

# **Sun Chase Planned Unit Development**

**C814-2012-0163**

**Environmental Commission Hearing  
December 16, 2015**

# Sun Chase PUD



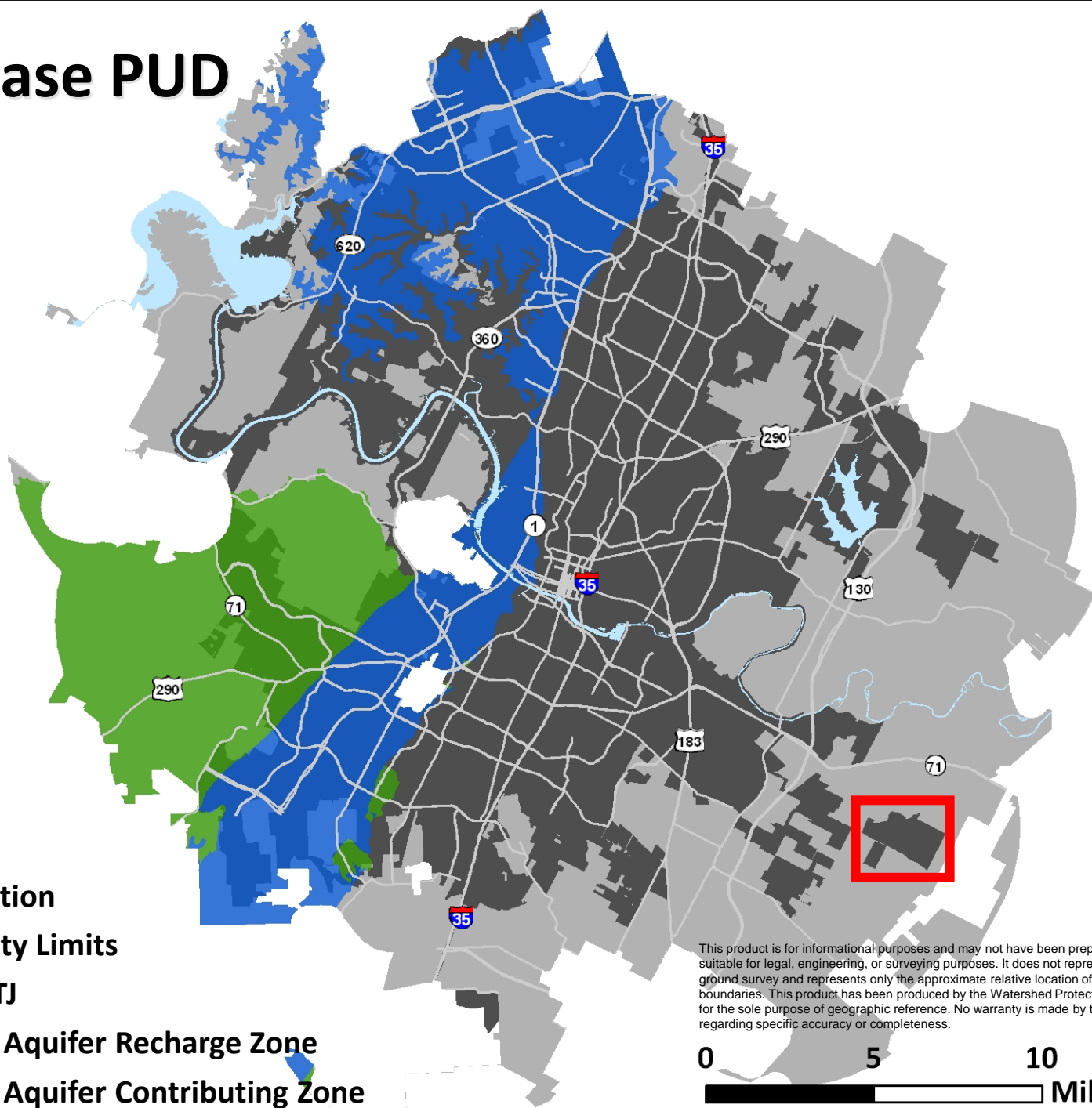
**Site Location**

**Austin City Limits**

**Austin