

Champion Tract 3

Briefing to the Environmental Commission

January 3, 2018

Chuck Lesniak, Environmental Officer

Watershed Protection Department

City Council Request

At its December 14, 2017 meeting, City Council passed the ordinance authorizing amendment of the 1996 settlement agreement on 2nd reading and requested that the Environmental Commission review and provide a recommendation to Council regarding the amendment before 3rd reading, which is set for February 1, 2018.

The amendment applies only to Tract 3 at the SE corner of City Park Road and RR2222.

Site Location and Description

- Tract 3 is an approximately 45 acre tract
- Is generally tree covered
- Is Zone 1 (occupied) Golden-cheeked Warbler habitat and would require mitigation through the BCCP prior to development
- Is characterized by steep slopes (>15%) with several flatter areas on the eastern and western parts of the property
- Has a bend of W. Bull Creek at midpoint of the 2222 frontage and 3 small tributaries crossing the property



Property Profile



Legend

- Jurisdiction**
- FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTIC
 - 2 MILE ETJ AGRICULTURAL AGRE
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- Lot Line**
- Greater Austin Fully Developed**
- COA Fully Developed 25-Year
 - COA Fully Developed 100-Year
 - COA Master Plan 25-Year
 - COA Master Plan 100-Year
 - 100-Year (Detailed-AE)
 - 100-Year (Shallow-AO,AH)
 - 100-Year (Approx-A)
- Spring
 - Wetland
 - Rock Outcrop
 - Creek Centerlines
 - Lakes

