



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE: April 17, 2019

NAME & NUMBER OF PROJECT: Ranch Road 620 PCA

NAME OF APPLICANT OR ORGANIZATION: Michael Whellan
Armbrust & Brown, PLLC

LOCATION: FM 620 at Storm Drive

COUNCIL DISTRICT: N/A 2-mile ETJ

ENVIRONMENTAL REVIEW STAFF: Atha Phillips, Environmental Officer's Office
(512)974-2132, atha.phillips@austintexas.gov

WATERSHED: Running Deer Creek Watershed, Water Supply Rural, Drinking Water Protection Zone

REQUEST: Consider a project consent agreement (PCA) to allow for the construction of an affordable rental housing development of approximately 180 units.

STAFF RECOMMENDATION: Staff recommended with conditions.

RECOMMENDED CONDITIONS:

1. 56% GSA Maximum Impervious Cover
2. The Project shall comply with 25-8 Subchapter B, Article 1 (*Tree and Natural Area Protection*), for the tree species identified in 25-8-602 (*Definitions*)
3. Lots 81 and 82 shall be protected as Open Space
4. The Project shall comply with dark-sky exterior lighting standards in 25-2 Subchapter E, Article 2, 2.5 (*Exterior Lighting*).
5. All landscaped areas within 40 feet of Ranch Road 620 shall utilize restorative vegetation standards for Hill Country

Roadways relating to the use of native species, type of trees and shrubs to be planted, and density of plantings, as described in the Environmental Criteria Manual Appendix A (*Special Revegetation Criteria for Hill Country Roadway Sites*).

6. For the purposes of compliance with Local Government Code Chapter 245, the Project shall be deemed complete upon completion of the development described in the site plan associated with this Project Consent Agreement.

Ranch Road 620 Apartments Project Consent Agreement (PCA)

