



MEMORANDUM

TO: Chair Kenny and Members,
Austin Planning Commission

FROM: Kristy Nguyen, Environmental Review Specialist Senior,
Development Services Department

Christopher Herrington, P.E., Environmental Officer
Watershed Protection Department 

DATE: August 7, 2020

SUBJECT: Revised staff recommendation for the Springdale Farm environmental variance request, SP-2019-0253C

The purpose of this memo is to provide an update and revised staff recommendation on the request to vary critical water quality zone protections, City Code 25-8-261 (*Critical Water Quality Zone Development*), for the Springdale Farms project, case [SP-2019-0253C](#). Based on changes proposed by the applicant, staff now recommends the variance with conditions, having determined that the required findings of fact have been met.

The applicant originally sought to allow construction of two fire lane hammerheads and building overhangs in the critical water quality zone. Staff initially recommended denial of the variance, having determined that the required findings of fact per City Code 25-8-41 (*Land Use Commission Variances*) had not been met. The variance request was considered by the Environmental Commission on June 3, 2020, and they recommended denial of the variance request. The Planning Commission considered this request at the July 14, 2020, meeting, but postponed action and asked staff to meet with the applicant to discuss possible mitigation for the variance request.

Staff met with the applicant, and the applicant has subsequently revised their application to remove the southern fire lane hammerhead from the critical water quality zone and proposed additional riparian restoration. The applicant continues to propose one fire lane hammerhead and a building overhang in the critical water quality zone.

Staff recognizes that these changes reduce the deviation from the applicable code requirements and provides greater overall environmental benefit without a significant probability of harmful environmental consequences and no loss in water quality.

Thus, staff recommends approval of the variance with the following conditions:

1. Removal of the southern hammerhead fire lane from the critical water quality zone.

2. Approval by City of Austin Watershed Protection Department staff of a revised and improved riparian restoration plan, generally based on the landscape plan attached to this memo, including but not limited to the following revisions:
 - a. Adding canopy-forming riparian species to the banks;
 - b. Increasing understory small trees and large shrubs (e.g., Rhus spp., acacia, sophora, prunus, frangula, etc);
 - c. Deleting species with high moisture requirements (e.g., lobelia, sabal, symphoricarpos);
 - d. Relocating proposed planting clusters from the outer edges of the floodplain to the banks;
 - e. Adding details on invasive Ligustrum removal and replanting and reseeding of those areas; and
 - f. Installation of large fallen tree trunks, not cut into small pieces, from those that are identified to be cut on-site in the riparian planting areas parallel to the line of flow to increase long-term soil organic matter.

If you have any questions, please contact Kristy Nguyen at 512-974-3035 or kristy.nguyen@austintexas.gov or Chris Herrington at 512-773-2442 or chris.herrington@austintexas.gov.

