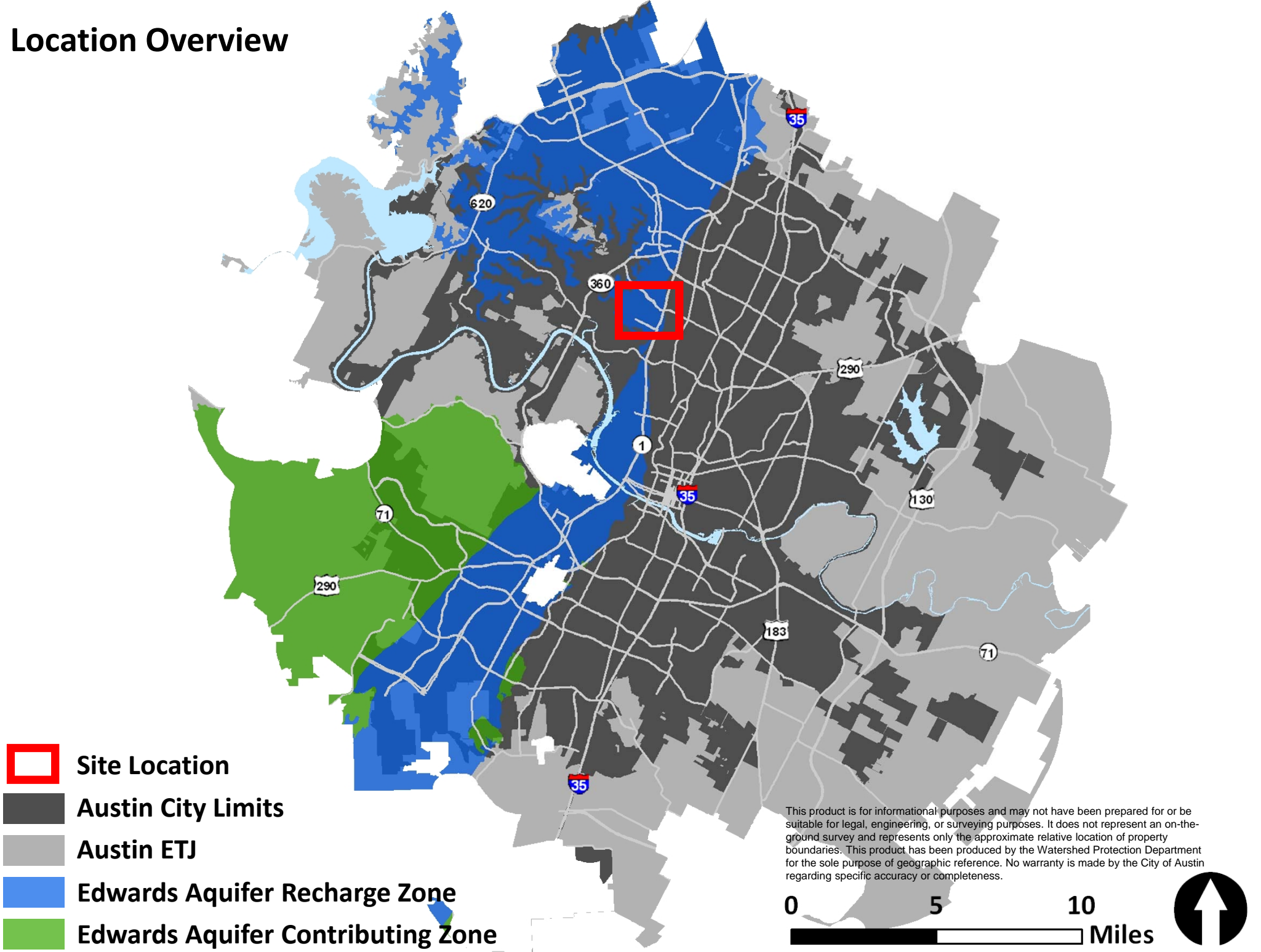


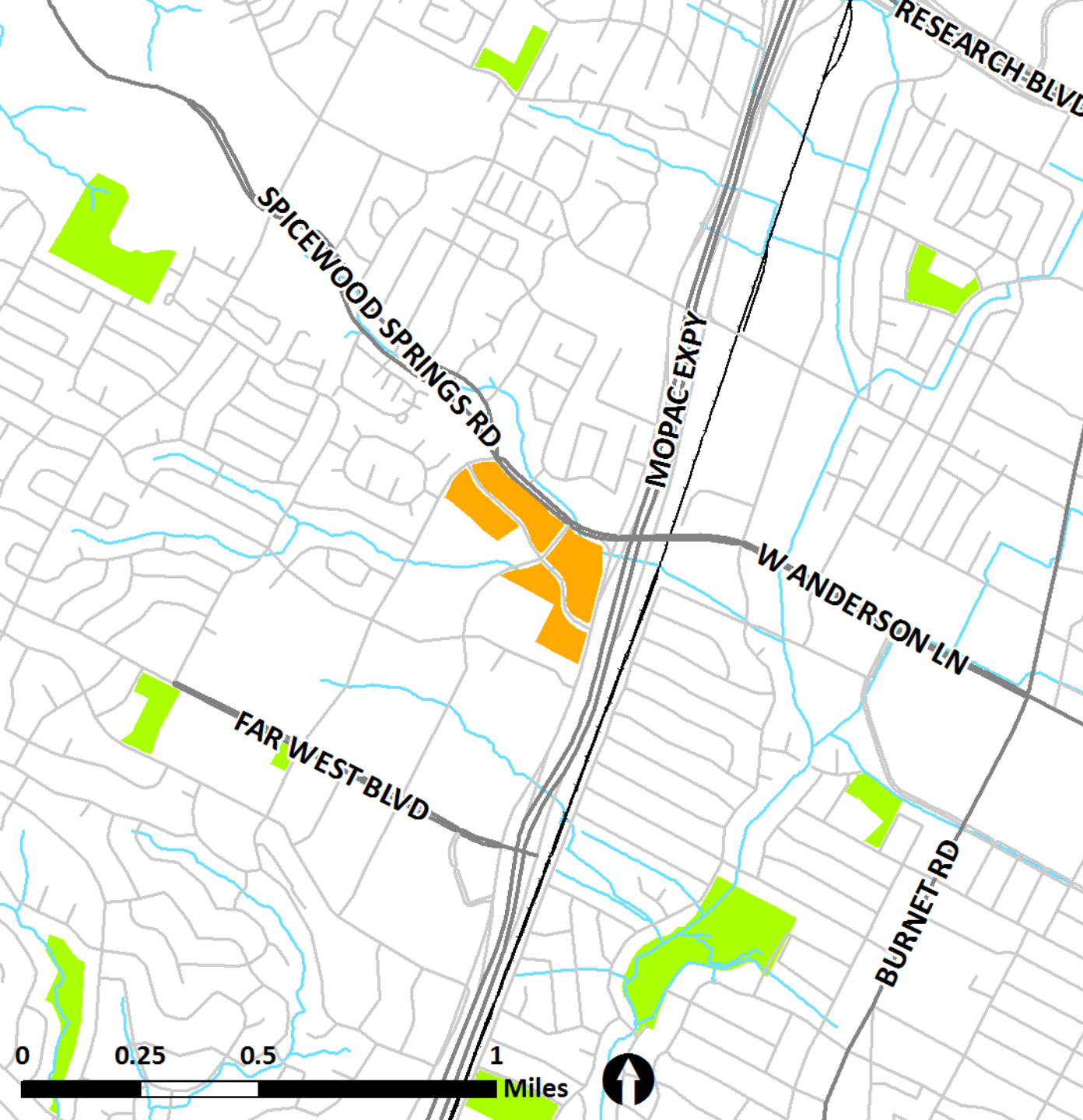
Austin Oaks Planned Unit Development




C814-2014-0120

**Environmental Commission Hearing
September 7, 2016**

