



ENVIRONMENTAL BOARD MOTION 20130403 6b

Date: April 3, 2013

Subject: Estancia Hill Country PUD C814-2012-0085

Motioned By: Bob Anderson

Seconded By: Mary Ann Neely

Recommendation

The Environmental Board recommends approval conditions for the Estancia Hill Country PUD C814-2012-0085 as described in background documents with exception of deleting a portion of variance No. 3 regarding Heritage Tree review. *(Delete phrase in back-up materials stating that analysis will be “based on preserving those trees that are in the most sound condition,” as this phrase is not included in the heritage tree ordinance.)*

Staff Conditions:

- Providing headwaters stream buffers for creeks between 64 and 320 acres of drainage (additional 100 feet provided in excess of 50 foot required setback)
- Providing volumetric flood control detention where feasible and beneficial as reasonably determined by the City.
- If full or partial volumetric flood detention is not feasible and beneficial, then the developer agrees to a minimum of 50% of the required water quality volume to be managed by bio-filtration or other green infrastructure water quality controls (options from ECM 1.6.7).
- Agrees to a minimum of 30% of the required water quality volume to be managed by bio-filtration or other green infrastructure water quality controls (options from ECM 1.6.7). Includes wet ponds for multifamily, garden homes, commercial and roads.
- Providing for compliance with the Commercial Landscape Ordinance, which applies to irrigation, landscaping and use of innovative water management options such as directing stormwater to on-site uses (e.g., landscaping) and rainwater harvesting, etc.
- All buildings within the district will achieve an Austin Energy Green Building two star rating or equivalent agreed to by the City.
- Grow Green program participation
- Implementing the Commercial Landscape Ordinance for 100% of required landscaping.
- Adhering to an IPM plan
- Providing for tree protection beyond ETJ and full purpose requirements by following the Protected Tree Ordinance for 8” and greater. Heritage Trees will be prioritized and preserved with administrative review and approval.

- Providing for public and private parkland amenities exceeding standard requirement (116.9 dedicated acres provided and 23.5 acres required= 93.4 acres in excess).
- Required open space exceeds requirements by (18%).

Staff recommends approval of the environmental superiority of the proposed PUD and the exceptions to the Land Development Code sections as defined in the PUD documents because:

- It will provide buffer protection, (30 additional acres) for the unclassified waterways on-site that current code does not require.
- It will use preferred water quality methods (i.e. bio-filtration and wet ponds) that provide a greater overall pollutant removal than the minimum code required sedimentation filtration method.
- It will comply with the current commercial landscape requirements.
- Providing for tree protection beyond ETJ requirements by following the Protected Tree Ordinance for 8" and greater. Heritage Trees will be prioritized and preserved with administrative review and approval.
- It will be providing for public and private parkland amenities exceeding standard requirement (116.9 dedicated acres provided and 23.5 acres required= 93.4 acres in excess).

Board Conditions:

1. Provide at least 25% of the water for landscape irrigation for right of way from non-potable water sources (rainwater, condensate water, or catchment of storm water).

Vote 4-0-0-3

For: Anderson, Neely, Perales and Schissler

Against:

Abstain:

Absent: Gary, Maxwell and Walker

Approved by:



James Schissler, Acting Chair