Attachment

TREE LIST						
TREE SURVEY- DATED 01/09/18						
TAG#	DIA"	MULTI-STEMS	TYPE	REMOVE	ROW	COMMENTS
5106	8		HACKBERRY	X	X	
5159	30		PECAN (H)	X		DEAD
5160	28		PECAN (H)	X		FAIR
5161	46	39,14	PECAN (H)			GOOD
5162	28		PECAN (H)			GOOD
5163	15		HACKBERRY			
5164	13		HACKBERRY			
5165	18		HACKBERRY			
5166	18		HACKBERRY			
5167	10		PALM			
5168	15.5	11,9	HACKBERRY			
5169	21		HACKBERRY			
5170	14		HACKBERRY	X		
5171	26	19,14	HACKBERRY	X		
5172	20	16,8	HACKBERRY	X		
5173	12		PECAN	X		
5185	17		CHINABERRY		X	INVASIVE
5302	16		CHINABERRY	X	X	INVASIVE
5308	25		PECAN (H)			
5312	25		SYCAMORE			
5336	12		BOX ELDER	X	X	
5337	10		HACKBERRY	X	X	
5338	10		HACKBERRY			
5339	25		HACKBERRY			
5342	12		PALM	X	X	
6001	16		HACKBERRY	X		
6002	21		REDBUD	X		
6003	16		BOX ELDER			
6004	18.5	15,7	HACKBERRY	X		
6005	8		REDBUD	X	X	
6006	39	34,10	PECAN (H)			GOOD
6007	12		PECAN			
6008	50	35,16,14	PECAN (H)		X	FAIR
6009	26		AMERICAN ELM (H)			
6036	9		HACKBERRY			
6037	17		HACKBERRY			
6038	12		AMERICAN ELM			
6071	31		PECAN (H)			GOOD
6102	13		LIVE OAK			
6103	15		HACKBERRY			
6104	16		BOX ELDER			
6135	17		LIVE OAK		X	
6137	19		CHINABERRY	X		INVASIVE
7002	23		HACKBERRY		X	
7003	16		HACKBERRY	X	X	
7004	16		CHINABERRY	X	X	INVASIVE
7005	10		HACKBERRY	X	X	
7006	15	12,6	HACKBERRY	X	X	
7007	12		HACKBERRY	X	X	
7008	14		HACKBERRY	X	X	
7009	20		HACKBERRY	X	X	
7010	19		HACKBERRY	X	X	
7011	9		CHINABERRY	X	X	INVASIVE
7012	12	9,6	HACKBERRY	X	X	
7013	14		HACKBERRY	X	X	
7014	9		LIGUSTRUM	X	X	INVASIVE
7015	13		HACKBERRY	X	X	
7017	9		HACKBERRY	X	X	
7018	22		LIGUSTRUM	X		INVASIVE
7019	13		HACKBERRY		X	
7020	11		HACKBERRY		X	
7021	10		HACKBERRY	X	X	
7022	12		HACKBERRY	X	X	
7023	26		HACKBERRY		X	
7025	28		PALM	X	X	
7027	11		HACKBERRY	X	X	
7028	12		HACKBERRY	X	X	
7029	12		HACKBERRY	X	X	
7030	15		HACKBERRY	X	X	
7031	13.5	11,5	LIGUSTRUM	X	X	INVASIVE
7032	13		HACKBERRY	X	X	
7033	18		HACKBERRY	X	X	
7070	17		BOX ELDER			
7071	27		BOX ELDER			
7072	15		BOX ELDER		X	
7073	17		HACKBERRY			
7075	31		PECAN (H)			
8901	36		PECAN (H)			FAIR
8902	39		PECAN (H)		X	POOR
10000	13		HACKBERRY	X		
10001	18		HACKBERRY	X		
10002	16		HACKBERRY	X		
10004	15		HACKBERRY			
10005	8		HACKBERRY			
10006	17		HACKBERRY	X		
10007	10		HACKBERRY	X		
10008	11		HACKBERRY			
10009	15		HACKBERRY	X		
10010	20		HACKBERRY	X		
10011	12		HACKBERRY	X		
10012	20		HACKBERRY	X		

APPX F 8-18.9" REMOVED					
TAG#	DIA"	TYPE	REMOVE	ROW	
5170	14	HACKBERRY	X		
5173	12	PECAN	X		
6001	16	HACKBERRY	X		
6004	18.5	HACKBERRY	X		
10000	13	HACKBERRY	X		
10001	18	HACKBERRY	X		
10002	16	HACKBERRY	X		
10006	17	HACKBERRY	X		
10007	10	HACKBERRY	X		
10009	15	HACKBERRY	X		
10011	12	HACKBERRY	X		
TOTAL INCHES					161.5

APPX F 19"+ REMOVED					
TAG#	DIA"	TYPE	REMOVE	ROW	
5171	26	HACKBERR	X		
5172	20	HACKBERRY	X		
6002	21	REDBUD	X		
10010	20	HACKBERRY*	X		
10012	20	HACKBERRY*	X		
TOTAL INCHES					107

HERITAGE REMOVED					
TAG#	DIA"	TYPE	REMOVE	ROW	
5160	28	PECAN	X		
TOTAL INCHES					28

APP. F TREES 8-18.9" REMOVED ROW					
TAG#	DIA"	TYPE	REMOVE	ROW	
5106	8	HACKBERRY	X	X	
5336	12	BOX ELDER	X	X	
5337	10	HACKBERRY	X	X	
6005	8	REDBUD	X	X	
7003	16	HACKBERRY	X	X	
7005	10	HACKBERRY	X	X	
7006	15	HACKBERRY	X	X	
7007	12	HACKBERRY	X	X	
7008	14	HACKBERRY	X	X	
7012	12	HACKBERRY	X	X	
7013	14	HACKBERRY	X	X	
7017	9	HACKBERRY	X	X	
7021	10	HACKBERRY	X	X	
7022	12	HACKBERRY	X	X	
7027	11	HACKBERRY	X	X	
7028	12	HACKBERRY	X	X	
7029	12	HACKBERRY	X	X	
7030	15	HACKBERRY	X	X	
7032	13	HACKBERRY	X	X	
7033	18	HACKBERRY	X	X	
TOTAL INCHES					256

