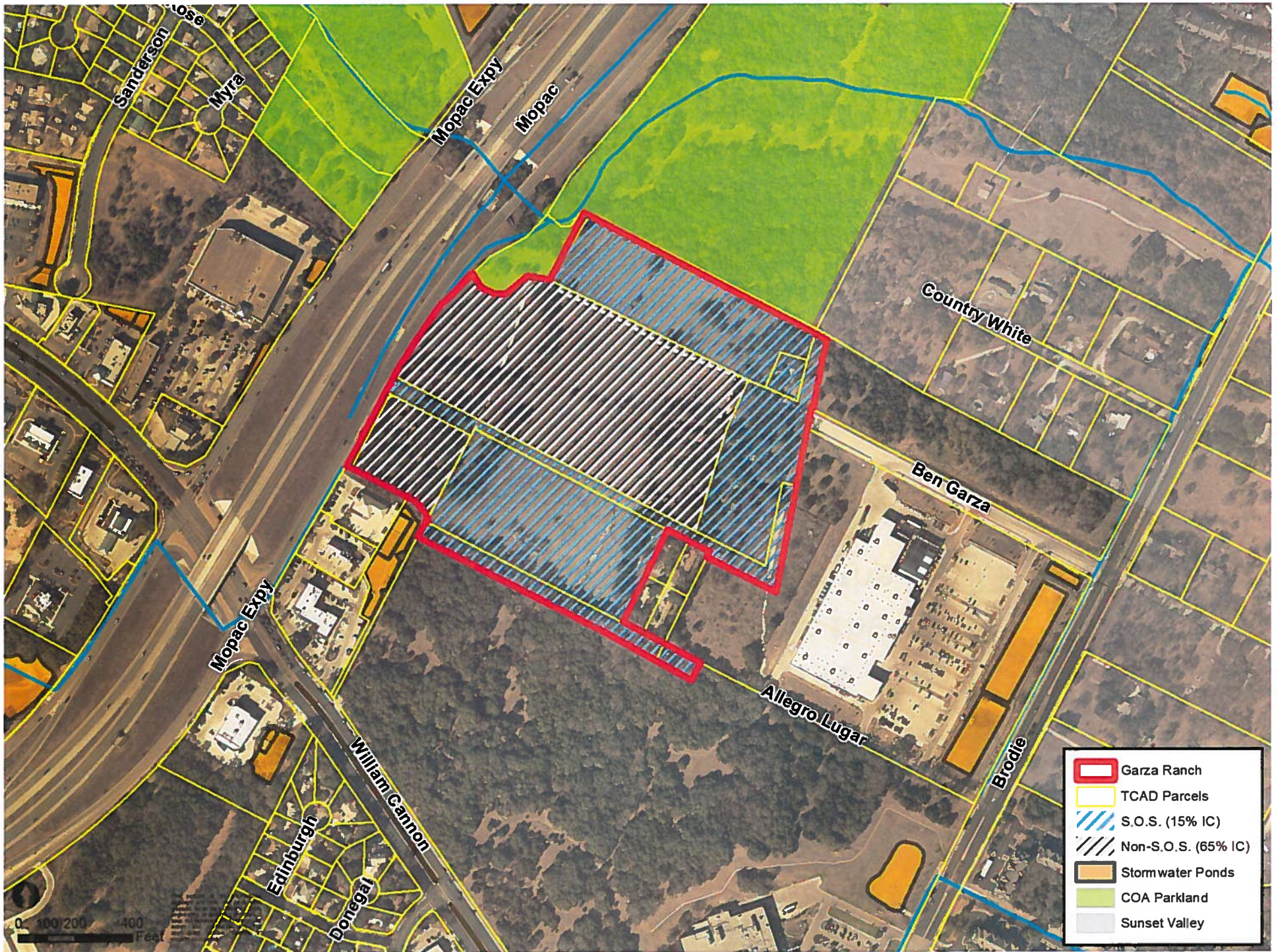


Council Agenda Items 31 and 32: Site Specific SOS Amendments for Garza Ranch and Encino Trace Properties

