



MEMORANDUM

TO: Rodney Gonzales, Director
Development Services Department

FROM: Chuck Lesniak, Environmental Officer
Watershed Protection Department

DATE: July 11, 2016

SUBJECT: Recommendation on Lantana 33 Project Consent Agreement

In consultation with Watershed Protection Department and Development Services Department staff, I have reviewed the proposed Lantana 33 Project Consent Agreement (PCA). As required by City Code Sec. 25-1-544(D)(3), I am providing you my recommendation regarding the environmental benefits of the proposed PCA.

I understand that the property where the Lantana 33 project is to be located has existing entitlements for office development under a letter agreement with the City of Austin and a restrictive covenant that would exempt such a project from current code, including the Save Our Springs Ordinance. These entitlements would allow office development with up to 65% impervious cover (gross site area) within the Williamson Creek watershed, 35% (gross site area) within the Barton Creek watershed, and review under the pre-SOS Comprehensive Watersheds Ordinance (CWO) as modified in a 2001 agreement, which would include exemption from SOS impervious cover limits, water quality treatment standards, and the heritage tree ordinance.

Proposed PCA

The Lantana 33 applicant is proposing a multi-family rezoning, in connection with a PCA that would allow the multi-family development to be built under current regulations except for impervious cover, which would be limited to 33% on a gross site basis (as opposed to the 65% allowed for office development). In addition to proposing to otherwise comply with current code, the PCA would remove the restrictive covenant from the zoning, thereby extinguishing its existing entitlement to 65% impervious cover for any future development.

Analysis

The project is located on a 27.56 acre tract located near Southwest Parkway (see Figure 1) within the Barton Springs portion of the Edwards Aquifer Contributing Zone, primarily within the Williamson Creek watershed and a small portion within Barton Creek watershed (see Figure 2). Current watershed regulations applicable in this area include the Save Our Springs (SOS) ordinance which limit development to 25% impervious cover (net site area) within the Williamson Creek watershed and 20%

impervious cover (NSA) within the Barton Creek watershed. The SOS ordinance also requires development to not increase pollutant loading in stormwater runoff above pre-development conditions, also known as a “non-degradation” standard for water quality treatment. Current code also includes tree preservation regulations, including the Heritage Tree ordinance.

From an environmental standpoint, it is my opinion that impervious cover, stormwater treatment, and tree protection are the key environmental issues of concern for this property. Under the agreement and restrictive covenant, an office development would be able to develop up to 65% impervious cover (gross site area), provide half-inch plus water quality treatment, and not have to comply with the heritage tree ordinance. A comparison of the proposed project, current code requirements, and a vested office project is shown in Table 1. The reduction in impervious cover by 48% (8.11 acres) and SOS compliant water quality treatment should provide a reduction in pollutant loading as shown in Table 2.

Table 1

	Commercial Project Based on 2001 Letter and Zoning RC	Current Code Requirement	Proposed PCA
Impervious Cover	65% (GSA) in Williamson = 16.40 ac. 35% (GSA) in Barton = 0.60 ac. Total = 17.00 ac.	25% (NSA) Williamson = 6.31 ac. 20% (NSA) in Barton = 0.34 ac. Total = 6.65 ac.	33% (GSA)/35.11% (NSA) = 8.89 ac.
Water Quality Treatment	½” plus volume sed/fil	No net increase in pollutant loading per SOS typically retention/irrigation	Current code
Tree Protection	Preserve trees 19” and greater. No heritage tree protection.	Preserve trees 19” and greater with greater protection for heritage trees	Current code

GSA = Gross site area, NSA = Net site area, RC = Restrictive covenant attached to zoning ordinance

