

Late Backup

Item #100

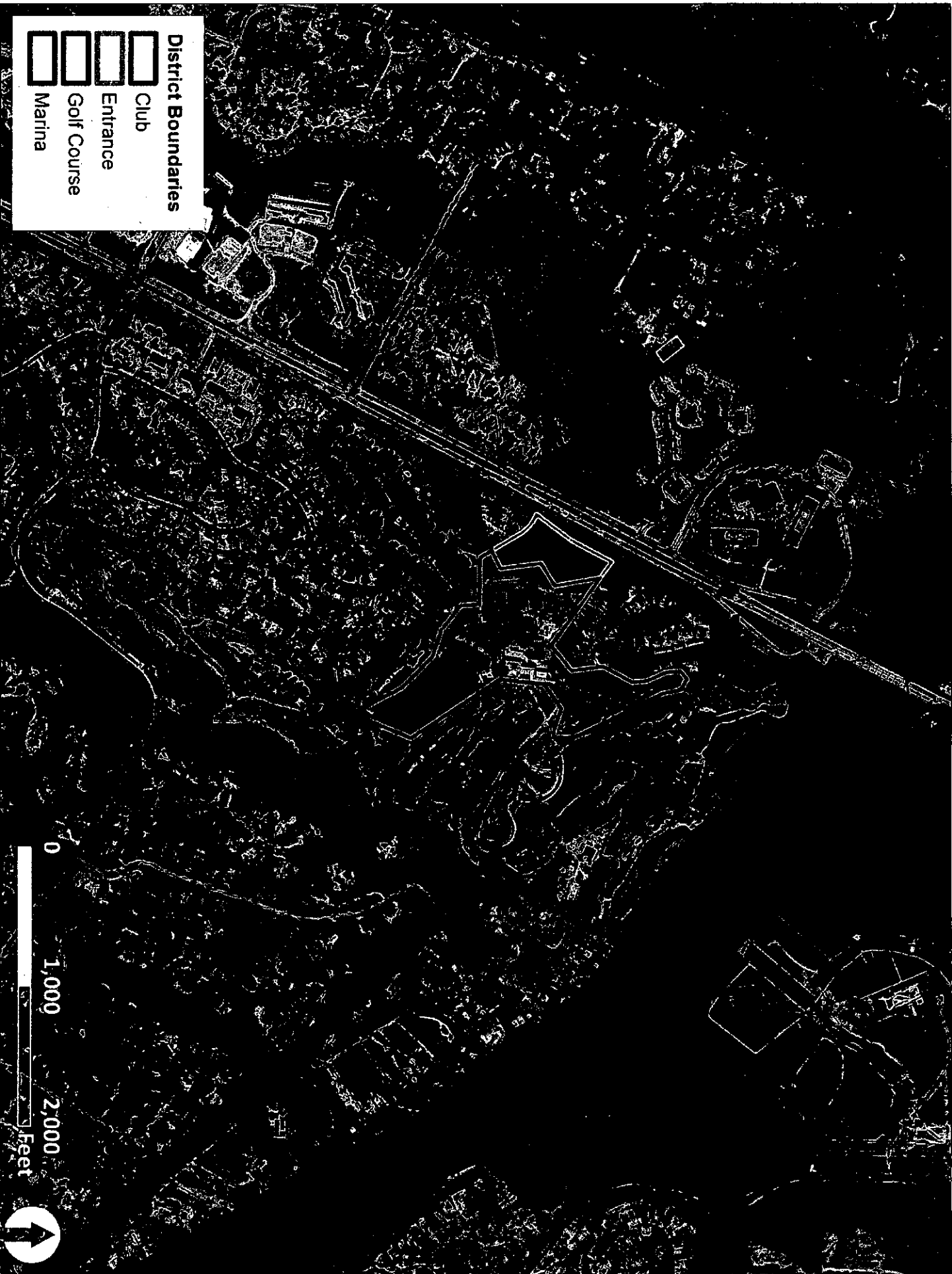
(12/13/2018)

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

Austin Country Club

Proposed Development Terms



District Boundaries

- ☐ Club
- ☐ Entrance
- ☐ Golf Course
- ☐ Marina



1982 Regulations (Ord. 800103-N)

- 25.5% impervious cover, gross site area
- No water quality treatment
- No critical water quality zone
- No critical environmental features
- No Heritage Tree, Protected Tree ordinances
- More construction allowed on slopes
- No Hill Country Roadway Ordinance

Terms – District Areas

Golf

- golf course, driving range, utilities, parking

Club

- clubhouse, residential/commercial, recreational uses

Marina

- docks on water
- same uses as club district on land

Entrance

- guardhouse, driveways, parking, water quality, signs

Terms-ImperVIOUS Cover

- limited to 20% impervious cover (gross site area)
- complete when impervious cover reaches 20%
- subsurface parking not impervious if at grade, covered by soil/vegetation

