



AGENDA ITEM 3c Part 1

ITEM FOR ENVIRONMENTAL BOARD AGENDA

BOARD MEETING

DATE REQUESTED: April 4, 2012

NAME & NUMBER OF PROJECT: Lakeline Boulevard Multi Family
C14R-85-178(RCA)

NAME OF APPLICANT OR ORGANIZATION: Bury & Partners, Inc.
[Contact: Steven Bertke, P.E. – (512) 328-0011]

LOCATION: 2801 S. Lakeline Blvd.

PROJECT FILING DATE: January 20, 2012

WPD/Hydrogeologist Staff: Sylvia R. Pope, P.G., 974-3429
sylvia.pope@austintexas.gov

PDR/ CASE MANAGER: Sherri Sirwaitis, 974-3057
sherri.sirwaitis@austintexas.gov

WATERSHED: Buttercup Creek, Williamson County – Suburban Watershed

ORDINANCE: Comprehensive Watershed Ordinance (current code)

REQUEST: Provide recommendation to approve an amendment to existing Restrictive Covenant (C14 R-85-178) Vol. 1852, page 822:

1. To allow an alternative method of compliance with the original restrictive covenant requirement to construct and maintain a recharge or detention area (“Recharge Pond”) with a surface area a minimum of 1.5 acres.
2. To allow administrative approval of subsequent amendments by the Law Department and the department director.
3. To allow inclusion of a description of “Undisturbed Direct Infiltration Areas and Vegetated Filter Strip with Downstream Infiltration Areas.”
4. To allow inclusion of a “Landscape Maintenance Plan.”

STAFF RECOMMENDATION: Recommendation of approval to the Zoning and Platting Commission and to City Council.

**REASONS FOR
RECOMMENDATION:**

Applicant has agreed to provide an alternative method of compliance that is environmentally superior to the requirement of the original restrictive covenant.



MEMORANDUM

TO: David Sullivan, Chairperson
Members of the Planning Commission

FROM: Sylvia R. Pope, Hydrogeologist Reviewer
Watershed Protection Department

DATE: April 4, 2012

SUBJECT: Lakeline Boulevard Multi Family - C14R-85-178(RCA)

Request: Recommendation for approval of an amendment to a restrictive covenant to the Zoning and Platting Commission and to City Council

Related Cases:

C8J-2011-0118.0A and SP-2011-0255C. These cases are on hold until the amendment to the restrictive covenant is approved by City Council.

Description of Project Area

This 46.7-acre tract is located at 2801 S. Lakeline Blvd., immediately north of Lakeline Mall. The tract is within the Northern Edwards Aquifer Recharge Zone and within the Buttercup Creek watershed. The proposed project is to construct 30 multi family units at a density of 45 percent impervious cover.

There is an existing, manmade drainage channel that conveys runoff from Lakeline Mall to Buttercup Creek. This channel is approximately trapezoidal in shape and is partially vegetated and partially rock outcrop.

Vegetation

Site vegetation is typical of Edwards Plateau uplands with a mixture of grasses, forbs and trees. Rough rocky areas support a mid-grass understory dominated by little bluestem (*Schizachyrium scoparium*), Texas wintergrass (*Stipa leucotricha*), agarita (*Berberis trifoliolata*), Texas prickly pear cactus (*Opuntia* sp.), twist-leaf yucca (*Yucca rupicola*), and various other native grass and forb species. The overstory is dominated by plateau live oak (*Quercus fusiformis*), Texas red oak (*Quercus buckleyi*), Ashe juniper (*Juniperus ashei*), cedar elm (*Ulmus crassifolia*), and yaupon (*Ilex vomitoria*).

Critical Environmental Features

Two Critical Environmental Features (CEFs), a cave and a sinkhole, are located in the southeastern corner of the site. They are described as follows:

Cave – Opening is a 5-feet in diameter by 9 feet deep. A bedding plane is solutionally-enlarged at the base of the shaft and extends approximately 10 feet to the north with a height of 2 feet or less and a width of 7 feet. This feature was excavated at some point in the past, probably during review of the Lakeline Mall development. A small sinkhole is located approximately 20 feet away from the shaft opening. The CEF buffer is approximately 150 feet in radius, with a portion being slightly shorter due to proximity to Pecan Parkway and a portion being slightly larger to mitigate for a reduced buffer of the sinkhole.