Location Overview

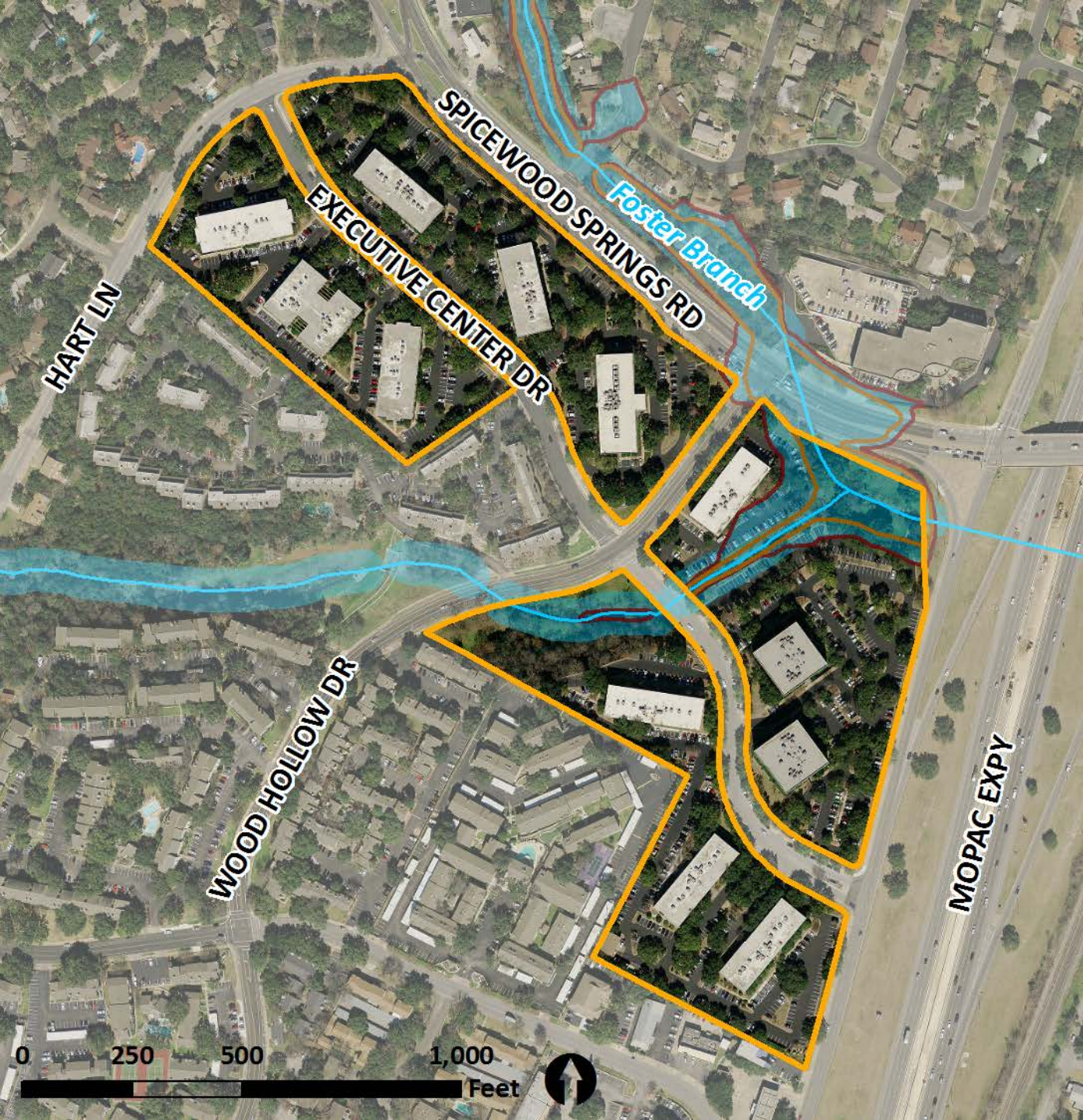




-  Austin Oaks PUD
-  Creek Centerline
-  City of Austin Parks

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

