


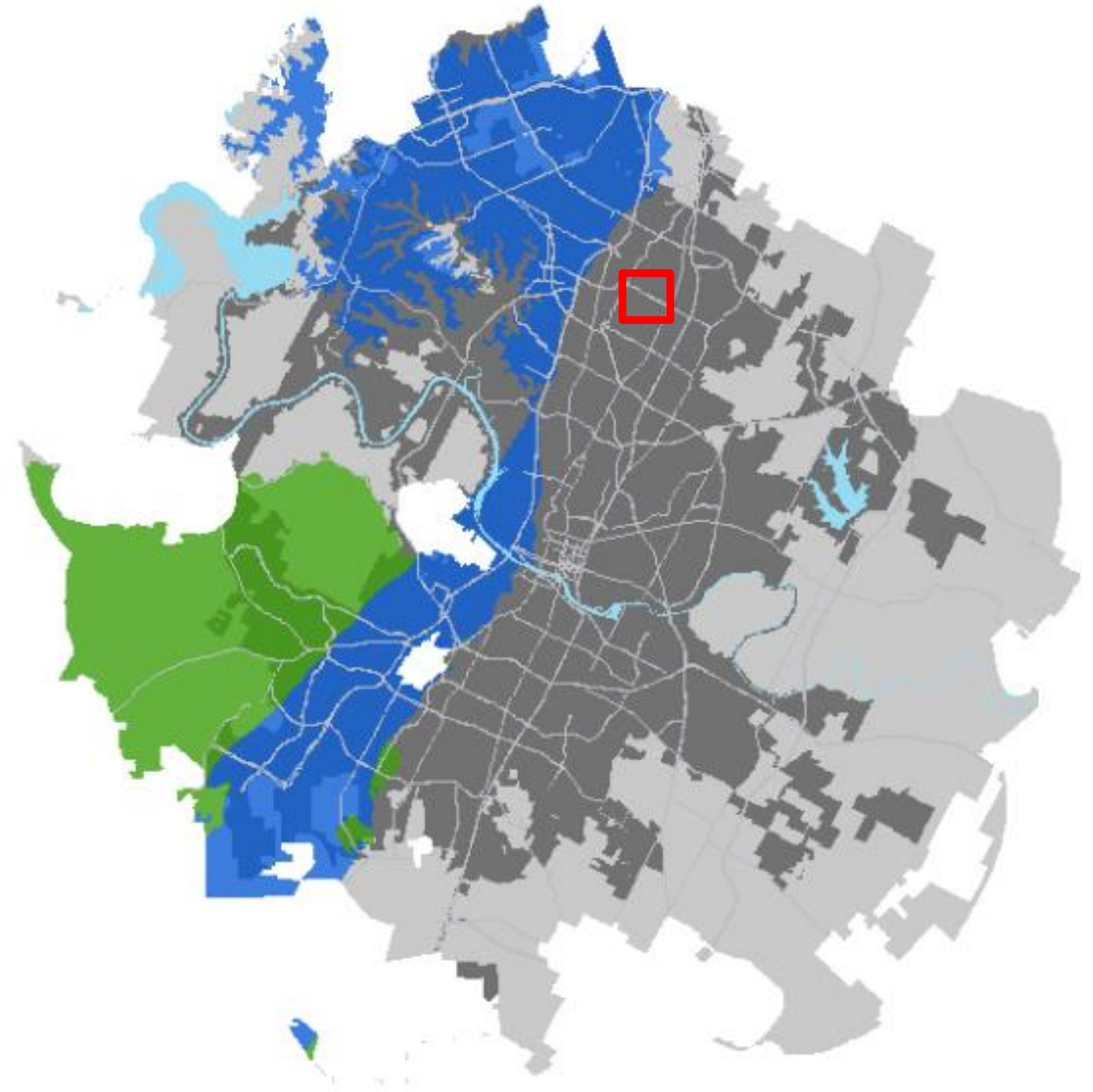
Pamela Abee-Taulli
Environmental Program
Coordinator
Development Services
Department

