

# **LOYOLA JUNCTION APARTMENTS**

**6507 ED BLUESTEIN BLVD.  
SP-2021-0242C**

***Mel Fuechec***

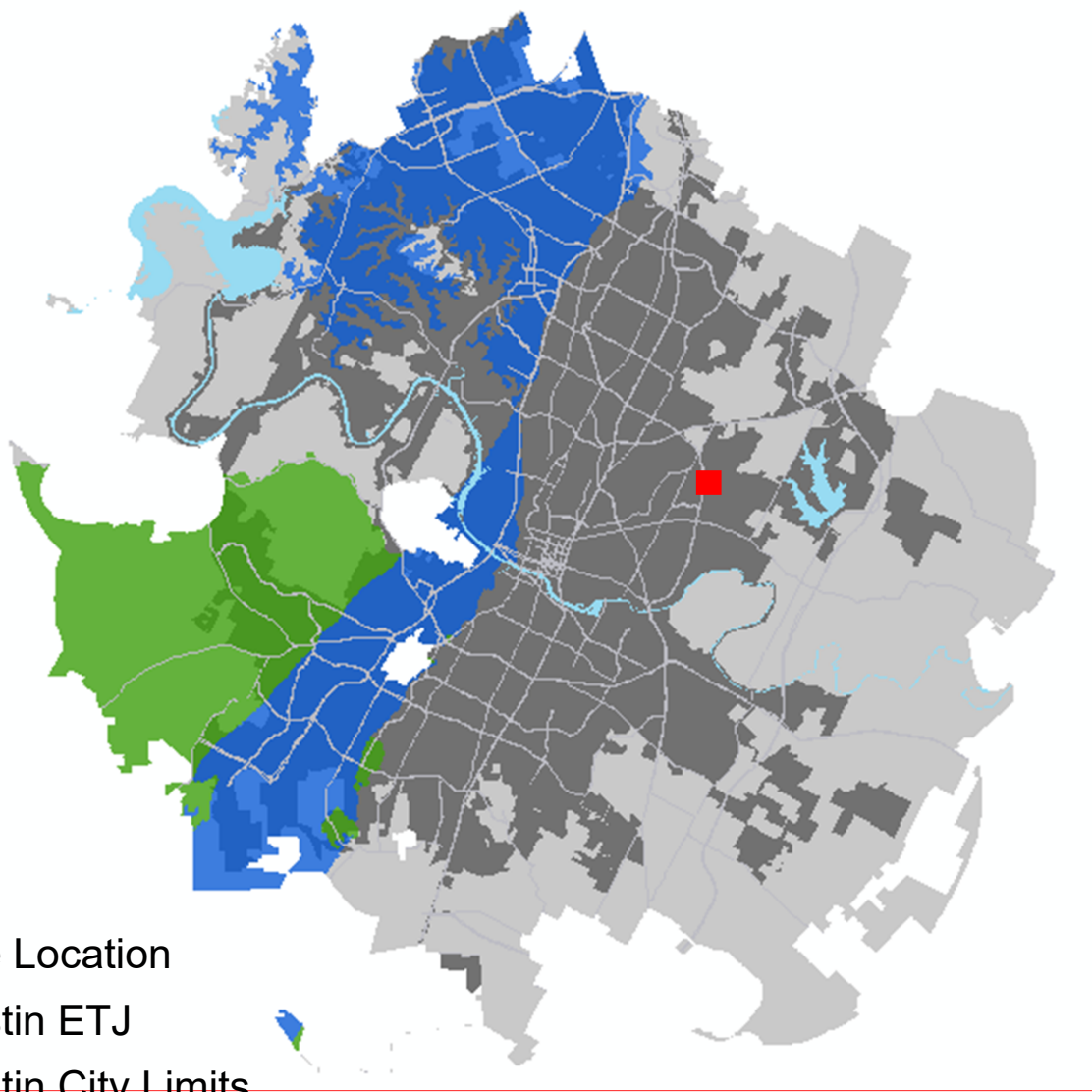
***Environmental Review Specialist Senior***