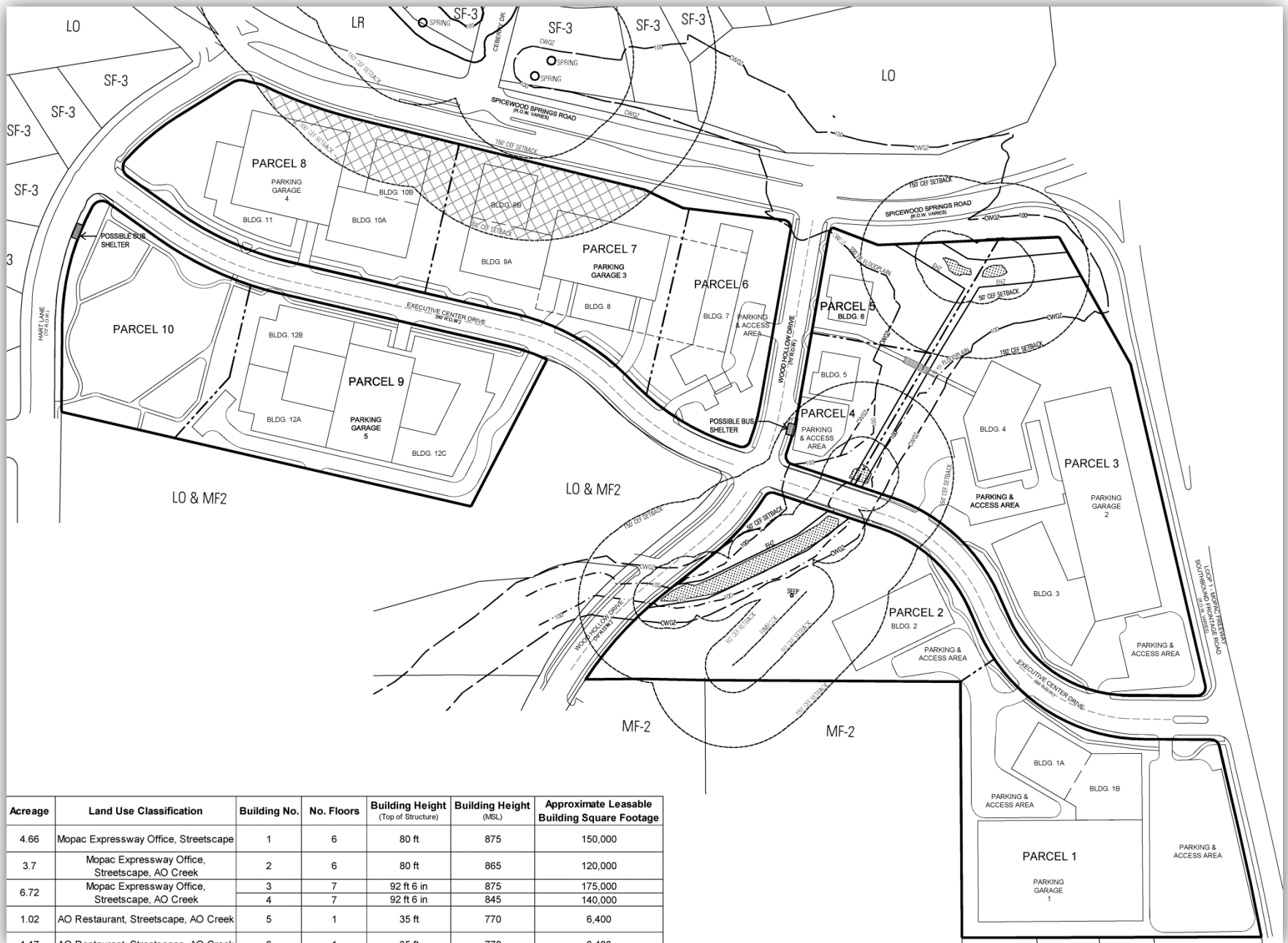
Location Map



-  Austin Oaks PUD
-  Critical Water Quality Zone
-  COA 25-Year Floodplain
-  COA 100-Year Floodplain
-  Creek Centerline