Briefing to the Environmental Commission






Atha Phillips

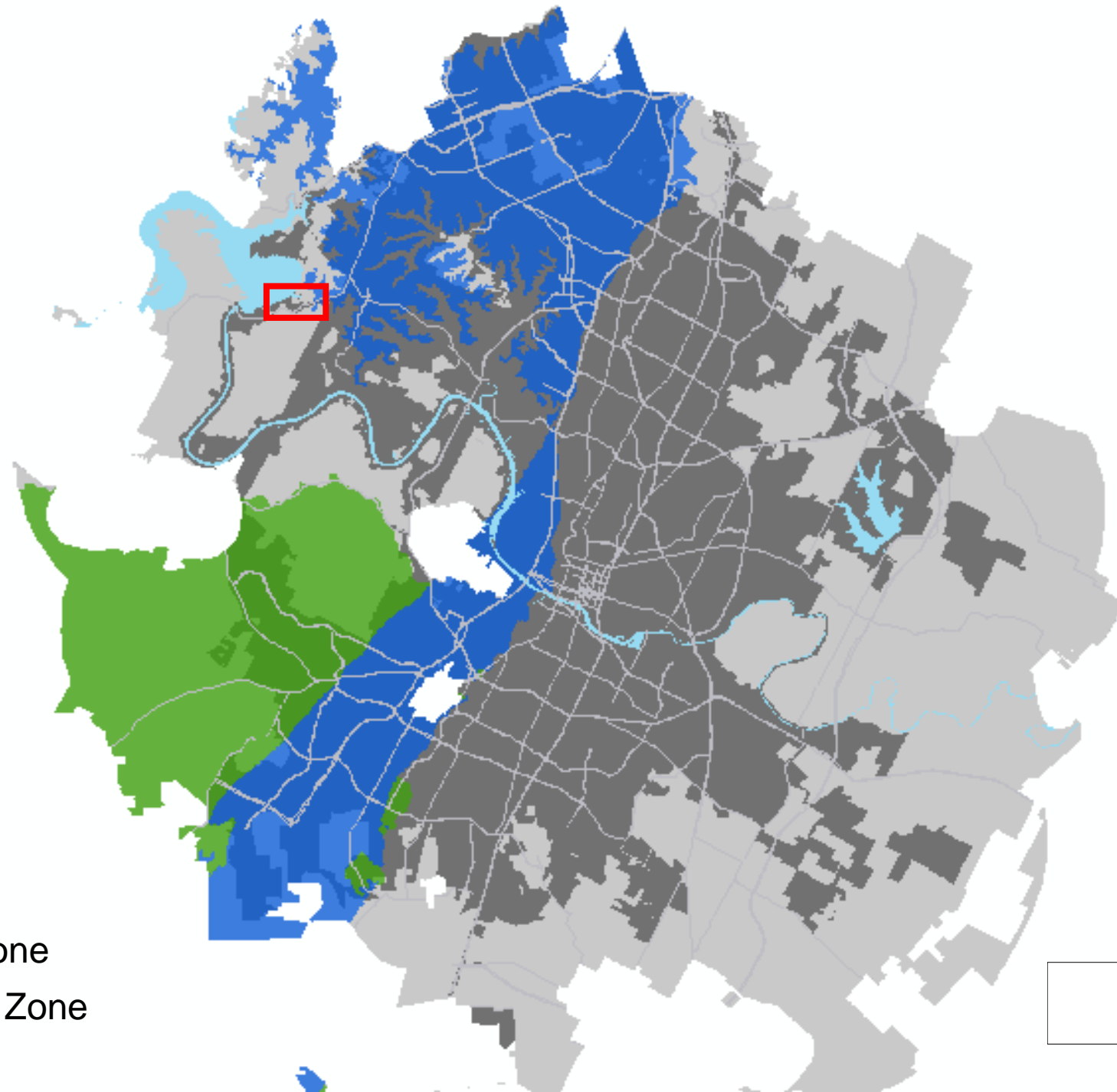
Environmental Officer's Office

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What is a PCA?

- PCA = Project Consent Agreement
- PCAs are part of the 245 process detailed in 25-1-544
- PCAs are considered when the extent of a project's vested rights are unclear and for incentivizing projects with clearly established vested rights to achieve greater compliance with current regulations
- The 245 process lives within the Development Services Department
- DSD has determined that this project is a candidate for a PCA

-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone





 Site Location



 Site Location

Site Data:

- Running Deer Creek Watershed
- Water Supply Rural Classification
- Drinking Water Protection Zone
- Not located over Edwards Aquifer Recharge Zone
- 2-mile ETJ
- No authority to regulate trees

Environmental Code Modifications:

Construction of Slopes

- 25-8-301 Construction of a roadway or driveway
- 25-8-302 Construction of a building or parking area

Cut, Fill, and Spoil

- 25-8-341 Cut Requirements
- 25-8-342 Fill Requirements

Water Supply Rural Watershed Requirements

- 25-8-453 Uplands Zone

Code Comparison Chart:

(Project will meet current code on all requirements not mentioned)

	1970 Regulations	Current Code	Negotiated
Impervious Cover	None	20% NSA*	56% GSA*
Cut	None	Limited to 4 feet	Cut up to 7 feet**
Fill	None	Limited to 4 feet	Fill up to 11 feet**
Tree Protection	None	None-ETJ	Current Code Tree Protection for trees Identified in 25-8-602
Dark Skies	None	None-ETJ	Full Purpose Current Code
Hill Country Roadway	None	100' buffer/40% Natural Area/Tree Preservation	All landscaped areas within 40' of 620 will preserve and restore per Hill Country Roadway requirements

* Site has very little slope, making NSA and GSA differ by only .1 acre

**Some cut and fill will be located on slopes greater than 15%

Trees:

- 135 Hardwood Trees
- 1550 Total Caliper Inches
- 573 Inches Removed (37%)
- 977 Preserved (63%)



