

ITEM FOR ENVIRONMENTAL BOARD AGENDA

BOARD MEETING
DATE REQUESTED: August 4, 2010

NAME & NUMBER
OF PROJECT: Tarlton 360 Townhomes
SPC-2010-0071C.MGA

NAME OF APPLICANT
OR ORGANIZATION: CVRI Loop 360 LP
(John Burnham - 494-8610)

LOCATION: 2500-2530 Walsh Tarlton

PROJECT FILING DATE: March 17, 2010

**PDR/
CASE MANAGER:** Sue Welch - 974-3294
Sue.Welch@ci.austin.tx.us

WATERSHED: Barton Creek (SOS)
Drinking Water Protection Zone

REQUEST: Courtesy review by Environmental Board - no
environmental variances requested.

STAFF RECOMMENDATION: Recommended with conditions.

**ENVIRONMENTAL BOARD
REVIEW**

CASE NUMBER: SPC-2010-0071C.MGA **COMMISSION DATE:** 08/04/2010

PROJECT NAME: Tarlton 360 Townhomes

ADDRESS: 2500-2530 Walsh Tarlton Road

WATERSHED: Barton Creek (Edwards Aquifer Recharge Zone)

AREA: 16.24 Acres

EXISTING ZONING: GR and LO (*proposed change to GR-MU under C14-2010-0019)

PROPOSED DEVELOPMENT: The applicant is proposing a mixed use project consisting of 229 residential units and approximately 75,819 square feet of office use, 11,800 square feet of retail/restaurant uses, parking garage and other associated improvements.

APPLICANT: Cypress Realty Advisors, Inc. (John Burnham)
301 Congress Ave., Suite 500
Austin, TX 78701
Telephone: (512) 494-8610

AGENT: Armbrust & Brown (David Armbrust)
100 Congress Avenue, Ste. 1300
Austin, TX 78701
Telephone: (512) 435-2368

ENGINEER: Longaro & Clarke (Alex Clarke)
7501 N. Capitol of Texas Highway, Bldg. A, Ste. 250
Austin, TX 78731
Telephone: (512) 306-0228

APPLICANT'S REQUESTS:

1) The site is requesting a waiver to: Construction on Slopes under § 25-2-1123. This Hill Country Roadway Ordinance (HCRO) site plan is submitted for EV Board review because development of property in a Hill Country Roadway Corridor must comply with Chapter 25-8, Subchapter A, Article 7, Division 3 (Construction on Slopes). Other zoning-related HCRO waivers, such as Floor-to-Area Ratio (FAR) and height of structures, are provided as a courtesy for clarification and information only and do not require recommendation from the EV Board.

2) The applicant is requesting approval of a Redevelopment Exception in the Barton Springs Zone per City Code Section 25-8-27. (See backup for Barton Springs Zone Redevelopment Exception). This requires City Council approval.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the Hill Country Roadway waiver for construction on slopes with the following conditions and subject to compliance with all applicable requirements of the Land Development Code prior to its release.

Staff recommends approval of the site with the following conditions:

1. Austin Energy Green Builder, minimum 1-star for the proposed buildings.
2. The area extending 200 feet into the site of Loop 360 right-of-way and 40% of the site, will be maintained and restored to the natural Hill Country character by complying with Austin Hill Country Roadway ordinance for this area (other than the existing pond and driveways)
3. An Integrated Pest Management Plan and a Grow Green/native landscaping will be provided for the site.

The applicant has agreed to the conditions 1-3.

RELATED CASES:

Subdivision: C8J-2009-0115.0A(VAC), C8J-2009-0122.0A – pending

Zoning Cases: C14-2010-0019, *Zoning and Platting Commission: On May 4, 2010 approved staff's recommendation of GR-MU (by consent 8-0). Pending City Council approval (*scheduled for 8/19/2010*).

PDRD Staff:

Sue Welch

PHONE: 974-3294

Sue.Welch@ci.austin.tx.us

Brad Jackson

PHONE: 974-3410

Brad.Jackson@ci.austin.tx.us

WPD Staff:

Matt Hollon

PHONE: 974-2212

Matt.Hollon@ci.austin.tx.us

PROJECT INFORMATION

Site Area	707,414 sq. ft.	16.24 Acres	
Proposed Zoning	GR-MU* (<i>*pending C14-2010-0019</i>)		
Watershed	Barton Creek (Edwards Aquifer Recharge Zone)		
Watershed Ordinance	Barton Springs Redevelopment Exception		
Traffic Impact Analysis	Not Required		
Capitol View Corridor	Not In View Corridor		
Proposed Access	Loop 360 & Walsh Tarlton		
*In proposed GR-MU	Allowed/Required	Existing	Proposed
Floor-to-Area Ratio	1:1		0.675:1
Building Coverage	75%	34%	34%
Impervious Coverage	15%	53.6%	53.6%**
Height	40' per HCRO	63'	53'/40' (4 stories)
Number of Units (*MU)	589		229
Parking	817		938

**allowed per Redevelopment Exception in Barton Springs Zone

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is proposing a mixed use project consisting of 229 residential units and approximately 75,819 square feet of office use, 11,800 square feet of retail/restaurant uses, parking garage and other associated improvements.