ETJ**

**Edwards Aquifer Recharge Zone**

**Edwards Aquifer Contributing Zone**

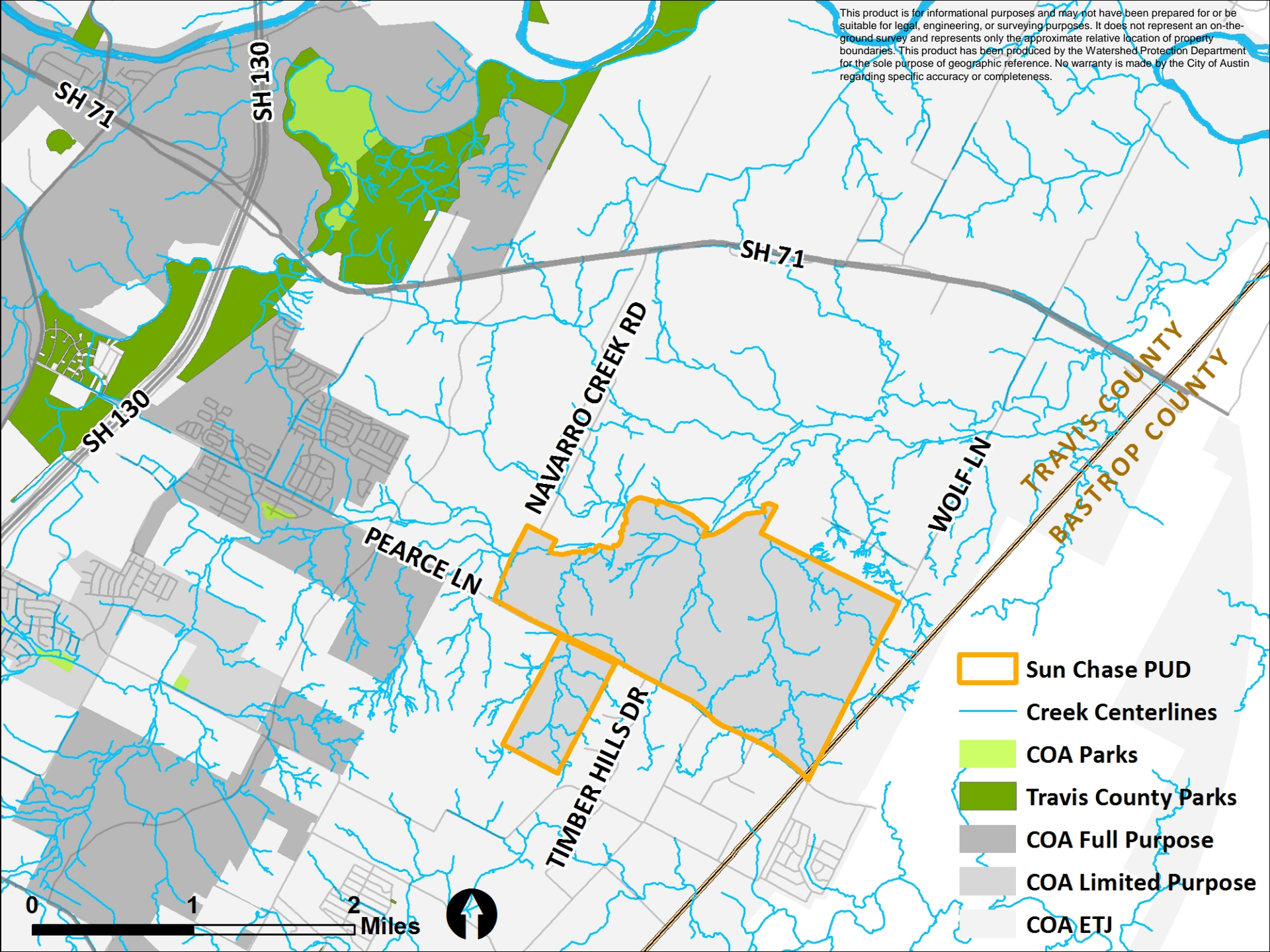


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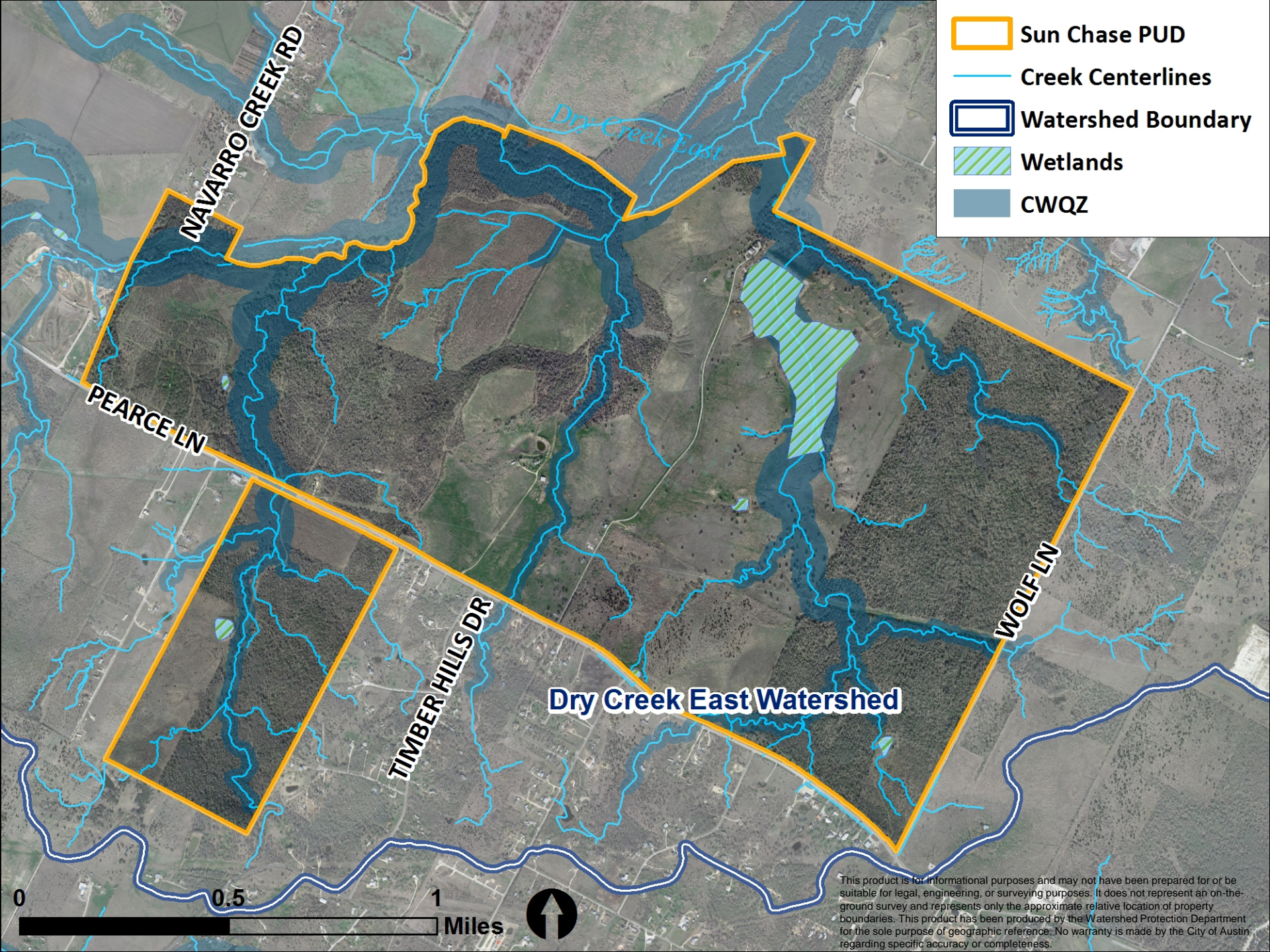
0 5 10  
Miles








