

ESTANCIA PHASE 11 CONDOS

**830 ESTANCIA PARKWAY
SP-2023-0032C**

Mel Fuechec

Environmental Review Specialist Senior

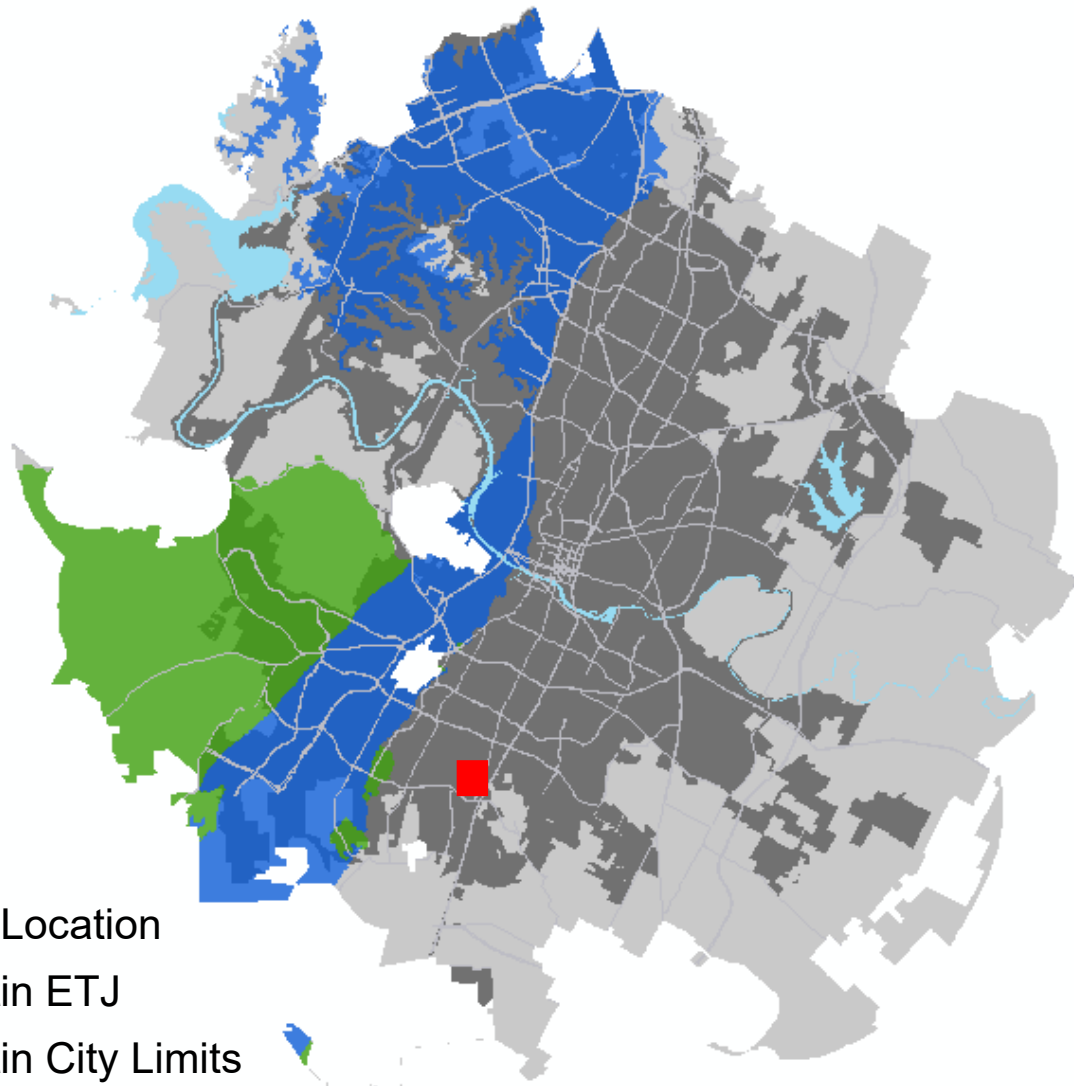
Development Services Department

VARIANCE REQUEST

The development proposes variances from:

- **LDC 25-8-341 for cut greater than 4 feet on slopes greater than 15%**
- **LDC 25-8-342 for fill greater than 4 feet on slopes greater than 15%**

