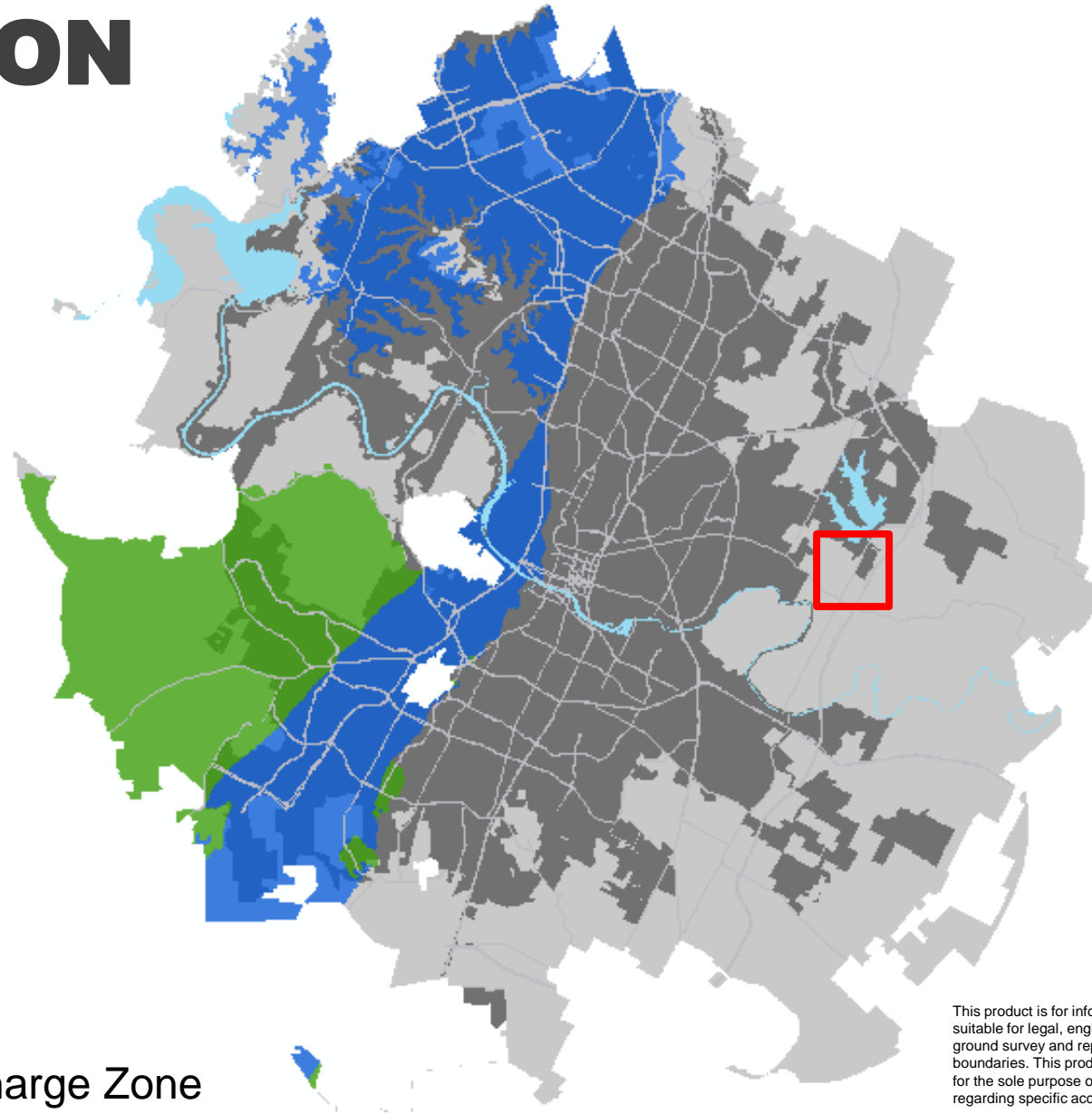







QUIKTRIP NO. 4141
12500 FM 969 ROAD AUSTIN, TEXAS, 78724
SP-2022-0407D

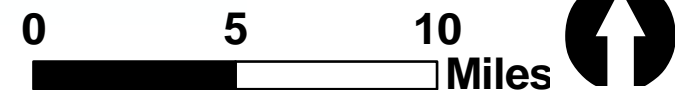
Pamela Abee-Taulli
Environmental Program Coordinator
Development Services Department

SITE LOCATION



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

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 Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PROPERTY DATA

- **Elm Creek, Suburban Watershed Classification**
- **Extra Territorial Jurisdiction (ETJ)**
- **Desired Development Zone**
- **Not Located over Edwards Aquifer Recharge Zone**
- **No Critical Environmental Features**

Project DATA

- **Project is subject to Comprehensive Watershed Ordinance per Vesting Date of 01/20/2010**

VARIANCE REQUEST

To vary from the Comprehensive Watershed Ordinance to allow:

- **25-8-302(A)(2) parking areas on slopes in excess of 15%;**
- **25-8-342 fill over 4 feet, to 8 feet, on a slope greater than 15%;**
- **25-8-341 cut over 4 feet, to 13 feet.**

BACKGROUND

What Are Vested Rights?