August 22, 2013

Garza Ranch

- 34.62 acres across 8 tracts
- Per a court decision the tracts have different applicable regulations; SOS (15% IC) and CWO (65% IC), approx. 11.2 acres total impervious cover
- Water quality transition zone (WQTZ) on NW corner and CEF buffer for Country White sink (off-site)
- PUD application submitted May 2012



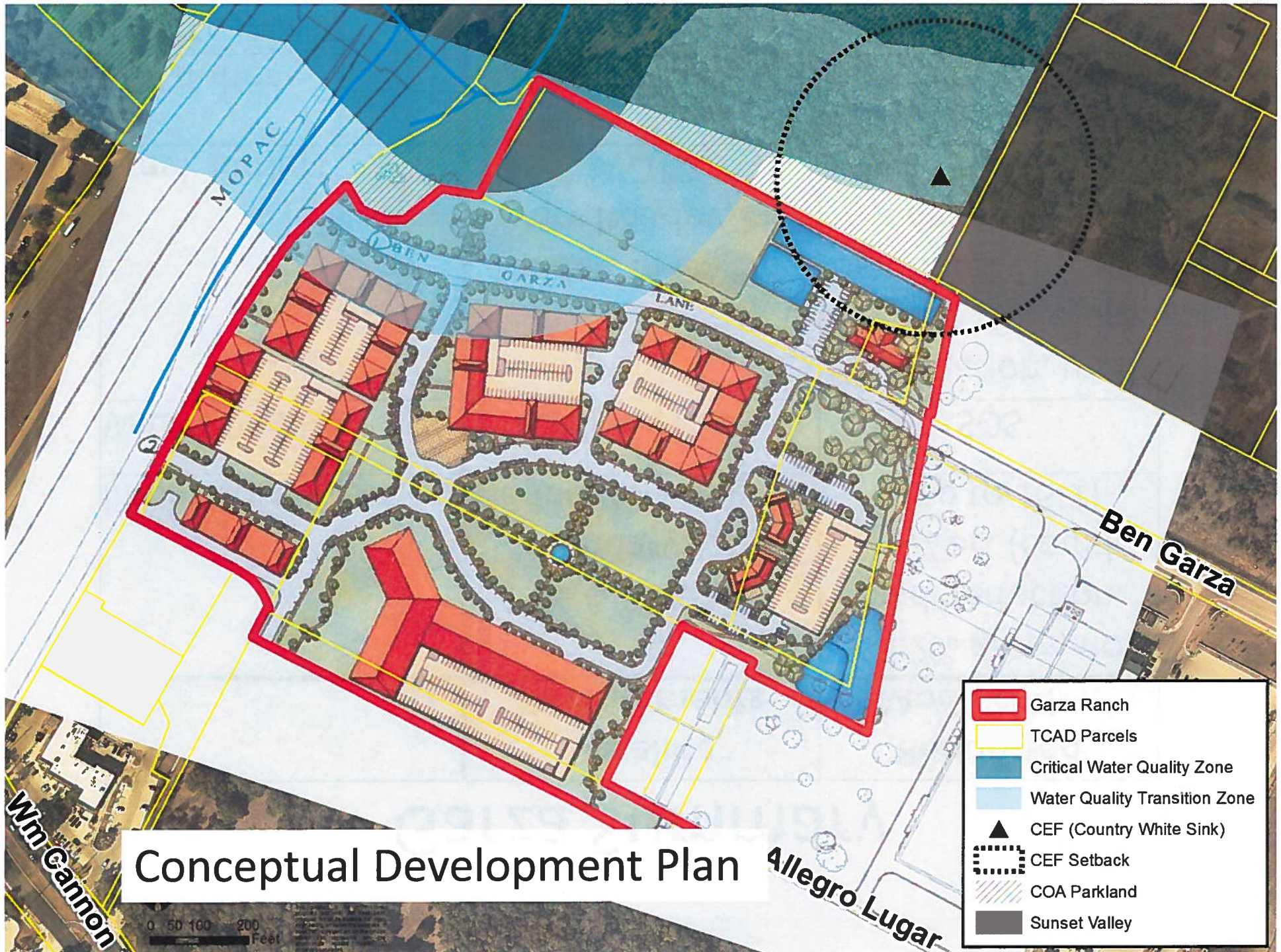
Garza Ranch

Owners have requested

- 48.2% IC (gross), approximately 16.7 acres
- Construct a portion of Ben Garza Lane in the WQTZ
- Up to 0.8 acres of buildings and 1 road in the WQTZ south of Ben Garza Ln.
- Allow water quality re-irrigation in CEF buffer and WQTZ

Owners have offered:

- To provide SOS water quality treatment for all of Garza Ranch tracts
- 2:1 reduction of overall IC for buildings and road in WQTZ
- To provide an easement for the Violet Crown trail
- To provide \$25,000 for a trailhead on adjacent City parkland



Garza Summary

	Baseline Requirements	Requested Modification
Impervious Cover	15% & 65% NSA, boundary road deduction: 11.2 ac.	48.2% gross, no road deduction: 16.7 ac. (could drop to 15.1)
Water Quality	SOS and CWO	SOS
Creek buffers	No dev. in CWQZ, very ltd. dev. in WQTZ	Re-irrigation, up to 0.8 ac. IC for bldgs, Ben Garza Ln., and a minor rd. in WQTZ
CEF buffer	No disturbance	Re-irrigation

Staff Recommendation

Staff recommends approval of the Garza request

- Will provide SOS stormwater treatment
- Additional IC in WQTZ will be offset 2:1
- Enhances ability to build and access Violet Crown trail
- Puts to rest a long running dispute

Encino Trace

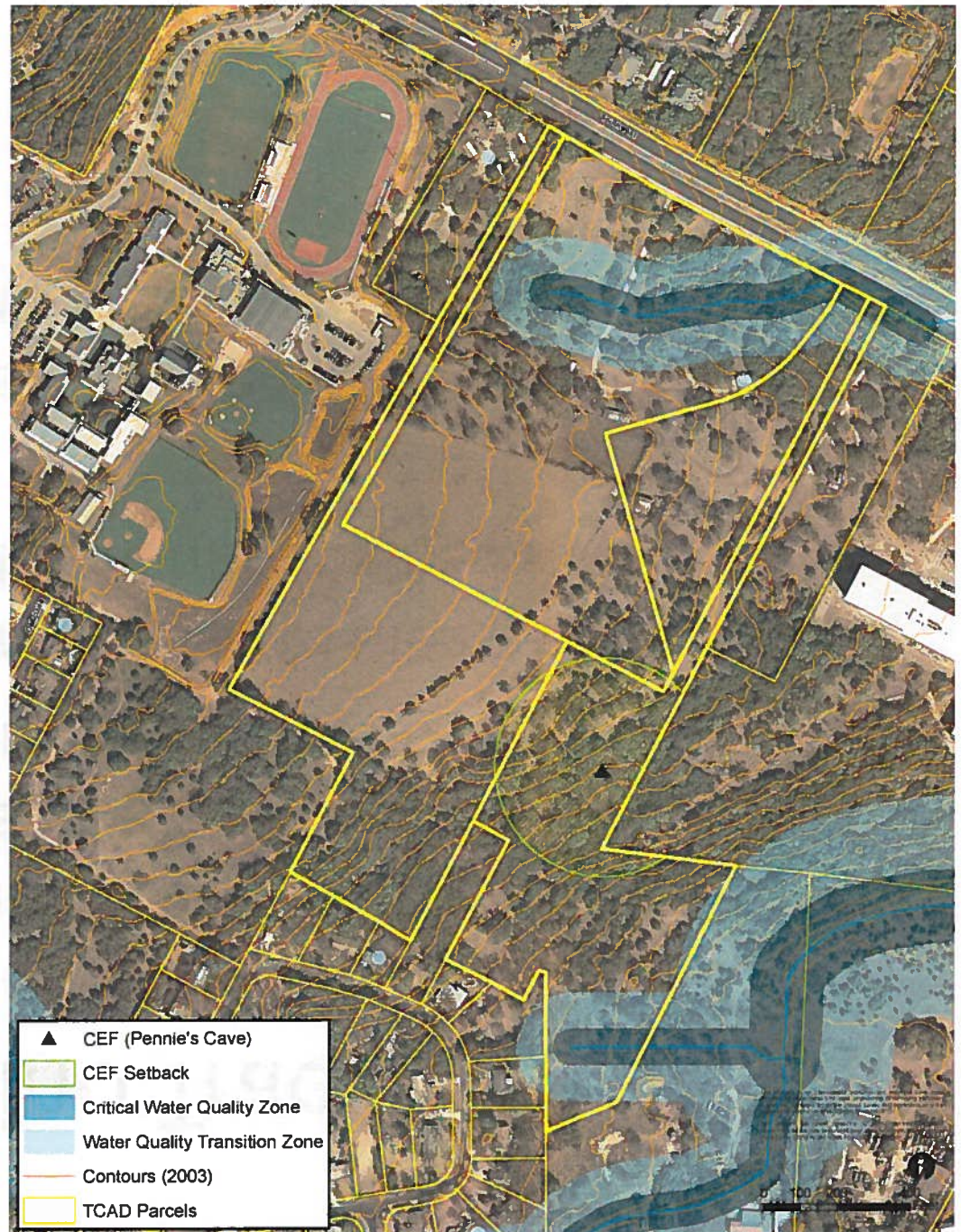
- 54 acre site in the Barton Creek watershed and over the Edwards Aquifer Recharge Zone
- Site is subject to SOS: 15% IC (net) and non-degradation stormwater treatment.
- Site plan filed January, 2008, approved in October, 2008, expired and re-filed January 2012.
- Site plan includes two office buildings and a parking garage totaling 333,200 square feet. Overall impervious cover is 13% (net), approx. 6 acres.