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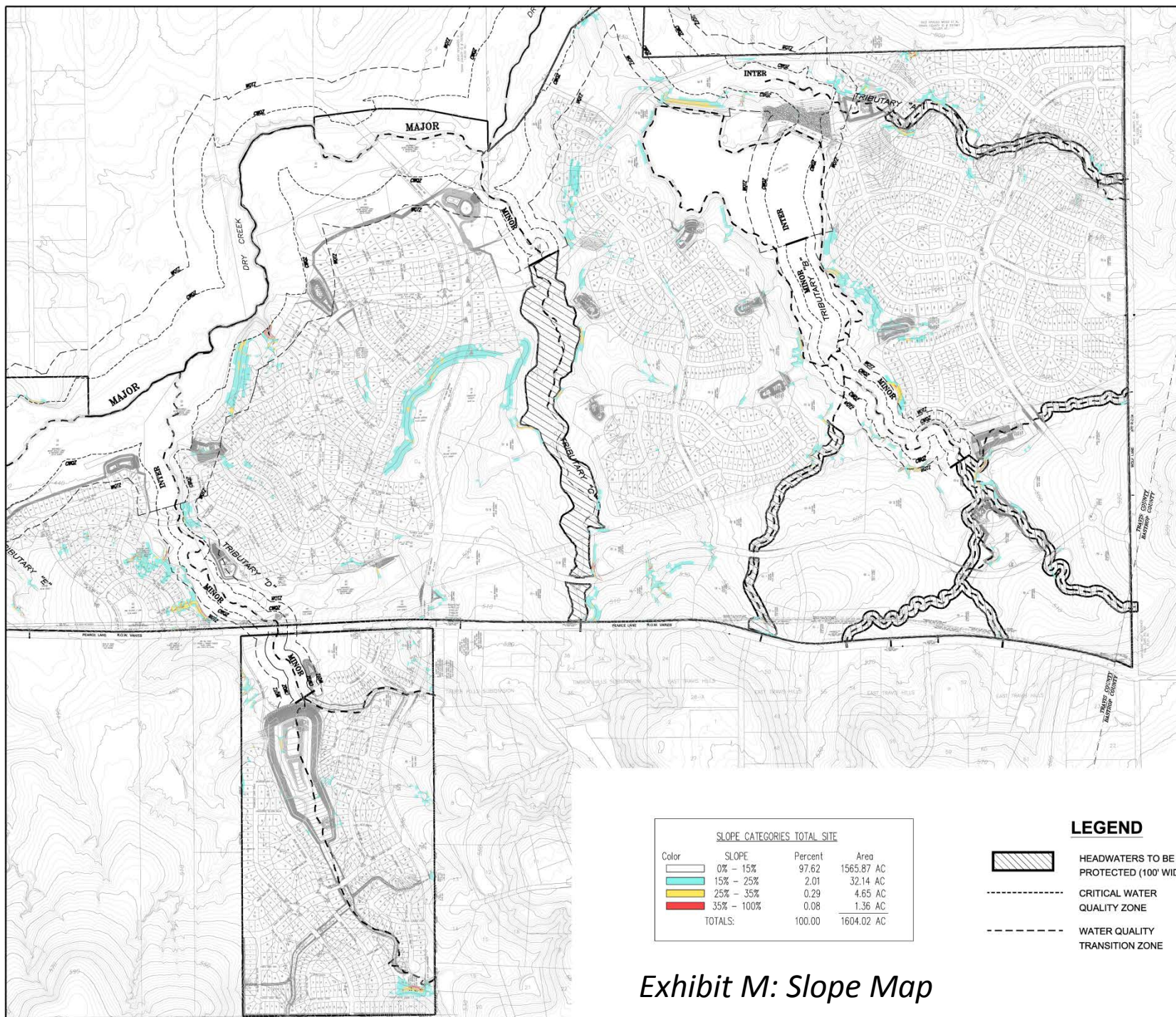
- Sun Chase PUD
- Creek Centerlines
- COA Parks
- Travis County Parks
- COA Full Purpose
- COA Limited Purpose
- COA ETJ



-  Sun Chase PUD
-  Creek Centerlines
-  Watershed Boundary
-  Wetlands
-  CWQZ



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SLOPE CATEGORIES TOTAL SITE			
Color	SLOPE	Percent	Area
	0% - 15%	97.62	1565.87 AC
	15% - 25%	2.01	32.14 AC
	25% - 35%	0.29	4.65 AC
	35% - 100%	0.08	1.36 AC
TOTALS:		100.00	1604.02 AC

### LEGEND



HEADWATERS TO BE  
PROTECTED (100' WIDTH)



CRITICAL WATER  
QUALITY ZONE



WATER QUALITY  
TRANSITION ZONE

*Exhibit M: Slope Map*



SCALE: 1"=300'

# Photos of Property



*North end of property, looking north toward Dry Creek East*

# Photos of Property



*Existing lake, looking south*

# Photos of Property



*Headwater tributary*

# Photos of Property



*Wetland CEF*

# Description of Project

- ~667 acres of single family residential
- ~117 acres of mixed residential
- ~64 acres of multi-family residential
- ~153 acres of commercial, civic, and private recreation development
- ~602 acres of parks and open space

