

# Brodie Oaks Redevelopment SOS Amendment

4107 S Capital of Texas Highway

C814-2021-0099

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Environmental Program Coordinator

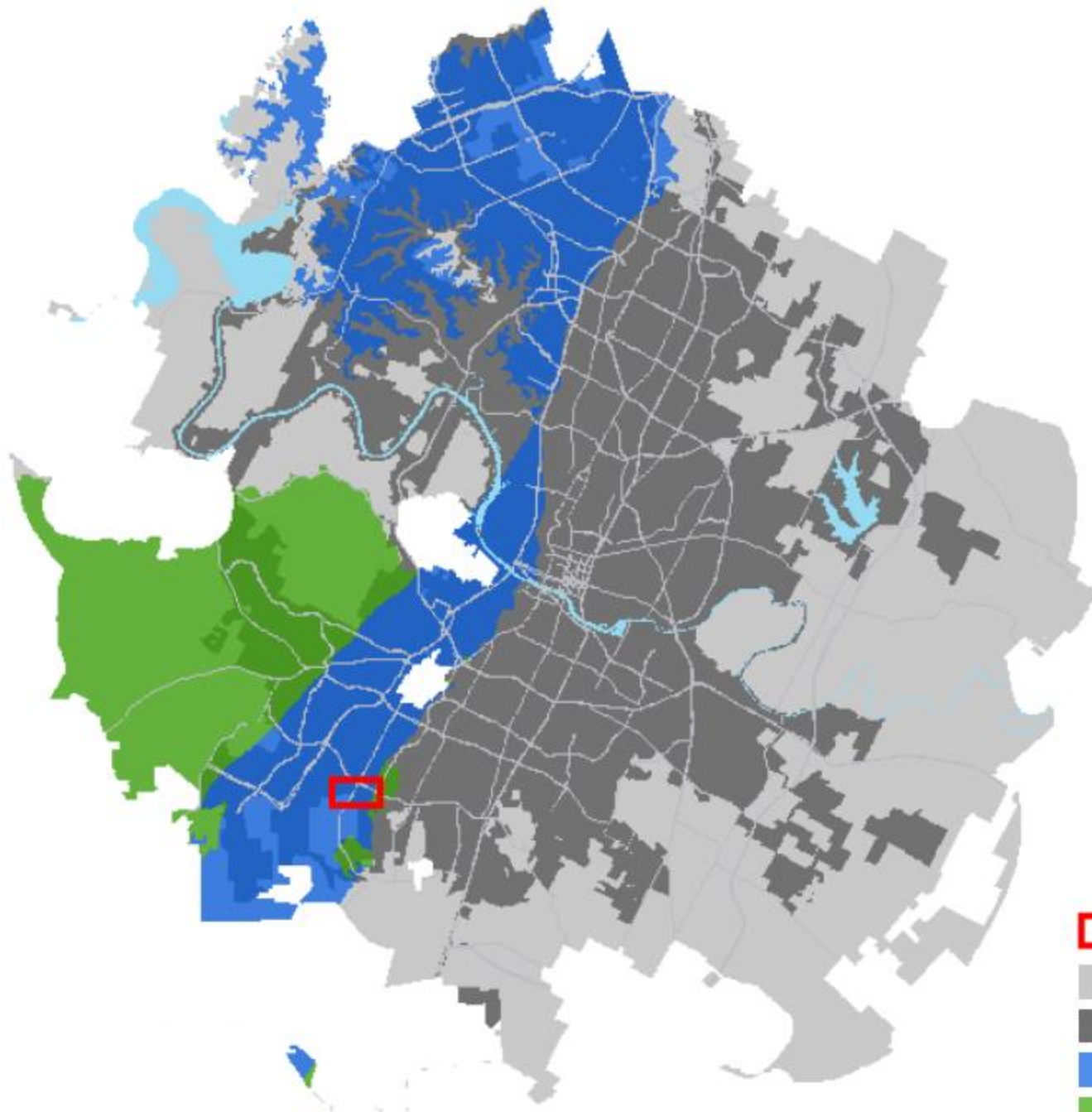
Watershed Protection






# What is an SOS Amendment

- 1992 Save Our Springs ordinance adopted by citizen initiative
- Per 25-8-515, variances to SOS are not allowed
- Supermajority of Council must approve amendments to SOS
- Council Resolution 20221011-076 on October 13, 2022:
- “ The City Manager is directed to initiate site specific variances .....

