

*Miranda Reinhard  
Environmental Scientist  
Senior,  
Watershed Protection  
Department*

# LOYOLA FLATS

**6700 DECKER LANE, 78724  
SP-2024-0147C.SH**

# PROJECT LOCATION

 Edwards Aquifer Recharge

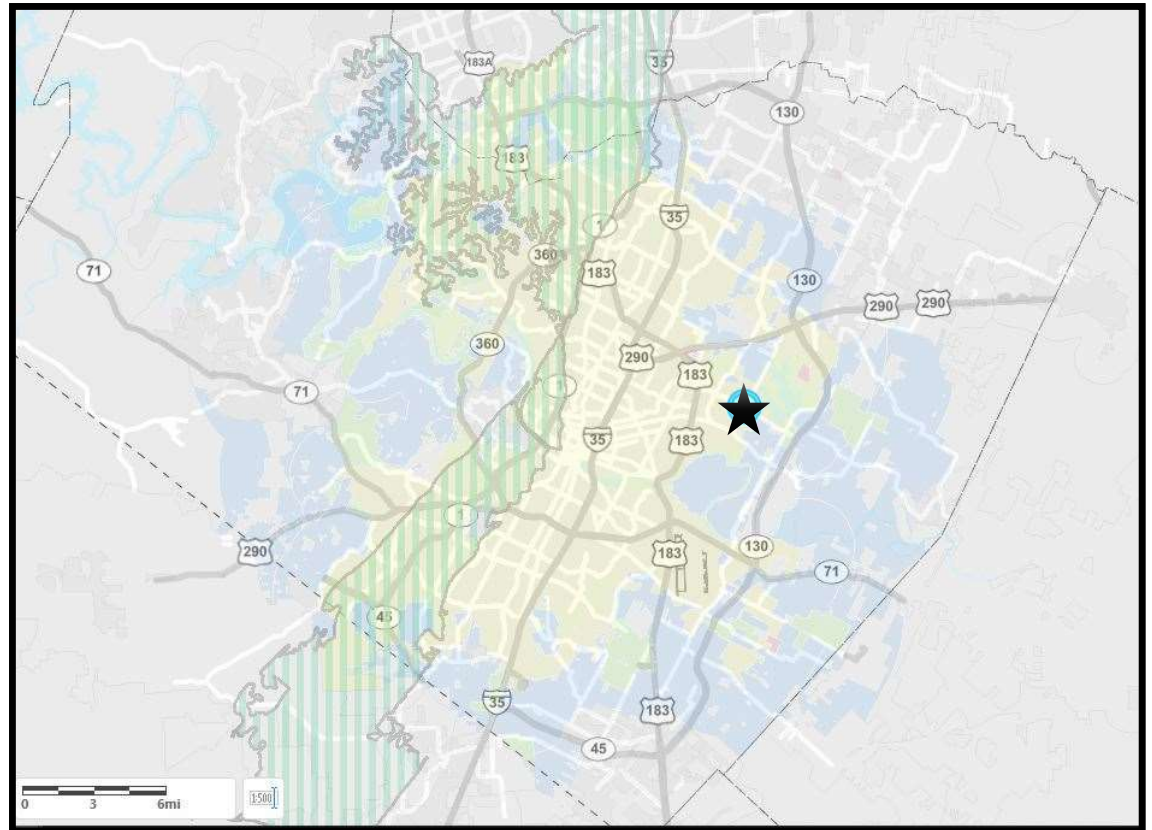
Zone

 Jurisdiction

 FULL PURPOSE

 LIMITED PURPOSE

 EXTRATERRITORIAL



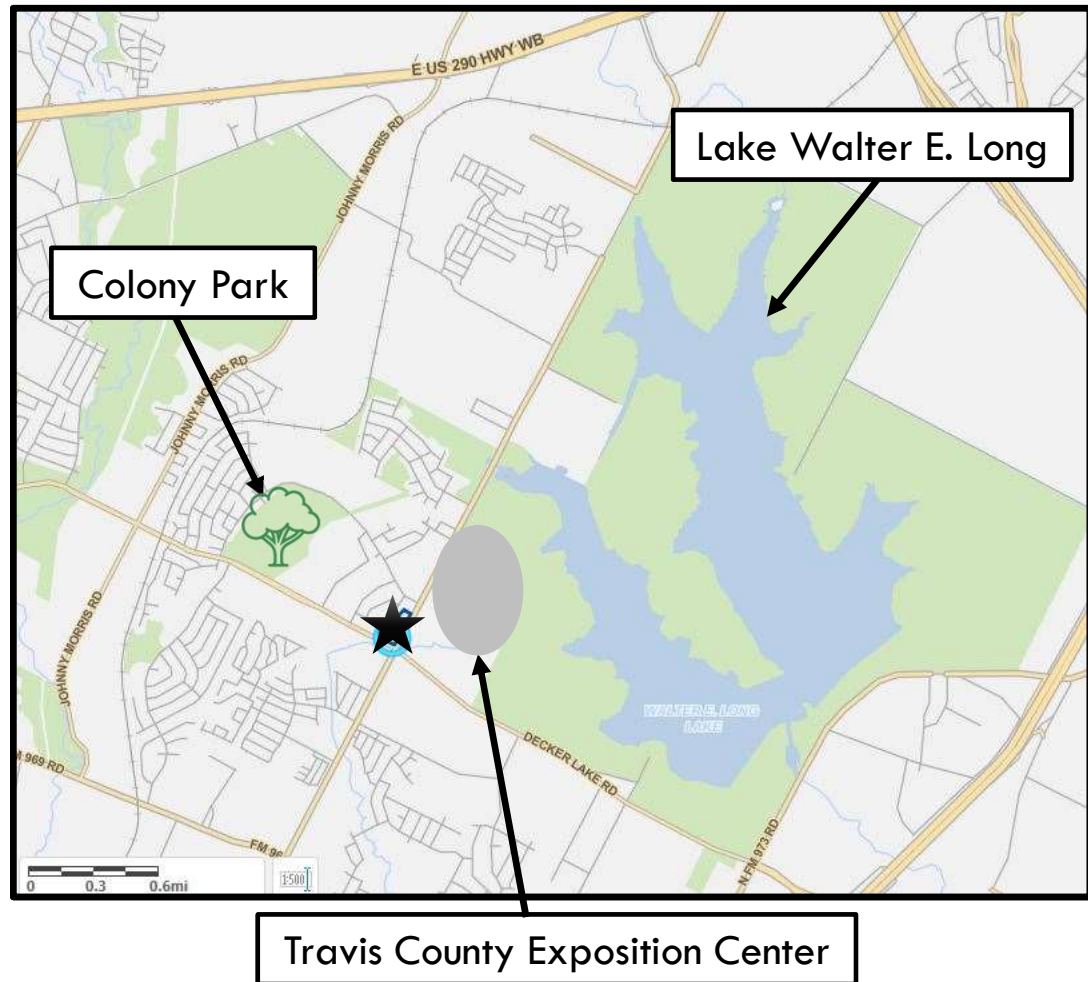
# PROPERTY DATA

- Elm Creek Watershed
- Suburban Classification
- Desired Development Zone
- Full Purpose Jurisdiction
- Council District 1



# PROPERTY DATA

- ★ Project Location
- Lake Walter E. Long
- 🌳 Colony Park
- Travis County Exposition Center



# PROPERTY DATA

- Environmental features:
  - Critical Water Quality Zone
  - Wetland CEF
- 2 Wetland Critical Environmental Features (CEFs) on-site
- Partially excavated detention pond from previous site plan



