



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING
DATE: February 3, 2021

NAME & NUMBER OF PROJECT: Springdale Green PUD
C814-2020-0104

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

LOCATION: 1011 AND 1017 Springdale Road

COUNCIL DISTRICT: 3

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

WATERSHED: Boggy Creek and Tannehill Branch Watersheds, Urban Watershed
Classification, Desired Development Zone

ORDINANCE: Watershed Protection Ordinance

REQUEST: To create a Planned Unit Development (PUD)

STAFF RECOMMENDATION: Staff recommends the PUD with conditions.

STAFF CONDITIONS: PUD will provide the following:

1. Street yard trees will be a minimum of 2 caliper inches.
2. Street yard landscape area shall be increased to a minimum of 30% of street yard area.
3. Code required tree mitigation will be increased by 50%.
4. A minimum of 15 trees will utilize silva cell technology and provide 1000cf of soil volume, which can be shared between a maximum of two trees. Adjacent landscape areas can also count towards the requirement.

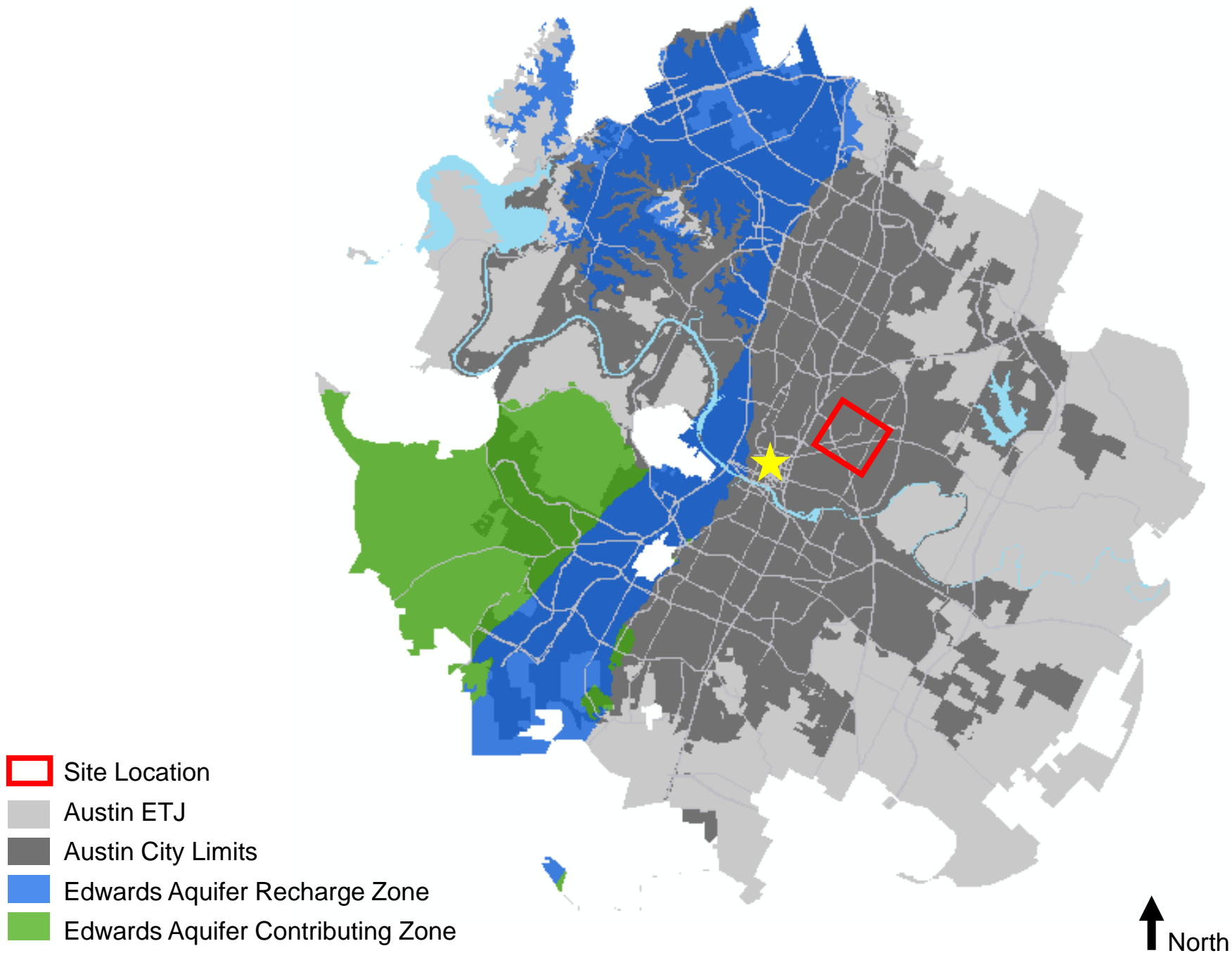
5. 15 acres of creek and floodplain will be restored per exhibits.
6. 100% Green Stormwater Infrastructure for water quality.
7. (a) Modify watershed boundaries and neighboring property pond to redirect flow of storm water away from the single-family homes located on Saucedo Street (b) If solution in (a) is not feasible due to impasse with neighbor, PUD will donate \$400,000 towards a stormwater infrastructure solution that will benefit the houses on Saucedo Street.
8. Cap impervious cover at 50% gross site area.
9. Provide 19.82 acres of Open Space.
10. Remove existing impervious cover not associated with the creek armoring from the critical water quality zone and restore with native vegetation.
11. Capture rainwater and condensate to reduce landscape potable water usage by 50%.
12. Meet 3-Star green building rating for all buildings on-site.

