## PLANNING COMMISISON HILL COUNTRY ROADWAY SITE PLAN



CASE NUMBER: SPC-2011-0010C HEARING DATE: August 23, 2011

**PROJECT NAME:** Loop 360 Landfill Remediation

ADDRESS: 4001 ½ S Capital of Texas Hwy NB

APPLICANT: COA Public Works Department (Steve Nelson) - (512) 974-7145

505 Barton Springs Rd

Austin, TX 78705

AGENT: COA Public Works Department (Steve Nelson) - (512) 974-7145

505 Barton Springs Rd Austin, TX 78705

CASE MANAGER: Sarah Graham Phone: 974-2826

sarah.graham@ci.austin.tx.us

PARKS AND RECREATION DEPARTMENT

**REVIWER:** Emily King Phone: 974-9548

emily.king@ci.austin.tx.us

## PROPOSED DEVELOPMENT:

The applicant is requesting the approval of a Hill Country Roadway site plan, as the site is located within 1000 feet from the right-or-way of Loop 360/Capital of Texas Hwy. The proposed project includes the removal of illegally dumped waste and a remediation/revegetation plan. The site is located within the Barton Creek Greenbelt, adjacent to Barton Creek and within Gus Fruth Park.

## STAFF RECOMMENDATION:

Staff recommends approval of this Hill Country Roadway site plan.

## PROJECT INFORMATION

SITE AREA	2,115,709 square feet	48.57 acres	
EXISTING ZONING	SF-2		
WATERSHED	Barton Creek (Barton Spri	ngs Zone)	
WATERSHED ORDINANCE	Comprehensive Watershed	l Ordinance	
TRAFFIC IMPACT ANALYSIS	Not required		
DDODOGED ACCESS	District 1 1 1 1 1		1
PROPOSED ACCESS	Private drive, which connecto the south.	ects offices to the we	st to shopping cente
PROPOSED ACCESS		Existing	Proposed
FLOOR-AREA RATIO	to the south.		
	to the south.  Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	to the south.  Allowed/Required n/a	Existing 0	Proposed n/a

## **SUMMARY COMMENTS ON SITE PLAN:**

The applicant is proposing to excavate and remove municipal solid waste within an approximate 3.6 acre limit of construction area within the larger 48.57 acre tract. The project requires the removal of trees and

excavation to a depth of 4.0 feet. The project does not include the addition of buildings, paving or utilities. The re-vegetation plan within the parkland area has been approved by the Parks and Recreation Department through a waiver as allowed per the Environmental Criteria Manual. The solid waste to be removed will be disposed of offsite in an approved landfill.

The site is located within a High Intensity Zone of the Hill Country Roadway Corridor along Loop 360. The applicant has demonstrated compliance with the Hill Country Roadway Corridor standards primarily because no construction is proposed with this site plan application. Hill Country Roadway Corridor requirements mainly apply to buildings, construction materials, construction on slopes, and development intensity – all of which do no apply to this site plan application. The site plan's Limits of Construction do extend into the 100 foot vegetative buffer, as waste has been identified within the buffer area. This buffer area comprises of 5% of the total 48.57 acre tract, and the tree removal plan shows no trees to be removed within this zone.

According to § 25-5-147(C), the Land Use Commission shall approve a site plan for development in a Hill Country Roadway Corridor if the Land Use Commission determines that the proposed development complies with the requirements of this title. According to § 25-5-147(A), the Land Use Commission shall act on a site plan application not later than the 14th day after it closes the public hearing.

## **Transportation**

There were no transportation-related comments on this site plan application. Access to the site is through an access easement that was included with the original subdivision which connects offices to the west to shopping center to the south. All transportation issues have been addressed.

## **Environmental**

The limit of the landfill area is approximately 3.6 acres and is about 1,500 feet upslope of centerline of Barton Creek. The site is steeply sloped, with 44% of slopes 0-15% in grade, 37% of slopes 15-25% in grade, and 18% of slopes over 25% in grade. The site is heavily wooded with a diverse assortment of native trees and shrubs. The understory canopy is dense and the ground cover vegetation is poor, consisting mostly of decaying leaf litter. The site is located in the Balcones Canyonland Preserve (BCP) and the site will adhere to the requirements of the BCP permit granted by the U.S. Fish and Wildlife. There are numerous small, scattered rock outcroppings but no Critical Environmental Features have been found on the site. There are no environmental variances or administrative variances required for this development. There is no impervious cover proposed on slopes and there will be no cut or fill over four feet after grading activities are complete and the site is restored.