# VARIANCE REQUEST

## LDC 25-8-261(G) – CRITICAL WATER QUALITY ZONE DEVELOPMENT

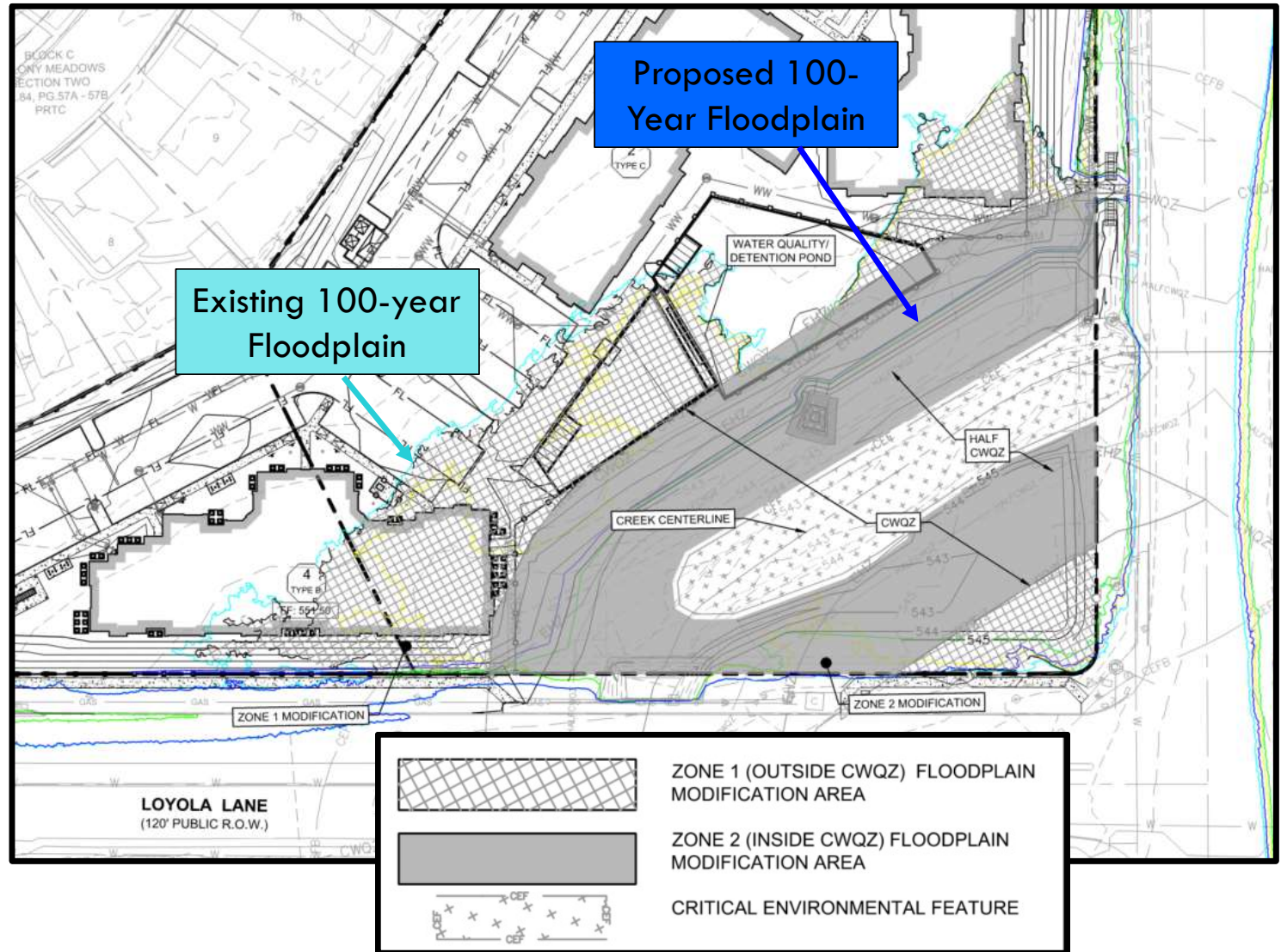
Floodplain modifications prohibited in the CWQZ unless one of the exemptions is met.

1. The variance request is to allow floodplain modification for development within the CWQZ.

# VARIANCE REQUEST

25-8-261(G)

- Floodplain modifications are prohibited in the CWQZ unless one of the exemptions is met.

