



**DRAFT**

**ENVIRONMENTAL BOARD MOTION FORM**

Date: 10-19-05 Motion by: Phil Moncada  
 Agenda Item: 1 Seconded by: John Dupnik P.G.  
 Subject: HARRIS Branch PUD (Scot Glen) # 3

Motion: ☐ Approval ☒ **Approve with conditions** ☐ Disapproval

TO RECOMMEND conditional approval to variance to AMEND the PUD # 901213-4 that includes exceptions to certain watershed requirements

Conditions: Continue STAFF CONDITIONS:

- ① Compliance with the Green Building standards, although the applicant has not specified to what level.
- ② Provide an IPM plan for all property within the P.U.D.

Rationale: Applicant has made significant changes to original PUD that enhance proposed development in regard to providing overall water quality in this area

Vote: The development has reduced impervious cover by 21 acres

	CONSENTING	DISSENTING	ABSTAINING	ABSENT
David Anderson, P. E, Chair	(✓)	( )	( )	( )
Karin Ascot, Vice Chair	(✓)	( )	( )	( )
Phil Moncada, Secretary	(✓)	( )	( )	( )
William Curra, P. E.	(✓)	( )	( )	( )
Dr. Mary Gay Maxwell	(✓)	( )	( )	( )
Rodney Ahart	(✓)	( )	( )	( )
Julie Jenkins	( )	( )	( )	(✓)
John Dupnik, P. G.	(✓)	( )	( )	( )
Amer Gilani, P. E.	(✓)	( )	( )	( )

Chair Sign Off *[Signature]*



**ITEM FOR ENVIRONMENTAL BOARD AGENDA**

**BOARD MEETING**

**DATE REQUESTED:** October 19, 2005

**NAME & NUMBER OF PROJECT:** Harris Branch PUD (Scots Glen) Amendment #13  
C814-90-0003.13

**NAME OF APPLICANT OR ORGANIZATION:** Minter, Joseph & Thornhill, P.C.  
John M. Joseph (Phone 478-1075)

**LOCATION:** 1375 From E US HWY 290 at Harris Branch PKWY

**PROJECT FILING DATE:** May 31, 2005

**WPDR/ENVIRONMENTAL STAFF:** Jason Traweek, 974-2332  
jason.traweek@ci.austin.tx.us

**WPDR/ CASE MANAGER:** Sherri Sirwaitis 974-3057  
sherri.sirwaitis@ci.austin.tx.us

**WATERSHED:** Decker, Gilleland, and Harris Branch Creek (Suburban)  
Desired Development Zone

**ORDINANCE:** Harris Branch PUD

**REQUEST:** Requests to amend the PUD ordinance #901213-H that  
include exceptions to certain watershed requirements.

**STAFF RECOMMENDATION:** Recommended with conditions



## MEMORANDUM

**TO:** Betty Baker, Chairperson  
Members of the Zoning and Platting Commission

**FROM:** Jason Traweck, Environmental Review Specialist  
Watershed Protection and Development Review Dept.

**DATE:** October 19, 2005

**SUBJECT:** Harris Branch PUD Amendment #13

### Description of PUD

The Harris Branch PUD is currently proposed over 2,113.52 acres in northeast Austin. The property contains the Harris Branch, Gilleland, and Decker Creek Watersheds, all of which are Suburban watersheds that lie in the Desired Development Zone. This PUD was originally approved as ordinance #901213-H, and has undergone twelve amendments since then. The current zoning submittal proposes further amendments that take into consideration the newly proposed SH 130 that will transect the property.

The changes in zoning apply to the southern portion of the PUD (see exhibit A). The applicant proposes CH zoning in place of the current SF, MF, LR, and LO zonings. This memo specifically addresses proposed amendments to the PUD that relate to environmental issues.

### Critical Environmental Features

Staff from ERM reviewed the property within the proposed amended area and verified seeps, wetlands, and wetland tributaries. The applicant has worked with City Staff to develop a preliminary plan for the amended area that protects the water features with voluntary critical water quality zones and drainage / open space easements.

