Greystar 290
Restrictive Covenant Amendment
&
Scenic Brook Multifamily
Wastewater Service Extension Request #5172

Environmental Commission Meeting

June 7, 2023

City of Austin
WATERSHED PROTECTION

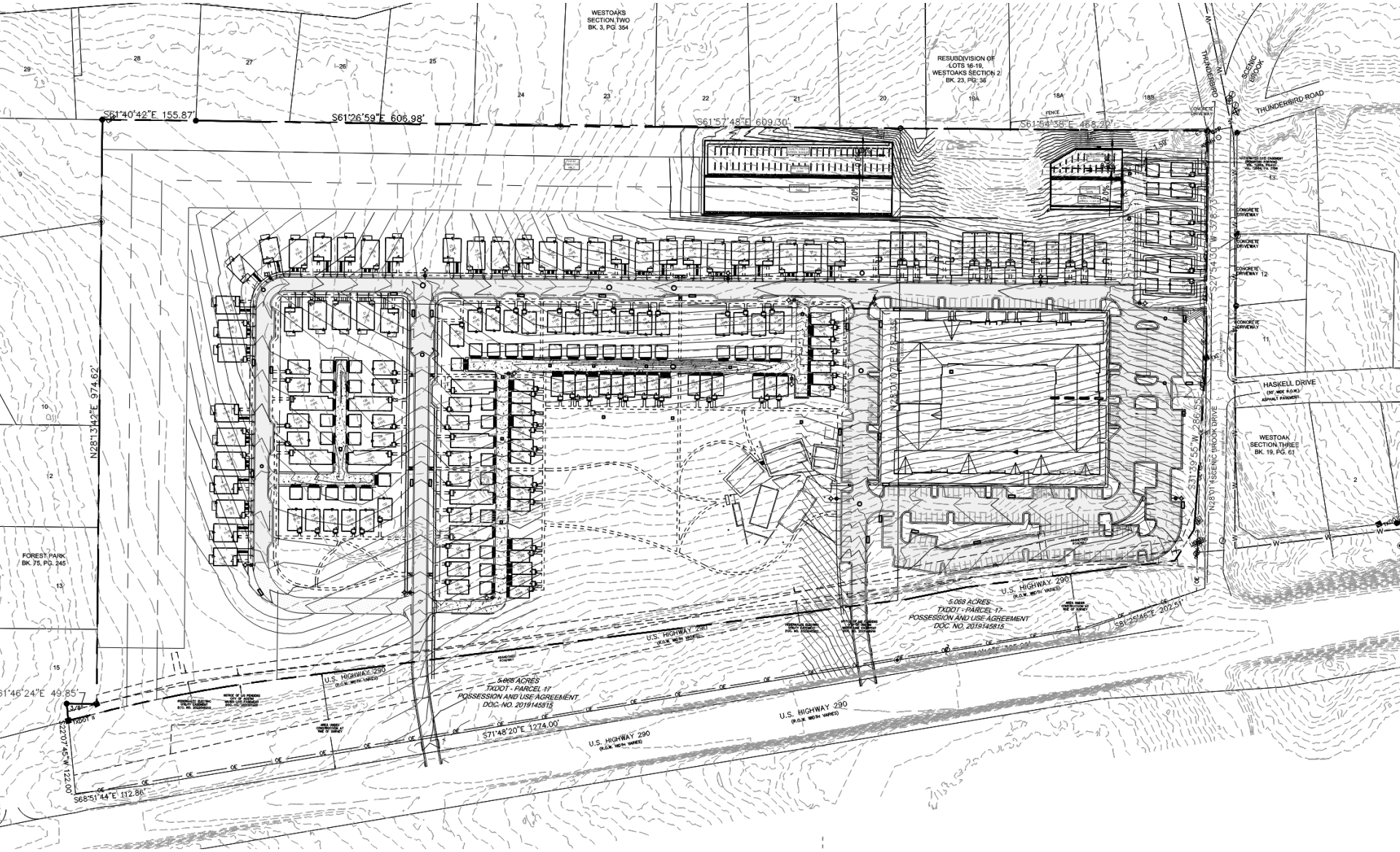
Site Overview

- 35.72 acres
- District 8
- Limited Purpose Jurisdiction
- Williamson Creek Watershed, Barton Springs Zone
- Drinking Water Protection Zone (DWPZ)
- Edwards Aquifer Contributing Zone