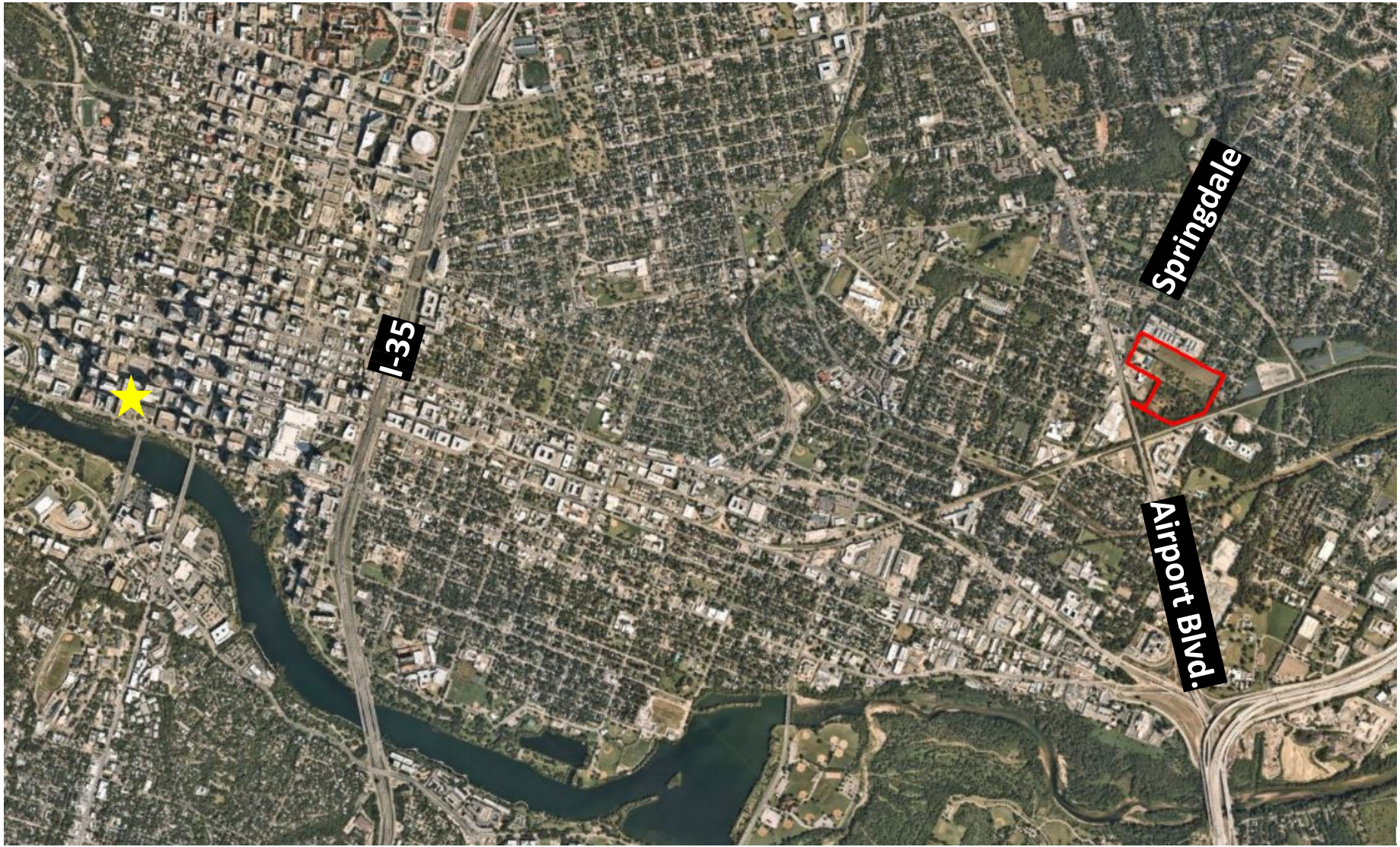
Springdale Green PUD

C814-2020-0104

Atha Phillips

Environmental Officer's Office

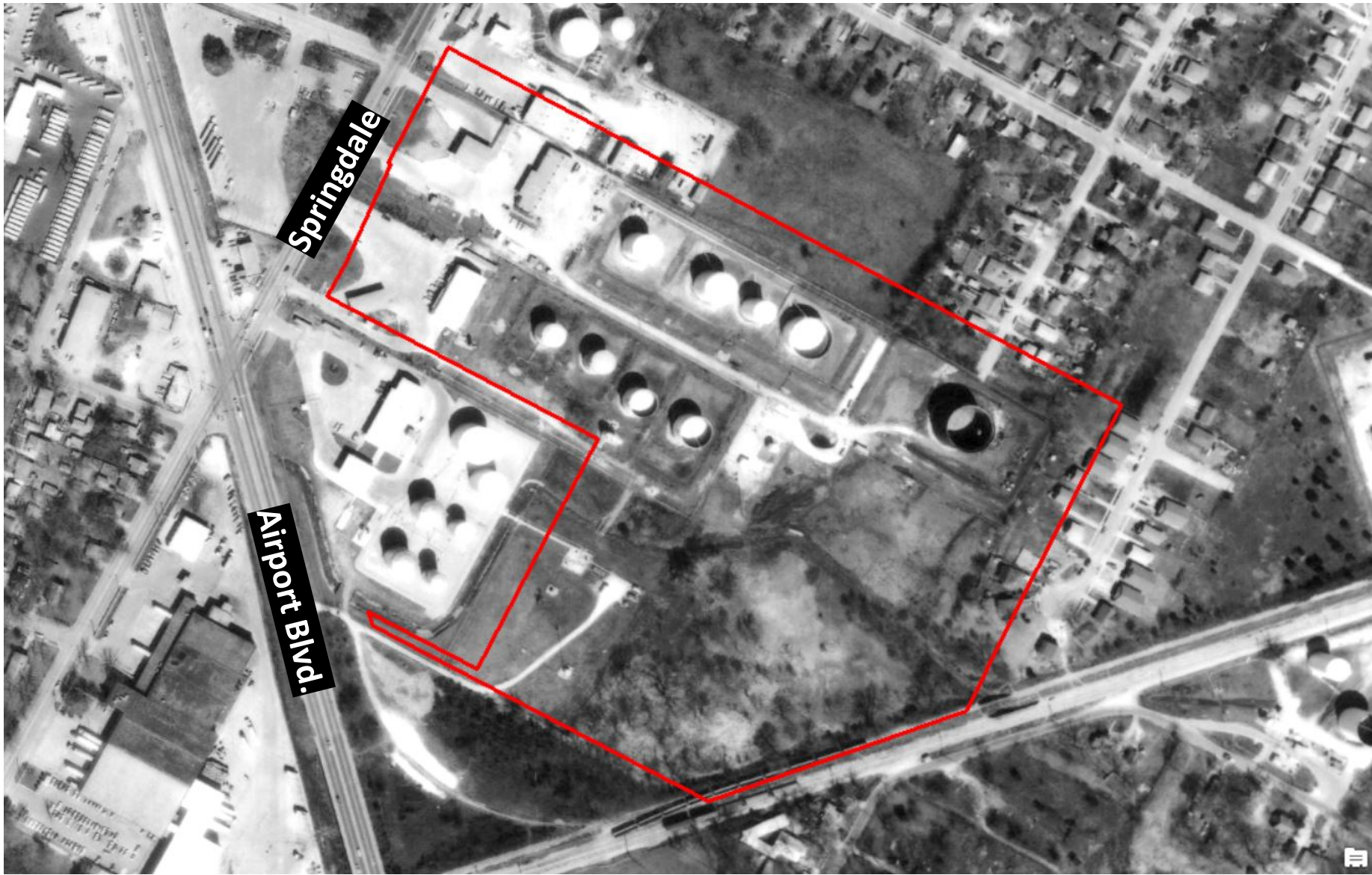




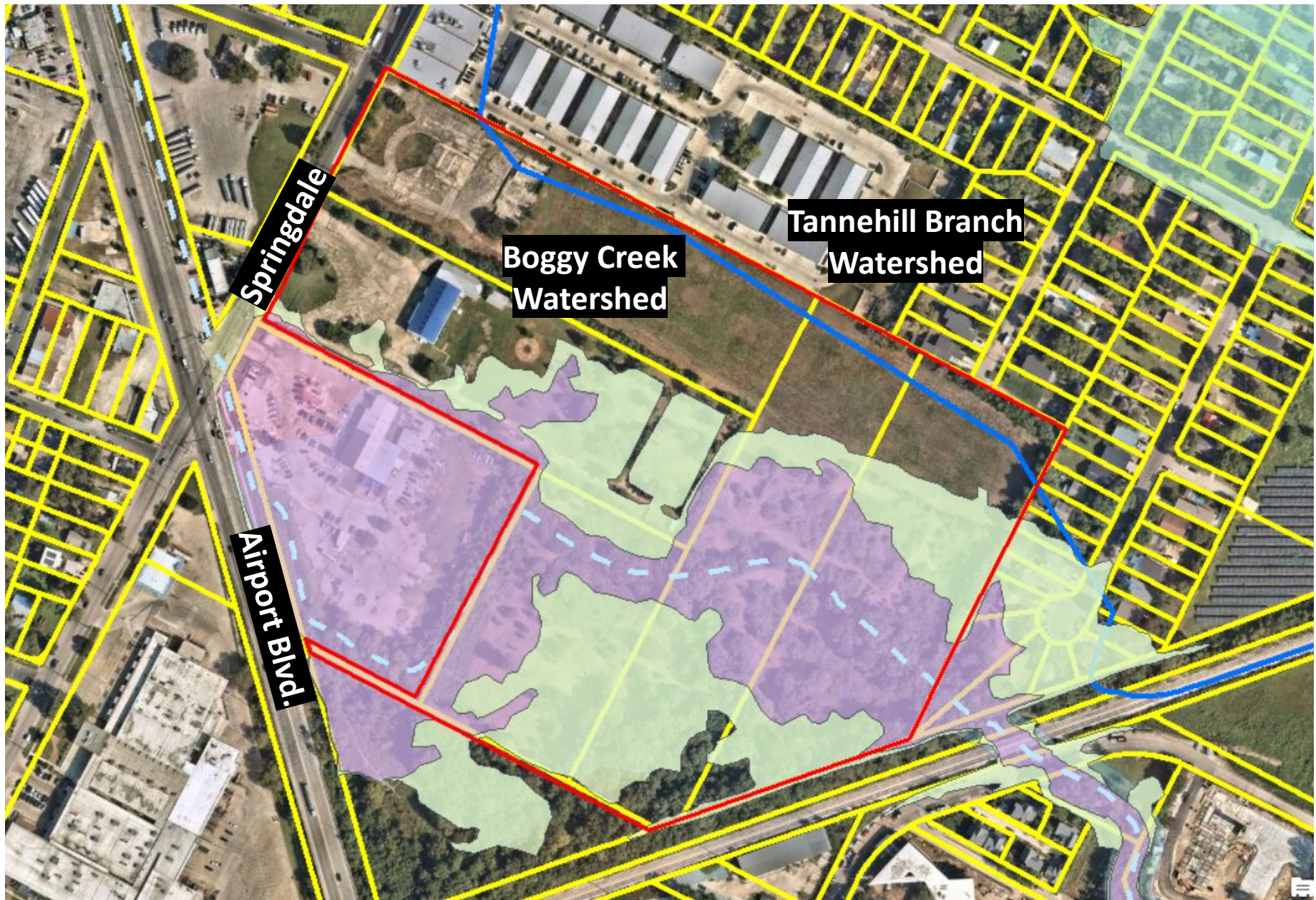
 Site Location  North

Background:

- 30.18 acres
- Boggy Creek and Tannehill Branch Watersheds
- Urban Watershed Classification
- Desire Development Zone
- Brown Field site
- Proposed Use: Office
- Council District: 3



1987 Aerial – Tank Farm



Springdale

Boggy Creek Watershed

Tannehill Branch Watershed

Airport Blvd.

COA 25-year floodplain
COA 100-year floodplain

Watershed Boundary

Site Location

North



Springdale

Boggy Creek Watershed

Tannehill Branch Watershed

Airport Blvd.