Sinkhole – This is a karst depression with internal drainage that is approximately 4 feet wide by 3 feet wide by 1 foot deep. Currently, it has a vegetated floor. The CEF buffer is irregular, with a portion 50 feet in radius and a portion 25 feet in radius. An area equal to the size reduced from 50 feet to 25 feet was added to the cave buffer on the upslope side.

Photos of both CEFs are in the attached slides from the presentation.

Reasons for Requesting the Amendment

Staff was unable to find supporting documentation as to why there was a requirement to construct a 1.5-acre recharge pond on this 46.7 acre tract. It may have been to compensate for the impervious cover of the overall mall development.

A recharge pond is undesirable due to the potential for polluting groundwater. As explained in the Engineer's report accompanying this amendment to the restrictive covenant, recharge ponds are also prone to maintenance problems and are likely to experience reduced efficiency over time. The applicant conducted a study of the infiltration of site soils (Exhibit E of the Engineer's report) and determined that the Geometric Mean value of vertical saturated hydraulic conductivity of 1.5 inches per hour may be expected on the site. Their report provides an explanation of the proposed alternative Vegetated Filter Strips and Direct Infiltration areas (an aggregate of 4.5 acres) and the volume of recharge anticipated from these areas. This alternative method of compliance has the following benefits:

- * Less disturbance of native ground. It's possible that the existing ground and vegetation may be suitable for use as a Vegetated Filter Strip.
- * Capture, treatment and infiltration of roof runoff allows greater site recharge than what would occur if roof runoff is directed to standard water quality controls.
- * A Landscape Maintenance plan will provide ongoing vegetation control to ensure that the Vegetated Filter Strips are operating in compliance with the Environmental Criteria Manual.

Recommendations

Staff requests that the Environmental Board make a recommendation for approval of an amendment to Restrictive Covenant C14R-85-178, Vol. 1852 Page 822, Williamson County. The amendments are to allow the following:

1. To allow an alternative method of compliance with the original restrictive covenant requirement to construct and maintain a recharge or detention area ("Recharge Pond") with a surface area a minimum of 1.5 acres.

2. To allow administrative approval of subsequent amendments by the Law Department and the department director.
3. To allow inclusion of a description of "Undisturbed Direct Infiltration Areas and Vegetated Filter Strip with Downstream Infiltration Areas."
4. To allow inclusion of a "Landscape Maintenance Plan."

If you have any questions or need additional information, please feel free to contact me at 974-3429.

Sylvia R. Pope, Hydrogeologist Reviewer
Watershed Protection Department

Development Services Manager: George Zapalac

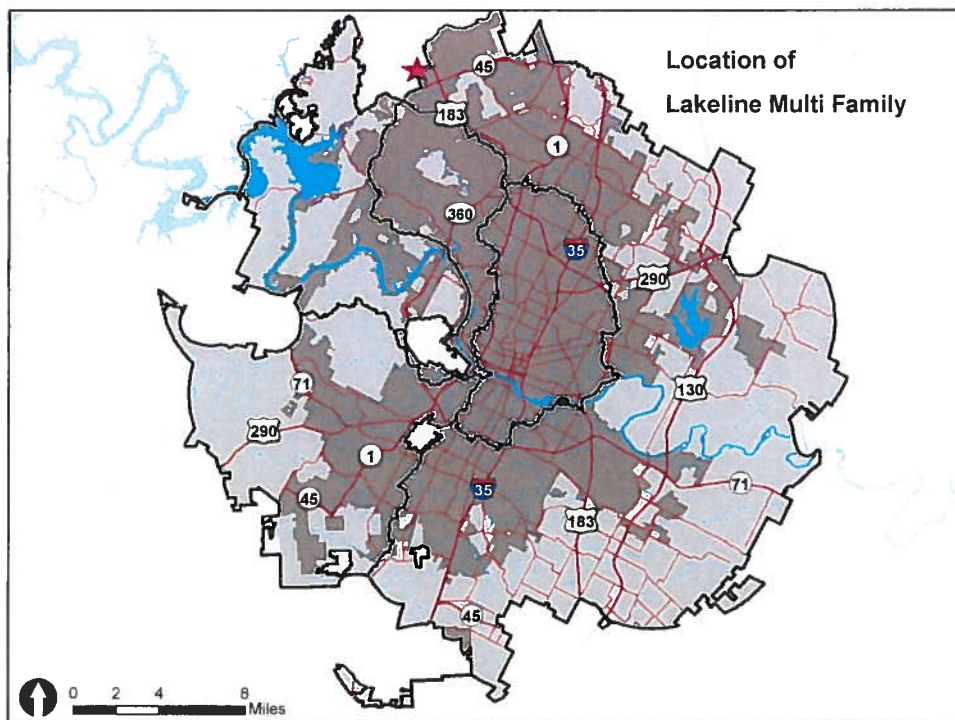
Environmental Officer: 

