

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	6998	Agenda Number	34.
Meeting Date:	6/23/2011		Department:	Planning and Development Review
Subject				
<p>Approve an ordinance amending Ordinance No. 040513-20 relating to the proposed project known as Camino Real, located at 10140 and 10300 Old San Antonio Road, to extend the expiration date of the ordinance to December 23, 2011 and to amend Exhibit A to Ordinance 040513-20 to require signage and re-vegetation, and to clarify the location of impervious cover within the Critical Water Quality Zone.</p>				
Amount and Source of Funding				
Fiscal Note				
<p>There is no anticipated fiscal impact. A fiscal note is not required.</p>				
Purchasing Language:				
Prior Council Action:	<p>May 13, 2004 - Council approved Ordinance No. 040513-20, which granted environmental variances for the proposed project, with an expiration date of March 6, 2011. March 3, 2011 - Council approved Resolution No. 20110303-032, which directed the City Manager to obtain review by the Environmental Board and the Zoning & Platting Commission of an extension of the May 13, 2004 ordinance.</p>			
For More Information:	George Zapalac, 974-2725; Mike McDougal, 974-2711; Mike Kelly, 974-6591.			
Boards and Commission Action:	Recommended by the Environmental Board and the Zoning and Platting Commission, with conditions.			
MBE / WBE:				
Related Items:				
Additional Backup Information				

In 2004, Council approved Ordinance No. 040513-20, which granted environmental variances to allow additional impervious cover in the critical water quality zone and the water quality transition zone for this site. As a condition of the approval, the applicant was required to remove the existing horse stable from the floodplain; revegetate the facilities using native/adapted plants; provide enhanced water quality controls; submit an approved integrated pest management plan; provide water quality monitoring; use no coal tar based sealants for new or existing pavement areas; and add no new impervious cover within the Critical Water Quality Zone within 100 feet of the existing FEMA 100-year floodplain. Subsequently a site plan was approved to add a restaurant, parking, and other facilities to the site. However, the site plan was not built, and the ordinance expired on March 6, 2011.

Prior to the expiration the applicant asked Council to consider an extension of the ordinance. On March 3, 2011, Council directed the city manager to present the requirements of the original ordinance to the Environmental Board and the Zoning & Platting (ZAP) Commission for review. On May 4, the Environmental Board approved the staff recommendation to extend the expiration date, with additional conditions.

ZAP met May 17 and recommended that City Council approve staff recommendations as amended by the Environmental Board, with clarification that no new impervious cover is allowed within the Critical Water Quality Zone within 100 feet of the 100 year floodplain as it existed in 2004.

The City Council is now to determine whether the ordinance should be amended to extend the expiration date to December 23, 2011 and add conditions recommended by the Zoning and Platting Commission. The expiration date is the deadline by which a new site plan must be approved in order to take advantage of the variances.