## Parks and Recreational Department

This site is located within Gus Fruth Park, which is City park land. Staff noted during their review that the project is subject to the re-vegetation requirements of the Environmental Criteria Manual (ECM) – Appendix L, which requires that for every 300 square feet of disturbed park area, 9 different plants are required. This requirement would require over 5,400 plantings to meet re-vegetation requirements. The applicant provided a waiver request to the Parks and Recreation Department (see attached documents), and per Section 5.1.0 of the ECM, the requested waiver was approved by the Director of PARD.

## **EXISTING ZONING AND LAND USES**

	ZONING	LAND USES
Site	SF-2	Vacant, Parkland
North	SF-2 and SF-3	Vacant, Parkland
South	GR, CS and CS-1	General Retail Sales and Restaurant (shopping center)
East	MF-4 and GR	Multi-family, and General Retail Sales, Restaurant
West	LO	Professional Office (Barton Creek Plaza), and Loop 360

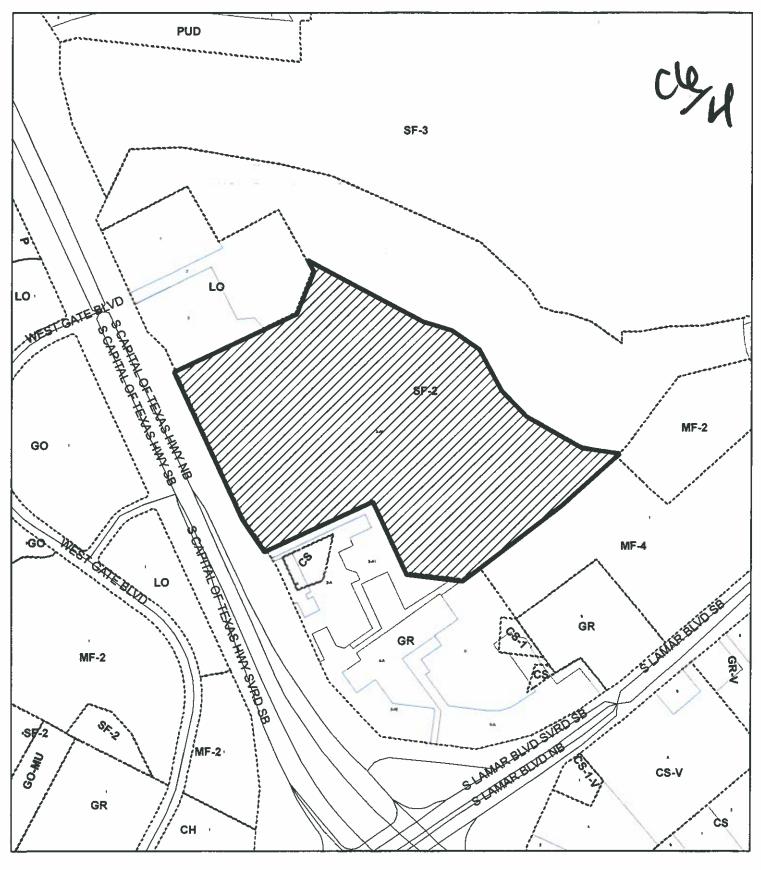
## ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Loop 360	400 ft	160 ft	Expressway (TxDOT roadway)



## **NEIGHBORHOOD ORGNIZATIONS:**

- 384 Save Barton Creek Association
- 498 South Central coalition
- 511 Austin Neighborhoods Council
- 742 Austin Independent School District
- 786 Home Builders Association of Greater Austin
- 792 South Lamar Combined NPA Staff Liaison
- 943 Save Our Springs Alliance
- 1037 Homeless Neighborhood Association
- 1075 League of Bicycling Voters
- 1107 Perry Grid 614
- 1113 Austin Parks Foundation
- 1200 Super Duper Neighborhood Objectors and Appealers Organization
- 1224 Austin Monorail Project
- 1228 Sierra Club, Austin Regional Group
- 1236 The Real Estate Council of Austin, Inc