Currently, the property is zoned GR and LO through a 1986 site plan, C14r-86-136 & 137. The site was partially developed under those provisions and is primarily covered with the existing (abandoned) theater along with parking lots, utilities, drainage and water quality facilities. The majority of the site is located within the full purpose jurisdiction, with a small area being within the City's limited purposed annexation area. It is within the Barton Creek Watershed and over the Edwards Aquifer Recharge Zone. The site is proposing to be redeveloped under the Barton Springs Zone Redevelopment Exception (BSZRE), Land Development Code (LDC) § 25-8-27. This section supersedes Article 12 (Save Our Springs Initiative), to the extent of conflict. This tract has approximately 53.6% impervious coverage that will be allowed to be retained, if the Redevelopment Exception is approved by City Council (see backup related to BSZRE). Redevelopment of the property includes on-site water quality controls with sedimentation/sand filtration equivalency and is proposing to mitigate its impervious cover through the purchase of off-site mitigation land per §25-8-27 (I). The applicant is proposing to pay approximately \$410,525 into the Barton Spring Zone Mitigation Fund to achieve this off-site land mitigation.

The site is located within a Moderate Intensity area of the Hill Country Roadway Corridor (LDC Section 25-2-1121). This zoning overlay states development of property in a Hill Country Roadway corridor must comply with Chapter 25-8, Subchapter A, Article 7, Division 3 (LDC § 25-2-1123 Construction on Slopes).

The site is requesting a waiver to LDC § 25-2-1123: Construction on Slopes. No buildings or parking areas shall be constructed on slopes in excess of fifteen (15%), provided, however, that building and parking structures may be located on slopes of 15-25% when the four criteria under Section 25-2-1123 and 25-8-302, "Construction on Steep Slopes" are met. The applicant is also requesting development on slopes over 25%. The slopes are primarily man-made due to the existing development and were constructed with the previous cinema site plan. That site plan was approved and constructed prior to enactment of the construction on slopes provision (old Loop 360 ordinance). The applicant is proposing to use terracing techniques, re-vegetate the disturbed areas with native vegetation and stabilizing the slope per 25-8-032. Please see Exhibit A of the applicants' packet for additional information. Staff recommends approval of the waiver.

It should also be noted the applicant is requesting two other waivers to the Hill Country Roadway Ordinance. One waiver to HCRO under LDC § 25-2-1122, is for the Floor-To-Area Ratio of a Nonresidential Building. This waiver is for Building 3. HCRO limits FAR on slopes to .10 for more 15-25%, and the applicant is requesting .36. On slopes 25-35%, HCRO limits .05 and the applicant is requesting .15; and for slopes over 35% the request is .08. These slopes are man-made due to the existing development and were constructed with the previous cinema site plan. Please see Exhibit B of the applicants' packet for additional information. Staff recommends approval of the waiver.

The other waiver is for the height of the building to exceed the requirement from 40' to 53' in a moderate intensity zone (LDC § 25-2-1124). The Land Use Commission must approve the Development Bonus, under the criteria for 25-2-1129. The applicant is proposing to meet 7 of the 12 criteria (only 6 are required). The existing cinema is approximately 63 ft. Please see Exhibit C of the applicants' packet for additional information. Staff recommends approval of the waiver.

This site will be providing the 40% natural area per Hill Country requirements. The existing natural area is approximately 30%. It will restore/ re-vegetate at least forty percent (40%) of the site to Hill Country Corridor standards. The site will comply with compatibility standards as well as the Subchapter E Design Standards. The project will also comply with the One-Star Green Building Program and will provide a Grow Green/native landscaping program.

It should also be noted the applicant is requesting a 10-year expiration date to the site plan through a Managed Growth Agreement to City Council. The Managed Growth Agreement must be approved by City Council. Several neighborhood groups have expressed support of the project.

Environmental: This site is located in the Barton Creek watershed, and is located in the Edwards Aquifer Recharge Zone. The redevelopment proposes a retention/re-irrigation pond for water quality control, which provides pollutant removal equal to or greater than what was previously provided. An operating permit will be obtained for the proposed retention/re-irrigation water quality control. This site will have an Integrated Pest Management Plan for pollution prevention and source control of pesticides and herbicides. This project will be constructed and maintained in accordance with the terms and conditions of the SOS Ordinance provisions under the Redevelopment Exception.

Transportation: A traffic impact analysis was done for this development, and is currently under review by the Transportation Department and Texas Department of Transportation. The proposed traffic is not anticipated to generate more than 2,000 vehicle trips a day above the estimated traffic level based on the most recent authorized uses on the property. The movie theatre would generate 5,620 trips per day, approximately 1,427 more daily trips than the proposed mixed use development. The applicant is proposing access to Capital of Texas Highway (Loop 360) and two driveways along Walsh Tarlton. The Texas Department of Transportation has approved the driveway location along Loop 360.

