

**PLANNING COMMISSION CONDITIONAL USE SITE PLAN
REVIEW SHEET**

CASE NUMBER: SP-2022-0197D **PC HEARING DATE:** August 8, 2023

PROJECT NAME: COUNTRY CLUB CREEK TRAIL - ELMONT DR. TO E. OLTORF ST.

ADDRESS OF SITE: 2511 ½ E Oltorf Street **COUNCIL DISTRICT:** 3

NEIGHBORHOOD PLANNING AREA: Parker Lane

WATERSHED: Country Club West **JURISDICTION:** Austin Full Purpose

**APPLICANT/
OWNER:** City of Austin
Public Works Department
Ana Seivert
6800 Burleson Road
Building 312, Suite 200
Austin, TX 78744
(512) 974-3566

AGENT: See applicant/owner.

CASE MANAGER: Meg Greenfield
Meg.greenfield@austintexas.gov
(512) 978-4663

PROPOSED DEVELOPMENT:

The Public Works Department's Urban Trail Program is constructing a 12ft wide concrete urban trail for walking and biking along the Country Club Creek Trail from Elmont Drive to E Oltorf Street. This project is included in the 2014 Urban Trail Plan and identified as a Tier I (high priority) trail. The Country Club Creek Trail project is also partnering with the Watershed Protection Department to address erosion, through streambank stabilization on Country Club Creek West from E Riverside Drive to E Oltorf Street.

This variance is necessary to allow cut up to 10 feet in depth associated with construction of a multi-use trail that is located on a slope with a gradient of more than 15 percent or more within 100 feet of a classified waterway.

Due to existing development the trail can only be placed within 150' of a major waterway (Country Club Creek) in a suburban watershed. The cut exceeding four feet is necessary to address erosion concerns along Country Club Creek West and to construct the trail underpass at E Riverside Drive to meet ADA requirements. The trail underpass will provide a safer and more comfortable option for crossing the E Riverside Drive corridor and thus helps to move toward the City's Vision Zero safety goals by reducing vehicle conflicts with people walking and biking.

The limits of construction are 6.9 acres. Existing impervious cover to remain is 0.68 acres, with an addition of 0.04 acres to total 0.72 acres of proposed impervious cover.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of this variance.

Variance from LDC Section 25-8-261(B)(3):

In all watersheds, development is prohibited in a critical water quality zone except as provided in this Division. Development allowed in the critical water quality zone under this Division shall be revegetated and restored within the limits of construction as prescribed by the Environmental Criteria Manual.

(A) A fence that does not obstruct flood flows is permitted in a critical water quality zone.

(B) Open space is permitted in a critical water quality zone if a program of fertilizer, pesticide, and herbicide use is approved by the Watershed Protection Department, subject to the conditions in this Subsection.

- (1) In a water supply rural watershed, water supply suburban, or the Barton Springs Zone, open space is limited to sustainable urban agriculture or a community garden if the requirements in Subsection (B)(4) are met, multi-use trails, picnic facilities, and outdoor facilities, excluding stables, corrals for animals and athletic fields.
- (2) A park with a council-adopted plan may include recreational development other than that described in Subsection (B)(1).
- (3) A hard surfaced trail may cross the critical water quality zone pursuant to Section 25-8-262 (Critical Water Quality Zone Mobility Crossings). A hard surfaced trail that does not cross the critical water quality zone may be located within the critical water quality zone only if:
 - (a) designed in accordance with the Environmental Criteria Manual;
 - (b) located outside the erosion hazard zone unless protective works are provided as prescribed in the Drainage Criteria Manual;
 - (c) limited to 12 feet in width plus one-foot compacted sub-grade shoulders, unless a wider trail is designated in a Council-adopted plan;
 - (d) located not less than 25 feet from the centerline of a waterway if within an urban watershed;
 - (e) located not less than 50 feet from the centerline of a minor waterway, 100 feet from the centerline of an intermediate waterway, and 150 feet from the centerline of a major waterway if within a watershed other than an urban watershed;
 - (f) located not less than 50 feet from the shoreline of Lake Travis, Lake Austin, Lady Bird Lake, and Lake Walter E. Long, as defined in Section 25-8-92; and
 - (g) located not less than 100 feet from the ordinary high water mark of the Colorado River downstream from Longhorn Dam.