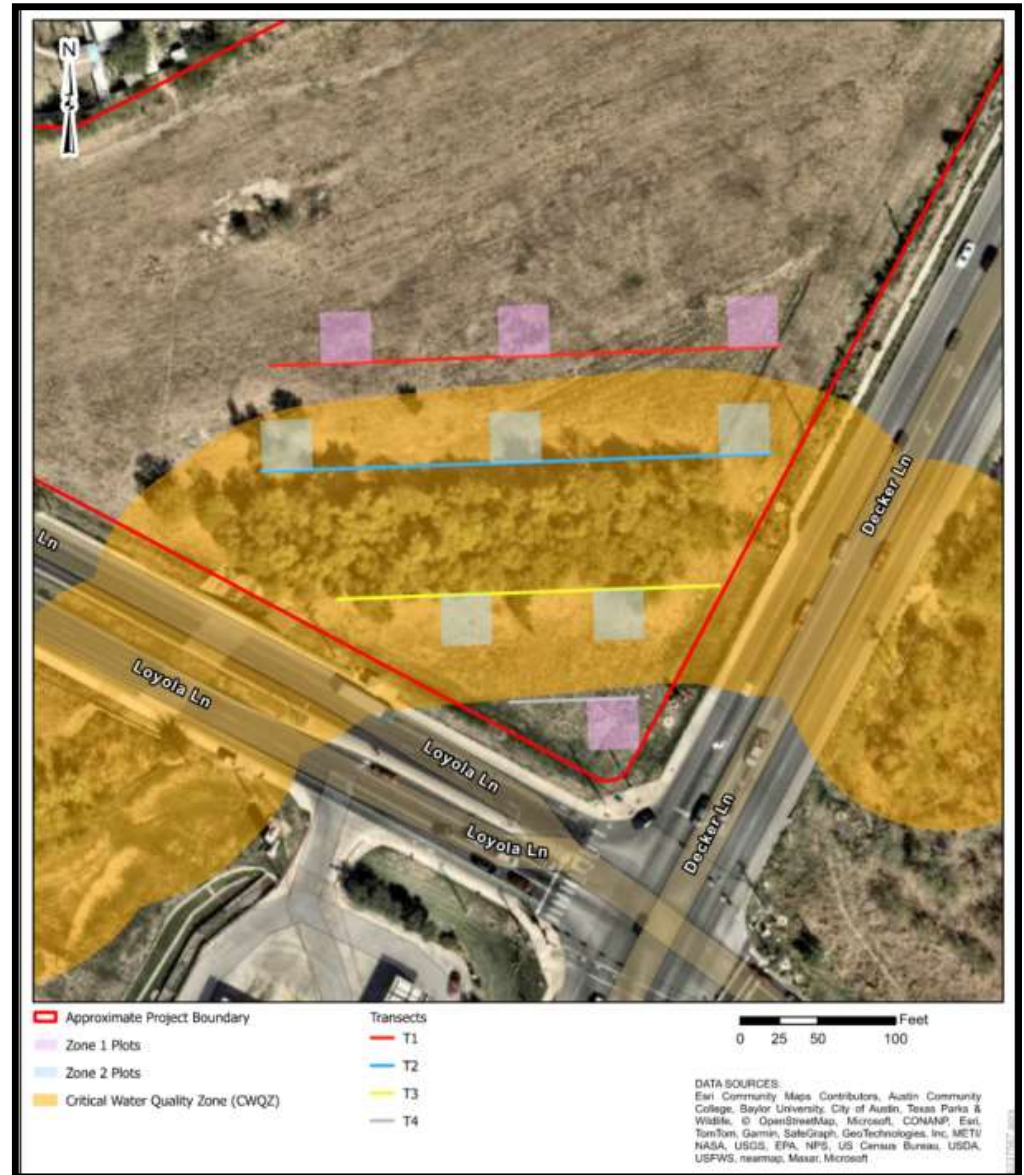


# VARIANCE REQUEST

## Functional Assessment of Floodplain Health

(ECM Appendix X):

