



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	May 17, 2023
NAME & NUMBER OF PROJECT:	Texas Research International Expansion SP-2019-0383D
NAME OF APPLICANT OR ORGANIZATION:	WGI, Siri Soth
LOCATION:	9225 FM 2244 RD, Austin, TX 78733
COUNCIL DISTRICT:	Council District does not apply in Extraterritorial Jurisdiction
ENVIRONMENTAL REVIEW STAFF:	Pamela Abee-Taulli Environmental Program Coordinator, DSD, 512.974.1879, pamela.abee-taulli@austintexas.gov
WATERSHED:	Barton Creek Watershed, Barton Springs Zone, Drinking Water Protection Zone
REQUEST:	Redevelopment Exception in the Barton Springs Zone, per 25-8-26
STAFF RECOMMENDATION:	This project meets the requirements of LDC 25-8-26 Redevelopment Exception in the Barton Springs Zone. Staff recommends it.
STAFF CONDITION:	Conditions do not apply for this type of request.



Development Services Department
Staff Recommendations

Project Name: Texas Research International Expansion

Ordinance Standard: Watershed Protection Ordinance (current code)

Request: The request is for an affirmative recommendation for this project to develop using the Redevelopment Exception in the Barton Springs Zone [LDC 25-8-26]

This project requires approval from City Council because the site is located in the City's extraterritorial jurisdiction. (*See 25-8-26(F)(2) below.*)

§ 25-8-26 REDEVELOPMENT EXCEPTION IN THE BARTON SPRINGS ZONE.

(A) This section applies to property located in the Barton Springs Zone that has existing commercial development if:

- (1) no unpermitted development occurred on the site after January 1, 1992, and

COMPLIES

- (2) the property owner files a site plan application and an election for the property to be governed by this section.

COMPLIES

(B) For property governed by this section, this section supersedes Article 13 (*Save Our Springs Initiative*), to the extent of conflict.

(C) In this section:

- (1) SEDIMENTATION/FILTRATION POND means water quality controls that comply with Section 25-8-213 (*Water Quality Control Standards*) or are approved under Section 25-8-151 (*Innovative Management Practices*); and
- (2) SOS POND means water quality controls that comply with all requirements of Section 25-8-213 (*Water Quality Control Standards*) and the pollutant removal requirements of Section 25-8-514(A) (*Pollution Prevention Required*).

(D) The requirements of this subchapter do not apply to the subdivision of property if at the time of redevelopment under this section subdivision and site plan applications are filed concurrently.

Not applicable

- (E) The requirements of this subchapter do not apply to the redevelopment of property if the redevelopment meets all of the following conditions:

- (1) The redevelopment may not increase the existing amount of impervious cover on the site.

COMPLIES

- (2) The redevelopment may not increase non-compliance, if any, with Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), Section 25-8-281 (*Critical Environmental Features*), Section 25-8-282 (*Wetland Protection*), or Section 25-8-482 (*Water Quality Transition Zone*).

COMPLIES

- (3) The redevelopment must comply with Section 25-8-121 (*Environmental Resource Inventory Requirement*) and all construction phase environmental requirements in effect at the time of construction, including Chapter 25-8, Article 5 (*Erosion and Sedimentation Control; Overland Flow*) and Section 25-8-234 (*Fiscal Security in the Barton Springs Zone*).

COMPLIES

- (4) The water quality controls on the redevelopment site must provide a level of water quality treatment that is equal to or greater than that which was previously provided.

COMPLIES

- (5) For a commercial or multifamily redevelopment, the owner or operator must obtain a permit under Section 25-8-233 (Barton Springs Zone Operating Permit) for both sedimentation/filtration ponds and SOS ponds.

COMPLIES

- (6) For a site with more than 40 percent net site area impervious cover, the redevelopment must have:

- (a) sedimentation/filtration ponds for the entire site; or
- (b) SOS ponds for a portion of the site, and sedimentation/filtration ponds for the remainder of the redeveloped site.

COMPLIES

- (7) For a site with 40 percent or less net site area impervious cover, the redevelopment must have SOS ponds for the entire site.

