



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE: January 15, 2020

NAME & NUMBER OF PROJECT: Lantana PCA

NAME OF APPLICANT OR ORGANIZATION: Michael Whellan
Armbrust & Brown, PLLC

LOCATION: 7415 Southwest Parkway

COUNCIL DISTRICT: 8

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

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

REQUEST: Consider a project consent agreement (PCA) to allow for the construction of a mixed-use development with a residential component.

STAFF RECOMMENDATION: Staff recommended with conditions.

RECOMMENDED CONDITIONS:

1. Applicant shall provide additional acreage of 3.098 acres to meet the Hill Country Roadway requirement of 40% undisturbed natural area per 25-2-1025.

Lantana Project Consent Agreement (PCA)

Briefing to the Environmental Commission

Atha Phillips

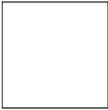
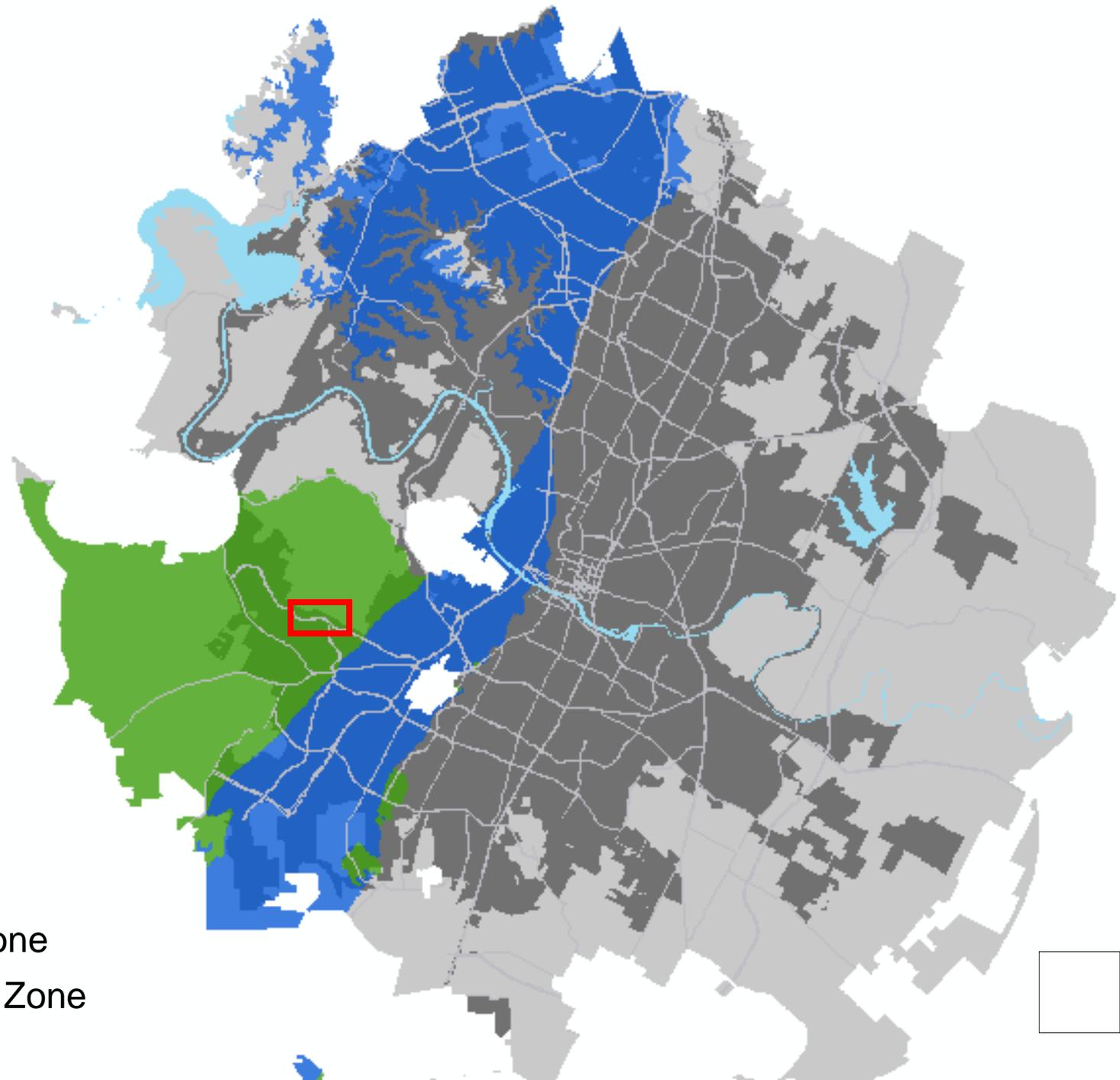
Environmental Officer's Office

