290 PARMER INDUSTRIAL - 2

10095 E US 290 HWY

SP-2023-0401C

David Michael

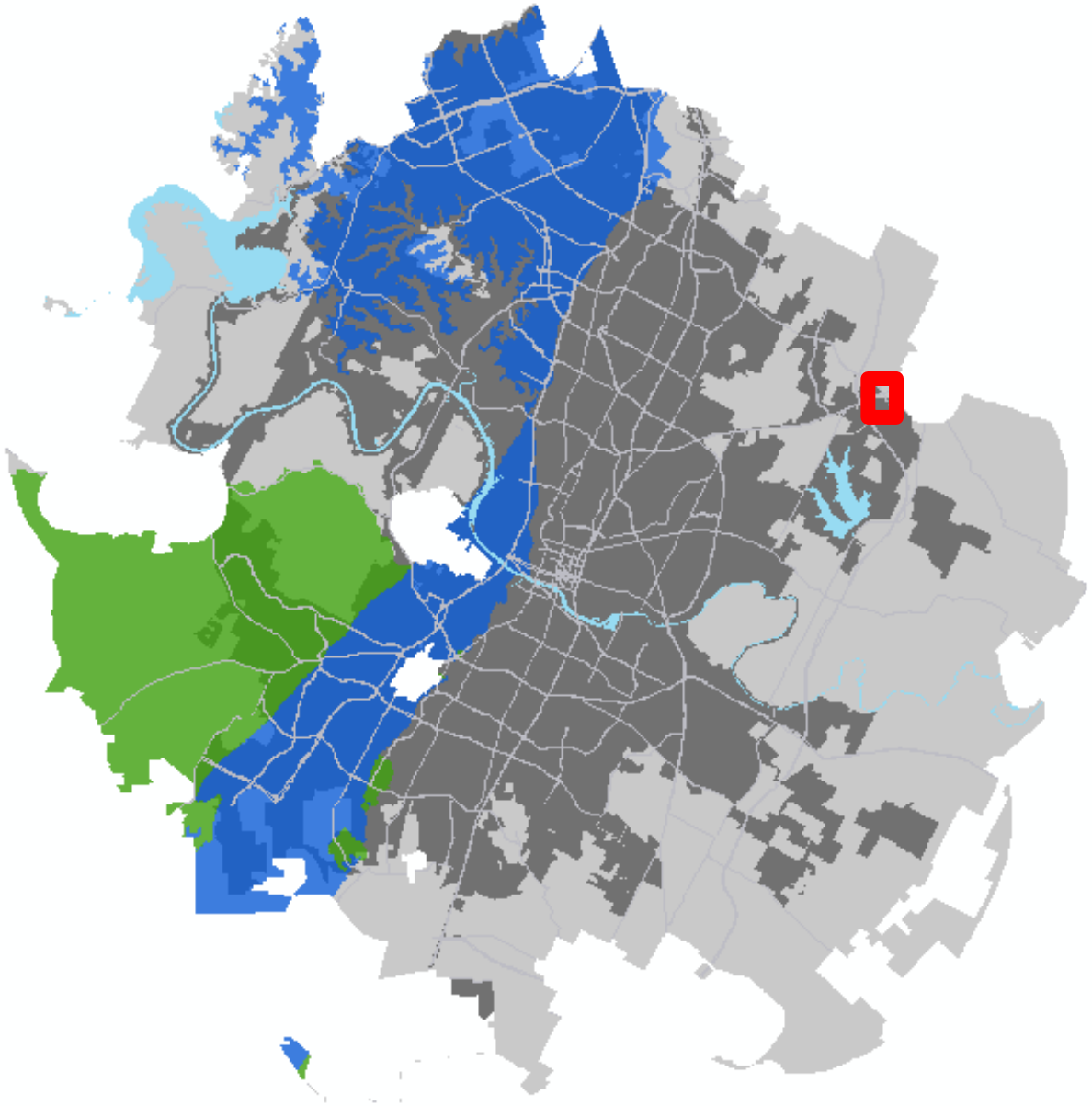
Environmental Review Specialist Senior

Development Services Department

PROPERTY DATA

- Gilleland Creek Watershed
- Suburban Watershed Classification, Desired Development Zone
- Austin Full Purpose
- Not located over Edwards Aquifer Recharge Zone
- Council District 1

