

KAALO STUDIO

7901 RM 2222

SPC-2021-0195C






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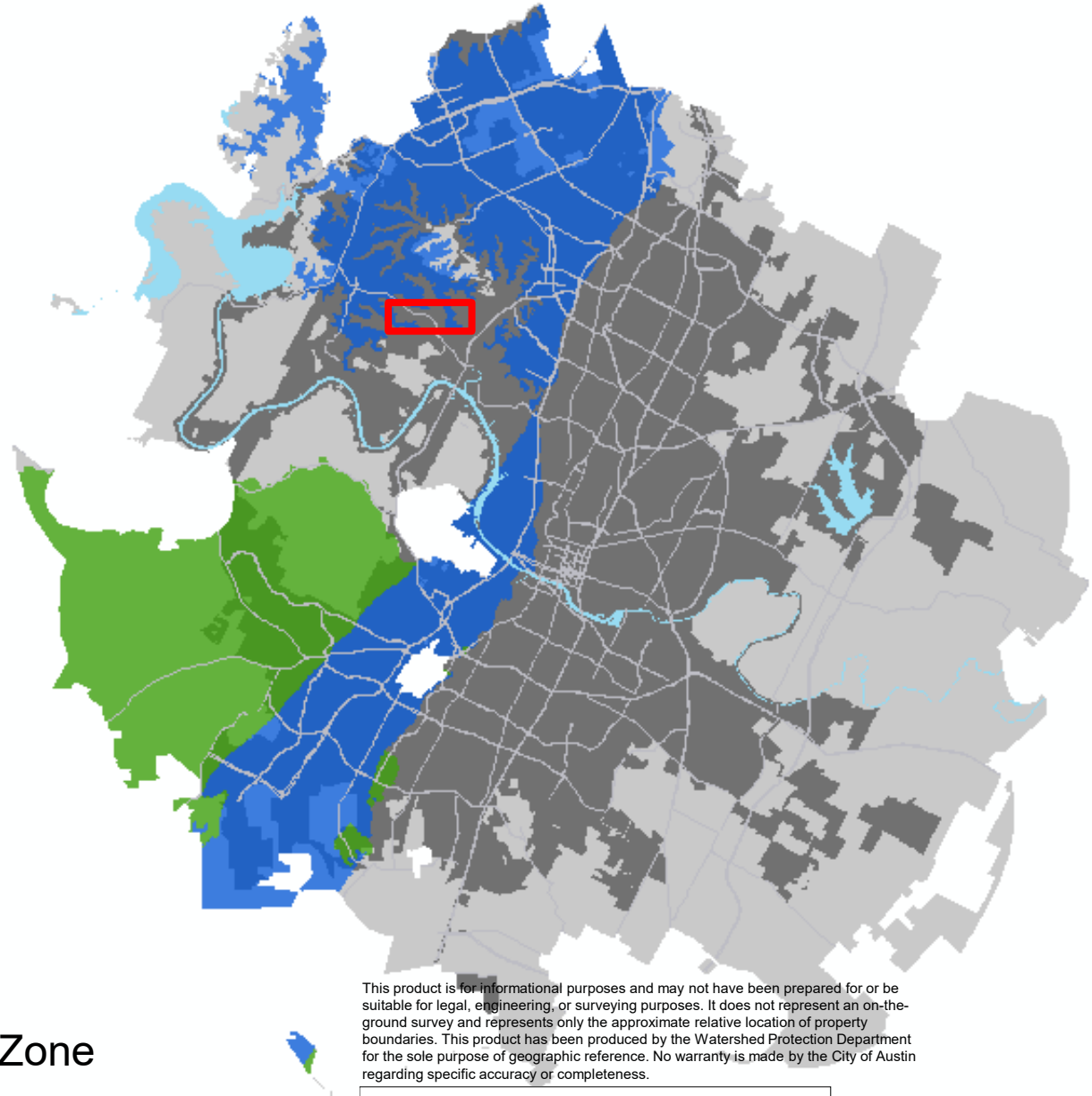
Environmental Review Specialist Senior

Development Services Department

Kaalo Studio

SPC-2021-0195C

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



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PROPERTY DATA

- **West Bull Creek**
- **Water Supply Suburban**
- **Desired Development Zone**
- **Austin LTD (Limited)**
- **Not Located over Edwards Aquifer Recharge Zone**
- **No Critical Environmental Features**
- **Council District 10**

EXISTING CONDITIONS



EXISTING CONDITIONS



SLOPE MAP



BACKGROUND

-Project is located on FM 2222 in the hill country roadway the site consists of 5 acres of land but only 1 acre is in a flat area where the proposed improvement are going to be located. The full extension of the 5 AC of land is covered with natural vegetation and most of the area out of the flat portion will remain undisturbed.

-The entire portion of the property fronting the public right-of-way contains slopes in excess of 15 percent. Therefore, the only available access into the property is by crossing the existing slopes with a private driveway.

VARIANCE REQUEST

The request is to vary from Land Development Code 25-8-301 to allow *a driveway on a slopes of more than 15 percent.*

VARIANCE RECOMMENDATION

Staff recommends approval of the variance with the following conditions:

- Increase the amount of planting around the ADA walkway for screening.
- Provide planting on the side of driveway that will prevent soil erosion.
- Provide pollinator plants.
- ADA Elevated walkway.

EXISTING CONDITIONS



Entrance



Proposed location driveway

THANKS

QUESTIONS?