

OLTORF SITE PLAN

4544 East Oltorf

SP-2021-0091C

Mike McDougal

Environmental Policy Program Manager

Development Services Department

Property Data

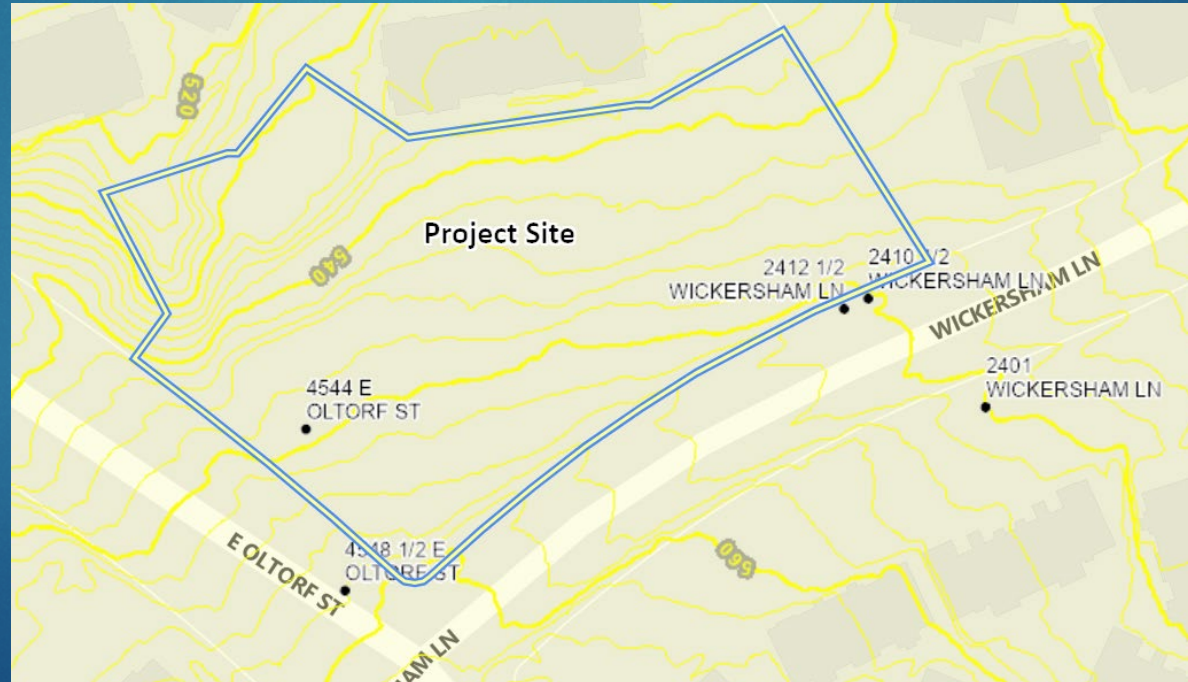
- ▶ Country Club West Watershed
- ▶ Suburban Watershed Classification
- ▶ Desired Development Zone
- ▶ Not located over Edwards Aquifer Recharge Zone



Synopsis

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- ▶ 1.87-acre site located at the intersection of East Oltorf and Wickersham Lane
- ▶ Project is a unified retail development with an associated detention pond and a rain garden.
- ▶ Elevation ranges from 558' along Wickersham to 520' in the west



