

# Northwind Apartments

11216 CAMERON RD, 78754  
SP-2021-0384C.SH

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*Development Services Department*

## WATERSHED REGULATION AREA

 Barton Springs Zone

Urban

 Water Supply Suburban



# PROJECT LOCATION

## JURISDICTION



Site Location



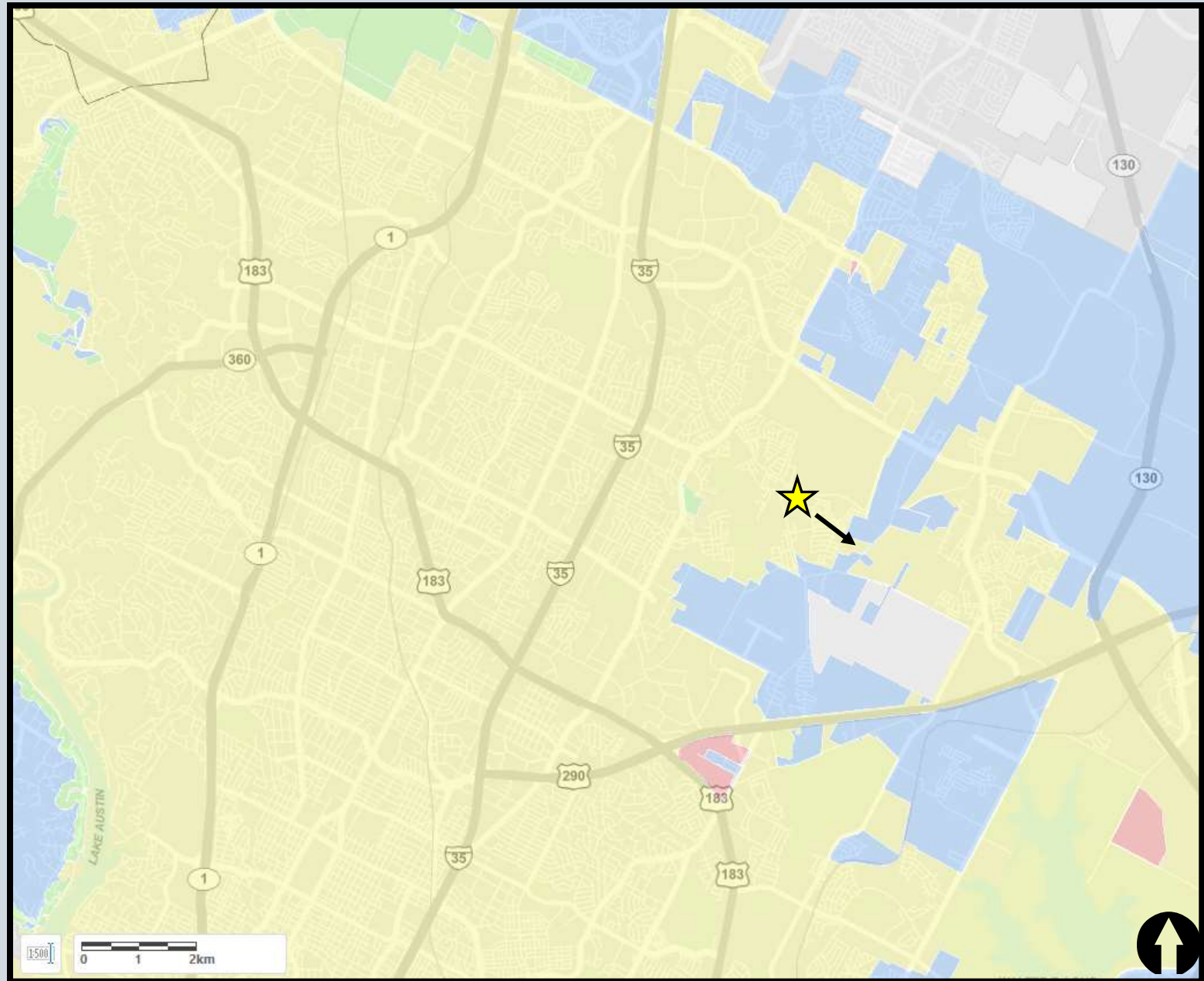
Full Purpose



Limited Purpose



Extraterritorial





# SITE INFORMATION

- Full purpose jurisdiction
- Walnut Creek Watershed / Suburban (Desired Development Zone)
- Not located over the Edwards Aquifer Recharge Zone
- Minor waterway Critical Water Quality Zone (CWQZ)
- No Critical Environmental Features (CEF)
- Council District 1



