



MEMORANDUM

TO: Linda Guerrero, Chair, and Members of the Environmental Commission

FROM: Christopher S. Herrington, P.E., Interim Environmental Officer
Watershed Protection Department

DATE: September 13, 2018

SUBJECT: Camelback Planned Unit Development – C814-86-023.01

This summary is being provided to the Environmental Commission for the Camelback Planned Unit Development (PUD), a proposed amendment to an existing PUD from 1987. This memo provides an overview of the property's environmental features, the requested modifications to environmental code requirements, and the elements of the project that provide environmental superiority. Staff finds that with staff's conditions, the proposed development would be environmentally superior to what could be built without the amendment to the PUD.

Project History

The applicant proposes to revise the existing single-family Hidden Valley PUD (C814-86-023). The 1987 Hidden Valley PUD included 64 home sites, 27 acres of common open space, and the extension of the Bridge Point Parkway road (Exhibit A: Original PUDs). The density of single-family homes averaged one unit per two acres. An ordinance tied to the single-family project waived the requirements of the Comprehensive Watershed Ordinance, giving the project the Lake Austin Watershed Ordinance in effect at the time of application. The proposed revision also includes the addition of 15.3214 acres from the Coldwater PUD (C814-84-020.03), which contained 5 single-family home sites and 6.88 acres of greenbelt. The original Hidden Valley PUD received environmental code modifications (Exhibit B: Original PUD variances).

Project Description

The revision to the existing PUD proposes to modify uses to include mixed residential (single-family, condominiums, and townhouses) uses; commercial and office uses; 80.153 acres of park and open space; and a 625 ft² cluster dock. A collector road is proposed to be built through the site, connecting Bridge Point Parkway from the eastern portion of the site to the western portion. The proposed PUD amendment also includes a request to modify various environmental regulations including but not limited to: critical water quality zone buffers, tree preservation, impervious cover limitations, boat docks, boat dock access, and cut/fill.

In coordination with this PUD amendment, the applicant also proposes to acquire Champions Tract 3, located at the southeast corner of FM 2222 Road and City Park Road, reduce the

planned use intensity of the property from apartments to a senior living development, reduce 2 acres of impervious cover from the Champions Tract 3 development, and make certain traffic mobility improvements associated with Champions Tract 3.

Description of Property

The Camelback PUD consists of approximately 138.19 acres of land and 6.467 acres of water located on the north bank of Lake Austin, at the western terminus of Bridge Point Parkway, and approximately one quarter mile west of N. Capital of Texas Highway (Loop 360) (Exhibit C: Location Maps). The property is currently zoned PUD with a base zoning of Lake Austin residence (LA). The site is located in the Lake Austin and Coldwater Creek watersheds, which are classified as Water Supply Rural and are within the Drinking Water Protection Zone. The site is not within the Edwards Aquifer recharge or contributing zones. The property has approximately 3,126 feet of frontage along Lake Austin, which is protected by a 100-foot wide critical water quality zone (CWQZ) (Exhibit D: Critical Water Quality Zone and Floodplain).

Existing Topography/Soil Characteristics/Trees

The site contains steep slopes adjacent to Lake Austin, which transitions from flat areas along the lake shore to steep slopes greater than 400 percent along the bluff. Elevations range from approximately 492.8 feet above mean sea level at the lake shore to 732 feet above mean sea level at the top of the bluff. The rest of the property is comprised of several hill tops and a valley that bisects the two with the highest point at the northwest corner of the tract resting at an elevation of 932 feet above mean sea level. The property contains a large number of trees including heritage and protected trees. A full tree survey has not been conducted on the entire site, but the applicant has conducted transects and the applicant's arborist has prepared a tree report (Exhibit E: Arborist Report). Tree species on the site include but are not limited to escarpment oak, ash juniper, Texas red oak, eastern red cedar, and mountain laurel.

Critical Environmental Features

An Environmental Resource Inventory (ERI) was prepared by Terracon Consultants in July 2018 (Exhibit F: Applicant's Environmental Resource Inventory). The ERI identified 44 critical environmental features (CEFs) on or within 150 feet of the PUD site: ten canyon rimrocks, one bluff, 26 springs and seeps, one karst feature (solution cavity), and six wetlands. Forty-three (43) of the 44 CEFs are being protected with buffers. The solution cavity will not be preserved. Current code requires a 150-foot buffer zone for each CEF. The PUD proposes to modify the buffers for all of the CEFs as illustrated on the applicant's Exhibit G (Critical Environmental Feature Buffers). The PUD amendment designates CEF buffers and modified buffer areas and proposes wetland mitigation to minimize the impacts of the CEF buffer reductions.

Requested Environmental Code Modifications

The applicant proposes multiple environmental code modifications (Exhibit H).