SURROUNDING CONDITIONS: Zoning/ Land Use

North: LR – existing bank

East: ROW for Walsh Tarlton, then GR/LO, office & Barton Creek mall (retail)

South: LO, office building, and ROW for Hwy – Loop 360

West: GR/LR-CO, vacant and SF-2-CO single family residence

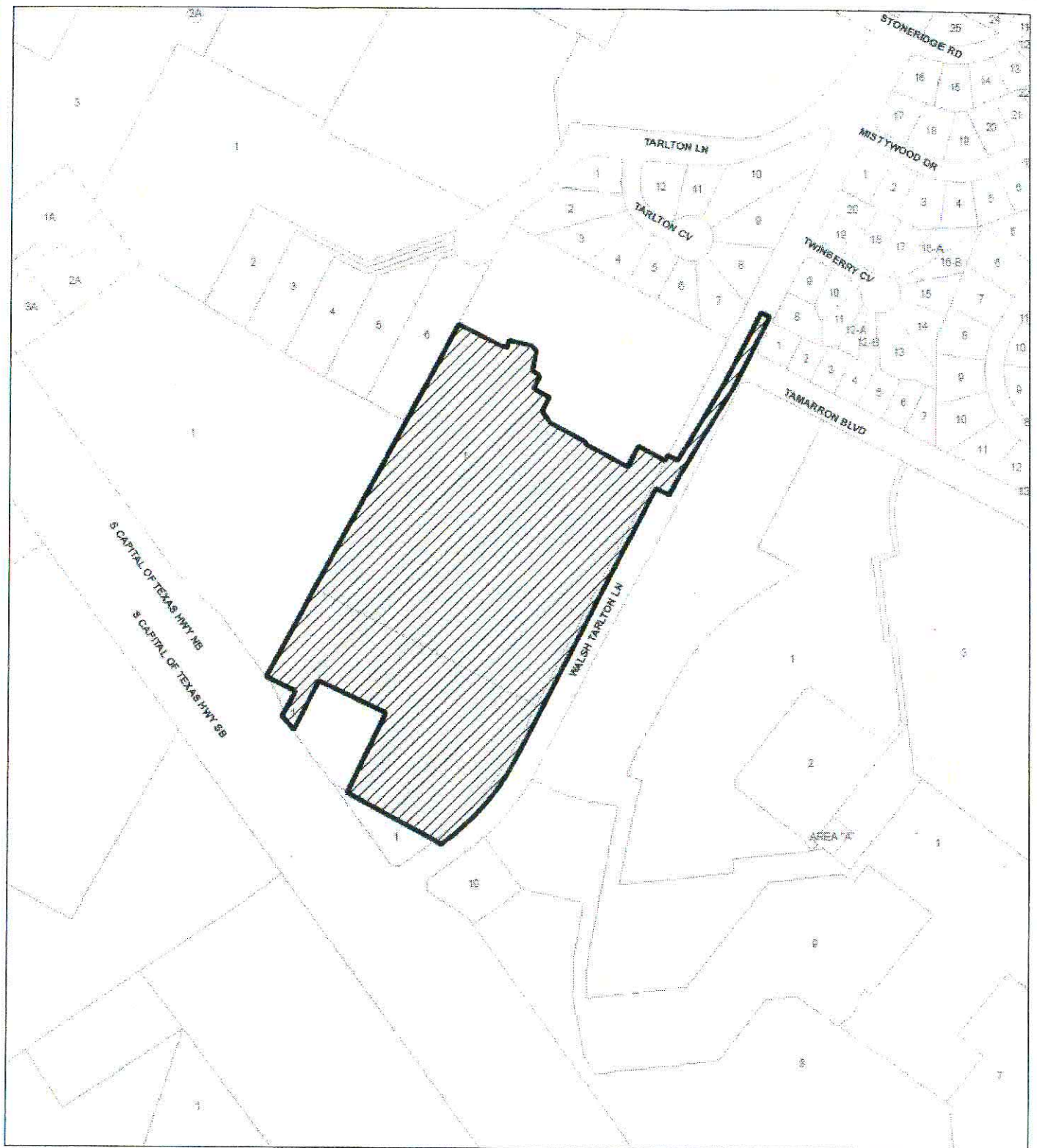
ABUTTING STREETS:

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Loop 360	varies	4 @ 90'	Highway (4 MAD)
Walsh Tarlton	80'	4 @ 64'	Arterial (4 MAD)

NEIGHBORHOOD ORGANIZATIONS:

Austin Parks Foundation
 Austin Neighborhood Council
 Austin Monorail Project
 Barton Creek North Property Owners
 City of Rollingwood
 League of Bicycling Voters
 Homeless Neighborhood Association
 Home Builders Association of Greater Austin