## SUBJECT TRACT ZONING BOUNDARY 1,000 Feet

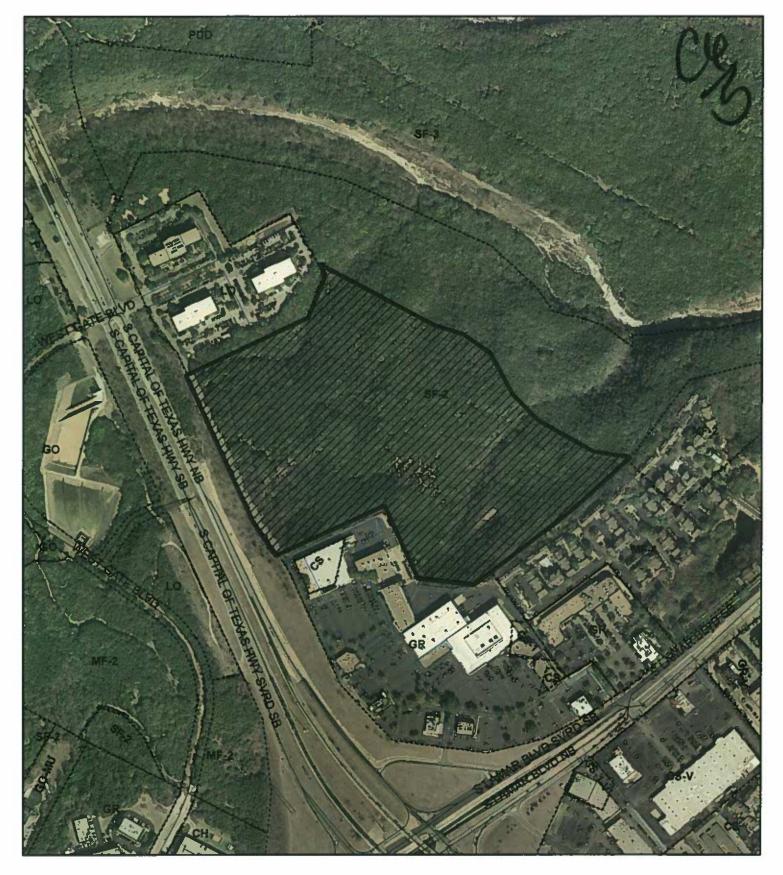
## SITE PLAN

CASE#: SPC-2011-0010C

ADDRESS: 4001 1/2 S CAPITAL OF TEXAS HWY NB

MANAGER: SARAH GRAHAM







# SUBJECT TRACT ZONING BOUNDARY 250 500 1,000 Feet

## SITE PLAN

CASE#: SPC-2011-0010C

ADDRESS: 4001 1/2 S CAPITAL OF TEXAS HWY NB

MANAGER: SARAH GRAHAM







## **Request for Waiver**

**Project Sponsor**: Solid Waste Services and Watershed Protection Departments

Project Name: Loop 360 Landfill Remediation

Project Number: C.I.P. 5700.009

Case Number: SPC-2011-0010C

Approval of Waiver from ECM Appendix L:

I DO HEREBY APPROVE THE REQUEST FOR WAIVER BASED ON THE SUPPORTING DOCUMENTATION AND PROPOSED SOLUTION ATTACHED.

Dated this  $\frac{Q}{2}$  day of August, 2011.

Sara L. Hensley, CPRP, Director

Austin Parks and Recreation Department



Julis Parish



## MEMORANDUM

TO:

Sara Hensley, Executive Director, Parks and Recreation Department (PARD)

Emily King - Environmental Program Coordinator - PARD

Chris Yanez - Principal Planner - PARD

FROM:

Charles Lesniak, Environmental Policy Program Manager, Watershed Protection

Tony Davee, Project Manager, Solid Waste Services

Jules Parrish, Project Manager, Public Works Department

DATE:

8-1-2011

SUBJECT:

C.I.P. 5700.009, Loop 360 Landfill Remediation, Request for Waiver

This memo is a request for a waiver from the City of Austin Environmental Criteria Manual, Appendix L: Restoration of Disturbed Natural Areas – Parks for the Loop 360 Landfill Remediation. This project is sponsored by the Solid Waste Services and Watershed Protection Departments.