Not applicable

- (8) The property owner must mitigate the effects of the redevelopment, if required by and in accordance with Subsection (H).

COMPLIES

- (9) Redevelopment may not be located within the Erosion Hazard Zone, unless protective works are provided as prescribed in the Drainage Criteria Manual.

COMPLIES

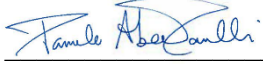
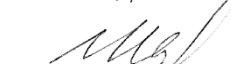

- (F) City Council approval of a redevelopment in accordance with Subsection (G) is required if the redevelopment:
- (1) includes more than 25 dwelling units; *NA*
 - (2) is located outside the City's zoning jurisdiction;
 - (3) is proposed on property with an existing industrial or civic use; *NA*
 - (4) is inconsistent with a neighborhood plan; or *NA*
 - (5) will generate more than 2,000 vehicle trips a day above the estimated traffic level based on the most recent authorized use on the property. *NA*
- (G) City Council shall consider the following factors in determining whether to approve a proposed redevelopment:
- (1) benefits of the redevelopment to the community;
 - (2) whether the proposed mitigation or manner of development offsets the potential environmental impact of the redevelopment;
 - (3) the effects of offsite infrastructure requirements of the redevelopment; and
 - (4) compatibility with the City's comprehensive plan.
- (H) Redevelopment of property under this section requires the purchase or restriction of mitigation land if the site has a sedimentation/filtration pond.
- (1) The combined gross site area impervious cover of the mitigation land and the portion of the redevelopment site treated by sedimentation/filtration ponds may not exceed 20 percent.
 - (2) The mitigation requirement may be satisfied by:
 - (a) paying into the Barton Springs Zone Mitigation Fund a non-refundable amount established by ordinance;