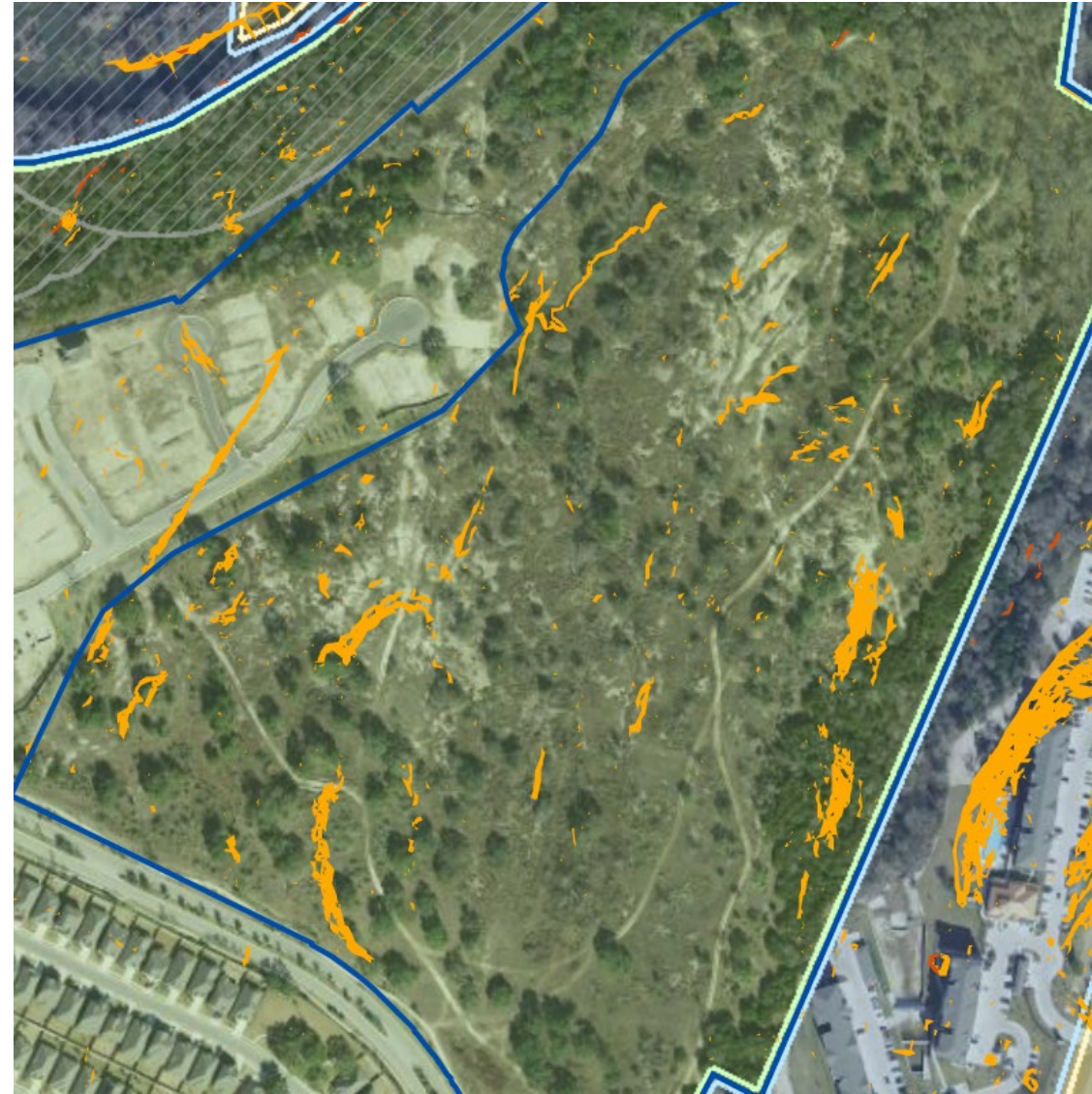
PROPERTY DATA



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

- Onion Creek
- Suburban Watershed
- Desired Development Zone
- Full Purpose
- Not located over Edwards Aquifer Recharge Zone
- Minor & Major Critical Water Quality Zones
- 3 Wetland Critical Environmental Features
- Council District 5
- Estancia Hill Country PUD