# Brodie Oaks Planned Unit Development

- A Planned Unit Development (PUD) is a type of site development and regulatory process established by city ordinance for a tract of land.
- The SOS amendment is being considered concurrent with the Brodie Oaks PUD ordinance
- SOS Initiative prohibits the ability of a PUD Ordinance to modify SOS



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



Full Purpose Jurisdiction  
Barton Springs Watershed  
Barton Springs Zone  
Edwards Aquifer Recharge Zone  
37.6 Acres  
84% Impervious Cover





Edwards Aquifer Recharge Zone



# SOS Requirements

- Impervious cover in the Edwards Aquifer Recharge Zone is 15% NSA, 20% NSA in the Contributing Zone
- Water Quality Controls required for runoff from all impervious cover to meet undeveloped conditions.



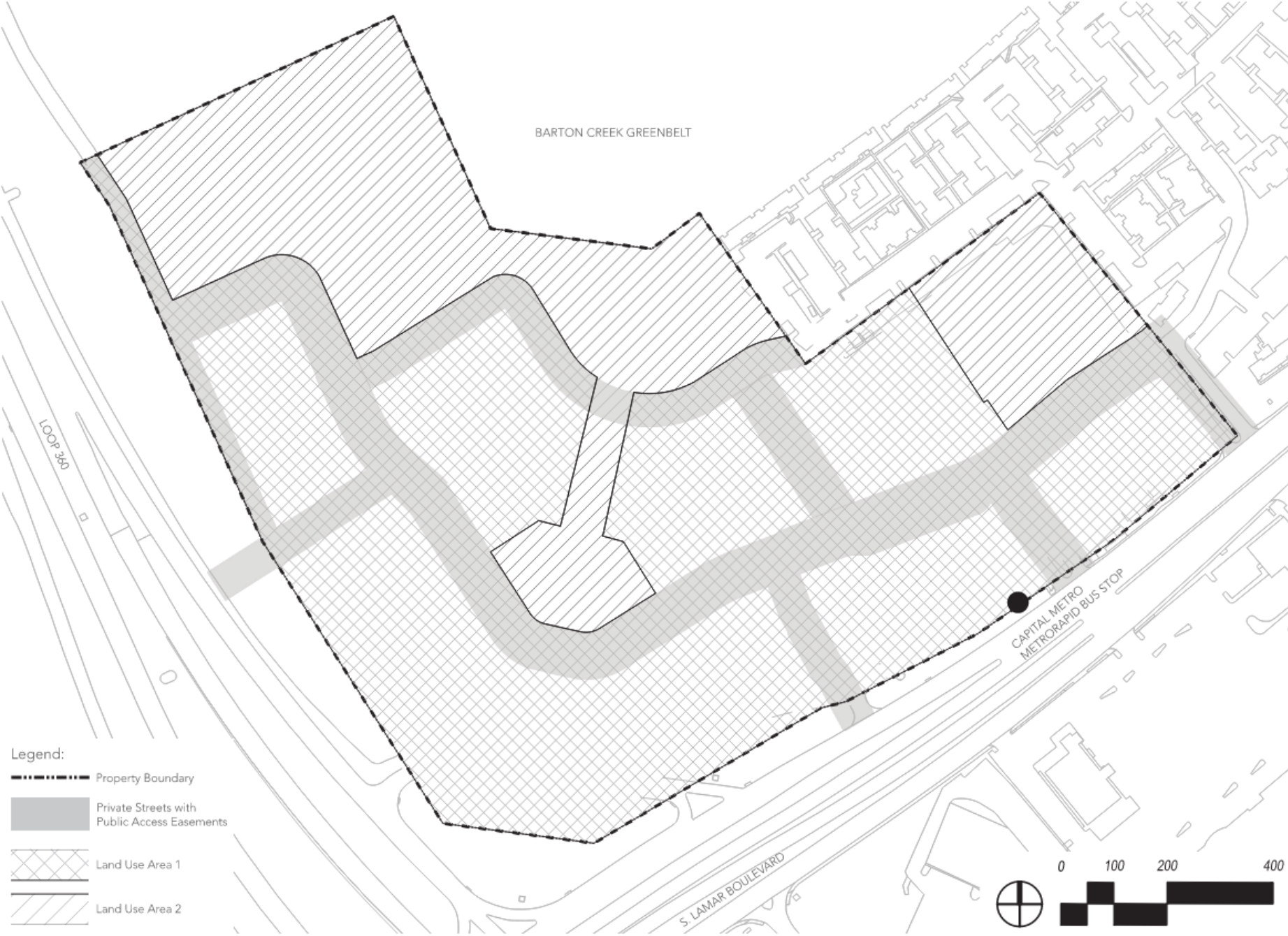
SITE METRICS	
Total Site Area	37.6 Acres / 1,637,856 Sq. Ft.
Proposed Impervious Cover	56% NSA; 54% GSA
Minimum Lot Size	5,750 Sq. Ft.
Minimum Lot Width	50 feet
Minimum Setbacks	
Front	0 feet
Street Side Yard	0 feet
Interior Side Yard	0 feet
Rear Yard	0 feet