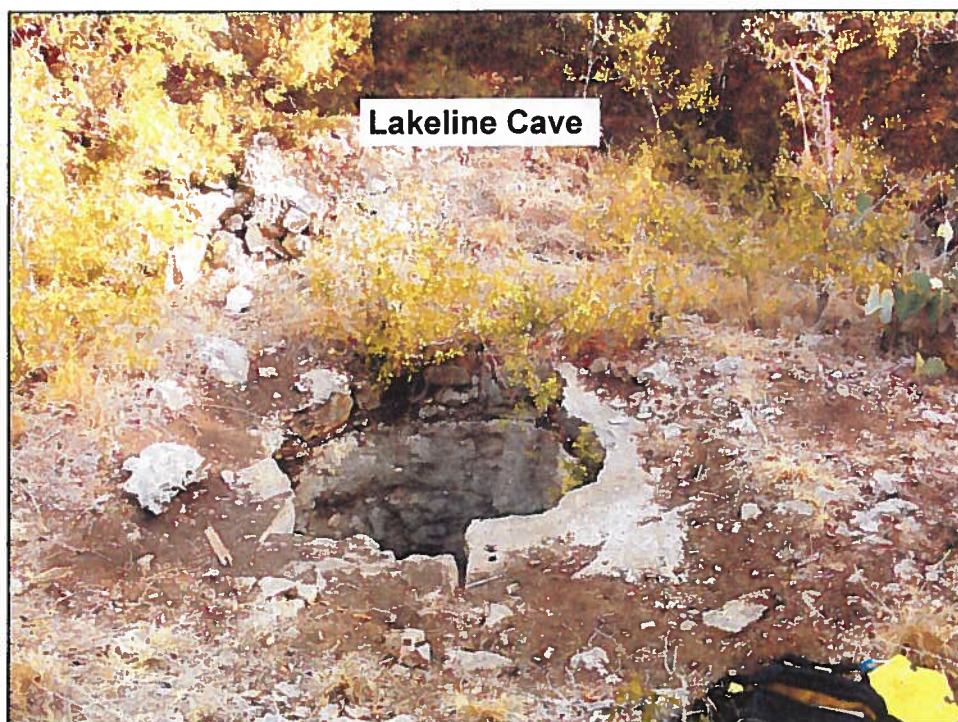
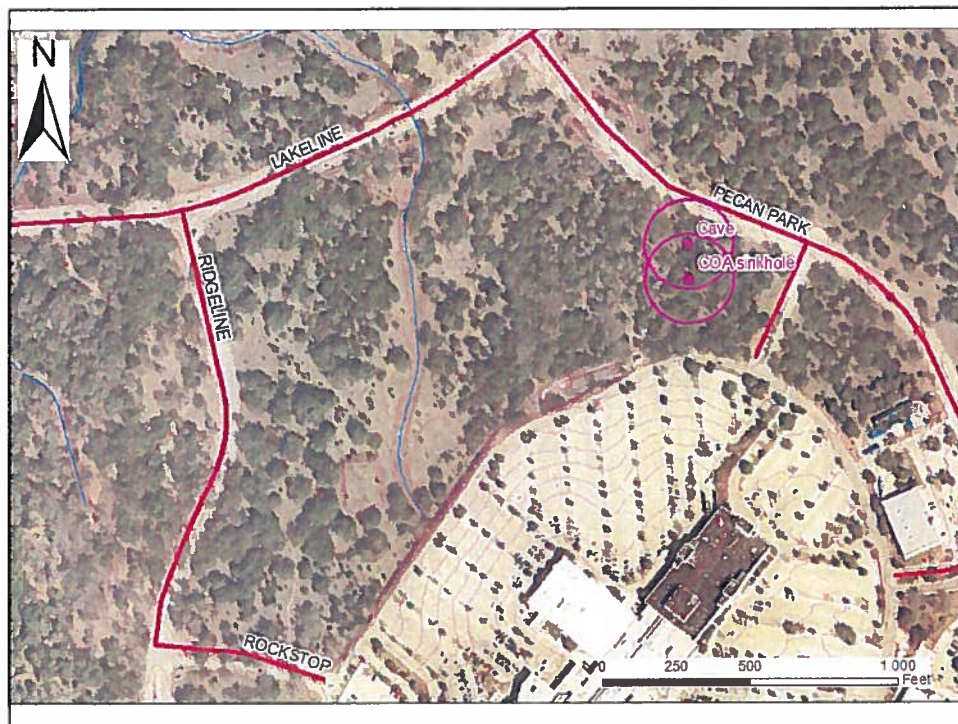
**Lakeline Blvd. Multi Family
C14R-85-178(RCA)**