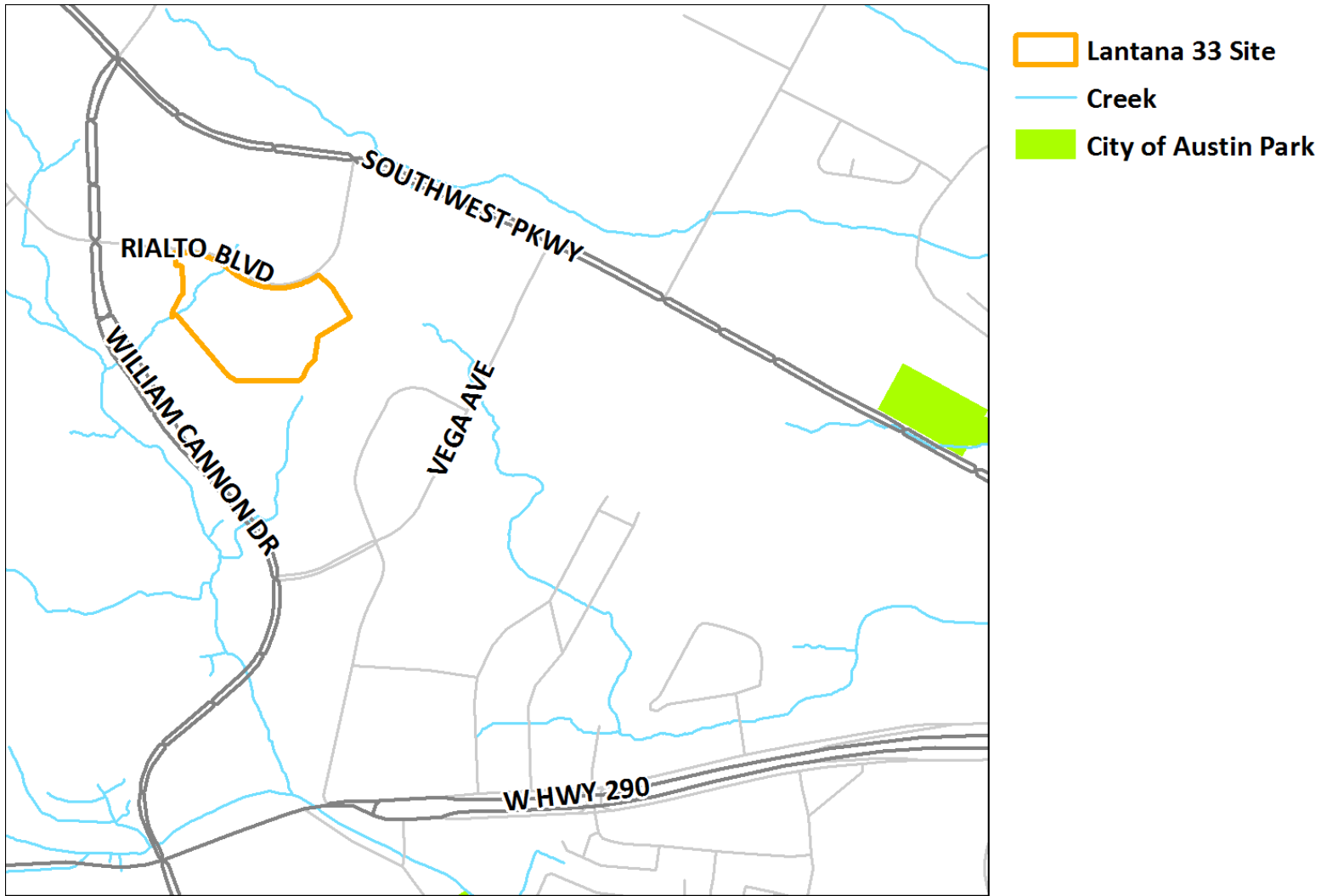
Table 2

Pollutant	Unit	Scenario 1 (2001 Zoning) Load	Scenario 2 (Proposed) Load	Percent Change in Load 1 vs. 2	Scenario 3 (Current Code) Load
COD	lbs/yr	2,070	140	93.24%	100
E. coli	1,000,000 MPN/yr	2,150,000	190,000	91.16%	170,000
Pb	lbs/yr	0.52	0.02	95.74%	0.01
TN	lbs/yr	95.8	4.9	94.89%	4.0
TOC	lbs/yr	651	30	95.41%	24
TP	lbs/yr	9.62	0.88	90.85%	0.71
TSS	lbs/yr	2,050	230	88.78%	210
Zn	lbs/yr	2.17	0.11	94.93%	0.07

Recommendation

Based on the reduction in impervious cover, reduction in pollutant loading, and compliance with all other aspects of the Land Development Code, I find that the proposed PCA provides significant environmental benefits as compared to an office project built using existing entitlements and I recommend forwarding it to the City Council for consideration.

Cc: Andy Linseisen, P.E., Development Services Department
Susan Scallon, Development Services Department
Brent Lloyd, Law Department



