



Legislation Details (With Text)

File #: ID#18-979 **Version:** 1 **Name:**

Type: Discussion Item **Status:** Passed

File created: 1/31/2019 **In control:** Planning and Zoning Commission

On agenda: 2/12/2019 **Final action:** 2/12/2019

Title: Permit #2018-25568 (Corner of Cotter and Riverway Avenues) Hold a public hearing and consider a request by The Brownstone Group, Inc. for approval of a Qualified Watershed Protection Plan Phase 2 for Lot 1A, Block C of the Blanco Riverwalk Subdivision consisting of 13 acres located at the corner of Cotter and Riverway Avenues. (G. Schwarz)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2018-25568_Blanco Riverwalk.pdf

Date	Ver.	Action By	Action	Result
2/12/2019	1	Planning and Zoning Commission	approved	Pass

AGENDA CAPTION:

Permit #2018-25568 (Corner of Cotter and Riverway Avenues) Hold a public hearing and consider a request by The Brownstone Group, Inc. for approval of a Qualified Watershed Protection Plan Phase 2 for Lot 1A, Block C of the Blanco Riverwalk Subdivision consisting of 13 acres located at the corner of Cotter and Riverway Avenues. (G. Schwarz)

Meeting date: February 12, 2019

Department: CIP/Engineering

Amount & Source of Funding

Funds Required: Click or tap here to enter text.

Account Number: Click or tap here to enter text.

Funds Available: Click or tap here to enter text.

Account Name: Click or tap here to enter text.

Fiscal Note:

Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Not Applicable

Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]

Choose an item.

Background Information:

The subject property is located at the corner of Cotter and Riverway Avenues. The property is platted as Lot 1A, Block C of the Blanco Riverwalk Subdivision. The site is zoned MF-24 and the proposed project consists of constructing an apartment complex. This site is inundated by the 100-year floodplain and includes water quality zone. The project reclaims 100-year floodplain and water quality zone.

This site is a Qualified WPP2 because there is reclamation of floodplain and water quality zone. Qualified Watershed Protection Plans are subject to Planning and Zoning Commission approval and must meet the requirements of the Environmental Chapter of the Land Development Code, meet the requirements of the Flood Damage Prevention Ordinance, and mitigate impacts to water quality zone. Since this project permit began prior to the 2018 code update, prior code requirements apply.

The proposed project meets the requirements of the Environmental Chapter of the Land Development Code.

The proposed project does not meet the requirements of the Flood Damage Prevention Ordinance as it pertains to providing a hydraulic analysis showing no rise in the floodplain or rise contained within a drainage easement. The developer's engineer is in the process of providing this analysis. It does, however meet the requirements of not decreasing floodplain storage and proposing building lowest floor elevations at least 2-feet higher than the floodplain.

Water quality zone impacts are mitigated by providing vegetated filter strips and grassy swales to remove more than 70% of the increase in TSS produced by the development.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff has reviewed the request and determined the development meets the requirements of the Code Environmental Regulations, adequately mitigates for adverse impacts to the Water Quality Zone and meets the requirements of the Flood Damage Prevention Ordinance with exception to showing no-rise in the floodplain. Staff recommends approval of 2018-25568 Qualified Watershed Protection Plan Phase 2 with the condition of the project showing no-rise in the floodplain.