Late Backup

Item #100
(12/13/2018)

Late Backup (Watershed Protection Department)

Conduct a public hearing to consider Development Terms & Conditions associated with a proposed Agreed Final Judgement and Order in pending litigation affecting land use and environmental regulations applicable to Austin Country Club’s 179-acre tract located in Northwest Austin, at 4408 Long Champ Drive. Related to Item #13
Proposed Development Terms
Austin Country Club
1982 Regulations (Ord. 800103-N)

- No Hill Country Roadway Ordinance
- More construction allowed on slopes
- No Heritage Tree, Protected Tree ordinances
- No critical environmental features
- No critical water quality zone
- No water quality treatment
- 25.5% impervious cover, Gross Site area
Guardhouse, driveways, parking, water quality, signs

Entrance

Same uses as club district on land

Dock on water

Marina

Clubhouse, residential/commercial, recreational uses

Club

Golf course, driving range, utilities, parking

Golf

Terms - District Areas
covered by soil/vegetation

subsurface parking not impermeable at grade,

complete when impermeable cover reaches 20%

limited to 20% impermeable cover (gross site area)

Impermeable Cover

Impermeable Cover
By District Creek, critical feature buffers do not apply for listed uses

- Minimum drainage area locked in for project

Environmental Criteria: Manual locked in 10-15 years quality treatment

All subsequent development must have equivalent water

- Constructed after 40,000 ft² impervious cover added
  - Must treat 10 acres untreated impervious cover

Terms - Water Quality
errosion hazard zone

preserving natural and traditional character

Current code applies for Drainage, except for:

Terms - Drainage
If impacted, City may identify 2 trees for relocation

- Club shall preserve 25% of Heritage Trees in Golf District
- Club shall attempt to maximize Heritage Tree protection

Heritage Tree Ordinance does not apply

- Mitigation/replanting current at time of site plan
- No prohibition on removal

Protected Tree Ordinance applies

Terms – Tree Protection
Cut/Fill limited to 4 feet with certain exceptions

1982 Regulations for Construction on Slopes

Terms – Cut/Fill, Slopes
Terms – Environmental Benefits

- Reduced impervious cover

- Water quality treatment for 78% of impervious cover

- Protected Tree Ordinance, some Heritage Tree preservation
Zoning change:
Residential uses will require a Council approved:

- Townhouse Residential
- Multifamily Residential
- Condominium Residential
- Bed and Breakfast

Districts:
Residential uses allowed only in the Marina and Club
Limited to uses specified by district in the agreement

Terms - Land Use
Hill Country Roadway screening and native tree requirements

with bonus

Equivalent to current low-intensity Hill Country Roadway

<table>
<thead>
<tr>
<th>Slope</th>
<th>FAR</th>
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<tbody>
<tr>
<td>25 - 35 %</td>
<td>0.04</td>
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<tr>
<td>15 - 25 %</td>
<td>0.08</td>
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<tr>
<td>&gt;25 %</td>
<td>0.25</td>
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</tbody>
</table>

Within 1000 feet of loop 360, FAR may not exceed:

Terms - Hill Country Roadway
Docks subject to current code requirements

- 50 feet in Club District
- 28 feet in Golf or Marina Districts
- 25 feet in Entrance

*Height may not exceed

Terms - Height
Signage subject to current code at time of application

- Disturbed areas restored
- Access allowed within creek buffers
- Outside 300 feet of Loop 360, width less than 70 feet
- Within 300 feet of Loop 360, width less than 200 feet

New access from Loop 360 allowed:

Terms — Access from Loop 360
Conclusions

Analysis may be required to address safe operation

Access constructed until project completed

No TIA required for development after new Loop 360

Exceeds 2,000 additional trips

Transportation Impact Analysis (TIA) may be required

Terms - Transportation
complies with current code at time of application
Once complete, all subsequent development
99 Years
approval to construct 20% imperious cover, or
Project complete upon the earlier of:

Terms – Project Completion
time of permit application applies

except as specified in Development Terms, Code at

Terms – City Regulations
Transportation Impact Analyses

Current code for signage

Access from Loop 360 limited

Height limitations

Hill County Roadway Ordinance FAR with bonus

Terms - Additional Benefits
<table>
<thead>
<tr>
<th>Current Code</th>
<th>Development Terms</th>
<th>1992 Regulations</th>
<th>Issue</th>
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<tbody>
<tr>
<td></td>
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<tr>
<td>Erosion hazard zone,</td>
<td>Erosion hazard zone,</td>
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<td>No Erosion</td>
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<td>floodplain modification,</td>
<td>floodplain modification,</td>
<td>floodplain modification,</td>
<td>modification, erosion</td>
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<td>Current Code except that</td>
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<td>Cut/fill limitations</td>
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<td>certain exceptions</td>
<td>limited to 4 feet with</td>
<td>limited to 4 feet with</td>
<td>Construction on slope</td>
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<td></td>
<td>slopes &gt; 25%</td>
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<tr>
<td>Impervious cover on</td>
<td>Impervious cover on</td>
<td>Impervious cover on</td>
<td>Critical Environmental</td>
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<tr>
<td>slopes 15-25%: 10%</td>
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<td>Zone Buffers</td>
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<tr>
<td>20% Impervious cover on</td>
<td>20% Impervious cover on</td>
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<td>Critical Water Quality</td>
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<td>Buffers apply</td>
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<td>Life Protections</td>
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<td>Water Quality Treatment</td>
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<td>Erosion, Heritage Tree ordinances, Prot. Tree ordinances must be</td>
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<td>preserved. 25% of Heritage trees in 50% of the district cannot be</td>
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<td>removed.</td>
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<td>All new and redeveloped</td>
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<td>20% net site area (18.83)</td>
<td>20% gross site area (35.93 ac)</td>
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<td>35.93 ac (45.3 ac)</td>
<td>45.82 ac (55.95 ac)</td>
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<tr>
<td>District</td>
<td>Land Uses Allowed</td>
<td>Flexible Requirements</td>
<td>1982 Regulations</td>
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<tr>
<td>55-1 Zone</td>
<td>Limited to uses approved by District in the agreement with a country club.</td>
<td>Allowed.</td>
<td>Issue.</td>
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<tr>
<td><strong>Not allowed</strong>: Water quality zone, wetland, critical wetland, and critical visual screening and nature tree buffers.</td>
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<td><strong>Not required</strong>: Trunk trips per day not exceed 2,000 trips per day.</td>
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<td><strong>Required</strong>: 15-25% slope.</td>
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<td><strong>Required</strong>: 0.08% on slopes 15-25% Development bonus up to 0.25% on slopes 15-25% on slope &gt;25%.</td>
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<td><strong>Required</strong>: 40 feet in Club.</td>
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<td><strong>Required</strong>: 28 feet in entrance districts.</td>
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<td><strong>Required</strong>: 15 feet in Club.</td>
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