SUMMARY COMPONENTS OF SITE PLAN:

LAND USE: The project is fully contained within trail easements.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

PREVIOUS APPROVALS

Previous site plan: None.

PROJECT INFORMATION

SITE AREA	300,564 sq. ft.	6.9 acres
EXISTING ZONING	NA	
	Allowed	Proposed
FLOOR-AREA RATIO	NA	NA
BUILDING COVERAGE	NA	0%
IMPERVIOUS COVERAGE	80%	10.43%
PARKING	NA	NA

EXISTING ZONING AND LAND USES

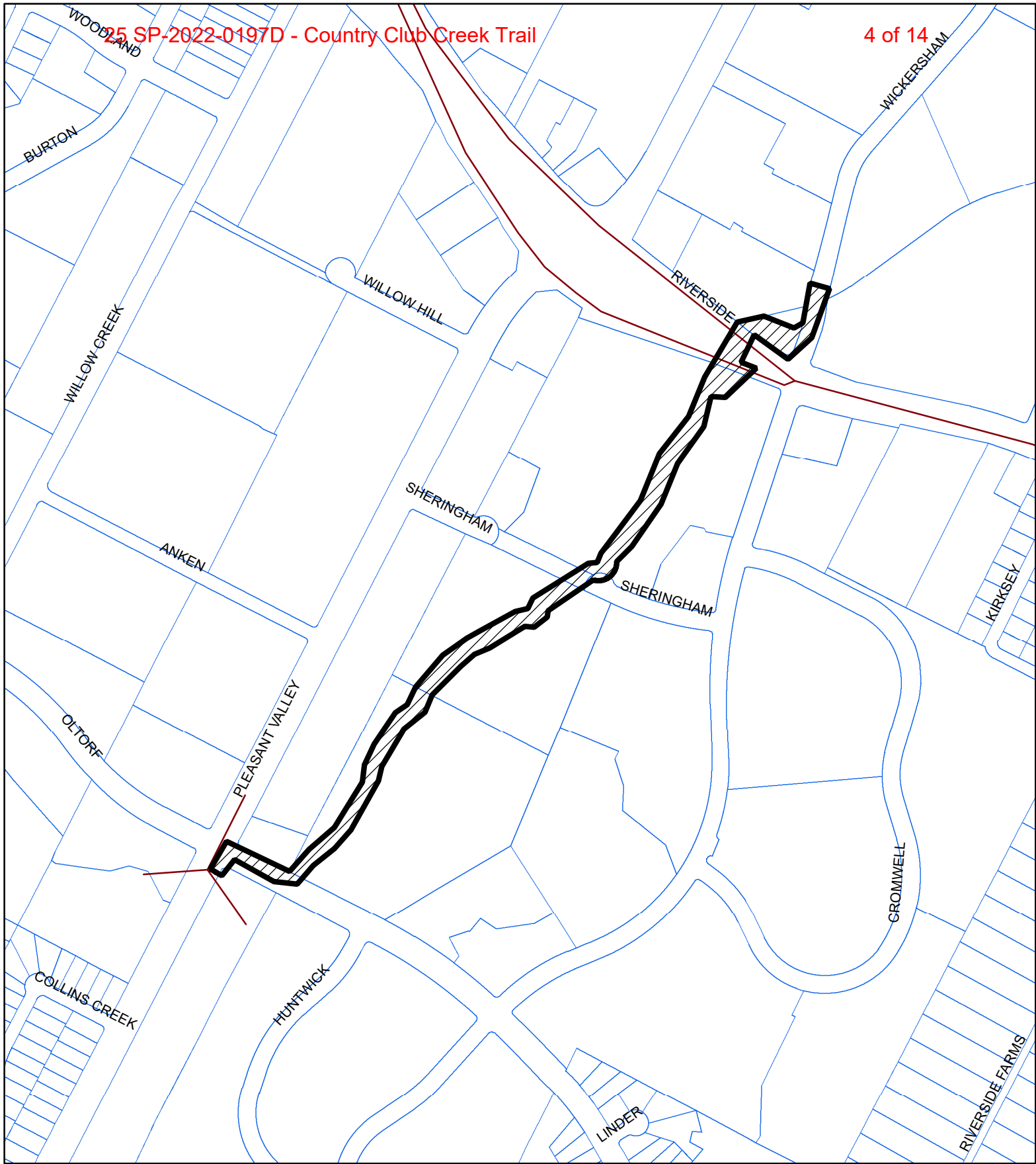
	ZONING	LAND USES
<i>Site</i>	NA	Urban Trail
<i>North</i>	ERC	Commercial
<i>South</i>	MF-3-CO	Multifamily
<i>East</i>	MF-2-NP	Multifamily
<i>West</i>	ERC & MF-2	Multifamily



ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
E Riverside Drive	148 feet (variable)	Approx. 35 feet	Corridor Mobility
E Oltorf Street	85 feet (variable)	Approx. 55 feet	Corridor Mobility

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District, Austin Lost
 and Found Pets,
 Austin Neighborhoods Council, Burleson Road
 Heights
 Neighborhood Association, Crossing
 Gardenhome Owners Assn.
 (The), Del Valle Community Coalition, Del
 Valle Independent School
 District, East Riverside/Oltorf Neighborhood
 Plan Contact Team,
 Friends of Austin Neighborhoods, Friends of
 Riverside ATX
 Neighborhood Association, Homeless
 Neighborhood Association,
 Neighborhood Empowerment Foundation,
 Pleasant Valley,
 Preservation Austin, SELTexas, Sierra Club,
 Austin Regional Group,
 Southeast Austin Neighborhood Alliance,
 Sunridge Homeowners Assn.



-  Subject Tract
-  Base Map

CASE NO: SP-2022-0197D
ADDRESS: 2511 1/2 E OLTORF STREET



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.



PUBLIC WORKS

To: Development Services Department – Site Plan Permit Review Staff

From: Ana Seivert, City of Austin Public Works Department

Date: April 25, 2022

Subject: SP-2022-0039D – 10796.012 Country Club Creek Trail – Elmont Dr. to E. Oltorf St.

The Public Works Department's Urban Trail Program is constructing a 12ft wide concrete urban trail for walking and biking along the Country Club Creek Trail from Elmont Drive to E Oltorf Street. This project is included in the 2014 Urban Trail Plan and identified as a Tier I (high priority) trail. The Country Club Creek Trail project is also partnering with the Watershed Protection Department to address erosion, through streambank stabilization on Country Club Creek West from E Riverside Drive to E Oltorf Street.

This project will be seeking two variances, one administrative variance for a 12ft trail within the inner half of the Critical Water Quality Zone (Appendix C), and a formal commission variance for cut exceeding four feet in depth in a Suburban watershed. The cut exceeding four feet is necessary to address erosion concerns along Country Club Creek West and to construct the trail underpass at E Riverside Drive to meet ADA requirements. The trail underpass will provide a safer and more comfortable option for crossing the E Riverside Drive corridor and thus helps to move toward the City's Vision Zero safety goals by reducing vehicle conflicts with people walking and biking.

We were told that the following reviews need to be assigned to these designated reviewers:

- Environmental: Brad Jackson
- Site Plan/Case Manager: Martin Laws
- Engineering/Constructability: Anna Maijala

Please see attached for reference:

Appendix A – Site Plan Completeness Check Responses

Appendix B – ERI & Environmental Assessment

Appendix C – Administrative Variance Form

Appendix D – Floodplain Functional Health Assessment Documentation

Appendix E – Floodplain Review Documentation

Appendix F – RSMP Application

Best,

Ana Seivert

Project Manager, City of Austin Public Works

512-974-3566

Ana.seivert@austintexas.gov



WATERSHED PROTECTION

Administrative Variance Request Form Findings of Facts for the City of Austin Related to LDC 25-8-42

GENERAL SITE INFORMATION:

1. SITE/PROJECT NAME: _____
2. CASE NUMBER: _____
3. ADDRESS/LOCATION OF PROJECT: _____
4. WATERSHED: _____
5. FULL/LIMITED PURPOSE JURISDICTION: _____ ETJ: _____

I REQUEST VARIANCE FROM (CHECK ALL WHICH APPLY):