Encino Trace

- Re-filed site plan is subject to new regulations including the Heritage Tree ordinance and stricter regulations for erosion and sedimentation controls.
- The original plans were revised to meet the new regulations, but development remained substantially unchanged.
- The new site plan was approved in October, 2012, with an expiration date of September, 2015.

Development limitations

- Site is impacted by CWQZ and WQTZ for a minor waterway across the Southwest Parkway frontage.
- Has a cave on-site with a 300' CEF buffer.
- A limited adjustment was granted to allow access across the CWQZ and WQTZ



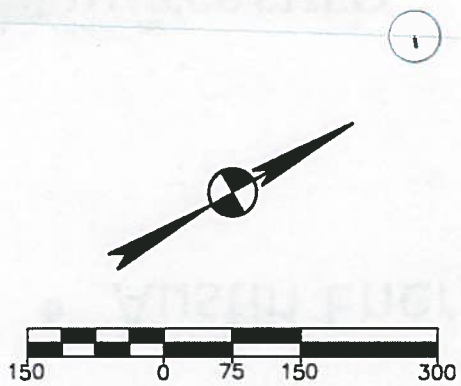
Encino Request



Koontz/McCombs has requested:

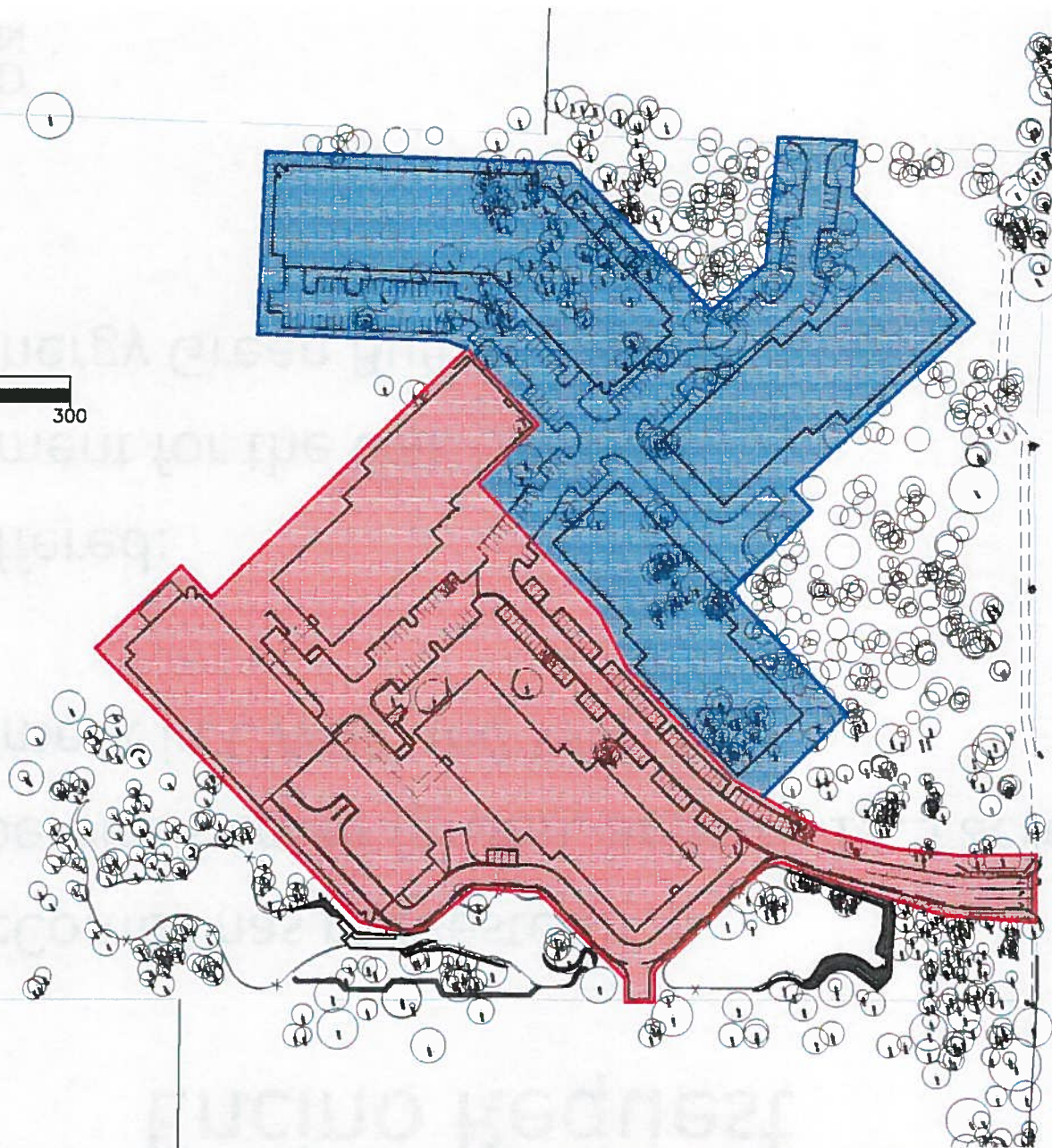
- 25% impervious cover (gross), approx. 13.5 acres
- Development in CWQZ and WQTZ