1: 4,800



0.2 0 0.08 0.2 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

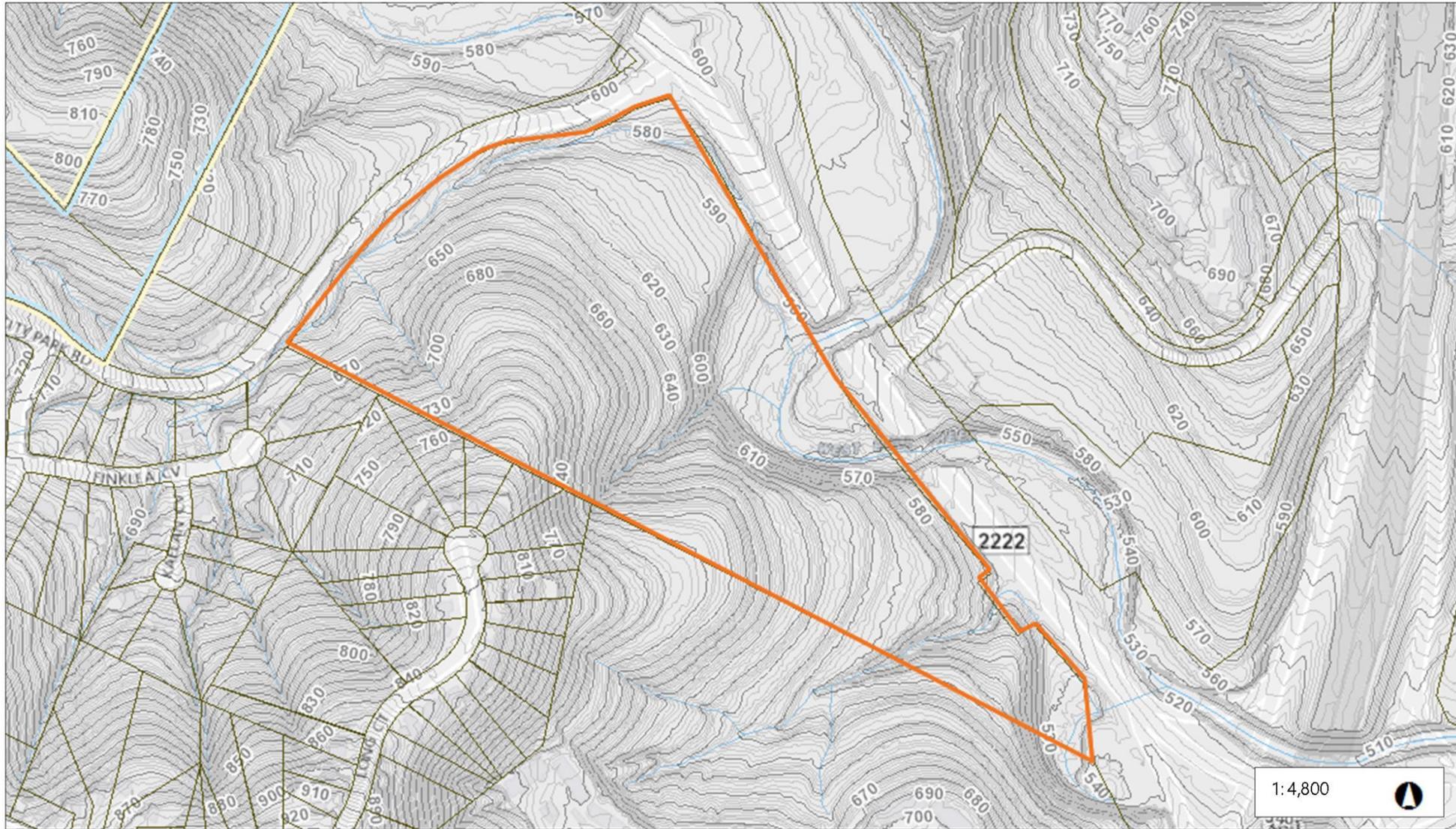
01.02.18

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Notes



Property Profile



Legend

- Jurisdiction**
- FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGREEMENT
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- Lot Line**
- Contours Year 2012**
- 2 Ft Contours
 - 10 Ft Contours
- Creek Centerlines
- Lakes

0.2 0 0.08 0.2 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

01.02.18

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Notes

Background

The Champion tracts, including Tract 3, are subject to a 1996 settlement agreement resolving a dispute between the City of Austin and the property owner regarding vested rights (grandfathering).

- Tract 3 was zoned General Office (GO) with a limitation of 30,000 sq. ft. for office use.
- Other GO uses (school, nursing home, etc.) are not subject to that limit.