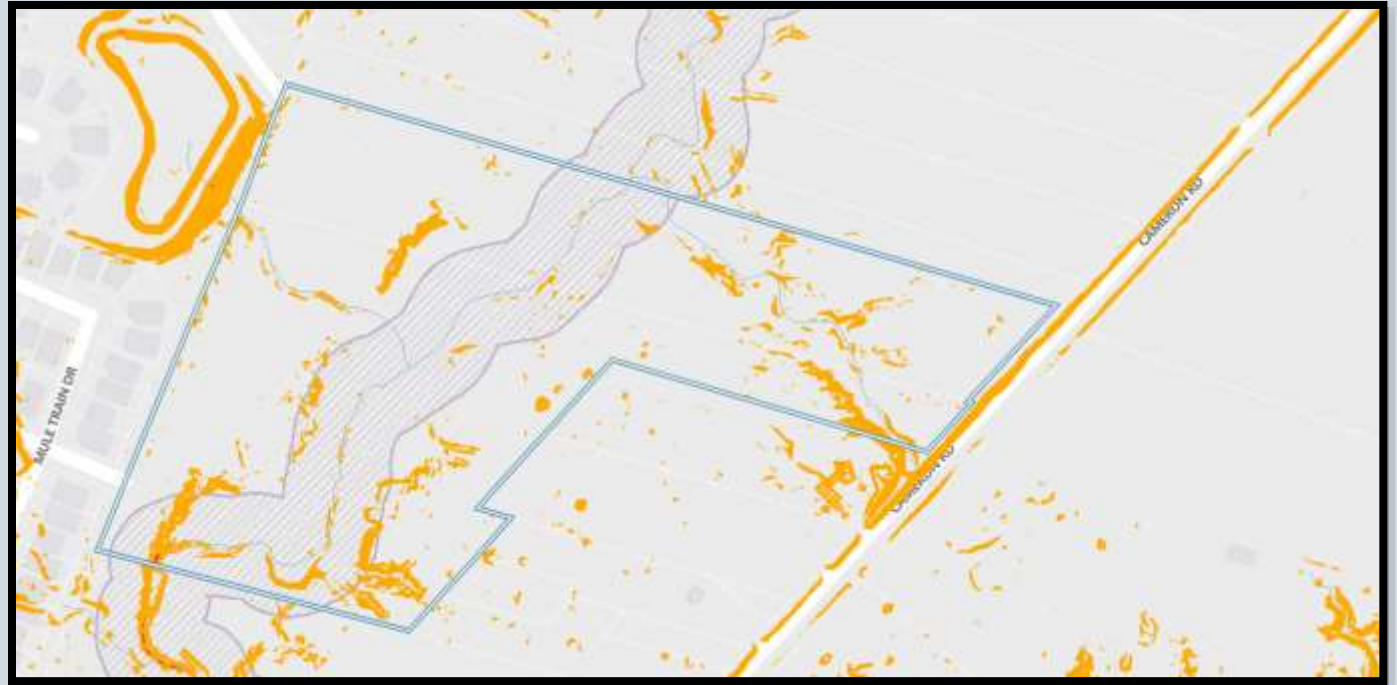
# VARIANCE REQUEST

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1. Vary 25-8-341 CUT REQUIREMENTS to allow cut to 12 feet.
2. Vary 25-8-342 FILL REQUIREMENTS to allow fill to 17 feet.
3. Vary 25-8-261 CRITICAL WATER QUALITY ZONE DEVELOPMENT to allow a driveway to cross a Critical Water Quality Zone.

# SITE CONSTRAINTS

- Waterway bisects the site.
- Small drainages in erosive soils have created multiple areas of steep slopes.



