

MOTION RELATED TO CAMELBACK PUD - Council Member Alison Alter Item No. 64

I. Background

- Environmental Commission conditions have already been incorporated into the PUD Notes, EXCEPT for dock size (addressed by ZAP) and dock location (addressed below).
- Zoning and Platting Recommendation included EVC conditions, with two exceptions related to the dock size and the mechanized access. ZAP recommended dock size be limited to current code (20% of shoreline and 30 ft. wide) which is reflected in PUD Note No. 24 of the October 11, 2018 draft PUD Notes, and recommended mechanized access to the dock be allowed by inclined elevator, which is reflected in PUD Note No. 12 of the October 11, 2018 draft PUD Notes.

II. Motion to keep the public hearing open and to approve on 1st reading the recommendation [being a combination of staff, Environmental Commission and the Zoning & Platting Commission] contained within the Staff Report and what was read into the record earlier by staff, with the following amendments:

A. Changes to the Code Modifications, PUD Notes, Exhibits and TIA Memo identified by staff as clarifications to the Staff Report, and

B. The following additional amendments:

1. **Parkland Construction Costs.** The Parkland Improvement and Operations Agreement for the parkland shall require a minimum \$1.5 million for park improvements.
2. **Parkland Boundaries.** Amend Note 20 of the draft PUD Notes to provide the boundaries of the Park (P) districts cannot be changed administratively unless the change increases the size of the Park district and increases the amount of shoreline/cliff frontage that will become parkland.
3. **Parkland Dedication Timing.** The Parkland Improvement and Operations Agreement for the parkland shall require the Park (P) districts to be improved and dedicated prior to any certificate of occupancy being issued for any non-park building within the PUD.
4. **Future Floodplain Variance Requirements.** Instead of Note 33 of the draft PUD Notes, confirm that the PUD does NOT grant a floodplain variance, but that an administrative variance shall be required for development in the floodplain, but add a Code modification to 25-7-92(C) based on staff suggested language as follows:

The director of the Watershed Protection Department shall grant a variance to sections 25-7-92 (A) and (B) of the Land Development Code if the director determines that:

- (1) the finished floor elevation of the proposed building is at least 2 feet above the 100-year floodplain;
- (2) normal access to the proposed building is by direct connection via the inclined elevator and emergency stairs with an area above the regulatory flood datum, as prescribed by Chapter 25-12, Article 1 (Building Code);
- (3) the proposed building complies with the requirements in Chapter 25-12, Article 1, Section 25-12-3 Appendix G (Flood Resistant Construction) and Section 1612 (Flood Loads);

- (4) the development compensates for the floodplain volume displaced by the development;
- (5) the development improves the drainage system by exceeding the requirements of Section 25-7-61 (Criteria for Approval of Development Applications), as demonstrated by a report provided by the applicant and certified by an engineer registered in Texas;
- (6) the variance is required by unique site conditions; and
- (7) the development permitted by the variance does not result in additional adverse flooding impact on other property.

In addition to satisfying the seven conditions above and in conjunction with their site plan submittal of a proposed building that encroaches into the 25-year or 100-year floodplains, the applicant shall prepare and submit a Flood Emergency Evacuation and Education Plan. This plan must be approved by the director as part of the review of the development in accordance with 25-7-92 (C) as stated above.

- 5. **Dock Distance from Shoreline.** The cluster dock should be offset from the shoreline to the minimum extent necessary to allow for restoration of the existing wetland and to minimize dredging as recommended by staff. The outer edge of the dock may extend up to 60 feet from the shoreline, provided that up to 50% of the dock may be located more than 60 feet but less than 75 feet from the shoreline. Any dredging resulting from locating the dock within these limits shall be administratively approved.
- 6. **Noise.** Outdoor amplified sound in the Dock (D) district shall be prohibited. In addition, in the Commercial (C) district, outdoor sound shall be limited to 70dB from 10am to 10pm and prohibited between 10pm and 10am.
- 7. **Housing Trust Fund Contribution.** Require a contribution to the Housing Trust Fund of \$2 per square foot of overall building square footage due prior to approval of the site plan for each building constructed within the PUD. Staff should endeavor to invest the funds within District 10 for a period of 7 years. If no suitable projects or opportunities are identified within 7 years, staff may move forward with using those funds in other ways that advance the goals of the City's Strategic Housing Blueprint.
- 8. "A 15-foot wide vegetative setback is required adjacent to Lot 3, Block A of the Sanctuary at Coldwater subdivision."
- 9. To help improve public safety on Lake Austin, the applicant shall provide, if requested by AFD and/ or APD within 6 months after approval of this application, one slip or an emergency mooring or docking station on the cluster dock in the Dock (D) district for each department that requests such dockage for emergency services.