

BKO Parmer
4801 East Yager Lane
SP-2021-0034D

Tunde Daramola
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Development Services Department

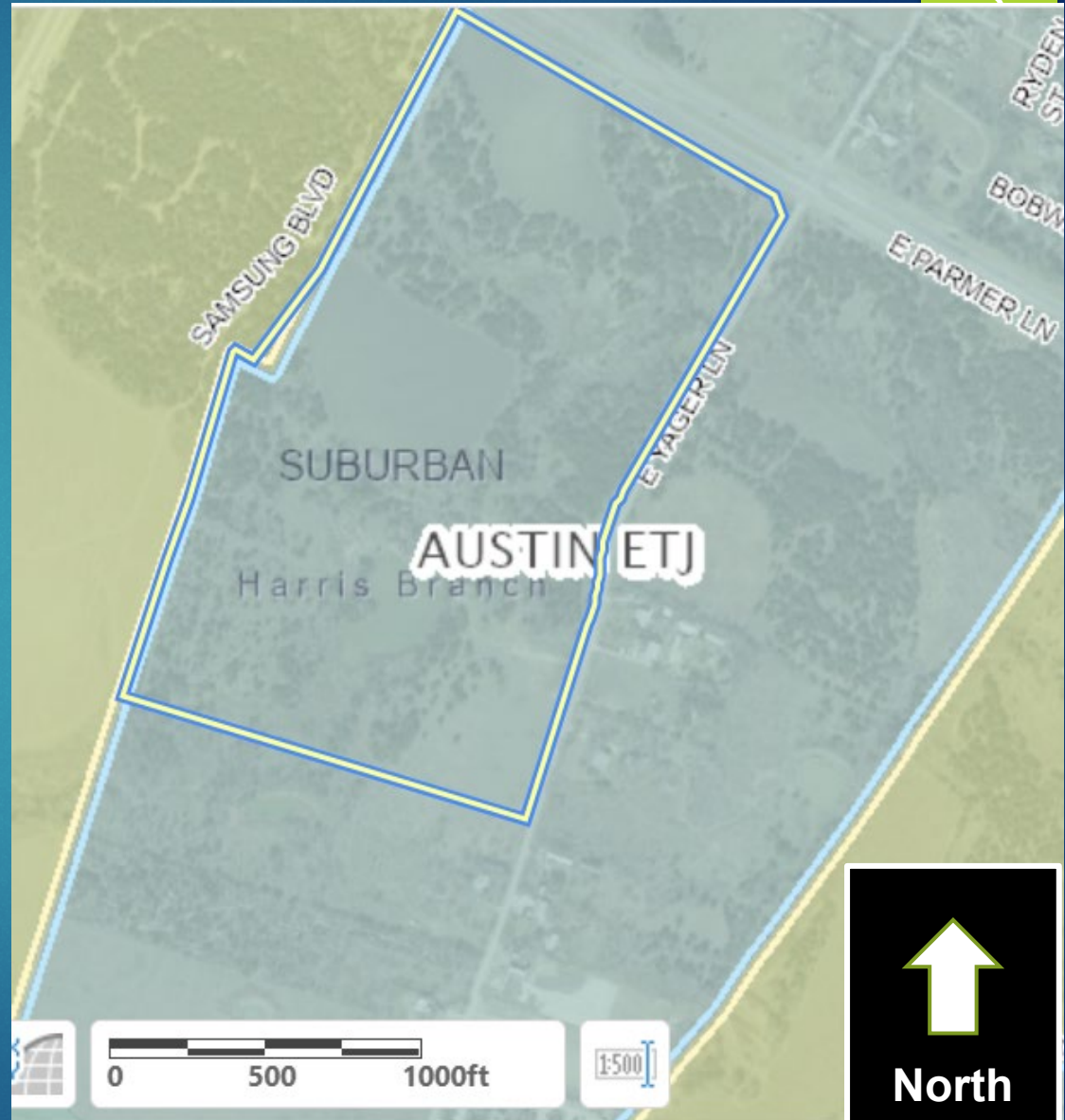
OUTLINE

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- ▶ Property Data
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Property Data

- ▶ Harris Branch Creek Watershed
- ▶ Suburban Watershed Classification
- ▶ Desired Development Zone
- ▶ ETJ
- ▶ Not located over Edwards Aquifer Recharge Zone