LAND USE AREA METRICS							
	Acres	Building Cover	Impervious Cover*	Non-Residential	Maximum Hotel	Maximum Residential	
		Max.	Max. %	Max. Sq. Ft.	Keys	Sq. Ft.	Units
Land Use Area 1	25.9	95%	95%	1,400,000	200	200,000	1,700
Land Use Area 2	11.7	.5%	7.5%	5,000	--	--	--
Site Total	37.6		56%				

\*Maximum impervious cover is based on Net Site Area (NSA) and will be tracked by site plan in compliance with Exhibit H - Brodie Oaks Redevelopment Phasing Plan. Impervious Cover will be higher on a site-by-site basis.

Maximum floor-to-area ratio is not applicable to the Brodie Oaks Redevelopment.

# Land Use Plan for Brodie Oaks PUD

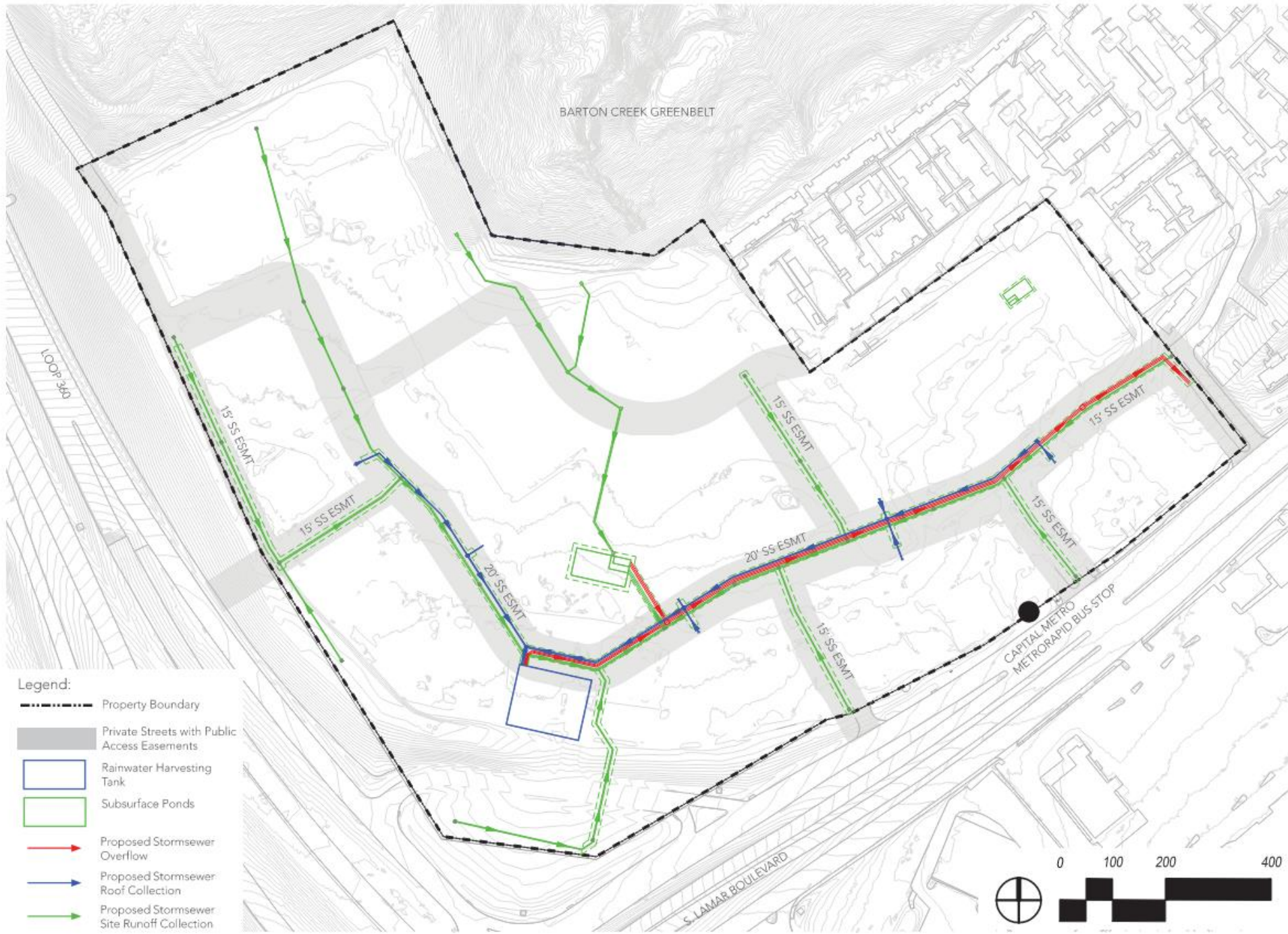




# Notes

- 1. The Brodie PUD will fully comply with the SOS pollutant removal requirements. This is being accomplished through two separate methods. The first method will capture stormwater runoff from the site (excluding the rooftops of the buildings) and will not deviate from the City of Austin requirements and meet all aspects of the Environmental Criteria Manual for Retention/Irrigation Systems. The second method will be Rainwater Harvesting where the water will be used for beneficial reuse such as cooling tower make-up water and landscape irrigation, as further described in the PUD Code Modifications.
- 2. Infiltration testing will be provided as part of the full engineering design to be submitted for permit. Engineered soils may be considered to improve infiltration.
- 3. This project is subject to the Void and Water Flow Mitigation Rule (COA ECM 1.12.0 and COA Item No. 6585 of the SSM) provision that all trenching greater than 5 feet deep must be inspected by a geologist (Texas P.G.) or a geologist's representative.

