



ENVIRONMENTAL COMMISSION MOTION 20200304 006a

Date: March 4, 2020

Subject: Lantana Project Consent Agreement

Motion by: Kevin Ramberg

Seconded by: Peggy Maceo

RATIONALE:

WHEREAS, the Environmental Commission recognizes the applicant is requesting the Commission consider a Project Consent Agreement waiving provisions of City Code Chapters 25-7 (Drainage) and 25-8 (Environment), including Chapter 25-8, Article 13 (Save Our Springs Initiative), to allow construction of a mixed-use residential project at located at 7415 Southwest Parkway in the East Oak Hill Neighborhood Planning Area;

WHEREAS, the Environmental Commission recognizes this action concerns land located in the Barton Springs Zone; and

WHEREAS, the Environmental Commission recognizes that City of Austin staff recommend approval of the variance requests with conditions.

Therefore, the Environmental Commission recommends approval of the requested project consent agreement (PCA) to allow for the construction of a mixed-use development with a residential component with the following;

Staff 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 and development on this lot will be restricted to only allow trails;
2. impervious cover for the project will be capped at 17.5 acres (49% of current site plan SP-2014-0262C(XT2));

and the following Environmental Commission Conditions:

1. Phase 5 will develop within 25% impervious cover on a net site area;
2. dedicate 6.32-acre Tract 1 as additional lands to meet impervious cover needs;
3. dedicate necessary acreage of Tract 2 as additional lands for the Phase 5 development to not exceed 25% impervious cover Net Site Area on; and
4. pursue use of rain garden in Phase 5 as allowable under TCEQ Edwards Rules.

VOTE 6-0

For: Bedford, Thompson, Ramberg, Guerrero, Coyne, and Maceo

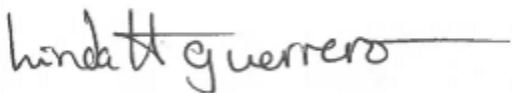
Against: None

Abstain: None

Recuse: None

Absent: Creel, Smith, Nill, Neely, Gordon

Approved By:

A handwritten signature in dark ink, reading "Linda Guerrero", with a horizontal line extending to the right.

Linda Guerrero, Environmental Commission Chair



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE: February 19, 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 waiving provisions of City Code Chapters 25-7 (*Drainage*) and 25-8 (*Environment*), including Chapter 25-8, Article 13 (*Save Our Springs Initiative*), to allow construction of a mixed-use residential project located at 7415 Southwest Parkway in the East Oak Hill Neighborhood Planning Area. This action concerns land located in the Barton Springs Zone.

STAFF RECOMMENDATION: Staff recommended with conditions.

RECOMMENDED CONDITIONS:

1. Applicant will provide additional acreage of 3.098 acres to meet the Hill Country Roadway requirement of 40% undisturbed natural area per 25-2-1025 and development on this lot will be restricted to only allow trails.
2. Impervious cover for the project will be capped at 17.5 acres (49% of current site plan SP-2014-0262C(XT2)).

Lantana Project Consent Agreement (PCA)

