



ITEM FOR CODES AND ORDINANCES COMMISSION AGENDA

COMMISSION MEETING DATE: August 21, 2019

NAME & NUMBER OF PROJECT: 10111 Dobbin Drive

NAME OF APPLICANT OR ORGANIZATION: Jerry Perales
Perales Land Development, LLC

LOCATION: 10111 Dobbin Drive

COUNCIL DISTRICT: 5

ENVIRONMENTAL REVIEW STAFF: Atha Phillips, Environmental Officer's Office
(512) 974-2132, atha.phillips@austintexas.gov

WATERSHED: Slaughter Creek Watershed, Barton Springs Zone, Drinking Water Protection Zone

REQUEST: In response to Council Resolution 20190207-030, consider a site-specific amendment to Save Our Springs Initiative regulations (Land Development Code Chapter 25-8, Subchapter A, Article 13 "SOS") to allow for the creation of a single-lot subdivision and development of a single-family home.

STAFF RECOMMENDATION: Staff recommended with conditions.

RECOMMENDED CONDITIONS:

A. Development associated with C8-2018-0057.0A, located at 10111 Dobbin Drive, shall comply with current code at the time of permit application except as modified below.

1. Section A of 25-8-514 (*Pollution Prevention Required*) shall be modified to allow impervious cover for the site to be calculated as 15% of the gross site area of the water quality transition zone. The water quality transition zone

- calculated in C8-2018-0057.0A is 19,696 square feet. The maximum allowable impervious cover is 2,995 square feet.
2. Section A of 25-8-482 (*Water Quality Transition Zone*) shall be modified to allow development of a single-family residence in the Water Quality Transition Zone as specified in C8-2018-0057.0A.
 3. Section A of 25-8-514 (*Pollution Prevention Required*) shall be modified to allow water quality control requirements to be satisfied with on-site controls capturing roof runoff. Water quality controls shall be sized to capture the first half-inch of runoff from the roof area. The water quality control shall be designed per the Environmental Criteria Manual to discharge the water quality volume within 72 hours through an irrigation or infiltration system located only within the Water Quality Transition Zone.
- B. Additionally, development associated with C8-2018-0057.0A shall comply with the following requirements:
1. Development shall be prohibited within the Critical Water Quality Zone and drainage easement.
 2. The Critical Water Quality Zone shall be restored per Standard Specification 609S (*Native Seeding and Planting for Restoration*).

RESOLUTION NO. 20190207-030

WHEREAS, the Save Our Springs Initiative regulations (Land Development Code Chapter 25-8, Subchapter A, Article 13 "SOS") are vital to protecting the Hill Country's rich network of aquifers and to Austin's long-term water management plan; and

WHEREAS, alongside the City's vitally important commitment to SOS and longstanding tradition of environmental stewardship, there is also a need for consideration of the unique challenges that development of particular tracts can present; and

WHEREAS, the lot at 10111 Dobbin Drive is located within an existing built-out subdivision, but this particular lot was not part of the original subdivision and remains undeveloped; and

WHEREAS, the lot at 10111 Dobbin Drive is comprised entirely of both water quality transition and critical water quality zones, leaving no allowable impervious cover development and difficulty meeting SOS water quality control requirements; and

WHEREAS, the current owner of the tract is interested in developing the tract for a personal residence and is committed to minimizing the impervious cover and negative environmental impacts; and

WHEREAS, in order to develop the tract, site specific variances and amendments to the Land Development Code, including SOS, would be required;
NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to initiate site specific variances and amendments to the Land Development Code, including Chapter 25-8, Subchapter A, Article 13 (*Save Our Springs Initiative*), as minimally required to address proposed development of the lot located at 10111 Dobbin Drive.

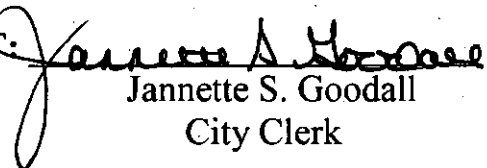
BE IT FURTHER RESOLVED:

Once a complete application for development has been filed by representatives of 10111 Dobbin Drive, the City Manager is directed to work with the representatives of 10111 Dobbin Drive to minimize departure from code requirements while maximizing environmental protection and return to Council with an ordinance that:

- a. minimizes driveway and other impervious cover;
- b. strives to incorporate additional environmental and resource-efficient strategies; and
- c. allows the tract to develop in a manner consistent with the surrounding subdivision, such as including dedication of drainage easement and setback along the critical water quality zone boundary.