15-60% Slope



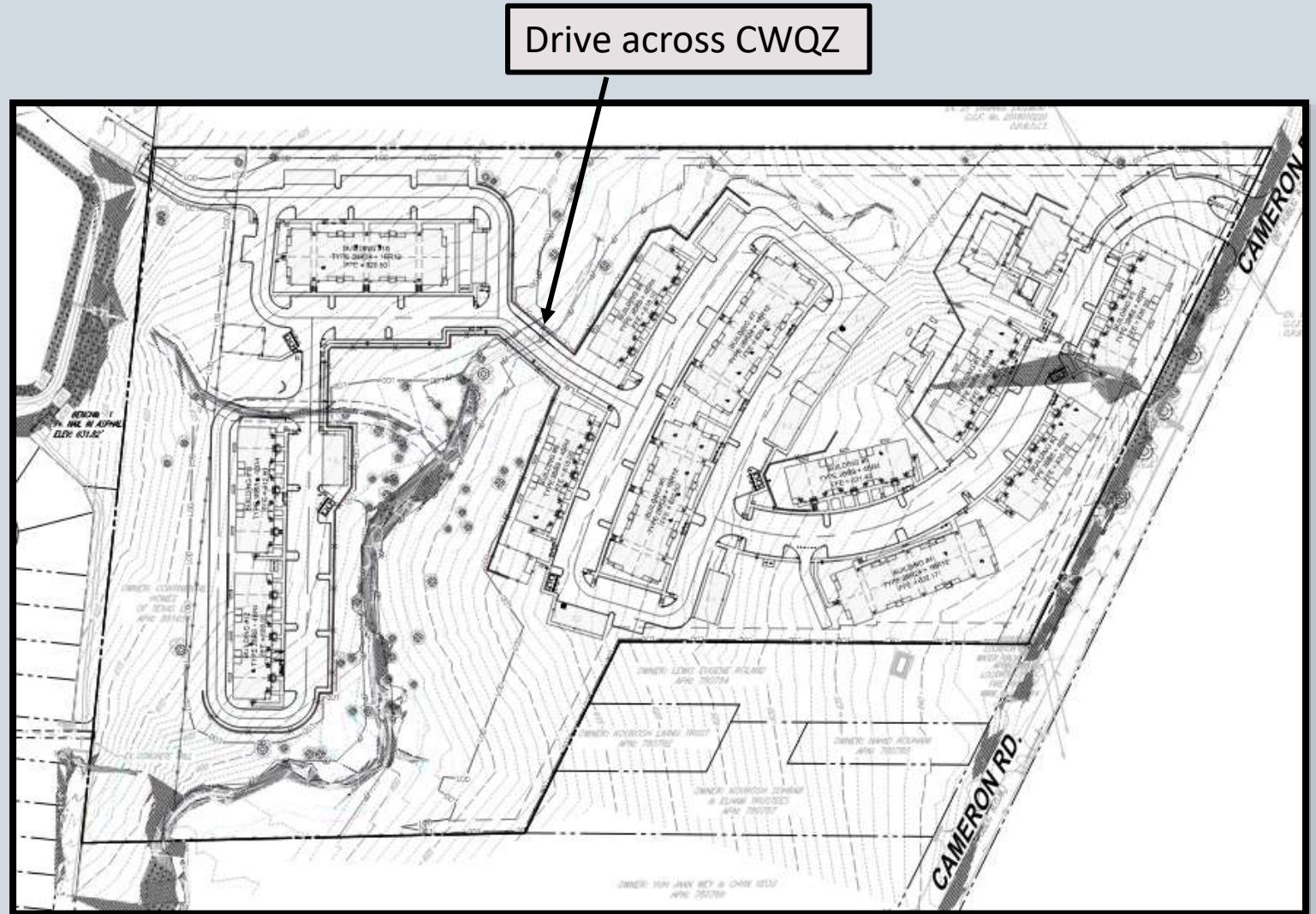
Critical Water Quality Zone





# PROJECT CONSTRAINTS


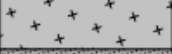

- Project elevations are dictated by the need to provide ADA accessibility throughout a site that drops roughly 40 feet from the east and west edges to the waterway in the center.
- To achieve reasonable use of the property, it is necessary to cross the Critical Water Quality Zone.











