



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

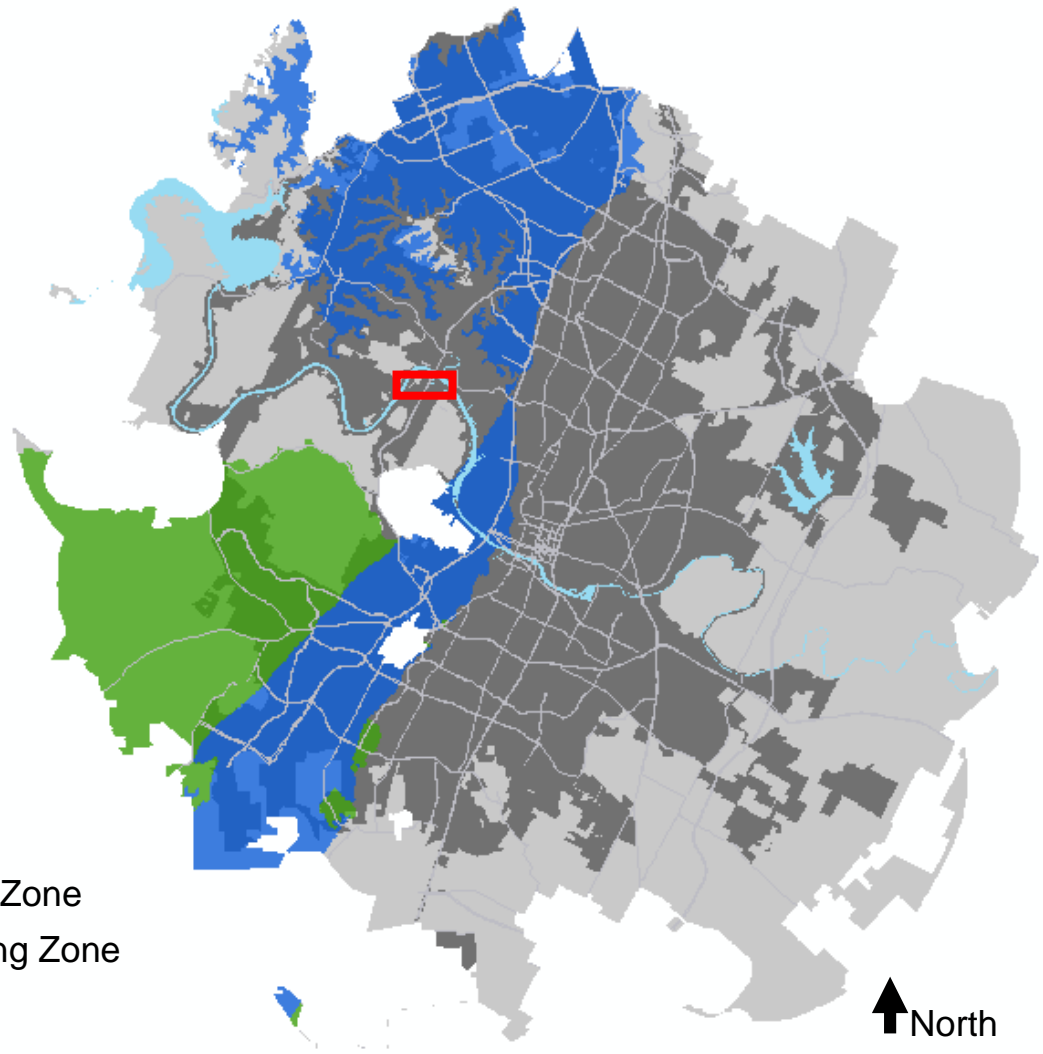
COMMISSION MEETING DATE:	December 4, 2019
NAME & NUMBER OF PROJECT:	Davenport West PUD Amendment 12, C814-88-0001.12
NAME OF APPLICANT OR ORGANIZATION:	Michele Rogerson Lynch, Metcalfe, Wolff, Stuart, & Williams, LLP
LOCATION:	4417 Westlake Drive
COUNCIL DISTRICT:	10
ENVIRONMENTAL REVIEW STAFF:	Atha Phillips, Environmental Officer's Office (512) 974-2132, atha.phillips@austintexas.gov
WATERSHED:	St. Stephens Creek, Water Supply Rural Drinking Water Protection Zone
REQUEST:	To amend a Planned Unit Development (PUD)
STAFF RECOMMENDATION:	Staff recommended with conditions
RECOMMENDED CONDITIONS:	<ol style="list-style-type: none">1. The project shall cap the impervious cover for this lot to a maximum of 1.98 acres.2. The applicant shall permit and rebuild the existing undersized water quality pond located in the right-of-way along Royal Approach Drive through a cost sharing agreement with the City of Austin.3. Project shall utilize fully hooded and shielded lights to comply with Dark Sky Initiatives.4. Garage shall be screened on the south, east and north sides with climbing vines.5. Project shall use captured rainwater to irrigate proposed landscape.6. The reflectivity of the building glass shall be less than 15% to deter bird collision.