Background

Environmental Regulations

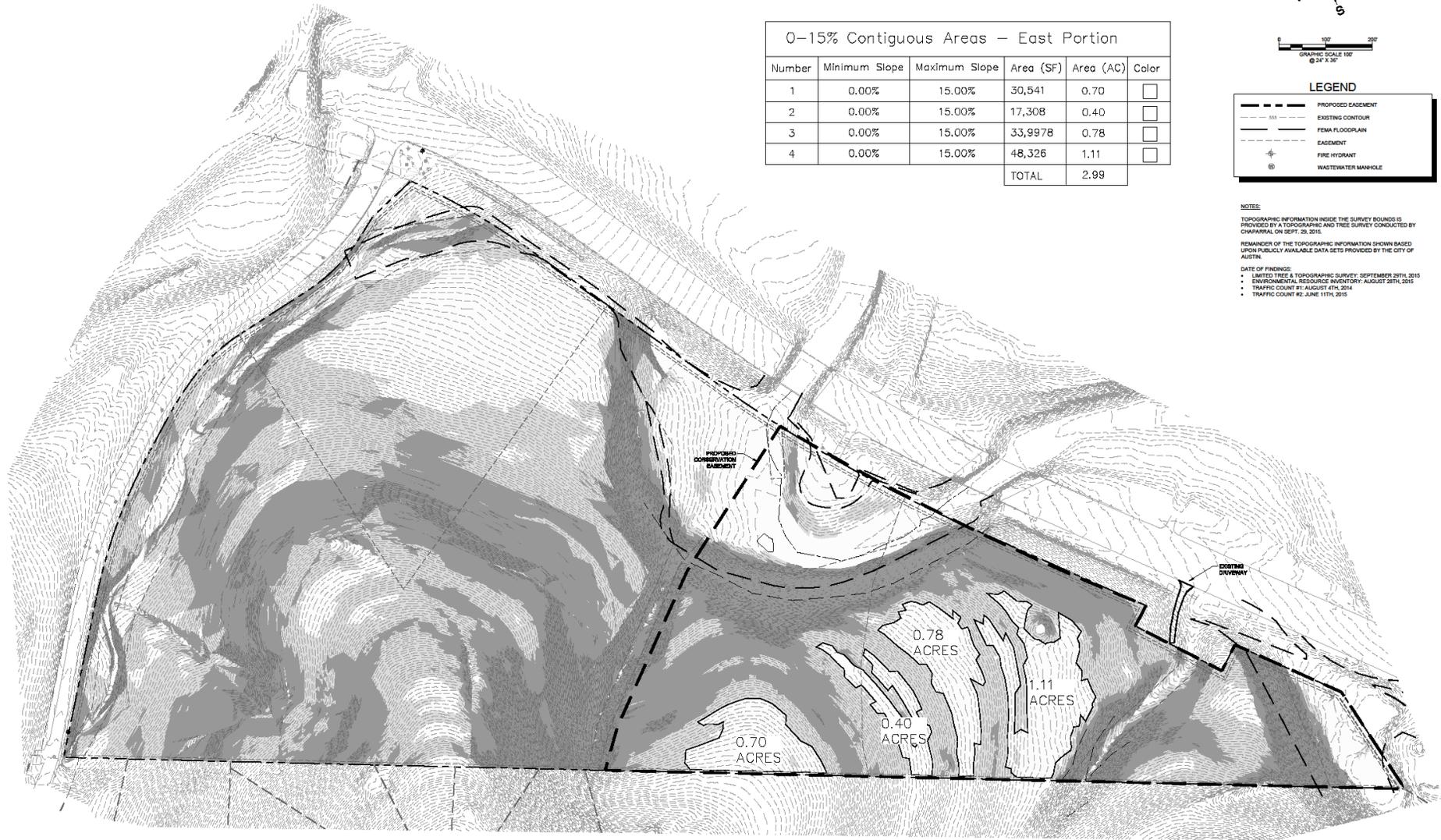
The 1996 agreement allows:

- Development under the 1983 Lake Austin Watershed ordinance
 - 65% IC (commercial) and 40% IC (multi-family) on a gross site basis
 - Development on slopes up to 35% with limits on slopes >15%
 - Max IC: Commercial = 11.1 ac., Multi-family = 7.1 ac.
 - No CEF or creek protections
 - Tree protection similar to current code except no heritage tree
- A Hill Country Roadway (HCRO) setback of 25' rather than 100'
 - All other HCRO limits apply, e.g. cut/fill, terracing height, etc.

2016 Amendment

- In late summer/early fall 2016, as part of 1st reading approval of a rezoning application, staff was directed by Council to include at 2nd reading a mechanism to restrict a portion of the land from development.
- Staff and Council office representatives met with neighborhood representatives and the applicant. An agreement to conserve 30 of the 45 acres in exchange for increased entitlements on the remaining 15 acres was reached. Nature trails are allowed within the easement.
- The mechanism necessary to accomplish the agreement was an amendment to the 1996 settlement with Council approval.
- Council approved the rezoning and amendment. **The District Court subsequently voided Council approval of the amended settlement agreement** based on inadequate posting language. The decision regarding sufficiency of the posting language is on appeal.

This document, together with the complete and detailed permit plans, as an instrument of service, is prepared only for the specific project and shall be valid only when prepared, drawn and prepared in accordance with the standards and specifications of the State of Texas and shall be without liability to the engineer and architect, Inc.