***Development Services Department***

# **VARIANCE REQUEST**

**The development proposes a variance from LDC 25-8-342 for fill up to 17 feet in the desired development zone.**

# PROPERTY DATA



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

- Walnut Creek
- Suburban Watershed
- Desired Development Zone
- Full Purpose
- Not located over Edwards Aquifer Recharge Zone
- Minor & Intermediate Critical Water Quality Zones
- 3 Wetland Critical Environmental Features
- Council District 1

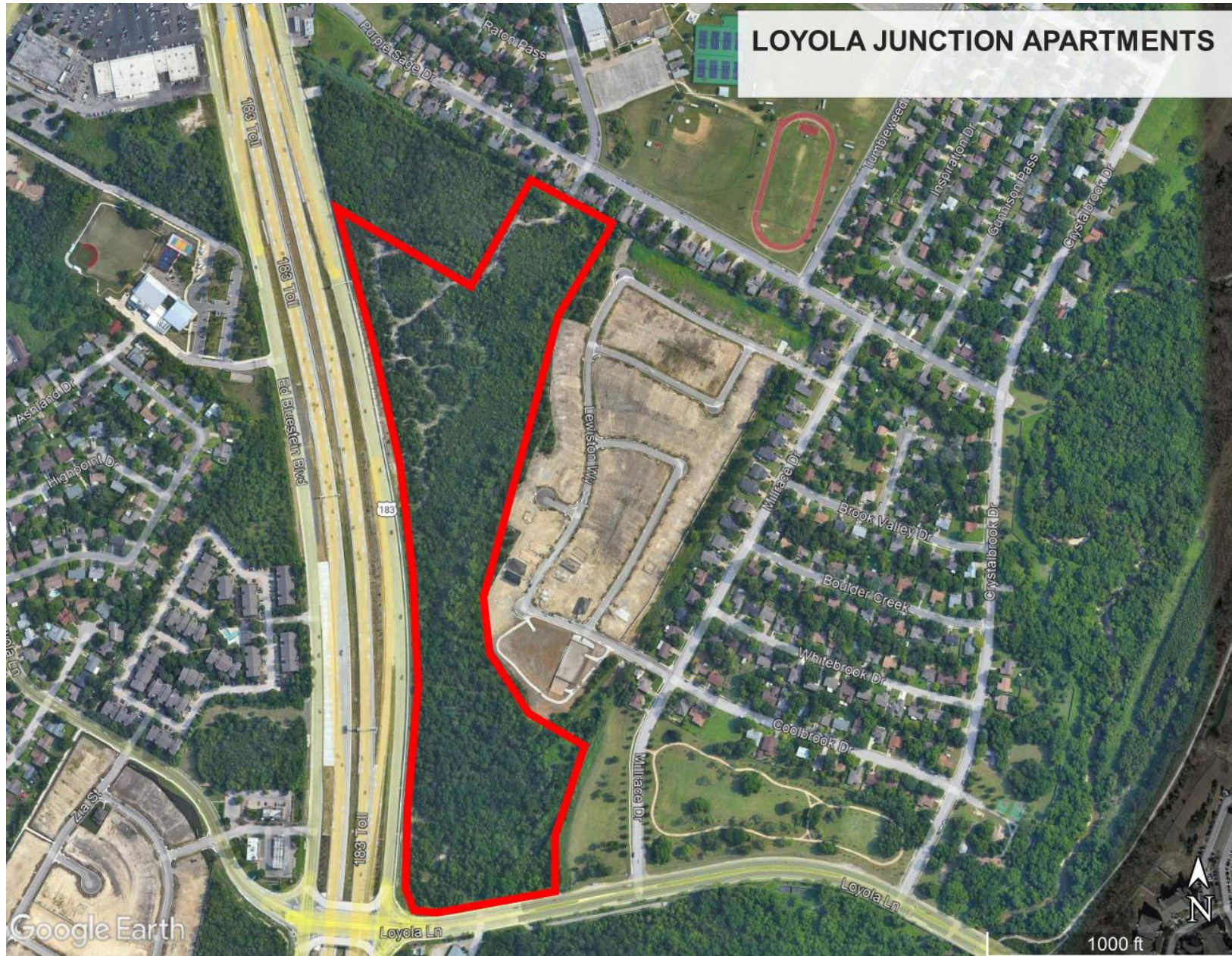
# **BACKGROUND**

**This project consists of sixteen apartment buildings, two garages, a leasing office/clubhouse, two water quality/detention ponds, two rain gardens, and two driveways.**