THUNDERBIRD RD
26.96 acres
(current code)
8.62 acres (RCA)
W US 290 HWY

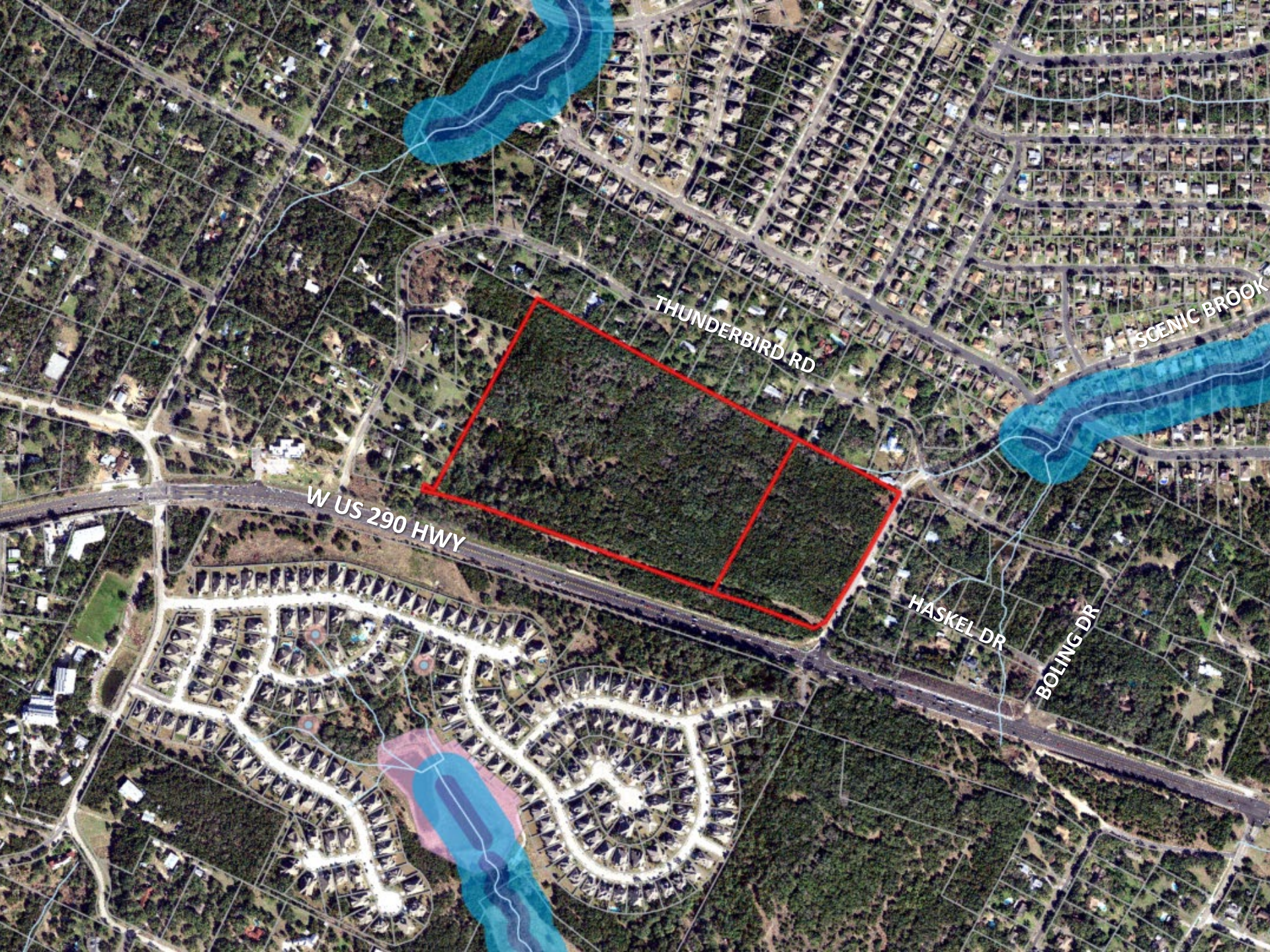
Request Summary

- 154 multi-family units and 253 condo units.
- Applicant is requesting a Restrictive Covenant Amendment (RCA) for 8.6149 acres of the site.
- The remaining 26.9551 (76% of property) is subject to current code and Save Our Springs Ordinance.
- Applicant is also requesting a wastewater service extension request with 235 Living Unit Equivalents (LUEs).