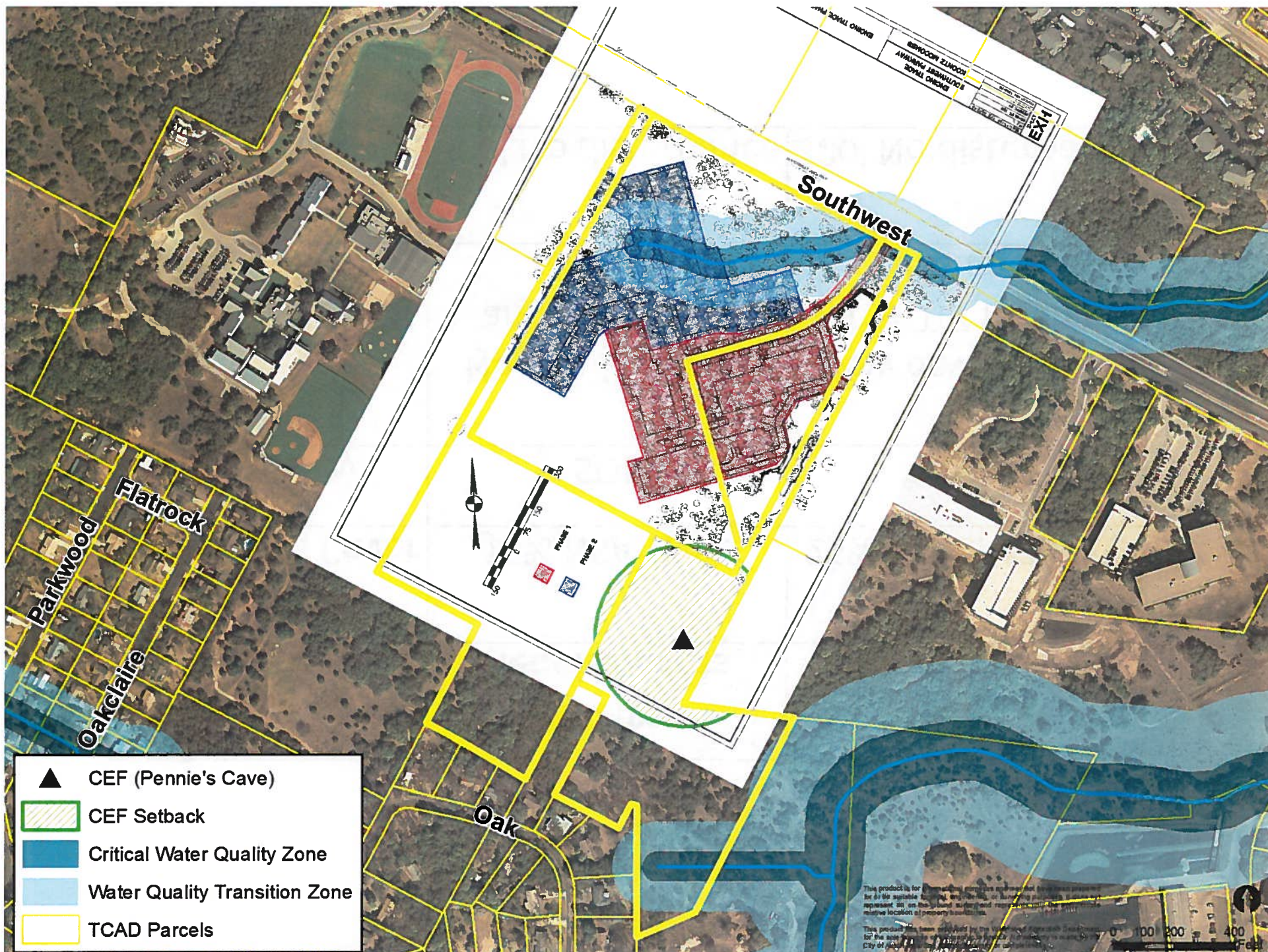
K/M has offered:

- An easement for the Oak Hill Trail
- Austin Energy Green Building 3 star



-  PHASE 1
-  PHASE 2





Encino Summary

	Baseline Requirements	Requested Modification
Impervious Cover	15% NSA: 6 ac.	25% gross: 13.5 ac.
Water Quality	SOS	SOS
Creek buffers	No dev. in CWQZ and ltd. dev. in WQTZ	Allow dev. in CWQZ and WQTZ for minor tributary
CEF buffer	300' No disturbance	300' No disturbance

Staff Recommendation

Staff recommends approval of the Encino request