0-15% Contiguous Areas – East Portion					
Number	Minimum Slope	Maximum Slope	Area (SF)	Area (AC)	Color
1	0.00%	15.00%	30,541	0.70	<input type="checkbox"/>
2	0.00%	15.00%	17,308	0.40	<input type="checkbox"/>
3	0.00%	15.00%	33,9978	0.78	<input type="checkbox"/>
4	0.00%	15.00%	48,326	1.11	<input type="checkbox"/>
			TOTAL	2.99	

LEGEND

- PROPOSED EASEMENT
- - - EXISTING CONTOUR
- FEMA FLOODPLAIN
- - - EASEMENT
- ⊕ FIRE HYDRANT
- ⊙ WASTEWATER MANHOLE

NOTES:
 TOPOGRAPHIC INFORMATION INSIDE THE SURVEY BOUNDARY IS PROVIDED BY A TOPOGRAPHIC AND TREE SURVEY CONDUCTED BY CHARNALL ON SEPT. 29, 2015.
 REMAINDER OF THE TOPOGRAPHIC INFORMATION SHOWN BASED UPON PUBLICLY AVAILABLE DATA SETS PROVIDED BY THE CITY OF AUSTIN.
DATE OF FIELDWORK:
 • LIMITED TREE & TOPOGRAPHIC SURVEY: SEPTEMBER 29TH, 2015
 • ENVIRONMENTAL RESOURCE INVENTORY: AUGUST 28TH, 2015
 • TRAFFIC COUNT #1: AUGUST 4TH, 2014
 • TRAFFIC COUNT #2: JUNE 11TH, 2015

NO.	REVISIONS	DATE	BY

Kimley»Horn
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 EITP Reg. No. 829

REA PROJECT: 18754503
 DATE: AUGUST 2018
 SCALE: AS SHOWN
 DESIGNED BY: JAW
 DRAWN BY: AML
 CHECKED BY: JAW

0-15% SLOPE WITHIN CONSERVATION AREA

CHAMPIONS TRACT 3
 CITY OF AUSTIN
 TRAVIS COUNTY, TEXAS

SHEET NUMBER

BENCHMARKS
BENCHMARK INFORMATION
 BM# 1 IS A 4" DIAMETER CONCRETE SET IN CURB, LOCATED IN THE SOUTHWEST CORNER OF LOT 1 & 2 OF THE NORTHWEST QUARTER, SECTION 36, T11N, R12E, S10E, NORTHWEST OF A TRIPLE SQUARE, FULLY NORTHWEST OF A WASTEWATER MANHOLE.
 ELEVATION: 886.0'
 SOURCE: SAID TO BE (SDSD) BY FROM O.P.I.S. SOLUTIONS
 BM# 2 IS A 4" DIAMETER CONCRETE SET IN CURB, LOCATED IN THE NORTHWEST CORNER OF LOT 1 & 2 OF THE NORTHWEST QUARTER, SECTION 36, T11N, R12E, S10E, NORTHWEST OF A TRIPLE SQUARE, FULLY NORTHWEST OF A WASTEWATER MANHOLE.
 ELEVATION: 886.0'
 SOURCE: SAID TO BE (SDSD) BY FROM O.P.I.S. SOLUTIONS

	'96 Agreement	'16 Amendment
Land Conserved	0 of 45 acres	30 of 45 acres
Impervious cover	<ul style="list-style-type: none"> • 0-15% slope: C=65% 8.6 ac. MF=40% 5.3 ac. • 15-25% slope: C=15% 2.01 ac. MF=10% 1.4 ac. • 25-35% slope: C & MF=5% 0.5 ac. • >35% slope: 0% <p>Total IC C=11.1 ac. MF=7.1 ac.</p>	<ul style="list-style-type: none"> • 0-15% slope: 16.7% 2.2 ac. • 15-25% slope: 17.3% 2.3 ac. • 25-35% slope: 8.65% 0.9 ac. • >35% slope: 0.8% 0.07 ac. <p>Total IC: = 5.5 ac.</p>
Construction on Slopes	<p><u>LAWO</u></p> <ul style="list-style-type: none"> • Based on IC limits <p><u>HCRO</u></p> <ul style="list-style-type: none"> • Pier/beam foundation if upslope of >15% slope • Terraced wall max height 4' 	<p><u>LAWO</u></p> <ul style="list-style-type: none"> • As limited by agreed to impervious cover limits. • Waives pier/beam requirement. • Allow structural excavation up to 34' downslope of 15% slopes • Allow 8' terraced walls
Cut/fill	<p><u>LAWO</u></p> <ul style="list-style-type: none"> • Unltd. below foundations • 4' max otherwise <p><u>HCRO</u></p> <ul style="list-style-type: none"> • 8' max below foundations if downhill of >15% slope 	<p><u>LAWO Cut</u></p> <ul style="list-style-type: none"> • 4-12': 34,848 sq. ft. • 12-20': 17424 sq. ft. • 20-24': 2,613 sq. ft. • 24-28': 217 sq. ft. <p><u>LAWO Fill</u></p> <ul style="list-style-type: none"> • 4-12': 79,932 sq. ft. • 12-20': 20,037 sq. Ft.