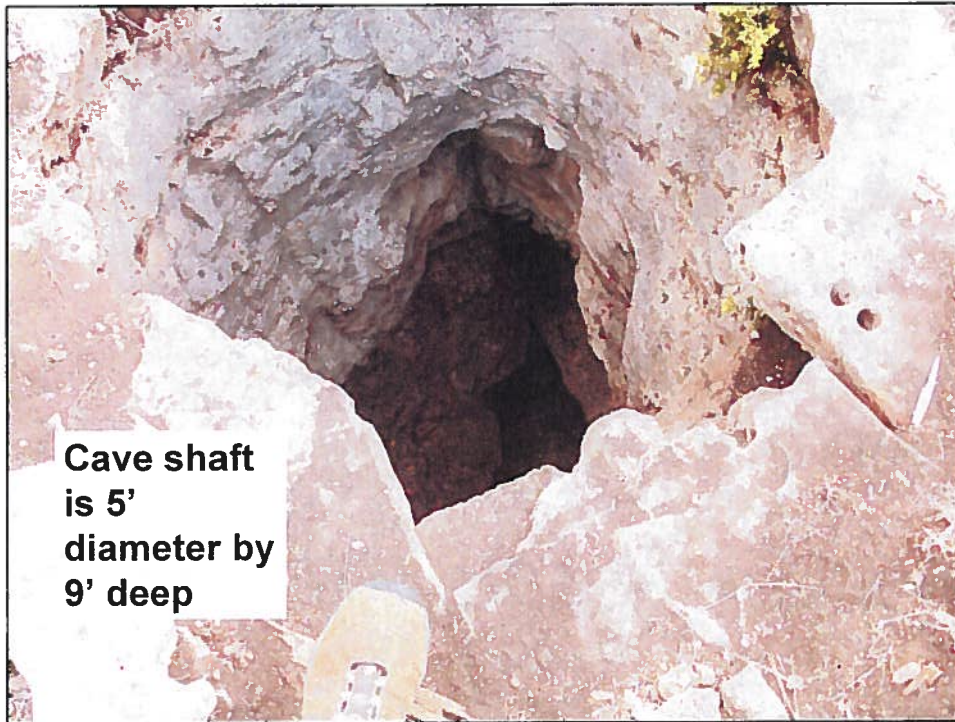
2801 and 2829 S. Lakeline Blvd.

