ZONING CHANGE REVIEW SHEET

CASE: C814-90-0003.14 **Z.A.P. DATE:** September 18, 2007

ADDRESS: 1375 U.S. Highway 290 East

APPLICANT/OWNER: Austin HB Residential Properties (John McCullough)

AGENT: Minter, Joseph & Thornhill, P.C. (John M. Joseph)

ZONING FROM: PUD **TO:** PUD **AREA:** 331.140 acres

The applicant is requesting to amend the Harris Branch Planned Unit Development to increase in the density of uses on tract E-56A from 'SF-6 (Townhouse & Condominium Residence District)' to 'LR (Neighborhood Commercial District)' and 'GO (General Office District)' uses. Tract E-56A will be divided into two tracts known as E-54 and E-56B with 'LR' and 'GO' land uses respectively.

SUMMARY STAFF RECOMMENDATION:

The staff's recommends the proposed amendment to the Harris Branch PUD, with the following conditions:

- The applicant shall provide a 50-foot building setback along the southern property line adjacent to the existing single-family residential/SF-2 uses developed on Tract E-42.
- Within the 50-foot building setback, the applicant will provide a 25-foot undisturbed vegetative buffer along the southern property line to separate the commercial uses planned for Tracts E-54 and E-56B from the single-family residential uses on Tract E-42.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

9/18/07: Approved staff's recommendation for PUD amendment by consent (7-0, B. Baker-absent); K. Jackson-1st, S. Hale-2nd.

DEPARTMENT COMMENTS:

The property in question is undeveloped. On May 23, 2006, the applicant submitted the fourteenth revision to the Harris Branch Planned Unit Development which requested an administrative amendment to relocate the acreage of land uses on 38 tracts within the PUD. During this review, the staff determined that the changes for Tract E-56A into Tracts E-54 and E-56B were considered a formal amendment to the PUD because the applicant proposed to increase the acreage amounts/density of uses adjacent to an existing single-family platted subdivision. According to the City of Austin Land Development Code:

§ 25-2-403 LAND USE PLAN EXPIRATION AND AMENDMENT.

(B) A substantial amendment to a land use plan is a rezoning of the affected portion of the PUD zoning district and requires council approval. The following are substantial amendments:

(3) increasing the intensity of a land use adjacent to a platted single family residential tract;

Therefore, the proposed changes to Tract E-56A are considered a substantial PUD amendment that requires public hearings at Commission and City Council for approval.

The staff recommends the applicant's request to relocate/increase the density of uses on tract E-56A from 'SF-6 (Townhouse & Condominium Residence District)' to 'LR (Neighborhood Commercial District)' and 'GO (General Office District)' uses. However, the staff would like to impose a condition offered by the applicant (and subsequently withdrawn when this was determined to be a formal PUD amendment) to provide a 50-foot building setback along the southern property line adjacent to the existing single-family residential/SF-2 uses developed on Tract E-42. In addition, the staff would like to create a 25-foot undisturbed vegetative buffer along the southern property line within the 50-foot building setback to provide for additional separation between the commercial uses planned for Tracts E-54 and E-56B from the single-family residential uses on Tract E-42.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	PUD	Undeveloped
North	County	Undeveloped
South	GR-MU-CO, County, DR, PUD, County	Office, Residential, Agricultural Uses (Cattle Grazing), Tavern (Cocktail Lounge), Undeveloped Tract, Retail Sales, Undeveloped Tracts
East	DR, County	Undeveloped
West	County, PUD	Undeveloped Tract, Office/Equipment Repair/Outdoor Storage, Single Family Residences

AREA STUDY: N/A **TIA:**

WATERSHED: Harris Branch, Gilleland Creek, Decker Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

NEIGHBORHOOD ORGANIZATIONS:

511 – Austin Neighborhoods Council
643 – North East Action Group

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-90-0003.13	PUD to PUD	9/20/05: Approved PUD amendment to allow the following: • CH development regulations and uses	10/27/05: Approved ZAP recommendation for PUD amendment with additional conditions by consent (6-0, Alvarez-off dias); 1st reading

		on Tracts SG-1, SG-2, SG-3, SG-4, SG-6, SG-7, SG-8, SG-9, SG-10, SG-13, SG-14 and P development regulations and uses on 2.17 acre Transit Tract (located at the south eastern corner of the PUD). • Limit height to 125 feet in CH designated areas (Tracts SG-1, SG-2, SG-3, SG-4, SG-6, SG-7, SG-8, SG-9, SG-10, SG-13, SG-14). • If additional parkland requirements are triggered as a result of any residential development within the East and West PUD tracts fronting US Highway 290, this will be satisfied through the parkland dedication made and required to be made in the remainder of the Harris Branch PUD. • Permitted uses, conditional uses, prohibited uses, accessory uses, and site development regulations are modified to allow development in the PUD to comply with site development regulations and permitted uses of the PUD land use plan. • Traffic Impact Analyses will be deferred to the site plan stage of development. • The impervious cover	3/23/06: Approved Ordinance No. 20060323-057 for Planned Unit Development change a condition of zoning with amendments on consent (7-0); 2nd/3rd readings

		for State Highway 130 and U.S. Highway 290 shall not be included in the impervious cover calculations for the PUD (requested variance to LDC Sec. 25-8-65). • An administrative variance to cut and fill in excess of four (4) feet but less than fifteen (15) feet. • There shall be no cut and fill limitations with respect to cut and fill to occur under a foundation with sides perpendicular to the ground for backfill for utility construction, in public or private roadway right-of-way, for utility construction, storm water and water quality facilities, driveways and sidewalks. • Impervious cover allowances designated in the zoning granted for the PUD shall not be diminished by watershed regulations. If this is necessary, then the watershed regulations shall be varied to make the allowable impervious cover under the applicable watershed regulation the same as allowed in the CH, Commercial Highway District, zoning designation (85%). • A block length variance shall be	

		granted for all streets within the amended PUD (requested variance to LDC Section 25-4-153). • Stock tanks and water features shall meet the satisfaction of the Environmental staff. • Incorporate applicable conditions listed in the letter to Pat Murphy, the Environmental Officer, dated September 20, 2005. Vote: (9-0); K. Jackson-1st, J. Martinez-2nd	
C14-04-0008	I-RR to GR-MU	3/02/04: Approved staff's rec. of GR-MU-CO, with a CO for a 2,000 vtpd limit, by consent (8-0, J. Gohil-absent)	4/01/04: Granted ZAP rec. for GR-MU-CO zoning by consent (7-0); all 3 readings
C814-90-0003.12 (Harris Branch PUD)	11/08/01: PUD Revision #12	Approved Administratively 2/26/02: Approved Appeal to deny staff administrative amendment to PUD land use plan (8-0)	8/22/02: Upheld appeal (7-0)
C814-90-0003.11	8/31/00: PUD Revision #11	1/23/01: Approved staff rec. w/conditions by consent (8-0)	3/1/01: Approved PUD (7-0); all 3 readings
C814-90-0003.10	11/05/99: PUD Revision #10	11/22/99: Approved Administratively	N/A
C814-90-0003.09	12/22/97: PUD Revision #9	5/13/98: Approved Administratively	N/A
C814-90-0003.08	3/18/96: PUD Revision #8	3/15/96: Administrative Approval of Parks/Trails Package	N/A
C814-90-0003.07	1/06/94: PUD Revision #7	1/15/96: Approved Administratively	N/A
C814-90-0003.06	10/11/93: PUD Revision #6	6/06/94: Approved Administratively	N/A

C814-90-0003.05	11/09/92: PUD Revision #5	12/4/92: Approved Change Acreages to Comply with Tract Surveys-Administrative Revision # 5	N/A
C814-90-0003.04	3/02/92: PUD Revision #4	6/29/92: Approved Administratively	N/A
C814-90-0003.03	9/06/91: PUD Revision #3	1/14/92: Approved Administratively	N/A
C814-90-0003.02	8/13/91: PUD Revision #2	9/05/91:Approved Administratively	N/A
C814-90-0003.01	7/08/91: PUD Revision #1	7/29/91:Approved Administratively	N/A
C814-90-0003	10/31/90: PUD Revision From DR to PUD (LI)	12/11/90: Approved PUD w/ conditions (6-0-1, WB-abstain)	12/13/90: Approved PUD (5-0); all 3 readings
C814-89-0004 (Harris Branch PUD)	SF-2, SF-4, & SF-6 to PUD	6/27/89: Granted with conditions.	7/27/89: Approved PUD w/ conditions (6-0); 1st reading 11/16/89: Approved PUD w/ conditions (5-0); 2nd/3rd readings
C14-86-188	DR, I-RR to SF-2, SF-4 DR, I-RR to SF-6, MF-2 DR, I-RR to MF-3, LR DR, I-RR to GR, GO DR, I-RR to LO, LI DR, I-RR to IP, P	11/4/86: Approved SF-2, SF-4, SF-6, MF-2, MF-3, LR, GR, LO, GO, LI, IP, P & RR w/ conditions (6-3)	12/18/86: Approved SF-2, SF-4, SF-6, MF-2, MF-3, LR, GR, GO, LO, LI, IP, & P; 1st reading 4/23/87: Approved SF-2, SF-4, SF-6, MF-2, MF-3, LR, GR, GO, LO, LI, IP, & P (4-0); 2nd reading 4/30/87: Approved SF-2, SF-4, SF-6, MF-2, MF-3, LR, GR, GO, LO, LI, IP, & P (5-0); 3rd reading