APP. F TREES 19"+ REMOVED ROW					
TAG#	DIA"	TYPE	REMOVE	ROW	
7010	19	HACKBERRY	X	X	
7009	20	HACKBERRY	X	X	
TOTAL INCHES					39

NON APP. F TREES 8-18.9" REMOVED ROW					
TAG#	DIA"	TYPE	REMOVE	ROW	
5432	12	PALM	X	X	
TOTAL INCHES					12

NON APP. F TREES 19"+ REMOVED ROW					
TAG#	DIA"	TYPE	REMOVE	ROW	
7025	28	PALM	X	X	
TOTAL INCHES					28

LANDSCAPE CALCULATIONS			
STREET YARD (Springdale)		Required	Provided
Total Site Area	N/A	211,300 sf	
Total Street Yard Area	N/A	14,450 sf	
Street-yard / Landscape (20%)	2,890 sf	6,194 sf (43%)	
TREES (street yard)		Required	Provided
	12	12	
Existing Tree Credit: (4) trees 6" <= 8 street trees			
Proposed Tree Credit: (4) street trees			
STREET YARD (Mansell)		Required	Provided
Total Site Area	N/A	211,300 sf	
Total Street Yard Area	N/A	6,325 sf	
Street-yard / Landscape (20%)	1,265 sf	2,910 sf (46%)	
TREES (street yard)		Required	Provided
	6	6	
Existing Tree Credit: (0) trees 6" <= 0 street trees			
BUFFERING		Required	Provided
Small preferred tree: 0 x 3 = 0 pts			
Lg. preferred shrub: 10 x 6 = 60 pts			
		30 pts.	60 pts.
REPLACEMENT TREES			
Total caliper inches to be replaced:			455.75"
Total caliper inches replaced:			21"
Existing caliper inches preserved under 8" to count towards mitigation- 0 Trees totaling 0"			
Split Credit Canopy Trees: 8 x 2.5" = 20"			
Split Credit Ornamental Trees: 2 x .5" = 1"			
POTENTIAL PAYMENT TO TREE CARE PLAN:			250.75"
250.75" X 200 = \$50,150			
POTENTIAL PAYMENT TO 'PLANTING FOR THE FUTURE FUND':			184"
184" X 200 = \$36,800			
ISLANDS, MEDIANS, OR PENINSULAS		Required	Provided
Street Yard Area			
-0 spots x 7.5 s.f. = 0 s.f.		N/A sf	0 sf
Non-Street Yard Area			
-0 spots x 5 s.f. = 0 s.f.		0 sf	0 sf

SUBCHAPTER C: INNOVATIVE WATER MANAGEMENT			
Required Landscape Area: 4,202 + 0 = 4,202 S.F.			
50% of Required Landscape Area: 4,202 S.F. / 2 = 2,101 S.F.			
	Required	Provided	
Landscape Areas Receiving Storm Water Run-off:	0 sf	0 sf	
Natural Areas:	0 sf	14,818 sf	
Undisturbed Existing Trees:	0 sf	0 sf	
TOTAL:	2,101 sf	14,818 sf	
Notes: Reference Plan for Areas Calculated on this Chart			

URBAN FORESTRY SUMMARY	
Total Appendix F Trees inches Surveyed	1,443"
Total Appendix F Tree Inches Removed: PRIVATE	326.5"
Total Appendix F Tree Inches Removed: ROW	295"
Total Non-Appendix F Tree Inches Removed: PRIVATE	0"
Total Non-Appendix F Tree Inches Removed: ROW	40"
Total Invasive Tree Inches Removed: PRIVATE	19"
Total Invasive Tree Inches Removed: ROW	63.5"
Total Mitigation Inches Planted on Site	21"
Total Dead Inches Removed	30"
Total Non-Mitigation Inches Planted on Site	15"

TREE REPLACEMENT CALCULATIONS					
Tree Number To Be Removed	On App. F 8-18.9"	Not on App. F 8-18.9"	On App. F 19" +	Not on App. F 19" +	Heritage Tree 24" +
REF. TREE LIST	161.5"				28"
			107"		
Totals	161.5"	0"	107"	0"	28"
INCHES TO BE REPLACED	80.75"	N/A	107"	N/A	84"
TOTAL CALIPER INCHES TO BE REPLACED					271.75"
TOTAL CALIPER INCHES REPLACED ON SITE					21"
EXISTING CALIPER INCHES PRESERVED UNDER 8" (0 TREES)					0"
TOTAL CALIPER INCHES TO BE PAID INTO TREE CARE PLAN -250.75" X \$200 = \$50,150 TO BE PAID INTO TREE CARE PLAN					250.75"