WESTOAKS SECTION TWO BK. 3, PG. 354
RESUBDIVISION OF LOTS 16-19, WESTOAKS SECTION 2 BK. 23, PG. 36
THUNDERBIRD
THUNDERBIRD ROAD
SCENIC BROOK
S61°40'42"E 155.87'
S61°26'59"E 606.98'
S61°57'48"E 609.30'
S61°54'38"E 485.20'
N28°13'42"E 974.62'
FOREST PARK BK. 75, PG. 245
HASKELL DRIVE
(50' WIDE R.O.W.) ASPHALT PAVEMENT
WESTOAK SECTION THREE BK. 19, PG. 61
S31°39'55"W 236.55'
N28°01'14"E 202.51'
S21°54'30"W 376.30'
U.S. HIGHWAY 290
(R.O.W. WIDTH VARIES)
5.068 ACRES
TXDOT - PARCEL 17
POSSESSION AND USE AGREEMENT
DOC. NO. 2019145815
5.865 ACRES
TXDOT - PARCEL 17
POSSESSION AND USE AGREEMENT
DOC. NO. 2019145815
S71°48'20"E 1274.00'
S68°51'44"E 112.86'
S23°07'45"W 122.00'
S61°46'24"E 49.85'
CONCRETE DRIVEWAY
FENCE
20%

RC Amendment Environmental Impacts

- No known Critical Environmental Features
- No Critical Water Quality Zone (CWQZ) or Water Quality Transition Zone (WQTZ) onsite
- Does not drain to occupied salamander habitat


THUNDERBIRD RD
SCENIC BROOK
W US 290 HWY
HASKEL DR
BOLING DR

Restrictive Covenant Amendments

- Restrictive Covenants (RCs) define restrictions on properties related to zoning or other land development standards.
- RCs often set standards that are less restrictive than current code allows.
- RC established before Save Our Springs ordinance can have less restrictive impervious cover and water quality treatment in Barton Springs Zone.
- Amendments provide opportunity to request greater environmental protections than otherwise allowed.

Save Our Springs Ordinance

- Impervious Cover limited to 25% net site area
- Non-degradation standard water quality treatment

RC Amendment Summary

- 65% impervious cover (currently allowed in RC)
- Development complies with current code except as modified by RC
- Complies with SOS non-degradation water quality treatment
- 110% Tree mitigation
- Dark Sky requirements on light temperature, shielding, and light trespass.


THUNDERBIRD RD
26.96 acres
(current code)
8.62 acres (RCA)
W US 290 HWY

Staff Recommendation

Staff recommends approval for the following reasons:

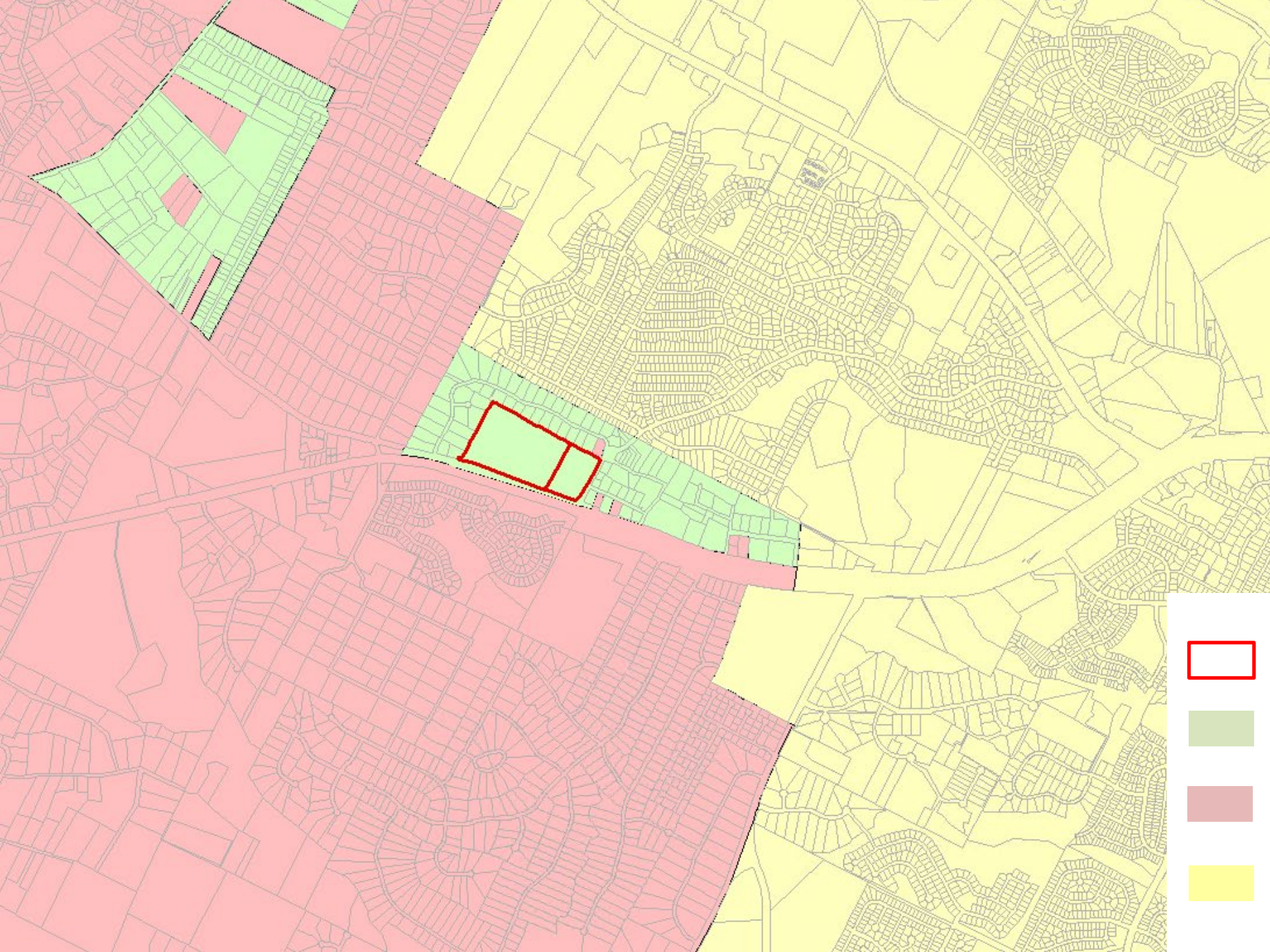
- Greater overall environmental protection and achieves a higher degree of compliance with current regulations than would otherwise be permitted
- Bring the site into compliance with SOS non-degradation water quality treatment requirements for all impervious cover.
- Provide 110% of required tree mitigation.
- Comply with Dark Sky requirements