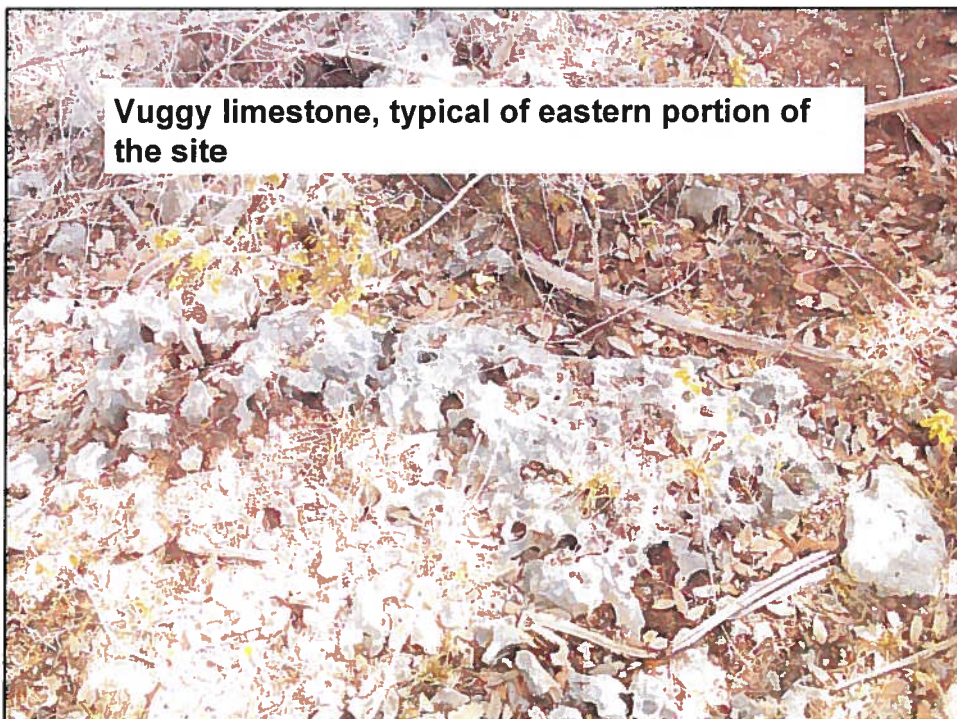
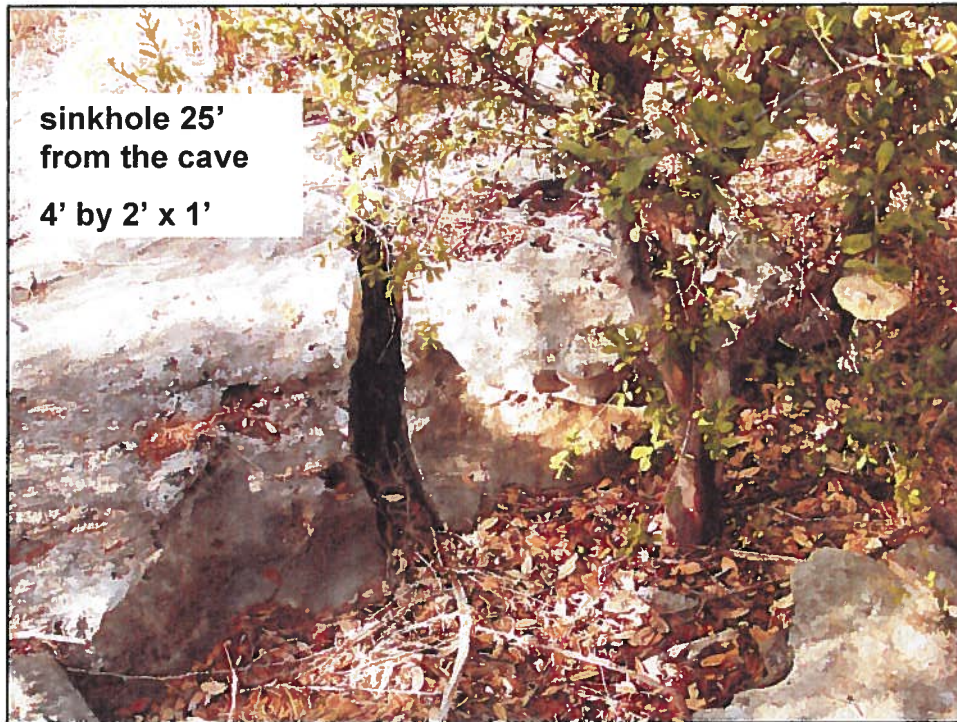
Lake Creek watershed