EXISTING CONDITIONS

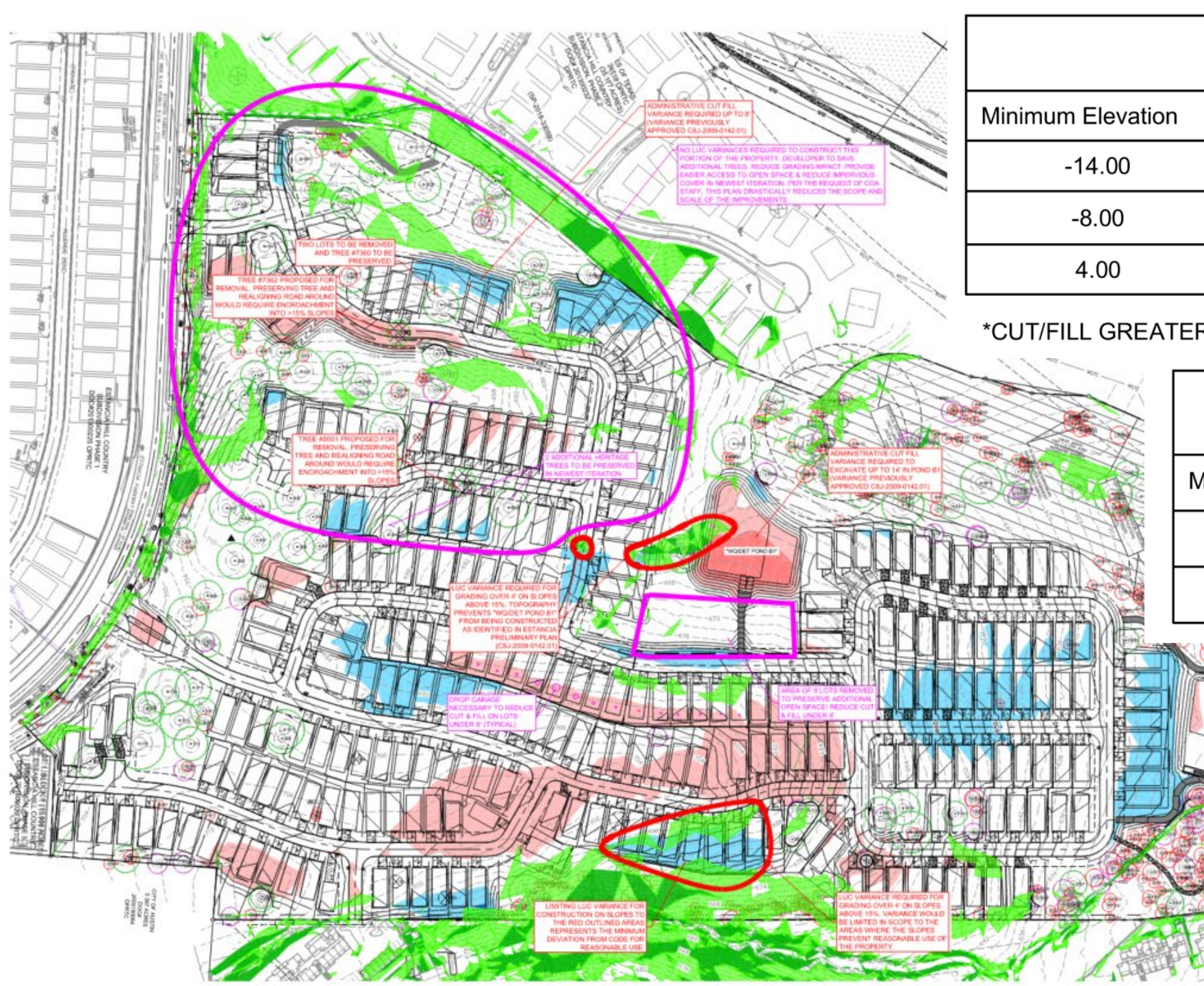


BACKGROUND




Administrative variances were granted with the Preliminary Plan C8J-2009-0142.01 for grading up to 14 feet for water quality/drainage facilities and for grading up to 8 feet throughout.

This property is subject to the Estancia Hill Country PUD which makes the following code modifications:

- (a) North of Estancia Parkway: allow for an administrative variance for construction on slopes up to 25 percent for parking (302(A)(2)), private driveways and public rights-of-way (301(A)); and,
 - (b) South of Estancia Parkway: allow for an administrative variance for construction on slopes up to 25 percent for private driveways and public rights-of-way (301(A)).
- 2. Section 25-8-394 (C) (*Suburban Watershed Uplands Zone*): Impervious Cover is modified to allow for development intensity to have maximums of 70 percent for multifamily residential and 90 percent for commercial.





