

**ENVIRONMENTAL COMMISSION RECOMMENDATION 20240515-004**

Date: May 15, 2024

Subject: Sunfield PUD Amendment #1, C814-2014-0083.01

Motion by: Perry Bedford

Second by: Mariana Krueger

WHEREAS, the Environmental Commission recognizes the applicant is requesting to amend a PUD;

AND WHEREAS, the Environmental Commission recognizes the site is located in Onion Creek, Rinard Creek and Plum Creek Watersheds, Suburban Classification; and

THEREFORE, the Environmental Commission recommends the variance request with the following conditions:

Staff Conditions:

1. This project shall comply with current PUD requirements, except for the following exceptions:
 - a. Section 25-8-341 modified to allow cut up to 20 ft
 - b. Section 25-8-342 modified to allow fill up to 20 ft
 - c. Modification of protected CWQZs as shown in Exhibit F
 - d. Modification to Land Use Plan to permit a light industrial/warehouse use on approximately 91 acres.
2. The project shall incorporate bird-friendly design criteria into the development including compliance with the following Austin Energy Green Building Star Rating System criteria for:
 - a. ST7 Light Pollution Reduction;
 - b. STEL5 Bird Collision Deterrence
3. Water quality treatment will adhere to current COA code requirements. Where feasible, the project shall be designed to direct stormwater to vegetated pervious areas before water enters the gray stormwater system, including but not limited to swales, filter strips, infiltration trenches and infiltration basins.
4. The project will require 10% more trees than minimally required by the current PUD ordinance and current code regulations.
5. The project will provide enhanced stabilization measures including terracing and retaining walls for areas exceeding 8 feet of cut or fill.
6. A minimum of 100 square feet of landscape islands for every 12 parking spaces will be provided. The landscape islands will be a minimum of 10 feet wide.

7. A minimum of two electric vehicle charging stations per multifamily apartment complex will be provided in parking lots adjacent to multi-family apartments.

Environmental Commission Conditions:

1. Research the feasibility of adding solar power to the property where practical/possible.
2. Continue to work with Capital Metro about adding access to public transformation at the property as the project progresses.
3. 10 percent of all parking shall be pre-wired for electric vehicle capability.

Vote: 8-1

For: Perry Bedford, Hanna Cofer, Peter Einhorn, Mariana Krueger, Colin Nickells, Haris Qureshi, Melinda Schiera, David Sullivan

Against: Richard Brimer

Abstain: None

Absent: Jennifer Bristol

Attest:

A handwritten signature in black ink, appearing to read "Perry Bedford". The signature is written in a cursive, flowing style.

Perry Bedford, Environmental Commission Chair



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	May 15 th , 2024
NAME & NUMBER OF PROJECT:	Case No. C814-2014-0083.01; Sunfield PUD Amendment #1
NAME OF APPLICANT OR ORGANIZATION:	Katherine P. Loayza, Jackson Walker L.L.P.
LOCATION:	1901 Turnersville Road
COUNCIL DISTRICT:	District 5
ENVIRONMENTAL REVIEW STAFF:	Leslie Lilly, Environmental Conservation Program Manager, Watershed Protection Department, Leslie.Lilly@austintexas.gov
WATERSHED:	Suburban Watershed, Onion Creek, Rinard Creek, Plum Creek,
REQUEST:	To amend a Planned Unit Development (PUD)
STAFF RECOMMENDATION:	Staff recommended with conditions
STAFF CONDITION:	<ol style="list-style-type: none">1. This project shall comply with current PUD requirements, except for the following exceptions:<ol style="list-style-type: none">a. Section 25-8-341 modified to allow cut up to 20 ftb. Section 25-8-342 modified to allow fill up to 20 ftc. Modification of protected CWQZs as shown in Exhibit Fd. Modification to Land Use Plan to permit a light industrial/warehouse use on approximately 91 acres.2. The project shall incorporate bird-friendly design criteria into the development including compliance with the following Austin Energy Green Building Star Rating System criteria for:<ol style="list-style-type: none">a. ST7 Light Pollution Reduction;b. STEL5 Bird Collision Deterrence3. Water quality treatment will adhere to current COA code requirements. Where feasible, the project shall be designed to direct stormwater to vegetated pervious areas before water enters the gray stormwater system, including but not limited to swales, filter strips, infiltration trenches and infiltration basins.