ADOPTED: February 7, 2019

ATTEST:


Jannette S. Goodall
City Clerk

Staff Proposal for Site-Specific SOS Amendment for 10111 Dobbin Drive

In response to Austin City Council resolution [20190207-030](#), staff propose the following site-specific amendment to Austin City Code 25-8, Subchapter A, Article 13 (*Save Our Springs Initiative*).

- A. Development associated with C8-2018-0057.0A, located at 10111 Dobbin Drive, shall comply with current code at the time of permit application except as modified below.
 - 1. Section A of 25-8-514 (*Pollution Prevention Required*) shall be modified to allow impervious cover for the site to be calculated as 15% of the gross site area of the water quality transition zone. The water quality transition zone calculated in C8-2018-0057.0A is 19,696 square feet. The maximum allowable impervious cover is 2,995 square feet.
 - 2. Section A of 25-8-482 (*Water Quality Transition Zone*) shall be modified to allow development of a single-family residence in the Water Quality Transition Zone as specified in C8-2018-0057.0A.
 - 3. Section A of 25-8-514 (*Pollution Prevention Required*) shall be modified to allow water quality control requirements to be satisfied with on-site controls capturing roof runoff. Water quality controls shall be sized to capture the first half-inch of runoff from the roof area. The water quality control shall be designed per the Environmental Criteria Manual to discharge the water quality volume within 72 hours through an irrigation or infiltration system located only within the Water Quality Transition Zone.
- B. Additionally, development associated with C8-2018-0057.0A shall comply with the following requirements:
 - 1. Development shall be prohibited within the Critical Water Quality Zone and drainage easement.
 - 2. The Critical Water Quality Zone shall be restored per Standard Specification 609S (*Native Seeding and Planting for Restoration*).



ENVIRONMENTAL COMMISSION MOTION 20190619 008a

Date: June 19, 2019

Subject: In response to Council Resolution 20190207-030, consider a site-specific amendment to Save Our Springs regulations to allow for the creation of a single-lot subdivision and development of a single-family home at 10111 Dobbin Drive.

Motion by: Linda Guerrero

Seconded by: Mary Ann Neely

RATIONALE:

WHEREAS, Council Resolution 20190207-030 requested consideration of a site-specific amendment to Save Our Springs Initiative regulations (Land Development Code Chapter 25-8, Subchapter A, Article 13 “SOS”; and

WHEREAS, Watershed Protection Department staff recommends the amendment with specific conditions related to SOS Initiative regulation; and

WHEREAS, the Council Resolution requested for an allowance for the creation of a single-lot subdivision and development of a single-family home.

THEREFORE, the Environmental Commission recommends approval of the site-specific amendment to allow a single-family lot subdivision and development of a single-family home with the following staff conditions:

Staff Conditions:

Development associated with C8-2018-0057.0A, located at 10111 Dobbin Drive, shall comply with current code at the time of permit application except as modified below.

1. Section A of 25-8-514 (*Pollution Prevention Required*) shall be modified to allow impervious cover for the site to be calculated as 15% of the gross site area of the water quality transition zone. The water quality transition zone calculated in C8-2018-0057.0A is 19,696 square feet. The maximum allowable impervious cover is 2,995 square feet.
2. Section A of 25-8-482 (*Water Quality Transition Zone*) shall be modified to allow development of a single-family residence in the Water Quality Transition Zone as specified in C8-2018-0057.0A.
3. Section A of 25-8-514 (*Pollution Prevention Required*) shall be modified to allow water quality control requirements to be satisfied with on-site controls capturing roof runoff. Water quality controls shall be sized

to capture the first half-inch of runoff from the roof area. The water quality control shall be designed per the Environmental Criteria Manual to discharge the water quality volume within 72 hours through an irrigation or infiltration system located only within the Water Quality Transition Zone.