LOCATION



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

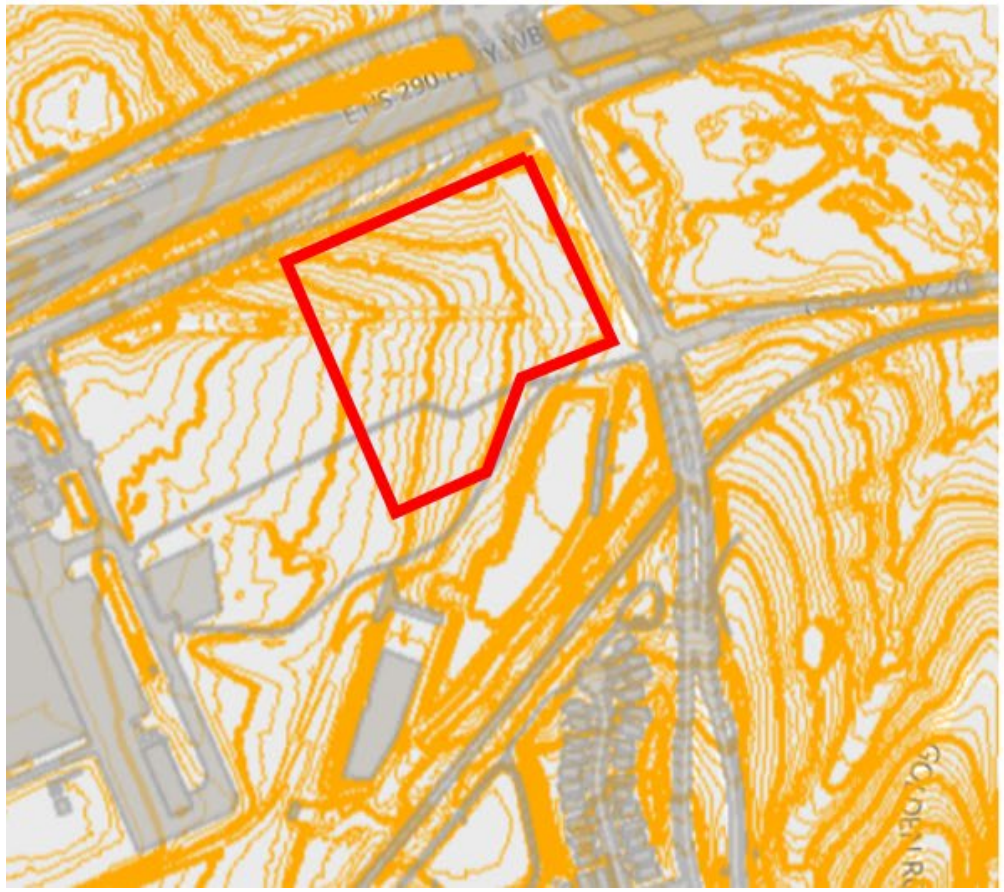
LOCATION

LOCATION

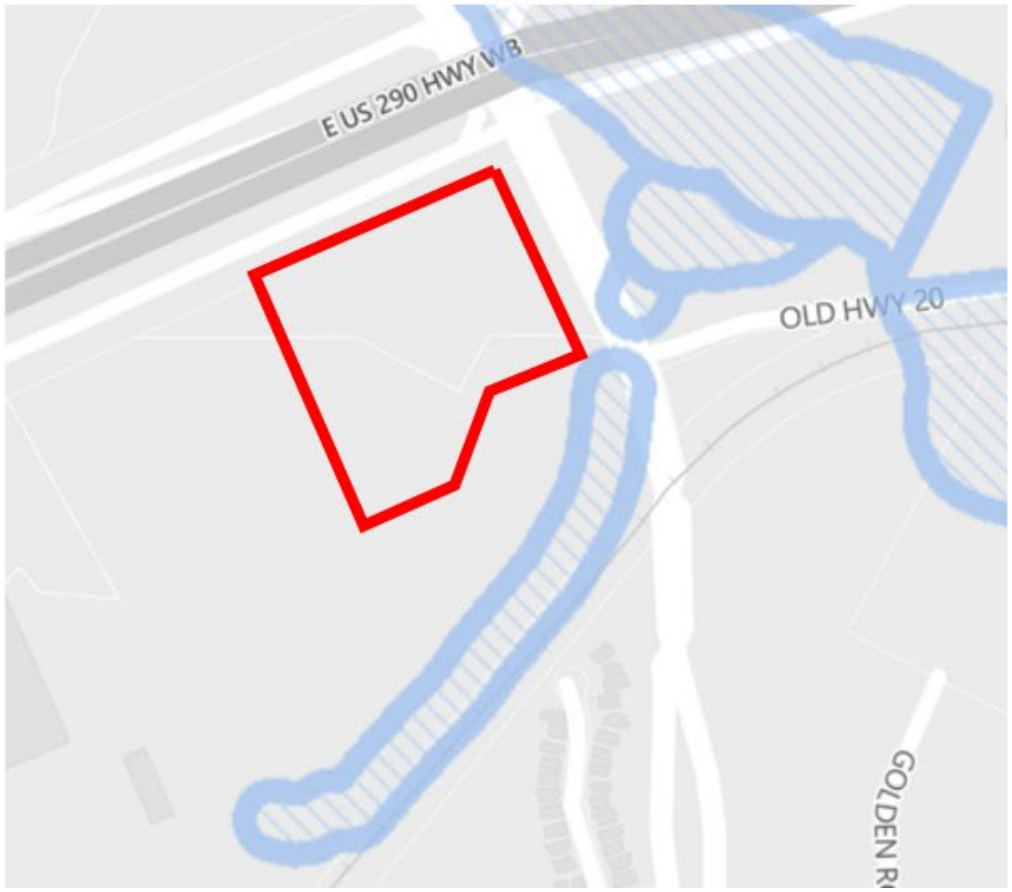
View from south looking west

View from south looking north

LOCATION



2 ft elevation contour lines



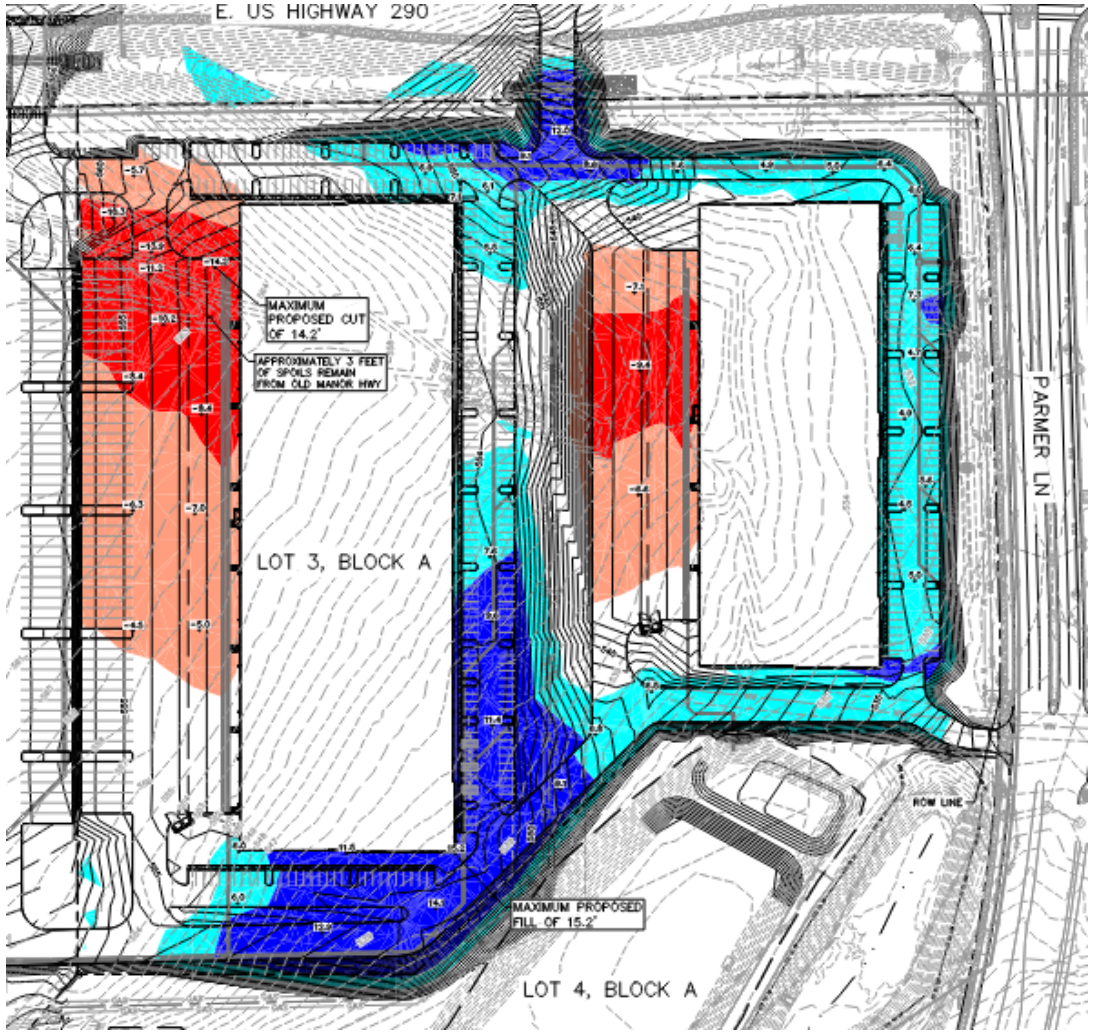
Critical Water Quality Zones

VARIANCE REQUESTS

1. Request to vary LDC 25-8-341 to allow cut up to 15 feet.

2. Request to vary LDC 25-8-342 to allow fill up to 16 feet.

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	–	–8.00	62889.01	
2	–8.00	–4.00	100371.61	
3	4.00	8.00	162868.82	
4	8.00	–	94789.47	



GRADING VARIANCE FINDINGS IN SUMMARY

- Variances for grading have been granted for similar projects.
- Grading is a design decision, but the project provides greater environmental protection with increased landscaping.
- The project does not create a significant probability of harmful environmental consequences.
- The variance will result in water quality that is at least equal to the water quality achievable without the variance.

STAFF DETERMINATION AND CONDITIONS

The required landscape plan will be supplemented with the establishment of managed native wildflower meadows on the graded slopes, an increase in the amount of tree canopy and other vegetative cover, and larger tree sizes planted.

- **+14,000 sq. ft. wildflower seeding & management area**
- **50 additional shade trees**
- **+250 additional shade tree inches (larger sizes)**
- **+150 additional small tree inches (larger sizes)**

APPLICANT PRESENTATION