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Sunfield PUD

1901 Turnersville Road

C814-2014-0083.01 (PUD Amendment)

Leslie Lilly

Environmental Conservation Program Manager

Watershed Protection



Planned Unit Development Amendment

A Planned Unit Development (PUD) is a type of site development and regulatory process established by city ordinance for a tract of land.

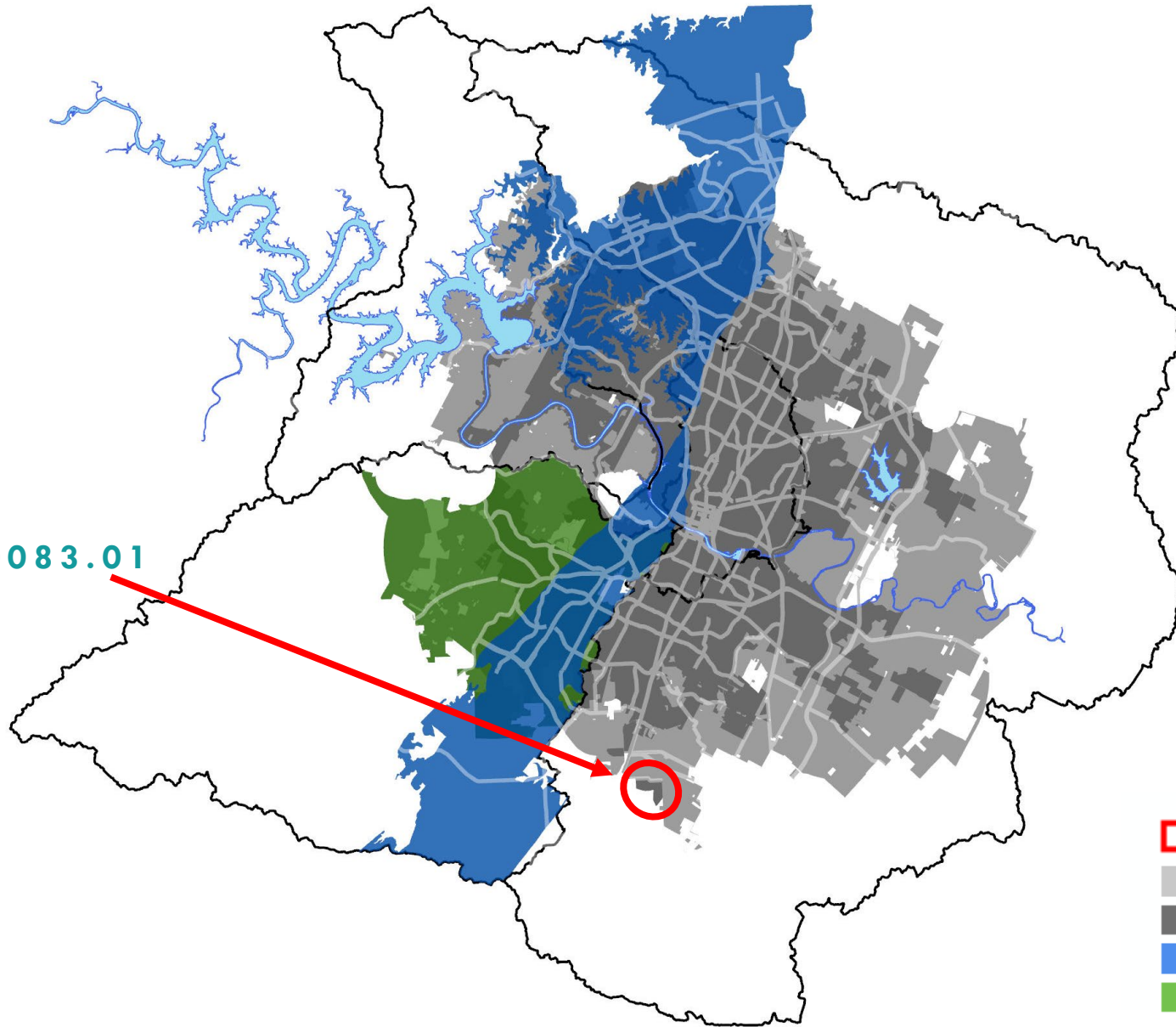
The Sunfield PUD was approved by council in 2015, consisting of 482.5 acres.






