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/1

**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-of-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 Springs Zone)		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance		
TRAFFIC IMPACT ANALYSIS	Not required		
PROPOSED ACCESS	Private drive, which connects offices to the west to shopping center to the south.		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	n/a	0	n/a
BUILDING COVERAGE	40%	0	0%
IMPERVIOUS COVERAGE	45%	.02% (.98 ac)	.02% (.98 ac)
PARKING	0 spaces	0	0 spaces

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

44/2

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 not 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
<i>Site</i>	SF-2	Vacant, Parkland
<i>North</i>	SF-2 and SF-3	Vacant, Parkland
<i>South</i>	GR, CS and CS-1	General Retail Sales and Restaurant (shopping center)
<i>East</i>	MF-4 and GR	Multi-family, and General Retail Sales, Restaurant
<i>West</i>	LO	Professional Office (Barton Creek Plaza), and Loop 360

06/3

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



SITE PLAN



-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: SPC-2011-0010C
 ADDRESS: 4001 1/2 S CAPITAL OF TEXAS HWY NB
 MANAGER: SARAH GRAHAM



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

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16



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 9 day of August, 2011.

A handwritten signature in black ink, appearing to read "Sara L. Hensley", is written over a horizontal line.

Sara L. Hensley, CPRP, Director
Austin Parks and Recreation Department



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MEMORANDUM

TO: Sara Hensley, Executive Director, Parks and Recreation Department (PARA)
Emily King - Environmental Program Coordinator – PARA
Chris Yanez – Principal Planner – PARA

FROM: Charles Lesniak, Environmental Policy Program Manager, Watershed Protection
Tony Davee, Project Manager, Solid Waste Services
Jules Parrish, Project Manager, Public Works Department *Jules Parrish*

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 PARA, 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

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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:

Fenced Limits of Disturbance	4.20 Acres
Area within CRZ of Trees to Remain	1.86 Acres
Access Driveway to monitoring wells	0.09 Acres
Area for replanting	2.25 Acres

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

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.
- 2) 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.

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Additional Considerations

- 1) 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.
- 2) An irrigation system will be installed and all plantings will be irrigated for 2 years.
- 3) 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.

2/6

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11. FENCED SIZES OF DISTURBANCE = 4.20 ACRES
 AREA WITHIN DISTURBANCE = 1.86 ACRES
 ACCESS DISTURBANCE TO MONITORING WELLS = 0.09 ACRES
 AREA OF TREE REPLANTING = 2.25 ACRES
 REQUIRED PLANTINGS = 1225 NET 423,540 FT²/AC * 581
 100
 FOR THE REQUIRED PLANTINGS FOR SHADE TREE SEEDLINGS
 WHILE THE REMEDIATION SHALL BE SHADINGS

SEEDLINGS	POL	BRJ	800
SHADINGS	100	80	100
TOTAL	100R	981	1000

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TABLE 1 - SEEDING RATE

SEEDLING	CONCENTRATIONS	SEEDING RATE	SEEDLING RATE
10/148	100	6-3	45.8
10/148	100	6-3	45.8
10/148	100	6-3	45.8
10/148	100	6-3	45.8
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