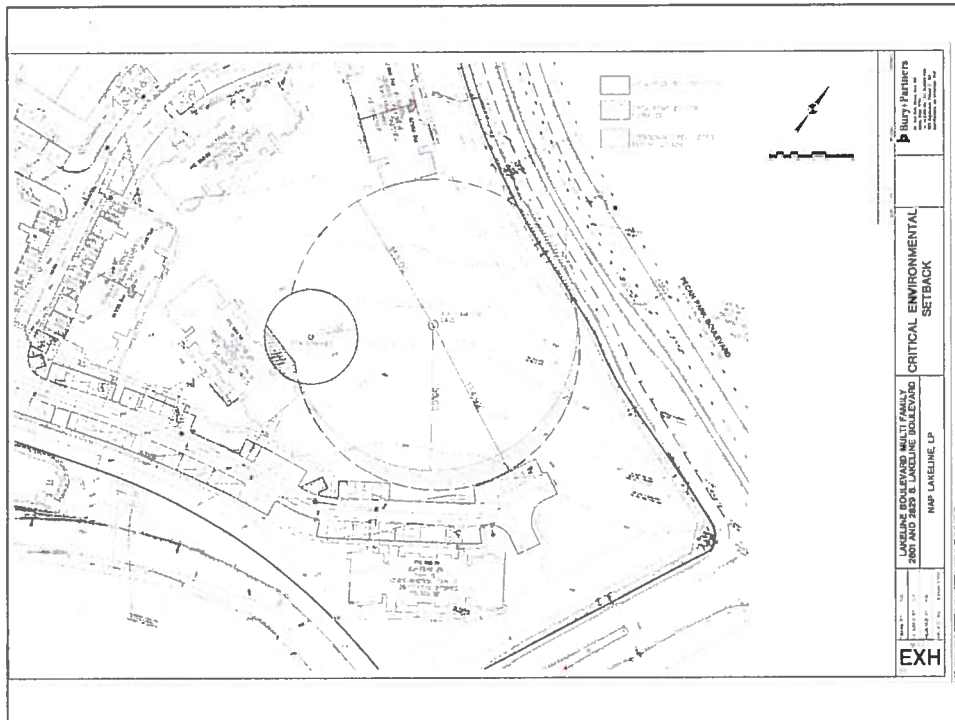
Sylvia R. Pope, P.G.
**Hydrogeologist Reviewer
Watershed Protection Department**











Request recommendation to approve an amendment to Restrictive Covenant (C14R-85-178) Vol. 1852 page 822, Williamson County.

- Allow an alternative method of compliance with the original restrictive covenant requirement to construct and maintain a recharge or detention area ("**Recharge Pond**") with a surface area a minimum of 1.5 acres.
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- Allow inclusion of a "**Landscape Maintenance Plan.**"



Vegetated
Filter Strips
and
Infiltration
Areas will
allow
recharge
over **4.5**
acres



Advantages of Vegetated Filter Strips and Infiltration Areas

- Allows for pollutant attenuation via plant adsorption and photodegradation
- Estimated that volume of recharge is nearly the same as that of a 1.5-acre open water body
- Less potential for impact to groundwater from accidental spill or release of pollutants
- Easier to maintain functionality

Staff's position on amendment to the restrictive covenant

- Staff supports the proposed change because it provides approximately the same volume of recharge intended in the 1985 document and is a **preferable environmental alternative**
- A **recharge pond is unsuitable** for this setting due to the shallow depth to groundwater and the potential to pollute groundwater