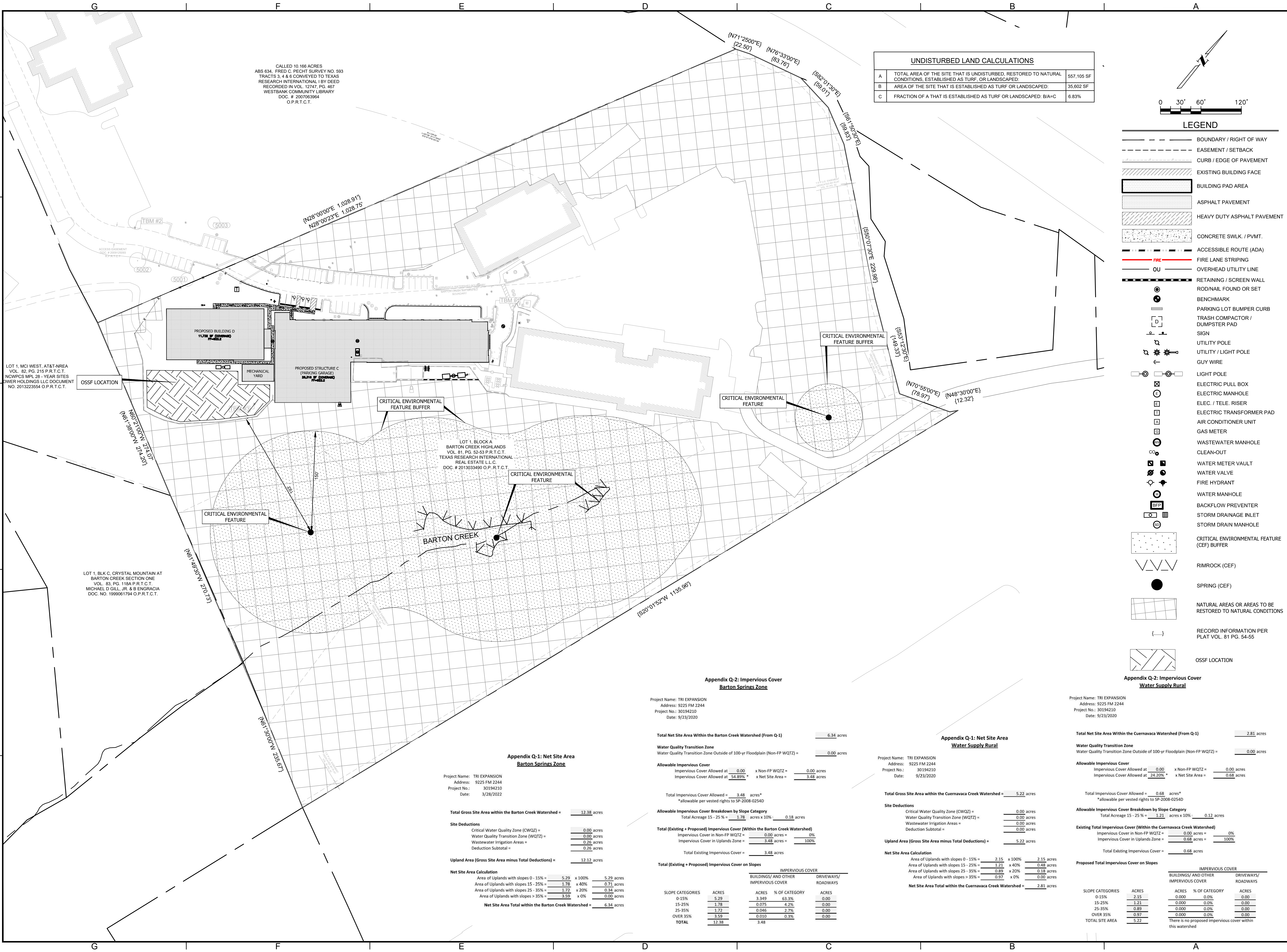
COMPLIES by paying into the Fund

- (b) transferring to the City in accordance with Paragraph (3) mitigation land approved by the director of the Watershed Protection Department within a watershed that contributes recharge to Barton Springs, either inside or outside the City's jurisdiction;
- (c) placing restrictions in accordance with Paragraph (3) on mitigation land approved by the director of the Watershed Protection Department within a watershed that contributes recharge to Barton Springs, either inside or outside the City's jurisdiction; or

- (d) a combination of the mitigation methods described in Subparagraphs (a) - (c), if approved by the director of the Watershed Protection Department.
- (3) A person redeveloping under this section shall pay all costs of restricting the mitigation land or transferring the mitigation land to the City, including the costs of:
 - (a) an environmental site assessment without any recommendations for further clean-up, certified to the City not earlier than the 120th day before the closing date transferring land to the City;
 - (b) a category 1(a) land title survey, certified to the City and the title company not earlier than the 120th day before the closing date transferring land to the City;
 - (c) a title commitment with copies of all Schedules B and C documents, and an owner's title policy;
 - (d) a fee simple deed, or, for a restriction, a restrictive covenant approved as to form by the city attorney;
 - (e) taxes prorated to the closing date;
 - (f) recording fees; and
 - (g) charges or fees collected by the title company.

Staff Determination: Staff has determined that this project complies with the requirements of the Redevelopment Exception in the Barton Springs Zone.

Environmental Reviewer (DSD)	 (Pamela Abee-Taulli)	Date: <u>5/11/2023</u>
Environmental Review Manager (DSD)	 (Mike McDougal)	Date: <u>5-11-23</u>
Deputy Environmental Officer (WPD)	 (Liz Johnston)	Date <u>5-12-23</u>



UNDISTURBED LAND CALCULATIONS		
A	TOTAL AREA OF THE SITE THAT IS UNDISTURBED, RESTORED TO NATURAL CONDITIONS, ESTABLISHED AS TURF OR LANDSCAPED:	557,105 SF
B	AREA OF THE SITE THAT IS ESTABLISHED AS TURF OR LANDSCAPED:	35,602 SF
C	FRACTION OF A THAT IS ESTABLISHED AS TURF OR LANDSCAPED: B/A * C	6.83%