Under certain conditions, state law affords a permit applicant a “vested right” to have an application reviewed under older regulations that are no longer in effect. Vested rights, sometimes referred to as “grandfathering,” apply only to a project, not to a property. Vested rights claims are generally based on one or more prior applications that provided fair notice of a continuing development project that began before the adoption of current regulations.

BACKGROUND

Significance of vesting

The **Watershed Protection Ordinance** (2013) added headwater protections, providing a buffer (CWQZ) for creeks draining 64-320 acres citywide.

Waterway classifications:

Minor: 64-320 ac drainage

Intermediate: 320-640ac drainage.

Major: Greater than 640 ac drainage



BACKGROUND

Comprehensive Watershed Ordinance (1986)

2010 vesting date = development under CWO

Waterway classifications in Suburban watersheds:

Minor: 320-640 ac drainage

Intermediate: 640-1280 ac drainage

Major: Greater than 1280 ac drainage



BACKGROUND





Highly eroded waterway.



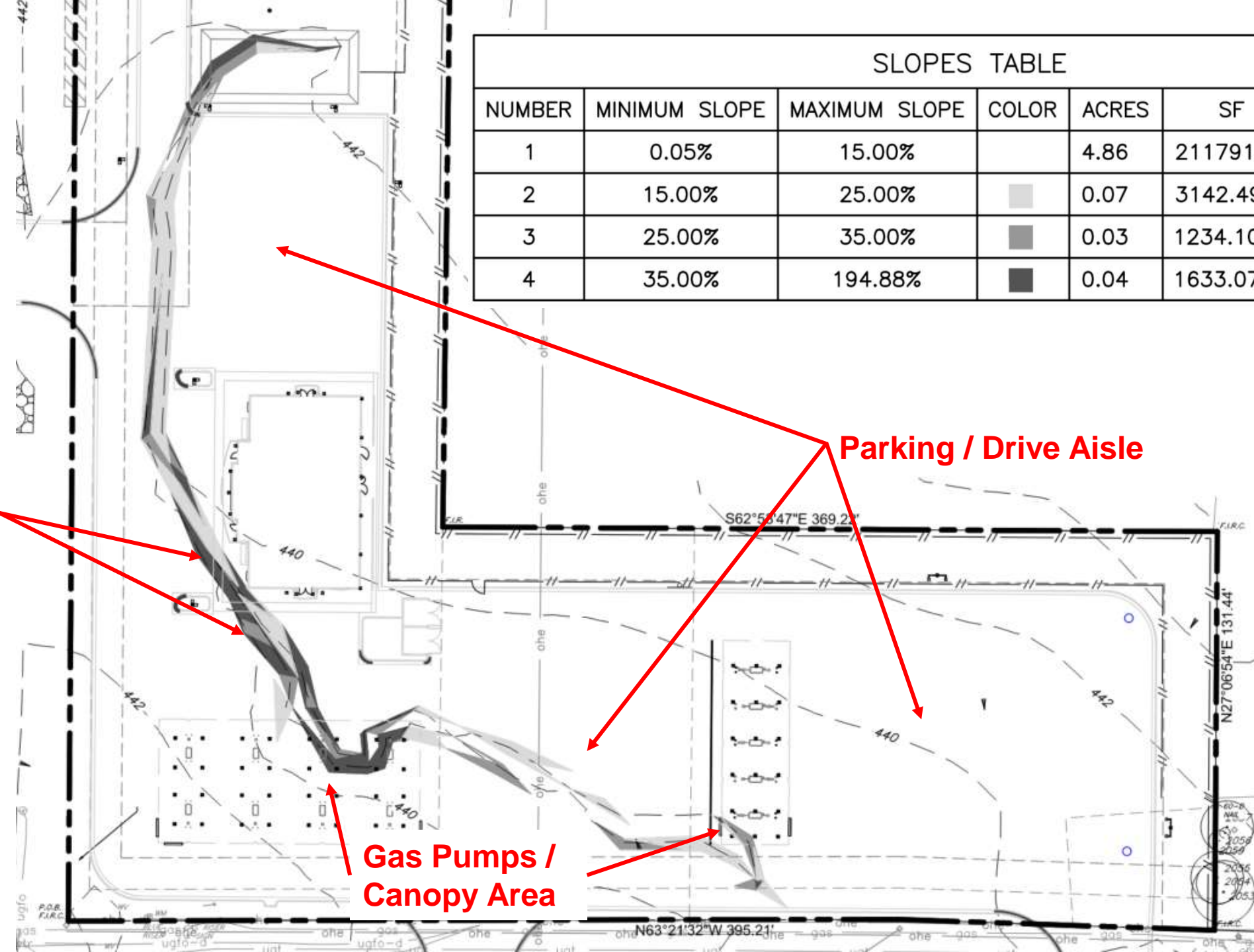
Highly eroded waterway.