MEMORANDUM

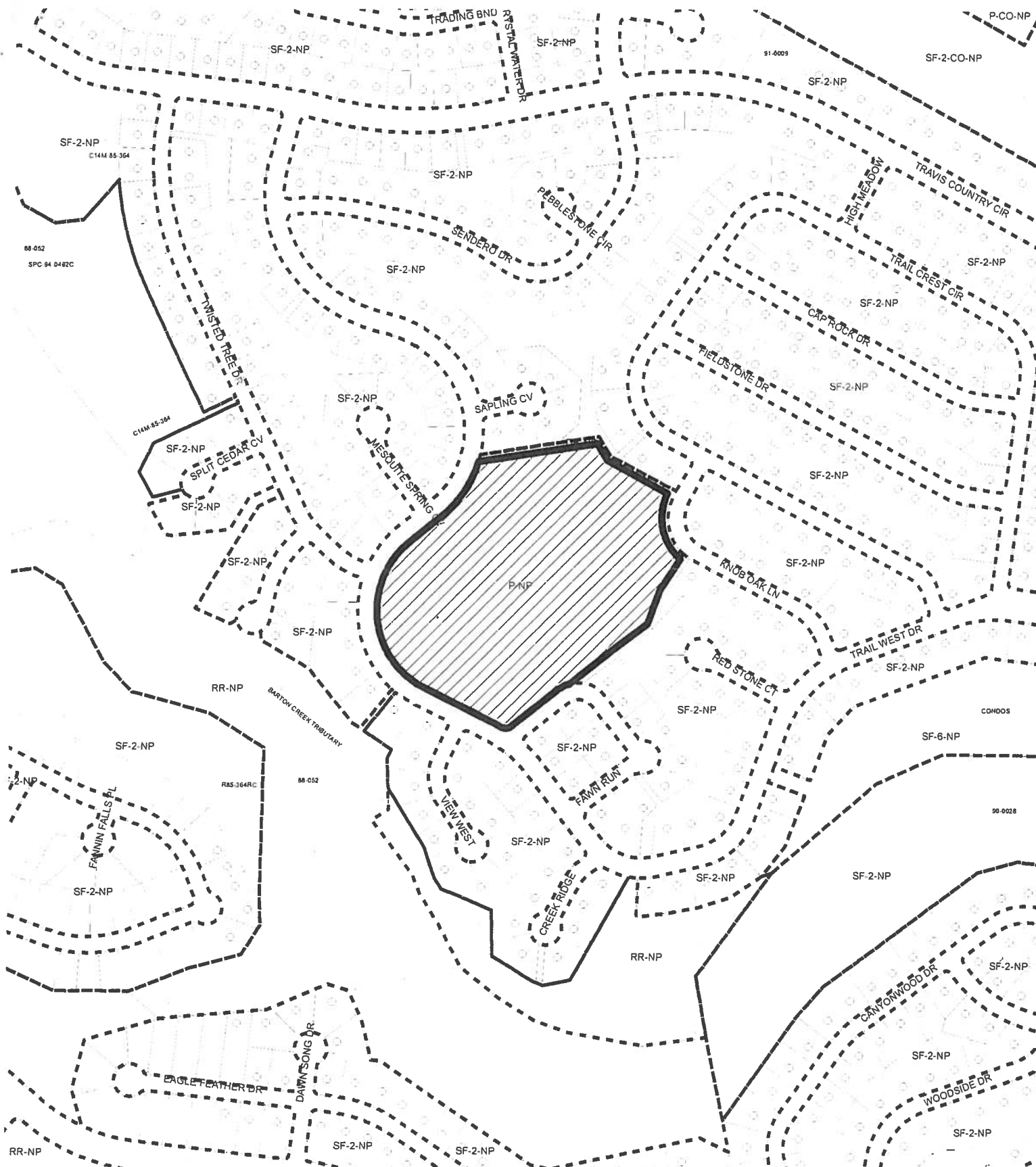
TO: Dr. Mary Maxwell, Chair
Environmental Board Members

FROM: Clark Patterson, AICP
Planning and Development Review Department

DATE: March 27, 2012

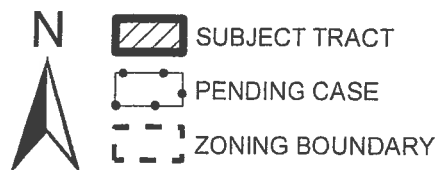
RE: Zoning Case # C14-2012-0016 Estates at Travis Country

This case is a request for a zone change from P, Public to SF-2, Single Family Residence, Standard Lot District. This case was referred to the Environmental Board by the Planning Commission at their regularly scheduled meeting on March 13th. There are no environmental variances being requested at this time. This property is currently owned by the Austin Independent School District (AISD) and was intended to be developed as a future school site. The property was platted in 1978, is approximately 12.45 acres and remains undeveloped. AISD has since deemed the lot too small to accommodate a school and has put the property up for sale. The agent for AISD, Independent Realty is proposing to develop the property with not more than 12 single family lots, with a minimum square footage of 15,000 square feet. The agent is proposing to donate the remainder of the property to the Travis Country HOA as open space/green belt. The development proposal will comply with all Barton Springs Zone/SOS regulations.