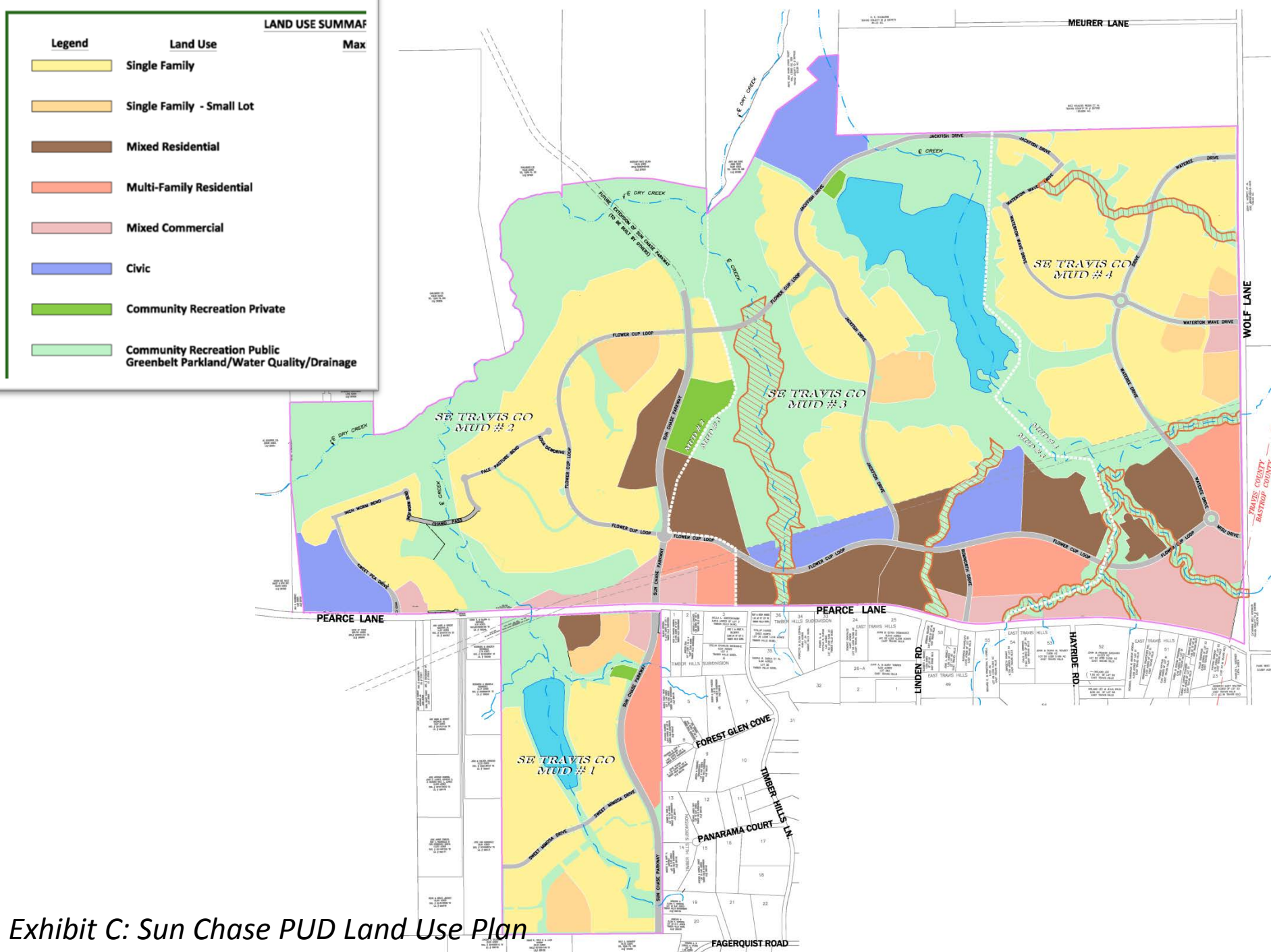
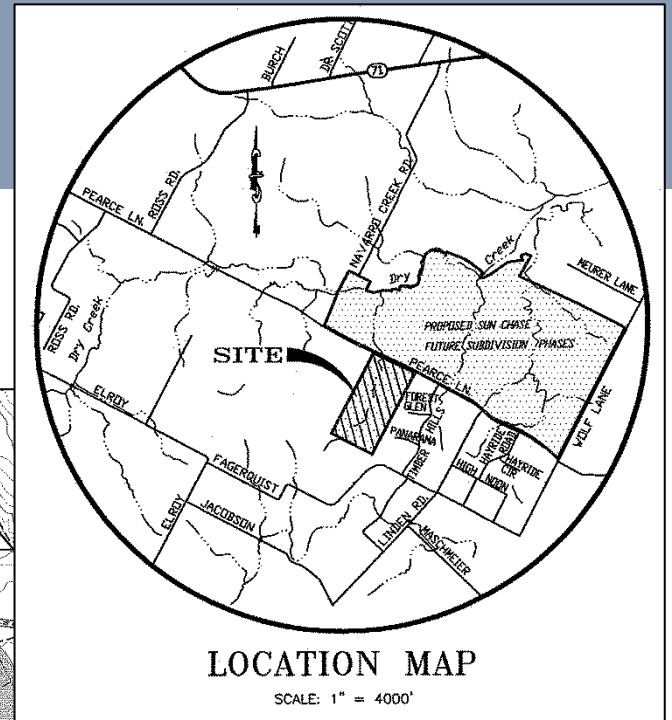
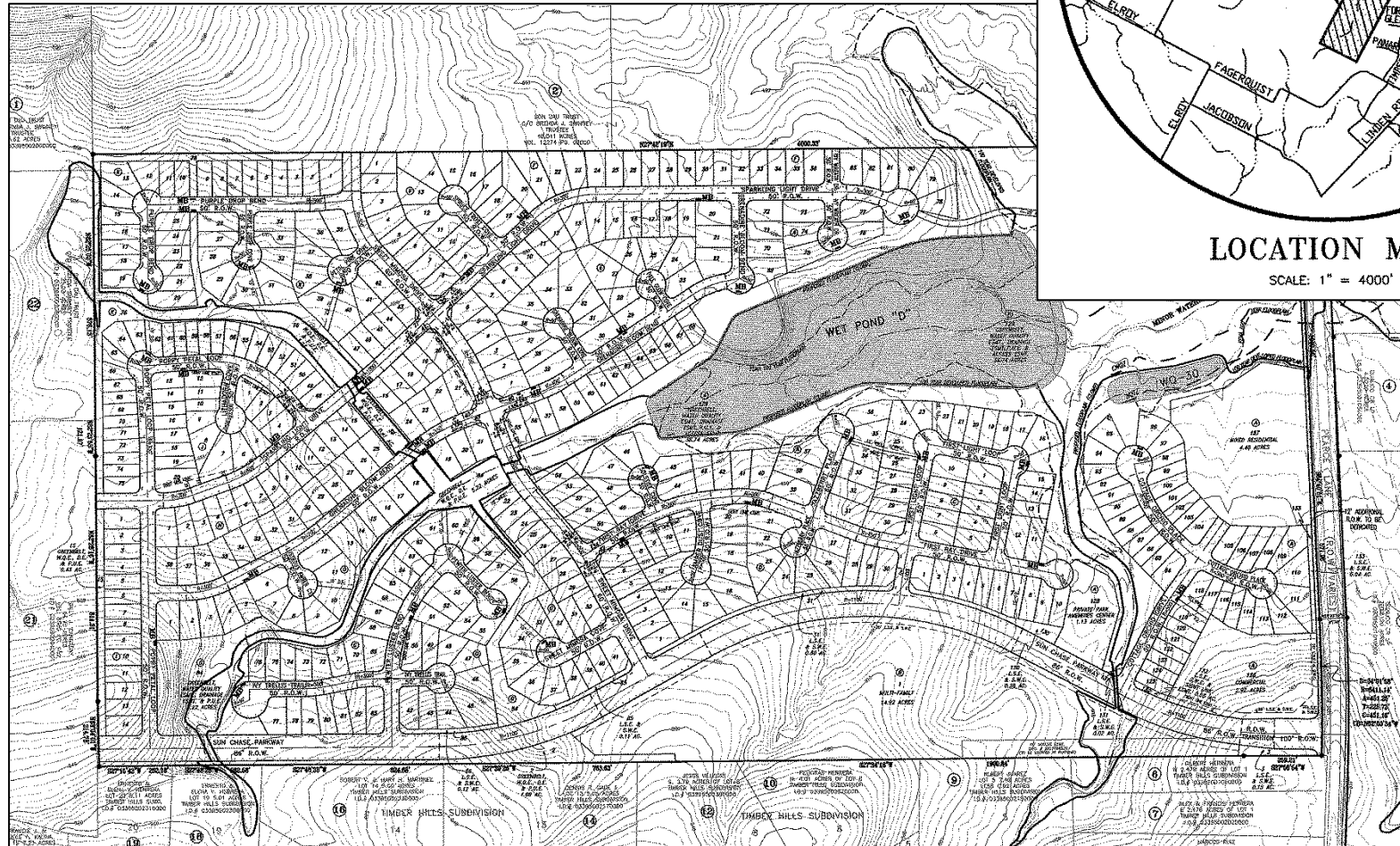