The applicant is requesting a PUD Amendment to:

- **permit industrial uses (increase in IC allowances)**
- **update provisions for water service**
- **reconfiguration of affordable housing units**
- **modify cut and fill requirements**



C814-2014-0083.01



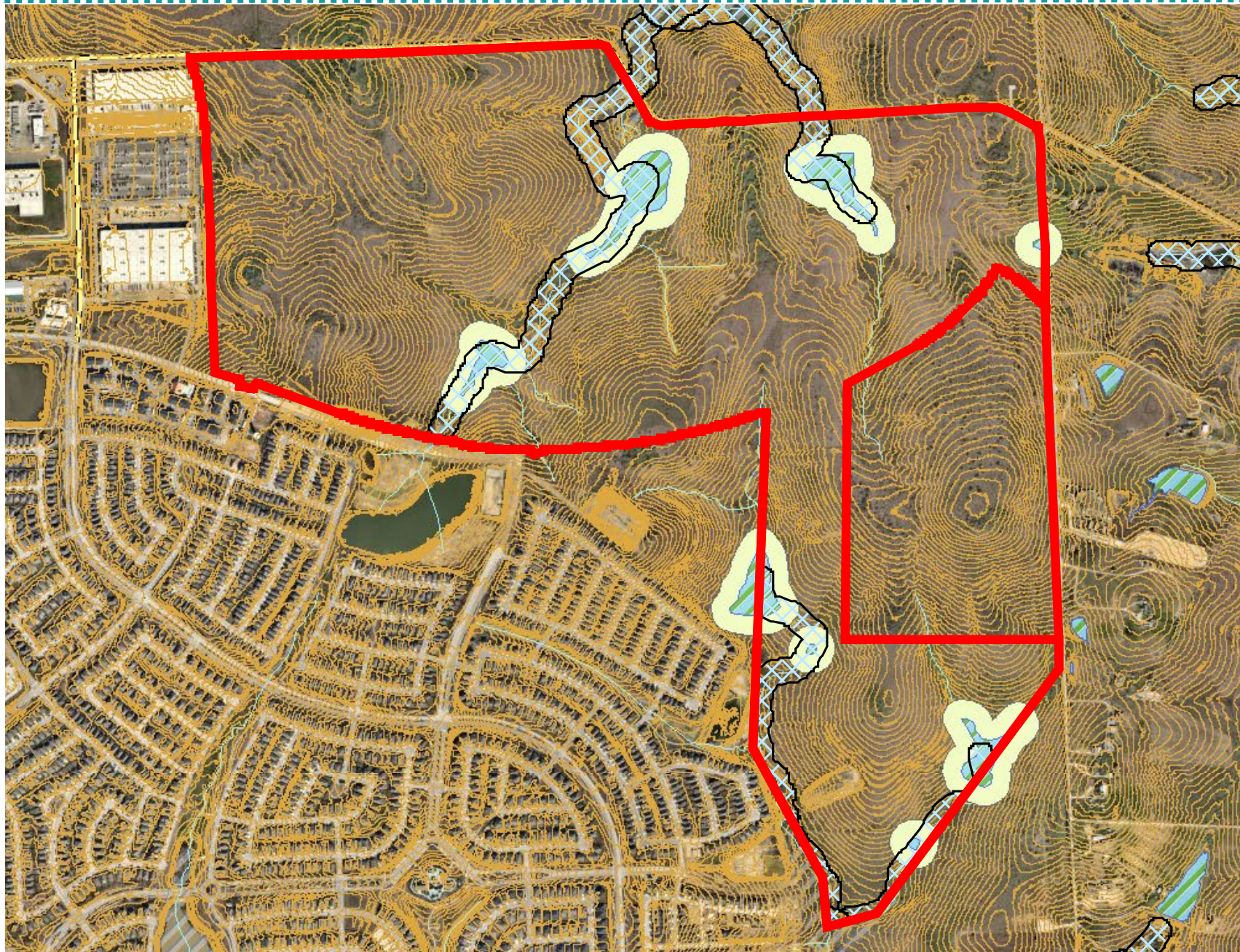
-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone



Site Conditions

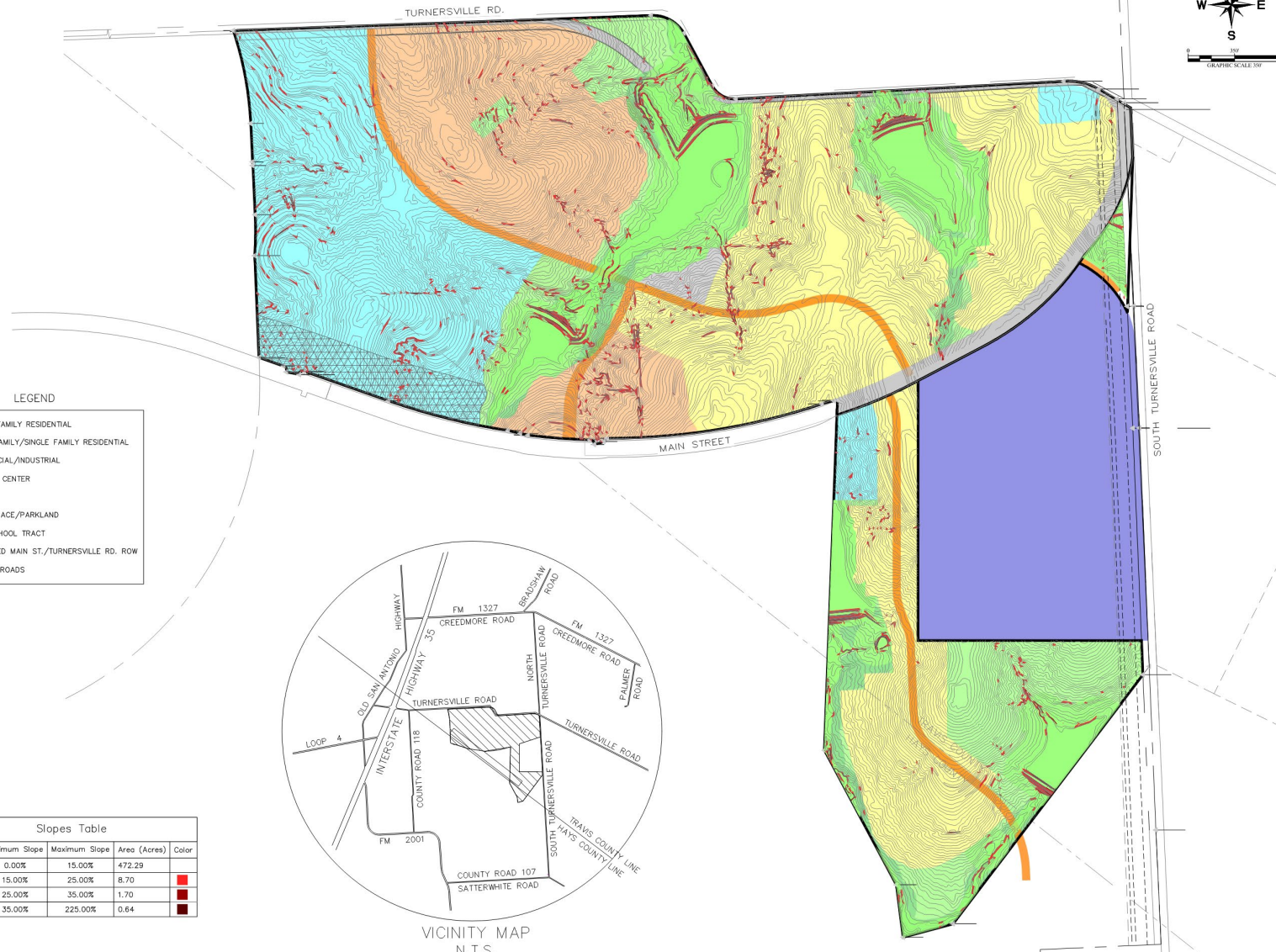
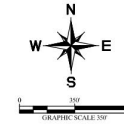
- Located in Full Purpose Jurisdiction
- Adjacent to Amazon
- 482.5 acres
- Suburban Watershed
- Not in Edwards Aquifer Recharge or Contributing Zone
- Plum Creek and Rinard Creek Watersheds
- Wetland CEFs
- Minor CWQZs
- Floodplain