Real Estate Council of Austin
Save Barton Creek Association
Save Our Springs Alliance
Sierra Club, Austin Regional Group
South Bee Cave Woods Neighborhood Assn.
Stoneridge Neighborhood Association
Super Duper Neighborhood Objectors and Appealers Organization



TARLTON 360 TOWNHOMES



Subject Tract



Base Map

CASE#: SPC-2010-0071C.MGA
 ADDRESS: 2500 WALSH TARLTON LN FOR BLDG.1
 2520 WALSH TARLTON LN FOR BLDG.2
 2530 WALSH TARLTON LN FOR BLDG.3
 MANAGER: SUE WELCH

1" = 400'

OPERATOR: R.CERVANTEZ

This map has been produced by Notification Services for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

The background is a solid green color with a subtle, abstract pattern of overlapping leaf shapes and stems in various shades of green, creating a textured, organic feel.

Tarlton 360 Townhomes

TARLTON 360 TOWNHOMES

EXECUTIVE SUMMARY

Tarltton 360 Townhomes is a mixed use project that is located at the intersection of Walsh Tarltton Lane and Capital of Texas Highway (Loop 360). The site is currently home to a vacant Cinemark movie theater. The existing impervious cover is 53.57% with a natural area of 30%. The Tarltton 360 Townhomes project proposes to construct 229 residential dwelling units, 8,300 square feet of retail, 3,500 square feet of restaurant and 75,819 square feet of office. The site will be redeveloped in accordance with the Barton Springs Redevelopment Ordinance. While the Tarltton 360 Townhomes meets or exceeds the criteria set forth by the City of Austin Land Development Code (City Code), three exceptions are necessary to develop the project. In addition to these exceptions, a Service Extension Request (SER) will be required to increase the Living Unit Equivalents (LUE's) and to modify the City's centralized wastewater service area.

The following is a brief summary of the proposed City Code exceptions, service extension request and benefits of the Tarltton 360 Townhomes project.

Exceptions:

1. Exception to Construction on slopes.

Because the site will be redeveloped in accordance with the Redevelopment Ordinance, Sections 25-8-301 & 25-8-302 (Construction on Slopes) do not apply to the redevelopment of the property. However since the site is located within the Hill Country Roadway Corridor the project must comply with the requirements of these provisions.

Justification

Justification for this exception is that the slopes are man-made and were constructed prior to the enactment of the Construction on Slopes provisions. Attached as Exhibit "A" is an Engineer's summary letter that further explains the proposed exception.

2. Exception to the Floor-to-Area Ratio (FAR) for non-residential buildings.

The City Code limits FAR for non-residential buildings within the Hill Country Roadway Corridor moderate intensity zone. This exception is limited to Building 3, which is the office/commercial building. Buildings 1 and 2 and the townhome units are residential buildings and therefore they are not included in this exception.

Justification

Justification for this exception is that the slopes located in the area of Building 3 are entirely man-made due to the existing developed conditions which were constructed prior to the enactment of the Hill Country Roadway Ordinance. Attached as Exhibit "B" is an Engineer's summary letter that further explains the proposed exception.

3. Exception to exceed a height of 40 feet within a Hill Country Roadway Corridor moderate intensity zone to 53 feet. The City Code requires an applicant to meet at least six (6) criteria to achieve this bonus. The project proposes to meet seven (7) of the 12 development bonuses necessary to obtain this exception.

It should be noted that the existing Cinemark movie theater is 63 feet. Briefly summarized below are the development bonuses the project meets. Attached as Exhibit "C" is an Engineer's summary letter that further explains the proposed exception.

- a. Preserves a scenic vista
- b. Increases setback by more than 50% above the amount required for development.
- c. Provides a mixed-use development
- d. Participation in the green building program to reduce energy and water consumption
- e. Reduces building mass
- f. Uses pervious pavers
- g. Uses pitched roof design

