



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE: December 4, 2019

NAME & NUMBER OF PROJECT: 218 S. Lamar, C814-2018-0121

NAME OF APPLICANT OR ORGANIZATION: Amanda Swor, Drenner Group

LOCATION: 218 S. Lamar

COUNCIL DISTRICT: 5

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

WATERSHED: Lady Bird Lake and West Bouldin Creek

REQUEST: To create a new Planned Unit Development (PUD)

STAFF RECOMMENDATION: Staff recommended with conditions

RECOMMENDED CONDITIONS:

1. The project shall comply with water quality and detention requirements at the time of site plan application and provide a minimum of 75% Green Storm Water Infrastructure treatment. A maximum of 3,000 sf may be satisfied by payment in lieu for water quality and detention.
2. The project shall capture rainwater and condensate.
3. Will provide an Integrated Pest Management (IPM) plan.
4. Site and structure will be constructed to meet or exceed Austin Green Building 3-Star rating.
5. Landscape will be irrigated by non-potable sources.
6. Exceed the minimum requirements for landscape by 35%.
7. All proposed trees shall be a minimum of 3" caliper and native to Central Texas.
8. 1000 cubic feet of soil shall be provided for each tree.

9. All street trees will be planted in continuous planting beds.
10. Project will provide dedicated public spaces for electric vehicle parking.
11. Bicycle parking will be provided above standard requirements.
12. Underground parking will be available to Zach Scott Theater for overflow parking and storage.
13. Project shall utilize fully hooded or shielded lights to comply with Dark Sky Initiatives.