## Overview

The Loop 360 Landfill Remediation project (C.I.P. 5700.009, SPC-2011-0010C) includes the removal of illegally dumped waste within the Barton Creek Greenbelt adjacent to Barton Creek and within the limits of the City's Gus Fruh Park. This site is also Golden Cheeked Warbler habitat and is subject to the requirements of the Balcones Canyonlands Conservation Plan (BCCP). Much of the waste is over 50 years old and is intermingled with large mature trees. To remove the waste, it will be necessary to remove many of these trees.

As noted above, the entire limits of construction are located in City park land. Staff noted in their comments that the project is subject to re-vegetation requirements of Environmental Criteria Manual (ECM) appendix L, which requires that for every 300 square feet of disturbed park area, 9 different plants are required. With a limit of disturbance of 4.2 acres, this is equal to over 5,400 plantings.

Staff from PARD, PDRD, BCCP and WPD met on July 13, 2011 to discuss revegetation requirements. The following paragraphs outline a discussion of the current condition, why a waiver is needed from the ECM, information to support a waiver, and the proposed solution reached among those persons present at that meeting. Upon the Director's review of the information presented below, we respectfully request consideration of a waiver from ECM Appendix L.

## Discussion

As the project is entirely limited to remediation as a means to protect the environmentally sensitive Barton Creek and the Barton Springs Zone of the Edwards Aquifer, the focus of discussions have centered on whether it is reasonable that the project be required to adhere to the



strict re-vegetation requirements of the ECM. This project does not include the construction of new impervious cover (buildings, parking lots, etc.). Given this, the planting of 5,400+ trees and shrubs within the limits of disturbance is inappropriate to the intent of the ECM, which is to replicate the surrounding area.

In lieu of the Appendix L requirements, the project team proposes that

- 1) Plantings will be at a density of one every 100 square feet of disturbed area.
- 2) In calculating the required plantings, areas within the critical root zone (CRZ) of any tree to remain would not be considered in calculations.
- 3) In calculating the required plantings, areas used to access the existing monitoring wells would not be considered in calculations.
- 4) Required plantings shall be a mixture of 90% native tree seedlings and 10% one-gallon shrubs.
- 5) Meeting the above specifications would provide:

4.20	Acres
1.86	Acres
0.09	Acres
2.25	Acres
	1.86

Required Plantings = 
$$\frac{(2.25 \text{ Ac})(43,560 \text{ ft}/2/\text{Ac})}{100}$$
 = 981

For the required plantings, 90% shall be tree seedlings while the remainder 10% shall be shrubs. The revegetation plan was amended to show the following:

		Required	Provided
Seedlings	90%	883	900
Shrubs	10%	98	100
Total	100%	981	1000

## Basis for Waiver Request

- 1) The high density of plantings required in Appendix L is considerably higher than the density of existing surrounding vegetation. The project and ECM intent is to restore the site to a condition similar to the surrounding Barton Creek greenbelt, which is primarily comprised of large trees with moderate density of understory vegetation.
- Planting at a density of approximate 4 foot centers across the entire limits of construction would likely contribute to a high mortality rate of the newly placed plants.
- 3) Trees and bushes planted under the canopy of the trees to remain are likely to have a high mortality rate as they cannot compete for sunlight. Much of the existing site under the tree canopy is fallow and does not support undergrowth.

## Additional Considerations

- The project will dispose of the intermingled topsoil and waste. Clean topsoil will be imported and distributed on all disturbed areas. This cleaner topsoil will positively promote new growth and infiltration by the adjacent flora.
- 1/9
- 2) An irrigation system will be installed and all plantings will be irrigated for 2 years.
- The limits of replanting will be surrounded by a chain link fence to minimize pedestrian disturbance as vegetation is establishing.
- 4) The City installed two (2) wells to monitor the ground water quality in the area. Access to these two wells shall not be blocked by new plantings.
- 5) Willie Conrad, Preserve Manager of the COA BCCP, has been involved with this project from the very beginning and has been very involved with the re-planting plan and impacts to migratory birds. Per Mr. Conrad's comments, a substantial number of saplings are being grown out for the City utilizing seed stock and transplanted seedlings from the Water Treatment Plant #4 site. Most of these trees are container grown stock ranging from 2 to 4 feet in height in 2 gallon containers and provide a good mix of species to establish vegetation in the disturbed areas.

