ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	February 19, 2020
NAME & NUMBER OF PROJECT:	Lantana PCA
NAME OF APPLICANT OR ORGANIZATION:	Michael Whellan Armbrust & Brown, PLLC
LOCATION:	7415 Southwest Parkway
COUNCIL DISTRICT:	8
ENVIRONMENTAL REVIEW STAFF	Atha Phillips, Environmental Officer's Office (512)974-2132, atha.phillips@austintexas.gov
WATERSHED:	Williamson Creek Watershed, Barton Springs Zone, Drinking Water Protection Zone
REQUEST:	Consider a Project Consent Agreement waiving provisions of City Code Chapters 25-7 (*Drainage*) and 25-8 (*Environment*), including Chapter 25-8, Article 13 (*Save Our Springs Initiative*), to allow construction of a mixed-use residential project located at 7415 Southwest Parkway in the East Oak Hill Neighborhood Planning Area. This action concerns land located in the Barton Springs Zone.
STAFF RECOMMENDATION:	Staff recommended with conditions.
RECOMMENDED CONDITIONS:	1. Applicant will provide additional acreage of 3.098 acres to meet the Hill Country Roadway requirement of 40% undisturbed natural area per 25-2-1025 and development on this lot will be restricted to only allow trails. 2. Impervious cover for the project will be capped at 17.5 acres (49% of current site plan SP-2014-0262C(XT2)).

Lantana Project Consent Agreement (PCA)