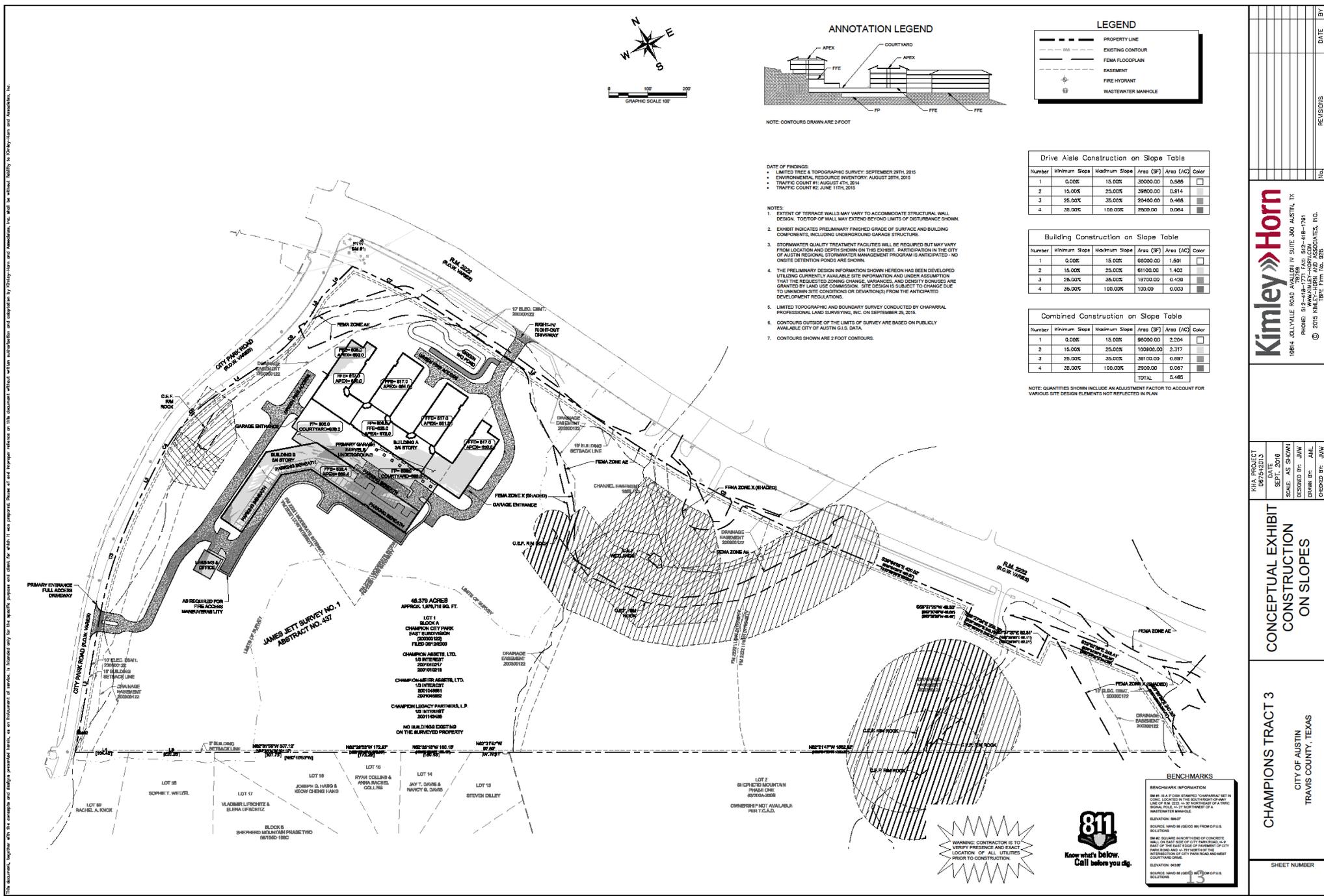
	'96 Agreement	'16 Amendment
CEF protection	None	Current code with modified buffers as shown in Exh. 2
Water quality	<u>LAWO</u> Sand filter for first ½” of runoff	Same
Construction phase erosion controls	<u>LAWO</u> Sediment must be controlled	Comply with current code plus 10 specific requirements that far exceed current code.
Erosion hazard zone	None	Comply with current code
Flood management	Current code	Current code
City Park Rd. Tributary Protection	None	Any crossing must span tributary