Site Construction/Regulation

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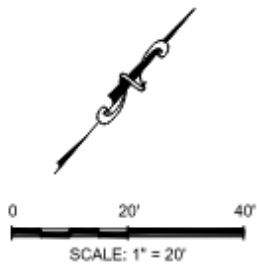
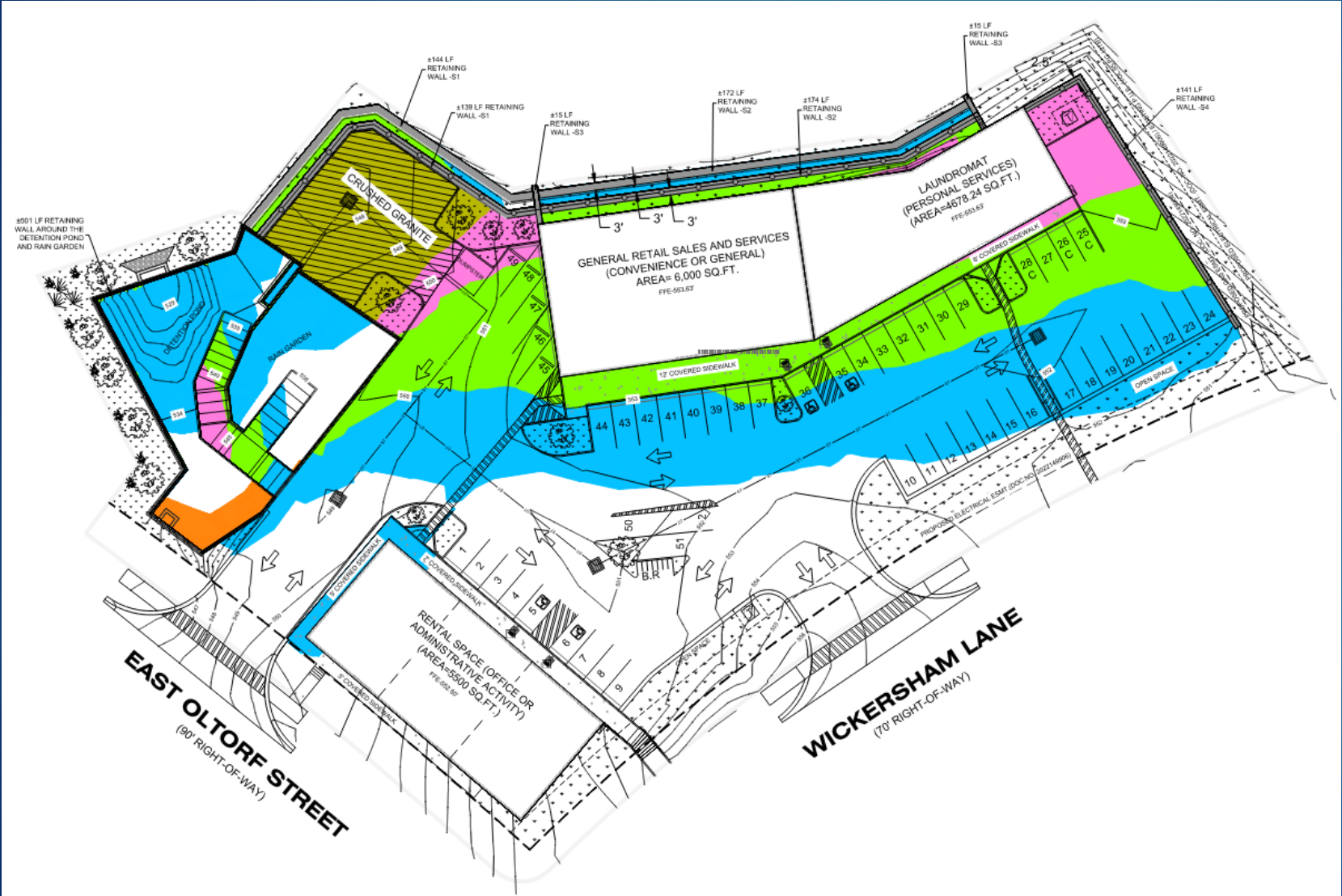
- ▶ Accessibility regulations and Drainage flows (the lowest portion of the site had to be raised to 552ft)
- ▶ Austin Commercial Design Standard Ordinance (access to Oltorf must cross existing slope greater of 15%)



Variance Requests

- ▶ To allow driveways on slopes over 15% within the Desired Development Zone. (LDC 25-8-301)
- ▶ To allow cut over 4 feet on slopes over 15% within the Desired Development Zone. (LDC 25-8-341)
- ▶ To allow fill over 4 feet on slopes over 15% within the Desired Development Zone. (LDC 25-8-342)

Grading Exhibit (Cut and Fill)