Briefing to the Environmental Commission

Atha Phillips

Environmental Officer's Office

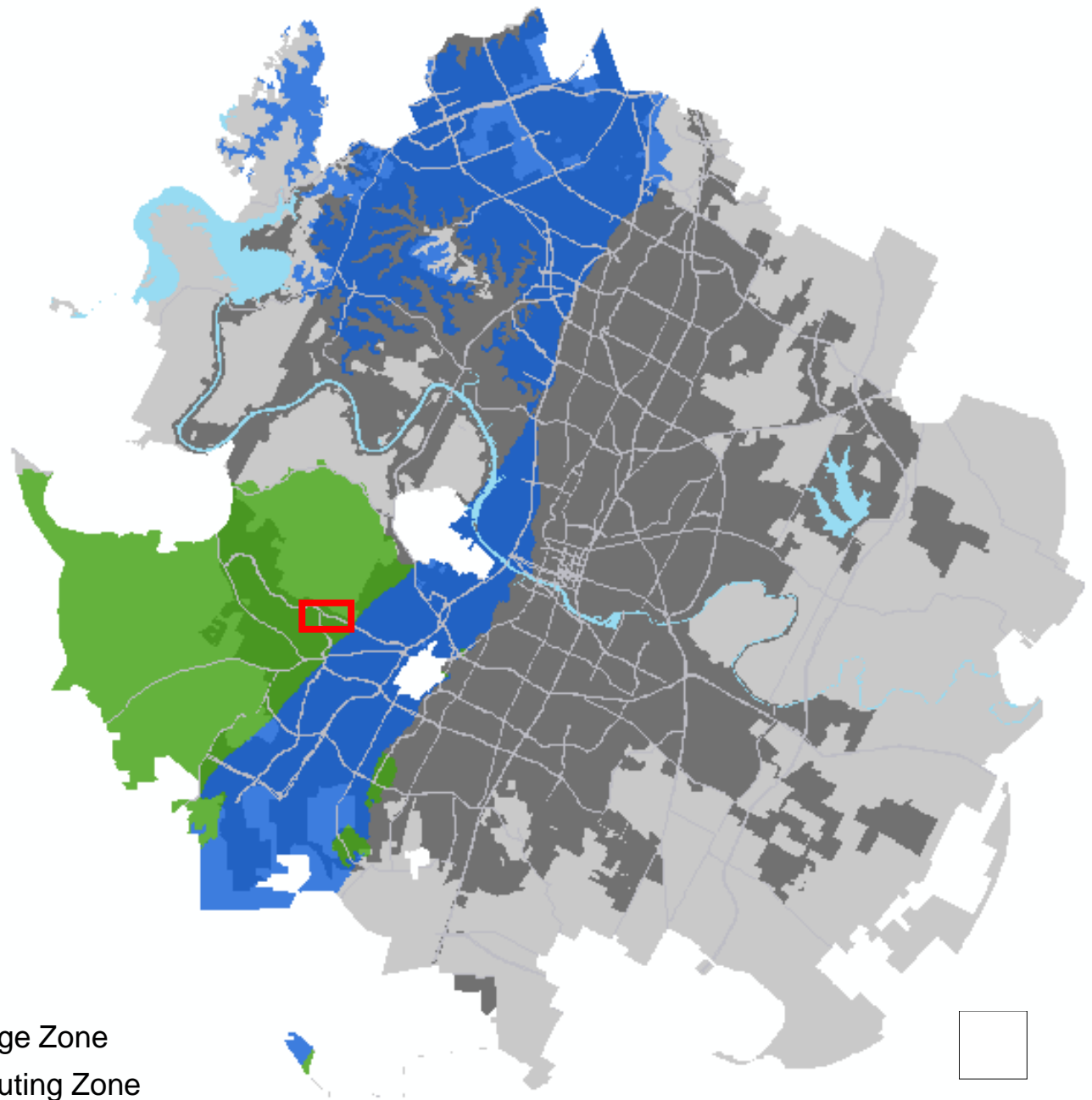
February 19, 2020






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 Data:

- Williamson Creek Watershed
- Barton Springs Zone (SOS Applies)
- Drinking Water Protection Zone
- Contributing Zone of the Edwards Aquifer
- 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 multi-family use
- Existing Preliminary Plan referenced within the vesting documents limits multi-family



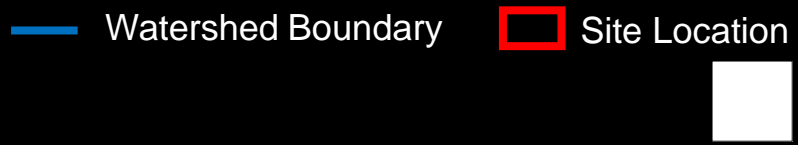
-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone





 Site Location








 Site Location



 Site Location

Current Code Amendments:

Modification to 25-8 Environmental:

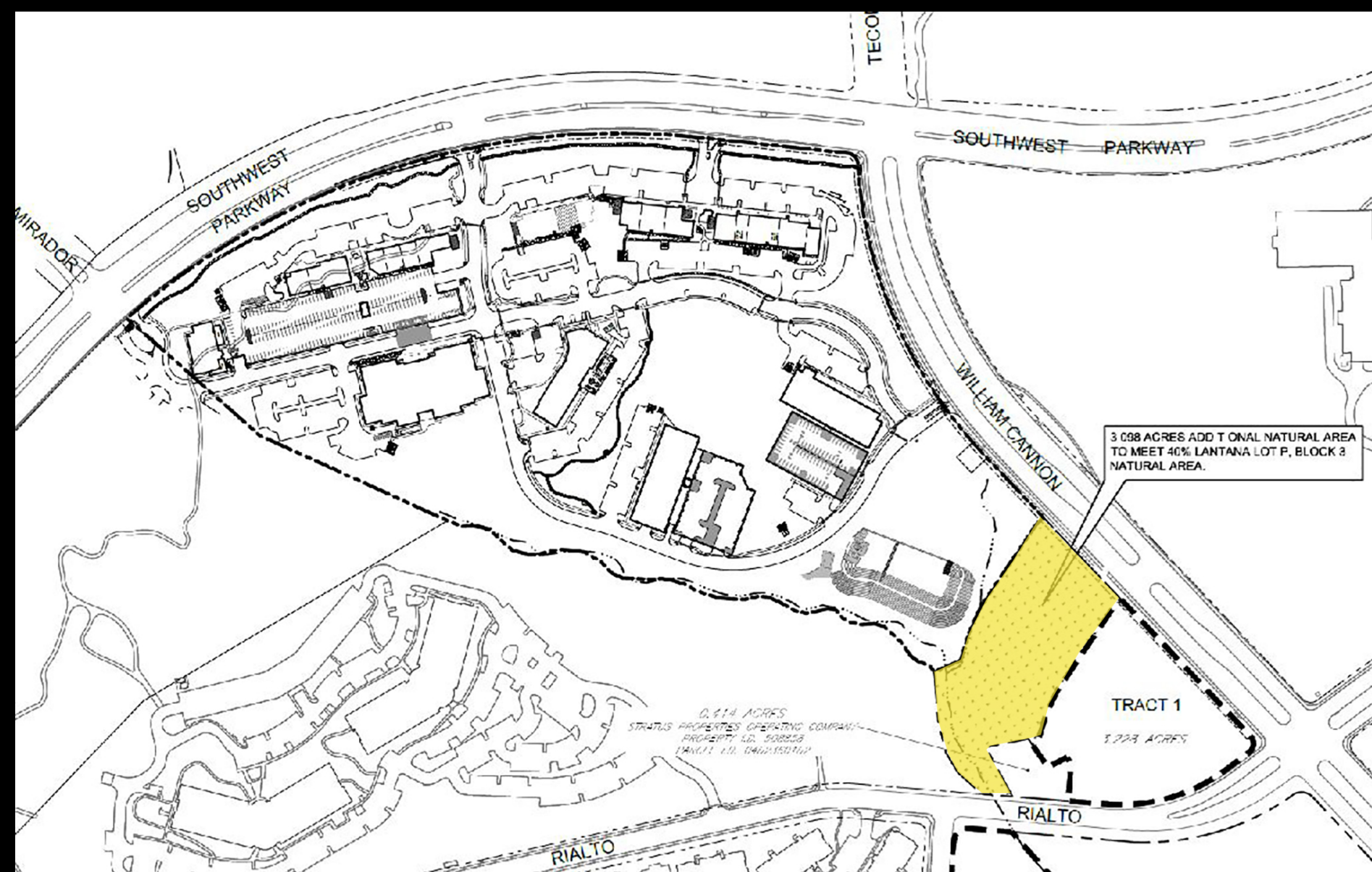
1. 25-8-301 Restricts driveways of slopes greater than 15%
 - Project shall not exceed 65% impervious cover on slopes 10-20%, nor 25% on slopes greater than 20%
2. 25-8-302 Restricts building on certain slopes
 - Project shall not exceed 65% impervious cover on slopes 10-20%, nor 25% on slopes greater than 20%
3. 25-8-341 Cut requirements-Allows up to 4' of cut
 - Project is allowed 12'
4. 25-8-342 Fill requirements-Allows up to 4' of fill
 - Project is allowed 12'

Save Our Springs(SOS) Amendment:

1. Impervious cover over the allowable amount of 25% NSA
 - Project is allowed up to 60%
2. SOS water quality
 - Project has existing sedimentation/filtration pond that does not meet the non-degradation requirement outlined in SOS



Tract 1 6.326 acres



3.098 acres towards 40% Natural Area Development within this area will be restricted to trails

Staff Recommendation

Recommendation: Recommended with conditions

1. Impervious cover will be capped at 17.5 acres (49% of current site plan SP-2014-0262C(XT2))
2. Applicant will provide additional acreage of 3.098 acres to meet the Hill Country Roadway requirement of 40% undisturbed natural area per 25-2-1025 and development within this are will be restricted to only allow trails

Questions?

Contact Information:

Atha Phillips

Environmental Officer's Office

(512) 974-2132

Atha.Phillips@austintexas.gov