Vicinity Map

Figure 1: Location map



Lantana 33 Site

 Lantana 33 Site

 Watershed Boundary

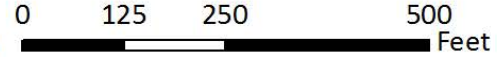


Figure 2

Lantana Tract 33 Project Consent Agreement

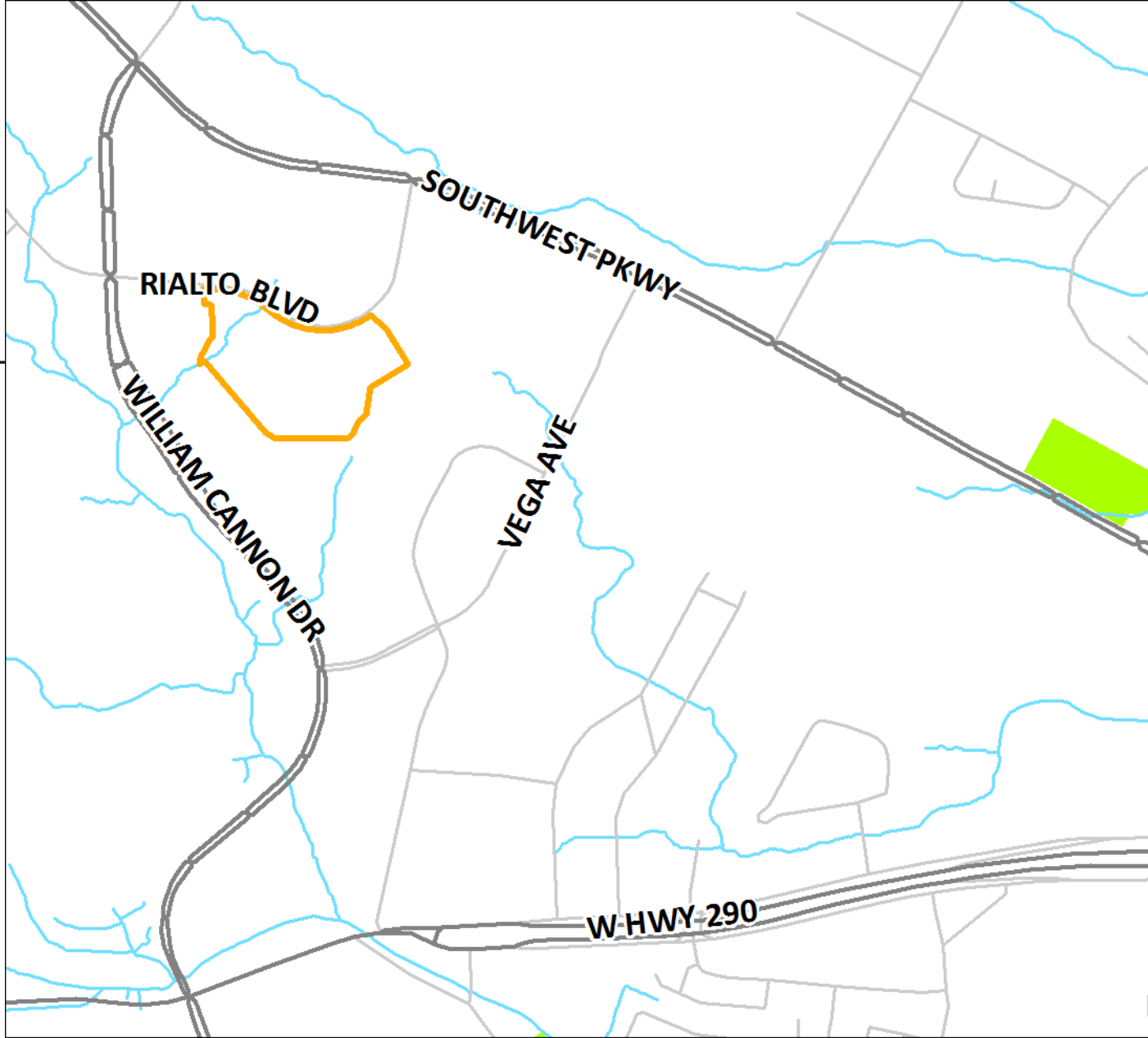
Chuck Lesniak, Environmental Officer
Watershed Protection Department






Property Description

- 17 acre tract
- Edwards Aquifer Contributing Zone
- 94% within Williamson Creek watershed, remainder within Barton Creek watershed
- Entitlements for office development to 1986 Comprehensive Watersheds Ordinance based on preliminary plan
 - Up to 65% impervious cover (gross)
 - ½" plus sedimentation/filtration water quality treatment
- Current LO zoning has a restrictive covenant that also grants up to 65% impervious cover

■ INSERT



-  Lantana 33 Site
-  Creek
-  City of Austin Park

Vicinity Map

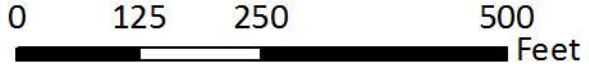




Lantana 33 Site

 Lantana 33 Site

 Watershed Boundary



Lantana 33 PCA

Proposed to allow for development of a multi-family development in lieu of an office development. Key aspects of the agreement include:

- Requests increase in impervious cover to 33% gross site area
- Offers to otherwise comply with current code
- Requires zoning change from office to multi-family
- Zoning change will eliminate restrictive covenant

PCA Analysis

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PCA Analysis

Pollutant	Unit	Scenario 1 (Office) Load	Scenario 2 (Proposed) Load	Percent Change in Load (1 vs. 2)	Scenario 3 (Current Code) Load
COD	lbs/yr	2,070	140	-93.24%	100
E. coli	1,000,000 MPN/yr	2,150,000	190,000	-91.16%	170,000
Pb	lbs/yr	0.52	0.02	-95.74%	0.01
TN	lbs/yr	95.8	4.9	-94.89%	4.0
TOC	lbs/yr	651	30	-95.41%	24
TP	lbs/yr	9.62	0.88	-90.85%	0.71
TSS	lbs/yr	2,050	230	-88.78%	210
Zn	lbs/yr	2.17	0.11	-94.93%	0.07

Recommendation

Staff recommends approval based on

- Significant reduction in impervious cover from 17 acres to 8.9 acres
- Significant improvement in water quality treatment and pollutant load reduction
- Compliance with all current development regulations other than impervious cover
- Protection of any heritage trees that might be on the property

Questions?