VOTE 7-0

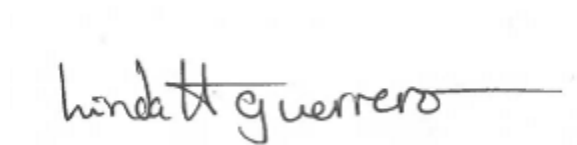
For: C. Smith, Thompson, Neely, Guerrero, Gordon, Coyne, and Ramberg

Against: None

Abstain: None

Absent: Creel, B. Smith, and Maceo

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

10111 Dobbin Drive SOS Amendment

C8-2018-0057.0A

Briefing to the Codes and Ordinances Commission

Andrea Bates

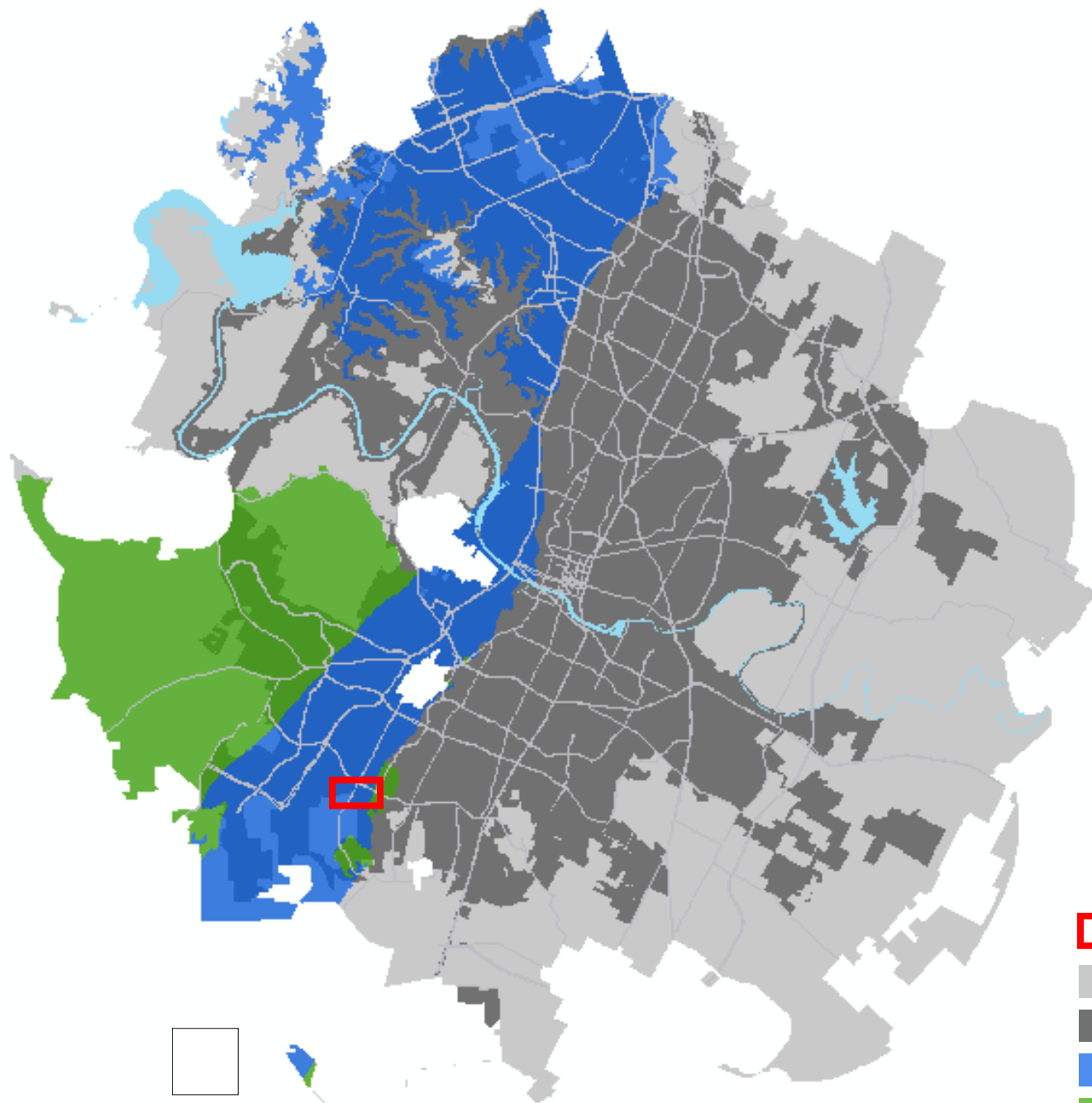
Watershed Planning






July 17, 2019

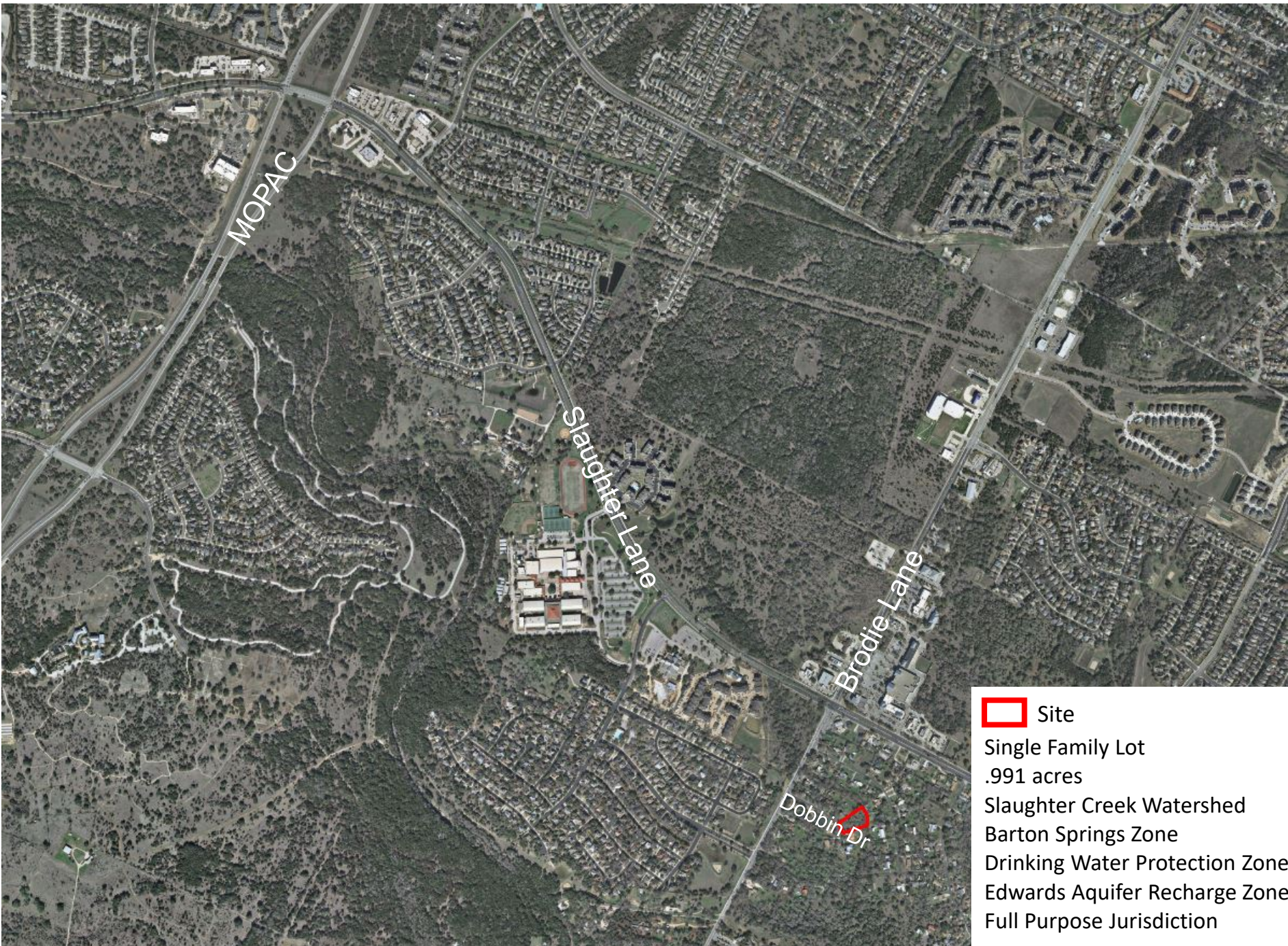
What is an SOS Amendment?