Elevations Table

Minimum Elevation	Maximum Elevation	Color	Square Footage
-14.00	-8.00		16715.21
-8.00	-4.00		244846.27
4.00	8.00		204838.78

*CUT/FILL GREATER THAN 4 FT ON SLOPES >15% = **9865 SF**

Slopes Table

Minimum Slope	Maximum Slope	Color
15.00%	25.00%	
25.00%	50%	

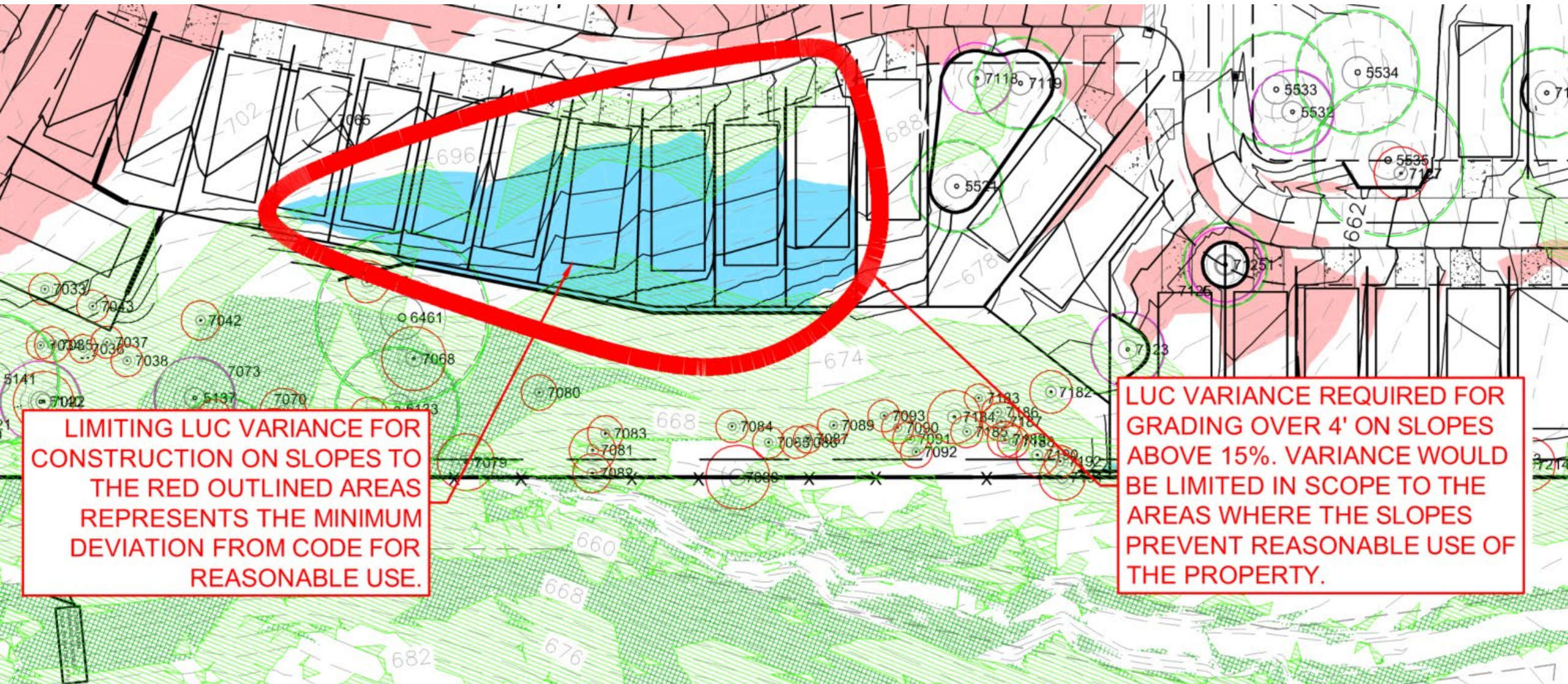
PREVIOUS LOT COUNT

SF LOTS: 295

UPDATED LOT COUNT (AS SHOWN):

SF LOTS: 262

DELTA: **33 LOTS LOST**



LIMITING LUC VARIANCE FOR CONSTRUCTION ON SLOPES TO THE RED OUTLINED AREAS REPRESENTS THE MINIMUM DEVIATION FROM CODE FOR REASONABLE USE.