Critical Water Quality Zone

Site Location

North



View from Springdale

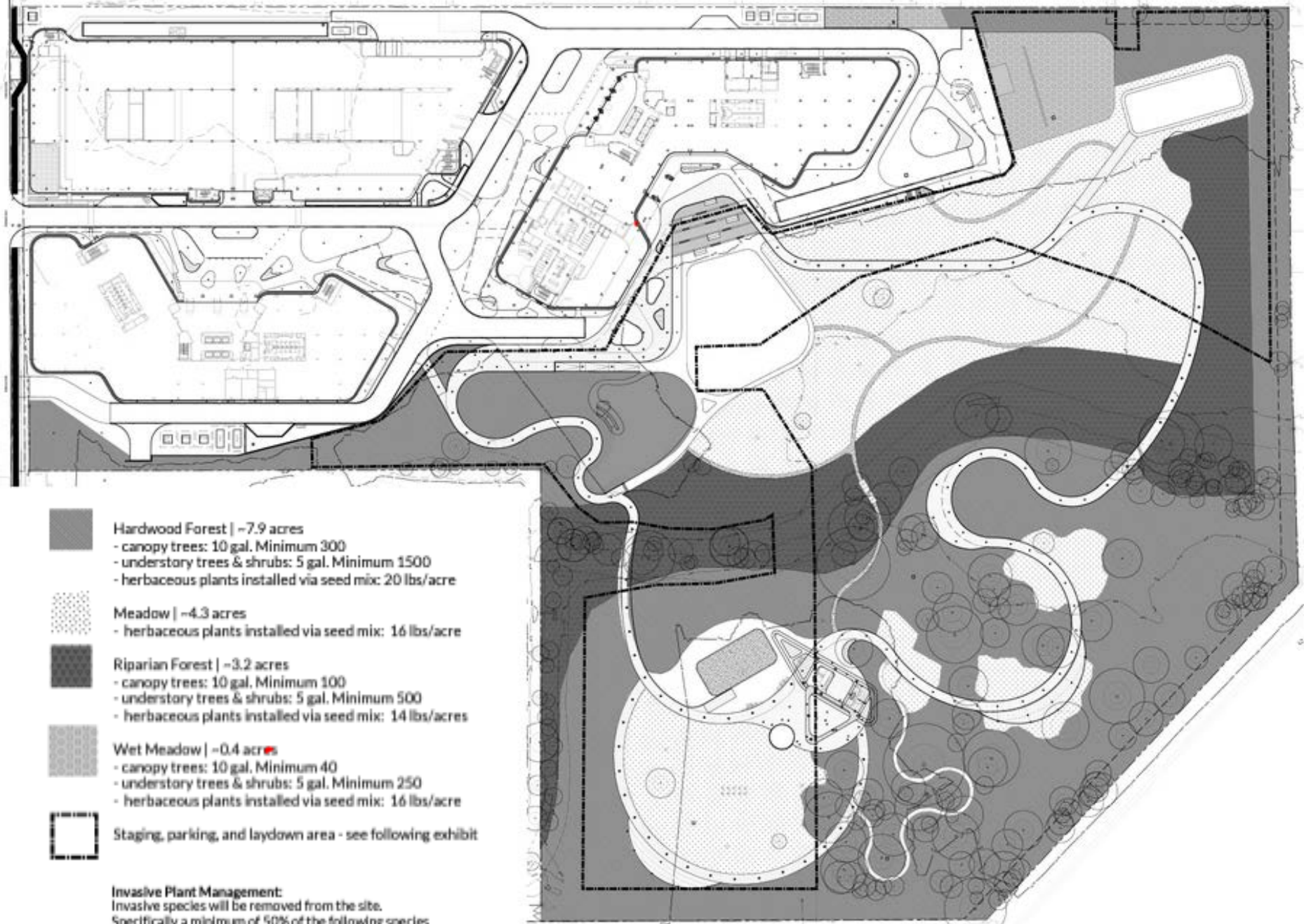


View from Airport Blvd.



Required Open Space: 6.04 acres
 Provided: 19.82 acres

Open Space Plan



Comparison:

	Existing Code	Proposed PUD	
Water Quality	100% capture volume or payment in lieu	100% Green Stormwater Infrastructure	✓
Drainage	No adverse impact	No adverse impact. Site will modify watershed boundaries to pull flow of storm water away the single-family homes located on Saucedo Street	✓
Impervious Cover	90% Commercial	Less than 50%	✓
Open Space	20% of non-residential tracts (Tier 1) Additional 20% (Tier 2) 6.04 acres	19.82 acres	✓
Floodplain & CWQZ Restoration	Restored as required in the ECM.	Open space areas and critical water quality zones shall be restored with appropriate native vegetation outlined in the PUD. Restoration goes beyond what is required by code.	✓
CWQZ	Commercial impervious cover is not allowed within the buffer.	PUD will remove all existing impervious cover except area associated with creek armoring and restore the creek buffer with native vegetation.	✓

Comparison:

	Existing Code	Proposed PUD	
Critical Water Quality Zone	Trails within the buffer are limited to 12'	Trails within the CWQZ will be wider in some places and should match the Open Space exhibit.	
Critical Water Quality Zone	Staging within the CWQZ buffer	Temporary staging will be allowed within the CWQZ during construction in the areas designated on the plan. After construction, the site will be de-compacted and restored per the restoration plan.	
Landscape Irrigation	Potable water	Capture rainwater and condensate to reduce water usage by 50%	✓
Landscape	Current code	<ul style="list-style-type: none"> -Will provide silva cells for a minimum of 15 trees -Street yard trees increased by ½" caliper -Will provide trees and vegetation for 30% of street yard 	✓
Dark Sky Initiative	Full cut-off or shielded per Subchapter E	Full cut-off or shielded per Subchapter E	
Green Building	2-Star Certified	3-Star Certified	✓

Environmental Code Modifications

25-8-261 Critical Water Quality Zone Development

1. 25-8-261(B)(3)(C) is modified to allow a trail wider than 12 feet as shown on the Creek Plan.
2. 25-8-261 is modified to allow temporary construction staging within the CWQZ buffer per the Construction Laydown and Staging Limits exhibit.

Recommendation

Recommended with the following conditions:

1. Street yard trees will be a minimum of 2 caliper inches.
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Questions?

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