### Requests for amendments to the PUD - environmental issues

[Numbers in brackets refer to the item # in the applicant's request letter, dated October 11, 2005]

October 11, 2005

John M. Joseph  
Ext. 109  
jjoseph@mjtpc.com

Pat Murphy,  
City of Austin  
Watershed Protection and Development Review Dept.  
505 Barton Springs Rd., Suite 425  
Austin, Texas 78704

Re: Case No.: C814-90-003.13  
Harris Branch PUD Amendment  
Owner/Applicant: Austin HB Residential Properties

Dear Pat:

Thanks for meeting with me, John McCullough and Paul Linehan of Land Strategies, the Project Planner today. It is good to have worked out all the environmental issues. Pursuant to your request, the following is an updated list of variances together with our understanding of the Staff position with respect thereto.

1. The Owner/Applicant is withdrawing it's variance request with respect to the definition of "site" as found in Section 25-1-21 of the Land Development Code of the City of Austin (LDC), requesting that the LDC be modified to provide that the land included within the geographic boundaries of the PUD be considered a single site for all development purposes including parking, streets and/or railroads or other transportation corridors. Development intensity
2. The owner/applicant is withdrawing the variance request whereby Development intensity may be transferred from tract to tract within the PUD without concurrently platting the transferring and receiving tracts.
3. Parkland requirement if any are triggered as a result of any residential development within the PUD sites is to be satisfied through the parkland dedication made and required to be made in the remainder of the Harris Branch PUD.

It is our understanding that staff supports this variance.

Chris, thank you for including ERM in your assessment of resources for this development project. We will forward our field maps with solid marks in green for wetland areas and the seep area, and dashed green lines for their associated recommended buffers (all lines approximated delineations). If you have any questions regarding these comments or require discussions with the applicant, please call Scott at 499-1916 or Mike at 499-2956.

Scott E. Hiers, Hydrogeologist, ERM

Mike Lyday, Wetland Biologist, ERM  
Watershed Protection Department

Cc: Central Files  
David Johns, Hydrogeologist, ERM, Watershed Protection Department  
Sylvia Pope, Hydrogeologist, ERM, Watershed Protection Department  
Ed Peacock, Section Manager, Watershed Protection Department

10/11/2005

PAUL LINEHAN & ASSOCIATES

### Original Boundary

Uplands			N.S.A.	Imp. Cover.
0-15%	322.88 ac.	@ 100%	322.88 ac.	
15-25%	7.94 ac.	@ 40%	3.18 ac.	
25-35%	1.88 ac.	@ 20%	0.38 ac.	
>35%	0.82 ac.	@ 0%	0.00 ac.	
Total	333.52 ac.		326.44 ac.	261.15 ac. IC
			NSA	NSA
W.Q.T.Z.	16.07 ac.			
w/golf	7.55 ac.	@ 17,000 s.f./ac.	=	2.95 ac.
w/o golf	8.52 ac.	@ 20,000 s.f./ac.	=	3.91 ac.
Total	16.07 ac.			6.86 ac. IC
				"extra"
C.W.Q.Z.	15.64 ac.			
w/golf	15.64 ac.	@ 0 s.f./ac.	=	0.00 ac.
w/o golf	0.00 ac.	@ 20,000 s.f./ac.	=	0.00 ac.
Total	15.64 ac.			0.00 ac. IC
Calculated allowable impervious cover:				268.01 ac.

### Desired Impervious Cover

Tract	Uplands	W.Q.T.Z.	Total
1	7.50 ac.	0.00 ac.	7.50 ac.
2	26.96 ac.	5.26 ac.	32.22 ac.
3	31.62 ac.	0.00 ac.	31.62 ac.
4	13.80 ac.	0.00 ac.	13.80 ac.
5	3.74 ac.	0.00 ac.	3.74 ac.
6	13.91 ac.	0.00 ac.	13.91 ac.
7	18.93 ac.	0.00 ac.	18.93 ac.
8	62.58 ac.	0.00 ac.	62.58 ac.
9	64.28 ac.	0.00 ac.	64.28 ac.
R.O.W.			27.20 ac.
Total Development Area			275.78 ac.
Desired Imp. Cvr. @ 80% =			220.62 ac.
C.W.O. Imp. Cover			249.14 ac.
less all W.Q.T.Z.			-7.38 ac.
Available Imp. Cover			241.76 ac.
Desired imp. Cvr. @ 80% =			220.62 ac.