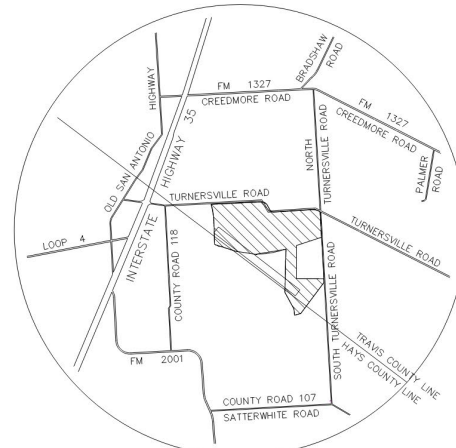
Land Use and Slopes



LEGEND

[Yellow]	SINGLE FAMILY RESIDENTIAL
[Orange]	MULTI-FAMILY/SINGLE FAMILY RESIDENTIAL
[Cyan]	COMMERCIAL/INDUSTRIAL
[Grey]	AMENITY CENTER
[Green]	CS-1
[Light Green]	OPEN SPACE/PARKLAND
[Blue]	HIGH SCHOOL TRACT
[Dark Grey]	PROPOSED MAIN ST./TURNERSVILLE RD. ROW
[Orange]	ACCESS ROADS

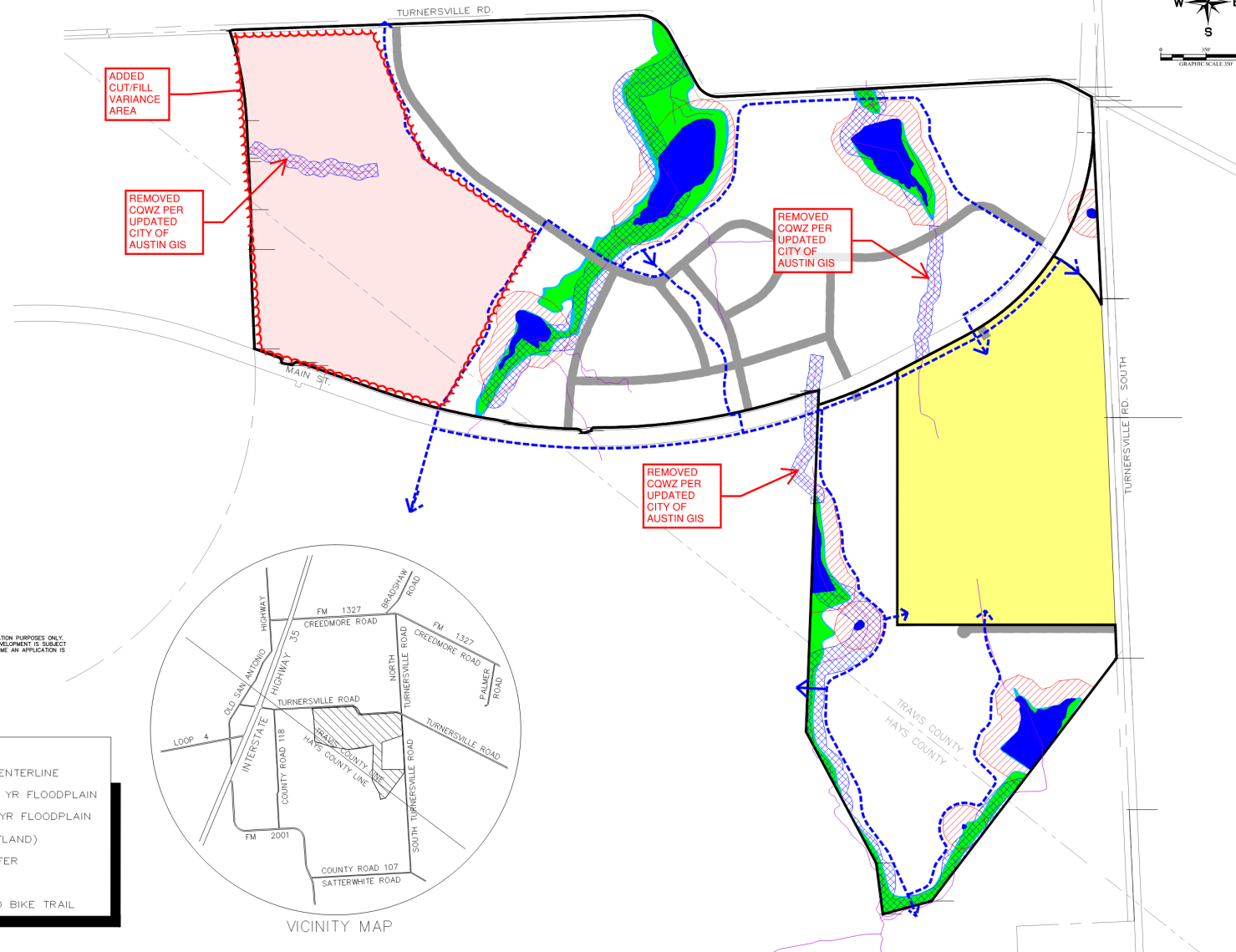
Number	Minimum Slope	Maximum Slope	Area (Acres)	Color
1	0.00%	15.00%	472.29	[Light Blue]
2	15.00%	25.00%	8.70	[Red]
3	25.00%	35.00%	1.70	[Dark Red]
4	35.00%	225.00%	0.64	[Black]