- Floodplain is in “Fair” condition
- Excellent → Good → Fair → Poor

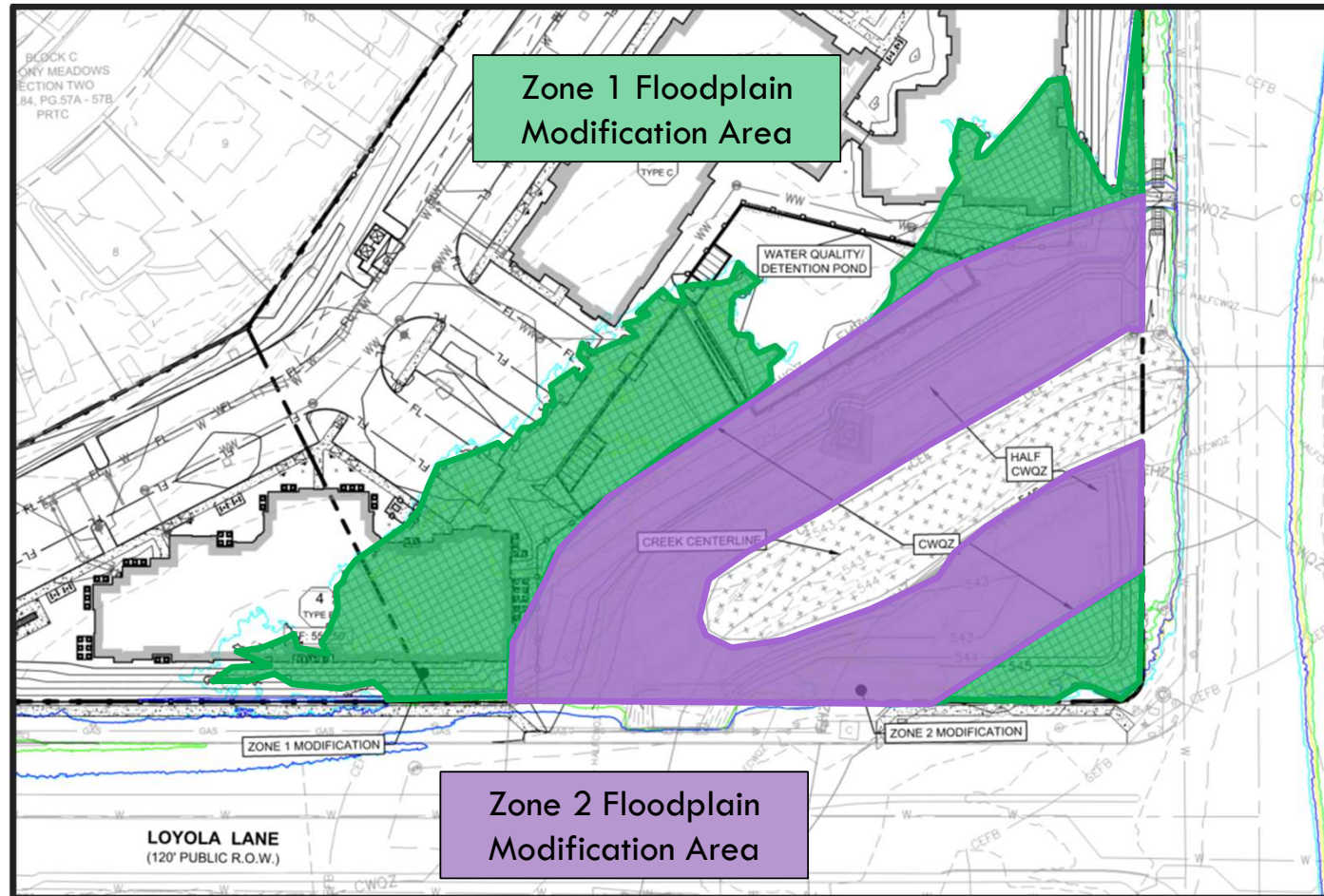




# VARIANCE REQUEST

Floodplain Restoration/Mitigation Ratios ECM 1.7.5 & ECM 1.7.6

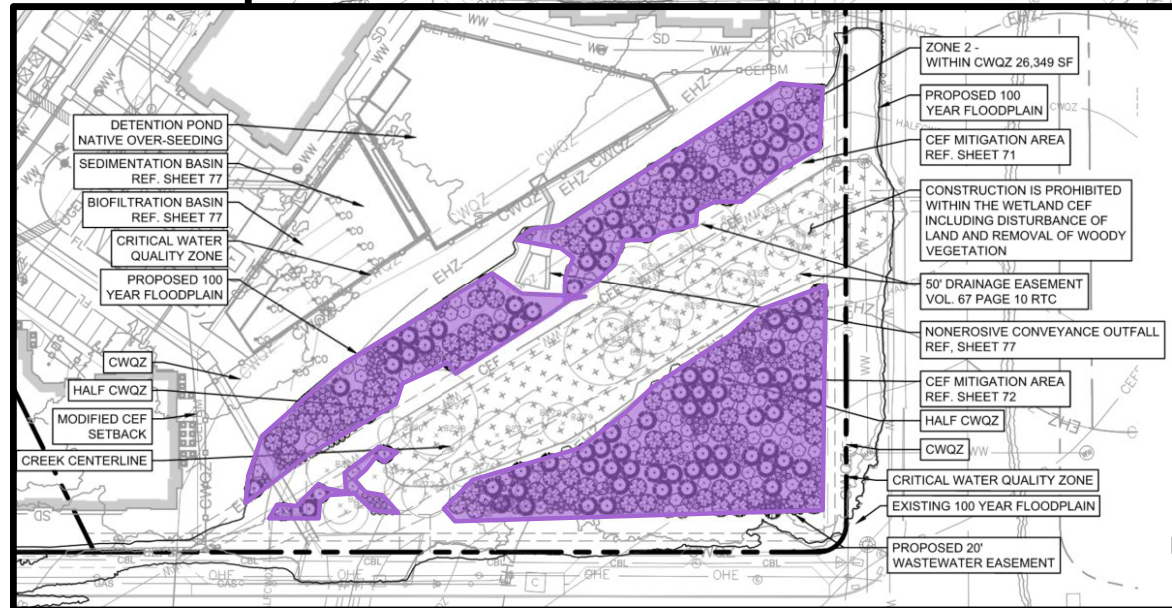
- Total Modification Area: 1.96 acres
- Zone 1 (Floodplain outside the CWQZ)
  - 0.84 acres
  - FAIR 3:1
    - 2.52 acres (Required Restoration/Mitigation)
- Zone 2 (Floodplain within the CWQZ)
  - 1.12 acres
  - FAIR 6:1
    - 6.72 acres (Required Restoration/Mitigation)
- **Total Required Restoration and/or Mitigation Area: 9.24 acres**



# VARIANCE REQUEST

## Floodplain Restoration/Mitigation Ratios ECM 1.7.5 & ECM 1.7.6

- Total Required Restoration and/or Mitigation Area: **9.24 Acres**
- Zone 1 (Floodplain outside the CWQZ)
  - 2.52 acres
    - 0 acres (Restored)
    - 2.52 acres (Mitigated)
- **Zone 2 (Floodplain within the CWQZ)**
  - 6.72 acres
    - 0.61 acres (Restored)
    - 6.11 acres (Mitigated)
- **Total Restoration Area: 0.61 Acres**
- **Total Mitigation Area: 8.63 Acres**
  - \$382,157.63 Riparian Zone Mitigation Fund payment