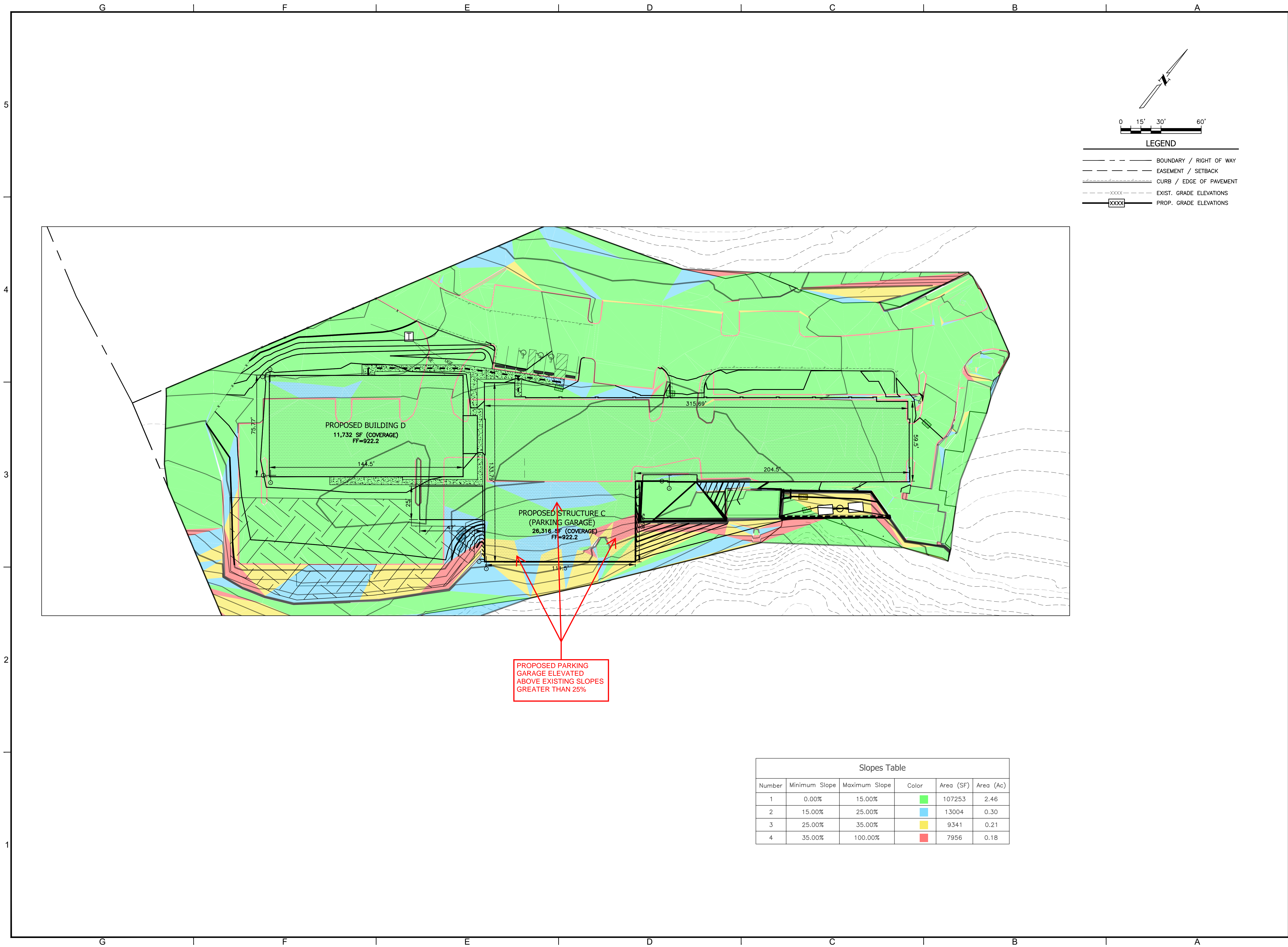
- 0 30' 60' 120'
- LEGEND
- BOUNDARY / RIGHT OF WAY
 - EASEMENT / SETBACK
 - CURB / EDGE OF PAVEMENT
 - EXISTING BUILDING FACE
 - BUILDING PAD AREA
 - ASPHALT PAVEMENT
 - HEAVY DUTY ASPHALT PAVEMENT
 - CONCRETE SWLK. / P.V.M.T.
 - ACCESSIBLE ROUTE (ADA)
 - FIRE LANE STRIPING
 - OU
 - OVERHEAD UTILITY LINE
 - RETAINING / SCREEN WALL
 - ROD/NAIL FOUND OR SET
 - BENCHMARK
 - PARKING LOT BUMPER CURB
 - TRASH COMPACTOR / DUMPSTER PAD
 - SIGN
 - UTILITY POLE
 - UTILITY / LIGHT POLE
 - GUY WIRE
 - LIGHT POLE
 - ELECTRIC PULL BOX
 - ELECTRIC MANHOLE
 - ELEC. / TELE. RISER
 - ELECTRIC TRANSFORMER PAD
 - AIR CONDITIONER UNIT
 - GAS METER
 - WASTEWATER MANHOLE
 - CLEAN-OUT
 - WATER METER VAULT
 - WATER VALVE
 - FIRE HYDRANT
 - WATER MANHOLE
 - BACKFLOW PREVENTER
 - STORM DRAINAGE INLET
 - STORM DRAIN MANHOLE
 - CRITICAL ENVIRONMENTAL FEATURE (CEF) BUFFER
 - RIMROCK (CEF)
 - SPRING (CEF)
 - NATURAL AREAS OR AREAS TO BE RESTORED TO NATURAL CONDITIONS
 - RECORD INFORMATION PER PLAT VOL. 81 PG. 54-55
 - OSSF LOCATION