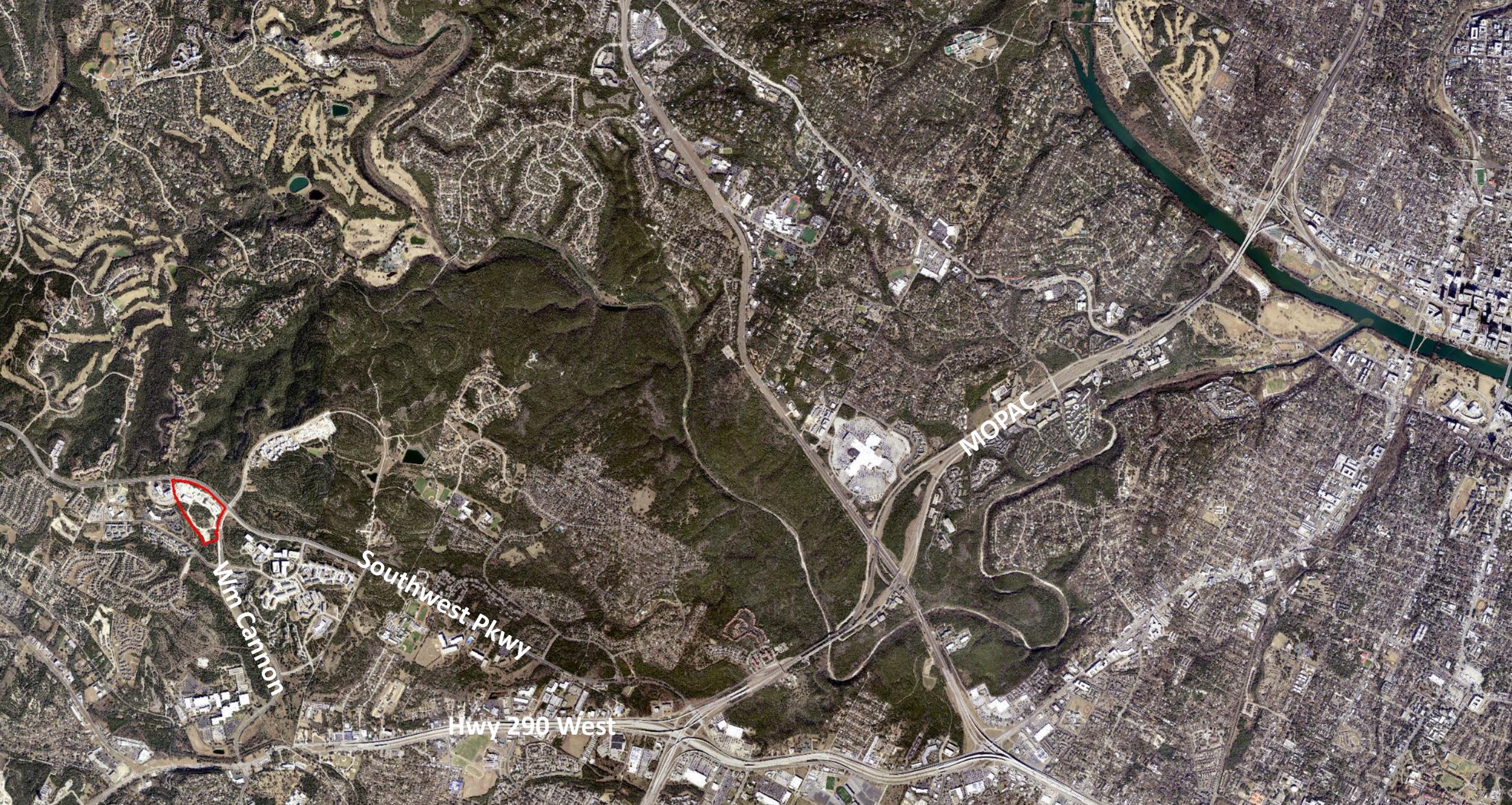
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What is a PCA?

- PCA = Project Consent Agreement
- PCAs are part of the 245 process detailed in 25-1-544
- PCAs are considered when the extent of a project's vested rights are unclear and for incentivizing projects with clearly established vested rights to achieve greater compliance with current regulations
- The 245 process lives within the Development Services Department
- DSD has determined that this project is a candidate for a PCA

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





Wm Cannon

Southwest Pkwy

Hwy 290 West

MOPAC

 Site Location



Barton Creek Watershed

Williamson Creek Watershed

Wm Cannon

Southwest Pkwy

Hwy 290 West

— Watershed Boundary

□ Site Location

Site Data:

- Williamson Creek Watershed
- Barton Springs Zone
- Drinking Water Protection Zone
- Contributing Zone
- Full-Purpose
- Existing approved site plan (SP-2014-0262C(XT2))
- Existing project has vested rights under 245
- Existing site plan wants to change zoning from Office to Mixed Use
- Mixed Use would allow for residential or multi-family

Staff Recommendation

Recommended with the following conditions:

1. Applicant shall provide additional acreage of 3.098 acres to meet the Hill

Country Roadway requirement of 40% undisturbed natural area per 25-2-1025.

Questions?

Contact Information:

Atha Phillips

Environmental Officer's Office

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