Proposed Environmental Superiority Elements

Staff have prepared a comparison of the original PUD to the proposed PUD amendment (Exhibit I). The applicant is proposing to provide the following environmental superiority elements:

1. The revised PUD will provide at least 60.46 acres of permanently protected open space and 26.16 acres of dedicated park land.

2. The revised PUD will treat 100% of the required stormwater runoff volume for water quality per current Land Development Code requirements, 75% of which will be treated through distributed green stormwater control measures.
3. The revised PUD will comply with Erosion Hazard Zone requirements.
4. Outdoor lighting on the site will be designed to incorporate dark sky lighting techniques.
5. The revised PUD will provide an Austin Energy Green Building rating of three stars or above.
6. The revised PUD will provide more CEF buffers than the current PUD.
7. The applicant will reduce impervious cover on the Champions Tract 3 by 2 acres. Considering the reduced impervious cover on the Champions Tract 3, the overall impervious cover of the revised PUD is less than the current PUD.

Determination

Based on the superiority elements described above and in the comparison chart in combination with the staff recommended PUD notes, staff finds that the proposed development would be environmentally superior to what could be built with the existing PUD. Considering staff recommendations, the superiority elements preserve and enhance the site's natural features and protect the water quality of Lake Austin.

Staff Recommendations

Modify the following applicant PUD notes:

1. Revise note #1 to include dedicated open space and restrict uses in dedicated open space.
2. Clarify the overall allowable percent impervious cover in notes #2 and #3.
3. Revise notes #5 and #6 with respect to tree protection to comply with current code but allowing for certain specifically identified dead, diseased, or dying trees to be removed.
4. Clarify in note #8 the allowable exchange of commercial for residential unit.
5. Clarify number of allowable driveways in note #9
6. Revise note #11 restrict the area of improvements for buildings and related facilities in the Dock (D) District to a maximum of 5,000 ft² and clarify applicable floodplain modification requirements.
7. Staff recommends an elevator as the only means of mechanized access to the Dock (D) District. Revise note #12, and clarify critical environmental feature buffer requirements.
8. Remove note #13 and replace with new notes for each item (see below).
9. Revise note #14 regarding applicable erosion and sedimentation controls.
10. Revise note #15 regarding applicable site plan expiration requirements.
11. Clarify note #16 in regards to exterior lighting and screening of equipment and utilities.
12. Revise note #23 to require that sidewalks shall meander so that trees greater than 19 in are preserved.
13. Revise note #25 to clarify that acreage for Preserve Open Space (P-OS) may not be combined with other districts to satisfy minimum area requirements.
14. Revise note #27 to clarify that no additional dock development other than the specified cluster dock is allowed.
15. Revise note #28 to clarify the revised impervious cover limitations on the Champions Tract 3.

16. Clarify note #29 regarding the watercraft which may be moored or stored on the cluster dock.
17. Clarify language in note #30, staff wants all environmental requirements to be shown on Land Use Plan or stated within PUD Notes.
18. Revise note #33 regarding modification of the alignment of Bridge Point Parkway.
19. Clarify critical environmental feature buffer requirements in note #34.
20. Potentially revise note #36 pending clarification from Austin Fire Department.
21. Revise note #38 to restrict staging for Bridge Point Parkway in locations other than the Park (P) and Preserve (P-OS) districts.
22. Clarify note #42 regarding floodplain requirements for the Dock (D) District.
23. Clarify note #45 regarding allowable incidental development in the Preserve (P-OS) District.

Additionally, staff recommend the inclusion of additional notes to the PUD including:

1. Clarify critical environmental feature buffer requirements in the Commercial (C) District.
2. Clarify that cut and fill max not exceed 24 ft, except for fire lanes which may not exceed 28 ft, and specify a maximum total amount of allowable cut and fill over 4 ft.
3. Specify the maximum footprint of the cluster dock.
4. Add structural containment requirements for cut and fill.
5. Add requirements for spanning of roadways and driveways for critical water quality zone crossings and other headwater creeks.
6. Specify shoreline wetland critical environmental feature delineation and mitigation.
7. Require structural stormwater control measures to capable of treating 100% of the required water quality volume, and utilize green stormwater control measures for at least 75% of the required water quality volume.
8. Specify integrated pest management plan requirements.
9. Specify outdoor lighting plans to minimize light pollution.
10. Specify green building requirements such that all buildings achieve a 3-star or greater rating.
11. Specify irrigation water sources and requirements for the use of air conditioning condensate for commercial buildings.
12. Specify tree species planting and placement criteria and non-turf plant requirements.
13. Specify drainage requirements.
14. Specify applicable Erosion Hazard Zone requirements.

Exhibits:

A	Original PUD
B	Original PUD Variances
C	Location Maps
D	Critical Water Quality Zone and Floodplain
E	Arborist Report
F	Environmental Resource Inventory/Site Photos
G	Critical Environmental Features
H	Environmental Code Modifications
I	PUD Amendment Comparison Chart