Appendix Q-1: Net Site Area Barton Springs Zone			
Project Name: TRI EXPANSION Address: 9225 FM 2244 Project No.: 30194210 Date: 3/28/2022			
Total Gross Site Area within the Barton Creek Watershed = 12.38 acres			
Site Deductions			
Critical Water Quality Zone (CWQZ) =	0.00	acres	
Water Quality Transition Zone (WQTZ) =	0.00	acres	
Wastewater Irrigation Areas =	0.26	acres	
Deduction Subtotal =	0.26	acres	
Upland Area (Gross Site Area minus Total Deductions) = 12.12 acres			
Net Site Area Calculation			
Area of Uplands with slopes 0 - 15% =	5.29	x 100% =	5.29 acres
Area of Uplands with slopes 15 - 25% =	1.78	x 40% =	0.71 acres
Area of Uplands with slopes 25 - 35% =	1.72	x 20% =	0.34 acres
Area of Uplands with slopes > 35% =	3.50	x 0% =	0.00 acres
Net Site Area Total within the Barton Creek Watershed = 6.34 acres			

Appendix Q-2: Impervious Cover Barton Springs Zone			
Project Name: TRI EXPANSION Address: 9225 FM 2244 Project No.: 30194210 Date: 9/23/2020			
Total Net Site Area Within the Barton Creek Watershed (From Q-1) = 6.34 acres			
Water Quality Transition Zone			
Water Quality Transition Zone Outside of 100-yr Floodplain (Non-FP WQTZ) = 0.00 acres			
Allowable Impervious Cover			
Impervious Cover Allowed at =	0.00	x Non-FP WQTZ =	0.00 acres
Impervious Cover Allowed at =	54.89% *	x Net Site Area =	3.48 acres
Total Impervious Cover Allowed = 3.48 acres*			
*allowable per vested rights to SP-2008-0254D			
Allowable Impervious Cover Breakdown by Slope Category			
Total Acreage 15 - 25 % =	1.78	acres x 10% =	0.18 acres
Total (Existing + Proposed) Impervious Cover (Within the Barton Creek Watershed)			
Impervious Cover in Non-FP WQTZ =	0.00	acres =	0%
Impervious Cover in Uplands Zone =	3.48	acres =	100%
Total Existing Impervious Cover = 3.48 acres			
Total (Existing + Proposed) Impervious Cover on Slopes			
IMPERVIOUS COVER			
BUILDINGS/ AND OTHER IMPERVIOUS COVER			
DRIVEWAYS/ ROADWAYS			
SLOPE CATEGORIES	ACRES	ACRES	% OF CATEGORY
0-15%	5.29	3.349	63.3%
15-25%	1.78	0.075	4.2%
25-35%	1.72	0.046	2.7%
OVER 35%	3.50	0.010	0.3%
TOTAL	12.38	3.48	