RELATED CASES: C814-90-0003

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Parmer Lane	200'	Varies	Arterial	
US Hwy 290	Varies	Varies	Arterial	
SH 130	Varies	Not constructed	Toll Facility	

CASE MANAGER: Sherri Sirwaitis

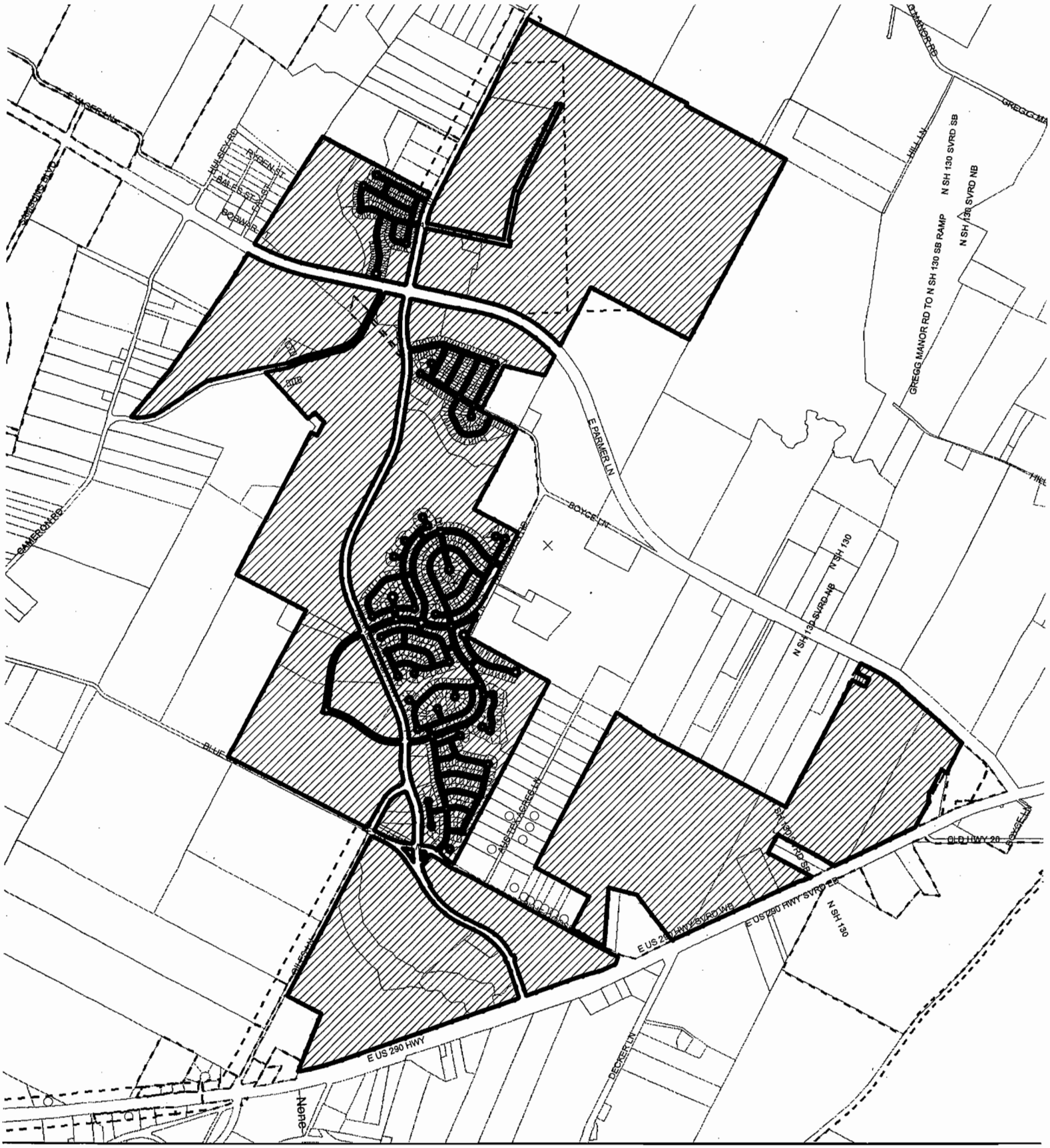
PHONE: 974-3057
sherri.sirwaitis@ci.austin.tx.us

CITY COUNCIL DATE: October 18, 2007

ACTION:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:



PLANNED UNIT DEVELOPMENT

N

Subject Tract

Zoning Boundary

Pending Cases

ZONING CASE#: C814-90-0003.14
ADDRESS: GILES LANE
SUBJECT AREA: 2110 ACRES
GRID: P30 Q28-32 R28-32
MANAGER: S. SIRWAITIS

1" = 2200' OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN
FOUNDED 1839

STAFF RECOMMENDATION

The staff's recommends the proposed amendment to the Harris Branch PUD, with the following conditions:

- The applicant shall provide a 50-foot building setback along the southern property line adjacent to the existing single-family residential/SF-2 uses developed on Tract E-42.
- Within the 50-foot building setback, the applicant will provide a 25-foot undisturbed vegetative buffer along the southern property line to separate the commercial uses planned for Tracts E-54 and E-56B from the single-family residential uses on Tract E-42.

BASIS FOR RECOMMENDATION

1. *The Planned Unit Development District (PUD) is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater flexibility for development proposed within the PUD.*

   The proposed amendment to the Harris Branch PUD will relocate SF-6 district uses planned for Tract E-56A to Tracts E-62, E-68 and B-44, which will add acreage to the current SF-6 parcels in the northeastern corner of the PUD. The applicant's request to relocate/increase the density of uses on Tract E-56A from SF-6 to LR and GO uses (thereby creating two tracts known as E-54 and E-56B with LR and GO land uses respectively) will allow for the development of commercial and office uses in an appropriate area of the PUD with access to Parmer Lane. The new location of these LR and GO district uses will be beneficial to the PUD because these tracts of land will be situated across from existing commercial parcels (Tracts E-50B, E-51 and E-53A) and will be located near the intersection of a collector street, Harris Branch Parkway, and a major arterial roadway, Parmer Lane.

   The staff's recommendation to provide a 50-foot building setback and a 25-foot undisturbed vegetative buffer (within the proposed building setback area) along the southern property line will provide for additional separation between the commercial uses planned for Tracts E-54 and E-56B from the single-family residential uses currently developed on Tract E-42.

Existing Land Use

The property in question is part of an existing PUD that consists of 2113.52 acres of land located at the intersection of U.S Highway 290 East and Parmer Lane. The tracts under consideration are currently undeveloped.

Impervious Cover

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Decker Creek, Gilleland Creek, and Harris Branch Watersheds of the Colorado River Basin, which are classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The property lies within the Desired Development Zone.

Drainage Construction

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE

ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

The project is in the Decker Creek, Gilleland Creek watershed, which is classified as a Suburban Watershed, Suburban Watershed. This project located within the Edwards Aquifer Contributing Zone.

Detention and water quality will be addressed at preliminary and final plat stage.

Electric

FYI: Austin Energy' service territory lies to the west of Harris Branch Parkway. Bluebonnet Electric Cooperative, Inc. serves on the eastern side of Harris Branch Parkway.

For information on Green Building program requirements, should the City or Applicant wish to require Green Building Standards of this development, contact Katie Jensen at 482-5407.

Environmental

Comments cleared.

Fire

THERE IS A DEAD END ROADWAY THAT IS LONG ENOUGH TO NEED A TURNAROUND AT THE END OF GREGG HOWARD LANE AT B-44, SF-6, 11 ACRES.

THE REST OF THE SITES WILL BE REVIEWED INDIVIDUALLY FOR FIRE CODE REQUIREMENTS AS THEY ARE SUBMITTED FOR INDIVIDUAL SITE PLAN APPROVAL.

Floodplain

A portion of the PUD site is within the 100-year floodplain as per FEMA FIRM 48453C 0115E, dated 16 June 1993 for Travis County, Texas.

Industrial Waste

No requirements under Chapter 15-10 of the Austin City Code (Sewers and Sewage Disposal Ordinance). Please submit Water/Sewer plans when they become available.