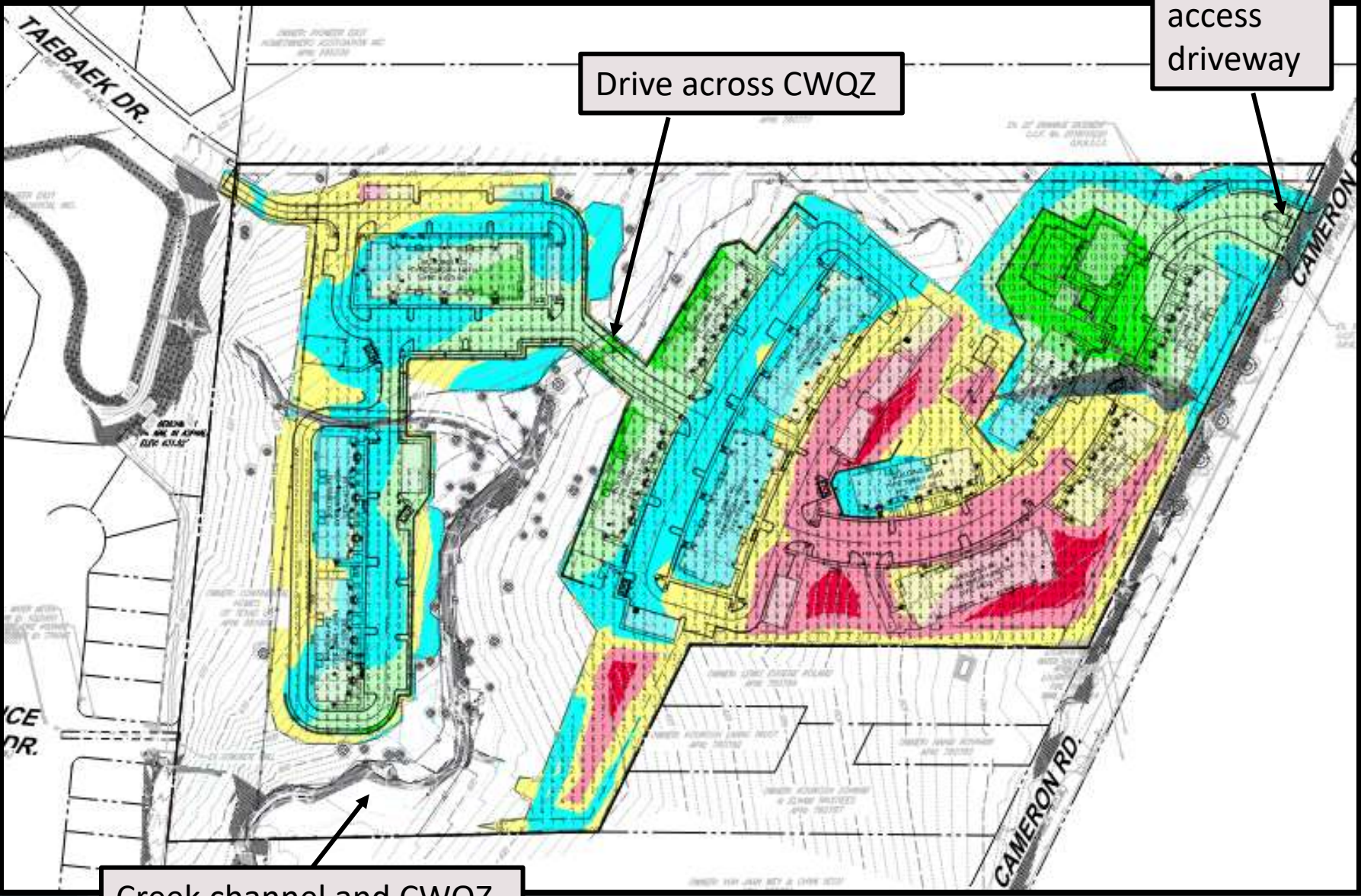
# GRADING

## EXISTING SLOPES LEGEND

SLOPE	HATCH
15% - 25%	
25% - 35%	
35% AND GREATER	

## PROPOSED CUT/FILL LEGEND

CUT/FILL	COLOR
CUT GREATER THAN -8.00 FEET	
CUT -4.00 TO -8.00 FEET	
CUT 0.00 TO -4.00 FEET	
FILL 0.00 TO 4.00 FEET	
FILL 4.00 TO 8.00 FEET	
FILL GREATER THAN 8.00 FEET	





# STAFF RECOMMENDATION

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Staff finds the variances are necessary to

- Provide basic pedestrian and vehicular access into the site from the public right-of-way frontage on Cameron Road;
- Provide basic pedestrian and vehicular access through the site across the waterway, Critical Water Quality Zone, and Erosion Hazard Zone; and
- Provide reasonable use of the site area.

Staff also finds that the variances will not have adverse environmental or water quality impacts.

# STAFF RECOMMENDATION

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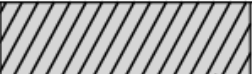
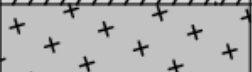

Staff concludes that the findings of fact have been met and recommends the following conditions:

- a. The applicant will provide enhanced permanent erosion control, via buried grade controls in the channel, to stabilize the channel and discourage further incising.
- b. The Critical Water Quality Zone crossing will use open-bottom culverts.
- c. Revegetation on slopes will be with native seeding and planting mix, per Standard Specification 609S.5. This mix includes a native grass mix, wildflowers, and trees and shrubs.