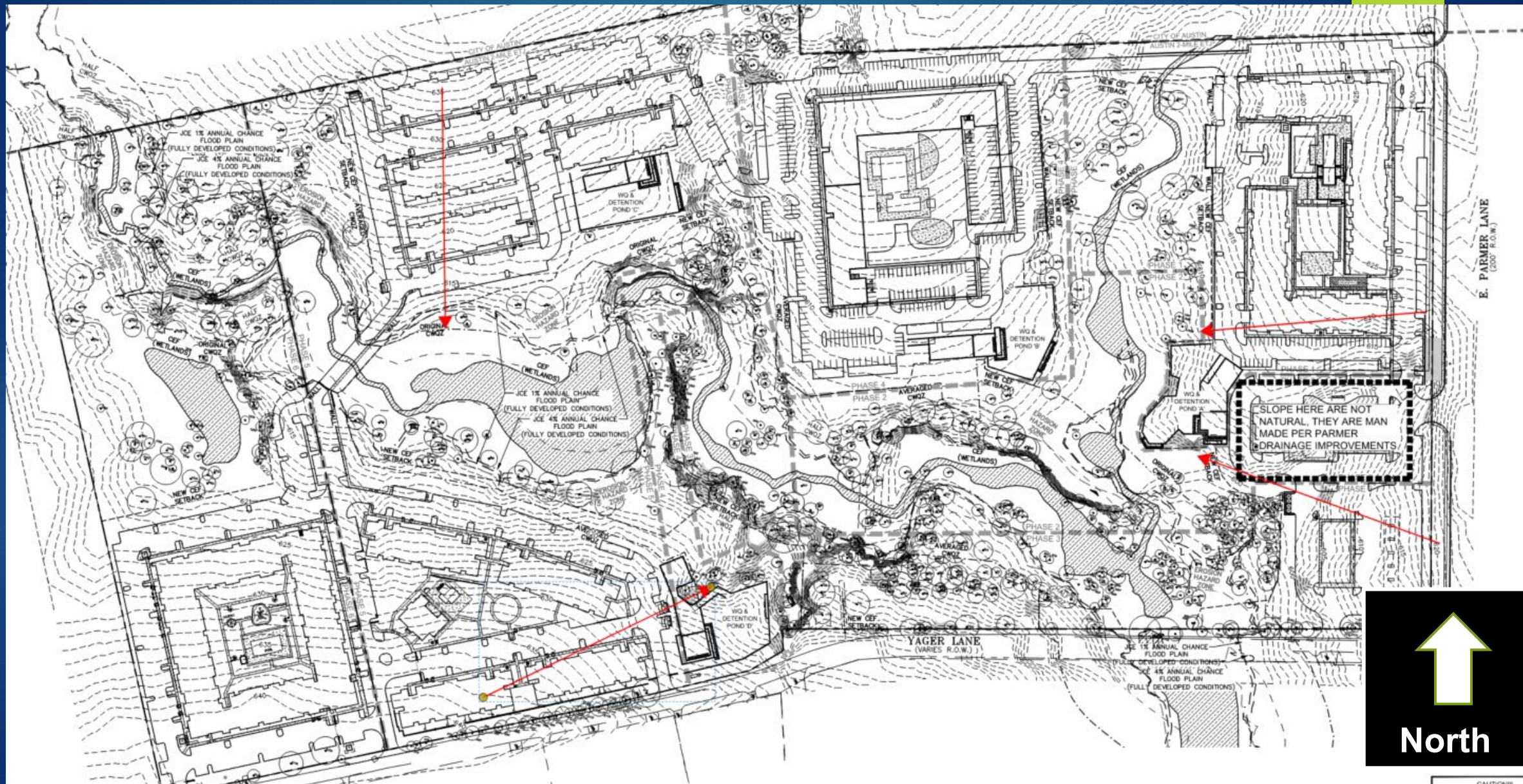


Synopsis

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- ▶ 83.75-acre site located at the southwest corner of the intersection of East Parmer lane and East Yager Lane.
- ▶ Project proposes the construction of apartments, a hotel and a convenience store including water quality ponds, rain garden, wastewater and drainage improvements.
- ▶ Elevation ranges from 584' to 635'





Existing Conditions



Ground vegetation is typical grasses, prairie, Trees: elm, mesquite, hackberry

Variance Request

- ▶ To allow fill in excess of 4 feet and up to 12 feet within the Desired Development Zone. (LDC 25-8-342)

Grading Exhibit (Cut and Fill)

| CUT / FILL TABLE | | | | | |
|------------------|----------------|----------------|-----------|------------|-------|
| NUMBER | MIN. ELEVATION | MAX. ELEVATION | AREA (SF) | AREA (Ac.) | % |
| 1 | -8 | -4 | 102,973 | 2.36 | 2.81 |
| 2 | -4 | 0 | 3,103,975 | 71.26 | 85.09 |
| 3 | 0 | 4 | | | |
| 4 | 4 | 8 | 396,861 | 9.11 | 10.88 |
| 5 | 8 | 12 | 5,686 | 0.13 | 0.16 |