**Two driveways are required. One is from Lazy Creek Dr. which is a neighborhood road, and the main driveway will be from 183. The location of this main driveway is constrained by TXDOT requirements.**

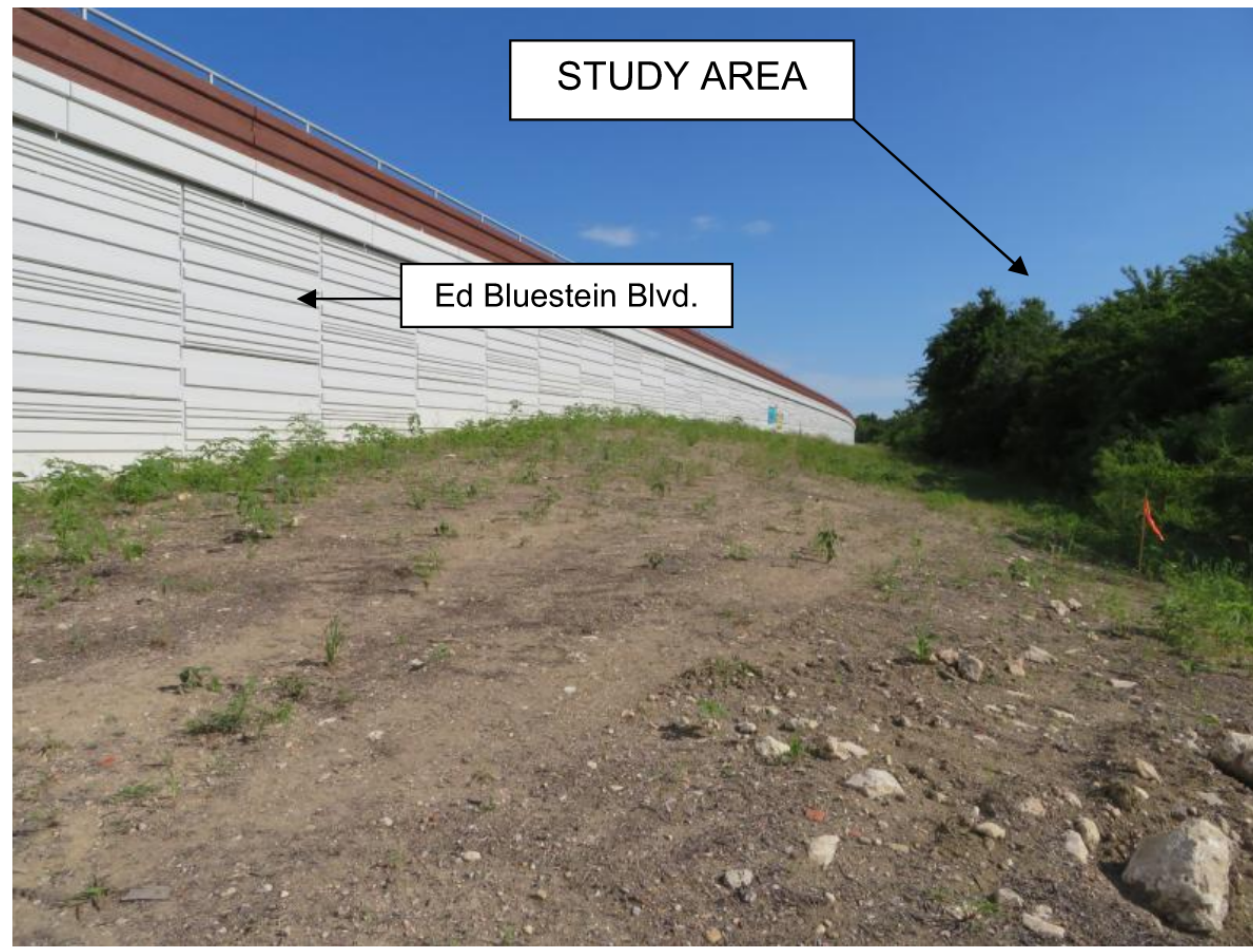
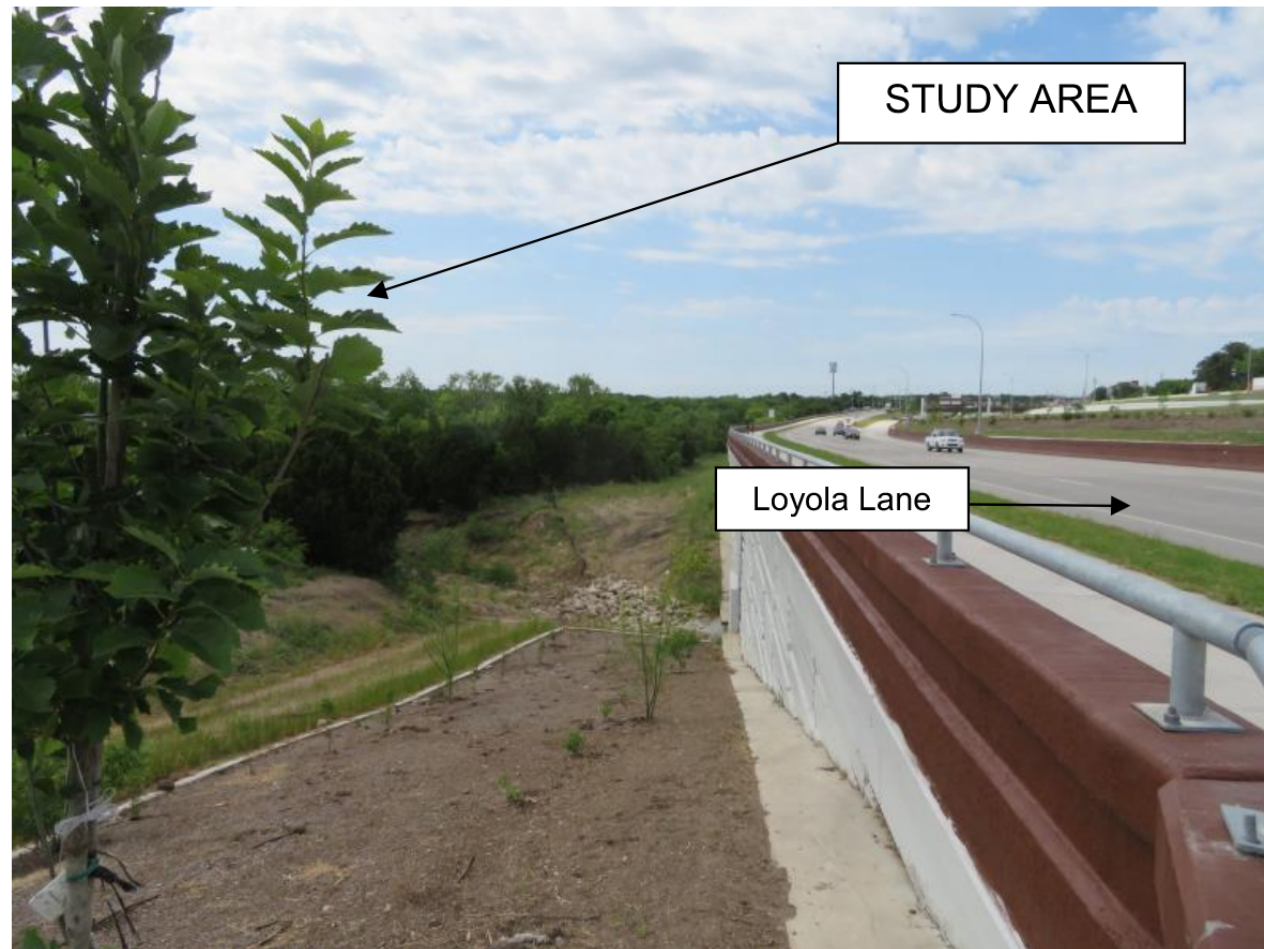