## CONDITION a:

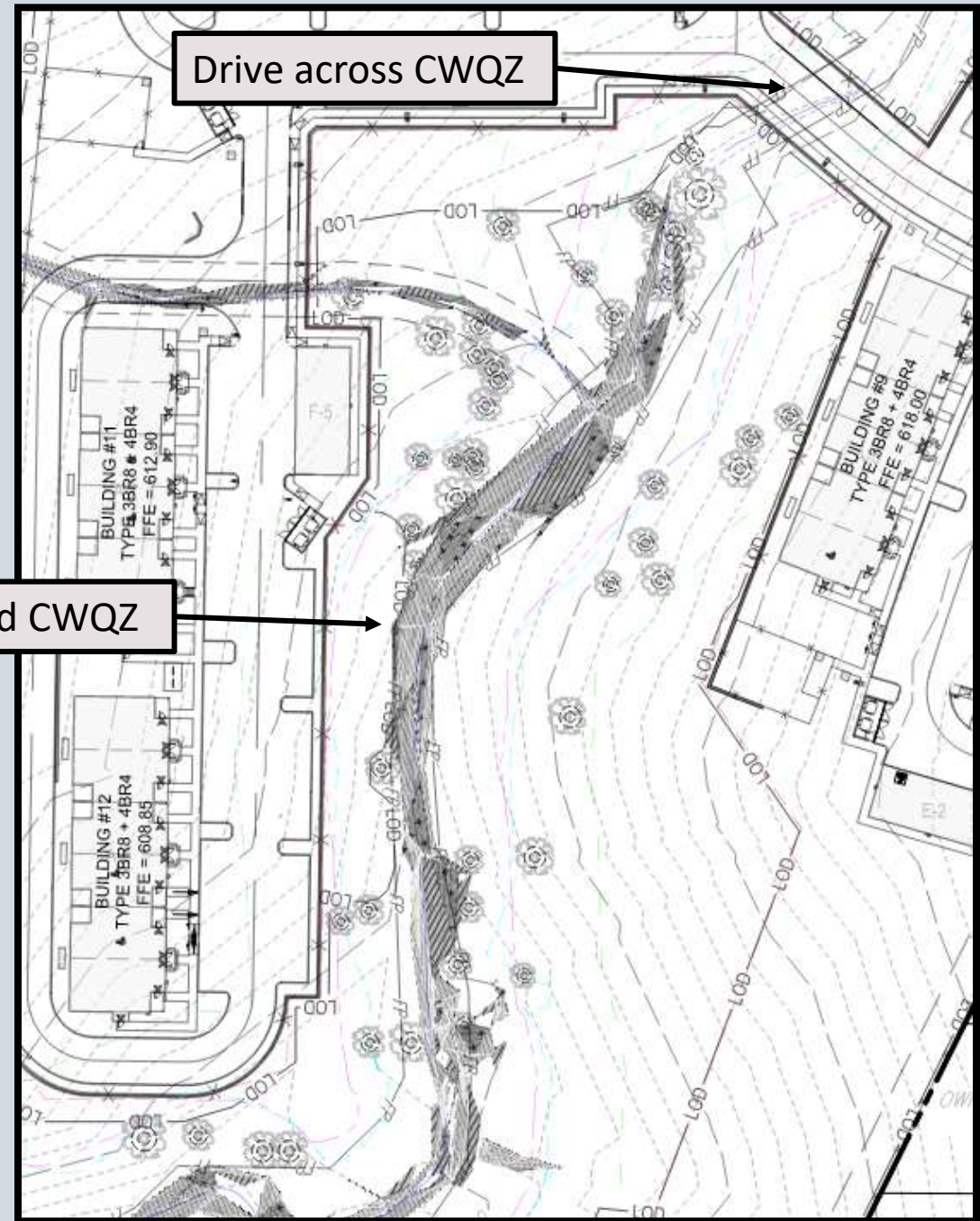
Enhanced permanent erosion control, via buried grade controls in the channel, to stabilize the channel and discourage further incising.

### ***EXISTING SLOPES LEGEND***

SLOPE	HATCH
15% - 25%	
25% - 35%	
35% AND GREATER	

Creek channel and CWQZ

Drive across CWQZ





## CONDITION a:

Enhanced permanent erosion control, via buried grade controls in the channel, to stabilize the channel and discourage further incising.