- 1992 Save Our Springs ordinance adopted by citizen initiative
- Per 25-8-515, variances to SOS are not allowed
- Supermajority of Council must approve amendments to SOS
- Council Resolution #20190207-030 on February 7, 2019:

“ The City Manager is directed to initiate site specific variances and amendments to the Land Development Code, including Chapter 25-8, Subchapter A, Article 13 (Save Our Springs Initiative), as minimally required to address proposed development of the lot located at 10111 Dobbin Drive.



-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone



 Site

Single Family Lot

.991 acres

Slaughter Creek Watershed

Barton Springs Zone

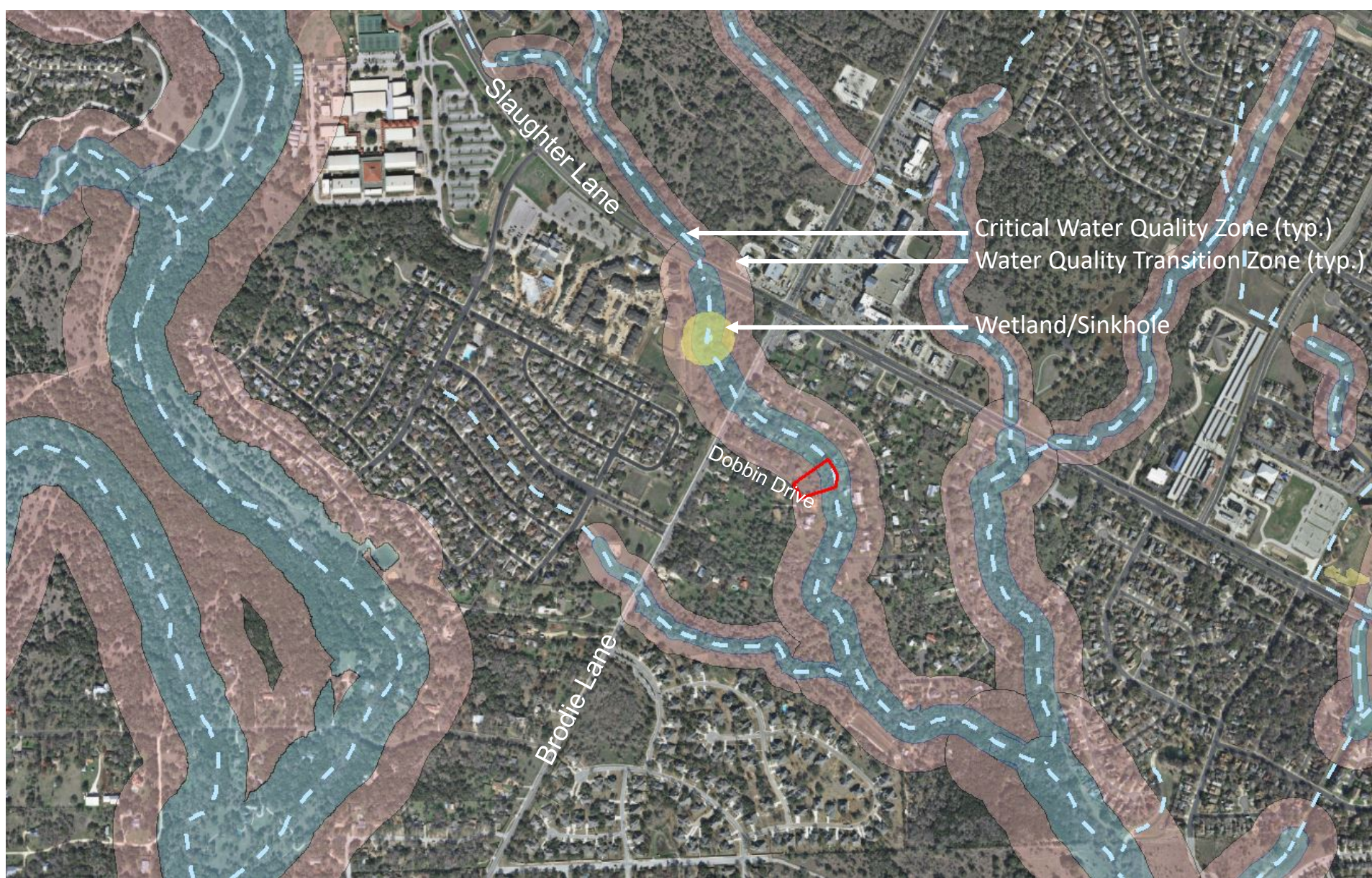
Drinking Water Protection Zone

Edwards Aquifer Recharge Zone

Full Purpose Jurisdiction



 Site



 Site

SOS Requirements

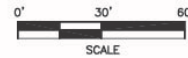
- Impervious cover in this location limited to 15% net site area
- Critical water quality zone and water quality transition zone are excluded from net site area calculations
- No residential building allowed in the critical water quality zone



Net site area of 10111 Dobbin Drive is 0.0 acres

 Site Location

Water Quality Transition
Zone = 19,969 sf (0.45 ac)



LOCATION MAP
SCALE: NOT TO SCALE

LINE	BEARING	LENGTH
L1	N06°27'50"W	6.23'
L2	N19°01'16"W	23.17'
L3	N28°03'05"W	10.40'
L4	N42°53'50"W	41.43'
L5	N28°26'17"W	41.23'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	110.25'	375.00'	109.85'	N26°51'05"W	16°50'40"
C2	110.68'	376.50'	110.28'	N26°50'55"W	16°50'38"

FOR INTEGRATED PEST MANAGEMENT
PLAN, SEE AGREEMENT FILED IN
DOCUMENT NO. _____
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY,
TEXAS.

NOTE:

BASIS OF BEARING IS THE TEXAS STATE
PLANE COORINATE SYSTEM, NAD 83, CENTRAL
ZONE.

DATUM (NAVD 88).

NO PORTION OF THIS TRACT OF LAND LIES
WITHIN THE 100-YR FLOOD PLANE, ZONE X,
PANEL NO. 48453C0590H, EFFECTIVE DATE
SEPTEMBER 26, 2008.

SHEET 1 OF 2