Service Extension Request

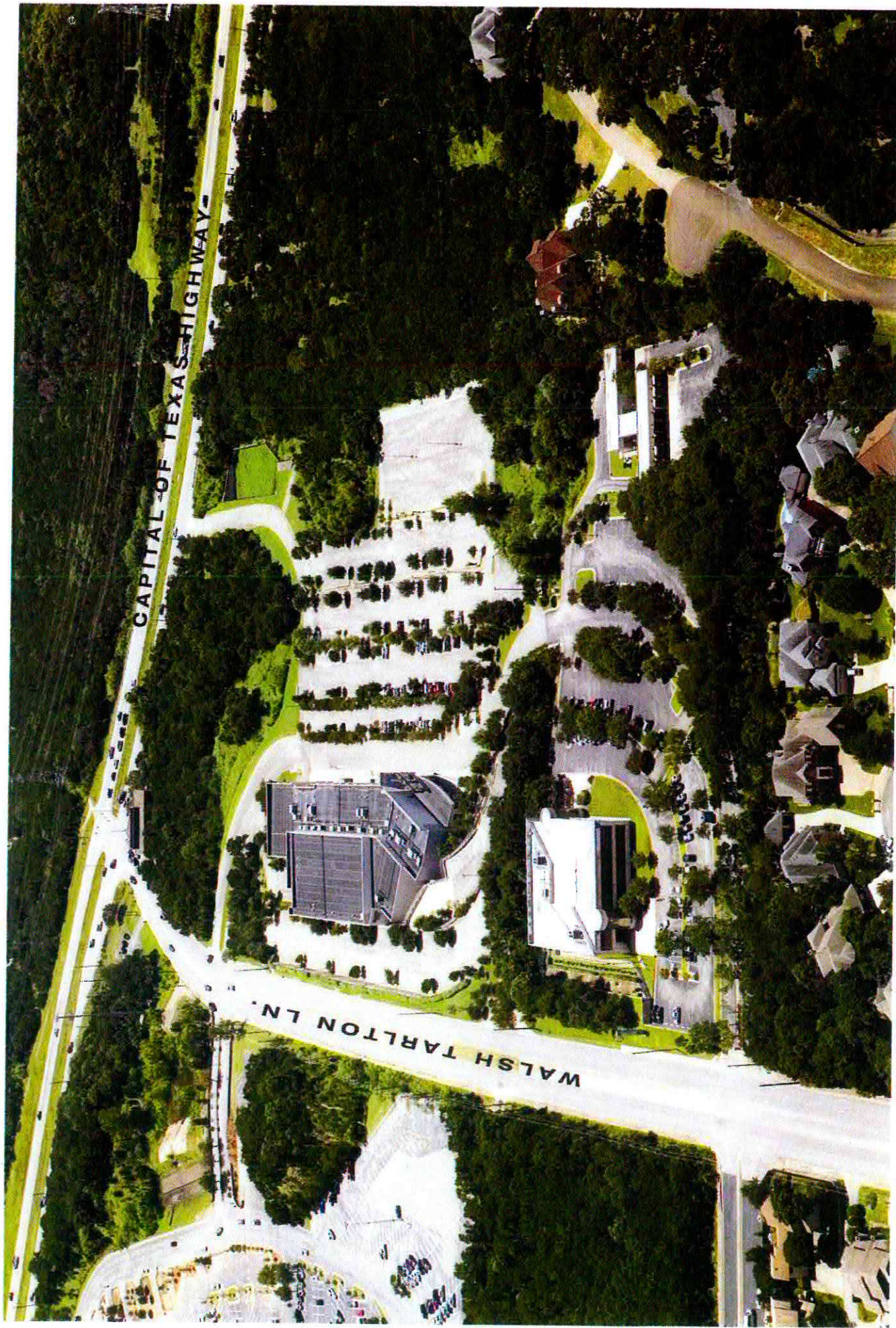
The site is located within the boundaries of the Robert E. Lee Road Relief Interceptor Study (RELIS) area. The purpose of the study was to investigate the existing and projected wastewater flows of various wastewater collection systems in order to evaluate system capacity requirements.

According to the study, the property is limited to 100 LUE's or the equivalent to that number of LUE's by current standards, which today equates to 163 LUE's. The existing 6" force main that was approved by City Council and provides service to the Chase Bank and Cinemark sites has a minimum capacity equivalent to 421 LUE's. The existing lift station pumps that discharge into this force main are currently pumping into the City's sanitary system at a rate equivalent to 237 LUE's. The Tarlton 360 Townhomes project proposes to use only 219 LUE's which will generate an overall reduction of peak wastewater flow. Austin Water Utility several has stated there is sufficient capacity to serve the proposed project.

Additionally, the RELIS set forth centralized and decentralized service areas for wastewater service. As an anomaly, 1.54 acres of the site's 21.75 acres was placed in the decentralized service area. Attached as Exhibit "D" is a map that identifies this area. Since the project proposes a new lift station and six townhome units in the decentralized area, the proposal is to request a modification of the service area boundary by exchanging 1.69 acres of land located in the centralized service area for the 1.54 acres, thus maintaining the overall land area inside and outside of the service area boundary.

Project Benefits

1. Water Quality – Increased water quality benefit by providing a retention/irrigation pond which will provide an average pollutant removal rate of 90.5%. This is well above the current removal rate of 57.4%, or that would otherwise be required under the Redevelopment Ordinance.
2. Re-irrigation – Irrigation of storm water and use of pervious pavers allows for more infiltration of waters into the aquifer and reduction of potable water demand.
3. Integrated Pest Management Plan – Compliance with an IPM Plan.
4. Grow Green – Compliance with the Grow Green native landscaping program.
5. Natural Area – Increasing the natural area of the site from 30% to 40% through vegetative restoration.
6. Wastewater – The new lift station will provide enhanced safety features to better protect the environment.
7. Traffic – Significant reduction in traffic.
8. Mixed Use – The nature of the mixed use project will be more compatible with the surrounding land uses.
9. Impervious Cover – Lower impervious cover than allowed under current entitlements and current ordinance.
10. Public Space – A large scenic vista will be provided atop Building 3 over looking the Barton Creek Greenbelt.
11. Commercial Design Standards – Pedestrian access will be encouraged along Walsh Tarlton Lane by creating an inviting streetscape with benches, large sidewalks and street trees.



TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN, TEXAS

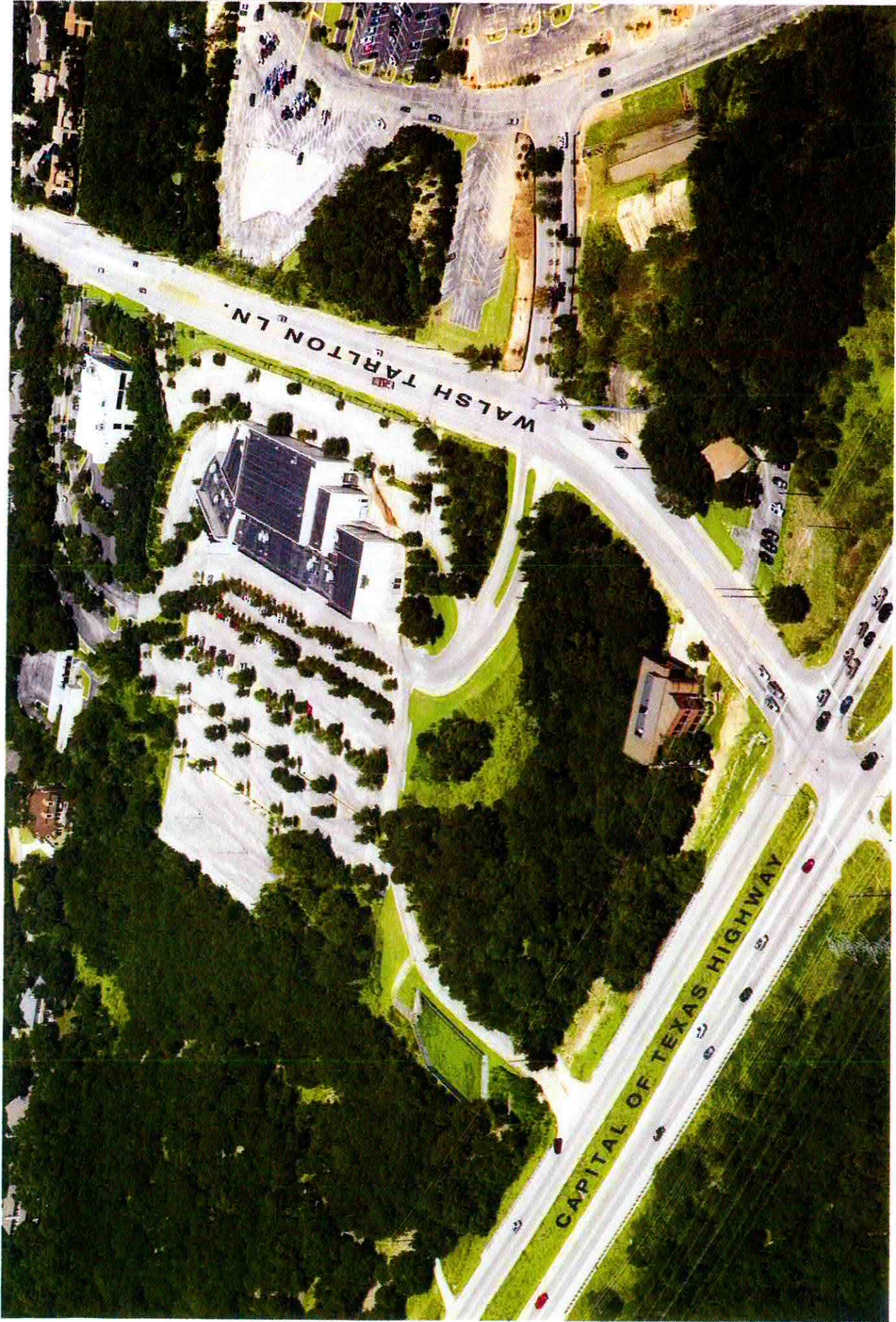
APRIL 23, 2010

AERIAL PHOTO

EC LONGARO & CLARKE DICK CLARK
Consulting Engineers

Land Development • Site Preparation Management • Water Resources
Pollution Control • Hazardous Waste • Civil/Structural • Surveying
10000 N. 10th Street • Suite 100 • Dallas, Texas 75243
(214) 343-0000 • www.ecclark.com • 0000000000





TARLTON 360 TOWNHOMES

360 WALSH TARLTON LN., AUSTIN, TEXAS

July 19, 2013

10:00 AM - 4:00 PM

EC LONGARO & CLARKE DICK CLARK
Consulting Engineers

Land Development & Site Remediation & Water Resources
500 West 10th Street, Suite 200, Austin, Texas 78701
(512) 476-0000 • www.ecclark.com • info@ecclark.com





TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN TEXAS

JULY 22, 2010

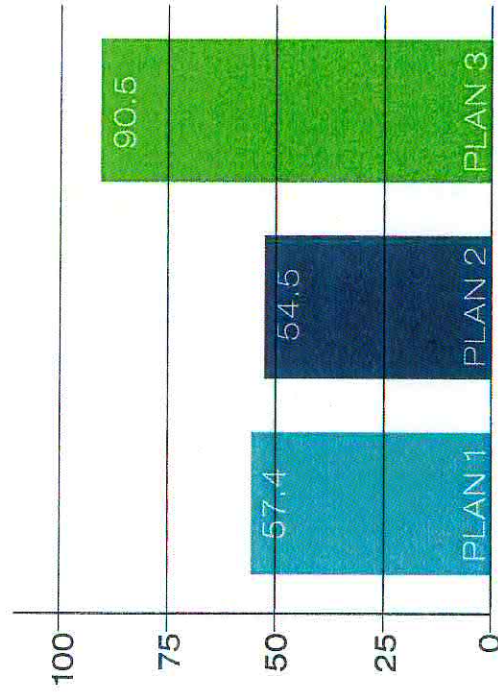
RENDERED SITE PLAN

DICK CLARK
ARCHITECTURE
P.C.
WWW.DICKCLARK.COM



AVERAGE REMOVAL EFFICIENCY FOR ALL POLLUTANT CONSTITUENTS (%)

WATER QUALITY ANALYSIS



- PLAN 1: Existing Site Conditions
- PLAN 2: Currently Approved Site Plan
- PLAN 3: Mixed Use Plan

Pollutant Constituents

TSS - Total Suspended Solids
 TP - Total Phosphorus
 TN - Total Nitrogen
 COD - Chemical Oxygen Demand
 BOD - Biochemical Oxygen Demand

Pb - Total Lead
 FC - Fecal Coliform
 FS - Fecal Streptococci
 TOC - Total Organic Carbon
 Zn - Total Zinc

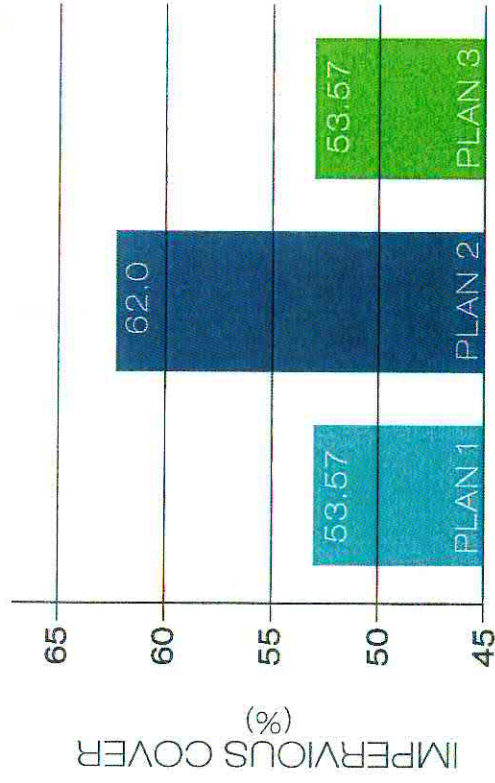
TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN, TEXAS

MAY 10, 2010

GRAPHIC ANALYSIS

IMPERVIOUS COVER ANALYSIS



- PLAN 1: Existing Site Conditions
- PLAN 2: Currently Approved Site Plan
- PLAN 3: Mixed Use Plan