SPC-7011-0010C <del>2</del> 4

MISHRED PLANTING, CALCULATIONS RETURN IN OUR OD DAY CHORMS, THE WASH
PLANTER, THE TRANSPER OF APPEAR OF STORY
THE LANGE ARE RESPECTED OF THE PROPERTY OF CLUE
THE LANGE ARE RESPECTED OF THE PROPERTY OF THE 1. F. Iva, ODKIRALIDN'S RESPONSEALT TO EMSARE IVALE DANIS, RANSONETE DE NE SEE DET DO SPREADE DANIS RESPONSE DE LA SEE DE SEE SPREADE SEE CA CA DONIS MEL RE REPLAÇÃO OF THE COMMACION, 21 NO ADDICOMA, EMPRINE TOL ME DANIA A MET HOLD, WE HAVE TO THE METHOD GOTHORY.
A MET HOLD, WE HE HAVE THE THE METHOD HE HAVE THE METHOD HE HAVE THE METHOD HE HAVE THE METHOD HAVE

1F PLANT MAYPEN MANNS MAY UF THE FOLLOWING 18 ATJANES WAS BE SAMEET TO NECESTRIK

Harbordon, Victor States, Conserve man until et uSZ Judenet Constitución medicano. Colo de Juden de Juden de Juden de Juden et "Acha Medical de Judens per en recentar man no manace en medical parten de cara-piera no manace en medical parten de cara-piera no medica de servicio de la properta de participado de la properta de la properta de la properta de participado de la properta de la properta de la properta de participado de la properta de la properta de la properta de la properta de participado de la properta del properta de la properta del properta de la properta del la properta de la properta del la properta de la properta del la

Amenate statistical and another series of series in the series country of country and country of series and country of series series series country of series series country of series series country of series se

We will be sent to the teach of the sent o

2 21018	Constraint	- Amount	de cite fen
Contract Contract Contract Contract	708 Base 277 Sept 24 laptifier	C-3 months	45 II 44/100bi
į	ME Number	2+3 manana	45.8 Ez/LDDOn
	SARC 7 - systems and	OWN Own	

MINOR OF BALLETON WINDLAST OF NE JAHA.

FINE OF BALLETON WINDLAST OF SCHOOL OF SCHOOL

The control of the co

WATER STATES AND A SECURITY OF THE SECURITY OF

when it is all to folging to thought in the proof of institute to expend the manager to the proof of institute to the proof of institute the proof of institute

WHILE IN METHOD, IN THE NAME, DAVIS, MID WE AND OF GENERAL STREET, SHARE AND THE SECURITY DAVIS THE SECURITY OF THE SECURITY OF THE WE MAKE TO WELL AND PRINCESSES, MACE SECURITY OF THE WE MAKE TO WELL AND THE SECURITY OF THE SECURITY

Off and should be selected the weight of the select of the off of

Shrub Species List per Cox/McLoin

200 WL WIN 2015

HOLLYNGBRETT BENEDYTON

4001/2 2 CVALLYT OF TEXAS HICHWAYY

we Particle State hours if we were to the property of the state of the state of the degisters, into Lin (1995, pol. 1995, pol. 1995, suffering it took or faith of software of suffering it took or faith of software of suffering the state of the sufficient of sufficient of the sufficient of the sufficient of the sufficient of suffi A MANITOLIANS PURDO, AND THE ASSESSMENT THE TRANSPORT OF THE WORKER OF A SOUTH OF THE TRANSPORT OF THE TRANS

The property was, it, admits to in worden if some it is a more in the admits of the ad

3

without the Prince o Lauris Theoretical Earls and another the Operation of States of States (Elf. Of States of Policy and States of States of States of States of Policy (Elf. Of States of States of States of Policy (Elf. Of States of States of States of Policy (Elf. Of States of States