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**CWQZ and
Floodplain**



Applicant's Exhibit C, Excerpt

Critical Environmental Features

Photos of Property



View of existing development adjacent to creek and wetlands

Photos of Property



Tributary to Foster Branch

Photos of Property



Canyon rimrock CEF

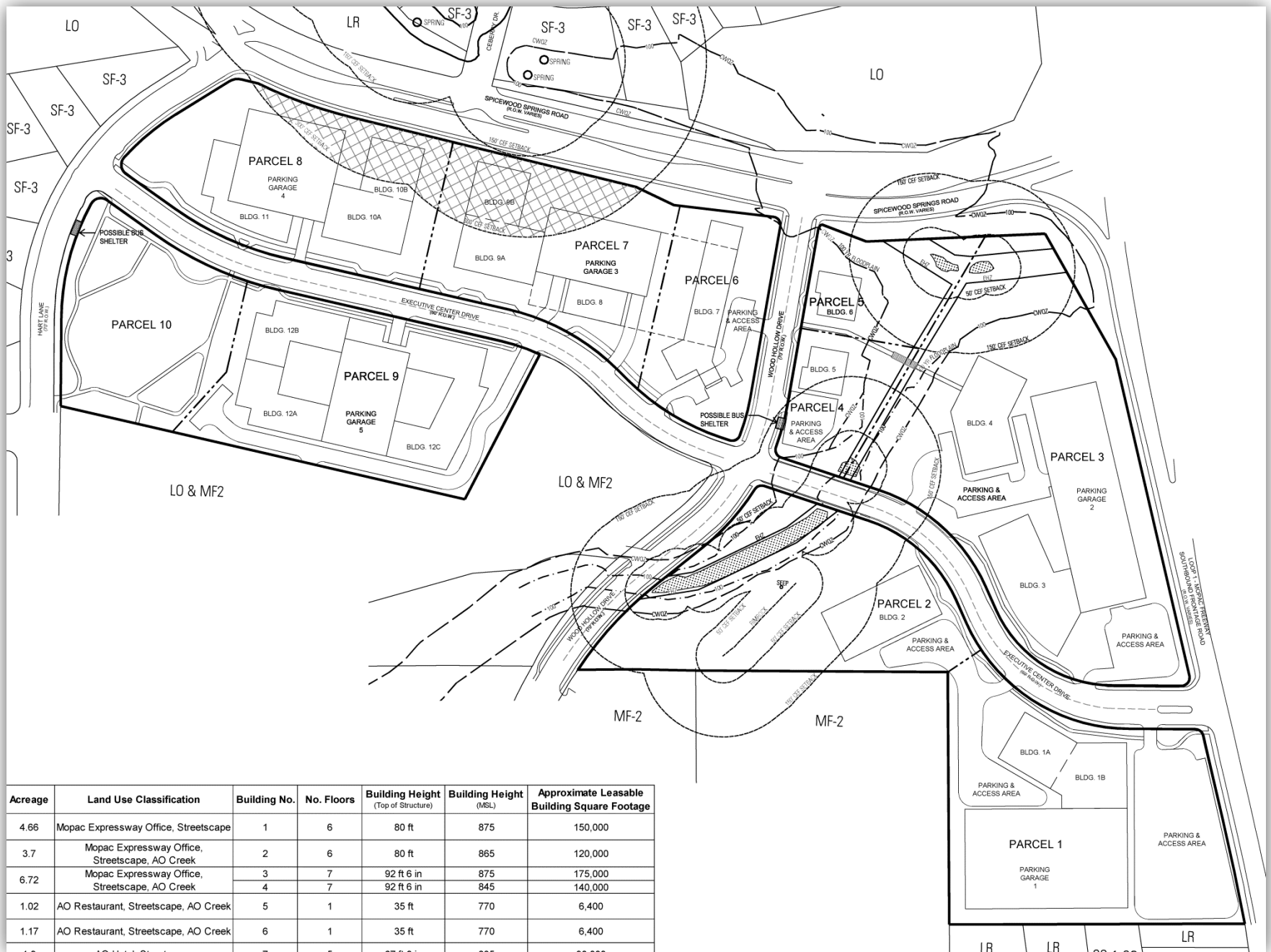
Photos of Property

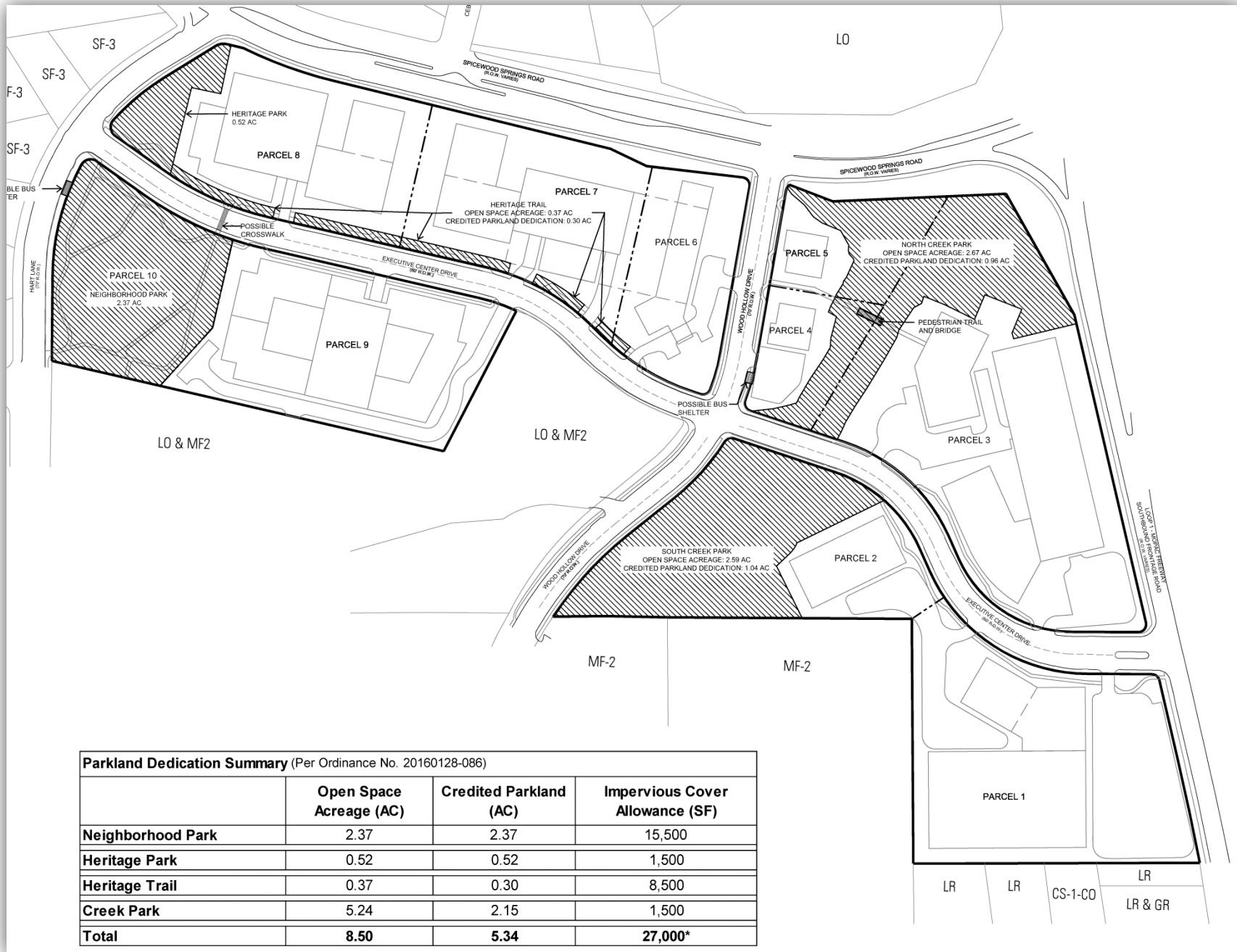


Wetland CEF

Description of Project

- 20.4 acres of mixed use development
 - Office
 - Retail
 - Restaurant
 - Hotel
 - Multifamily residential
- 11 acres of parks and open space
 - 5.34 acres credited parkland





Environmental Code Modifications

Landscaping

- 25-2-1008(A), *Irrigation Requirements* – Applies to the PUD overall rather than on a parcel-by-parcel basis
- ECM Section 2.4.3, *Buffering* – Minimum width of landscape area decreased from 8 feet to 3 feet for Parcels 1 and 4

Environmental Code Modifications

Trees

- 25-8-641(B), *Heritage Tree Removal Prohibited* – 13 heritage trees identified on Exhibit F may be removed without an administrative or land use commission variance
- ECM Section 3.3.2.A, *General Tree Survey Standards* – Tree survey submitted with the PUD may be used for 25 years instead of 5 years
- ECM Section 3.5.4, *Mitigation Measures* – Mitigation credit shall be granted for removing existing impervious cover from CRZ of preserved trees



Applicant's Exhibit F, Excerpt, Annotated

Environmental Code Modifications

Drainage

- 25-7-32, *Director Authorized to Require Erosion Hazard Zone Analysis* – EHZ identified with PUD application; additional analysis not required for future development applications
- 25-7-61(A)(5), *Criteria for Approval of Development Applications*, and DCM 1.2.2.A and D, *General* – Analysis of additional adverse flooding impact shall be based on PUD boundaries rather than parcel boundaries

Water Quality

- 25-8-25(B)(1) and (3), *Redevelopment Exception in Urban and Suburban Watersheds* – Impervious cover and trip limit conditions shall apply to the PUD overall rather than on a parcel-by-parcel basis