Exhibit C: Sun Chase PUD Land Use Plan

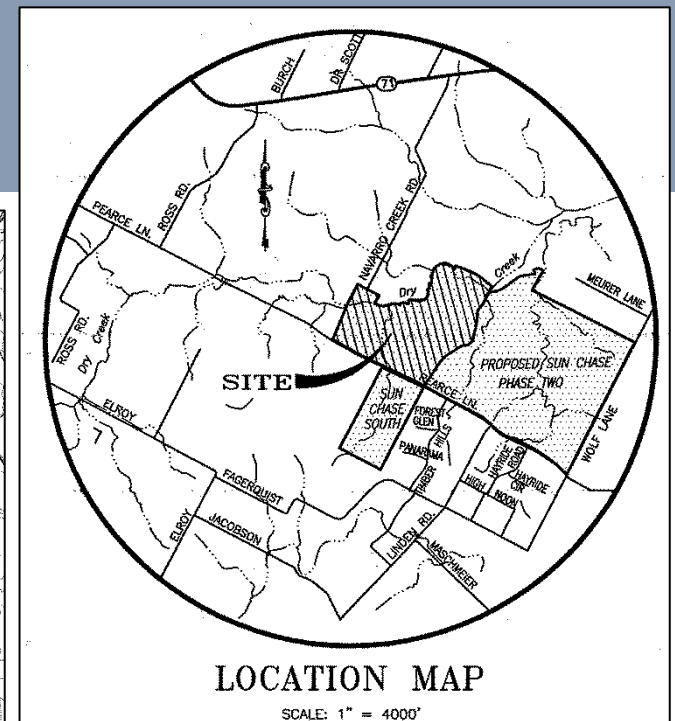
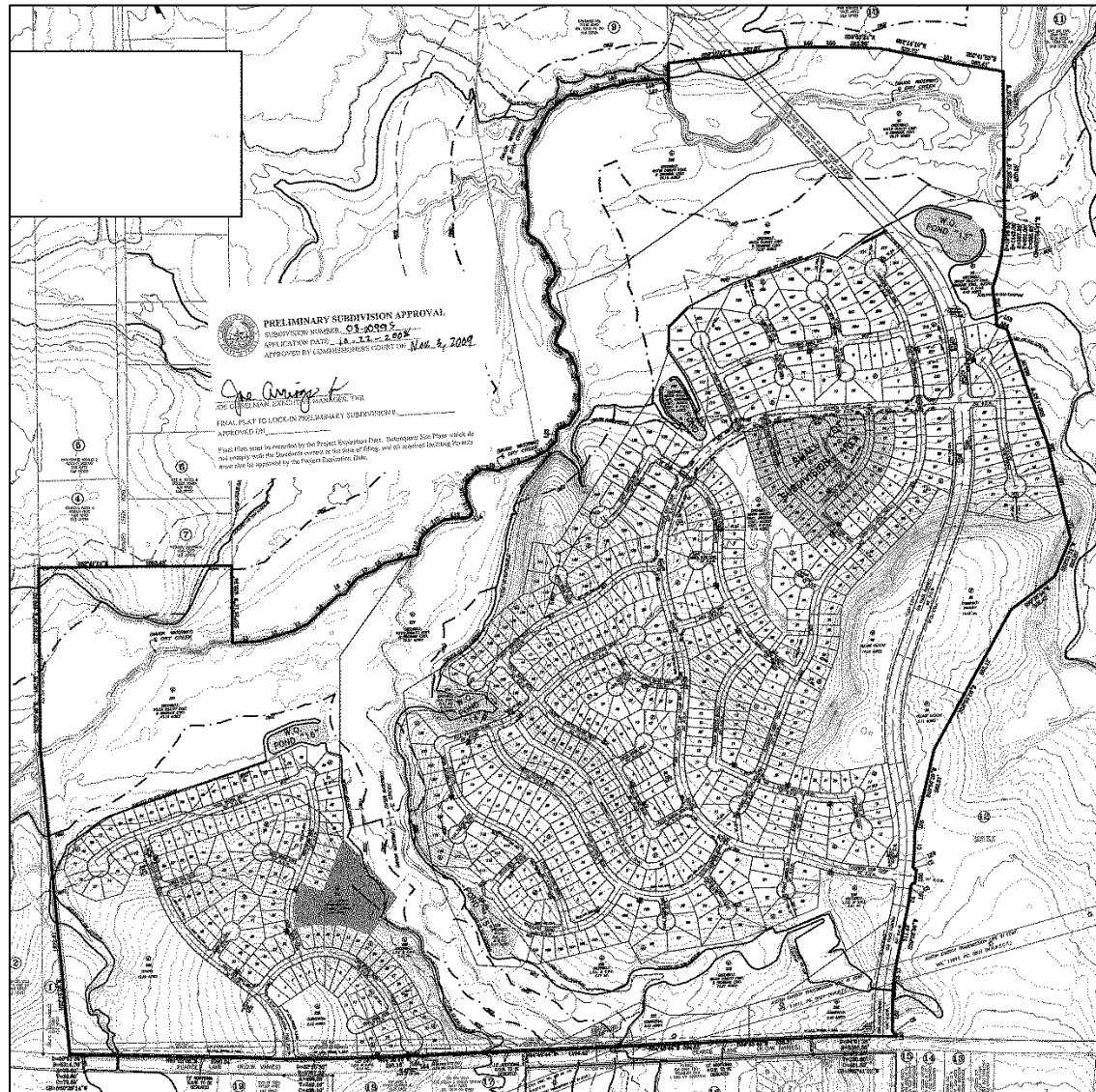
# History of Project

- Three preliminary plans
  - Sun Chase South (C8J-2008-0176) – April 2009
  - Sun Chase Phase 1 (C8J-2008-0212) – August 2009
  - Sun Chase Phase 2 (C8J-2008-0239) – March 2010