TREE LIST		TREE LIST	
NO.	TREE SIZE/TYPE	NO.	TREE SIZE/TYPE
507	12" LIVEOAK	577	13" LIVEOAK
508	16" LIVEOAK	578	9" LIVEOAK
509	10" LIVEOAK	579	13" LIVEOAK
510	10" LIVEOAK	580	9" LIVEOAK
511	8" LIVEOAK	581	10" LIVEOAK
512	8" LIVEOAK	582	9" LIVEOAK
513	9" LIVEOAK	583	12" LIVEOAK
514	8" LIVEOAK	584	10" LIVEOAK
515	16" LIVEOAK DBL	585	19" LIVEOAK
516	9" LIVEOAK	586	19" LIVEOAK
517	13" ELM	587	12" LIVEOAK
521	8" LIVEOAK	588	15" LIVEOAK
522	10" LIVEOAK	589	13" LIVEOAK
523	8" LIVEOAK	590	22" LIVEOAK
524	11" LIVEOAK DBL	591	13" LIVEOAK
525	9" LIVEOAK	592	13" LIVEOAK
526	9" LIVEOAK	593	10" LIVEOAK
527	17" LIVEOAK	594	12" LIVEOAK
528	17" LIVEOAK TRPL	595	12" LIVEOAK
529	10" LIVEOAK	596	12" LIVEOAK
530	8" LIVEOAK	597	15" LIVEOAK
531	9" LIVEOAK	598	10" LIVEOAK
532	12" LIVEOAK	599	11" LIVEOAK
533	10" LIVEOAK	600	14" LIVEOAK
534	13" LIVEOAK	601	14" LIVEOAK
535	9" LIVEOAK	602	19" LIVEOAK DBL
536	9" LIVEOAK	603	10" LIVEOAK
537	9" LIVEOAK	604	10" LIVEOAK
538	9" LIVEOAK	605	9" HACKBERRY
539	8" LIVEOAK	606	20" LIVEOAK DBL
540	8" LIVEOAK	607	15" LIVEOAK
541	8" LIVEOAK	608	17" LIVEOAK DBL
542	8" LIVEOAK	609	15" LIVEOAK
543	8" LIVEOAK	610	12" LIVEOAK
544	9" LIVEOAK	611	10" LIVEOAK
545	9" LIVEOAK	612	15" LIVEOAK
546	8" LIVEOAK	613	12" LIVEOAK
547	10" LIVEOAK	614	12" LIVEOAK
548	17" LIVEOAK	615	10" LIVEOAK
549	9" LIVEOAK	616	9" LIVEOAK
550	8" LIVEOAK	617	14" LIVEOAK
551	8" LIVEOAK	618	12" LIVEOAK
552	8" LIVEOAK	619	14" LIVEOAK
553	8" LIVEOAK	620	10" LIVEOAK
554	10" LIVEOAK	621	10" LIVEOAK
555	8" LIVEOAK	622	9" LIVEOAK
556	8" LIVEOAK	623	11" LIVEOAK
557	10" LIVEOAK	624	15" LIVEOAK DBL
558	12" LIVEOAK DBL	625	8" LIVEOAK
559	8" LIVEOAK	626	8" LIVEOAK
560	8" LIVEOAK	627	8" LIVEOAK
561	12" LIVEOAK	628	12" LIVEOAK
562	12" LIVEOAK	629	11" LIVEOAK
563	15" LIVEOAK	630	11" LIVEOAK
564	10" LIVEOAK	631	15" LIVEOAK
565	15" LIVEOAK	632	15" LIVEOAK
566	17" LIVEOAK	633	9" LIVEOAK
567	19" LIVEOAK	634	12" LIVEOAK
568	19" LIVEOAK QUAD	635	10" LIVEOAK
569	16" LIVEOAK TRPL	636	12" LIVEOAK
570	27" OAK SIX	637	10" LIVEOAK
571	15" LIVEOAK	638	17" LIVEOAK
572	12" LIVEOAK	639	9" LIVEOAK
573	12" LIVEOAK	640	11" LIVEOAK
574	12" LIVEOAK	641	10" LIVEOAK
575	12" LIVEOAK DBL	642	10" LIVEOAK
576	12" LIVEOAK		

Staff Recommendation

Recommended with the following conditions:

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Questions?

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