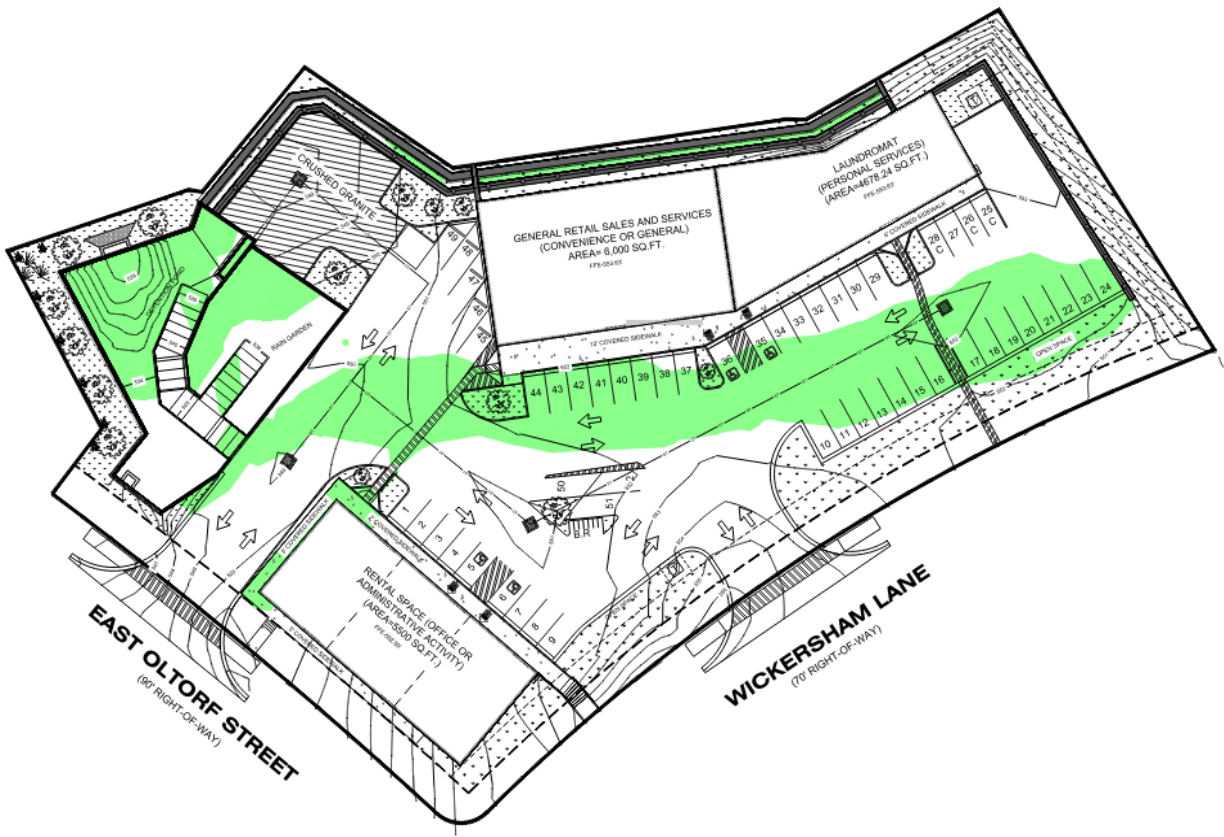


LEGEND

- PROPERTY BOUNDARY
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Color	Area (Acres)
1	-8.0	-4.0	Orange	0.01
2	4.0	8.0	Blue	0.43
3	8.0	12.0	Green	0.26
4	12.0	16.0	Pink	0.07
5	16.0	20.5	Yellow	0.08