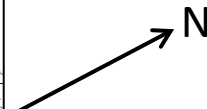
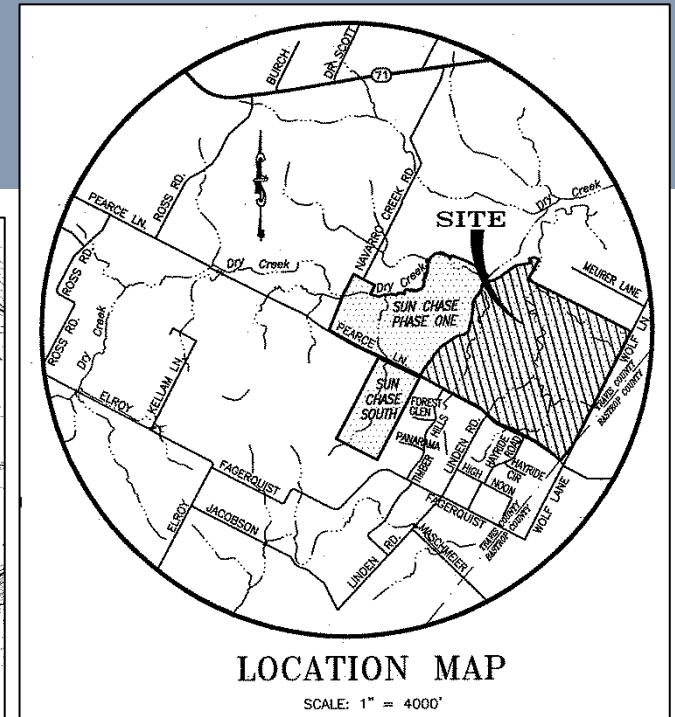
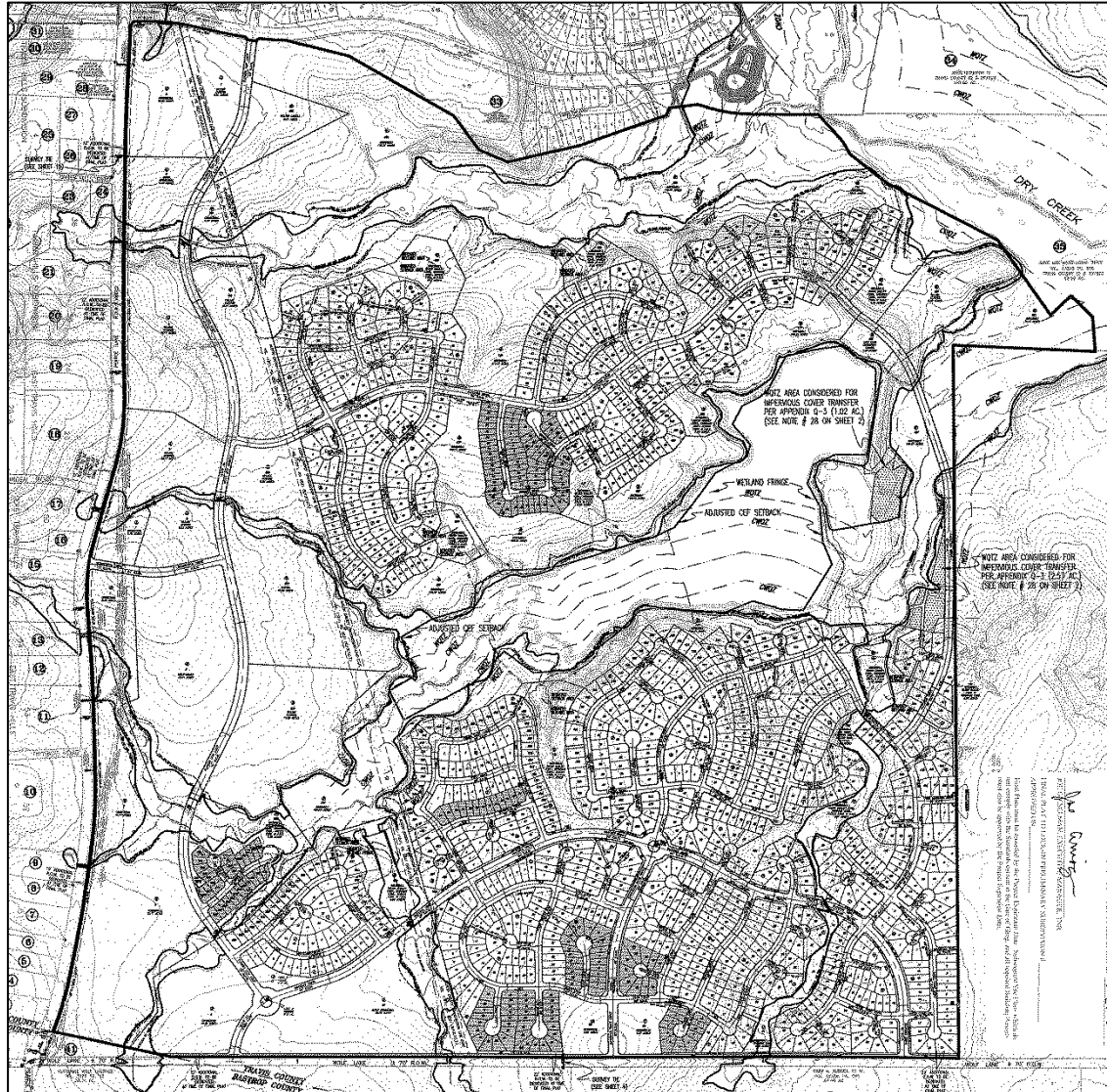
# Sun Chase South