# EXISTING CONDITIONS



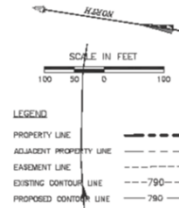


# EXISTING CONDITIONS



TOPO SOURCE: DESIGN SURVEY  
DATE OF SURVEY: JULY 2019

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



CUT / FILL TABLE						
NUMBER	MIN. ELEVATION	MAX. ELEVATION	AREA (SF)	AREA (Ac.)	%	COLOR
1	-12*	-8	1,398	0.03	0.09	Red
2	-8	-4	96,595	2.22	7.30	Yellow
3	-4	0	1,097,550	25.18	82.82	Green
4	0	4				
5	4	8	100,228	2.30	7.56	Light Green
6	8	12	18,240	0.42	1.38	Light Blue
7	12	16	10,500	0.24	0.79	Blue
8	16	17	789	0.02	0.06	Dark Blue

(\* IN PONDS ONLY - ADMINISTRATIVE CUT WAIVER)

MAXIMUM CUT = 12.0 FEET\*  
MAXIMUM FILL = 17.0 FEET

(07-30-2018)  
3 S&D INTERESTS  
63.102 ACRES  
DOC. NO. 2018118634  
O.P.R.T.C.T.

ED BLUESTEIN BLVD.  
U.S. HWY 183  
(VARIABLE WIDTH R.O.W.)

(12-15-2004)  
STATE OF TEXAS  
PARCEL: 102  
DOC. NO. 2004033332  
O.P.R.T.C.T.

SP-2021-0242C

CAUTION!  
CONTRACTOR SHALL VERIFY ALL UTILITIES  
BEFORE ANY CONSTRUCTION. THE CONTRACTOR  
SHALL BE RESPONSIBLE FOR ANY DAMAGE TO  
EXISTING UTILITIES. THE CONTRACTOR SHALL  
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EXISTING UTILITIES.

SITE PLAN APPROVAL		Sheet 36 of 343
FILE NUMBER: SP-2021-0242C	APPLICATION DATE: 06/09/2021	
APPROVED AND RECOMMENDED BY: [Signature]	DATE: 06/09/2021	
CHAPTER 265 OF THE CITY OF AUSTIN CODE	CHAPTER: 265	
EXPIRATION DATE (6-6-61, LDC)	DATE: 06/09/2021	
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT		
RELEASED FOR GENERAL COMPLAINT: [Signature]		
PLANS: [Signature]	CONNECTION 1: [Signature]	
PLANS: [Signature]	CONNECTION 2: [Signature]	
PLANS: [Signature]	CONNECTION 3: [Signature]	
FINAL PLAN MAY BE REVISIONED BY THE PROJECT REPRESENTATIVE. IF ANY REVISIONS ARE REQUIRED, THE PROJECT REPRESENTATIVE SHALL SUBMIT A REVISION TO THE CITY ENGINEER. THE CITY ENGINEER SHALL REVIEW THE REVISIONS AND APPROVE OR DISAPPROVE THE REVISIONS. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.		

JAMISON CIVIL ENGINEERING LLC  
(TX PE FIRM REG. #F-17758)  
13812 RESEARCH BLVD. #5-2  
AUSTIN, TEXAS 78750  
OFFICE: (737) 484-0880  
INFO@JAMISONENG.COM