FFACES SATISTED DESTRUMANT - 470 ACRES AREA mitman (AE OF THESES TO REALISMS - 186 ACRES ACRESS DRIVE ARE TO MANAGEMENT - 187 ACRES AREA OF THE REPLANDANC - 2.25 ACRES		_			,
FFLICES SAVIS OF DISTRIBUTES A 2D ECA ATHWA GREEN OF REALAND A 186 ESS DAVIS AND TO SPRICIONED WITH SAVIE OF 0 AMEN OF TOR REPULAND. 4 235		ACNES	ACRES	AZKLS	ACPCS.
FENCIO 14-15 CT DIS VARBANZE no CA mitter UZS OF TREADER WITH CSS DRIVERAR TO MIDMEDIATE PROPAREMENT OF THE REPLANMENT TO		4 20		<b>₹0</b> 0	2.25
FENCED SAN IS UT DISTURBANCE EA MITHAN URZ UT TINGES TO RELABAN ESS DRIVERAR 19 MUNICIPALING AREA OF TOR REPLANTING		8		8	
	4	PENCIO SALIS OF DISTURBANCE	EA MITHIN CRZ OF THSTS RO REMAIN	ESS Developer 10 montoflug with S	AMEA OF TOR REPLANSING

195 \* REDUNCED PLANINGS . (2.25 NC) 1-42,560 11"2/ACT

		RECURRED	REQUIRED PROMOTO
EL DUMOS	ž	983	900
SHRUBS	10%	•	š
101AL	1003	199	0001

NAS JINZ JAMA REJAMBE TERM OLDS GOLG HEIBT BAXBE IMTEUA MER GOLF ER JAK ER GOLG SEFER LAND

77JAH [-

1921 #16 4VI

DESCRIPTION OF SHIFTING MORES?

CITY OF AUSTIN TEXAS

SEDUNGS
TRLE BS
Sylvas
S 2
S Sylve
44
FINE ALGURED PLANTINGS, 90% SNALS TREE.
1,4
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

		RECURED PHONDED	PHOWDEC
ELDLINGS	ď.	965	900
Seasons	10%	98	š
1014	1003	19%	1000

The same of the sa

601 to 21 No. 41 de de top ministration provincia de conservante en 18 de top ministration de de conservante en 18 de de de top ministration de de conservante en 18 de de de de top ministration de conservante de la conservante en 18 de de top ministration de conservante de la conservante en 18 de top ministration de conservante de la conservante en 18 de top ministration de conservante de la conservante en 18 de top ministration de la conservante de la conservante en 18 de top ministration de la conservante en 18 de la conservante e

And the state of t

1			1.
ACMES	1 86 ACRES	AZKLS	ACPICS.
1 20	- 28	0 0	2.25
8	9	2	
FENCED SALIS OF DISTURBANCE A 20 ACRES	AREA MITHING CREATER TO REMAIN	ACCESS DRIVEMAN 10 MONTORINE WELLS IN 0 03 ACRES	AMEA OF TOR REPLANTING + 2.25 ACRES

SHIZ # (6 12 15)

		RECURRED	REQUARED PROMOED
SELDLINGS	30 fr	\$98	800
SHRUBS	10%	96	š
101AL	1003	19%	1000

73 MARQ 182W 0601 2485 26X 31 WIFELA 1410 1251 5121 141 1418 1251 1513 6A 3 NOLLYNDERS' TRACKYT OPE 4001 OCPARTMENT OF PUBLIC WORKS 4000% 2 CVALENT OL LEXY? HICHMAYA CITY OF AUSTIN TEXAS Topy figure that the property of the property 12 1.0° RODE MAY DR. PRINCED TO A MARKETO LONGER.
ADARD, CAPITAL PROTOS MAY DR. PRINCED DAM.
PARTIES, PRINCED MAY DR. PLANCED DR. PRINCED DR. TABLE 1 - WHATH STANDS OF STENDER ş ACCESS ROAD SHILES IN JOSEPH ON THE SHILES IN JOSEPH ON SHILES IN JOSEPH ON SHILE SH MATTER TO STATE OF THE STATE OF We would be a woody too as in the control of the co LECEND £

FAX 974-7203 9112-928 (219)

CITY OF AUSTIN, TEXAS
DEPARTMENT OF PUBLIC WORKS
MALEN ACCRES
A DO ROT THE
AUTHOR OF THE
AUTHOR
AUTH

024 BTIUS, BALAIS RAMAER TRUMORO, BUTON 0004 8258-8787 SAXST WITEUA JET (BTI) 1252-5786 FATEU (STI) 1252-5745 XAT

TTJAH

FOOL \$2°C CYNLLYF OL LEXYS HICHMAYA