VICINITY MAP
N.T.S.



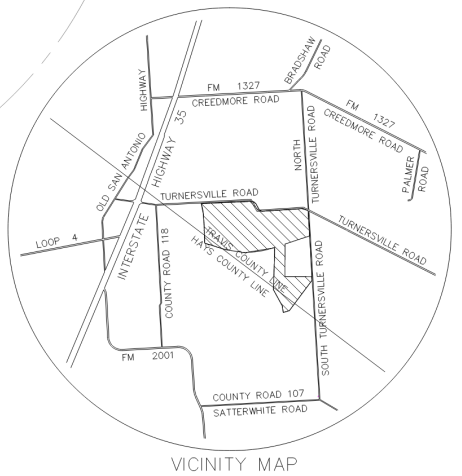
Environmental Exhibit



NOTES:
 1. THE AREAS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY. EXCEPT AS MODIFIED BY THE PUD, DEVELOPMENT IS SUBJECT TO REGULATIONS IN EFFECT AT THE TIME AN APPLICATION IS FILED.

LEGEND

	CWOZ
	CREEK CENTERLINE
	COA 100 YR FLOODPLAIN
	COA 25 YR FLOODPLAIN
	CEF (WETLAND)
	CEF BUFFER
	ROADS
	HIKE AND BIKE TRAIL





Requested Environmental Modifications

- 1. Section 25-8-341 modified to allow cut to exceed 4 feet (up to 20 ft) to allow for the construction within the area shown on Environmental Exhibit**
- 2. Section 25-8-342 modified to allow fill to exceed 4 feet (up to 20 ft) to allow for the construction within the area shown on Environmental Exhibit**
- 3. Modify Land use from Residential to Commercial/Industrial. Increase in allowable IC from 57.87% to 62.33% (21.484 acres)**
- 4. Remove +1000 linear ft of previously unprotected creek**



Recommendation



Staff recommends approval of the PUD Amendment with the following conditions:

- 1. The project shall incorporate bird-friendly design criteria into the development including compliance with the following Austin Energy Green Building Star Rating System criteria for: ST7 Light Pollution Reduction; STEL5 Bird Collision Deterrence**
- 2. Water quality treatment will adhere to current COA code requirements. Where feasible, the project shall be designed to direct stormwater to vegetated pervious areas before water enters the gray stormwater system, including but not limited to swales, filter strips, infiltration trenches and infiltration basins.**
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Questions?

Contact Information:

Leslie Lilly

leslie.lilly@austintexas.gov