Environmental Code Modifications

Current requirements memorialized

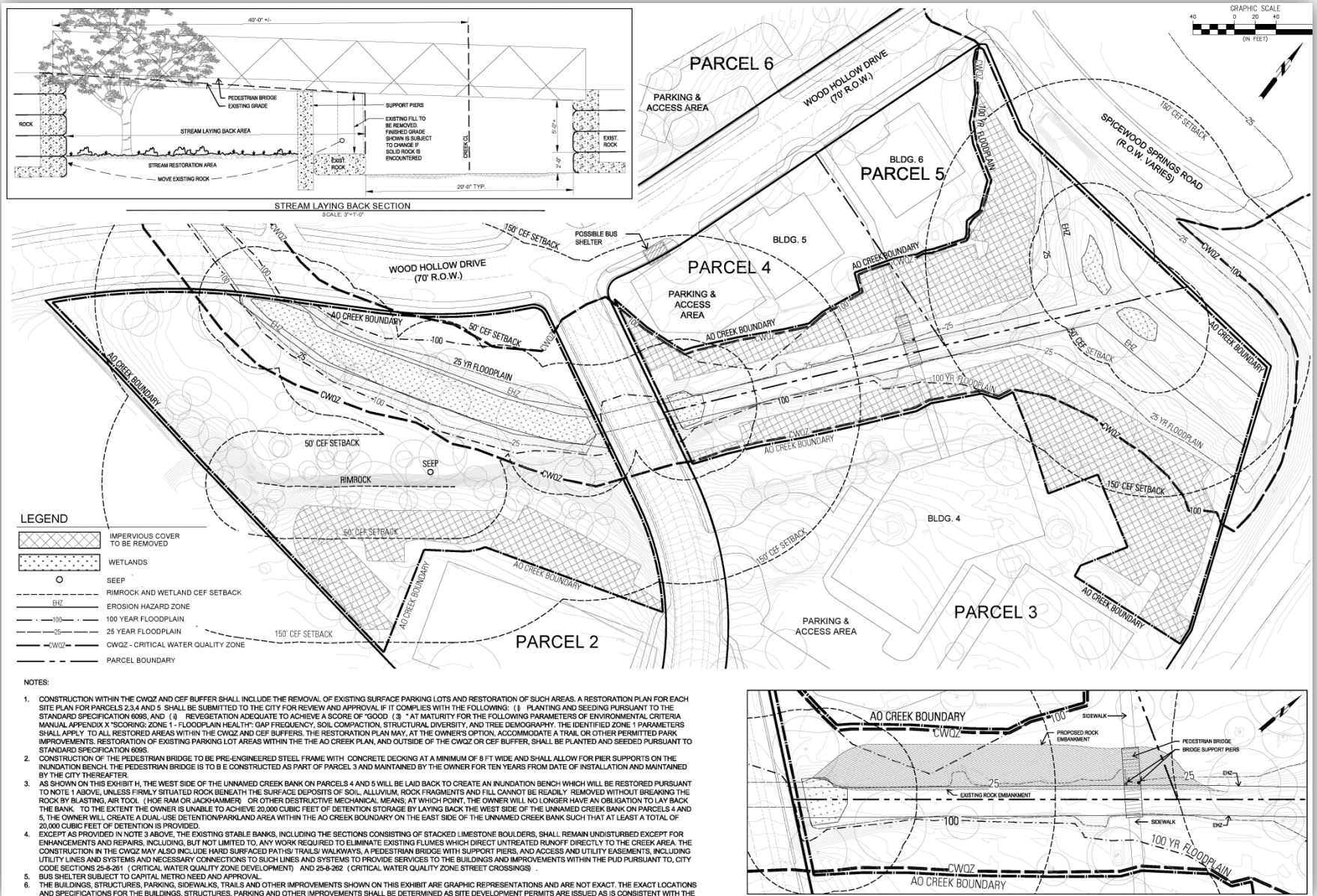
- 25-8-25, *Redevelopment Exception in Urban and Suburban Watersheds*
- Impervious cover calculations exclude multi-use trails open to the public and located on public land or in a public easement (25-8-63(C)(2), *Impervious Cover Calculations*)
- Hard surface trails, pedestrian bridges, and utility lines allowed in the CWQZ (25-8-261, *Critical Water Quality Zone Development* and 25-8-262, *Critical Water Quality Zone Street Crossings*)
- Water quality facilities may be covered, decked, or buried (and landscaped) (*ECM 1.6.2.E, Subsurface Ponds*)
- Green water quality controls are allowed (*ECM 1.6.7, Green Storm Water Quality Infrastructure*)