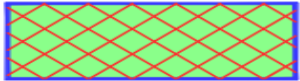
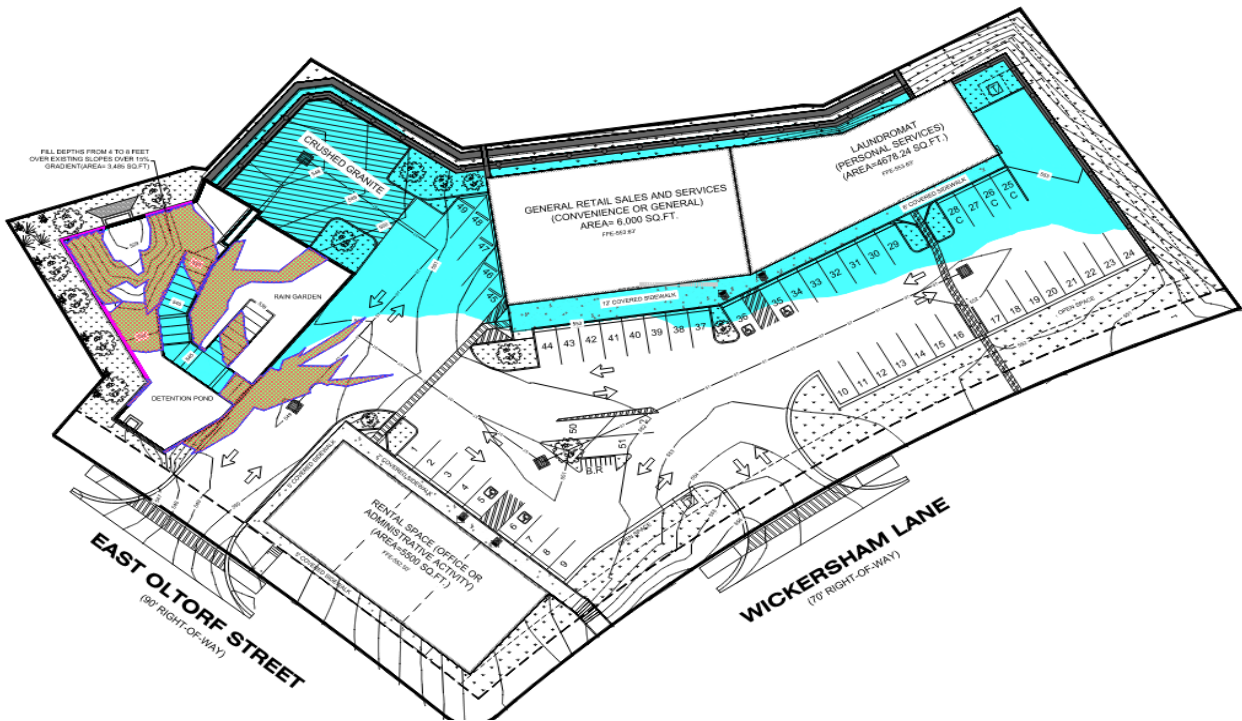
RETAINING WALL LENGTH		
NUMBER	WALL TYPE	LENGTH (FT.)
1	RETAINING WALL-S1	283
2	RETAINING WALL-S2	346
3	RETAINING WALL-S3	30
4	RETAINING WALL-S4	141
5	RETAINING WALL- AROUND DETENTION AND RAIN GARDEN	501
TOTAL LENGTH OF RETAINING WALLS		1,301



Elevations Table

Number	Minimum Elevation	Maximum Elevation	Color	Area (SQ.FT)
1	4.0	8.0		18,731.00

FILL DEPTHS FROM 4 TO 8 FEET OVER
EXISTING SLOPES OVER 15% GRADIENT
AND
FILL AREAS OVER 8 FEET DEPTH

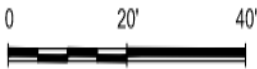
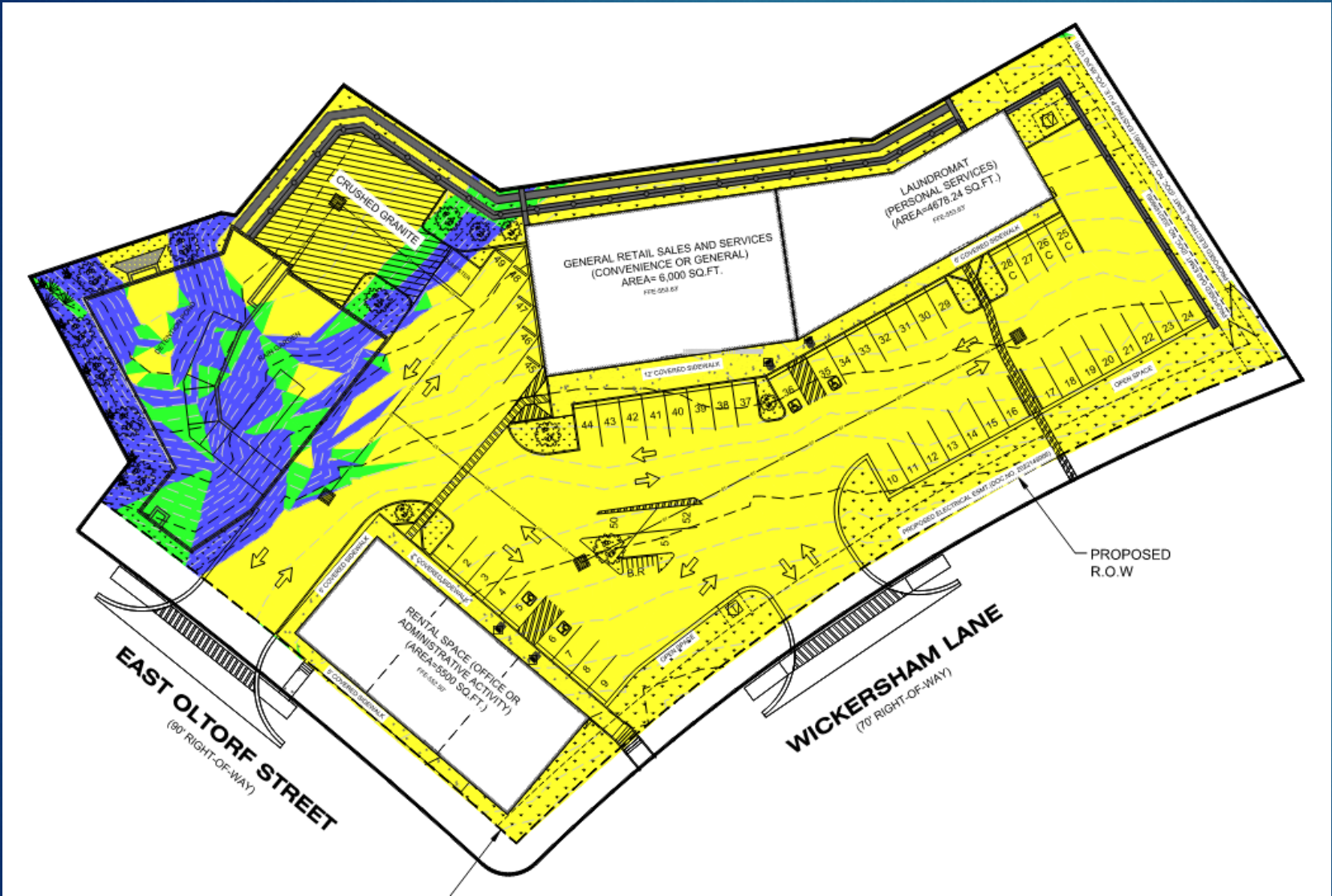