Terms – Water Quality

Must treat 10 acres untreated impervious cover

- constructed after 40,000 ft² impervious cover added

All subsequent development must have equivalent water quality treatment

Environmental Criteria Manual locked in 10-15 years

- Minimum drainage area locked in for Project

Creek, critical feature buffers do not apply for listed uses by District

Terms - Drainage

Current code applies for Drainage, except for:

- preserving natural and traditional character
- erosion hazard zone

Terms – Tree Protection

Protected Tree Ordinance applies

- no prohibition on removal
- mitigation/replanting current at time of site plan

Heritage Tree Ordinance does not apply

- Club shall attempt to maximize Heritage Tree protection
- Club shall preserve 25% of Heritage Trees in Golf District
- if impacted, City may identify 2 trees for relocation

Terms – Cut/Fill, Slopes

1982 Regulations for Construction on Slopes

Cut/Fill limited to 4 feet with certain exceptions

Terms – Environmental Benefits

- Reduced impervious cover
- Water quality treatment for 78% of impervious cover
- Protected Tree Ordinance, some Heritage Tree preservation

Terms – Land Use

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

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

Residential uses will require a Council approved zoning change.

Terms – Hill Country Roadway

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

<u>*FAR</u>	<u>Slope</u>
0.25	<15 %
0.08	15 – 25 %
0.04	25 – 35 %

*Equivalent to current low-intensity Hill Country Roadway with bonus

Hill Country Roadway screening and native tree requirements apply to the Golf District

Terms - Height

Height may not exceed

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

*Docks subject to current code requirements

Terms – Access from Loop 360

New access from Loop 360 allowed:

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

Signage subject to current code at time of application

Terms - Transportation

Transportation Impact Analysis (TIA) may be required for development prior to new Loop 360 access that exceeds 2,000 additional trips

No TIA required for development after new Loop 360 access constructed until project completed

Analysis may be required to address safe operation conditions

Terms – Project Completion

Project complete upon the earlier of:

- approval to construct 20% impervious cover, or
- 99 years

Once complete, all subsequent development complies with current code at time of application

Terms – City Regulations

**Except as specified in Development Terms, Code at
time of permit application applies**

Terms – Additional Benefits

- Hill Country Roadway Ordinance FAR with bonus
- Height limitations
- Access from Loop 360 limited
- Current code for signage
- Transportation Impact Analysis

Issue	1982 Regulations	Development Terms	Current Code
Impervious cover limitations	Approximately 25.5% gross site area (45.82 ac)	20% gross site area (35.93 ac)	20% net site area (18.83 ac)
Water quality treatment	None	78% of equivalent impervious cover treated	All new and redeveloped impervious cover would require treatment
Tree protections	None	Protected Tree Ordinance, but removal cannot be prohibited and 25% of Heritage Trees in the Golf District must be preserved	Protected Tree Ordinance, Heritage Tree Ordinance
Critical water quality zone buffers	None	None	Buffers apply
Critical environmental feature buffers	None	None	Buffers apply
Construction on slope limitations	20% impervious cover on slopes 15-25%; 10% impervious cover on slopes >25%	20% impervious cover on slopes 15-25%; 10% impervious cover on slopes >25%	10% impervious cover on slopes 15-25%; 0% impervious cover on slopes > 25%
Cut/Fill limitations	Limited to 4 feet with certain exceptions	Limited to 4 feet with certain exceptions	Limited to 4 feet with certain exceptions
Drainage regulations	No floodplain modification, erosion hazard zone	Current code except that floodplain natural and traditional character and erosion hazard zone requirements do not apply	Floodplain modification, erosion hazard zone apply

Issue	1982 Regulations	Development Terms	Current Code
Sign regulations	1982 sign regulations	Current sign regulations	Current sign regulations
Hill Country Roadway height limitations	None	Height may not exceed 25 feet in Entrance District, 28 feet in Golf/Marina District, 50 feet in Club	Height may not exceed 28 feet, although with bonus height may not exceed 40 feet
Hill Country Roadway floor-to-area ratio requirements	None	0.25 on slope <15%; 0.08 on slopes 15-25%; 0.04 on slopes 25-35%	0.20 on slope <15% (development bonus up to 0.25); 0.08% on slopes 15-25%;
Hill Country Roadway buffer requirements	None	Does not apply to Club and Marina districts, but visual screening and native tree requirements apply to Golf District	Buffers, visual screening, native tree
Transportation impact analysis requirements	Safety analysis only, mitigation of offsite impacts not required at site development permit	TIA required for before Loop 360 access constructed if new trips exceed 2000 per day; No TIA required after Loop 360 access constructed unless required to address safe operating conditions	Not required if new trips do not exceed 2,000 trips per day Not allowed without variances to floodplain modification and critical water quality zone requirements
New access driveway from Loop 360 restrictions	Allowed	Allowed in the entrance district with limitations on width	All uses allowed under CR and CS-1 zoning
Land uses allowed	Limited to uses associated with a country club	Limited to uses specified by district in the agreement	