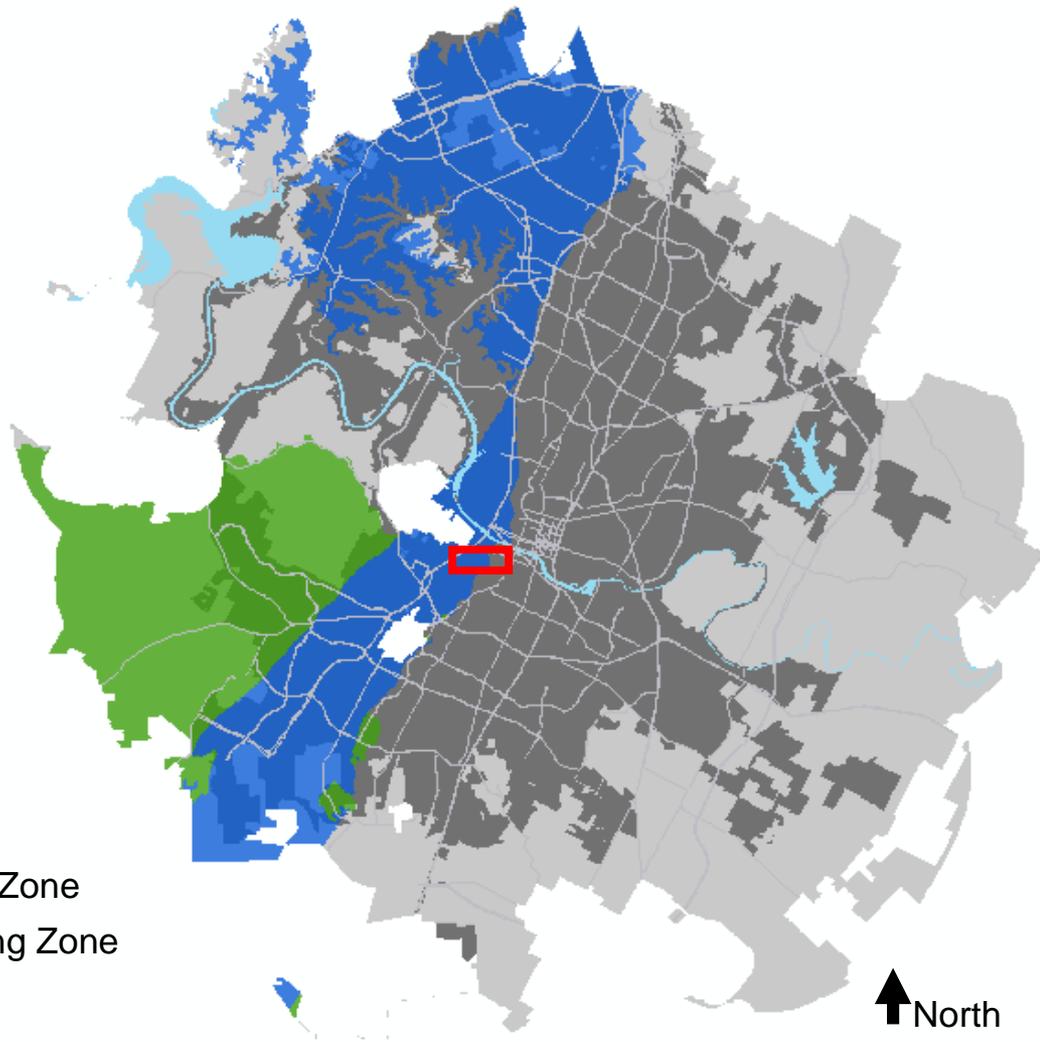
218 S. Lamar PUD

C814-2018-0121

Atha Phillips, Environmental Program Coordinator

Environmental Officer's Office

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





South Lamar Blvd

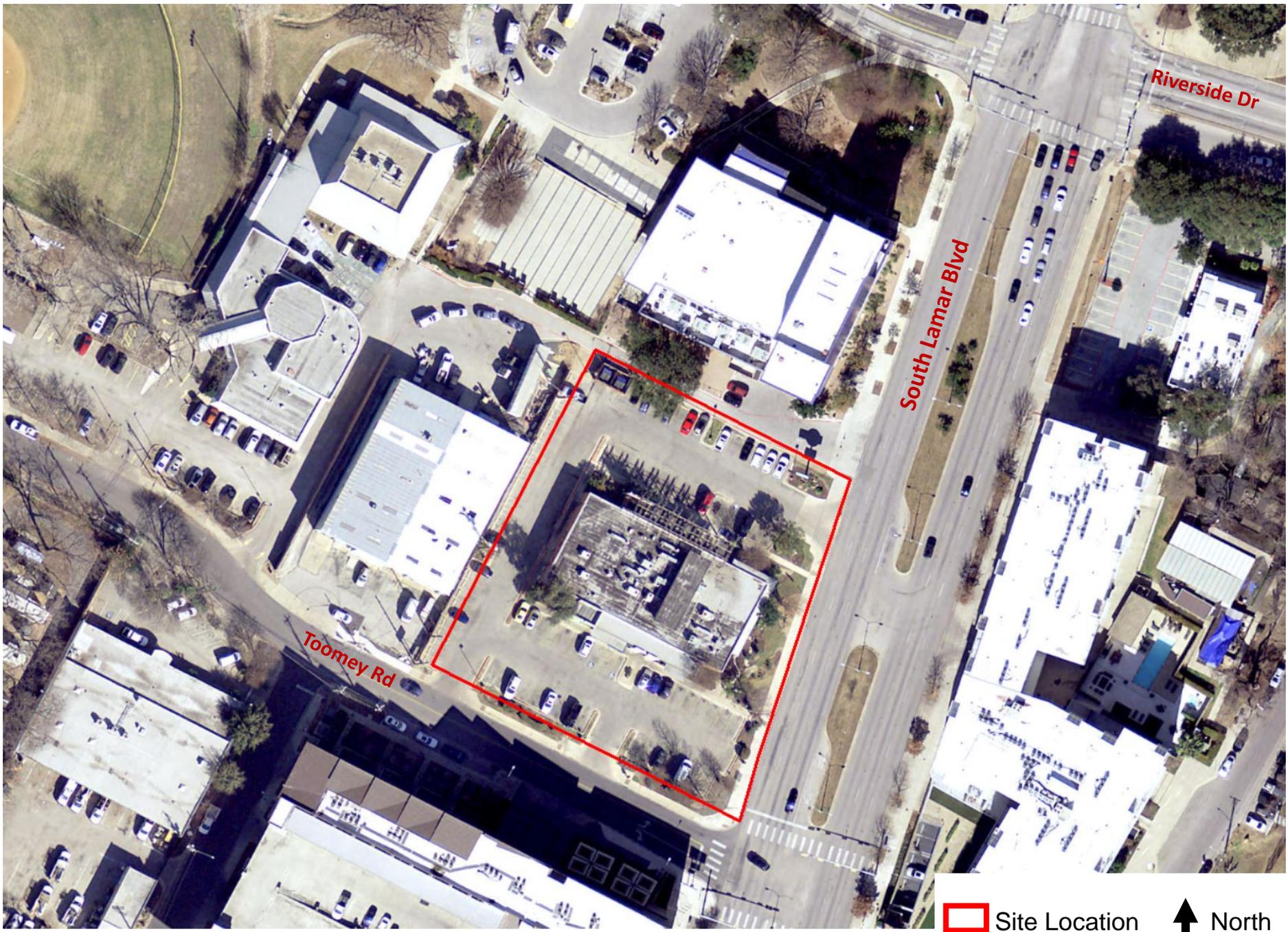
Riverside Dr

Toomey Rd

Barton Springs Rd

Site Location

North



Riverside Dr

South Lamar Blvd

Toomey Rd

Site Location ↑ North



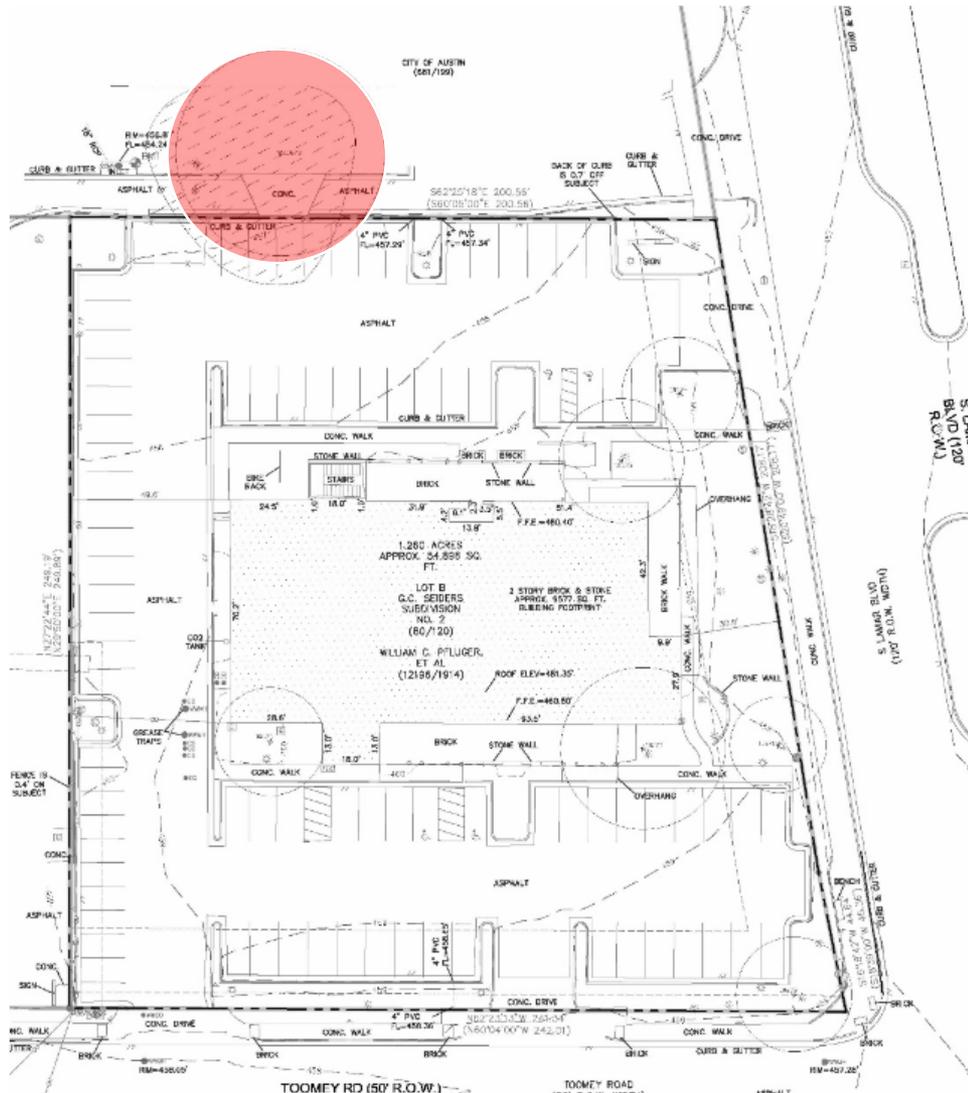
Background:

1.266 Acres

Council District 5

Lady Bird Lake & West Bouldin Creek Watershed - Urban Watersheds

Existing Trees:



TREE INDEX		
TAG NO.	TYPE	INDICATES MULTI TRUNK
514	LO	17 14 11
INDIVIDUAL TRUNK DIA. (IN INCHES)		
CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.		
10673	LO	24 17
10674	PINE	13 10
10675	CRM	8 6 6 6 5
10676	LO	17
10677	CRM	8 8 6 6 5 5 5
10678	PINE	15
10679	PINE	18
CRM = CRAPE MYRTLE LO = LIVE OAK PINE = PINE		

Note: The tree in red is not located on this lot.



Comparison:

	Existing Code	Proposed PUD	
Water Quality	100% capture volume or payment in lieu	100% capture volume 75% Green Stormwater Infrastructure Maximum 3,000 sf payment in lieu	✓
Drainage	No adverse impact	No adverse impact, plus capture and release through rainwater cisterns Maximum 3,000 sf Ppyment in lieu	✓
Impervious Cover	95%	95%	
Open Space	20% of non-residential tracts, accommodations made for urban properties	5000 sf plaza (ground floor) 2500 sf garden (roof top) Total: 14%	
Integrated Pest Management	No requirement	Will provide a plan	✓
Green Building	2-Star Certified	3-Star Certified	✓

Comparison:

	Existing Code	Proposed PUD	
Landscape Irrigation	Potable water	100% captured rainwater and condensate	✓
Landscape	Current code	Exceed requirements for landscape by 35%	✓
Trees	Current code including Heritage Tree ordinance	Current code including Heritage Tree ordinance (No heritage trees on this property)	
Proposed Trees	Native for mitigation, 1.5" caliper	All trees will be native, minimum tree size 3" caliper	✓
Soil Volume	No requirement	1000 cubic feet of soil per tree and will provide continuous planting beds with no tree grates	✓
Dark Sky Initiative	Full cut-off or shielded	Full cut-off or shielded	

Other Superiorities

- Donation into the Housing Assistance Fund
- Dedicated public spaces for electric vehicle charging
- Bicycle parking above current code requirements
- Underground parking will provide overflow parking and storage for Zach Scott Theater