# Sun Chase Phase 1



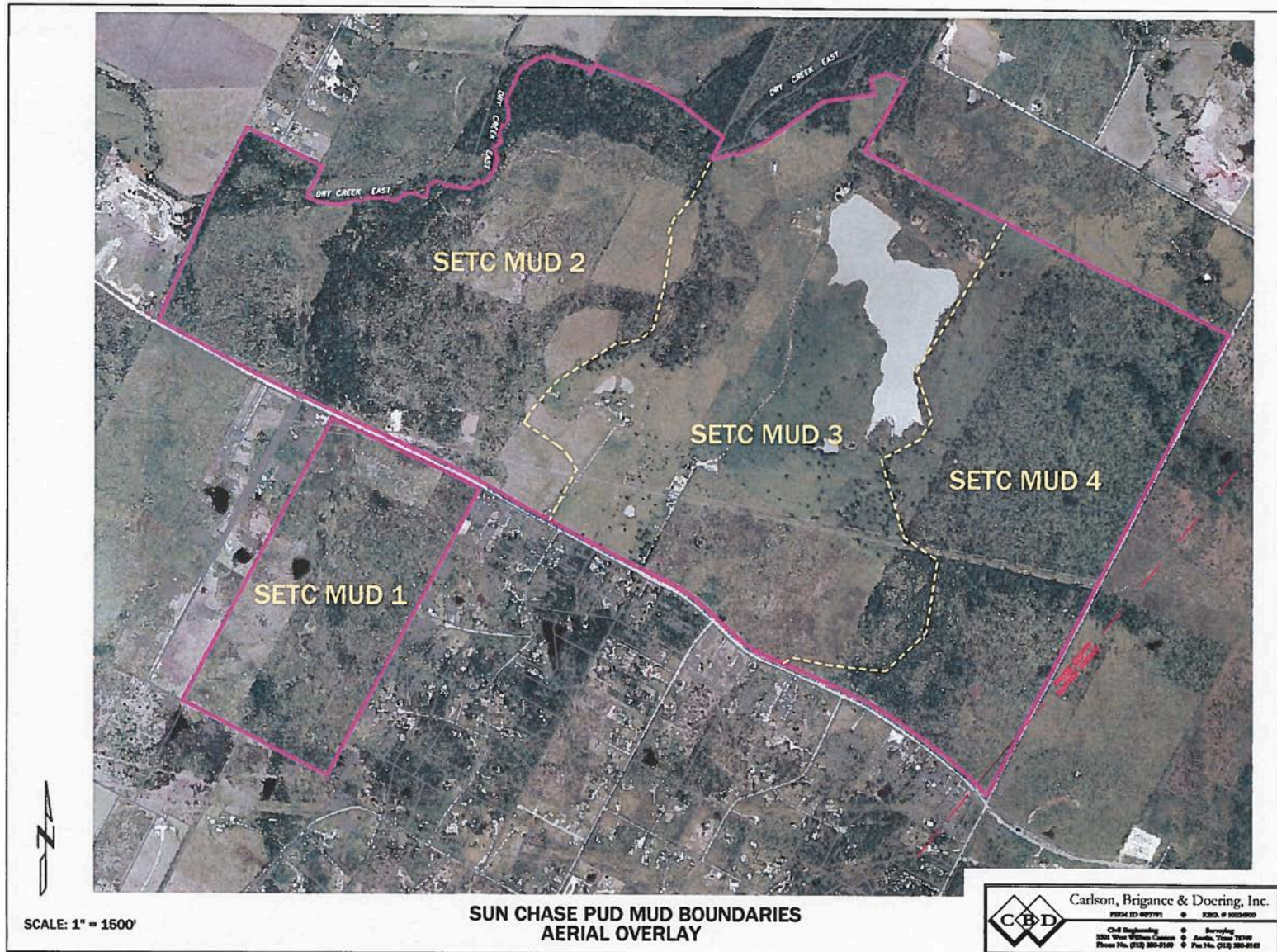
# Sun Chase Phase 2



# History of Project

- Three preliminary plans
  - Sun Chase South (C8J-2008-0176) – April 2009
  - Sun Chase Phase 1 (C8J-2008-0212) – August 2009
  - Sun Chase Phase 2 (C8J-2008-0239) – March 2010
- Four Municipal Utility Districts (MUDs)
  - Southeast Travis County MUD No. 1, 2, 3, and 4 – March 2012

# Southeast Travis County MUDs

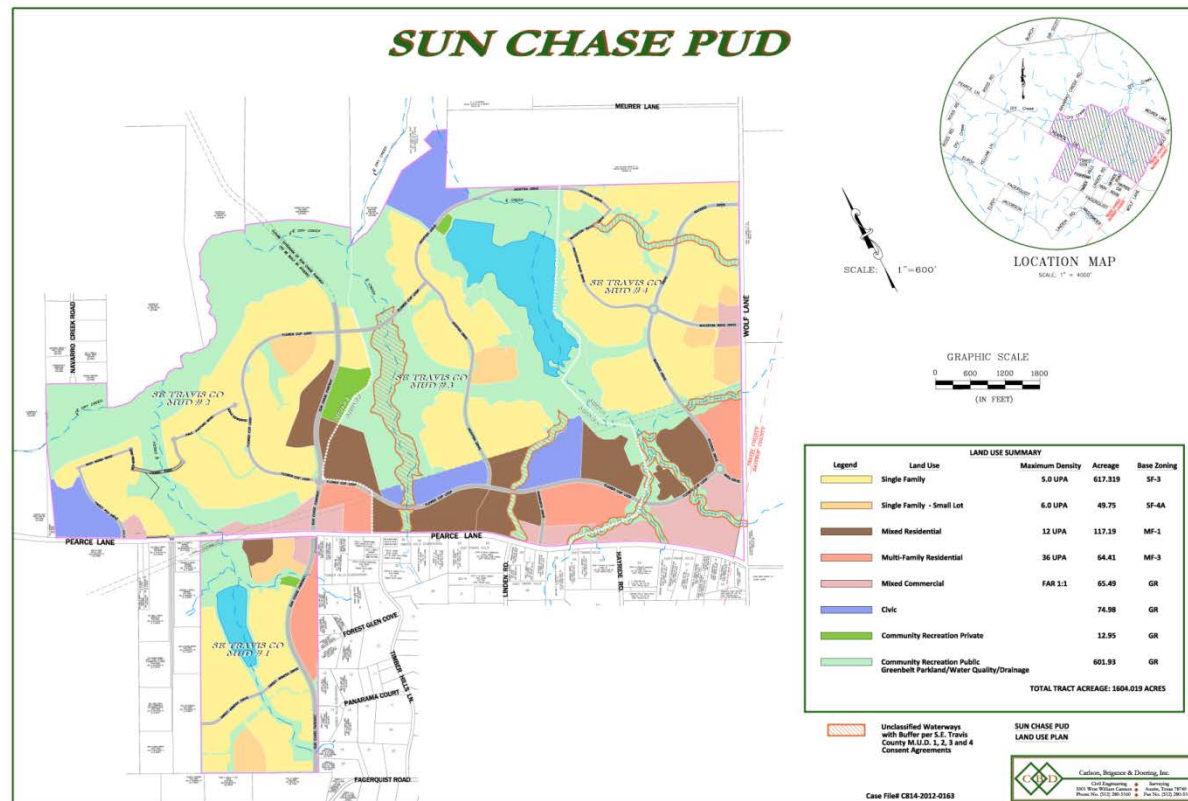


# Review Framework

- MUD Consent Agreements, 2012
  - Property annexed to limited purpose zoning jurisdiction
  - Developer agreed to prepare PUD
  - Established project superiority to 2012 code (CWO)
- WPO adopted in 2013
  - Project not designed to WPO standards
- Baseline for PUD review: CWO regulations for ETJ

# PUD Proposal

- Environmental code modifications
- Environmental superiority elements



# Environmental Code Modifications

- 25-8-62(C) & 30-5-62(C) – Applicability of net site area returns to CWO standards
  - Impervious cover based on net site area instead of gross site area
- 25-8-91(B) & 30-5-91(B) – Waterway drainage areas return to CWO standards
- 25-8-92(B) & 30-5-92(B) – CWQZ widths return to CWO standards, with specific headwater buffers per MUDs
- 25-8-93(A) & 30-5-93(A) – Applicability of WQTZs returns to CWO standards
  - WQTZs apply to PUD

# Environmental Code Modifications

- 25-8-211(B)(3) & 30-5-211(B)(3) – Trigger for water quality control returns to CWO standards
  - 20% NSA instead of >8,000 square feet
- 25-8-261 & 30-5-261 – Detention Pond A allowed within CWQZ
- 25-8-392 & 30-5-392 – Impervious cover limits return to CWO ETJ standards