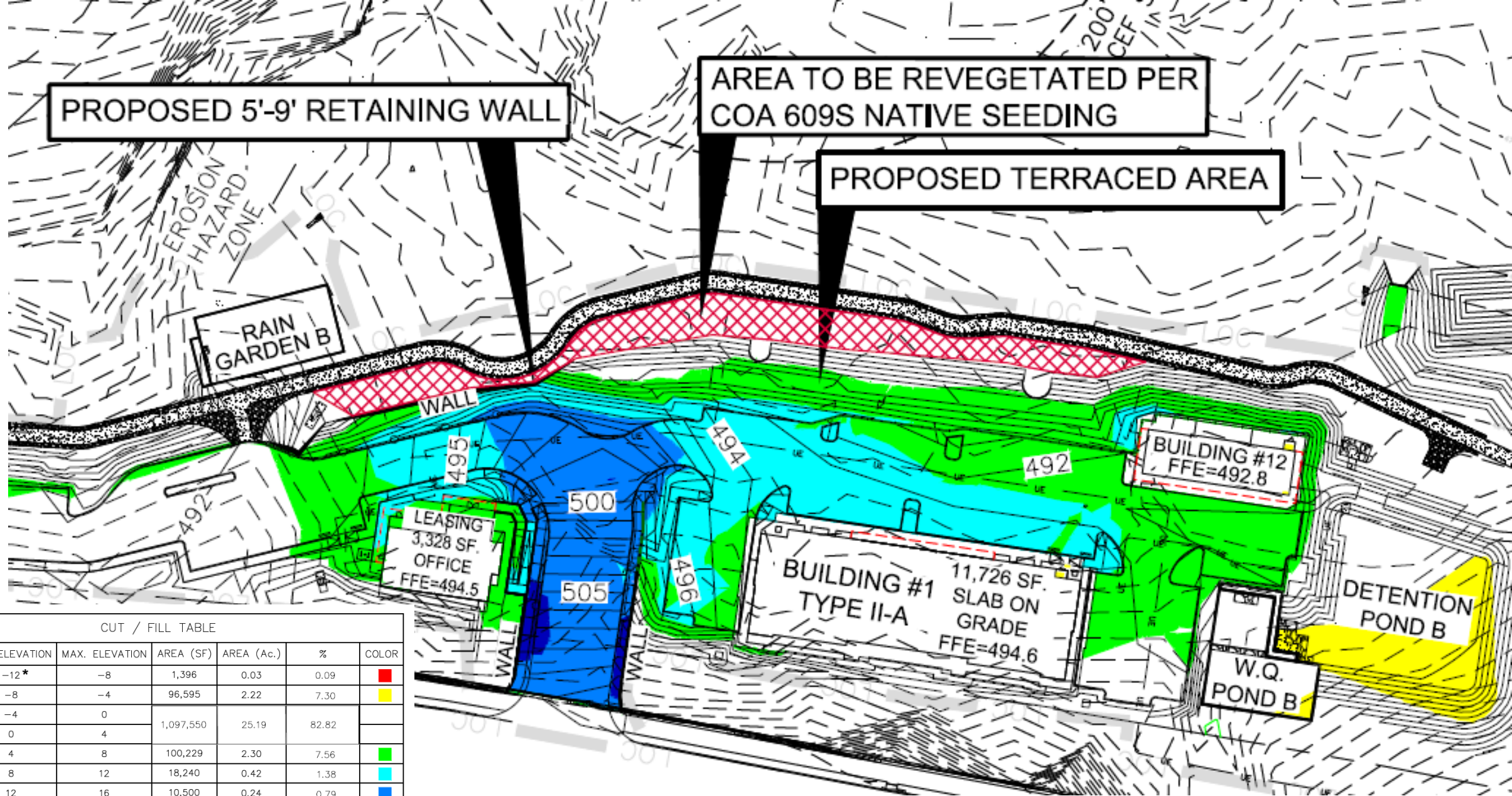
LOYOLA JUNCTION APARTMENTS  
CUT AND FILL EXHIBIT  
6571 ED BLUESTEIN BLVD.  
AUSTIN, TEXAS 78724



Job No. [Blank]  
Scale (Hor.): 1"=100'  
Scale (Vert.): [Blank]  
Date: 03/01/21  
Checked By: SJU  
Drawn By: [Blank]  
Revision 1: [Blank]  
Revision 2: [Blank]  
Revision 3: [Blank]  
Revision 4: [Blank]

SHEET  
15 of 143





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(\* IN PONDS ONLY - ADMINISTRATIVE CUT WAIVER)

MAXIMUM CUT = 12.0 FEET\*

MAXIMUM FILL = 17.0 FEET

# **VARIANCE RECOMMENDATION**

**Staff recommends this variance with the following conditions:**

- Install 355 linear feet of retaining wall to contain the major fill areas**
- Utilize terracing techniques in the areas of major fill**
- Increase the CEF setback for the existing wetland CEF feature in the area by 50 feet**
- Add an additional 7,100 square feet of COA 609S Native seeding and planting at the bottom of the major fill areas**