Drive across CWQZ

Creek channel and CWQZ



### EXISTING SLOPES LEGEND

SLOPE	HATCH
15% - 25%	
25% - 35%	
35% AND GREATER	

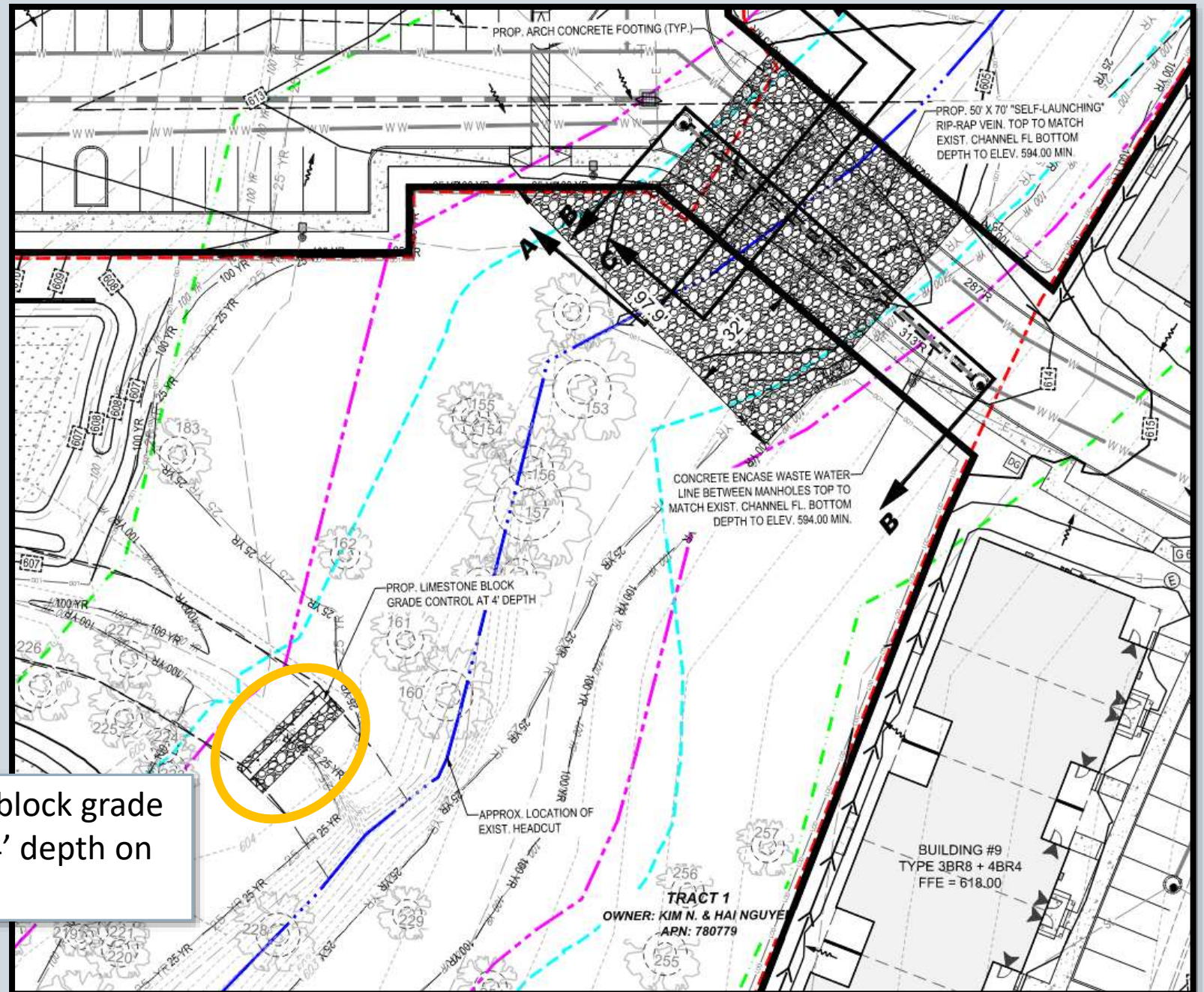




## CONDITION a:

Enhanced permanent erosion control, via buried grade controls in the channel, to stabilize the channel and discourage further incising.

Limestone block grade control at 4' depth on tributary.