- Section 25-8-261/30-5-261 (*Critical Water Quality Zone Development*), only if:
 - a) necessary to protect public health and safety, or if it would provide a significant, demonstrable environmental benefit, as determined by a functional assessment of floodplain health as prescribed by the Environmental Criteria Manual,
 - b) necessary to allow an athletic field in existence on October 28, 2013, to be maintained, improved, or replaced,
 - c) necessary to allow an athletic field to be located in an area not otherwise allowed under Section 25-8-261(B)(5)/30-5-261(B)(5), or
 - d) necessary to allow a hard-surfaced trail to be located in an area not otherwise allowed under Section 25-8-261(B)(3)/30-5-261(B)(3).
- Section 25-8-261/30-5-261 (*Critical Water Quality Zone Development*), for development within an urban watershed, only if the proposed development:
 - a) is located not less than 25 feet from the centerline of a waterway,
 - b) is located outside the erosion hazard zone, unless protective works are provided as prescribed in the Drainage Criteria Manual,
 - c) does not increase non-compliance, if any, with Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), Section 25-8-281/30-5-281 (*Critical Environmental Features*), or Section 25-8-282/30-5-282 (*Wetland Protection*), and
 - d) restores native vegetation and soils if development is removed from the Critical Water Quality Zone.
- Subsection 25-8-262(B)/30-5-262(B) (*Critical Water Quality Zone Street Crossings*), only outside the Barton Springs Zone
- Section 25-8-322/30-5-322 (*Clearing For A Roadway*)
- Section 25-8-341/30-5-341 (*Cut Requirements*) for a cut of not more than eight feet in the desired development zone and, for a public primary or secondary educational facility, within the desired development zone or the drinking water protection zone
- Section 25-8-342/30-5-342 (*Fill Requirements*) for fill of not more than eight feet in the desired development zone and, for a public primary or secondary educational facility, within the desired development zone or the drinking water protection zone
- Subsection 25-8-343(A)/30-5-343(A) (*Spoil Disposal*)
- Section 25-8-365/30-5-365 (*Interbasin Diversion*)
-

SPECIFY WHY THE ADMINISTRATIVE VARIANCE IS NECESSARY:

I state that development is in accordance with the variance and meets the objective of the requirement for which the variance is requested and:

(Check all which apply)

- (1) for property in the Barton Springs Zone, the variance will result in water quality that is at least equal to the water quality achievable without the variance
- (2) for a variance from Section 25-8-261(B)(5)/30-5-261(B)(5), that the proposed work on or placement of the athletic field will have no adverse environmental impacts
- (3) for a variance from Section 25-8-341/30-5-341 or Section 25-8-342/30-5-342, the cut or fill is not located on a slope with gradient of more than 15 percent or within 100 feet of a classified waterway
- (4) for a variance from Section 25-8-343(A)/30-5-343(A), use of the spoil provides a necessary public benefit
Necessary public benefits include:
 - (a) roadways,
 - (b) stormwater detention facilities,
 - (c) public or private park sites, and
 - (d) building sites that comply with Section 25-8-341/30-5-341 (*Cut Requirements*), Section 25-8-342/30-5-342 (*Fill Requirements*), and Chapter 25-7/30-4 (*Drainage*)
- (5) for a variance from Section 25-8-365/30-5-365 (*Interbasin Diversion*), there are no adverse environmental or drainage impacts.

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities.

SIGNATURE: _____ DATE: _____

PRINT NAME: _____ TELEPHONE: _____

COMPANY NAME: _____ EMAIL: _____



**Administrative Variance Request Form
Reviewer Receipt**

FOR WATERSHED PROTECTION DEPARTMENT USE ONLY:

APPROVED

DENIED

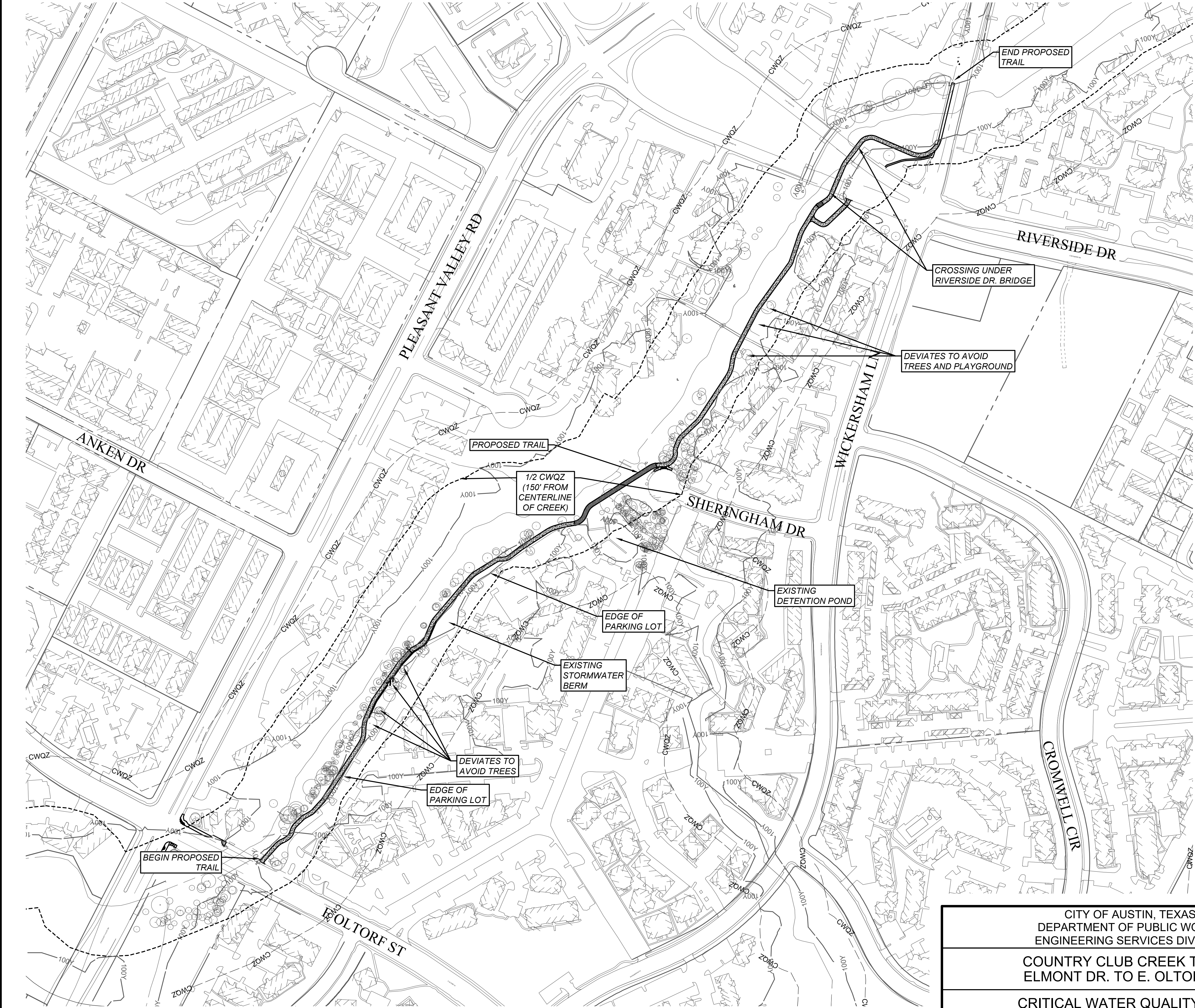
SEE COMMENTS

TOTAL NUMBER OF ADMINISTRATIVE VARIANCES FEES TO APPLY: _____

SIGNATURE: _____ DATE: _____

REVIEWER (print name): _____

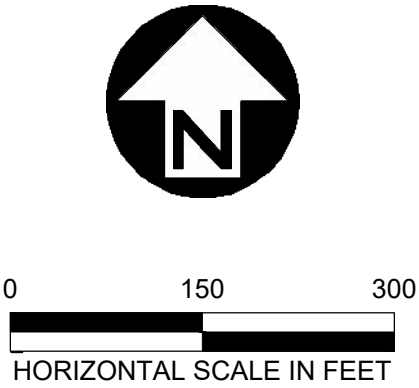
COMMENTS:



CITY OF AUSTIN, TEXAS
DEPARTMENT OF PUBLIC WORKS
ENGINEERING SERVICES DIVISION

COUNTRY CLUB CREEK TRAIL -
ELMONT DR. TO E. OLTORF ST.

CRITICAL WATER QUALITY ZONE
WORK MAP (OVERALL)





Transportation and Public Works Department

P.O. Box 1088 Austin, TX 78767
512-974-1150

MEMORANDUM

TO: Todd W. Shaw, Chair & Planning Commission Members

FROM: Dylan Johnstone, Urban Trails Project Coordinator, Transportation Public Works Department

DATE: 2023-08-08

RE: Country Club Creek Trail (Elmont Dr. to E Oltorf St.) – Minor Modification to Variance Condition #1

On February 15, 2023, Public Works Urban Trails Program and Watershed Protection Department staff presented to Environmental Commission for the Country Club Creek Trail (Elmont Dr. to E Oltorf St.) project to request a variance from LDC 25-8-341 to allow cut over 4 feet to 10 feet. The Environmental Commission approved motion 20230215-004 to recommend the variance request with conditions.

