

Late Backup

FEEDBACK REGARDING THE CHAMPTION TRACT 3 CONCEPTUAL SITE PLAN VARIANCES

The natural conditions of Tract 3 make it challenging to develop. This is neither the fault of the neighbors nor of the City. In 1996 the property was given remarkable exemptions from development regulations that help protect our public drinking water supply and designated scenic roadways. The Watershed Protection Ordinances and the Hill Country Roadway Ordinance are the primary regulations that help protect the water quality of Bull Creek/Lake Austin and provide for development that is compatible with the area and our neighborhoods. We would like to see any proposal to develop this property respect these regulations to the maximum extent possible.

The application to rezone the property for Multi-Family development has grown in scope to concern matters that are properly subject to determination in the site planning process when much more information is known. However, we are being asked to comment about a conceptual plan that proposes deviations to most every provision of the HCRO, and even to the relaxed standards of the 1980 Lake Austin Watershed Ordinance to which the property is "grandfathered."

We are willing to agree to some limited deviations of the HCRO and LAWO subject to certain conditions, further described below, that would be enforceable by the public stakeholders.

1. Use the 2222 entrance as the primary entrance for the complex, as was assumed in the TIA. Any access onto City Park Road must be limited to use by fire, EMS, police and other emergency vehicles, with driveway barrier to prevent access by non-emergency vehicles.
2. No fill in the creek or tributaries or critical environmental features. The main 2222 entrance should be a span bridge rather than a box culvert. The main drainageways for the area should not be obstructed in any way.
3. Maximize the placement of the development within areas of the property where the slope is <25%. Any variances should be "the minimal amount necessary" so use the flatter areas before proposing construction on steeper slope areas. Exercise the special exception granted to leave only a 25-foot undisturbed vegetated area (vs 100 foot required for other properties) to move the development closer to 2222, but not in the floodplain or CEF. This should eliminate the need to place 8,000 SF on slopes >35%, allowing compliance with LAWO 13-3-621 and 13-3-636.
4. Include stormwater and water quality ponds that would capture sediment and other pollutants in the runoff before it reaches the creek. Construct the ponds prior to other construction activity that changes the natural grade of the land, such as cutting into slopes and placing fill material.
5. Commit to locating mechanical equipment at ground level or within a pitched roof design that minimizes the visibility and noise of the mechanical equipment from all angles.
6. Ensure there can be no further development of Tract 3 (i.e., the Eastern portion).
7. Avoid granting entitlements via Settlement Agreement/Special Exceptions Ordinance that would override regulations that would be applicable with details of a formal site plan. For example, when further environmental and drainage studies are done, additional limitations endemic to the site may reveal themselves---such as if the groundwater table is 30 feet, it may not be possible to excavate to the depth desired for the parking garage.