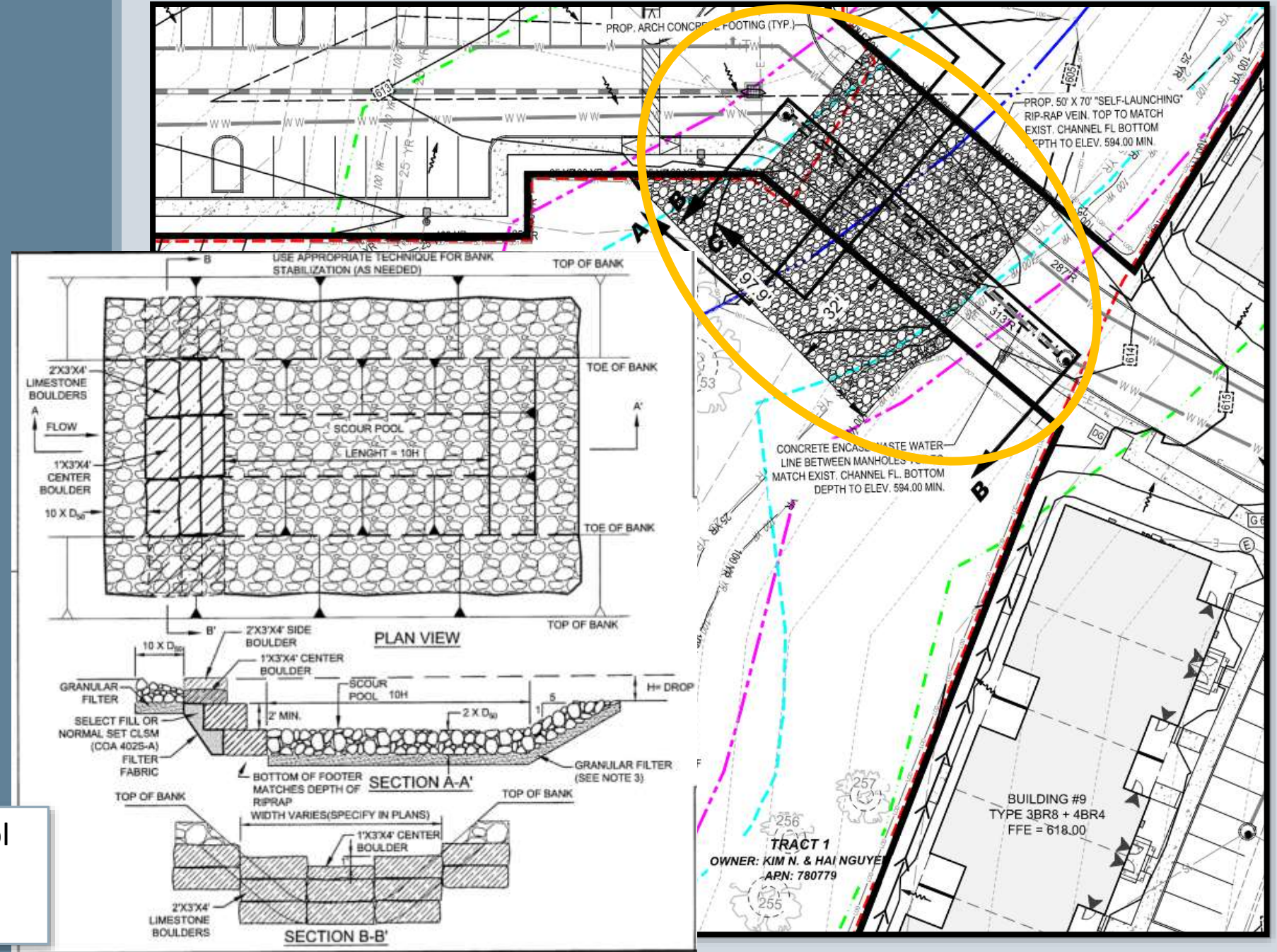




## CONDITION a:

Enhanced permanent erosion control, via buried grade controls in the channel, to stabilize the channel and discourage further incising.