Parks and Recreation

No comment.

Site Plan

No comments received.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Transportation

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
Parmer Lane	200'	Varies	Arterial
US Hwy 290	Varies	Varies	Arterial
SH 130	Varies	Not constructed	Toll Facility

Water Quality

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

This project is located at GILES LN and is within the Decker Creek and Gilleland Creek watershed(s), which are classified as Suburban Watershed, Suburban Watershed. This project located within the Edwards Aquifer Contributing Zone.

Water quality is to be addressed at preliminary and final plat stage.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, and system upgrades. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

M J T

MINTER, JOSEPH & THORNHILL, P.C.

811 Barton Springs Rd.
Suite 800
Austin, Texas 78704-1196
phone 512.478.1075
fax 512.478.5838
www.mjtpc.com

May 19, 2006

John M. Joseph
Ext. 109
jjoseph@mjtpc.com

Ms. Sherri Sirwaitis, Case Manager
City of Austin
Watershed Protection and Development Review Dept.
505 Barton Springs Rd., Suite 425
Austin, Texas 78704

Re: Case No.: C814-90-003.14
Harris Branch PUD Amendment
Owner/Applicant: Austin HB Residential Properties

Dear Ms. Sirwaitis:

The applicant requests administrative approval on the 14th amendment to the Harris Branch Planned Unit Development for changes due to survey and flood studies for Tracts E-22, E-22B, E-25, E-26, E-27, E-28, E-29, E-30, E-33, E-35, E-36, E-38, E-39, E-39B, E-40, E-41, E-47 and E-57B.

The applicant also requests administrative approval for the following changes of land uses:

- SG-14 shall include the area that was once dedicated as a transit tract, and the transit tract should be moved so that it is centrally located within the residential area of the PUD.

- The LR and GR Tracts E-34, E-19, E-24 and E-43B are requested changed to Tracts E-34, E-19, E-32A and E-54 so that the LR and GR designated tracts can be next retail and the LR and GR are not appropriate surrounded by the single family, parks and the elementary school.

- Tracts B-17 and B-24 which are currently zoned SF-2 shall be moved to the northern portion of the PUD so that SF-2 will be next to SF-6. Tracts B-24 and B-17 are two hundred and fifteen (215) ft. from Tract E-56 and separated by a road

and a LCRA electrical easement and the tracts are closer to public park facilities and major transportation corridors. .

- Tract E-57C which is currently zoned as public park is requested changed to Tract E-31 and moved next to Tract E-30. Tract E-57C is isolated by Gregg Howard Lane and the park area would be more appropriate if it was combined with the existing 60 + acres of Private Park.

- Tracts E-62, E-44, E-34A and E-68A which are currently zoned GO and LO shall be moved and changed to Tracts E-46 and E-56B. E-56B is more appropriate if it is located on a major arterial.

- Tracts E-46, E-31, E-68, E-56A and E-57D which are currently zoned as SF-6 is requested moved and changed to Tracts E-35B, E-62, E-68, B-44 and E-58. It would be better to combine the SF-6 in the northeastern corner of the PUD and the SF-6 is separated from industrial uses by Gregg Howard Lane and a LCRA electrical easement.

- Tract E-57 which is currently zoned as LI is reduced in size to allow for more SF-6 in that area.

If you should be in need of additional information please do not hesitate to contact me.

Very truly yours,

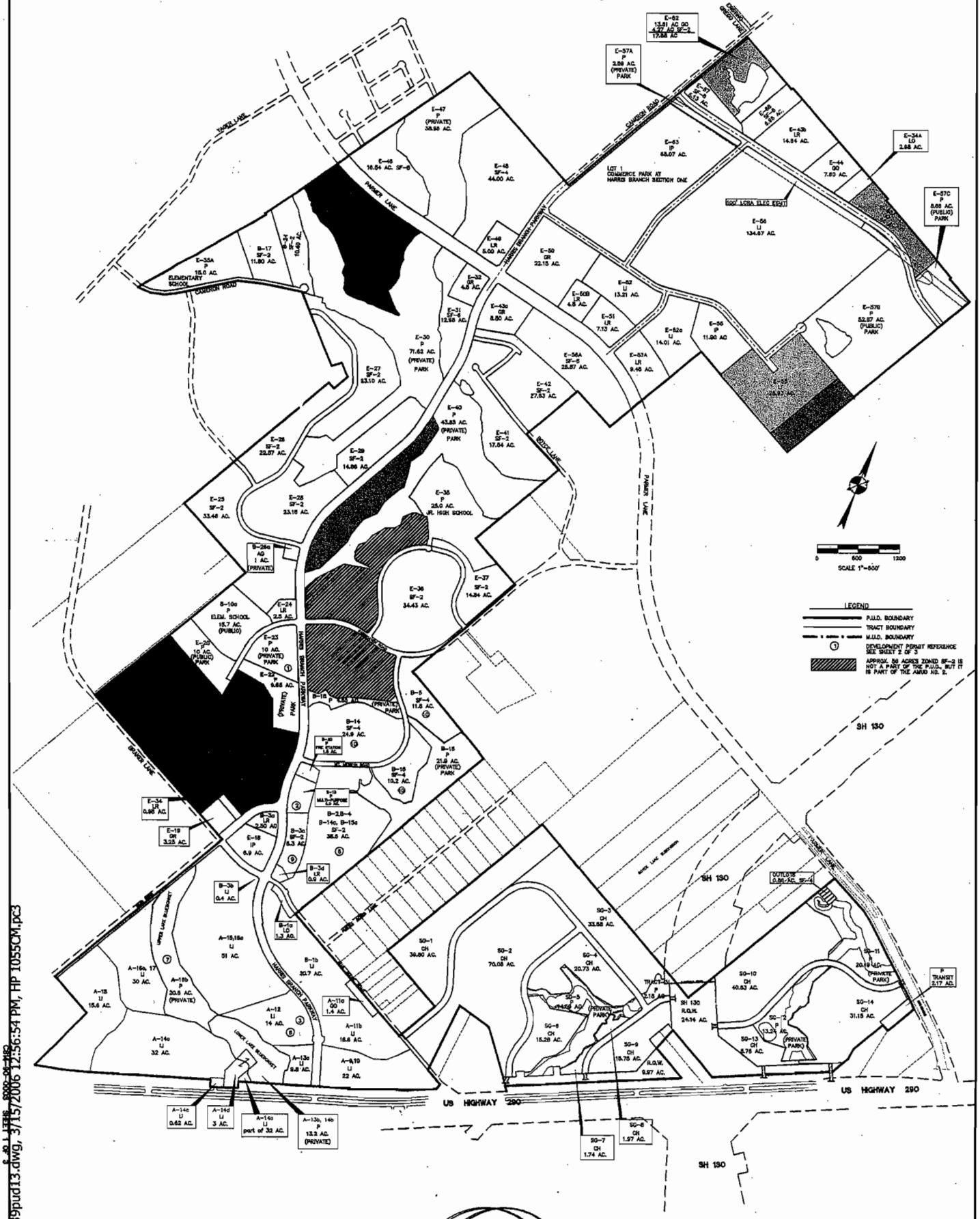
John M. Joseph

CC: John McCullough
Austin HB Residential Properties, LLC

Charlie Steinman, Project Engineer
Cook-Steinman and Associates, Inc.

P.U.D. LAND USE PLAN

C814-90-0003 (Approved Amendment #13)



HARRIS BRANCH

CSA COOK-STEINMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning
Austin, Texas Tel (512) 454-8777 Fax (512) 454-2909

SHEET 1 OF 4

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P.U.D. LAND USE PLAN

C814-90-0003

P.U.D. Land Use Plan Originally prepared by:
Lichliter/Jameson & Associates, Inc.
Consulting Engineers
811 Barton Springs Road, Suite 400
Austin, Texas 78704-1154

ORIGINAL APPROVAL
TABLE 1
P.U.D. DENSITIES

ZONING CATEGORY	AREA IN ACRES	AVG. DENSITY UPA/FAR	UNITS NO. OF	BLD. SQ. FT.	% OF PROJECT
SINGLE FAMILY RESIDENTIAL					
SF-2	323	3.00 upa	1,885		15.40%
SF-4	273	6.25 upa	1,708		12.84%
SF-6	179	12.00 upa	2,148		8.46%
	777		5,479		36.83%
MULTI-FAMILY RESIDENTIAL					
MF-2	44	23.00 upa	958		2.06%
MF-3	133	27.00 upa	3,591		8.30%
	177		4,550		8.36%
RETAIL					
LR	67	.25:1.0 FAR		573,180	2.94%
GR	39	.25:1.0 FAR		424,710	1.95%
OFFICE					
LO	22	.45:1.0 FAR		431,244	1.04%
GO	38	.45:1.0 FAR		743,878	1.80%
INDUSTRIAL					
LI	306	.45:1.0 FAR		4,127,745	9.78%
LI/AP	~~170~~ 172	.45:1.0 FAR		5,470,144	12.92%
LI	~~425~~ 423	.60:1.0 FAR		853,600	1.16%
	902			12,467,307*	31.37%
PUBLIC					
TRANSIT	2				0.10%
ELEMENTARY SCHOOL	30				1.42%
JR. HIGH SCHOOL	25				1.18%
LIBRARY/COMM. CENTER	4				0.19%
FIRE STATION	1.5				0.07%
R.O.W.	151.4				8.07%
GREENBELT/PARK	240				11.36%
	493.9				23.41%
TOTALS	2,109.90		10,029	12,467,307*	100.00%

* Maximum combined commercial and industrial square footage will be 11,300,000.
** Tracts A-12 and A-13a will have a maximum average of .621 only if approved for P.D.A.
*** Retail (General) and Retail (Convenient) are prohibited.