### Revised Boundary

Uplands	(prorated, not verified)		N.S.A.	Imp. Cover.
0-15%	290.04 ac.	@ 100%	290.04 ac.	
15-25%	7.13 ac.	@ 40%	2.85 ac.	
25-35%	1.69 ac.	@ 20%	0.34 ac.	
>35%	0.74 ac.	@ 0%	0.00 ac.	
Total	299.60 ac.		293.23 ac.	234.58 ac. IC
			NSA	
W.Q.T.Z.	16.07 ac.			
w/golf	0.00 ac.	@ 17,000 s.f./ac.	=	0.00 ac.
w/o golf	16.07 ac.	@ 20,000 s.f./ac.	=	7.38 ac.
Total	0.00 ac.			7.38 ac. IC
				"extra"
C.W.Q.Z.	15.64 ac.			
w/golf	0.00 ac.	@ 0 s.f./ac.	=	0.00 ac.
w/o golf	15.64 ac.	@ 20,000 s.f./ac.	=	7.18 ac.
Total	15.64 ac.			7.18 ac. IC
Calculated allowable impervious cover:				249.14 ac.

~ 18 acres open



### Original Boundary

Impervious	HSA	Imp. Cover
0-15% 322.88 ac. @ 100%	322.88 ac.	
15-25% 7.34 ac. @ 40%	2.94 ac.	
25-55% 1.88 ac. @ 20%	0.38 ac.	
>55% 0.82 ac. @ 0%	0.00 ac.	
Total 333.92 ac.	326.20 ac.	281.15 ac. IC