CASE # C8-2018-0057.0A
SUBMITTAL DATE:

● = IRON ROD FOUND
 △ = CALCULATED POINT
 P.R.T.C.T. = PLAT RECORDS TRAVIS COUNTY, TEXAS
 W.Q.T.Z. = WATER QUALITY TRANSITION ZONE
 C.W.Q.Z. = CRITICAL WATER QUALITY TRANSITION ZONE

Staff Recommendation

Recommended with the following conditions:

- Limit impervious cover to 15% of the water quality transition zone area (equal to 2,995 square feet)
- Require water quality treatment of roof with on-site controls per Environmental Criteria Manual (first ½ inch, irrigated within 72 hours in WQTZ)
- Prohibit development in the Critical Water Quality Zone
- Restore the Critical Water Quality Zone per Standard Specification 609S (*Native Seeding and Planting for Restoration*)

Environmental Code Modifications:

Current Code shall apply except:

- Section A of 25-8-514 (*Pollution Prevention Required*) shall be modified to allow impervious cover for the site to be calculated as 15% of the gross site area of the water quality transition zone. The water quality transition zone calculated in C8-2018-0057.0A is 19,696 square feet. The maximum allowable impervious cover is 2,995 square feet.
- Section A of 25-8-482 (*Water Quality Transition Zone*) shall be modified to allow development of a single-family residence in the Water Quality Transition Zone as specified in C8-2018-0057.0A.
- Section A of 25-8-514 (*Pollution Prevention Required*) shall be modified to allow water quality control requirements to be satisfied with on-site controls capturing roof runoff. Water quality controls shall be sized to capture the first half-inch of runoff from the roof area. The water quality control shall be designed per the Environmental Criteria Manual to discharge the water quality volume within 72 hours through an irrigation or infiltration system located only within the Water Quality Transition Zone.

Questions?

Contact Information:

Atha Phillips

Environmental Officer's Office

(512) 974-2132

Atha.Phillips@austintexas.gov