2016 Amendment

Construction Phase Controls

- Use ponds as settling basins with discharge to a “dirt bag” or similar filtration prior to discharge to creek.
- Divert upgradient stormwater around construction.
- E/S controls must accommodate 10-year storm instead of 2-year
- Mulch or similar cover to stabilize disturbed areas within 7 days
- Stabilize all disturbance on slopes >15% with fiber reinforced matrix within 7 days
- Permanent seeding must use hydromulch with fiber reinforced matrix within 7 days of final grading.
- Inspect all controls every 7 days or w/in 24 hours of rainfall with written report available to City. Inspector must be employed by owner, not construction contractor.
- Phase grading to limit size of disturbance with grading at higher areas first.

September 2016 Concept Plan



This document, together with the exhibits and design personnel files, is an instrument of service, is prepared only for the specific project and site. For which it was prepared. Use of any portion hereof in any document without written authorization and adaptation by Kimley-Horn and Associates, Inc. will be without liability to Kimley-Horn and Associates, Inc.

PROJECT NO.	10816	DATE	BY
PROJECT NAME	CHAMPIONS TRACT 3	DATE	BY
PROJECT LOCATION	CITY OF AUSTIN, TRAVIS COUNTY, TEXAS	DATE	BY
PROJECT DESCRIPTION	CONCEPTUAL EXHIBIT CONSTRUCTION ON SLOPES	DATE	BY
PROJECT OWNER	CHAMPIONS TRACT 3	DATE	BY
PROJECT ADDRESS	10816 JOLLYVALE ROAD, AUSTIN, TX 78758	DATE	BY
PROJECT PHONE	737.441.1200	DATE	BY
PROJECT FAX	737.441.1201	DATE	BY
PROJECT EMAIL	kimley-horn.com	DATE	BY
PROJECT WEBSITE	www.kimley-horn.com	DATE	BY
PROJECT CONTACT	JOHN HORN, P.E., F.C.S.	DATE	BY
PROJECT PREPARED BY	JOHN HORN, P.E., F.C.S.	DATE	BY
PROJECT CHECKED BY	JOHN HORN, P.E., F.C.S.	DATE	BY
PROJECT SCALE	AS SHOWN	DATE	BY
PROJECT DATE	SEPT. 2016	DATE	BY
PROJECT SHEET NO.	15	DATE	BY