**HCA BEHAVIOR HEALTH
HOSPITAL**

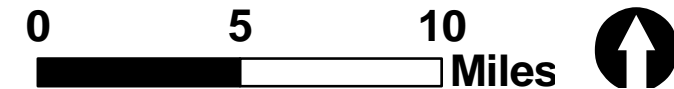
**2411 PARK BEND DR
SP-2022-0516C**

PROJECT LOCATION

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

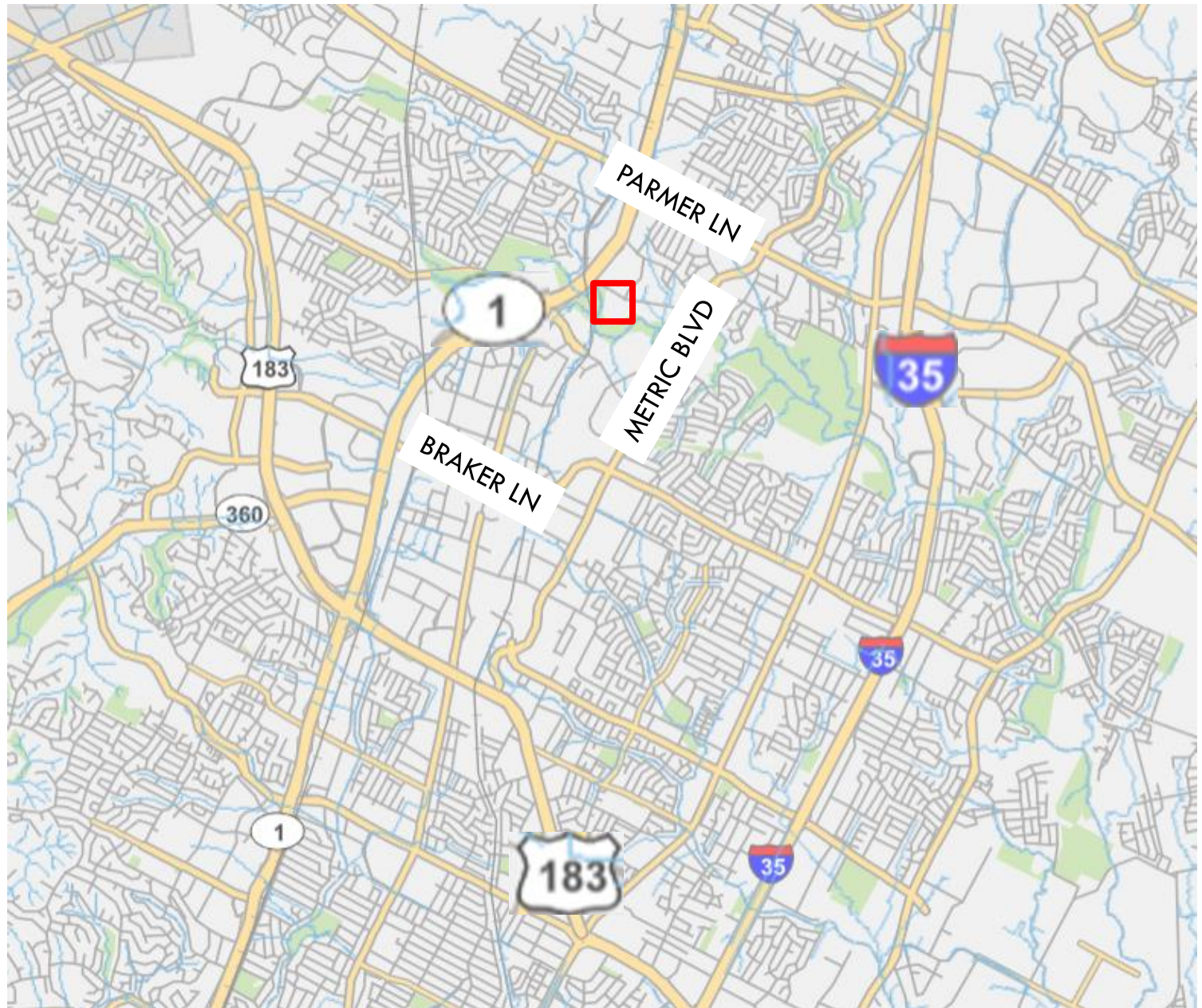


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PROJECT LOCATION

 Site Location



PROPERTY DATA

- Walnut Creek Watershed
- Suburban Classification
- Desired Development Zone
- Austin Full Purpose Jurisdiction
- Council District 7
- 3 Rimrock Critical Environmental Features
- Critical Water Quality Zone