Land Use Category	CWO ETJ / Sun Chase		WPO Limited Purpose	
	Max IC %	Max IC Acres	Max IC %	Max IC Acres
SFR	45%	436.85	50%	622.85
SFR – small lot	55%	6.80	55%	23.99
MFR	60%	149.62	60%	105.65
Commercial	65%	58.31	80%	107.26
<b>Total</b>		<b>651.58</b>		<b>859.74</b>

# Environmental Code Modifications

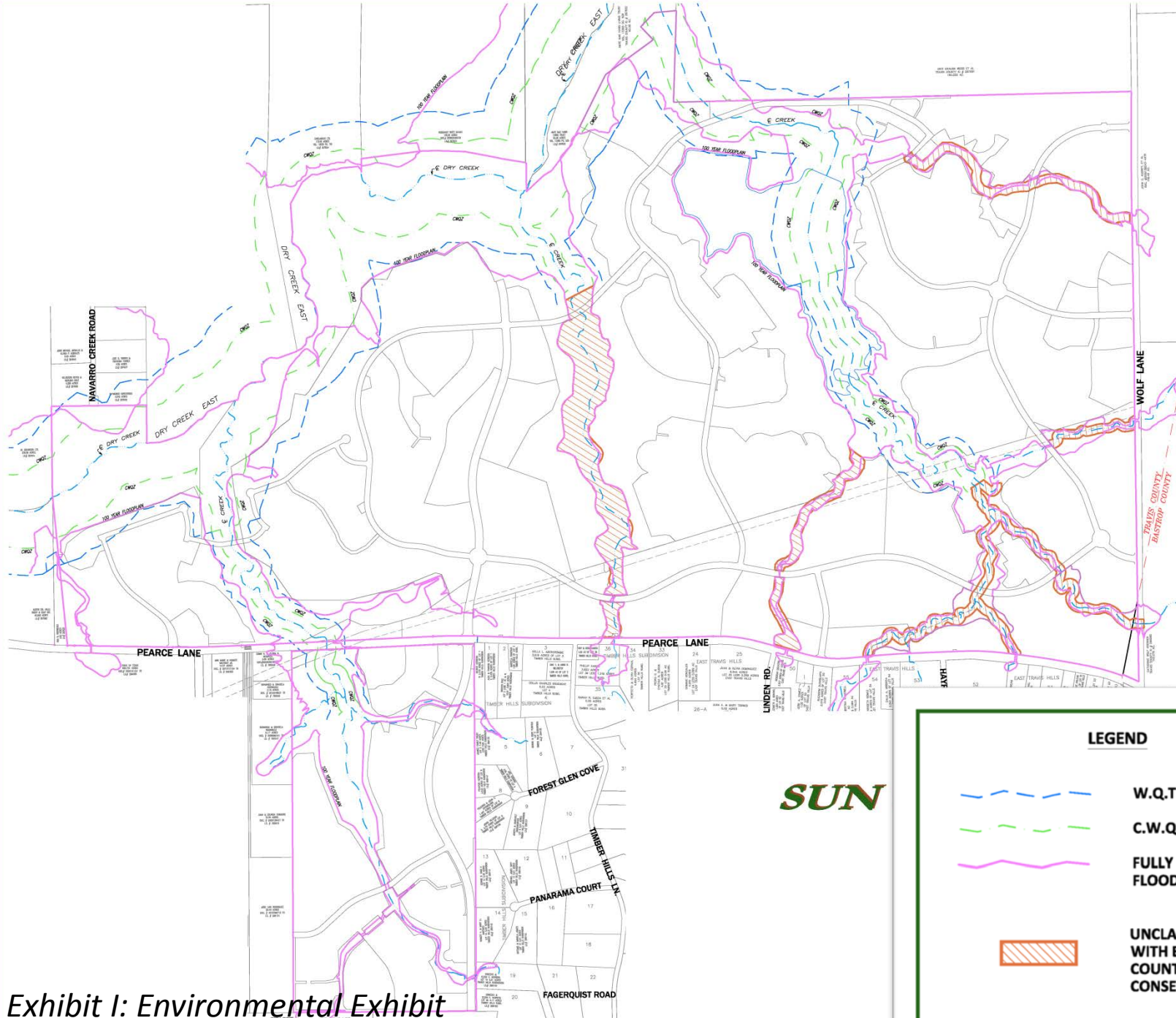
- Sec. 25-8 Art. 9 and Sec. 30-5 Art. 9, Suburban Watershed Requirements – development allowed in WQTZ returns to CWO standards
  - 30% max impervious cover; water quality controls allowed
- 25-8-393 & 30-5-393 – Criteria for transfer of development intensity return to CWO standards, with clarification that transfer to MUD is allowed

Code modification not envisioned in MUD:

- 30-2-62 – Extension of preliminary plans' expiration dates
  - 20 years after approval instead of 10 years after approval

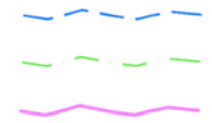
# Environmental Superiority Elements

- Additional open space – 144 acres in addition to environmental features
- Comply with tree protection and landscape requirements
- Superior water quality controls
  - Wet ponds and biofiltration ponds
  - Capture volume increased by 10%
- Water quality treatment for off-site area
- Minimum 50-ft. setback for 75% of waterways with a drainage area of 32 to 320 acres



**SUN**

**LEGEND**



W.Q.T.Z. = 140.81 AC.  
 C.W.Q.Z. = 162.09 AC.  
 FULLY DEVELOPED 100 YEAR  
 FLOODPLAIN = 284.00 AC.



UNCLASSIFIED WATERWAYS  
 WITH BUFFER PER S.E. TRAVIS  
 COUNTY M.U.D. 1, 2, 3 AND 4  
 CONSENT AGREEMENTS

**Exhibit I: Environmental Exhibit**

# Environmental Superiority Elements

- Volumetric flood detention
- Natural channel design techniques
- Restore areas within the 100-year floodplain that are in “poor” or “fair” condition
- Required trees will use native Central Texas seed stock and be planted with adequate soil volume
- Stormwater runoff directed through 100% of required landscape area
- Educational signage at wetland CEFs
- Integrated Pest Management Plan for entire property

# Floodplain Restoration



*Examples of floodplains in “good” condition*

# Floodplain Restoration



*Examples of floodplains in “fair” or “poor” condition*

# Floodplain Restoration

*Comparison of upstream and downstream reaches along Pearce Lane*



# Recommendation

- Not environmentally superior
- Problematic code modification:
  - 30-2-62 – Approved preliminary plans shall expire 20 years after their approval date

# Recommendation

- Staff recommends approval with the following condition:
  - The proposed code modification to section 30-2-62 shall be revised as follows: The previously approved preliminary plans for Sun Chase South, Sun Chase Phase 1, and Sun Chase Phase 2 shall expire 15 years after their approval date.

# Questions