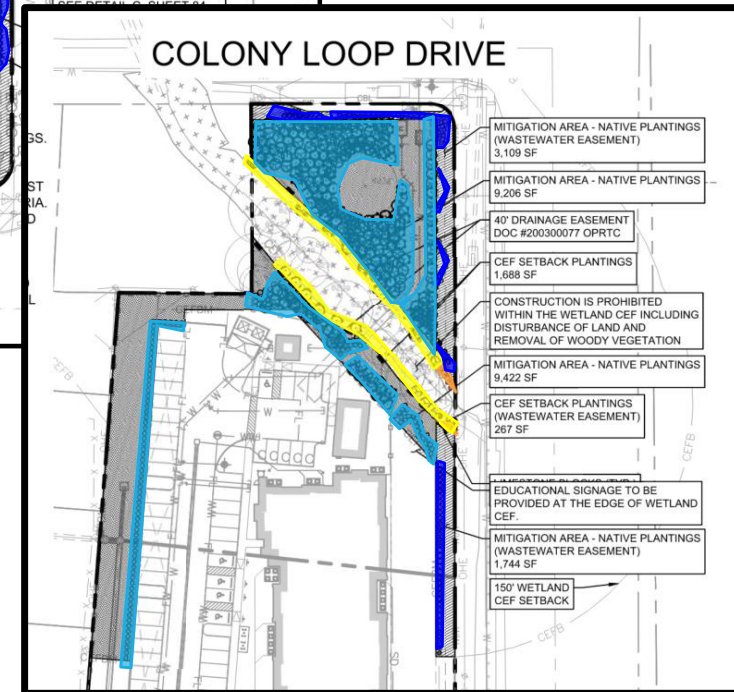
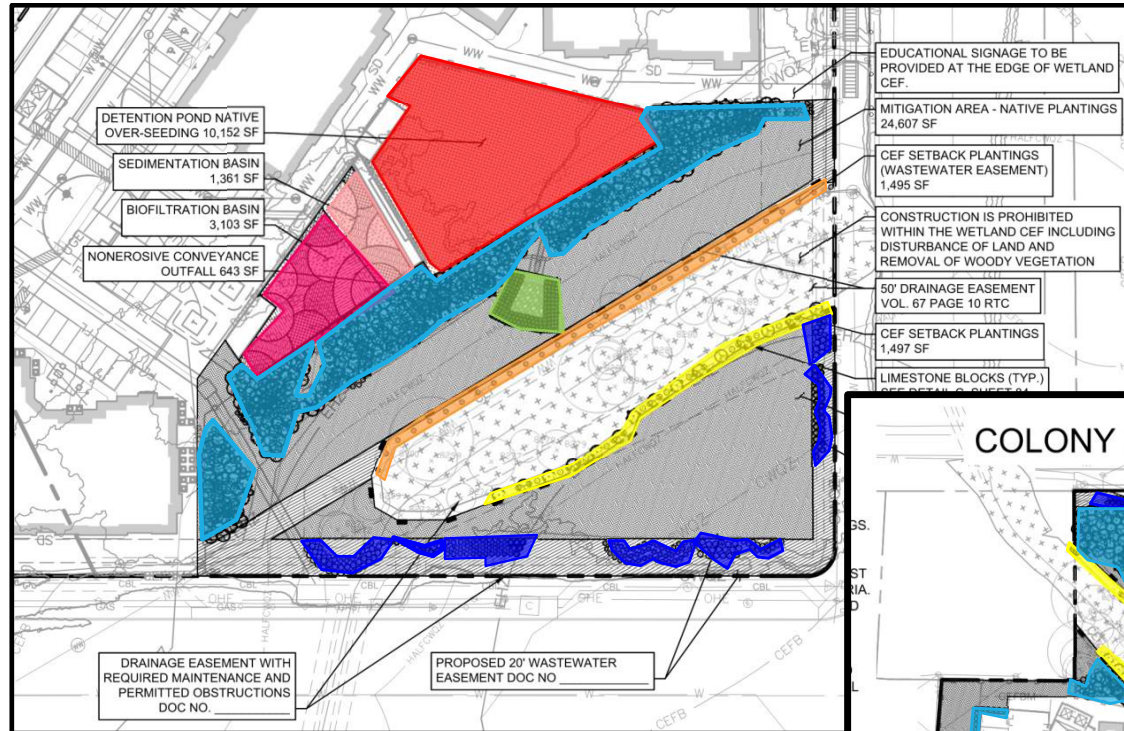