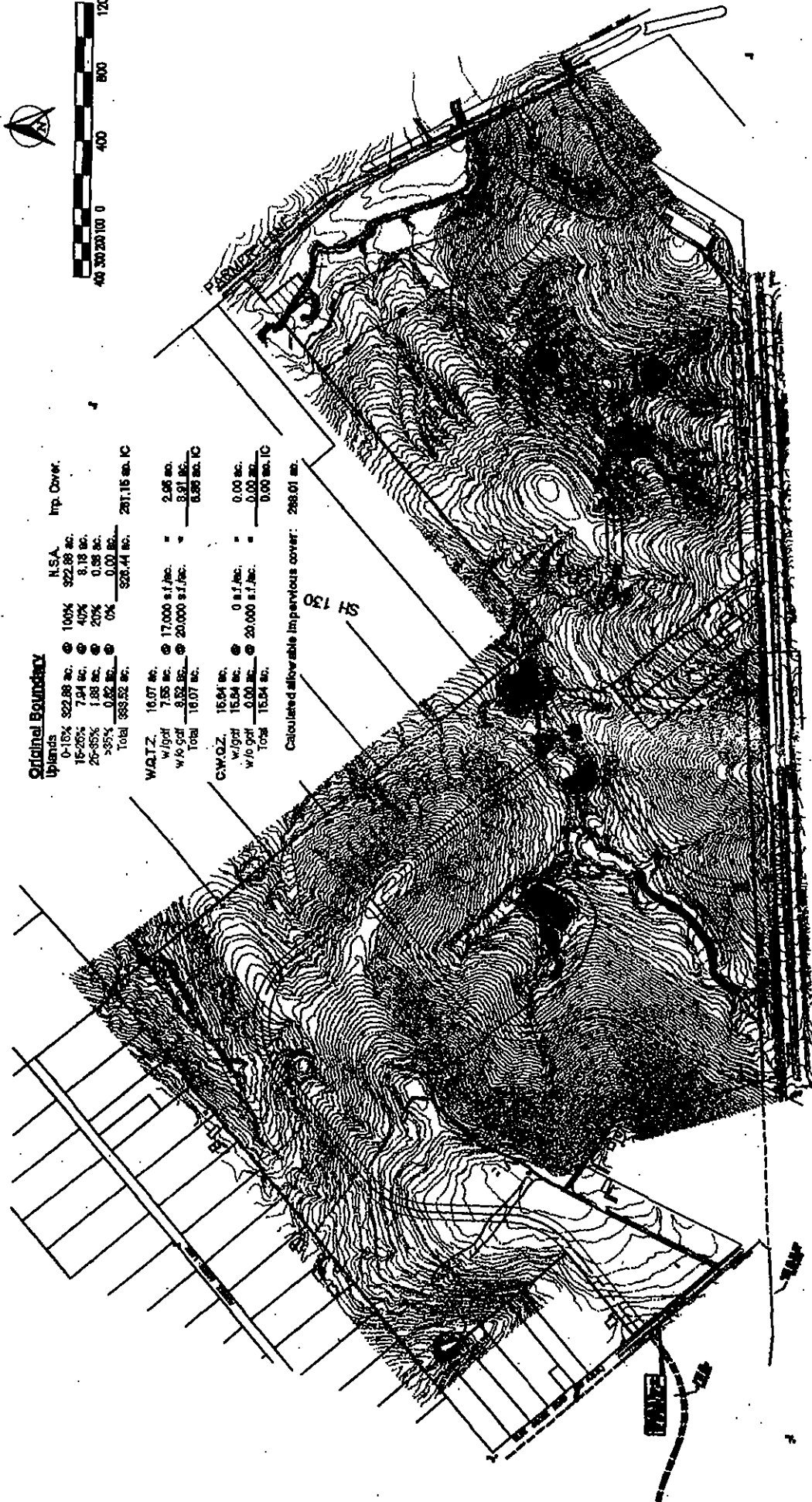
  

WATZ 16.07 ac. @ 17,000 s.f./ac. =	2.66 ac.
w/adj 7.55 ac. @ 20,000 s.f./ac. =	3.91 ac.
Total 16.07 ac.	6.57 ac. IC

CWOZ 15.04 ac. @ 0 s.f./ac. =	0.00 ac.
w/adj 15.04 ac. @ 20,000 s.f./ac. =	0.00 ac.
Total 15.04 ac.	0.00 ac. IC

Calculated allowable impervious cover: 288.01 ac.



Original Boundary



# Revised Boundary

Uplands (prevail, not verified) N.S.A. Imp. Cover.

0-15% 200.04 ac. @ 100% 200.04 ac.  
15-25% 7.18 ac. @ 40% 2.86 ac.  
25-35% 1.09 ac. @ 20% 0.22 ac.  
35% 0.74 ac. @ 0% 0.00 ac.  
Total 209.00 ac. 294.88 ac. IC

W.Q.T.Z. 18.07 ac. @ 17,000 s.f./ac. = 0.00 ac.  
w/ golf 18.07 ac. @ 20,000 s.f./ac. = 7.88 ac. IC  
Total 0.00 ac. 7.88 ac. IC

C.W.Q.Z. 15.64 ac. @ 0 s.f./ac. = 0.00 ac.  
w/ golf 15.64 ac. @ 20,000 s.f./ac. = 7.18 ac. IC  
Total 0.00 ac. 7.18 ac. IC

Calculated allowable impervious cover: 249.14 ac.

## Desired Impervious Cover

Tract	Uplands	W.Q.T.Z.	Total
1	7.50 ac.	0.00 ac.	7.50 ac.
2	26.98 ac.	5.28 ac.	32.22 ac.
3	31.62 ac.	0.00 ac.	31.62 ac.
4	13.89 ac.	0.00 ac.	13.89 ac.
5	9.74 ac.	0.00 ac.	9.74 ac.
6	13.91 ac.	0.00 ac.	13.91 ac.
7	18.88 ac.	0.00 ac.	18.88 ac.
8	62.58 ac.	0.00 ac.	62.58 ac.
9	64.28 ac.	0.00 ac.	64.28 ac.
R.O.W.			27.20 ac.
Total Development Area			275.78 ac.
Desired Imp. Cov. @ 80%			220.62 ac.
C.W.O. Imp. Cover less at W.Q.T.Z.			-7.88 ac.
Available Imp. Cover			241.76 ac.
Desired Imp. Cov. @ 80%			220.62 ac.

DRIVEWAY ACCESS PERMITTED

DRIVEWAY ACCESS DENIED

EXISTING STOCK TANK OR WETLANDS

VOLUNTARY CRITICAL WATERS QUANTITY ZONE FOR STOCK TANK

PROPOSED OPEN SPACE / D.E.

