

NEWGROWTH ROGER HANKS – LIST OF VARIANCES & ALTERNATIVE STANDARDS

#	Ordinance	Description	Requirement	Requested Variance	Justification
<i>Chapter 22, Water Quality Protection</i>					
1	22.05.015(c)(3)	Performance standards	Establishes 90% removal of total suspended solids, total phosphorus, and oil and grease	Use water quality BMPs that achieve a TSS removal of 89% and comply with the TCEQ Optional Enhanced Measures (OEM) load management requirements.	Providing stream buffers per the TCEQ OEM that exceed the City of Dripping Springs water quality buffer requirements. Including the LCRA Streambank Erosion Control volume in the water quality pond to protect natural waterways and habitat. Will create better use of the land, less long-term maintenance burden, more attractive water quality measures, and consistent with State standards.
<i>Chapter 28, Subdivisions and Site Development</i>					
2	(Exhibit A), 30.2	Performance Guarantees	Required for public improvements	The City of Dripping Springs will not require bonds to be issued to the City for public infrastructure owned and maintained by other jurisdictions. Owner will provide the City proof of performance bonds for infrastructure owned and maintained by other jurisdictions. Or the owner will provide the City with documentation that performance bonds are not required for infrastructure owned and maintained by other jurisdictions.	Performance standards will be provided to owner / user of public improvements if needed.
3	Section 22.05.016 (d)(1)	Impervious Cover	Items not considered impervious cover: Existing roads adjacent to development and not constructed as part of the development at an earlier phase;	Items not considered impervious cover: Existing road sections adjacent to and within the development as it exists before acceptance of this PDD. Any additional impervious cover required outside of the existing road section will be counted as new impervious cover only.	Allow for more enhanced green spaces by minimizing the footprint of water quality controls.
4	Section 28.04.018 (d)(1)	Cuts and Fills	No cut and fills in excess of 6'	Cut and fill in excess of six (6) feet and up to twelve (12) shall be permitted in general conformance with the conceptual grading plan attached as Exhibit I. Cut and fill for building foundations and SWM / WQ ponds may exceed twelve (12) where required. To be allowable, the City Engineer must first review and approve the structural stability, the aesthetics, and the erosion prevention techniques to be utilized for all cuts and fills exceeding six feet (6') of depth	Based on site conditions the proposed cut and fill in excess of 6' is isolated to a select area of the development as graphically depicted in Exhibit I

Chapter 30, Zoning					
5	3.12.4(b)	Size of Yards	CS base zoning minimum front, side, and rear yards	Residential Setbacks – Minimum Front Yard: Building setbacks shall be fifteen (15) feet from the street right of way. Minimum Side Yard: Building setbacks shall be fifteen (15) feet from perimeter lot lines. Minimum Rear Yard: Building setbacks shall be ten (10) feet from perimeter lot lines. However, the Rear Yard setback for the residential lot east of Roger Hanks Parkway shall be twenty (20) feet from perimeter lot lines.	Allows for minimum yards and building setbacks consistent with residential standards and the PD master plan
6	5.20	Limits of Buffer Areas	Buffer widths measured at Arterial and Collector Roadways	The project's landscape buffer shall be located on both sides of Roger Hanks Parkway only. The landscape buffer width shall be twenty-five (25) feet and measured from the edge of pavement	The priority for public facing streets is Roger Hanks Parkway. Development includes property on both sides of other public roadways adjacent to community
Roadway Standards					
7	CODS TCSS Section 2.2.1	Design Criteria for Transportation Facilities	Hays County Subdivision and Development Regulations, latest version	City of Austin Transportation Criteria Manual (TCM), as currently amended, or as otherwise specified by the City TMP.	Hays County criteria based on large rural subdivisions with higher design speeds. City of Austin TCM is better suited for urban subdivisions with slower design speeds.
8	Section 9.2.2(a)(1)	Side slopes on swales	No steeper than 1 vertical to 6 horizontal	No steeper than 1 vertical to 3 horizontal	Complies with City of Austin, Drainage Criteria Manual 6.4.1.D