**QUESTIONS?**

## **ADDITIONAL INFO**

# TREE SURVEY INFO

Loyola Junction - TRE & ASSOCIATES			
City of Austin, Texas			
SP-2021-0165D			
Total Surveyed	870.0		
Total Appendix F tree inches surveyed	818.0		
Total Heritage tree inches surveyed	0.0		
Total Non-Appendix F tree inches surveyed	0.0		
Total Invasive tree inches surveyed	52.0		
Total Appendix F trees inches Saved	0.0		
Total Appendix F trees inches Removed	818.0		
Total Heritage tree inches Saved	0.0		
Total Heritage tree inches Removed	0.0		
Total Non-Appendix F Saved	0.0		
Total Non-Appendix F Removed	0.0		
Total Invasive saved	0.0		
Total Invasive removed	52.0		
DDI Appendix F inches removed	0.0		
DDI Heritage inches removed	0.0		
DDI Non-Appendix F inches removed	0.0		
DDI Invasive inches removed	0.0		
DDI Total removed	0.0		
Required Mitigation Rates	Inches Removed	Inches to be Mitigated	
Heritage tree	0.0	300%	0.0
24" + DBH, tree located in Appendix F	0.0	100%	0.0
19"-23.9" DBH, tree located in Appendix F	37.0	100%	37.0
8-18.9" DBH, tree located in Appendix F	781.0	50%	390.5
19"-23.9" DBH, tree other species	0.0	50%	0.0
8"-18.9" DBH, tree other species	0.0	25%	0.0
Total replacement ROW inches	0.0	0%	0.0
Invasive Species	52.0	0%	0.0
Total Inches to be Mitigated			427.5
Provided Mitigation	QTY	Inches Provided	
Mitigation Inches Provided On-Site (3" Caliper)	0		0.0
Total Inches Provided for Mitigation On-site			0.0
House Bill 7 / Calculated 50% Credit for Mitigation			0.0
Total Inches Remaining (Mitigated by Fee in Lieu @\$200/inch)			427.5
Total Fee-in-Lieu Paid to Urban Forest Replanishment Fund			\$85,500.00



# LANDSCAPE CODE AND CITY ARBORIST MITIGATION PLANTINGS

PLANT SCHEDULE MAIN PLANTING							
TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HT/SPD	WATER USE	NOTES
QUMU	77	Quercus muehlenbergii / Chinkapin Oak	Container Grown	3'Cal	12-15 H X 8 Spd	M	
QUVI	37	Quercus virginiana / Southern Live Oak	Container Grown	3'Cal	12-15 H X 8 Spd	L	Must be from a Single Root Stock
ULCR	61	Ulmus crassifolia / Cedar Elm	Container Grown	3'Cal	12-15 H X 8 Spd	M	Must be from a Single Root Stock
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONTAINER	CONTAINER SIZE	NOTES	WATER USE	
ILVN	281	Ilex vomitoria Nana / Dwarf Yaupon	Container Grown	5 gallon	Full to Ground	L	
ROKO	3	Rosa x Double Knockout / Rose	Container Grown	5 gallon	Full to Ground	L-M	
SAGR	8	Salvia greggii / Autumn Sage	Container Grown	5 gallon	Full to Ground	L	
GRASSES	QTY	BOTANICAL / COMMON NAME	CONTAINER	CONTAINER SIZE	NOTES	WATER USE	
MUCA	43	Muhlenbergia capillaris / Gulf Coast Muhly	Container Grown	3 gallon	Full	L	
MULI	8	Muhlenbergia lindheimeri / Lindheimers Muhly	Container Grown	5 gallon	Full, Unbroken Blades	M	
STTE	102	Stipa tenuissima / Mexican Feathergrass	Container Grown	1 gallon	Full	L	
SUCCULENTS	QTY	BOTANICAL / COMMON NAME	CONTAINER	CONTAINER SIZE	NOTES	WATER USE	
HEPA	33	Hesperaloe parviflora / Red Yucca	Container Grown	5 gallon	Full, Unbroken Blades	VL	
YUPA	13	Yucca pallida / Twistleaf Yucca	Container Grown	5 gallon	Full, Unbroken Blades	VL	