DEVELOPMENT CONSTRAINTS

- 33 feet of fall from northwest to southeast

Legend



Approximate Project Boundary



COA 2-ft Topography



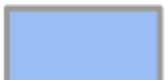
DEVELOPMENT CONSTRAINTS

- Critical Water Quality Zone creek buffer on two sides of the project

Legend



Approximate Project Boundary



Critical Water Quality Zone

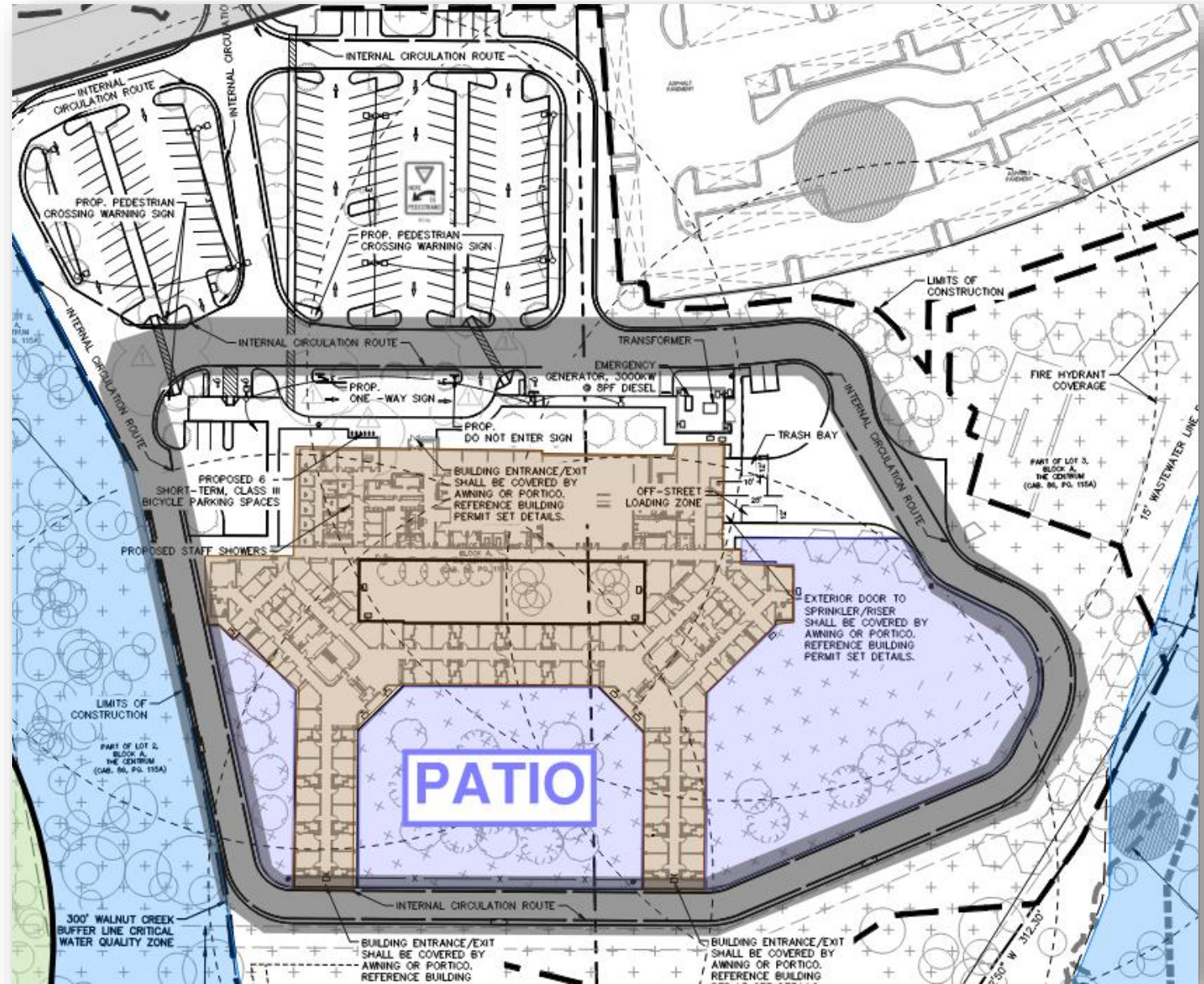


- LCRA easement between the access road and the development.
- Rimrock Critical Environmental features & buffers