FILL DEPTHS FROM 4 TO 8 FEET
OVER EXISTING SLOPES OVER 15%
GRADIENT (AREA= 3,485 SQ.FT)



FILL AREAS OVER 8 FEET DEPTH
(AREA= 17,860 SQ.FT)

Slope Exhibit



SCALE: 1" = 20'

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Area (Acres)
1	0.00%	15.00%	Yellow	1.2
2	15.00%	25.00%	Green	0.1
3	> 25.00%		Blue	0.2

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:

- **Provide 8 additional trees at 3 caliper inches on site.**
- **Provide structural containment of fill with retaining walls**

EV Commission Motion

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ENVIRONMENTAL COMMISSION MOTION 20221207-003

Date: December 7, 2022

Subject: Oltorf Site Plan, SP-2021-0091C

Motion by: Jennifer L. Bristol

Seconded by: Perry Bedford

RATIONALE:

WHEREAS, the Environmental Commission recognizes the applicant is requesting

1. To vary from LDC 25-8-301 to allow driveways on slopes over 15%
2. To vary from LDC 25-8-341 to allow cut over 4 feet up to 8 feet
3. To vary from LDC 25-8-342 to allow fill over 4 feet up to 20.5 feet

WHEREAS, the Environmental Commission recognizes the site is located in the Country Club West Watershed, Suburban, Desired Development Zone; and

WHEREAS, Environmental Commission understands there is an additional overlay that establishes business hours; and

WHEREAS, the Environmental Commission recognizes that Staff recommends this variance with conditions, with staff conditions having determined the required findings of fact have been met.

THEREFORE, the Environmental Commission recommends the variance request with the following:

Staff Conditions

1. Provide 8 additional trees at 3 caliper inches.
2. Provide structural containment of fill with retaining walls.

Environmental Commission Conditions

1. Recommend use dark skies lighting that casts down to reduce light emitting into the adjacent properties, including the lighting for business signage. Minimize lighting during non-business hours while still meeting safety needs.
2. Review site with staff to see if there is space to add additional trees.
3. Consider installing electric vehicle charging spaces for employees or as a business opportunity for the convince store proprietor.
4. Install recycling stations for patrons and businesses on the property. Follow all commercial recycling requirements.

5. Consider adding native pollinator-friendly plants.
6. Prohibit gasoline sales or gas station business on the property.

VOTE: 7-2

For: Bedford, Brimer, Bristol, Qureshi, Ramberg, Schiera, and Scott

Against: Aguirre and Thompson

Abstain: None

Recuse: None

Absent: Barrett Bixler and Nickells

Approved By:

Kevin Ramberg, Environmental Commission Chair

EV Commission Motion

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4. Install recycling stations for patrons and businesses on the property. Follow all commercial recycling requirements.
5. Consider adding native pollinator-friendly plants.
6. Prohibit gasoline sales or gas station business on the property.

THANK YOU