



ENVIRONMENTAL COMMISSION MOTION 20180919 008b

Date: September 19, 2018

Subject: Camelback Planned Unit Development, C814-86-023.01

Motion by: Wendy Gordon

Seconded by: Hank Smith

RATIONALE:

WHEREAS, the Camelback Planned Unit Development (PUD) is a proposed amendment to an existing PUD from 1987; and

WHEREAS, City staff have concluded that elements of the project provide environmental superiority over the 1987 PUD; and

WHEREAS, the revised PUD will provide at least 60.46 acres of permanently protected open space and 26.16 acres of dedicated park land in an area that has high recreational use due to its scenic beauty and easy access; and

WHEREAS, other environmental superiority elements include: treating 100 percent of required stormwater runoff volume per current Land Development Code requirements, of which 75 percent will be treated through green stormwater control measures; designing outdoor lighting on the site with dark sky lighting techniques; and providing an Austin Energy Green Building rating of three stars or above; providing more critical environmental feature buffers than the current PUD; and

WHEREAS, in coordination with this PUD amendment, the applicant also proposes to acquire Champions Tract 3, located at the southeast corner of FM 2222 Road and City Park Road, reduce the planned use intensity of the property from apartments to a senior living development, and reduce two acres of impervious cover from the Champions Tract 3 development; and

WHEREAS, the Environmental Commission voted against the currently approved version of the Champions Tract 3 development concluding that it was “not necessarily environmentally superior” to the original development agreement and because of specific concerns relating to impervious cover and intensity of use; and

WHEREAS, the proposed downscaling of the Champions Tract 3 development would help alleviate environmental impacts, address the Environmental Commission’s previously stated concerns, and is supported by the surrounding neighborhoods; and

WHEREAS, the majority of the neighbors and neighborhoods surrounding Camelback PUD have come out in favor of the project with written endorsements.

THEREFORE, the Environmental Commission finds that the proposed Camelback PUD amendment is environmentally superior to the 1987 PUD and is recommended with the conditions laid out by City staff in its September 13, 2018 memo and the following:

Environmental Commission Conditions

- continue to work with staff for the floodplain variance prior to approval of the PUD and at a minimum safe access and safe refuge issues must be resolved with staff
- require walls to contain cut and fill greater than 4'
- provide an engineering solution for construction on slopes that exceeds the appropriate criteria manual requirements
- verify the trees listed are dead or dying per the applicant's arborist report
- work with staff to establish a minimum buffer for the bluff
- tram/elevator/inclinators issues need to be finalized with safety and environmental constraints as applicable
- sewage lift station provides an oversized wet well to accommodate extended downtime and back-up from force main
- design of the dock facilities and access should include input from a design charrette made up of a group approved by the City staff and the developer to ensure the structure protects the visual environmental impacts
- work with staff to provide a gross floor area to limit clubhouse size
- provide a geologic report regarding the impacts on the rimrock, springs and other features that are not included in a buffer area and along any access path to the lake front
- boat dock construction and access are to be built from the lake via barge and not from the bluff down
- swimming area restrictions should be included
- limit or control commercial watercraft rentals
- trail construction should be evaluated for sustainability and maintenance
- adjacent property compatibility setback needs to be evaluated and discussed with the adjacent property owner
- no shower facilities at the boat dock or clubhouse
- clarify restriction on noise limits
- non-hydraulic design for any mechanical lift or redundant containment for any fluid lines
- open space and public access restrictions should be further evaluated
- limit boat dock to 14,400 square footage
- evaluate dock distance from shoreline down to 60' and impacts on the wetland
- no intense recreational use along the shoreline or clubhouse area
- modify grandfathering language in accordance with staff recommendations and
- any access structure shall not be attached to the bluff or rimrock.

VOTE 7-2

For: B. Smith, Creel, Neely, H. Smith, Guerrero, Gordon, and Coyne

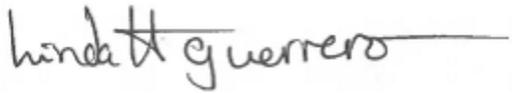
Against: Thompson and Maceo

Abstain: None

Recuse: Perales

Absent: None

Approved By:

A handwritten signature in black ink that reads "Linda Guerrero". The signature is written in a cursive style with a horizontal line extending from the end of the name.

Linda Guerrero, Environmental Commission Chair