STREET DESIGN TABLES

Roadway	Classification	Existing R.O.W. (Width)	Existing Pavement (Width)	Proposed R.O.W. (Width)	Proposed Pavement (Width)
Braker Lane	Minor Arterial	0'-80	0'-44	80	2 @ 24
Giles Road	Major Arterial	0'-80	0'-24	120	2 @ 36
Harris Branch Pkwy	Major Arterial	0'-80	0'-24	130	2 @ 36
Farmer Lane	Major Arterial	0'-100	0'-20	200	4 @ 36

* Per January, 1986 Austin Metropolitan Area Roadway Plan

All TIA recommendations and off-site roadway and intersection improvements that were originally approved in association with the consent agreement and zoning cases C14-88-0084 and C14-85-080 shall apply to the P.U.D.

All streets shall be designed and constructed in accordance with the Austin Metropolitan Area Roadway Plan, the Transportation Criteria Manual and the Interim Land Development Code (I.L.D.C.)

NOTES:

1. As provided for in the P.U.D. ordinance, the Land Use Plan for the 2113.52 acre tract is conceptual in nature. The plan identifies permitted land uses allowable as per the P.U.D. Agreement in Zoning Case C14-88-0084 and the Creation Agreement for Austin M.U.D.s 1, 2, and 3.
2. Maximum buildable square footage, F.A.R., impervious coverage, heights of structures, minimum building setbacks and buffer areas are identified in tables.
3. An industrial use within a P.U.D. shall conform with the performance standards established by Sec 13-2-259 of the Land Development Code.
4. Because of its conceptual nature and in order to allow for flexibility in design for specific end-users, the plan does not include specific plans for building pad locations, parking areas, roadway configuration not identified on the Austin Metropolitan Roadway Plan, and similar. Specific plans for these facilities will be provided for City review concurrent with site plan or preliminary plan submittal.
5. Proposed access to the Principal Roadway Areas (P.R.A.) from adjacent tracts will be in accordance with Sec. 13-3-84.
6. A combination of smaller parcel numbers have been used to identify the larger tracts, in order to relate them to previous reports and maps.
7. At such time as a preliminary plan, final plat, and/or other development application is filed within the the boundary of the area noted as B-9 or its subsequent designation hereon, right-of-way must be shielded and street connection shall be required for collector street that is stubbed out from Farmhaven Road to the adjacent tract to the northwest, said collector being located between area B-9 and B-10A hereon.

REVISIONS 1-6 PREPARED BY: Bury & Pittman, Inc., Consulting Engineers

REVISION 1 — REVISED HARRIS BRANCH PARKWAY/BLUE GOOSE ROAD INTERSECTION PER SUBDIVISION FILE C8-91-0055.0A.

REVISION 2 (7-7-91) — DELETE 1150 L.F. OF 75' R.O.W. FOR ROADWAY 650' NORTH OF HWY. 290 AT HARRIS BRANCH PKWY. REVISED TABLE 2 TO REFLECT DECREASE IN R.O.W. AND INCREASE IN 90.

REVISION 3 (12-17-91) — TRACT B-2B REDUCED 1 ACRE. TRACT B-2BA ADDED AT 1 ACRE. REVISE TABLE 2 TO REFLECT CHANGES.

REVISION 4 — DECREASE TRACT B-1D FROM 24 ACRES TO 9 ACRES. ADD TRACT B-16A AT 15 ACRES. CHANGE TRACT B-12 FROM "R" LAND USE TO SF-6 LAND USE. CHANGE TRACT B-16A FROM SF-6 LAND USE TO "R" LAND USE.

REVISION 5 — ADJUSTMENTS TO LAND USE PLAN TO REFLECT ON THE GROUND SURVEYS AND SUBDIVISION PLATS. TRACTS ADJUSTED BY REVISION NO. 5.

TRACT	LAND USE	APPROVED	REVISION NO. 5
B-3	LR	11.0 AC.	7.2 AC.
B-4	SF-4	30.0 AC.	24.9 AC.
B-5B	SF-4	10.0 AC.	10.2 AC.
B-15	P	20.0 AC.	22.0 AC.
B-17	SF-4	11.5 AC.	11.8 AC.
B-1B	P	6.0 AC.	6.0 AC.
B-5A	LR	11.0 AC.	9.4 AC.
B-5	LR	18.0 AC.	18.1 AC.
B-10	SF-6	8.0 AC.	8.3 AC.
B-16A	R	15.0 AC.	15.7 AC.
B-5B	LR	2.0 AC.	0.4 AC.
A-12	LI	15.0 AC.	14.0 AC.
A-13A	LI	10.0 AC.	8.6 AC.
A-13B	LI	2.0 AC.	13.2 AC.
A-14A	LI	21.0 AC.	32.0 AC.
A-16	LI	54.0 AC.	51.0 AC.
A-16B	LI	20.0 AC.	22.6 AC.
A-16C	LI	29.0 AC.	30.0 AC.
A-15	LI	18.0 AC.	18.8 AC.
R.O.W.	R.O.W.	169.4 AC.	193.7 AC.
TOTAL		516.9 AC.	516.9 AC.

SUMMARY OF ADJUSTMENTS

LAND USE	APPROVED	REVISION NO. 5
P	58.0 AC.	77.8 AC.
R.O.W.	169.4 AC.	193.7 AC.
LR	40.0 AC.	34.7 AC.
LI	159.0 AC.	159.8 AC.
SF-6	8.0 AC.	8.3 AC.
SF-4	81.5 AC.	48.9 AC.
TOTAL	516.9 AC.	516.9 AC.

REVISION 6 — CONVERT TRACT B-3 (7.2 AC. "LR") TO TRACT B-3C (6.3 AC. "SF-2") AND B-3D (0.9 AC. "LR").

REVISIONS PREPARED BY:

CSA COOK-STEINMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning
Austin, Texas Tel (512) 454-6777 Fax (512) 454-2999

REVISION 7 — ADJUSTMENTS NECESSARY TO COMPLY WITH "THIRD AMENDMENT" TO AGREEMENTS CONCERNING CREATION AND OPERATION OF AUSTIN M.U.D.s 1, 2, AND 3 RELATIVE TO PARKLAND. REDRAFT P.U.D. LAND PLAN TO ENLARGE SCALE AND AND SPLIT INTO THREE SHEETS.

NOTES:

1. ALL NOTES HEREIN ARE WRITTEN TO COMPLY WITH "ARTICLE IV. PARKLAND REQUIREMENTS OF THE "THIRD AMENDMENT TO AGREEMENTS CONCERNING CREATION AND OPERATION OF AUSTIN M.U.D. NUMBERS 1, 2, AND 3."
2. ALL "PARK" PARCELS, AND DEVELOPMENTS THEREON, SHALL BE PRIVATELY OWNED AND MAINTAINED EXCEPT PARCELS B-7, B-8, AND B-9 WHICH ARE TO BE DEDICATED TO THE CITY OF AUSTIN FOR PUBLIC PARKLAND PURPOSES. ACCESS TO ALL PRIVATELY OWNED "PARK" PARCELS SHALL REMAIN OPEN TO THE PUBLIC.
3. THE SUBDIVISION OF THE PROPORTIONATE SHARE (SEE EXAMPLE SHEET 3 OF 3) OF ALL "PARK" PARCELS MUST BE INCLUDED IN THE SUBDIVISION OF ANY PARCEL ADJACENT TO A "PARK" PARCEL. FISCAL ASSURANCE SHALL BE POSTED FOR CONSTRUCTION OF TRAIL SYSTEM IMPROVEMENTS WITHIN SUCH "PARK" PARCELS PRIOR TO APPROVAL OF THE SUBDIVISION PLAT BY THE CITY OF AUSTIN FOR NON-RESIDENTIAL SUBDIVISIONS.
4. TRAIL SYSTEM SEGMENTS SHALL BE TREATED AS INFRASTRUCTURE AND SHALL BE CONSTRUCTED AS PART OF THE DEVELOPER'S RESPONSIBILITY. CONSTRUCTION OF TRAIL SEGMENTS SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT FOR THE SUBDIVISION CONSTRUCTION FOR ALL RESIDENTIAL PARCELS AND SHALL NOT REQUIRE A SEPARATE SITE SITE DEVELOPMENT PERMIT. FOR NON-RESIDENTIAL PARCELS, THE CONSTRUCTION OF TRAIL SEGMENTS SHALL BE INCLUDED IN THE SITE DEVELOPMENT PERMIT FOR CONSTRUCTION ON THE PARCEL. COMPLETED TRAIL SEGMENT CONSTRUCTION SHALL BE APPROVED BY THE CITY OF AUSTIN PARKS AND RECREATION DEPARTMENT PRIOR TO ACCEPTANCE OF SUBDIVISION INFRASTRUCTURE IMPROVEMENTS BY THE APPROPRIATE GOVERNING JURISDICTION FOR RESIDENTIAL SUBDIVISIONS, AND PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY FOR NON-RESIDENTIAL SUBDIVISIONS.
5. THE TRAIL SYSTEM ALIGNMENT AS SHOWN IS APPROXIMATE. SPECIFIC TRAIL ALIGNMENTS, DESIGNS AND SPECIFICATIONS FOR TRAIL SEGMENTS WILL BE FINALIZED PRIOR TO CITY OF AUSTIN APPROVAL OF A SUBDIVISION PLAT CONTAINING A "PARK" PARCEL. SAID APPROVAL SHALL INCLUDE A REVIEW OF THE SPECIFIC ALIGNMENTS, DESIGNS AND SPECIFICATIONS FOR TRAIL SEGMENTS BY THE CITY OF AUSTIN'S PARKS AND RECREATION DEPARTMENT. THE APPLICANT FOR APPROVAL OF TRAIL SEGMENT ALIGNMENTS, DESIGNS AND SPECIFICATIONS SHALL SUBMIT DETAILED PLANS AND SPECIFICATIONS FOR THE TRAIL SEGMENT THAT MEET THE MINIMUM REQUIREMENTS AS SPECIFIED IN THE CITY OF AUSTIN SITE DEVELOPMENT PERMIT APPLICATION FORMS (BUT SHALL NOT REQUIRE THE SUBMITTAL OF A SEPARATE SITE DEVELOPMENT PERMIT APPLICATION.
6. THE TRAIL SURFACE MATERIAL AND WIDTH MAY VARY DEPENDING UPON INDIVIDUAL CONDITIONS. IN GENERAL, THE INTENTION IS TO CONSTRUCT TRAIL SEGMENTS WITHIN "PARK" PARCELS OF CRUSHED GRANITE GRAVEL A MINIMUM OF 6' (SIX FEET) IN WIDTH, AND ALL OTHER SEGMENTS OF CONCRETE A MINIMUM OF 5' (FIVE FEET) IN WIDTH. IF AND WHEN EXISTING CONCRETE TRAIL SEGMENTS ARE REPLACED, THEY WILL MEET THE SURFACE MATERIAL AND WIDTH GUIDELINES HEREIN STATED.
7. THE TRAILS WILL BE CLEARLY MARKED WITH SIGNS THAT INDICATE CONTINUATION, DIRECTION AND DISTANCE FROM ESTABLISHED POINTS.
8. WHERE THE TRAIL ALIGNMENT IS ALONG A PUBLIC STREET, A PLANTED AREA A MINIMUM OF 5' (THREE FEET) IN WIDTH SHALL BE ESTABLISHED BETWEEN PAVEMENT AND THE TRAIL EDGE.
9. WHERE THE TRAIL IS ALIGNED WITHIN A "PARK" PARCEL, THE WIDTH OF THE "PARK" PARCEL IS TO BE NO LESS THAN 200' (TWO HUNDRED FEET) FOR A CONTINUOUS LENGTH OF 50' (THREE HUNDRED FEET) IF THE TRAIL IS STRAIGHT, AND NO LESS THAN 200' (TWO HUNDRED FEET) FOR A CONTINUOUS LENGTH OF 50' (FIFTY FEET) IF THE TRAIL IS CURVING, UNLESS OTHERWISE APPROVED BY THE CITY OF AUSTIN PARKS AND RECREATION DEPARTMENT.
10. ACCESS CORRIDORS TO TRAIL SEGMENTS FROM INDIVIDUAL SECTIONS OF THE DEVELOPMENT SHALL BE A MINIMUM WIDTH OF 25' (TWENTY-FIVE FEET) AND SHALL NOT EXCEED THE DEPTH OF ONE SINGLE FAMILY LOT, UNLESS OTHERWISE APPROVED BY THE CITY OF AUSTIN PARKS AND RECREATION DEPARTMENT.
11. WHEREVER DEVELOPMENT IS ADJACENT TO OR WILL BE ADJACENT TO A "PARK" PARCEL, AND THERE IS FENCING BETWEEN THE DEVELOPMENT AND THE "PARK" PARCEL, SUCH FENCING SHALL BE OF AN OPEN DESIGN TO PROMOTE VISIBILITY AND SECURITY, AND TO AVOID A SENSE OF TRAIL ENCLOSURE.
12. MODIFICATIONS OF ANY OF THE ABOVE REQUIREMENTS MAY BE ALLOWED ON A CASE BY CASE BASIS WITH PRIOR APPROVAL OF THE CITY OF AUSTIN PARKS AND RECREATION DEPARTMENT.

ADMINISTRATIVELY APPROVED BY CITY OF AUSTIN DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT — DATE

REVISION 8 — INTERNAL TRANSFER OF LAND-USE ACREAGE SUMMARIZED BELOW. LAND-USE AREA "A-11d" AND LAND-USE AREA "B-1b" REPRESENT 100-FOOT WIDE AREAS IMMEDIATELY ADJACENT TO THE EXISTING BLUE GOOSE ROAD RIGHT-OF-WAY, LOCATED ACROSS FROM AND PERPENDICULAR TO THE EXISTING PLATTED SINGLE-FAMILY LAND USES (AS OF MAY 13, 1996). IN THE POSSIBLE EVENT OF THE DEDICATION OF ADDITIONAL RIGHT-OF-WAY FOR THE FUTURE WIDENING OF BLUE GOOSE ROAD, THE RIGHT-OF-WAY FOR BLUE GOOSE ROAD WILL BE DEDUCTED FROM THE ABOVE 100 FOOT WIDE LAND USE AREAS "A-11d" AND LAND USE AREA "B-1b". LAND USE AREAS "A-11d" AND "B-1b" MAY BE USED FOR PARKING USES, LANDSCAPING USES, OR BOTH, AS ANCILLARY USES OR ACCESSORY USES TO THE "LI" LIMITED INDUSTRIAL ON LAND USE AREA "B-1b" AND "A-11b", OR BOTH. NO SETBACK REQUIREMENTS ARE APPLICABLE TO THE LINES DIVIDING USES ON ANY OF THE LANDS LOCATED WITHIN THE AREA ENCLOSED BY BLUE GOOSE ROAD, HARRIS BRANCH PARKWAY, AND U.S. HIGHWAY 290. USES WITHIN ANY BUILDING CONSTRUCTED OVER THE DIVISION LINE BETWEEN THESE USE AREAS MUST CONFORM TO THE USE DESIGNATION APPLICABLE TO THE RESPECTIVE AREAS ON WHICH THE BUILDING IS CONSTRUCTED.

REVISION NO. 8
SUMMARY OF TRACT ADJUSTMENTS

TRACT	PREVIOUS ACREAGE	LAND USE	REVISION NO. 8 ACREAGE	LAND USE
A-1, 4a	78.00 AC.	LI	56.00 AC.	LI
A-2, 4b		LI	22.00 AC.	GO
A-2, 3a	48.00 AC.	LI	33.40 AC.	LI
A-2, 3b	69.00 AC.	LI	18.60 AC.	GO
A-7a		LI	49.30 AC.	LI
A-7b		LI	20.70 AC.	LO
A-8, 10	22.00 AC.	GO	22.00 AC.	LO
A-11a	18.00 AC.	GO	1.40 AC.	GO
A-11b		GO	16.60 AC.	LI
B-1a	23.00 AC.	LO	1.30 AC.	LO
B-1b		LO	20.70 AC.	LI
TOTAL	258.00 AC.		258.00 AC.	LI

SUMMARY OF TRACT ADJUSTMENTS

LAND USE	PREVIOUS	REVISION NO. 8
LO	23.00 AC.	23.00 AC.
GO	40.00 AC.	40.00 AC.
LI	194.00 AC.	195.00 AC.
TOTAL	258.00 AC.	258.00 AC.