Revised Boundary



PAUL LINEHAN & ASSOCIATES

### Original Boundary

Uplands			N.S.A.	Imp. Cover.
0-15%	322.88 ac.	@ 100%	322.88 ac.	
15-25%	7.94 ac.	@ 40%	3.18 ac.	
25-35%	1.88 ac.	@ 20%	0.38 ac.	
>35%	0.82 ac.	@ 0%	0.00 ac.	
Total	333.52 ac.		326.44 ac.	261.15 ac. IC

W.Q.T.Z.	16.07 ac.			
w/golf	7.55 ac.	@ 17,000 s.f./ac.	=	2.95 ac.
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w/o golf	0.00 ac.	@ 20,000 s.f./ac.	=	0.00 ac.
Total	15.64 ac.			0.00 ac. IC

Calculated allowable impervious cover: 268.01 ac.

### Desired Impervious Cover

Tract	Uplands	W.Q.T.Z.	Total
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w/o golf	16.07 ac.	@ 20,000 s.f./ac.	=	7.38 ac.
Total	0.00 ac.			7.38 ac. IC

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Total	15.64 ac.			7.18 ac. IC

Calculated allowable impervious cover: 249.14 ac.



MINTER, JOSEPH & THORNHILL, P.C.

811 Barton Springs Rd.  
Suite 800  
Austin, Texas 78704-1196  
phone 512.478.1075  
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October 11, 2005

John M. Joseph  
Ext. 109  
jjoseph@mjtpc.com

Pat Murphy,  
City of Austin  
Watershed Protection and Development Review Dept.  
505 Barton Springs Rd., Suite 425  
Austin, Texas 78704

Re: Case No.: C814-90-003.13  
Harris Branch PUD Amendment  
Owner/Applicant: Austin HB Residential Properties

Dear Pat:

Thanks for meeting with me, John McCullough and Paul Linehan of Land Strategies, the Project Planner today. It is good to have worked out all the environmental issues. Pursuant to your request, the following is an updated list of variances together with our understanding of the Staff position with respect thereto.

1. The Owner/Applicant is withdrawing it's variance request with respect to the definition of "site" as found in Section 25-1-21 of the Land Development Code of the City of Austin (LDC), requesting that the LDC be modified to provide that the land included within the geographic boundaries of the PUD be considered a single site for all development purposes including parking, streets and/or railroads or other transportation corridors. Development intensity

2. The owner/applicant is withdrawing the variance request whereby Development intensity may be transferred from tract to tract within the PUD without concurrently platting the transferring and receiving tracts.

3. Parkland requirement if any are triggered as a result of any residential development within the PUD sites is to be satisfied through the parkland dedication made and required to be made in the remainder of the Harris Branch PUD.

It is our understanding that staff supports this variance.

4. Permitted, Conditional, Prohibited and Accessory and site development regulations are modified to allow development in the PUD to comply with site development regulations and permitted uses of the PUD land use plan.

It is our understanding that the staff will support this variance.

5. The Owner/Applicant is withdrawing this variance request whereby stormwater management and water quality controls for SH 130 and the expansion of SH 290 are not counted in the development calculations for the PUD. A variance is no longer requested from the LDC to allow the PUD to be developed without being required to provide for, financially or otherwise, storm water management and/or water quality for SH 130 or SH 290 within the PUD and the development on the PUD sites will be allowed to develop without taking into consideration the development of SH 130 and the expansion of US 290.

6. The impervious cover for SH 130 and US 290 that is adjacent to the PUD shall not be included in the PUD impervious cover calculations.

It is our understanding that the Staff supports this variance.

7. Traffic Impact Analyses (TIA) will be waived for development that takes ingress and egress from SH 130 and/or US 290. For those development tracts that take access directly from Blue Goose Lane and/or Parmer Lane, specifically tracts SG-2, SG-11 and SG-14, the requirement for a Traffic Impact Analysis will be deferred to the site plan stage of that particular development, unless no direct access to Blue Goose Lane and/or Parmer Lane is requested, in which event a TIA will not be required. The PUD ordinance No. 891116-D for the Harris Branch PUD states at Part 6:

"A transportation Impact Analysis shall be submitted prior to site plan approval of multifamily and non-residential tracts. Each TIA shall be used to determine the percentage of participation in, inter alia, intersection improvements designated in the Agreement"

A copy of this portion of the PUD Ordinance is attached for your information.