SLOPES TABLE						
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	ACRES	SF	% OF SITE
1	0.05%	15.00%		4.86	211791.03	97.24%
2	15.00%	25.00%	■	0.07	3142.49	1.44%
3	25.00%	35.00%	■	0.03	1234.10	0.57%
4	35.00%	194.88%	■	0.04	1633.07	0.75%

Parking spaces

Parking / Drive Aisle

Gas Pumps / Canopy Area



CONDITIONS

LANDSCAPING (Landscaping is not required in the ETJ.)

- 51 native/adapted trees
- 486 native/adapted shrubs
- Provide permanent erosion control for disturbed areas by
 - Seeding with a seed & forb mix from 609S Native Seeding & Planting list
 - Planting shrubs and trees per 609S specification
 - **X** Not using the standard Bermuda seed or sod

Onsite Rain garden










- Estimated to reduce TSS loading in the stormwater runoff by 550 lbs. per year.

QUESTIONS?

609S SEEDING EXAMPLE

Type	Common Name	Botanical Name
Grass Seed Mix**	Buffalograss	<i>Buchloe dactyloides</i>
	Blue Grama	<i>Bouteloua gracilis</i>
	Green Sprangletop	<i>Leptochloa dubia</i>
	Sand Dropseed	<i>Sporobolus cryptandrus</i>
	Galleta	<i>Pleuraphis jamesii</i>
	Canada Wild Rye	<i>Elymus canadensis</i>
	Purple Threeawn	<i>Aristida purpurea</i>
	Sideoats Grama	<i>Bouteloua curtipendula</i>
Forb Seed Mix**	Bluebonnet	<i>Lupinus texensis</i>
	Purple Prairie Clover	<i>Dalea purpurea</i>
	Plains Coreopsis	<i>Coreopsis tinctoria</i>
	Partridge Pea	<i>Chamaecrista fasciculata</i>
	Greenthread	<i>Thelesperma filifolium</i>
	Indian Blanket	<i>Gaillardia pulchella</i>
	Lemon Mint	<i>Monarda citriodora</i>
	Mexican Hat	<i>Ratibida columnaris</i>
	Pink Evening Primrose	<i>Oenothera speciosa</i>
	Sunflower (Common)	<i>Helianthus annuus</i>
	Milkweed (Antelope Horn or Green milkweed)	<i>Asclepias asperula or Asclepias viridis</i>

Landscape Schedule

USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS		NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>	16" HT MIN	260 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
		CRIMSON PYGMY BARBERRY <i>Berberis Thunbergil</i>	HEIGHT/SPREAD RATIO = 3:2 15"Ø X 10" HT MIN	102 EA.	
		GULF MUHLY <i>Muhlenbergia Capillaris</i>	HEIGHT/SPREAD RATIO = 2.5:2 2.5' HT	48 EA.	
		TWISTLEAF YUCCA <i>Yucca Rupicola</i>	HEIGHT/SPREAD RATIO = 1:2 1' HT	76 EA.	
TREES		CRAPE MYRTLE <i>Lagerstroemia Indica</i>	3" CALIPER (TOTAL) 6' HT	18 EA.	
		CHERRY LAUREL <i>Prunus Caroliniana</i>	HEIGHT/SPREAD RATIO = 4:3 10' HT MIN	15 EA.	
		LACEY OAK <i>Quercus Laceyi</i>	HEIGHT/SPREAD RATIO = 9:5 30' HT MIN	11 EA.	
		LIVE OAK <i>Quercus Fusiformis</i>	HEIGHT/SPREAD RATIO = 6:5 40' HT MIN	7 EA.	
MISC		609S SEED		79,090 S.F.	