Minor modifications are requested to Condition #1 for the project to comply. No changes are requested to Conditions #2-4 as the plans comply with these conditions.

Condition #1: Include Spanish and English way-finding signs

Requested minor modifications: Include *emergency and maintenance information in* Spanish and English *on* wayfinding signs

The project's wayfinding signs comply with the Condition #1 by including emergency and maintenance information in English and Spanish and adding Spanish translation to the map legend (Figure 1). The intent for the wayfinding signs is to provide largely pictorial information that can be understood regardless of language. This wayfinding standard is used across Urban Trails projects citywide with approval from Austin Parks and Recreation's wayfinding team.

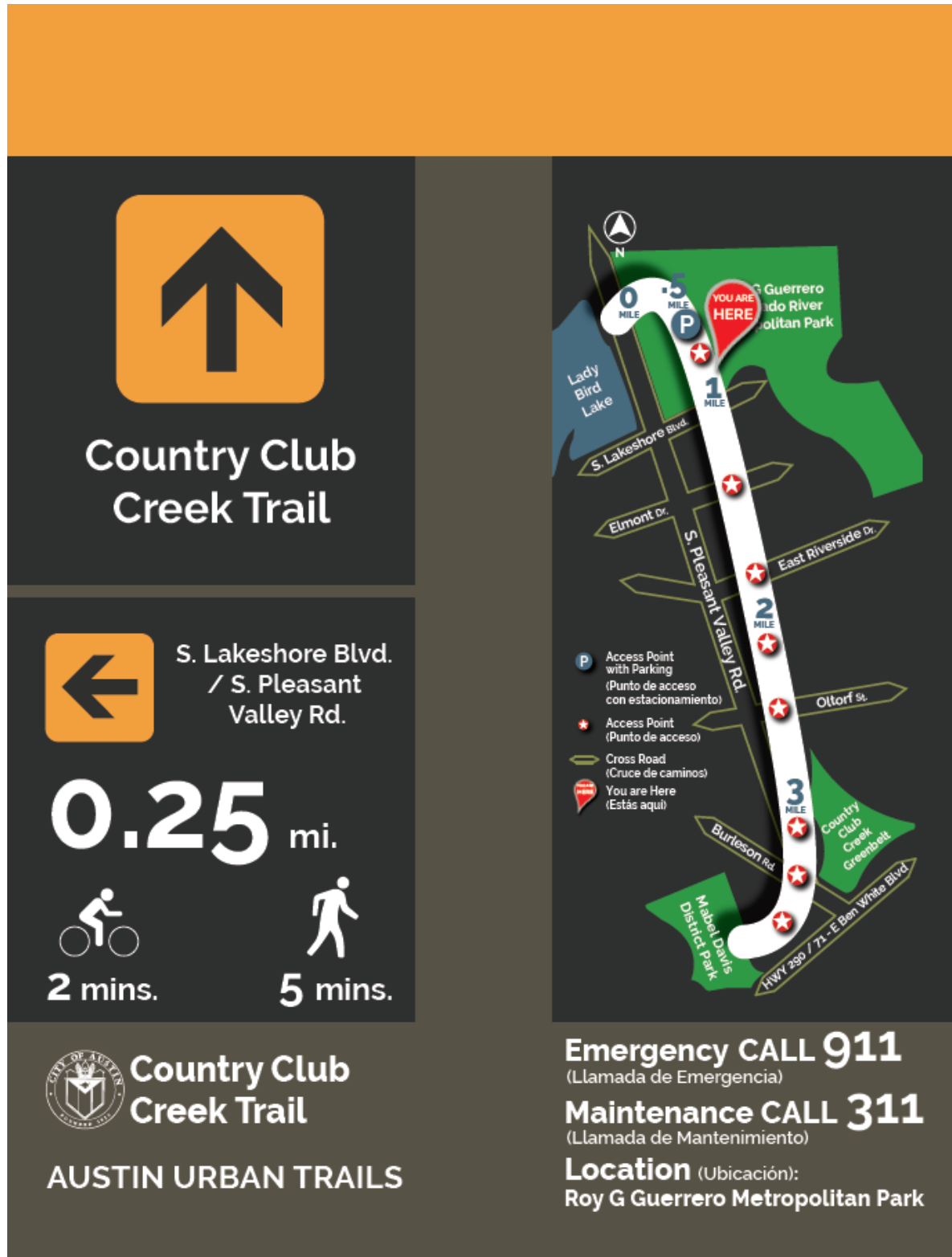
Additionally, flash flood warning signs in English and Spanish will be installed by the project (Figure 2).