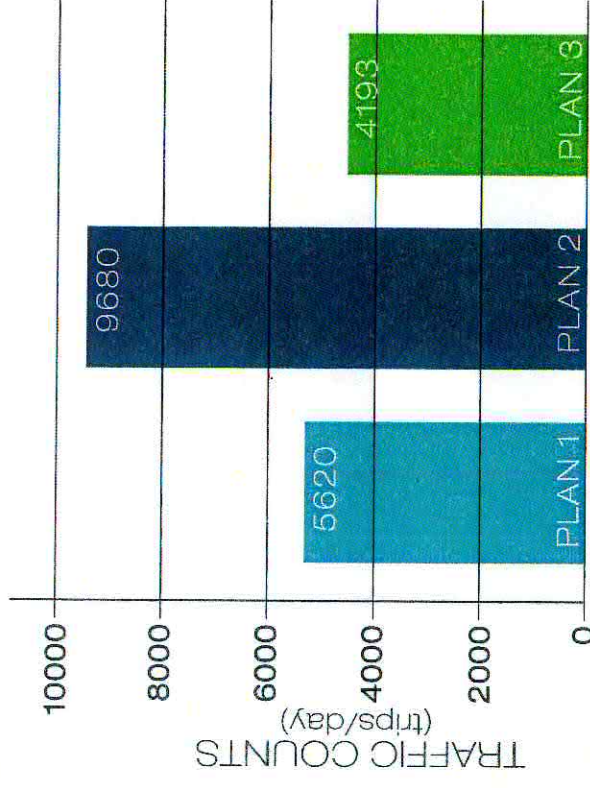
TARLTON 360 TOWNHOMES

WALSH TARTLTON LANE, AUSTIN, TEXAS

MAY 03, 2010

GRAPHIC ANALYSIS

TRAFFIC ANALYSIS



REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

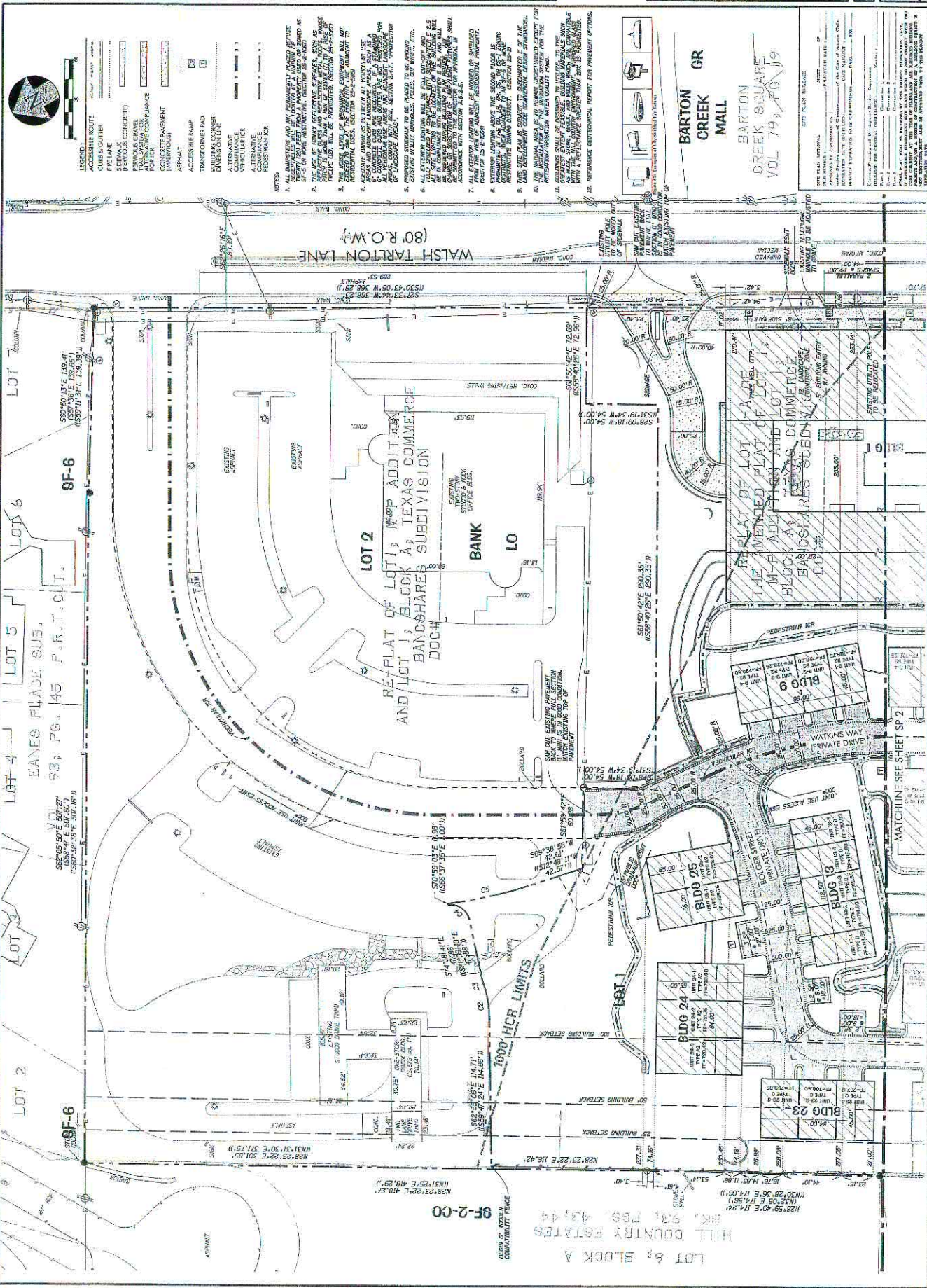
REVISION	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

TARTLTON 360 TOWNHOMES SITE IMPROVEMENTS 2500 WALSH TARTLTON LANE SITE PLAN



LONGAR & CLARKE
Consulting Engineers
10000 West Loop South, Suite 1000
Houston, Texas 77042
Tel: 281.410.1000
Fax: 281.410.1001
www.longarandclark.com

SP1
14
123
10-2018-BTC-0001



LOT 6, BLOCK A, HILL COUNTRY ESTATES
RE-PLAT OF LOT 1, MAP ADDITION AND LOT 1, BLOCK A, TEXAS COMMERCIAL BANCSHARES SUBDIVISION
DOCK