It is our understanding that the Staff does not support this variance.

8. Applicant had initially made a request for a variance from the requirements that cuts and fills over four feet but less than ten feet would be waived. Also, there will be no cut and fill limitations with respect to cut and fill that is to occur under a foundation with sides perpendicular to the ground for backfill for utility construction, in a public or private roadway right-of-way, for utility construction, storm water and water quality facilities, drives and sidewalks. Applicant agrees to and hereby modifies it's variance request to the Staff recommendation for an administrative variance with respect to cuts and fills in excess of four (4) feet but less than fifteen (15) feet with no cut and fill limitations with respect to cut and fill to

occur under a foundation with sides perpendicular to the ground for backfill for utility construction, in a public or private roadway right-of-way, for utility construction, storm water and water quality facilities, drives and sidewalks.

Environmental Staff is recommending this variance.

9. Water features found within the area of the PUD will be addressed in the manner previously agreed to with the Staff regarding the preliminary plan, a copy of which is attached as **Exhibit "A"**.

Environmental Staff is recommending this variance.

10. The "stock tanks" that exist within the PUD shall not be considered Critical Environmental Features - CEFs. Although the Owner/Applicant will recognize a "Critical Water Quality Zone" as that term is defined in the LDC, around each of these "stock tanks", as if the "stock tanks" were CEFs.

*This variance request is withdrawn.*

10a Staff and applicant agree to address development regarding the Critical Water Quality Zone and Water Quality Transition Zone as shown on the attached Equinox Centre Environmental Base Map and staff supports applicants request for a variance eliminating the WQTZ on Lots 4, 5 and 6 and not developing impervious cover in the WQTZ for Lot 3 but allowing storm water facilities therein.

10b. The Water Quality Ponds that are provided on the property will, where economically feasible, be maintained as Wet Ponds.

11. The Owner/Applicant requests that impervious cover allowances designated in the zoning granted for the PUD not be diminished by watershed regulations and that, if such is necessary, that such watershed regulations be varied to make the allowable impervious cover under the applicable watershed regulation the same as allowed in the CH – Commercial Highway zoning designation.

The Environmental Staff agrees to and supports the determination that impervious cover for the PUD will be computed on a gross site area basis and that there will be no reduction in impervious cover as a result of building on slopes and Staff supports a variance from calculating impervious cover on a net site area basis.

12. Owner/Applicant requests a block length variance for all streets within the East and West portions of the amended PUD.

Mr. Murphy  
October 11, 2005  
Page 4 of 4

It is our understanding that Staff will support this variance.

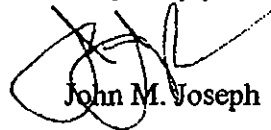
13. The Owner/Applicant withdraws it's request for a waiver of the requirement for sidewalks along Parmer Lane, SH 130 and US 290. It was pointed out by Staff that there is only a very small portion of the PUD near the intersection of Parmer Lane and SH 290 that would be impacted.

Applicant is withdrawing this variance request.

The above referenced variances will only apply to Scots Glen (Equinox Centre) amended area not the entire Austin H.B. PUD. Please be advised that the project name corresponding with this PUD amendment is Equinox Centre and all future correspondence will refer to what has been Scots Glen PUD as the Equinox Centre PUD.

If you should be in need of additional information please do not hesitate to contact me.

Very truly yours,



John M. Joseph

CC: John McCullough (w/o Exhibits)  
Austin HB Residential Properties, LLC

Charlie Steinman, Project Engineer (w/o Exhibits)  
Cook-Steinman and Associates, Inc.

Paul Linehan  
Land Strategies

Jerry Rusthoven, Zoning Department Manager, Watershed Protection and Development  
Review Dept.

Ms. Sherri Sirwaitis, Case Manager  
City of Austin  
Watershed Protection and Development Review Dept

Jennifer Meyer, Environmental Review Specialist Senior