Appendix Q-1: Net Site Area Water Supply Rural			
Project Name: TRI EXPANSION Address: 9225 FM 2244 Project No.: 30194210 Date: 9/23/2020			
Total Gross Site Area within the Cuernavaca Creek Watershed = 5.22 acres			
Site Deductions			
Critical Water Quality Zone (CWQZ) =	0.00	acres	
Water Quality Transition Zone (WQTZ) =	0.00	acres	
Wastewater Irrigation Areas =	0.00	acres	
Deduction Subtotal =	0.00	acres	
Upland Area (Gross Site Area minus Total Deductions) = 5.22 acres			
Net Site Area Calculation			
Area of Uplands with slopes 0 - 15% =	2.15	x 100% =	2.15 acres
Area of Uplands with slopes 15 - 25% =	1.21	x 40% =	0.48 acres
Area of Uplands with slopes 25 - 35% =	0.89	x 20% =	0.18 acres
Area of Uplands with slopes > 35% =	0.97	x 0% =	0.00 acres
Net Site Area Total within the Cuernavaca Creek Watershed = 2.81 acres			

Appendix Q-2: Impervious Cover Water Supply Rural			
Project Name: TRI EXPANSION Address: 9225 FM 2244 Project No.: 30194210 Date: 9/23/2020			
Total Net Site Area Within the Cuernavaca Watershed (From Q-1) = 2.81 acres			
Water Quality Transition Zone			
Water Quality Transition Zone Outside of 100-yr Floodplain (Non-FP WQTZ) = 0.00 acres			
Allowable Impervious Cover			
Impervious Cover Allowed at =	0.00	x Non-FP WQTZ =	0.00 acres
Impervious Cover Allowed at =	24.20% *	x Net Site Area =	0.68 acres
Total Impervious Cover Allowed = 0.68 acres*			
*allowable per vested rights to SP-2008-0254D			
Allowable Impervious Cover Breakdown by Slope Category			
Total Acreage 15 - 25 % =	1.21	acres x 10% =	0.12 acres
Existing Total Impervious Cover (Within the Cuernavaca Creek Watershed)			
Impervious Cover in Non-FP WQTZ =	0.00	acres =	0%
Impervious Cover in Uplands Zone =	0.68	acres =	100%
Total Existing Impervious Cover = 0.68 acres			
Proposed Total Impervious Cover on Slopes			
IMPERVIOUS COVER			
BUILDINGS/ AND OTHER IMPERVIOUS COVER			
DRIVEWAYS/ ROADWAYS			
SLOPE CATEGORIES	ACRES	ACRES	% OF CATEGORY
0-15%	2.15	0.000	0.0%
15-25%	1.21	0.000	0.0%
25-35%	0.89	0.000	0.0%
OVER 35%	0.97	0.000	0.0%
TOTAL SITE AREA	5.22		
There is no proposed impervious cover within this watershed			



Slopes Table					
Number	Minimum Slope	Maximum Slope	Color	Area (SF)	Area (Ac)
1	0.00%	15.00%		107253	2.46
2	15.00%	25.00%		13004	0.30
3	25.00%	35.00%		9341	0.21
4	35.00%	100.00%		7956	0.18

