enough area to restore on-site due to highly constrained site
- Mitigation fee



VARIANCE REQUEST 2

Floodplain Modification ECM 1.7.6

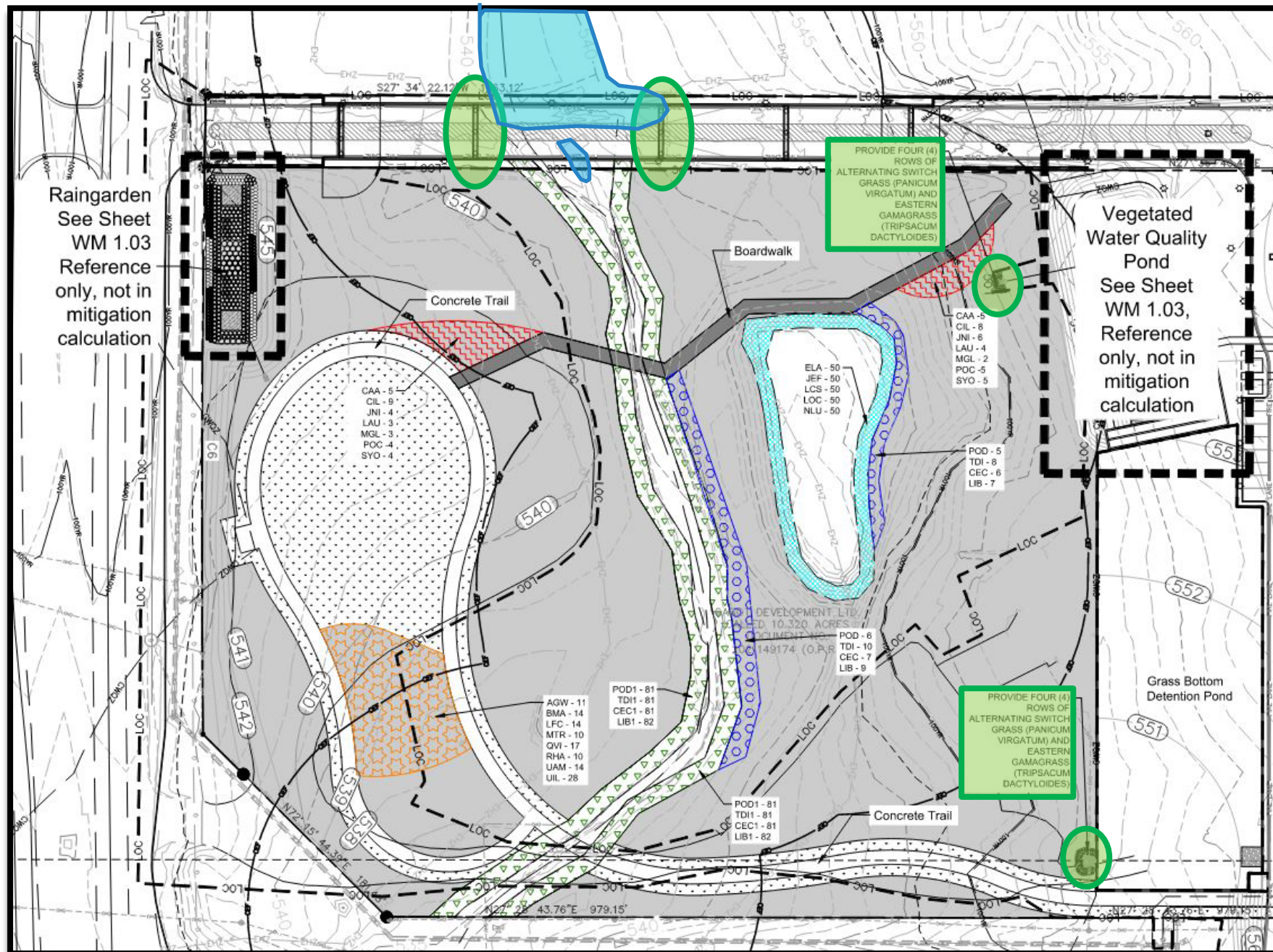
Mitigation Ratios

- Total Modification Area: 2.69 Acres
- Zone 1 (Floodplain outside the CWQZ)
 - 0.064 acres
 - Fair 3:1
 - 0.192 acres (Mitigated)
- Zone 2 (Floodplain within the CWQZ)
 - 2.626 acres
 - Fair 6:1
 - 15.756 acres (Mitigated)
- **Total Mitigation Area: 15.948 Acres**



VARIANCE REQUEST 2

- Additional wetland restoration
- Pond outfalls
- Bridge piers



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 or better than water quality without the variance.

VARIANCE CONDITIONS

Staff recommends the variances, with the following conditions.

1. The applicant will pay into the Riparian Zone Mitigation Fund using the appropriate ratios per ECM 1.7.6.
2. Development of the site will be carried out as described in Exhibits 1 -6, stipulating the work agreed to in the variances:
 1. Cut/fill
 2. Preliminary bridge plans
 3. Wetland mitigation
 4. Floodplain modification
 5. Preliminary pond plans
 6. Riparian Zone Mitigation Fund Q7 Form

THANK YOU

Questions?

