

INFORMATION PROVIDED TO ENVIRONMENTAL COMMISSION AND PUBLIC

Since the December 14, 2017 Council meeting staff did additional review of available information on Tract 3 and responded to numerous questions from the Environmental Commission and the public. The key information provided is summarized below. Note that any references to applicable watershed regulations assume the 1983 Lake Austin Watershed Ordinance as the applicable regulations.

Developable Area

- There are two developable areas of the property on the east and west ends with much of the middle being greater than 35% slope where no impervious cover is allowed. The largest developable area is on the west end.
- An analysis by the applicant in 2016 of the entire 45 acre property found that there are 13.2 acres of 0-15% slope, 13.4 acres of 15-25% slope, and 10.4 acres of 25-35% slope. This results in available IC of:
 - 0-15% slope: Commercial =65% 8.6 ac. MF=40% 5.3 ac.
 - 15-25% slope: Commercial =15% 2.01 ac. MF=10% 1.4 ac.
 - 25-35% slope: Commercial & MF=5% 0.5 ac.
 - >35% slope: 0%
 - Total IC Commercial=11.1 ac. MF=7.1 ac.
- A detailed analysis of the east and west areas was not done, but there are approximately 3 acres of 0-15% slope on the east end that could be developed to up to 40% impervious cover (IC) for multifamily development or 65% IC for commercial development with several more acres of 15-35% IC that could have lesser amounts of impervious cover.
- A comparison of regulations under the 1996 settlement agreement and under the 2016 amendment are attached in Table 1. A sketch of buildable areas on the tract is shown in Figure 1.

Access to RM2222

There are three existing access points to 2222 on the property at the west end, near the center, and at the eastern end of the property. All three access points have existing “curb cuts” to 2222. The current project plans to use the western access point. The middle access would have to cross a large area of floodplain and cross West Bull Creek so would be very difficult to utilize. The eastern access opens onto the ramp from 2222 to Loop 360, but TXDOT informed City staff that they would allow a right in/right out if that end of the property was developed. Alternatively, if TXDOT refused access at that point a developer might use that as justification to request a variance to cross the steep slopes in the middle of the tract to connect the east and west sides and get to 2222 via the western entrance. However, there is no certainty the Land Use Commission would grant such a variance, but similar variances have been granted for projects in other areas of the City.

Trip Count

Development Services Department staff did an analysis of the relationship of daily and square footage for a variety of potential uses. The results of this analysis is shown in the attached Table 2. A neighbor opposed to the project requested the analysis for 1,330 trips, but the project had 1,148 trips available under the prior GO zoning. Note that the original GO zoning limited office use to 30,000 square feet, however, that limitation would not apply to non-office uses allowed in GO zoning.

Tree Impacts

The current site plan applicant surveyed 19.5 acres of the tract and the site plan includes the number of trees proposed to be removed with the project. We used that information to make a gross estimate of what the impact of developing the entire property might be as compared to the current project that is

designed under the standards contained in the 2016 amendment under consideration. The actual impacts of development of the entire site could be more or less than the extrapolated estimates, but this should provide a reasonable guide to understand the tree impacts of various development scenarios.

1	Trees surveyed (19.5 acres)	3025 trees (8" greater)
2	Est. trees per acre	155 trees
3	Est. trees on 45.347 acres	7029 trees
4	Proposed to be removed with current site plan (5.5 ac. IC)	1351 = 19.2% (246 trees/ac IC)
5	Possible removal per 1996 Agreement with Commercial Development (11.1 ac IC)	2730 = 39% (246 trees/ac IC)
6	Possible removal 1996 Agreement with Multi-Family Development (6.95 ac IC)	1709 = 24% (246 trees/ac IC)

Table 1 - Comparison of 1996 Settlement vs 2016 Amendment

	'96 Agreement (GO Zoning)	'16 Amendment (MF Zoning)
Land Conserved	0 of 45 acres	30 of 45 acres
Impervious cover	<ul style="list-style-type: none"> 0-15% slope: Comm.=65% 8.6 ac. MF=40% 5.3 ac. 15-25% slope: Comm.=15% 2.01 ac. MF=10% 1.4 ac. 25-35% slope: Comm. & MF=5% 0.5 ac. >35% slope: 0% <p>Total IC Commercial=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. <p><u>HCRO</u></p> <ul style="list-style-type: none"> 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"> Unlimited 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>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>Fill</u></p> <ul style="list-style-type: none"> 4-12': 79,932 sq. ft. 12-20': 20,037 sq. Ft.
CEF protection	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Current code with modified buffers as shown in Exh. 2 of amendment
Water quality	<p>LAWO</p> <ul style="list-style-type: none"> Sand filter for first ½" of runoff 	<ul style="list-style-type: none"> Same
Construction phase erosion controls	<p>LAWO</p> <ul style="list-style-type: none"> Sediment must be controlled 	<ul style="list-style-type: none"> Comply with current code plus 10 specific requirements that far exceed current code.
Erosion hazard zone	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Comply with current code
Flood mgmt..	<ul style="list-style-type: none"> Current code 	<ul style="list-style-type: none"> Current code
City Park Rd. Tributary Protection	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Any crossing must span tributary

Table 2 – Relationship of trips to potential square footage

ITE Code	Land Use	Metric	Sq. ft. @ 1,330 trips	Sq. ft. @ 1,000 trips
220	Apartments	Dwelling units	199,000	145,000
252/253/254	Congregate care	Occupied rooms	439,000	329,000
534/536	Education/School	Student population	536,000	403,000
560/561/562	Religious Assembly	Square footage	143,000	110,000
720	Medical/Dental office	Square footage	27,000	19,000
710 avg rate	General Office	Square footage	121,000	91,000
710 (EQN)	General Office	Square footage	102,000	70,000