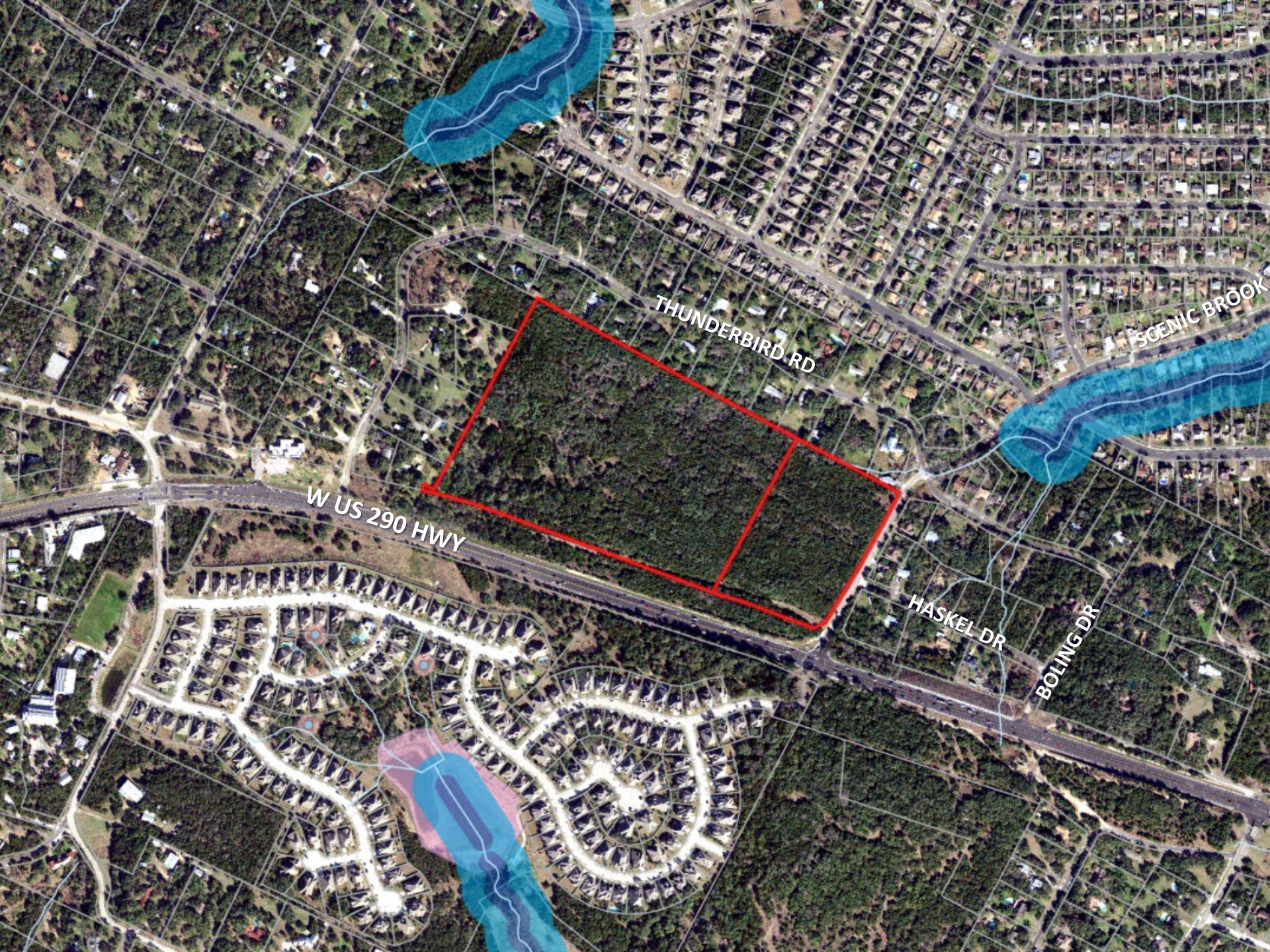
What is an SER?

- A service extension request, or SER, is an application for City water or wastewater service from a property owner or developer.
- SERs are required when a property is located more than 100 feet from an accessible water or wastewater system, or when existing infrastructure isn't adequate for the proposed project demands.
- Service may involve the construction of a new line or an associated facility or upgrades to existing lines or facilities.
- The applicant pays for the associated infrastructure, as outlined in the SER.

SER Process

- Per the Land Development Code, SERs require Council approval if the property is in the Drinking Water Protection Zone and outside of the City's full purpose jurisdiction.
- Environmental Commission and Water & Wastewater Commission review and make recommendations on SERs that require Council approval.
- No conditions can be put on approval of SERs.