Davenport West PUD Amendment

C814-88-0001.12

Atha Phillips, Environmental Program Coordinator
Environmental Officer's Office

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

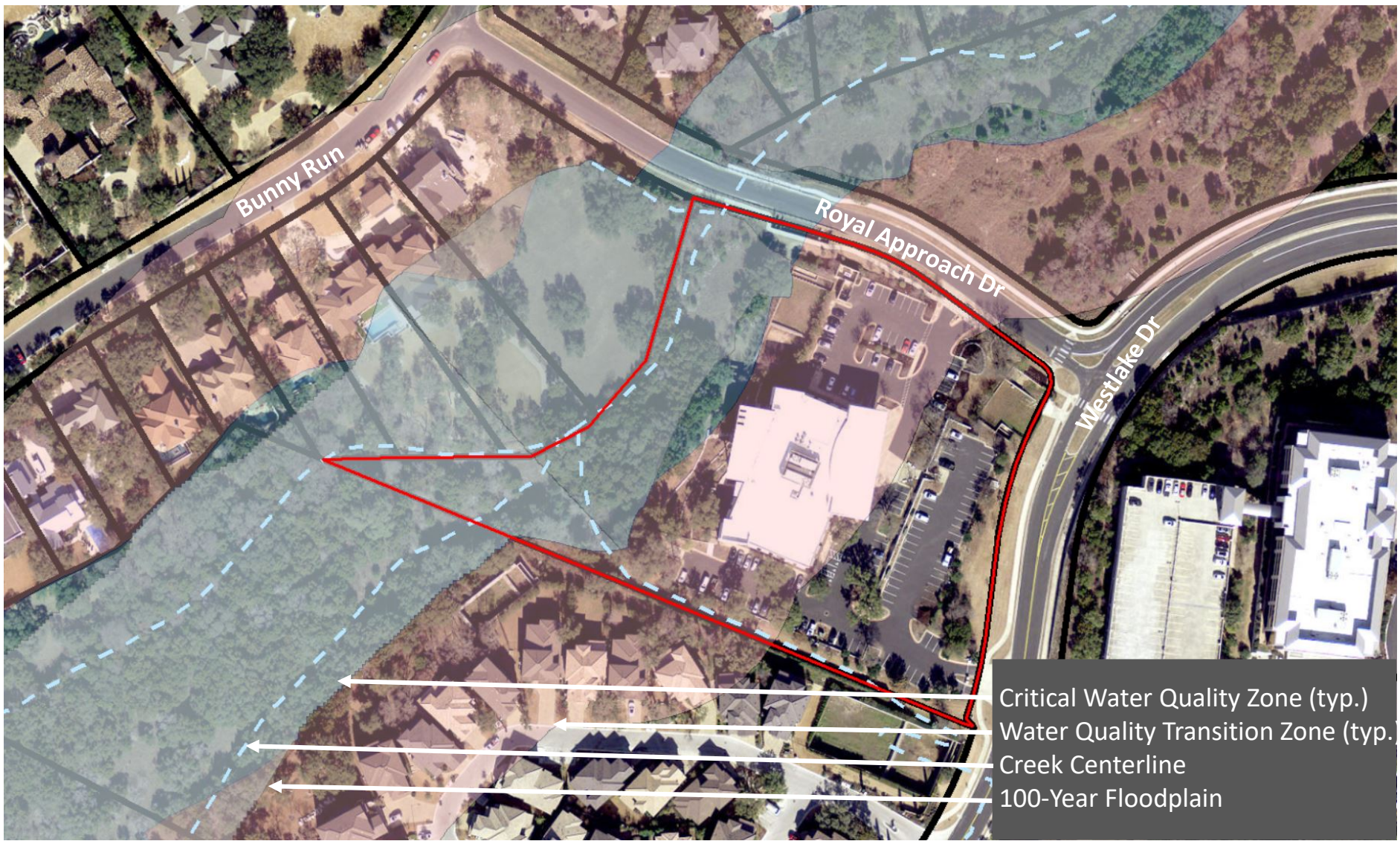