LUC VARIANCE REQUIRED FOR GRADING OVER 4' ON SLOPES ABOVE 15%. VARIANCE WOULD BE LIMITED IN SCOPE TO THE AREAS WHERE THE SLOPES PREVENT REASONABLE USE OF THE PROPERTY.

VARIANCE RECOMMENDATION

Staff recommends this variance with the following conditions:

- 1) Ponds onsite will be biofiltration ponds**
- 2) Planting 50% more trees than required by landscape code**
- 3) Retaining wall, 609S seeding/planting, and erosion matting in areas of steep slopes behind lots**

QUESTIONS?

Estancia - Tree Mitigation Chart

6/30/2023

Tree Mitigation - Austin, Texas - Environmental Criteria Manual / Section 3 - Tree and Natural Area Preservation / 3.1.0 - General

Total Surveyed	17,209.3
Total Appendix F tree inches surveyed	11,867.3
Total Heritage tree inches surveyed	4,947.0
Total Non-Appendix F tree inches surveyed	0.0
Total Invasive tree inches surveyed	62.5
Total Surveyed Trees less than 8"	66.0
Total Surveyed in ROW/Easement	266.5
Understory Tree Survey (By TreeMan Solutions)	2,567.0

Total Appendix F trees inches Saved	6,184.1
Total Appendix F trees inches Removed	4,568.7
Total Heritage tree inches Saved	3,913.0
Total Heritage tree inches Removed	163.0
Total Heritage trees inches Removed (Poor Condition)	348.0
Total Non-Appendix F Saved	0.0
Total Non-Appendix F Removed	0.0
Total Invasive saved	0
Total Invasive removed	62.5
Trees less than 8" saved	0.0
Trees less than 8" removed	66.0
DDI Appendix F inches removed	1,114.5
DDI Heritage inches removed	523.0
DDI Non-Appendix F inches removed	0.0
DDI Invasive inches removed	0.0

Required Mitigation Rates	Inches Removed	Inches to be Mitigated	
24" + Heritage tree	163.0	300%	489.00
24" + Heritage tree - Poor Condition	348.0	150%	522.00
19"-23.9" DBH, tree located in Appendix F	604.7	100%	604.70
8-18.9" DBH, tree located in Appendix F	3964.0	50%	1,982.00
19"-23.9" DBH, tree other species	0.0	50%	0.00
8"-18.9" DBH, tree other species	0.0	25%	0.00
Invasive Species	62.5	0%	0.00
Understory Credit Inches - 2" to 7.9"			0.00
Total Inches to be Mitigated			3,597.70

Provided Mitigation	Inches Provided	
Shade Trees Provided On-site (3" caliper)	109.0 Trees	327.00
Shade Trees Provided (262 Units - 2 -2" Calper Trees)	524.0 Trees	1,048.00
Total Inches Provided for Mitigation On-site		1,375.00
House Bill 7 / Calculated 50% Credit for Residential Mitigation (50% of Provided Inches)		687.50
		1,535.20
Total Inches Remaining (Mitigated by Fee in Lieu @\$200/inch)		
Tree Care Credit		0.00
Total Fee-in-Lieu Paid to Urban Forest Replishment Fund		\$307,040.00