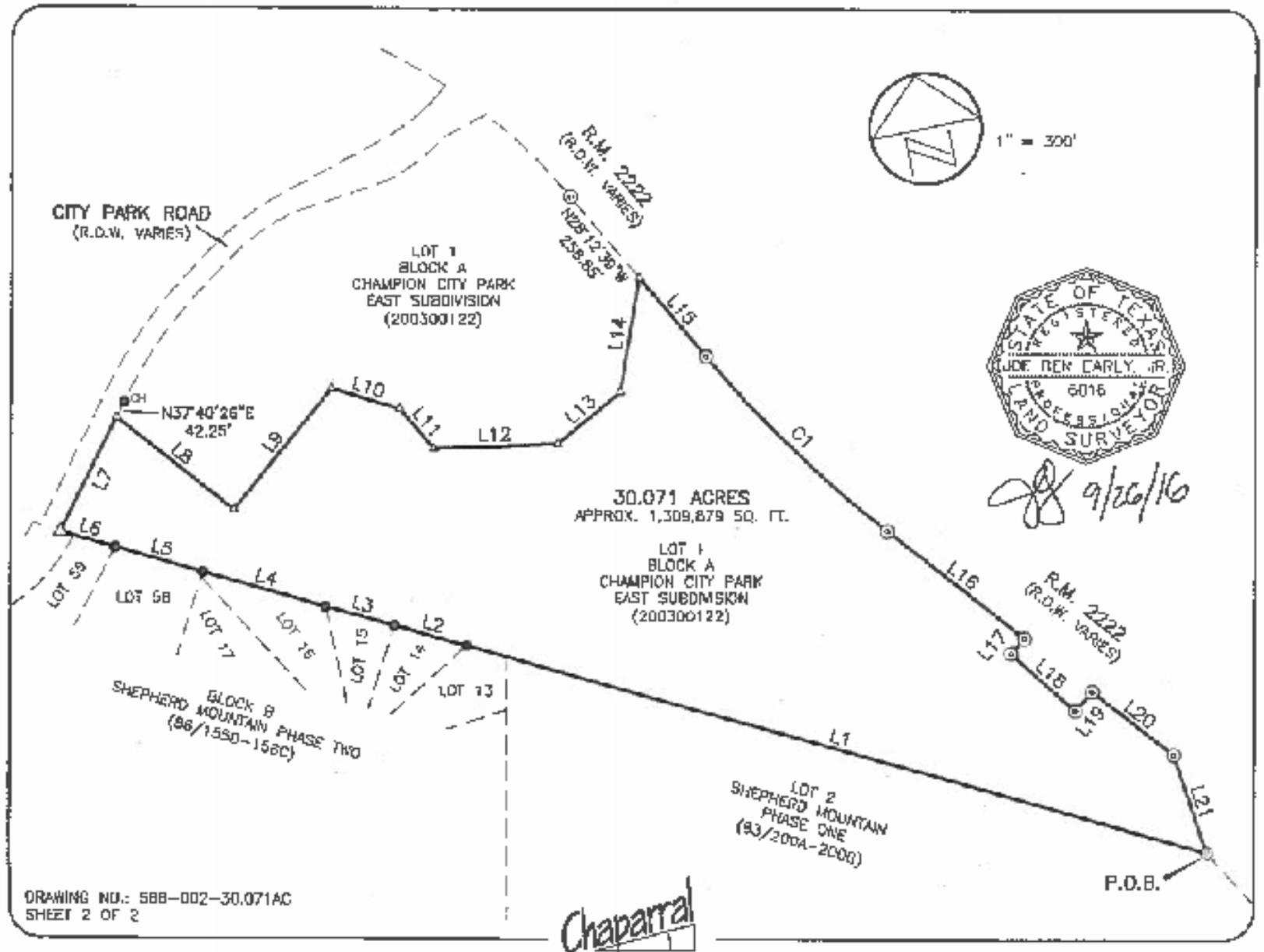
Kimley-Horn

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CHAMPIONS TRACT 3
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER: 15

Conservation Easement



Summary

- Staff stands by its 2016 determination that the amendment is more environmentally protective than what could be built under the 1996 agreement (commercial or multi-family).
- The new multi-family zoning is not currently being considered by Council.
- Council request is for the Commission to provide input on whether the Commission agrees with the staff determination and provide a recommendation to Council regarding the environmental superiority of the amendment before 3rd reading, which is set for February 1, 2018.

Questions?