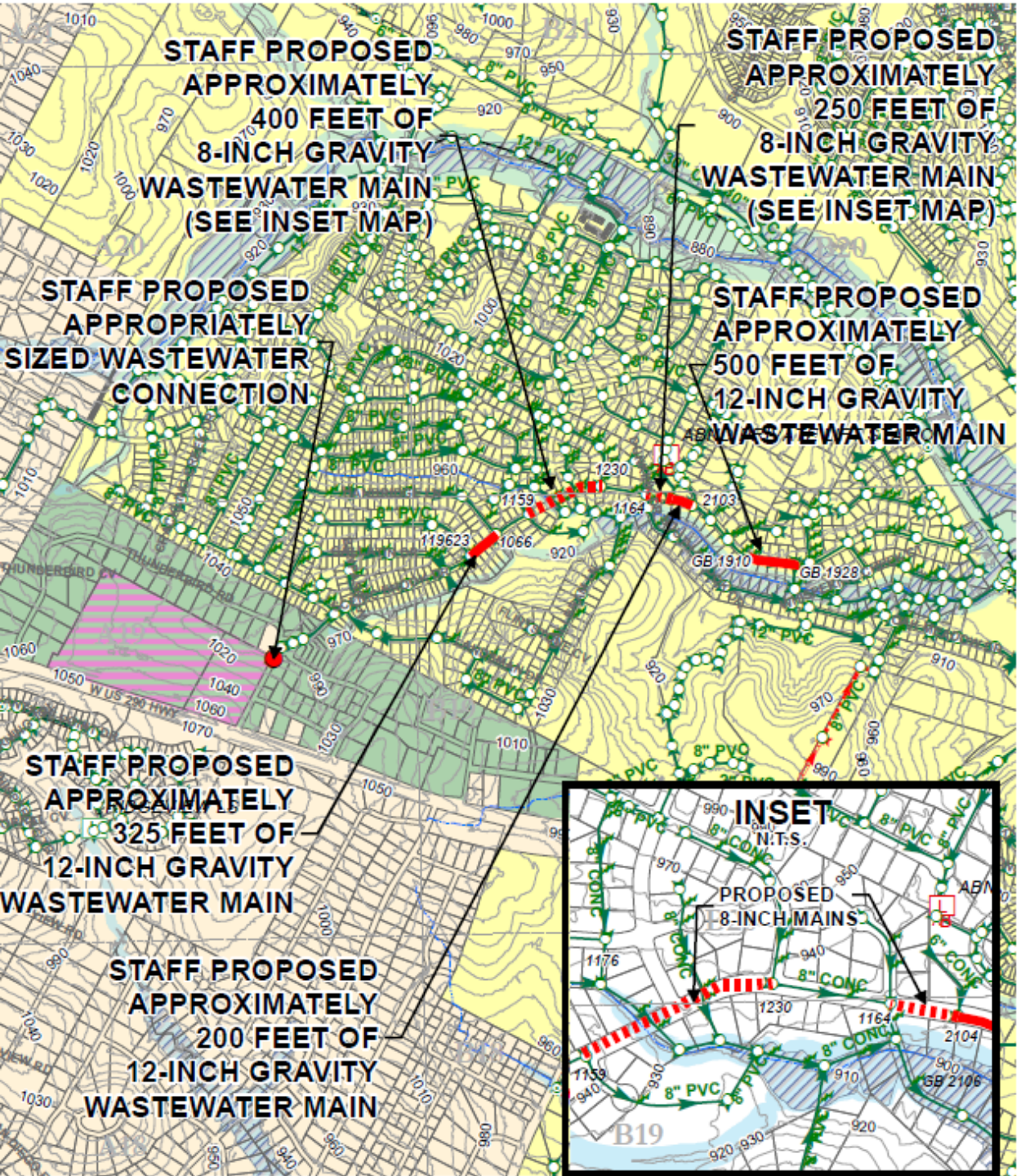



THUNDERBIRD RD
SCENIC BROOK
W US 290 HWY
HASKEL DR
BOLING DR

SER #5172 Environmental Impacts

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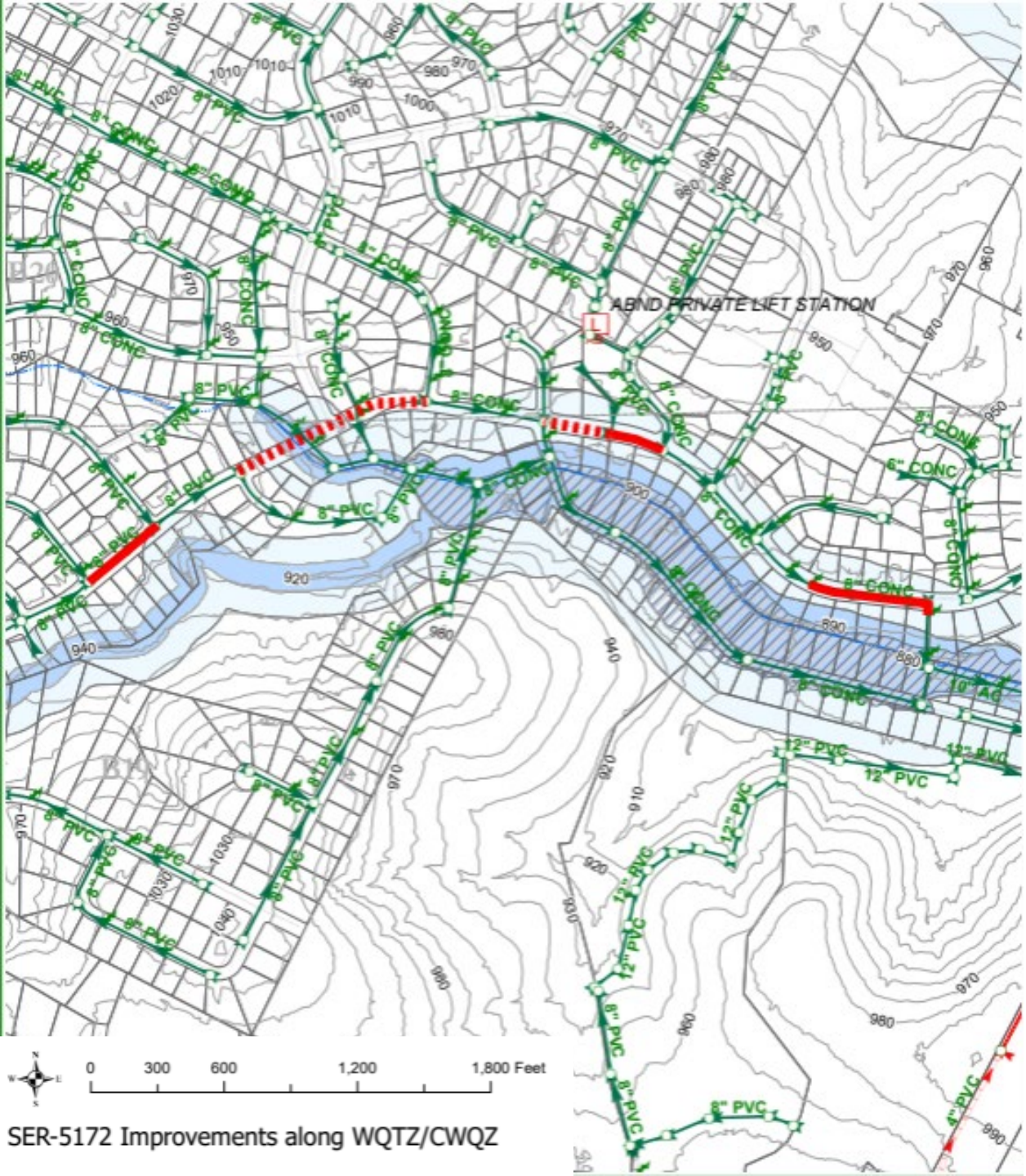
SER #5172 Proposed Wastewater Extension



Map provided by Austin Water


THUNDERBIRD RD
SCENIC BROOK DR
DUNKIRK DR
SOUTH BROOK DR
W US 290 HWY

SER #5172 Wastewater improvements along WQTZ & CWQZ



100-yr FEMA Floodplain

Critical Water Quality Zone

Water Quality Transition Zone

Proposed 8-inch Main

Proposed 12-inch Main

Map provided by Austin Water

Wastewater Service

- The proposed wastewater line will require a Land Use Commission variance because a portion of the line is located within and parallel to the WQTZ for Williamson Creek.
- The wastewater line will align with Scenic Brook Drive and be built underneath the footprint of the existing road.
- A Land Use Commission Variance will be processed with the site plan associated with the wastewater line.

Water Service

- Applicant will utilize the existing 16-inch water main in Scenic Brook Drive.
- An SER is not required because the water main is located at their site and is a suitable size to serve the proposed development.

Alternative Wastewater Service

- If service is not extended to the site, there are two options for the proposed effluent treatment: Onsite Septic Facility (OSSF) or land application.
- Brackett soils onsite are thin and rocky, and this type of soil is not preferable for OSSFs or land application.
- Due to the allowable impervious cover and the amount of available irrigation land required for OSSFs or land application, a multifamily development with similar density would not be possible.
- Due to the proposed density of the development as well as the unsuitability of the soils, centralized wastewater is the preferred service for this site.

Staff Recommendation

Staff recommends approval for the following reasons:

- There are no significant environmental concerns to extend service to the property.
- Due to the proposed density of the development and the unsuitability of the soils onsite, centralized wastewater service is environmentally preferable to decentralized service.