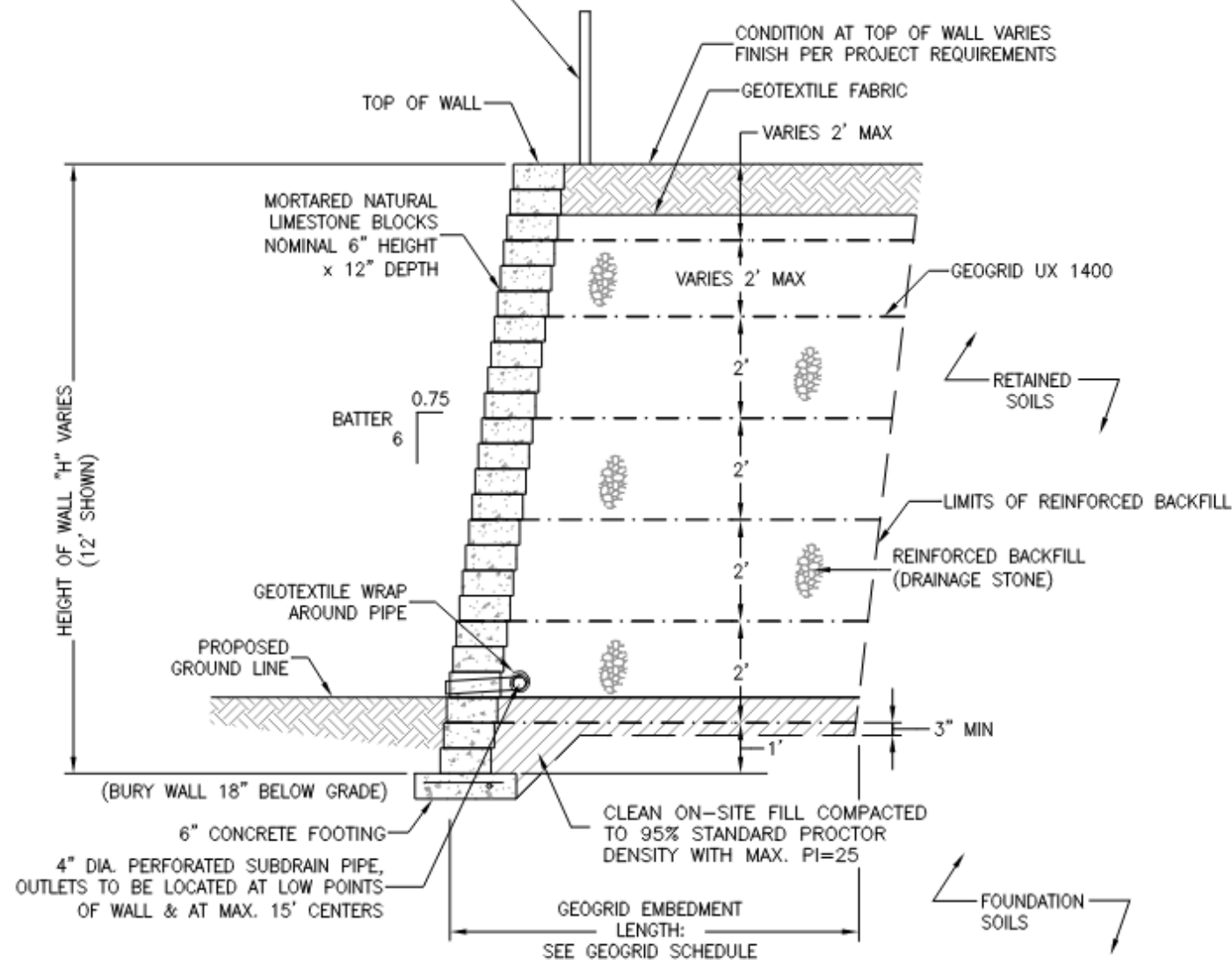
TREE MITIGATION CALCULATIONS

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME
FRTE	24	Fraxinus texensis / Texas Ash
QULA	30	Quercus laceyi / Lacey Oak
QUTE	25	Quercus texana / Texas Red Oak
QUVI	30	Quercus virginiana / Southern Live Oak
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
LAIN	5	Lagerstroemia x Natchez / Crape Myrtle
SOSE	6	Sophora secundiflora / Texas Mountain Laurel