FIRM NO. F-15085



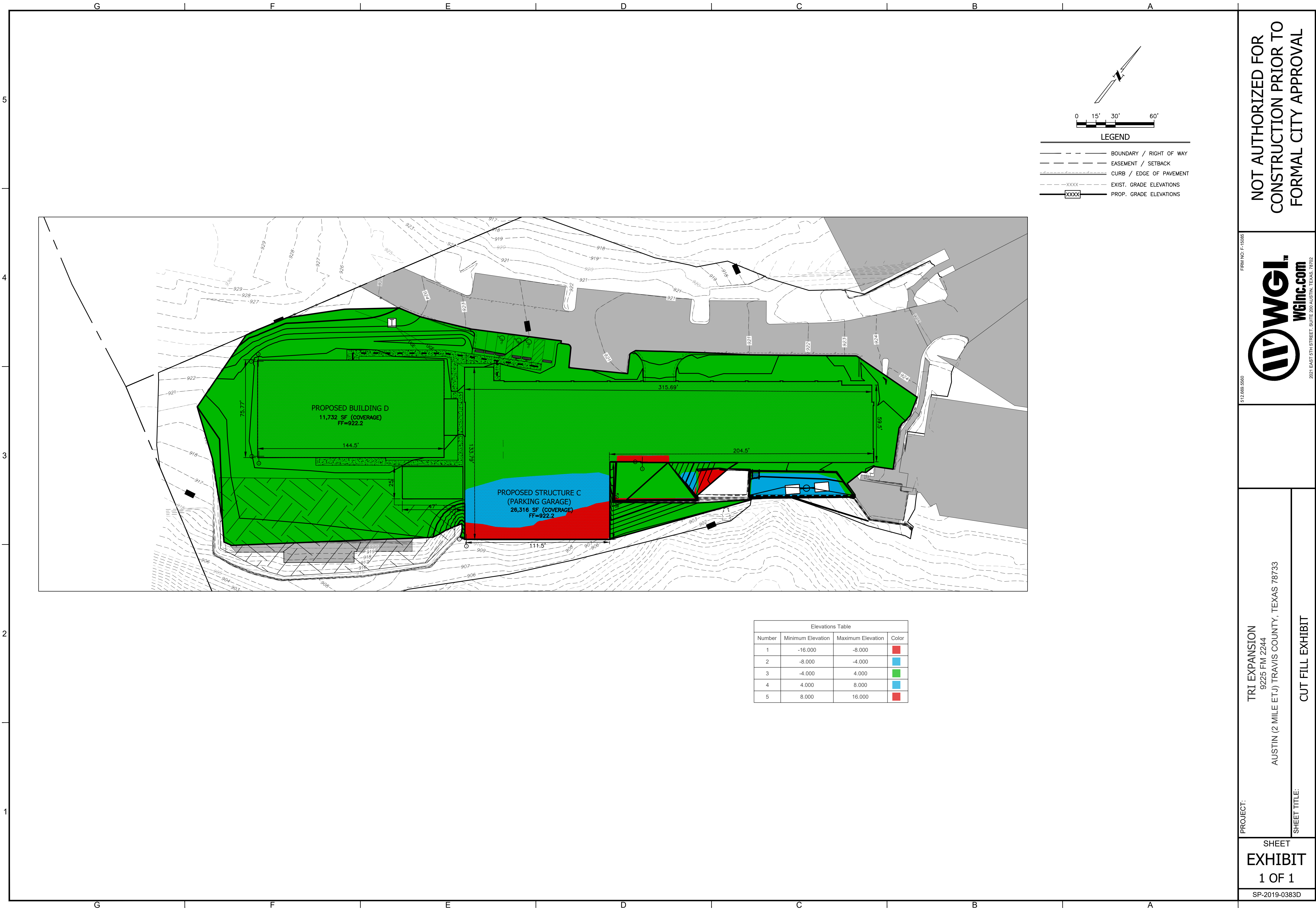
PROJECT: TRI EXPANSION
9225 FM 2244
AUSTIN (2 MILE ETJ) TRAVIS COUNTY, TEXAS 78733

SHEET TITLE: CUT FILL EXHIBIT

SHEET:

EXHIBIT
1 OF 1

SP-2019-0383D



NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL

512.869.5580

WGI
wginc.com

2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702

PROJECT: TRI EXPANSION
9225 FM 2244
AUSTIN (2 MILE ETJ) TRAVIS COUNTY, TEXAS 78733

SHEET TITLE: CUT FILL EXHIBIT

SHEET
EXHIBIT
1 OF 1

SP-2019-0383D