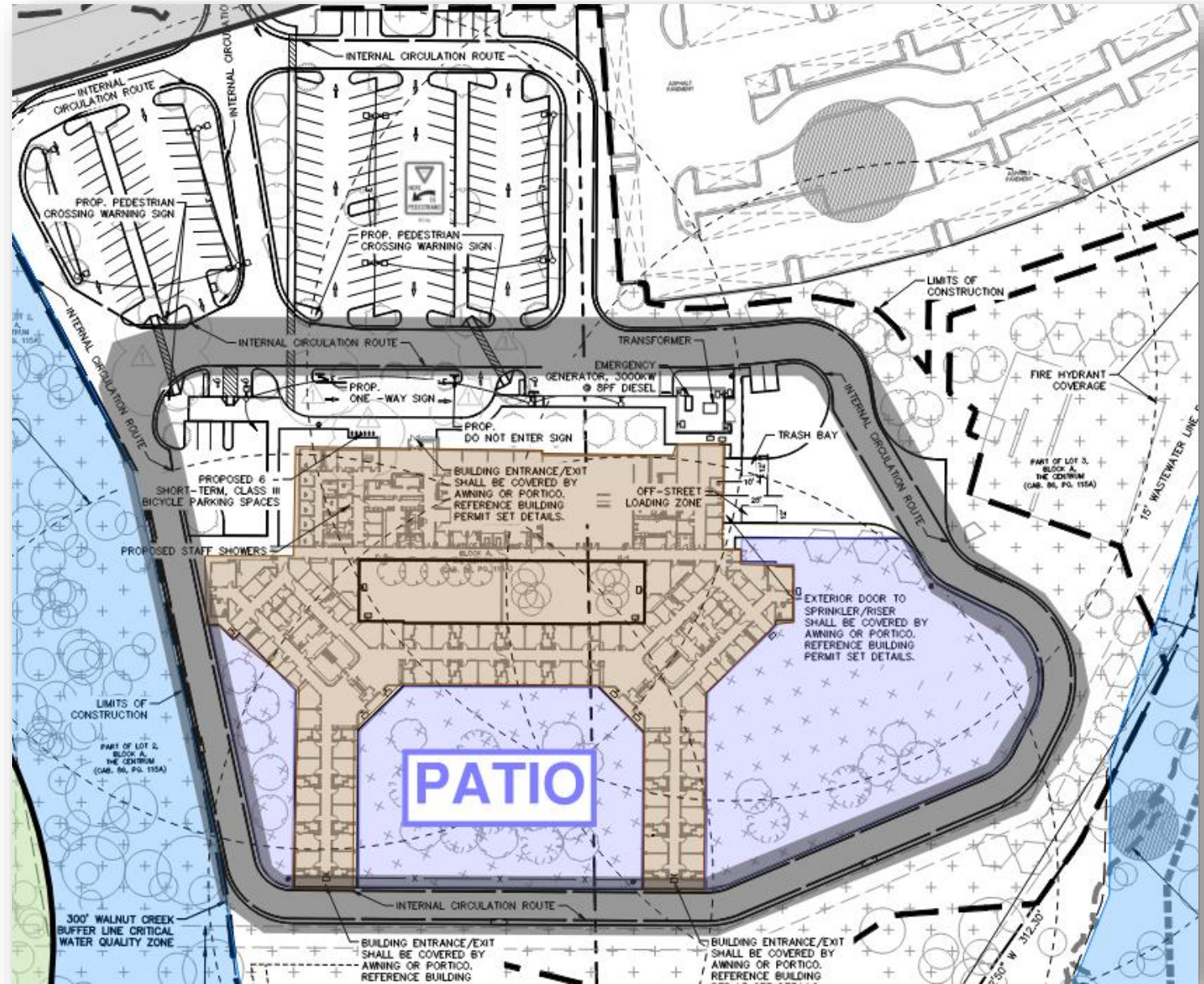
THE DEVELOPMENT

- Behavior health hospital
- Parking
- Internal circulation drive
- Patient housing building with flat, accessible outdoor patio space



THE DEVELOPMENT

All construction is outside of the Critical Water Quality Zone and Critical Environmental Feature setbacks. All proposed construction complies with Code requirements for CWQZ and CEF preservation.



2. The variance request is to allow fill over 4 feet to 14 feet.



VARIANCE FINDINGS

- Variances for grading have been granted for projects with similar site constraints, specifically topographic conditions that constrained the ability to comply with ADA regulations.
- The variance
 - Is necessitated by topographic features, not design choice;
 - Is the minimum deviation from the code; and
 - Is unlikely to result in harmful environmental consequences.
- Water quality will be equal to water quality without the variance.

VARIANCE CONDITIONS

Staff recommends the variances, with the following conditions.

1. Contain the fill with a combination of engineered walls and terraces to reduce grading and increase infiltration.
2. Seed and plant the terraces with native trees (where feasible based on structural constraints), perennials, grasses, and forbs per 609S to increase infiltration, provide habitat, and increase plant diversity. Providing NO MOW signage for the terraces.

THANK YOU

Questions?