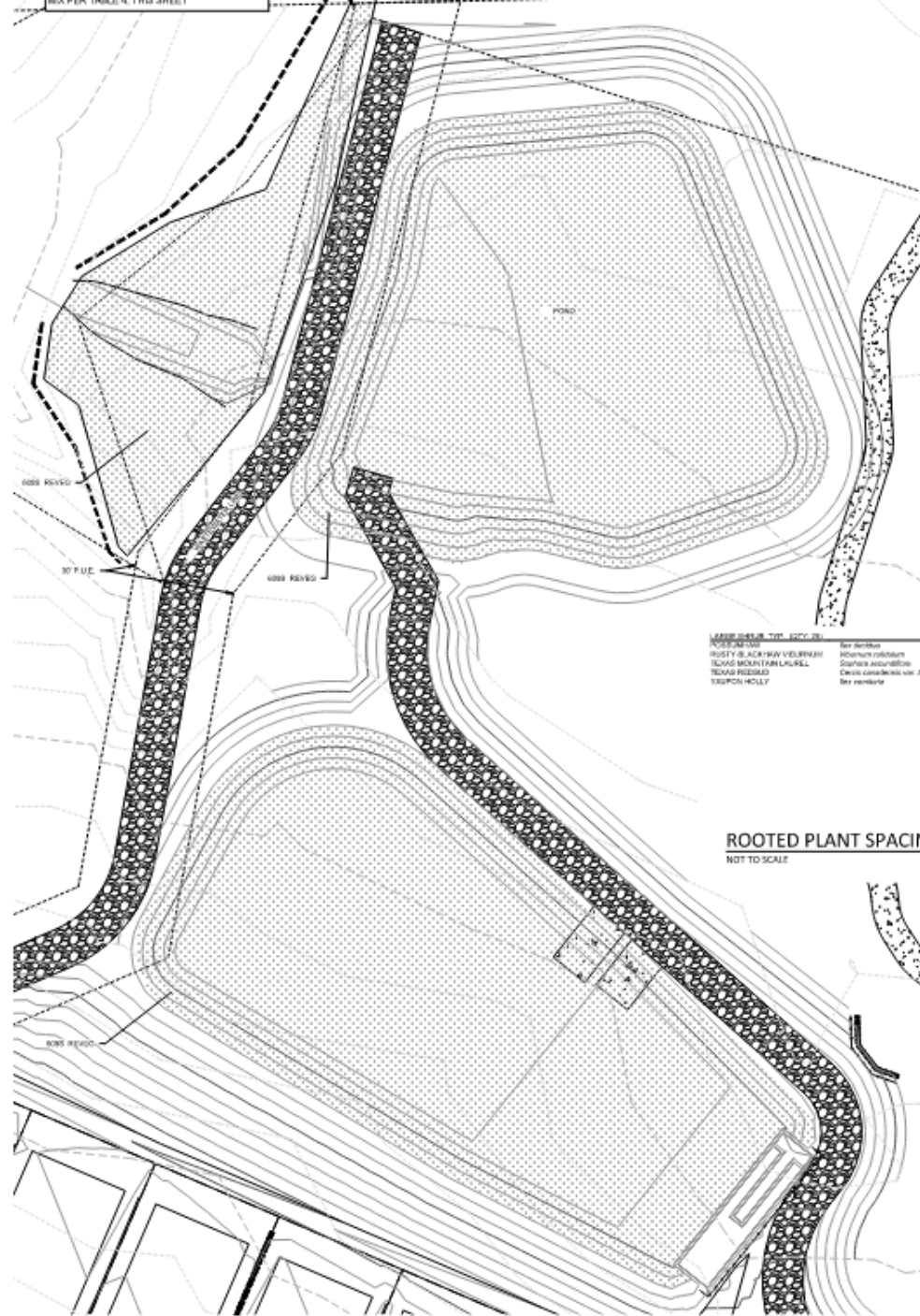
**PROPOSED TREE
PLANTINGS**

FENCE/HANDRAIL, IF NEEDED, (MIN. 36" HEIGHT) AT ALL LOCATIONS ALONG WALL WITH MORE THAN 32" VERTICAL DROP. SET POSTS IN CONCRETE 12"x36" MIN. 3000 PSI., SEE CIVIL DETAILS.

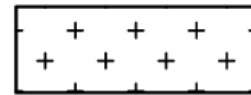


**TYPICAL CROSS-SECTION
LIMESTONE BLOCK WALL
FILL CONDITION
N.T.S.**

RETAINING WALL DETAIL



LEGEND:



DISTURBED AREA INSIDE CWQZ



SPLIT RAIL FENCE

EMERGENCY
OVERFLOW WEIR
(ELEV = 659.30)
LENGTH = 125'
273 CY OF
AMRORMAX EC-75

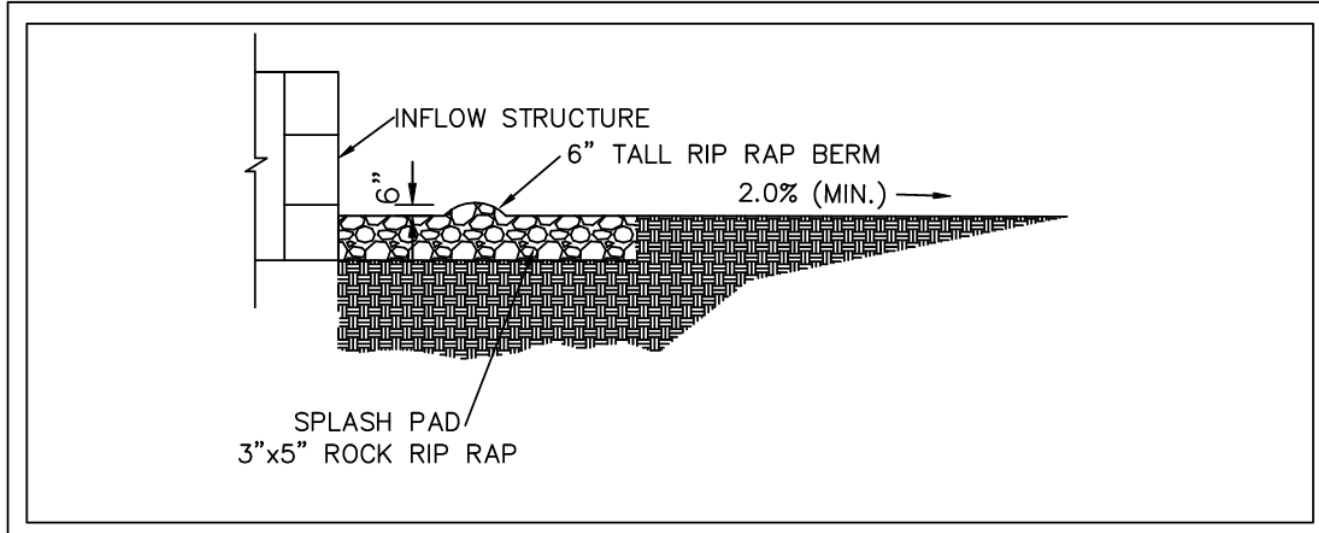
PROPOSED OUTFALL
STRUCTURE 2

44 SY CLASS III
ROCK RIPRAP

PROPOSED BUNCHGRASSES TO
PROTECT AGAINST EROSION

STA: 1+80.23 WQ POND B1
WET WELL PER DETAIL THIS SHEET

8' LENGTH 6" TALL
ROCK BERM LEVEL
SPREADER



**POND OUTFALL
DETAIL**

DISTURBED AREA WITHIN CWQZ TO BE REVEGETATED PER C.O.A. STANDARD SPECIFICATION 609S - NATIVE SEEDING AND PLANTING FOR RESTORATION. A STRAW SOIL RETENTION BLANKET IS TO BE INSTALLED PER COA. STANDARD DETAIL 605S. (1,903 SQ YDS)

(58 - 1 GALLON PLANT EQUIVALENTS REQUIRED)

*5 LBS OF UPLAND SPECIES, FULL SUN MIX PER TABLE 4, THIS SHEET

609S TREE AND SHRUB PLANTING FOR CEF SETBACK AREA

CEF PLANTING AREA	PROPOSED MITIGATION MEASURES
	1 TREE/SHRUB PER 100 SF
15.4 ACRES	
5,827 SF	58 TREE/SHRUB

LARGE SHRUB, TYP. (QTY: 29)

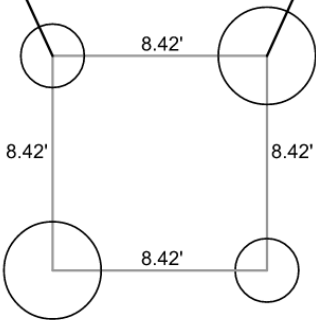
POSSUMHAW
RUSTY-BLACKHAW VIBURNUM
TEXAS MOUNTAIN LAUREL
TEXAS REDBUD
YAUPON HOLLY

Ilex decidua
Viburnum rufidulum
Sophora secundiflora
Cercis canadensis var. texensis
Ilex vomitoria

SMALL TREE, TYP. (QTY: 29)

CAROLINA BUCKTHORN
MEXICAN BUCKEYE
ROUGHLEAF DOGWOOD
SCARLET BUCKEYE
TEXAS ASH

Frangula caroliniana
Ungnadia speciosa
Cornus drummondii
Aesculus pavia
Fraxinus texensis



ROOTED PLANT SPACING

NOTE:
PLANTS TO BE SELECTED BASED ON AVAILABILITY

BIOFILTRATION POND
PLANTING DETAIL