ADMINISTRATIVELY APPROVED BY CITY OF AUSTIN DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT — DATE

REVISION 9 — ADJUSTMENT OF LAND USE LOCATIONS. NO CHANGE TO TOTALS OR BOUNDARIES.

ADMINISTRATIVELY APPROVED BY CITY OF AUSTIN DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT — DATE

REVISION 10 — ADJUSTMENT OF SEVERAL LAND USE LOCATIONS, AND ADDITION OF A GOLF COURSE, AND CHANGING GOLF COURSE TO "GR" LAND USE. GOLF COURSE AND "GR" LAND USE WITHIN GOLF COURSE IS HEREBY LIMITED TO FLOOR TO AREA RATIO PER DAY.

ADMINISTRATIVELY APPROVED BY CITY OF AUSTIN DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT — DATE

REVISION 11 — PLACEMENT OF APPROVED ROADWAY LAYOUT FROM THE CONCEPTUAL MAP AT HARRIS BRANCH SECTION TWO PRELIMINARY PLAN INTO THE LAND USE PLAN. ADJUSTMENT OF SEVERAL LAND USE LOCATIONS.

ADMINISTRATIVELY APPROVED BY CITY OF AUSTIN DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT — DATE

TABLE 2 (AAAAA)
P.U.D. DENSITIES

ZONING CATEGORY	AREA IN ACRES	AVG. DENSITY UPA/FAR	NO. OF UNITS	BLD. SQ. FT.	% OF PROJECT
SINGLE FAMILY RESIDENTIAL					
SF-2	364.80	3.00 upa	1,834		17.36%
SF-4	280.90	6.25 upa	1,559		13.27%
SF-6	184.20	12.00 upa	1,917		17.54%
	829.90		5,387		37.26%
MULTI-FAMILY RESIDENTIAL					
MF-2	43.00	23.00 upa	924		1.99%
MF-3	87.00	27.00 upa	2,319		4.13%
	130.00		3,243		6.12%
RETAIL					
LR	59.40	.25:1.0 FAR		765,766	3.28%
GR	38.00	.25:1.0 FAR		424,710	1.80%
OFFICE					
LO	22.00	.45:1.0 FAR		431,244	1.04%
GO	40.00	.48:1.0 FAR		764,080	1.90%
INDUSTRIAL					
LI	***601.42	.48:1.0 FAR		4,035,973	9.63%
LI/AP	***427.00	.48:1.0 FAR		5,160,928	12.33%
LI	***226.00	.60:1.0 FAR		853,600	1.18%
	854.52			12,438,212*	31.41%
PUBLIC					
TRANSIT	2.00				0.09%
ELEMENTARY SCHOOL	30.70				1.45%
JR. HIGH SCHOOL	25.00				1.18%
LIBRARY/COMM. CENTER	4.00				0.19%
FIRE STATION	1.50				0.07%
R.O.W.	169.40				8.07%
P.U.D. (A ERATION POND)	1.00				0.05%
GREENBELT/PARK (PUBLIC)	63.00				3.00%
GREENBELT/PARK (PRIVATE)	172.10				8.14%
BLUEGRANITE LAKES (PRIVATE)	33.00				1.60%
	508.70				24.09%
TOTALS	2,113.52		8,930	12,438,212*	100.00%

* Maximum combined commercial and industrial square footage will be 11,300,000.
** Tracts A-12 and A-13a will have a maximum average of .621 only if approved for P.D.A.
*** Approved 3.51 acres of land for goods recycled in Vol. 11308, Pg. 744 and Vol. 10861, Pg. 791 of the Real Property Records, Travis County, Texas.

NOTES:
1. Tracts B-17 and B-24 are to be dedicated to the City of Austin for City-sponsored low to moderate income housing.
2. Table Data Includes Administrative P.U.D. Revisions NO. 1,2,3,4,5,6,7, and 8.

PRELIMINARY & FINAL PLAT REFERENCES

1. COMMUNITY CENTER FINAL PLAT (C8-89-0133.0A)
2. CMG CENTER FINAL PLAT (C8-90-0016.0A)
3. PARK OF COMMERCE, SECTION 1 FINAL PLAT (C8-90-0031.0A)
4. PHASE ONE-A SECTION IV FINAL PLAT (C8-88-127.01A)
5. TOWN CENTER FINAL PLAT (C8-89-0133.1A) (VACATED)
6. REPLAT OF COMMERCE PARK SECTION 1 FINAL PLAT (C8-90-0133.0A)
7. APPLIED MATERIALS SECTION ONE FINAL PLAT (C8-90-0121.0A)
8. HARRIS BRANCH PHASE ONE — B PRELIMINARY PLAT (C8-89-0208)
9. HARRIS BRANCH PHASE ONE-D (C8-89-0182)
10. HARRIS BRANCH PHASE ONE-D (C8-88-0084-1a)

REVISION 12 — VOID

D. THE ALLOCATION OF RECEIVED STREETS AS INDIVIDUAL LOTS OR INDIVIDUAL PARCELS IS CONDITIONAL. FINAL LOCATIONS OF RECEIVED STREETS SHALL BE ESTABLISHED WITH PRELIMINARY SUBDIVISION REVIEW AND APPROVAL.
E. IN THE EVENT IT BECOMES NECESSARY FOR ANY PARCEL TO HAVE ACCESS THROUGH, ESTIMATED FACILITIES ESTABLISHED HEREIN OR PROPOSED ALIGNMENT WITHIN ADJACENT PARCELS, THE PROPERTY OWNER SHALL PROVIDE FOR THE ATTAINMENT OF SAID ALIGNMENTS PRIOR TO APPROVAL OF FINAL SUBDIVISION PLAT.
F. IN THE EVENT OF TWO SUBDIVISIONS, ONE OR EXCEEDING ONE ACRES, SHARING RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF TRAIL SYSTEM IMPROVEMENTS THAT SERVE BOTH OF SAID SUBDIVISIONS AND ESTABLISHED BY THE CITY OF AUSTIN, OR SHARE CONSTRUCTION AND ASSOCIATED COST PREVIOUSLY PUT FORTH, PLAN VACATION OR REVISION IMPLICATIONS MAY BE REQUIRED, AT EARLIEST POSSIBLE OPPORTUNITY, IF PLANS TO CONSTRUCT ARE SUBMITTED IN THE NEARLY NON-SAME CONSTRUCTION.
G. A CONFIGURATION OF TRIANGULAR SHAPED, TRIANGULAR SHAPED, AND SQUARE SHAPED INTERSECTIONS TO REDUCE CLOSE PROXIMITY LOW LEVEL OF SERVICE AT PRELIMINARY PLAN STAGE.
H. THE FINAL SUBDIVISION PLAT FOR PHASE ONE-B SHALL BE CONSISTENT WITH THE PRELIMINARY PLAN APPROVED FOR THAT PHASE ONLY.
I. THE FINAL SUBDIVISION PLAT FOR PHASE ONE-B SHALL BE CONSISTENT WITH THE PRELIMINARY PLAN APPROVED FOR THAT PHASE ONLY.
J. DRAINAGE EASEMENTS SHALL BE REQUIRED FOR CONVEYANCE OF FULLY DEVELOPED STORM FLOWS.
K. PUBLIC DRAINAGE EASEMENTS SHALL EXIST WITH THE ACCEPTANCE OF THE FINAL SUBDIVISION PLAT.
L. AT THE TIME OF SUBMISSION OF THE FIRST OF THE SUBDIVISION PLATS FOR THE PROJECT, THE DEVELOPER SHALL PROVIDE TO THE CITY OF AUSTIN A TRAFFIC IMPACT ANALYSIS (TIA) FOR THE ENTIRE PROJECT. THE TIA SHALL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE IN EFFECT AT THE TIME THAT THE TIA IS SUBMITTED. THE TIA SHALL ALSO ADDRESS ANY ADDITIONAL TRAFFIC GENERATED BY ANY CHANGE IN LAND USE FROM THAT WHICH IS SHOWN ON THE APPROVED P.U.D. LAND USE PLAN. THE TIA SHALL BE UPDATED AS REQUIRED BY THE CITY OF AUSTIN.

REVISION 13 — PLACEMENT OF SIX SIGNS AND NEW STREET CONCEPT INTO INTERSECTION OF SH 130 AND HERMEY DR.

ADMINISTRATIVELY APPROVED BY CITY OF AUSTIN DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT — DATE

REVISION 13

PLACEMENT OF COMMERCIAL REVIEW SERVICES "CS", PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE OF 1981, AND NEW STREET CONCEPT INTO INTERSECTION OF SH 130 AND HOGSHAW DR.