LANDSCAPE CONSTRUCTION NOTES			
1.	It is the responsibility of the landscape contractor to confirm all materials quantities from the plans. All quantities shown on the schedule are for contractor's convenience only.		
2.	No substitutions on size or spacing of plants on this plan can be made without the approval of Landscape Architect or owner.		
3.	The contractor is responsible for verifying all existing utilities on site. Any damage to existing or proposed utilities is to be repaired according to local standards and at the landscape contractor's expense. Coordinate all construction with the appropriate utility companies.		
4.	All planting beds to receive dark hardwood mulch. Mulch to be installed at 3" unless otherwise indicated.		
5.	Dimensions used for height, spread and truck specification on the plant material list are a general guide for the minimal size of plant.		
6.	All disturbed areas are to be re-vegetated with Tifway 419 per drawings and specifications.		
7.	No excavation or planting pit shall be left open overnight.		
8.	Positive drainage is to be provided around all building foundations.		
9.	The landscape contractor shall obtain any necessary permits, licenses, etc. and shall give notices and comply with all applicable laws, ordinances, codes, rules and regulations during the course of the project.		
10.	All plant material to be nursery grown and to comply with the American standard for nursery stock for size and quality.		
11.	The landscape architect / client reserves the right to refuse any plant material or any defective workmanship. Contractor to keep all plant material tags for inspection.		
12.	All plant material shall have a well formed head with minimum caliper height and spread of the side branches as shown on the plant list. Trunk shall be undamaged and shape shall be typical of the species.		
13.	The landscape contractor shall be responsible for the staking and layout of all planting on this project.		
14.	Should the landscape contractor encounter unsatisfactory surface or subsurface drainage conditions, soil depth, hard pan, stems, utility lines, or other conditions that may compromise the health and vigor of the plants, they must advise the landscape architect in writing the conditions prior to installing plants. Otherwise the landscape contractor warrants that the planting areas are suitable for proper growth and development of the plants to be installed.		
15.	Existing trees are to be protected and barricaded if necessary for the proposed landscape improvements. The landscape contractor assumes full responsibility for any tree damage caused directly by his scope of work.		

R.O.W. TREE REPLACEMENT CALCULATIONS					
Tree Number To Be Removed	On App. F 8-18.9"	Not on App. F 8-18.9"	On App. F 19" +	Not on App. F 19" +	
REF. TREE LISTS	256"	12"			28"
			39"		
Totals	256"	12"	39"	28"	28"
INCHES TO BE REPLACED	128"	3"	39"	14"	14"
TOTAL CALIPER INCHES TO BE REPLACED					184"
TOTAL CALIPER INCHES REPLACED IN ROW					0"
TOTAL CALIPER INCHES TO BE PAID INTO THE 'URBAN FOREST REPLENISHMENT FUND -184" X \$200 = \$36,800					184"



APPENDIX O - LANDSCAPE / IRRIGATION NOTES	
SITE DEVELOPMENT PERMIT - IRRIGATION NOTES	
Automatic irrigation systems shall comply with TCEQ Chapter 344, as well as the following requirements:	
1.	These requirements shall be noted on the Site Development Permit and shall be implemented as part of the landscape inspection: <ul style="list-style-type: none"> a. the system must provide a moisture level adequate to sustain growth of the plant materials; b. the system does not include spray irrigation on areas less than ten (10) feet wide (such as medians, buffer strips, and parking lot islands); c. circuit remote control valves have adjustable flow controls; d. serviceable in-head check valves area adjacent to paved areas where elevation differences may cause low head drainage; e. a master valve installed on the discharge side of the backflow preventer; f. above-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces; g. an automatic rain shut-off device shuts off the irrigation system automatically after more than a one-half inch (1/2") rainfall; and h. newly planted trees shall have permanent irrigation consisting of drip or bubblers.
2.	The irrigation installer shall develop and provide an as-built design plan to the City at the time the final irrigation inspection is performed; <ul style="list-style-type: none"> a. unless fiscal security is provided to the City for the installation of the system, it must be operational at the time of the final landscape inspection.
3.	The irrigation installer shall also provide exhibits to be permanently installed inside or attached to the irrigation controller, including: <ul style="list-style-type: none"> a. a laminated copy of the water budget containing zone numbers, precipitation rate, and gallons per minute; and a zone map with the isolation valve location.
4.	The irrigation installer shall provide a report to the City on a form provided by Austin Water certifying compliance with Subsection 1. When the final plumbing inspection is performed by the City.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