# VARIANCE REQUEST

## Enhancements

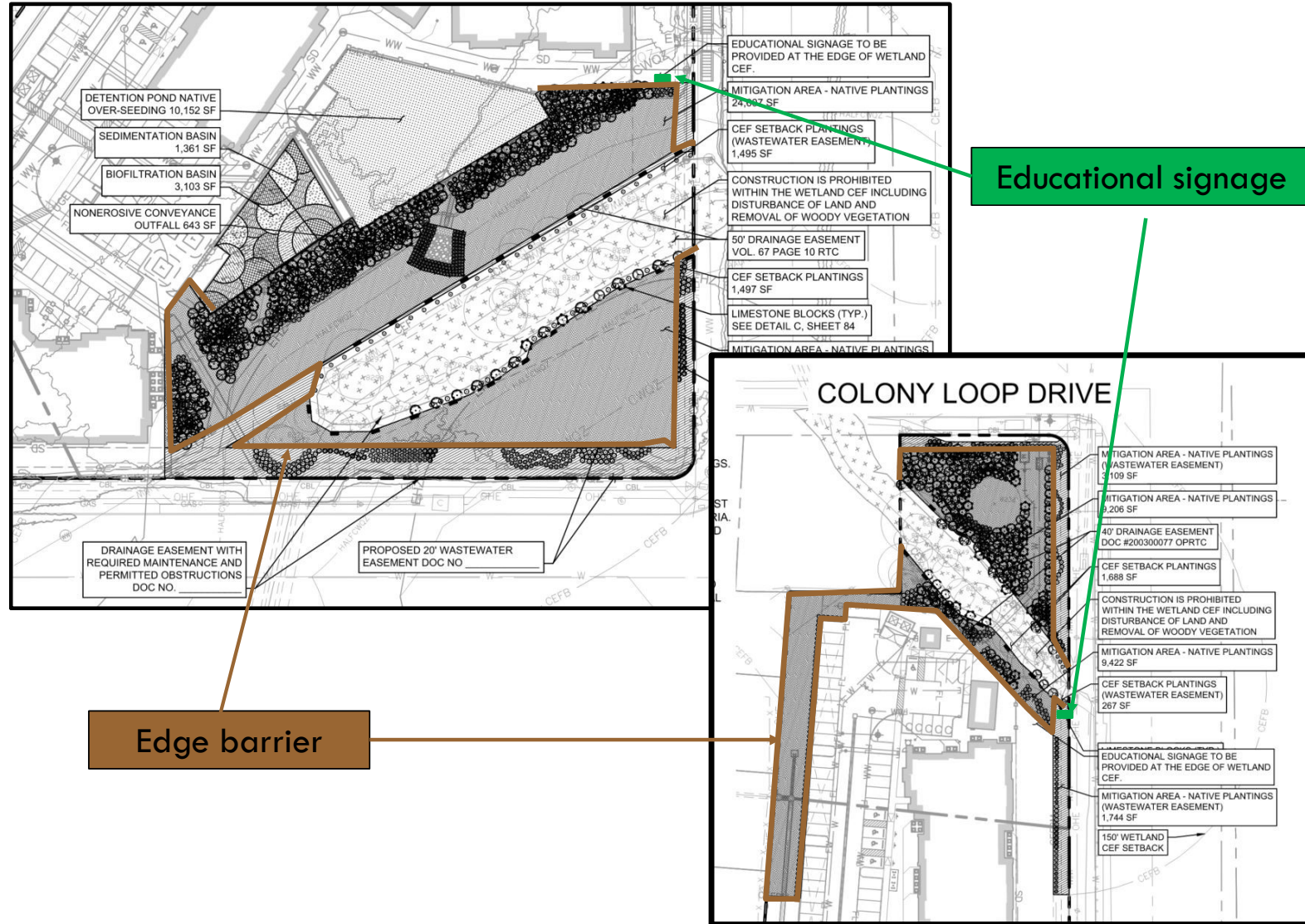
- ~44,000 sq ft of additional wetland mitigation
- Native plantings in biofiltration pond
- Native seeding in detention pond
- Enhanced outfall
- Native trees, shrubs, and bunchgrasses in CEF setbacks & mitigation areas
- Native pollinator species
  - Wetland CEF mitigation plantings
  - Floodplain restoration plantings



# VARIANCE REQUEST

## Enhancements:

- Edge barrier of limestone blocks around perimeter of modified CEF setbacks/restoration areas
- Wetland CEF educational signage



# VARIANCE RECOMMENDATION

Staff determines that the findings of fact have been met:

- Similar variances have been granted for projects with similar code requirements.
- 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 or better than water quality without the variance.

# VARIANCE CONDITIONS

Staff recommends this variance, with the following conditions:

1. Provide ~44,000 square feet of additional wetland mitigation including: 1) native plantings in sedimentation and filtration basins of the biofiltration pond, 2) low-grow native seeding in the detention pond, 3) an enhanced nonerosive pond outfall, 4) planting of native trees, shrubs and bunchgrasses in CEF setbacks and mitigation areas. The Director of WPD may reduce this requirement administratively to allow for a future trail connection to Colony Loop Drive.
2. Provide native pollinator species for wetland CEF mitigation and floodplain restoration plantings.
3. Provide an edge barrier of limestone blocks around the perimeter of the modified CEF setbacks/restoration areas to prevent mowing and/or encroachment in these areas.

## VARIANCE CONDITIONS

Staff recommends this variance, with the following conditions:

4. Provide wetland CEF educational signage next to the CEF setbacks/restoration areas.
5. Provide floodplain restoration plantings of native trees and shrubs for the remaining open area (26,349 square feet/0.61 acres) maximizing restoration within the CWQZ and enhancing the floodplain from an existing condition of Fair to Excellent.
6. Pay \$382,157.63 into the Riparian Zone Mitigation Fund for the remaining required floodplain mitigation (376,326 square feet/8.63 acres) using the appropriate ratios per ECM 1.7.6.



THANK YOU

---

Questions?