The following P.U.D. conditions shall apply to the 214.902 acre tract and the 116.338 acre tract as shown in Exhibit A except as set forth otherwise herein:

1. Commercial Highway Services "CH" District development regulations and uses are approved on tract 50-1 through 50-14.
2. Maximum height is limited to 125 feet in 50-1 through 50-14.
3. If additional yards and requirements are triggered as a result of any residential development within the East and West P.U.D. tracts fronting U.S. Highway 290, such additional requirements will be satisfied through the parkland dedication made and required to be made in the remainder of the Harris Branch P.U.D.
4. Permitted uses, conditional uses, prohibited uses, accessory uses, and site development regulations are modified to allow development in the P.U.D. to comply with site development regulations and permitted uses of the P.U.D. land use plan.
5. Traffic Impact Analyses required by LDC §25-6-113 will be deferred to the site plan stage of the development.
6. See Ordinance for Revision No. 13 for cut and fill requirements.
7. A block length variance to LDC §25-4-153 in the amount of 3,800 feet shall be granted for streets within the amended P.U.D.
8. Water features found within the area of the P.U.D. will be addressed in the manner agreed to as shown on Sheet 4 of 4 of the P.U.D. (see 30,31,32 and 33).
9. (Not used)
10. The applicant shall provide an Integrated Pest Management Plan for all of the property within the P.U.D.
11. Developments within the Critical Water Quality Zone and Water Quality Transition Zone shall be addressed as shown on the Base Map (Lots 30,31,32 and 33). See Ordinance for Revision No. 13 with respect to the treatment of Water Quality Transition Zones for Lots, 4,5 and 6.
12. See Ordinance for Revision No. 13 for maintenance of Wet Ponds within the development.
13. Impervious cover for the P.U.D. will be computed on a gross site area basis. There will be no reduction in impervious cover as a result of building on slopes. This is a variance from LDC §25-8-62.
14. The Base Map, Pages 4 of 4 of the P.U.D. is for illustrative purposes in: 1) demonstrate graphically, earthy reference, the location and extent of water features, open spaces, critical water quality zones and water quality transition zones, and 2) identify those areas by reference where development is restricted to water quality and detention facilities. The internal roads and lot lines are not as they may appear in subsequent preliminary plans, final plats and/or site development permit applications for development with the P.U.D. The internal roadways and lot lines may be changed, removed, moved, increased and/or decreased without the concurrence of the City of Austin as long as such change, removal, increase or decrease is consistent with PUD Note 1 through 13 above.

Harris Branch PUD
Revision No. 13

Changes by Parcel No.

Parcel Number	Previous Acreage	Proposed Acreage	Previous Land Use	Proposed Land Use
B-2	23.88	27.20	SF-4	SF-4
B-2A	24.00	0.00	MF-3	
B-3, B	28.97	0.00	LI	
B-3C	0.00	19.13	GO	MF-3
B-3D	0.00	0.90	LR	
B-4	31.00	31.20	SF-4	SF-4
B-5A	1.92	0.00	SF-4	
B-5B	6.54	9.40	SF-6	
B-5C	20.57	28.93	SF-4	LI
B-6	13.61	11.41	SF-4	GO
B-8	4.21	4.21	SF-2	SF-2
B-8A	10.67	10.66	SF-4	GO
TOTAL	215.31	215.31		

Harris Branch PUD
Revision No. 13

Summary of Land Use Changes

Land Use Category	Previous Acreage	Proposed Acreage	Change (Reserved for Future Definition)
SF-2	4.21	4.21	0.00
SF-4	74.07	97.28	21.21
SF-6	20.14	20.60	1.54
LO	9.13	0.00	-9.13
GO	31.99	36.27	4.27
MF-3	44.00	40.13	-3.87
LI	28.82	28.82	0.00
TOTAL	215.31	215.31	0.00

ADMINISTRATIVELY APPROVED BY CITY OF AUSTIN DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT — DATE

REVISION 14 — PLACEMENT OF SH 130/HS AND NEW STREET CONCEPT INTO INTERSECTION OF SH 130 AND HERMEY DR.

ADMINISTRATIVELY APPROVED BY CITY OF AUSTIN DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT — DATE

REVISION 14

PLACEMENT OF COMMERCIAL REVIEW SERVICES "CS", PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE OF 1981, AND NEW STREET CONCEPT INTO INTERSECTION OF SH 130 AND HOGSHAW DR.

The following P.U.D. conditions shall apply to the 214.902 acre tract and the 116.338 acre tract as shown in Exhibit A except as set forth otherwise herein:

1. Commercial Highway Services "CH" District development regulations and uses are approved on tract 50-1 through 50-14.
2. Maximum height is limited to 125 feet in 50-1 through 50-14.
3. If additional yards and requirements are triggered as a result of any residential development within the East and West P.U.D. tracts fronting U.S. Highway 290, such additional requirements will be satisfied through the parkland dedication made and required to be made in the remainder of the Harris Branch P.U.D.
4. Permitted uses, conditional uses, prohibited uses, accessory uses, and site development regulations are modified to allow development in the P.U.D. to comply with site development regulations and permitted uses of the P.U.D. land use plan.
5. Traffic Impact Analyses required by LDC §25-6-113 will be deferred to the site plan stage of the development.
6. See Ordinance for Revision No. 13 for cut and fill requirements.
7. A block length variance to LDC §25-4-153 in the amount of 3,800 feet shall be granted for streets within the amended P.U.D.
8. Water features found within the area of the P.U.D. will be addressed in the manner agreed to as shown on Sheet 4 of 4 of the P.U.D. (see 30,31,32 and 33).
9. (Not used)
10. The applicant shall provide an Integrated Pest Management Plan for all of the property within the P.U.D.
11. Developments within the Critical Water Quality Zone and Water Quality Transition Zone shall be addressed as shown on the Base Map (Lots 30,31,32 and 33). See Ordinance for Revision No. 13 with respect to the treatment of Water Quality Transition Zones for Lots, 4,5 and 6.
12. See Ordinance for Revision No. 13 for maintenance of Wet Ponds within the development.
13. Impervious cover for the P.U.D. will be computed on a gross site area basis. There will be no reduction in impervious cover as a result of building on slopes. This is a variance from LDC §25-8-62.
14. The Base Map, Pages 4 of 4 of the P.U.D. is for illustrative purposes in: 1) demonstrate graphically, earthy reference, the location and extent of water features, open spaces, critical water quality zones and water quality transition zones, and 2) identify those areas by reference where development is restricted to water quality and detention facilities. The internal roads and lot lines are not as they may appear in subsequent preliminary plans, final plats and/or site development permit applications for development with the P.U.D. The internal roadways and lot lines may be changed, removed, moved, increased and/or decreased without the concurrence of the City of Austin as long as such change, removal, increase or decrease is consistent with PUD Note 1 through 13 above.