Transportation and Public Works Department

P.O. Box 1088 Austin, TX 78767
512-974-1150

Figure 1. Example of updated wayfinding signs





Transportation and Public Works Department

P.O. Box 1088 Austin, TX 78767
512-974-1150

Figure 2. Flash flood warning signs in English and Spanish



**ENVIRONMENTAL COMMISSION MOTION 20230215-004**

Date: February 15, 2023

Subject: Country Club Creek Trail- Elmont Dr. to E. Oltorf St. (SP-2022-0197D)

Motion by: Jennifer Bristol

Seconded by: Ana Aguirre

WHEREAS, the Environmental Commission recognizes that the applicant is requesting a variance from LDC 25-8-341 to allow cut over 4 feet to 10 feet; and

WHEREAS, the Environmental Commission recognizes that the site is located within the Country Club West Creek, Suburban Classification, Desired Development Zone; and

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

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

Staff Conditions

1. Provide structural containment of cut with retaining walls.

Environmental Commission Conditions:

1. Include Spanish and English way-finding signs
2. Make sure wayfinding signs are at a height that can be read by a person in a wheeled mobility device and by children
3. Include trash and recycling where practical
4. Include shade structures or trees near boulders that double as a bench

VOTE 8-0

For: Ramberg, Bedford, Bristol, Aguirre, Barrett Bixler, Qureshi, Scott, Schiera

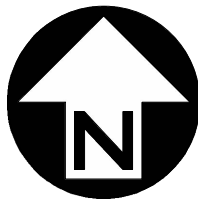
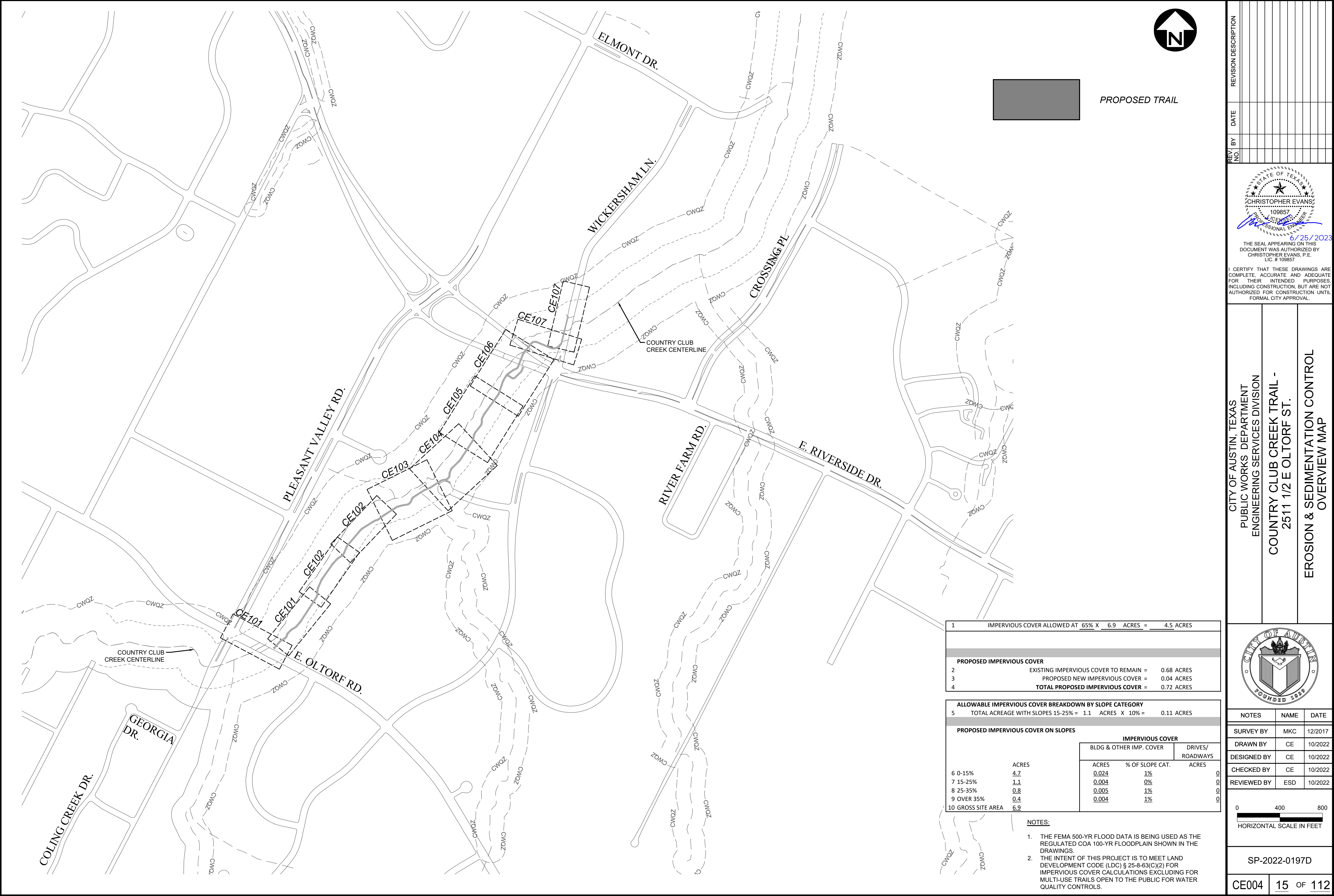
Abstain: Brimer