# CEF AND CWQZ MITIGATION PLANTINGS

TREES AND SHRUBS			
QTY.	BOTANICAL NAME	COMMON NAME	SIZE
25	Acacia farnesiana	Huisache	1 gal., cont. grwn.
25	Chilopsis linearis	Desert Willow	1 gal., cont. grwn.
25	Dalea frutescens	Black Dalea	1 gal., cont. grwn.
25	Fraxinus texensis	Texas Ash	1 gal., cont. grwn.
25	Ilex vomitoria	Yaupon Holly	1 gal., cont. grwn.
25	Lantana urticoides	Texas Lantana	1 gal., cont. grwn.
25	Leucophyllum frutescens	Texas Sage	1 gal., cont. grwn.
25	Parkinsonia aculeate	Retema	1 gal., cont. grwn.
25	Platanus mexicana	Mexican Sycamore	1 gal., cont. grwn.
25	Prosopis glandulosa var. glandulosa	Honey Mesquite	1 gal., cont. grwn.
25	Rhamnus caroliniana	Carolina Buckthorn	1 gal., cont. grwn.
25	Rhus virens	Evergreen sumac	1 gal., cont. grwn.
25	Sophora secundiflora	Texas Mountain Laurel	1 gal., cont. grwn.
25	Ulmus crassifolia	Cedar Elm	1 gal., cont. grwn.

\* One gallon plant material may be substituted at a ratio of Four (4) - 4" pots, or Eight (8) Live Root, Saplings or Plugs

\*\* Plant spacing may be field adjusted, but shall be not be closer than 3' OC for Shrubs and 10' OC for Trees

\*\*\*Planting locations and species may be field adjusted/substituted with approval and coordination with the City Environment

# CEF AND CWQZ MITIGATION PLANTINGS

Type	Common Name	Botanical Name	Recommended Application rate lbs/ac (kg/ha)	Rooted Plants Species, Diversity, Quantity & Size
Grass Seed Mix**	Buffalograss	<i>Buchloe dactyloides</i>	24.0 (27.0)	A minimum of two (2) native species of small or large trees, and two (2) native species of shrubs with Very Low or Low (VL or L) water needs and Sun or Sun/Part Shade light needs as listed in the current Grow Green Native and Adapted Landscape Plants guidance document***. Plants must be a minimum size of 1-gallon (see Table 8, equivalency chart) and minimum of 1 plant per 100 square feet.
	Blue Grama	<i>Bouteloua gracilis</i>	10.0 (11.2)	
	Green Sprangletop	<i>Leptochloa dubia</i>	2.0 (2.2)	
	Sand Dropseed	<i>Sporobolus cryptandrus</i>	1.0 (1.1)	
	Galleta	<i>Pleuraphis jamesii</i>	10.0 (11.2)	
	Canada Wild Rye	<i>Elymus canadensis</i>	10.0 (11.2)	
	Purple Threeawn	<i>Aristida purpurea</i>	4.0 (4.5)	
	Sideoats Grama	<i>Bouteloua curtipendula</i>	7.0 (7.8)	
Forb Seed Mix**	Bluebonnet	<i>Lupinus texensis</i>	20.0 (22.4)	
	Purple Prairie Clover	<i>Dalea purpurea</i>	4.0 (4.5)	
	Plains Coreopsis	<i>Coreopsis tinctoria</i>	2.0 (2.2)	
	Partridge Pea	<i>Chamaecrista fasciculata</i>	20.0 (22.4)	
	Greenthread	<i>Thelesperma filifolium</i>	6.0 (6.7)	
	Indian Blanket	<i>Gaillardia pulchella</i>	10.0 (11.2)	
	Lemon Mint	<i>Monarda citriodora</i>	3.0 (3.4)	
	Mexican Hat	<i>Ratibida columnaris</i>	2.0 (2.2)	
	Pink Evening Primrose	<i>Oenothera speciosa</i>	1.0 (1.1)	
	Sunflower (Common)	<i>Helianthus annuus</i>	5.0 (5.6)	
	Milkweed (Antelope Horn or Green milkweed)	<i>Asclepias asperula</i> or <i>Asclepias viridis</i>	0.1 (0.04)	
	Total			
Total recommended seed mix application rate is 35 lbs/ac (23.5 lbs/ac grass, 11.5 lbs/ac forbs).				
Cool Season Cover Grasses	Cereal rye grain*	<i>Secale cereale</i>	34.0 (38.1)	Add at least one of the cool season grasses to the warm-season mix between September 15 and March 1.
	Oats*	<i>Avena sativa</i>	4.0 (4.5)	
	Western Wheatgrass*	<i>Pascopyrum smithii</i>	5.6 (6.3)	