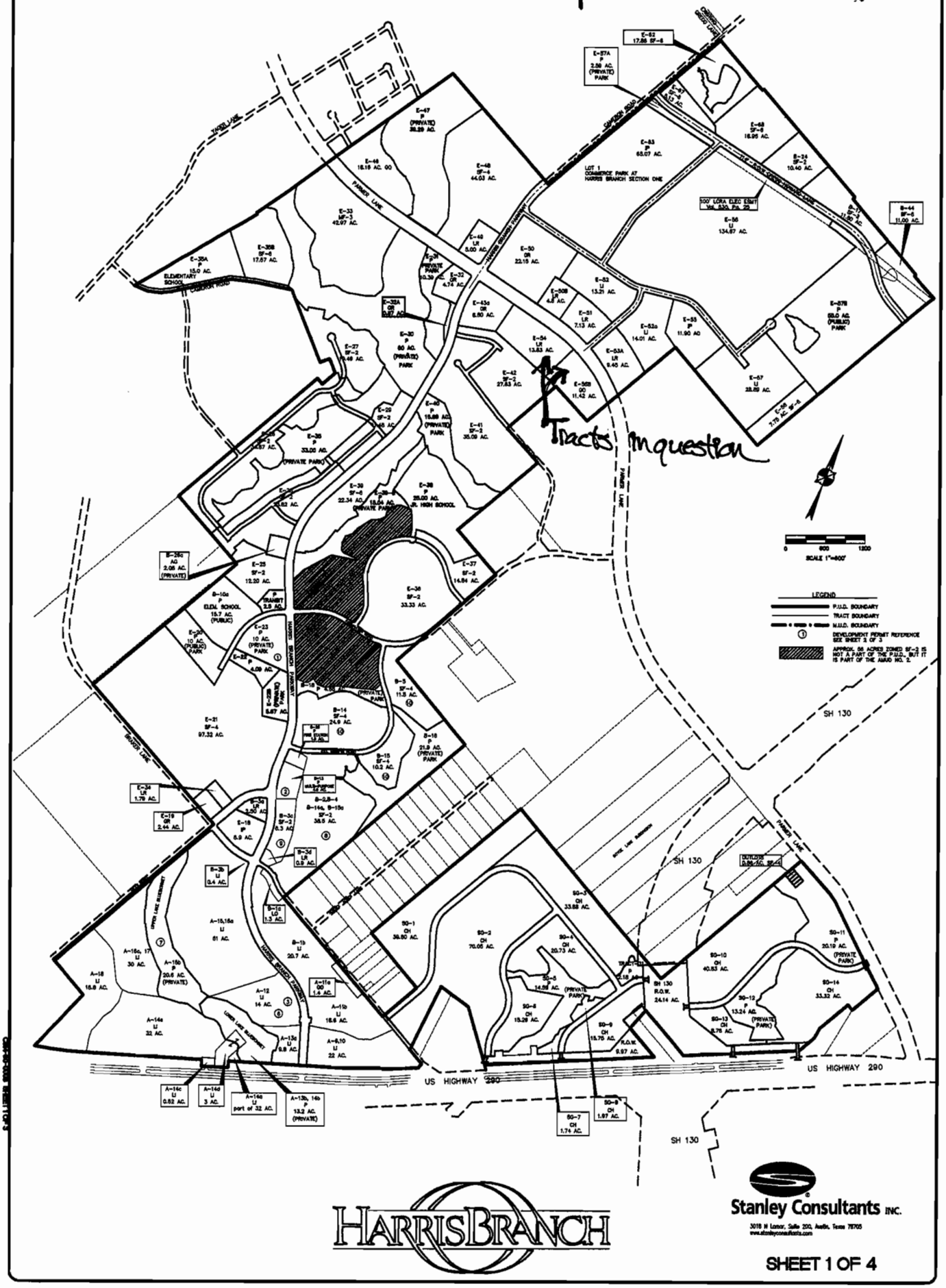
HARRIS BRANCH

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P.U.D. LAND USE PLAN

C814-90-0003 (Proposed Amendment #14)



HARRIS BRANCH

Stanley Consultants INC.

3018 N Lamar, Suite 200, Austin, Texas 78705

SHEET 1 OF 4

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P.U.D. LAND USE PLAN

C814-90-0003

P.U.D. Land Use Plan Originally prepared by:
Lichliter/Jameson & Associates, Inc.
Consulting Engineers
811 Barton Springs Road, Suite 400
Austin, Texas 78701-1166

ORIGINAL APPROVAL
SHEET
FULL COUNTRY

ZONING CATEGORY	AREA IN ACRES	DU DENSITY NO. OF DU'S	GSFA SQ. FT.	FAR	PERCENT OF PROJECT
SINGLE FAMILY RESIDENTIAL					
SF-2	201	6.55 DU/AC	1,562		13.6%
SF-6	170	12.00 DU/AC	1,116		9.6%
	371		2,678		23.2%
MULTI-FAMILY RESIDENTIAL					
MF-3	111	20.00 DU/AC	2,961		1.9%
	111		2,961		1.9%
RETAIL					
GR	53	25.00 FAR	578,992		4.9%
OFFICE					
LO	53	25.00 FAR	578,992		4.9%
INDUSTRIAL					
IP	1,000	25.00 FAR	10,890,000		92.3%
	1,053		11,469,000		97.2%
PUBLIC					
TRANSIT	3				0.02%
ELEMENTARY SCHOOL	24				1.4%
JR. HIGH SCHOOL	24				1.4%
COMMUNITY RECREATION CENTER	13				0.8%
FIRE STATION	1.5				0.01%
ROW	102.1				8.7%
	167.6				12.4%
TOTALS	1,701.6	18,000	11,447,000		100.00%

* Density calculations recommended and maximum densities allowed may be further restricted by the provisions of the Comprehensive Watershed Ordinance or other requirements of the Land Development Code.

STREET Refer Table

Roadway	Classification	Existing R.O.W. (Feet)	Existing Pavement (Feet)	Proposed R.O.W. (Feet)	Proposed Pavement (Feet)
Harris Branch Pkwy					
Harris Branch Pkwy					

* Per January 1988 Austin Metropolitan Area Roadway Plan.

NOTES:

1. As provided for in the P.U.D. ordinance, the Land Use Plan for the P.U.D. may be amended by ordinance. Such amendments generally must also be approved by the City Council in accordance with the Zoning Ordinance and the Interlocal Agreement for Austin Utilities, Ch. 43.
2. Minimum building setback, maximum height of structures, minimum parking standards will be governed by the Austin Zoning Ordinance.
3. All development within a P.U.D. must conform with the performance requirements established by the Austin Zoning Ordinance.
4. Portions of the Harris Branch Parkway (P.A.L.) may require additional right-of-way for specific cut-and-fill, drainage, and/or roadway purposes. The exact amount of right-of-way required will be determined by the City of Austin during the subdivision and site plan review processes. Any right-of-way dedication will be provided by the owner concurrent with the filing of preliminary subdivision plats or site plans.
5. Portions of the Harris Branch Parkway (P.A.L.) may require additional right-of-way for intersections.
6. All signs must conform with the Austin Sign Ordinance.
7. A determination of whether gravel buildings have been used to identify the proper zoning, by water in Austin Water for purchase and sale.
8. All water lines will be installed by the City, under the City's water development ordinance in that water for the purpose of providing adequate water supply for domestic use and adequate water pressure for fire protection purposes. The water system must be approved by the City of Austin Water Utility and must be in accordance with the City's water development ordinance in that water for the purpose of providing adequate water supply for domestic use and adequate water pressure for fire protection purposes. The water system must be approved by the City of Austin Water Utility and must be in accordance with the City's water development ordinance.

REVISION ⚠ — Revised [illegible] to Harris Branch, Inc., Consulting Engineers

REVISION ⚠ — [illegible] to Lots 1 & 2, Block A, Harris Branch Industrial Park Section 1, a subdivision of record in Book 85, Page 1 of the Plat Records of Travis County, Texas.

REVISION ⚠ — ADJUSTMENTS TO LAND USE PLAT AS REQUIRED BY THE ORIGINAL SUBDIVISION AND CONSTRUCTION PLANS. REVISED ACCORDING TO SECTION NO. 5.

TRACT | LAND USE | APPROVED | REVISION NO. 2

[illegible]	[illegible]	[illegible] AC.	[illegible] AC.

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Case Number: C814-90-0003.14
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
September 18, 2007 Zoning and Platting Commission

☐ I am in favor
☒ I object

Michael A. Smith
Your Name *(please print)*

11537 Glen Falloch Ct, Austin, TX 78754
Your address(es) affected by this application

Michael A Smith — 10/12/2007
Signature — Date

Comments:

I object to the rezoning as it will reduce my home's price and increase the crime rate. It has been proven that large apartment complexes contributes to the decline in home prices when they are with in the propose radius. IT has also been proven that large apartment complexes breed an increase in criminals and criminal activity. I do not want my tranquil area polluted by these influences.

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

/

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Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
September 18, 2007 Zoning and Platting Commission

☐ I am in favor
☒ I object

Sandra Franzen
Your Name *(please print)*

7011 Muckender Lane, Austin, TX 78754
Your address(es) affected by this application

Sandra Franzen — Date
Signature

Comments: This area is just starting to develop with some nice homes, parks, schools. Keeping it residential would be a very positive move on Austin's part. This is a very family friendly part of town, a much needed environment.

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.ci.austin.tx.us/development

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Case Number: C814-90-0003.14
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
September 18, 2007 Zoning and Platting Commission

☐ **I am in favor**
☒ **I object**

Alan Porter
Your Name *(please print)*

7200 Carpinta Cove 78754
Your address(es) affected by this application

Signature — 9/10/07 Date

Comments:

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Austin, TX 78767-8810

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Case Number: C814-90-0003.14
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
September 18, 2007 Zoning and Platting Commission

☑ **I am in favor**
☐ **I object**

Leonard Arthur Vermillion
Your Name *(please print)*

6916 William Wallace Way
Your address(es) affected by this application

Signature — 9/12/07 Date

Comments: _____

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Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-90-0003.14
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
September 18, 2007 Zoning and Platting Commission

☒ **I am in favor**
☐ **I object**

Dennis L. Love
Your Name *(please print)*

11400 Glen Falloch Ct
Your address(es) affected by this application

Signature

16 Sep 07
Date

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-90-0003.14
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
October 18, 2007 City Council

☐ I am in favor
☒ I object

JOAN WILSON
Your Name *(please print)*

7737 Hill Lane Manor, Tx 78653
Your address(es) affected by this application

Joan Wilson — Signature
10-5-07 — Date

Comments: Against Re-zoning
Increased density of uses endangers quality of LIFE NEAR single family neighborhoods, is environmentally insensitive to the area, already attacked ~~by~~ with poor quality urban sprawl - simply because it's "EAST" of I-35.

If you use this form to comment, it may be returned to:
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Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810