## Water Quality for Brodie Oaks PUD



# SOS Amendment

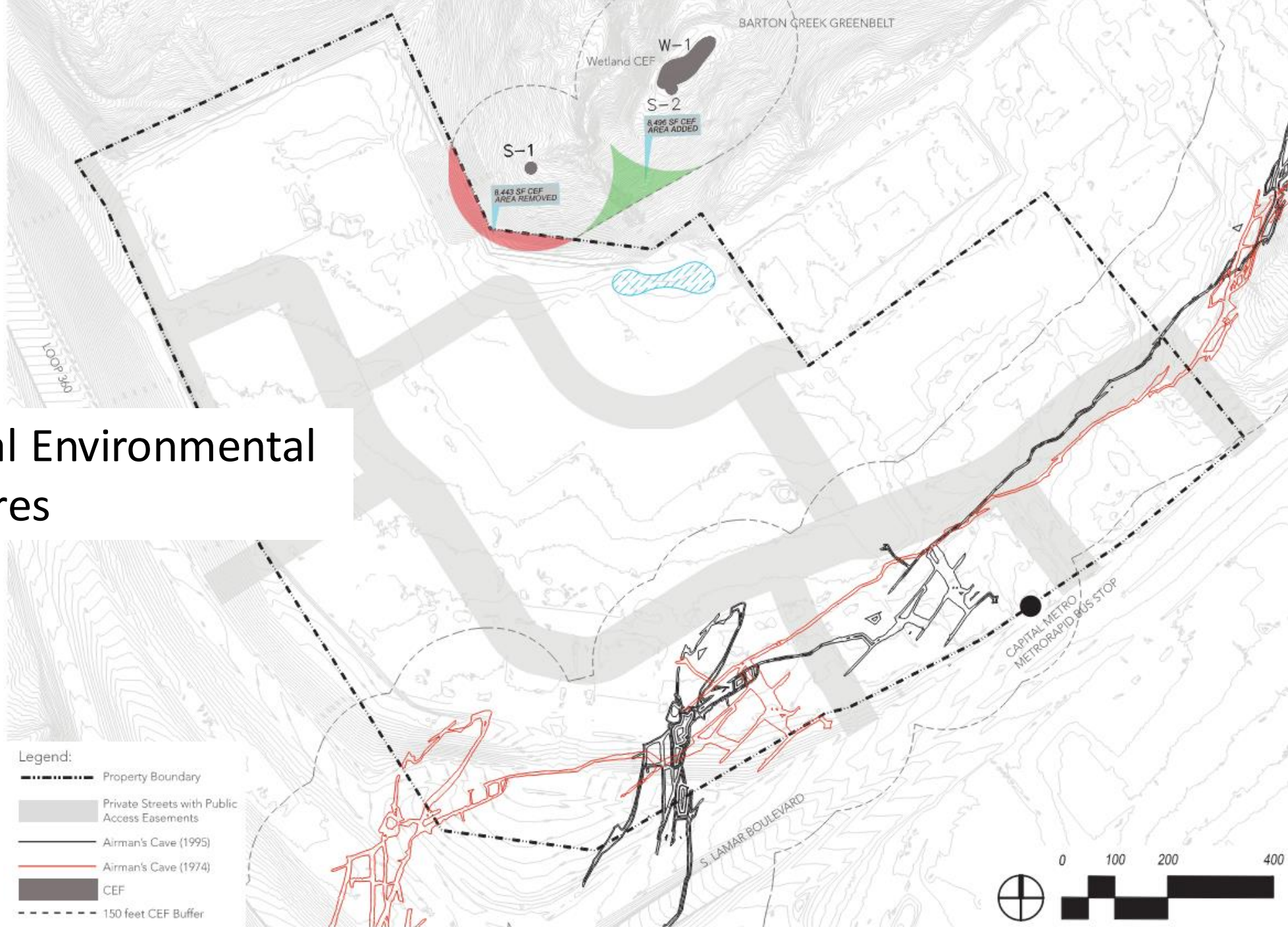
- **Section A of 25-8-514 (Pollution Prevention Required)** shall be modified to allow a maximum impervious cover for the site of 56% net site area.

# PUD Ordinance

- **25-8-341** shall be modified to allow cut not to exceed a maximum of fourteen (14) feet as indicated on Exhibit G.
- **25-8-342** shall be modified to allow fill not to exceed a maximum of fourteen (14) feet as indicated on Exhibit G.
- **25-8-281** shall be modified to allow encroachment into CEFs as indicated on Exhibit F.
- **ECM 1.6.7.5 (D)** shall be modified to allow captured runoff for beneficial reuse



# Critical Environmental Features







# Staff Recommendation

Recommended with the following conditions provided in Brodie Oaks PUD Ordinance:

- Reduction in impervious cover from 86% NSA to 54% NSA
- Bring the site into compliance with SOS water quality treatment requirements
- Clustering impervious cover 100-300' away from Barton Creek
- Restoring 2 acres of the tract to native vegetation
- Provide 100% GSI for water quality controls.
- Provides rainwater harvesting for landscape irrigation of not less than 50% of the landscaped area.
- Provides superior tree protections.
- Complies with Austin Green Building 3-star rating
- Provide superior opens pace and parkland dedication
- Exceed landscaping requirements.

# Questions?

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