Briefing to the Environmental Commission

Atha Phillips

Environmental Officer's Office

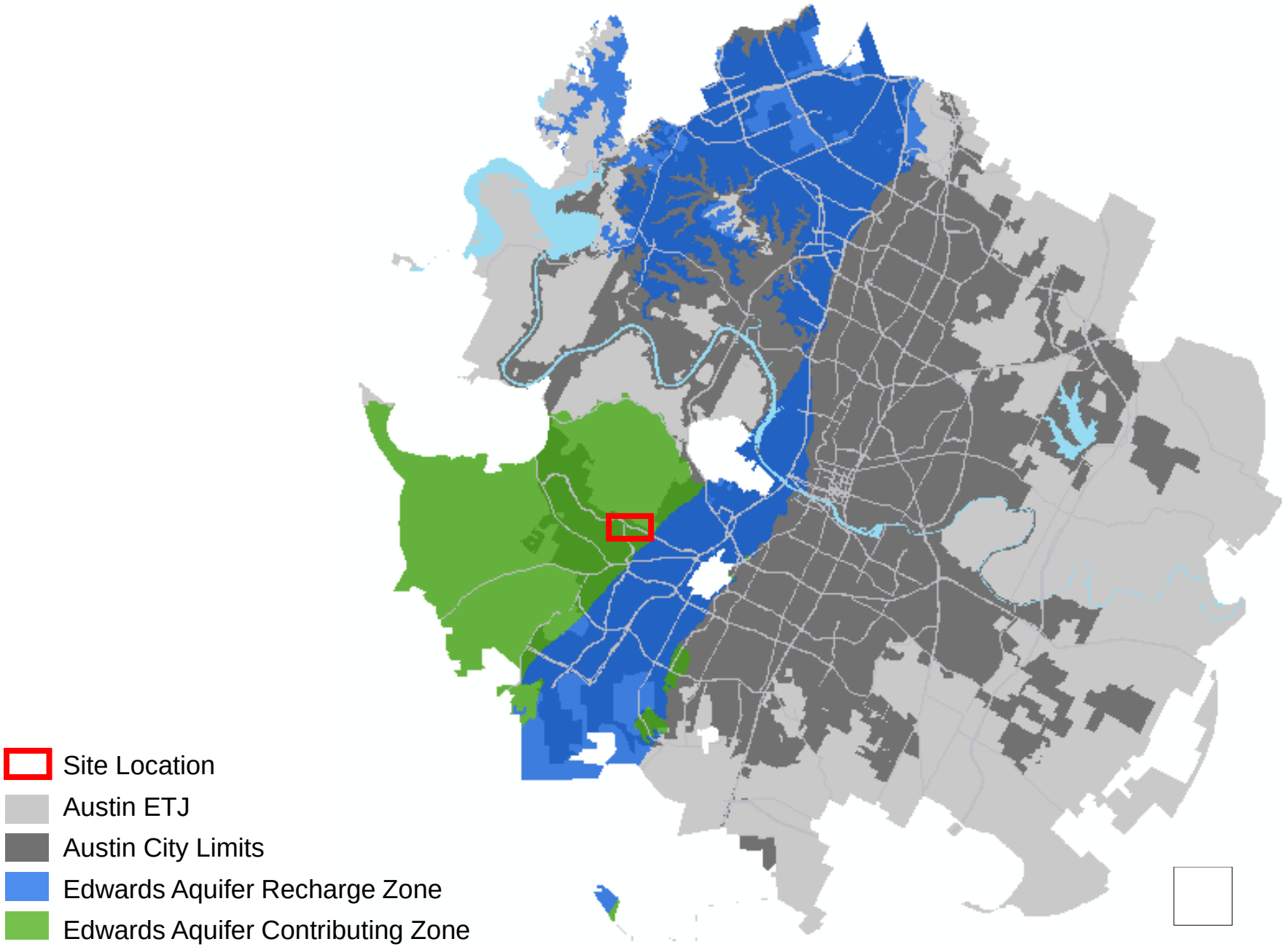
February 19, 2020

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 Data:

- Williamson Creek Watershed
- Barton Springs Zone (SOS Applies)
- Drinking Water Protection Zone
- Contributing Zone of the Edwards Aquifer
- Full-Purpose
- Existing approved site plan (SP-2014-0262C(XT2))
- Existing project has vested rights under 245
- Existing site plan wants to change zoning from Office to Mixed Use
- Mixed Use would allow for multi-family use
- Existing Preliminary Plan referenced within the vesting documents limits multi-family


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


Wm Cannon
Southwest Pkwy
MOPAC
Site Location


Barton Creek
Watershed
Williamson Creek
Watershed
Wm Cannon
Southwest Pkwy
Hwy 290 West
Watershed Boundary
Site Location


Wm Cannon
Site Location


PKWY
Wm Cannon
Site Location

Current Code Amendments:

Modification to 25-8 Environmental:

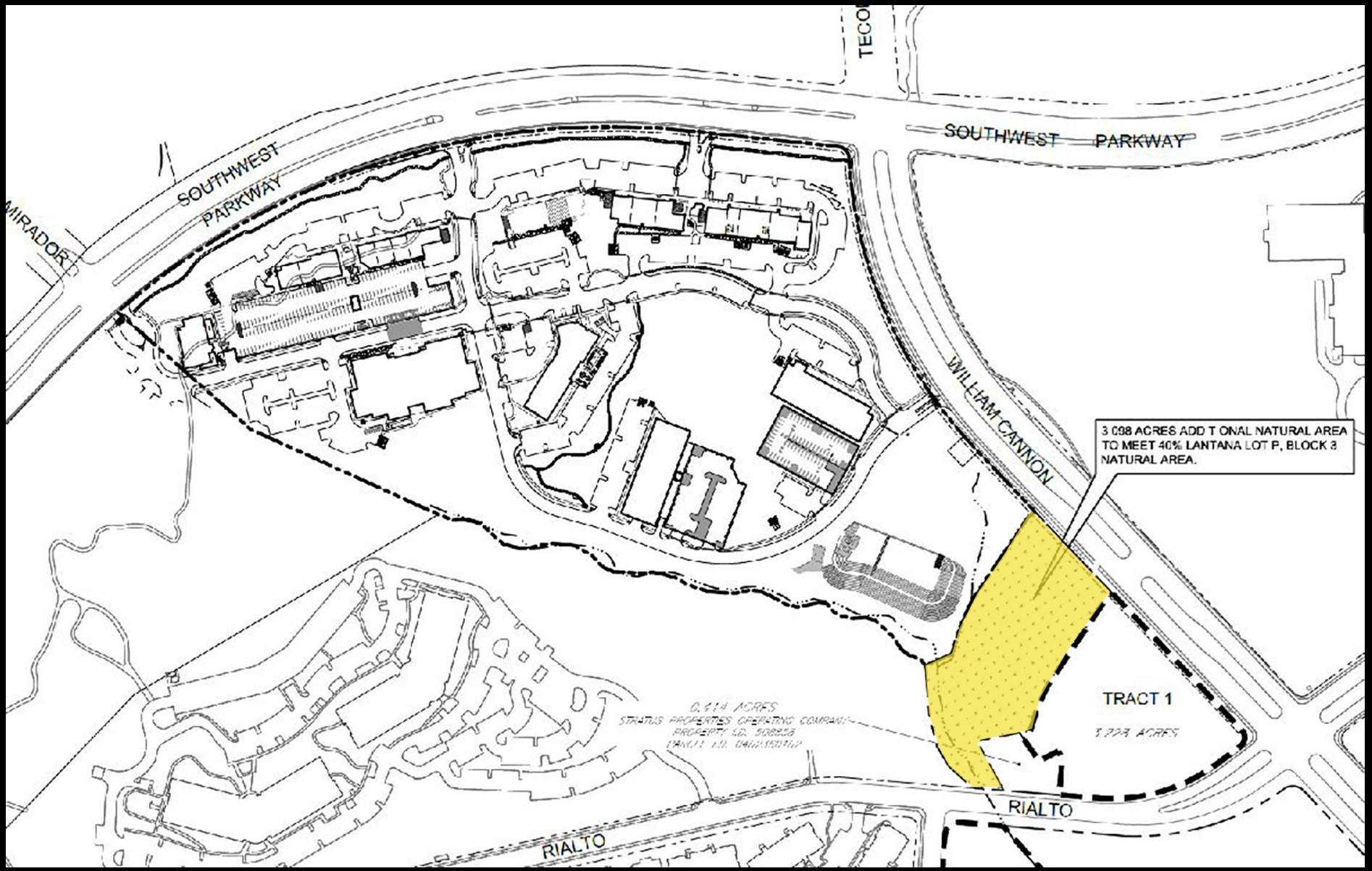
1. 25-8-301 Restricts driveways of slopes greater than 15%
   - Project shall not exceed 65% impervious cover on slopes 10-20%, nor 25% on slopes greater than 20%
2. 25-8-302 Restricts building on certain slopes
   - Project shall not exceed 65% impervious cover on slopes 10-20%, nor 25% on slopes greater than 20%
3. 25-8-341 Cut requirements-Allows up to 4’ of cut
   - Project is allowed 12’
4. 25-8-342 Fill requirements-Allows up to 4’ of fill
   - Project is allowed 12’

Save Our Springs(SOS) Amendment:

1. Impervious cover over the allowable amount of 25% NSA
   - Project is allowed up to 60%
2. SOS water quality
   - Project has existing sedimentation/filtration pond that does not meet the non-degradation requirement outlined in SOS



Tract 1 6.326 acres



3.098 acres towards 40% Natural Area
Development within this area will be restricted to trails

Staff Recommendation

Recommendation: Recommended with conditions

1. Impervious cover will be capped at 17.5 acres (49% of current site plan SP-2014-0262C(XT2))
2. Applicant will provide additional acreage of 3.098 acres to meet the Hill Country Roadway requirement of 40% undisturbed natural area per 25-2-1025 and development within this are will be restricted to only allow trails

Questions?

Contact Information:

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Environmental Officer's Office

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