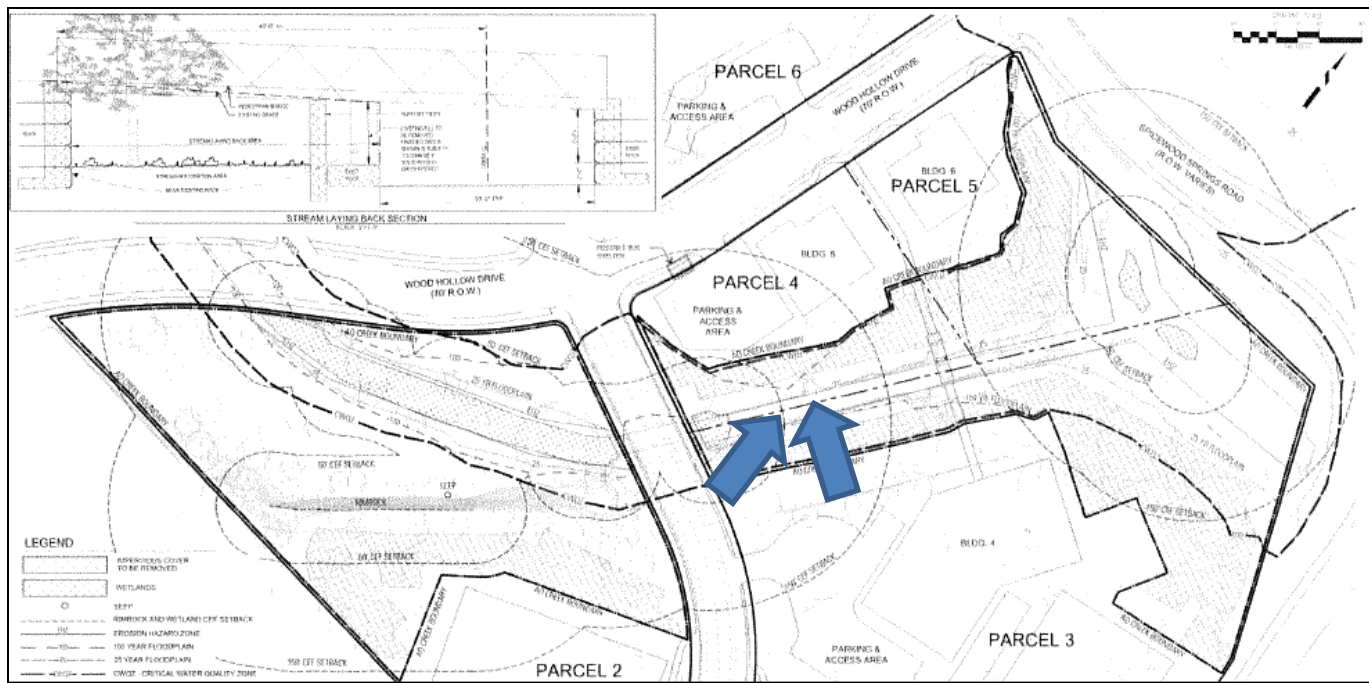
Environmental Superiority Elements

- Additional open space – 3.2 acres (41%) more than required based on proposed land use
- Landscaping
 - Planted street yard trees: 75% from Preferred Plant List; minimum 3" caliper/8' height; increased species diversity
 - 75% of plants (excluding turf and parkland) will be native or adapted species (Grow Green Guide)
 - IPM Plan
- Tree protection
 - Preserve at least 75% of all heritage and protected trees (together)
 - Preserve at least 75% of all native caliper inches (trees 1" DBH and larger)