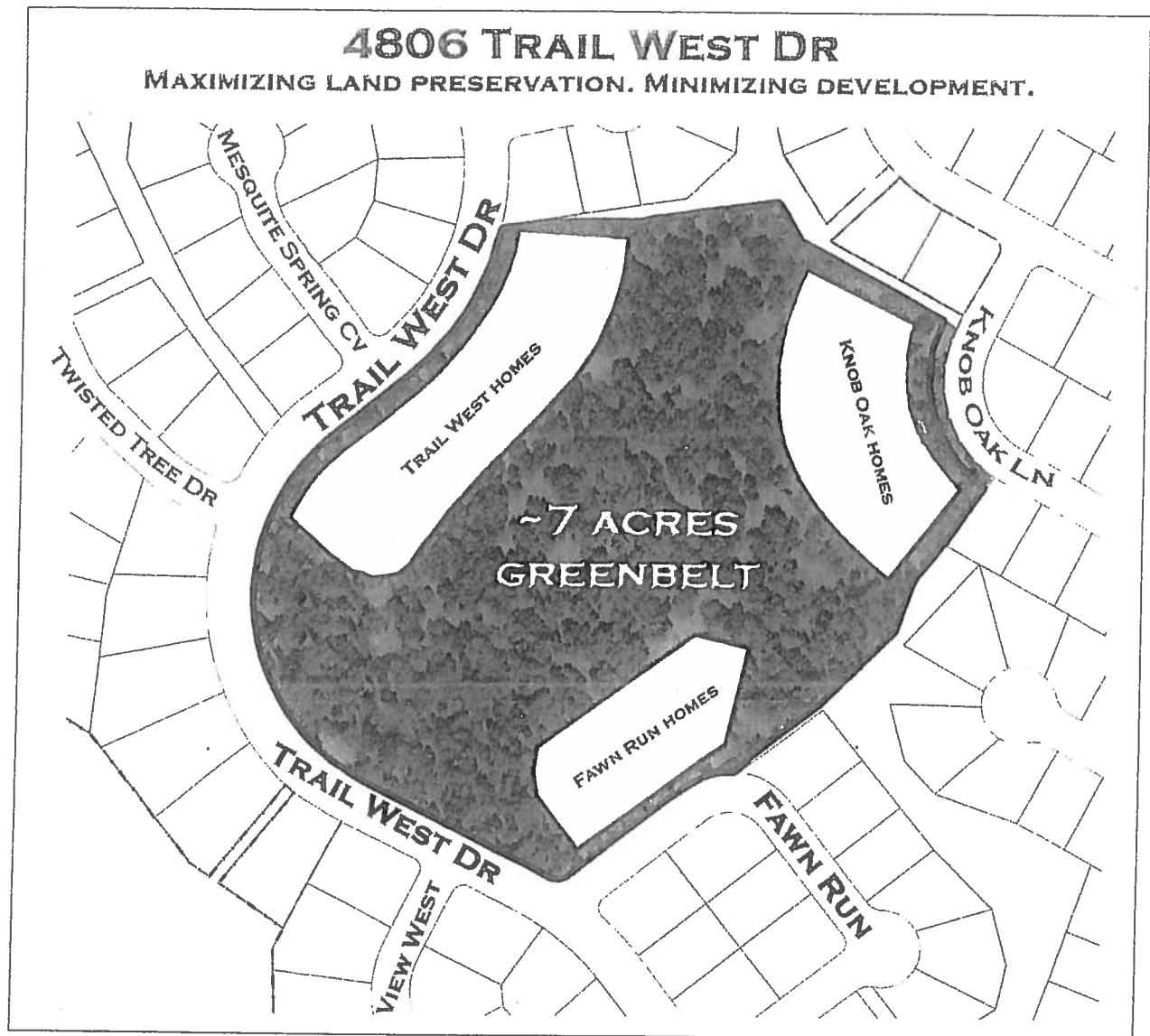
ZONING

ZONING CASE#: C14-2012-0016



This map has been produced by the Communications Technology Management Dept on behalf of the Planning Development Review Dept for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





- **Minimize** development (place only ~11 lots on the periphery of the property).
- **Maximize** natural land preservation (~7 acres of native prairie in the center of the land).
- Maintain and **improve interconnectivity** with existing community greenbelt trails.
- **Preserve surrounding home values** with SF2 zoning to stay with character of the neighborhood (existing is SF2).
- **No** new streets to be cut in the land, **no** heavy construction/excavation needed.
- **No** concrete pond(s). Would like to implement linear water features.
- **No** significant/measurable traffic impact on existing neighborhood.
- **Planned lot** sizes of ~15,000 square feet (0.34 acres).
- **Donate ~7 acres** to Travis Country HOA/NPAT for community use and enjoyment.
- **Envision** working with community to clean up/prune trees and **create** walking trails from decomposed granite through the property.