Recuse: None

Absent: Nickells and Thompson

Approved By:

Kevin Ramberg, Environmental Commission Chair



PROPOSED TRAIL

STATE OF TEXAS

CHRISTOPHER EVANS

109857

PROFESSIONAL ENGINEER

6/25/2023

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHRISTOPHER EVANS, P.E. LIC # 109857

I CERTIFY THAT THESE DRAWINGS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THEIR INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION UNTIL FORMAL CITY APPROVAL.

CITY OF AUSTIN, TEXAS
PUBLIC WORKS DEPARTMENT
ENGINEERING SERVICES DIVISION

COUNTRY CLUB CREEK TRAIL -
2511 1/2 E OLTORF ST.

EROSION & SEDIMENTATION CONTROL
OVERVIEW MAP

1	IMPERVIOUS COVER ALLOWED AT <u>65% X 6.9 ACRES</u> = <u>4.5 ACRES</u>		
PROPOSED IMPERVIOUS COVER			
2	EXISTING IMPERVIOUS COVER TO REMAIN = 0.68 ACRES		
3	PROPOSED NEW IMPERVIOUS COVER = 0.04 ACRES		
4	TOTAL PROPOSED IMPERVIOUS COVER = 0.72 ACRES		

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY				
5	TOTAL ACREAGE WITH SLOPES 15-25% = 1.1 ACRES X 10% = 0.11 ACRES			
PROPOSED IMPERVIOUS COVER ON SLOPES				
		IMPERVIOUS COVER		
		BLDG & OTHER IMP. COVER		DRIVES/ROADWAYS
	ACRES	ACRES	% OF SLOPE CAT.	ACRES
6 0-15%	4.7	0.024	1%	0
7 15-25%	1.1	0.004	0%	0
8 25-35%	0.8	0.005	1%	0
9 OVER 35%	0.4	0.004	1%	0
10 GROSS SITE AREA	6.9			

- NOTES:
- THE FEMA 500-YR FLOOD DATA IS BEING USED AS THE REGULATED COA 100-YR FLOODPLAIN SHOWN IN THE DRAWINGS.
 - THE INTENT OF THIS PROJECT IS TO MEET LAND DEVELOPMENT CODE (LDC) § 25-8-63(C)(2) FOR IMPERVIOUS COVER CALCULATIONS EXCLUDING FOR MULTI-USE TRAILS OPEN TO THE PUBLIC FOR WATER QUALITY CONTROLS.

CITY OF AUSTIN

FOUNDED 1859

NOTES	NAME	DATE
SURVEY BY	MKG	12/2017
DRAWN BY	CE	10/2022
DESIGNED BY	CE	10/2022
CHECKED BY	CE	10/2022
REVIEWED BY	ESD	10/2022

0400800

HORIZONTAL SCALE IN FEET

SP-2022-0197D

CE00415 OF 112

6/26/2023 2:48 PM