MAXIMUM FILL = 12.0 FEET

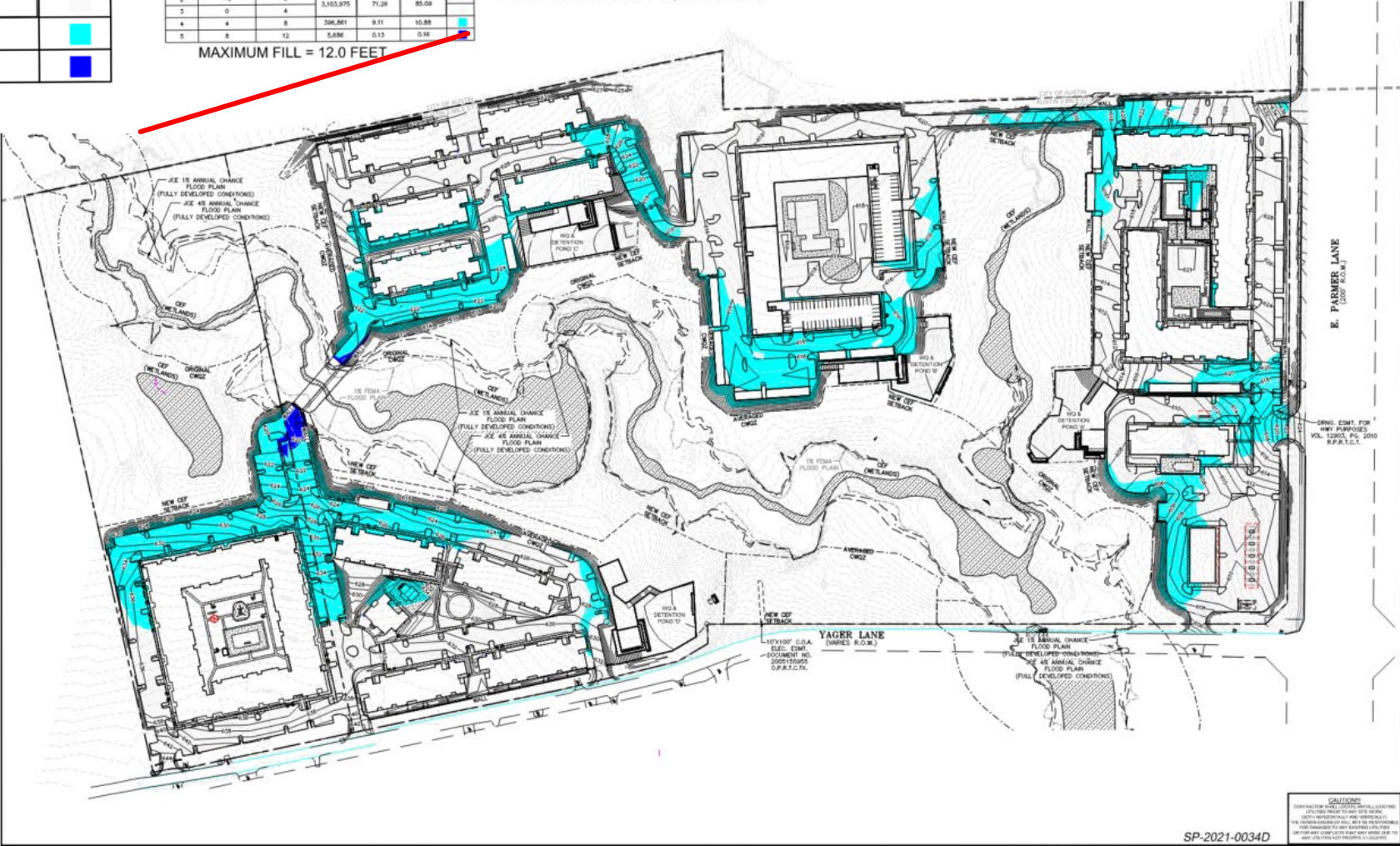
DPO SOURCE: DESIGN SURVEY
DATE OF SURVEY: AUGUST 2020

| CUT / FILL TABLE | | | | | |
|------------------|----------------|----------------|-----------|------------|-------|
| NUMBER | MIN. ELEVATION | MAX. ELEVATION | AREA (SF) | AREA (Ac.) | % |
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MAXIMUM FILL = 12.0 FEET

*THIS SHEET IS FOR CUT AND FILL EXHIBIT PURPOSES ONLY.
SEE OTHER SHEETS FOR ALL EXISTING AND PROPOSED
UTILITY LINE LOCATIONS.

**PRESERVATION OF TREES AND/OR NATURAL AREAS NOT
ALREADY REQUIRED TO BE PRESERVED IN THE ETJ: TREES
SAVED 787 TREES = 10,693 INCHES



Variance Recommendation and Conditions 9

Staff recommends the variance, having determined that the required findings of fact have been met.

Staff also recommends and supports the following conditions in accordance to approved variance exhibits:

1. Preservation of trees and/or natural areas not already required to be preserved in the ETJ:
 - Trees Saved 787 trees = 10,693 inches
2. Apply City of Austin Landscaping Ordinance on this ETJ site:
 - Added 118 Street Yard Trees (118 Trees Required) = (177 inches added)
 - Added 174 Landscape Islands/Medians/Peninsulas Trees = (261 inches added)
 - Total Trees Added = 292 Trees = (438 inches added)
3. Add retaining walls (1,375 lf) to contain the major fill areas.

THANK YOU

References

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- ▶ Google Earth
- ▶ GIS property profile
- ▶ Variance packet

- ▶ Buffer averaging entails reducing on a part of the CWQZ and increasing elsewhere to provide a wider CWQZ somewhere else on the site.
- ▶ Expansion must be contiguous to the overall CWQZ and maintain a reasonable connection with the riparian and floodplain