 Site Location  North



 Site Location  North

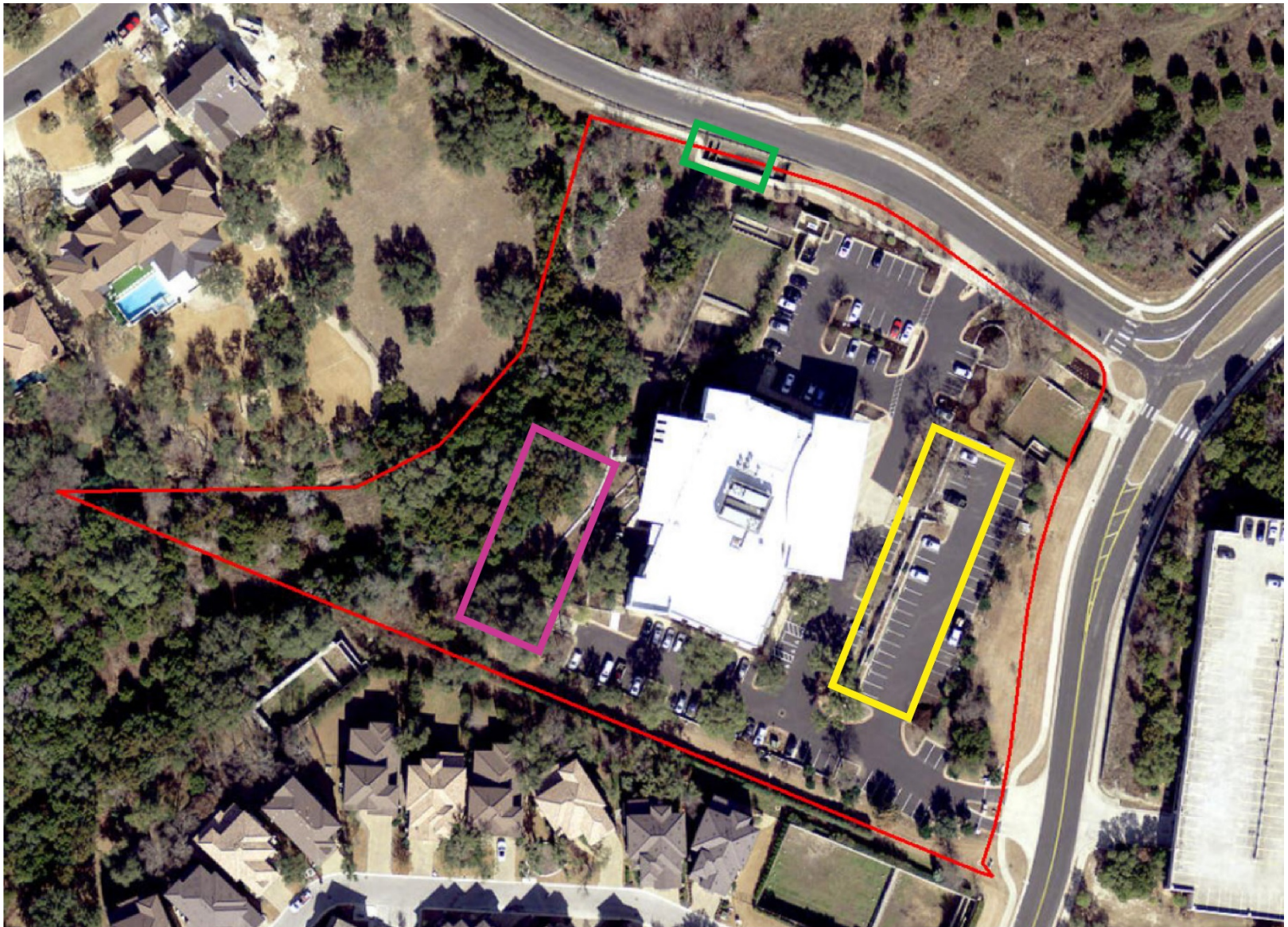


- Critical Water Quality Zone (typ.)
- Water Quality Transition Zone (typ.)
- Creek Centerline
- 100-Year Floodplain

 Site Location  North

Background:

- 5.29 Acres
- Council District 10
- St. Stephens Creek-Water Supply Rural Classification
- Drinking Water Protection Zone
- Not located over the Edwards Aquifer Recharge Zone
- Existing development on lot
- Applicant is proposing to build a second building on the existing parking lot and to reduce impervious cover from previously the approved site plan
- Applicant is seeking additional building cover or floor area ratio(FAR)
- 22.5" tree will be removed, current code applies for mitigation



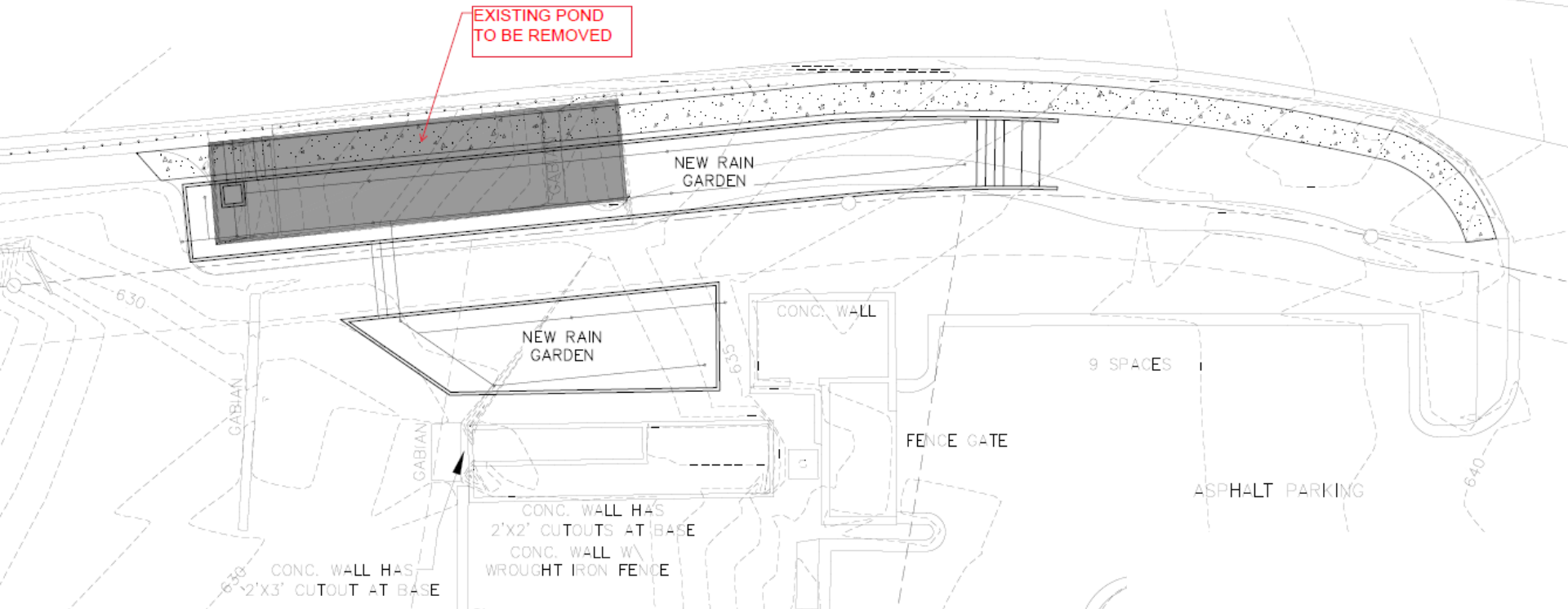
City of Austin Water Quality Pond



Removing proposed impervious cover



Proposed building over existing parking lot



Amendment Superiorities

- The applicant will permit and rebuild the existing undersized water quality pond located in the right-of-way along Royal Approach Drive through a cost sharing agreement with the City of Austin
- The project will forgo .36 acres of impervious cover entitlements and cap impervious cover at 1.98 acres
- Project will comply with Dark Sky Initiative
- Garage will be screened with Green Screen methods
- Will plant 427 inches on-site to meet code and mitigate tree removal
- Will use captured rainwater to irrigate landscape
- The reflectivity of the building glass will be less than 15% to deter bird collision

Staff Conditions

1. The project shall cap the impervious cover for this lot to a maximum of 1.98 acres.
2. The applicant shall permit and rebuild the existing undersized water quality pond located in the right-of-way along Royal Approach Drive through a cost sharing agreement with the City of Austin.
3. Project shall utilize fully hooded and shielded lights to comply with Dark Sky Initiatives.
4. Garage shall be screened on the south, east and north sides with climbing vines.
5. Project shall use captured rainwater to irrigate proposed landscape.