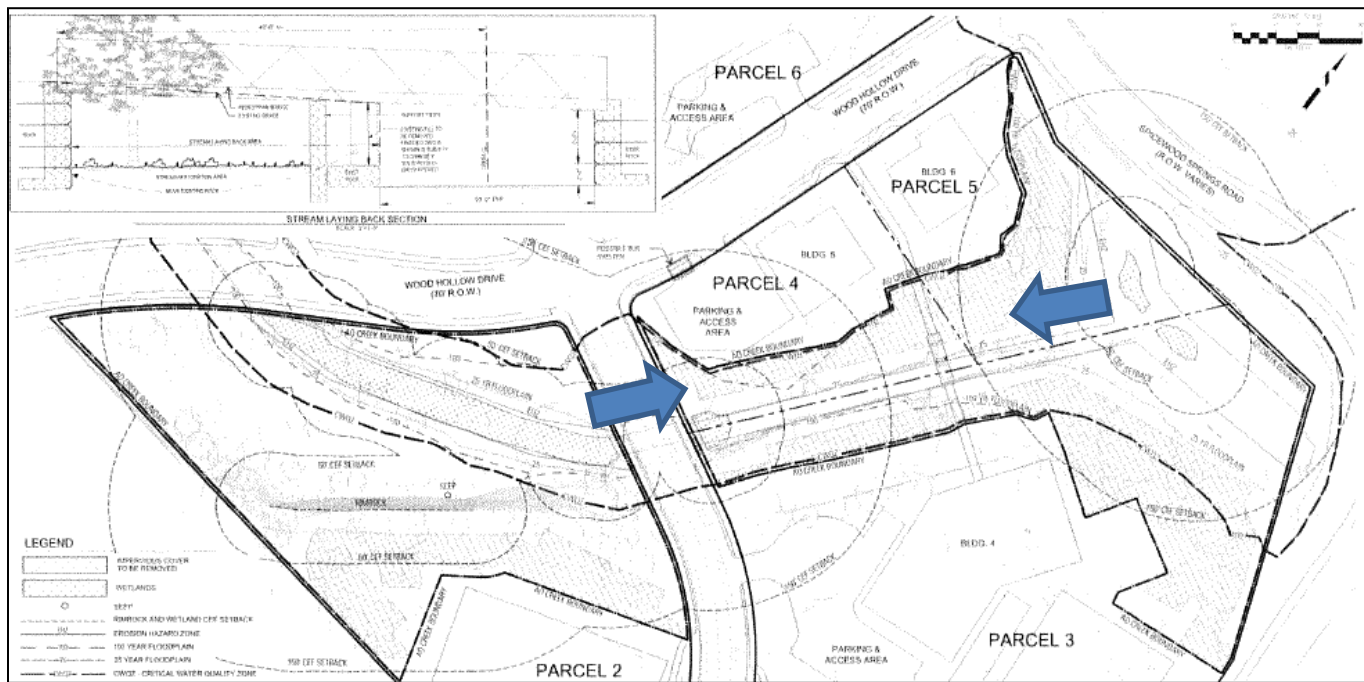
Environmental Superiority Elements

- Limit impervious cover to 58% across property, 50% within 300 feet of Spicewood Springs
- Provide a minimum of 20,000 cubic feet of additional on-site flood detention
- Restore riparian vegetation in degraded CWQZ and CEF buffers: remove 1.65 acres impervious cover and restore to “good” condition
- Improve degraded riparian habitat: lay back west creek bank on Parcels 4 and 5 and restore to “good” condition
- Provide 40% increase in undeveloped CWQZ and 33% increase in undeveloped CEF buffers by removing 1.65 acres impervious cover

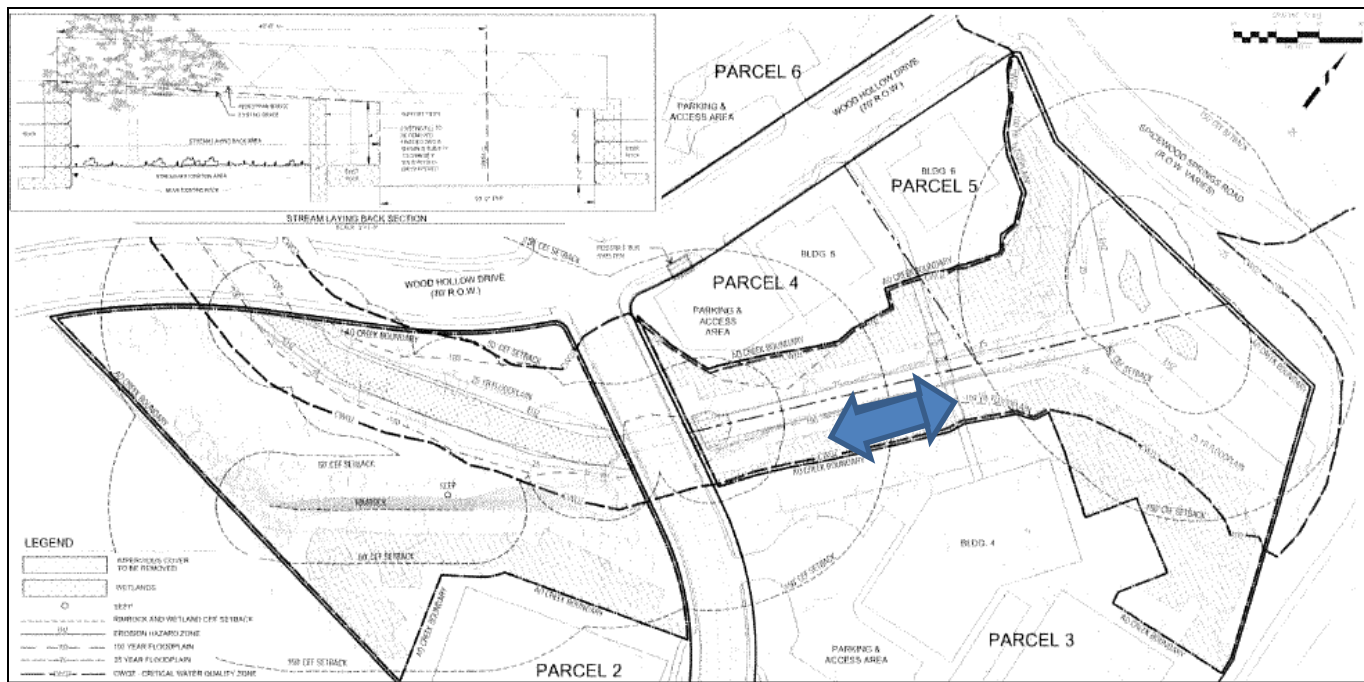




West creek bank



Parking lot in CWQZ/CEF buffer – west side



Parking lot in CWQZ/CEF buffer – east side

Determination

- Staff finds that the proposed development is environmentally superior to what could be built without the PUD
 - Provides 41% more open space than required based on proposed land uses
 - Preserves at least 75% of heritage and protected trees and 75% of total native caliper inches (1" DBH+)
 - Decreases impervious cover from 66% to 58%
 - Provides a minimum of 20,000 cubic feet of additional on-site detention
 - Lays back west creek bank and restores 1.65 acres of CWQZ and CEF buffers

Questions