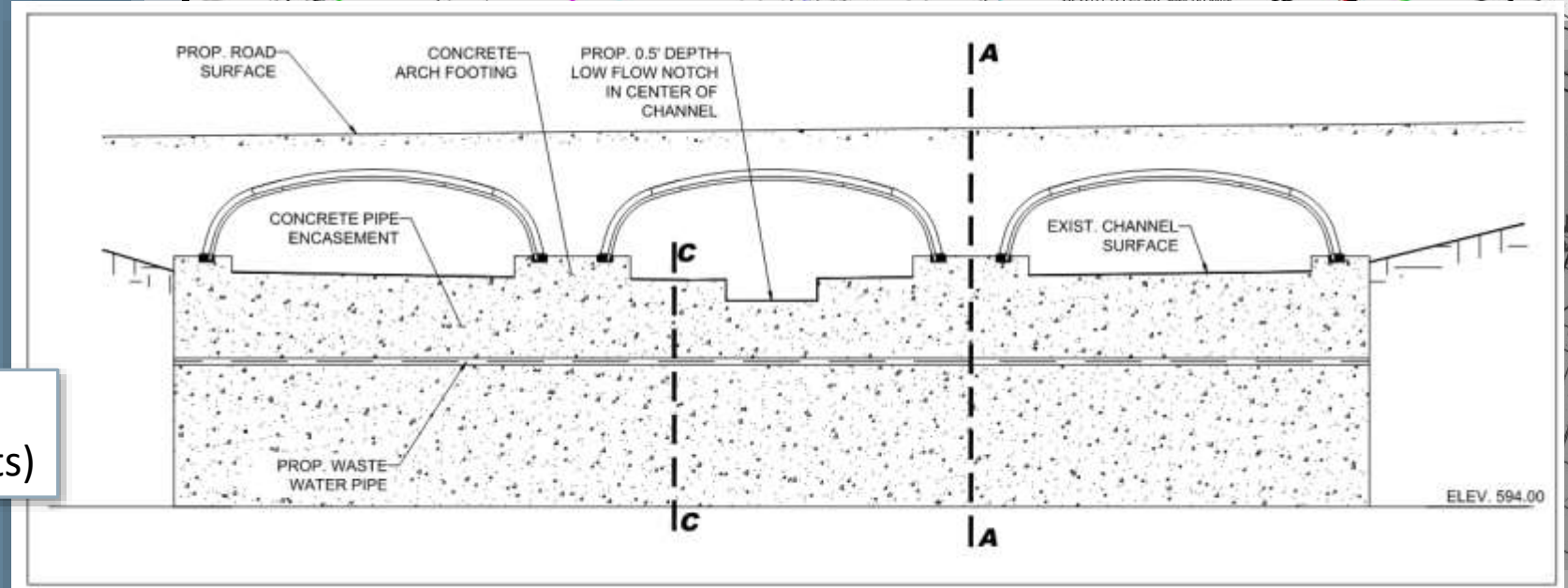
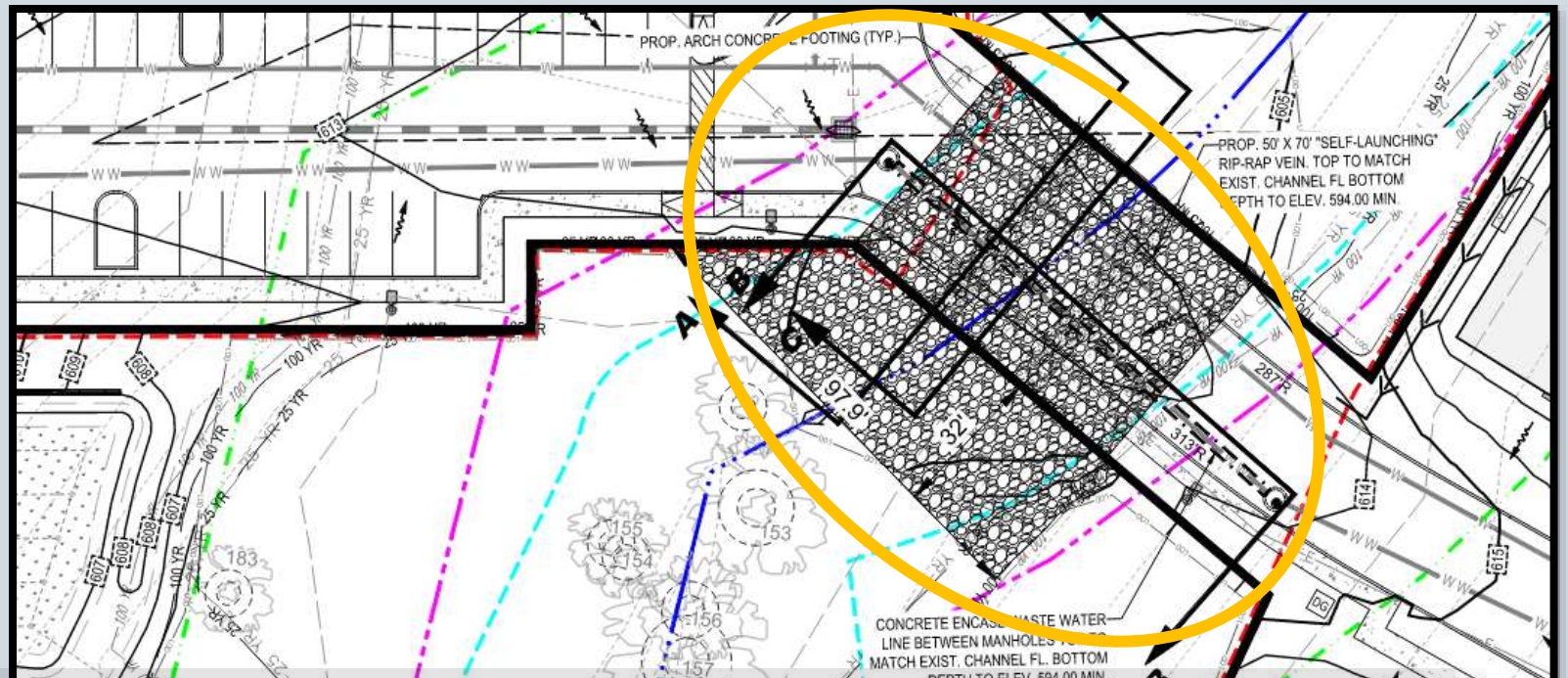
Grade control  
in channel  
detail





## CONDITION b:

The Critical Water Quality Zone crossing will use open-bottom culverts.



Creek crossing detail  
(open-bottom culverts)

## CONDITION c:

Revegetation on slopes will be with native seeding and planting mix, per Standard Specification 609S.5.

The 609S.5 specification describes species selection. Approved species are based on moisture (generally proximity to a waterway) and sunlight - for example:

- In the uplands and sun dappled area, inland sea oats is an approved plant.
- In the uplands full sun, Mexican hat is an approved plant.
- In moderate to high moisture areas, big bluestem is an approved plant.

Plant diversity, density, and seed application rates are also described in 609S.5. Density and application rates vary by species.