

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C814-06-0233 – Wildflower Commons  
Planned Unit Development

**Z.A.P. DATE:** July 17, 2007 (Staff)  
September 4, 2007 (Staff)  
November 6, 2007 (Staff)  
December 18, 2007 (Staff)  
February 19, 2008 (Staff)  
August 5, 2008 (Staff)  
September 16, 2008 (Staff)  
October 7, 2008 (Staff)  
October 21, 2008 (Staff)  
November 4, 2008 (Adj. Owner)  
November 18, 2008

**ADDRESS:** 4700 – 5200 Block of SH 45

**OWNER:** Wildflower Commons I, L.P. and  
Wildflower Commons II, L.P.  
(William S. Walters, III)

**AGENT:** Drenner & Golden Stuart  
Wolff, L.L.P.  
(Michele C. Haussmann)

**ZONING FROM:** SF-2; GO      **TO:** PUD      **AREA:** 265.678 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant planned unit development (PUD) district zoning with the conditions of the Environmental Board Motion 101508-3A, as shown in Attachment A; incorporating the Exterior Light Pollution Reduction Techniques, Exterior Design / Heat Island Reduction Requirements as illustrated in Attachment C; and as shown in the PUD Land Use Plan provided in Exhibit B.

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated October 15, 2008, as provided in Attachment B.

### **ENVIRONMENTAL BOARD RECOMMENDATION:**

August 20, 2008: *POSTPONED TO SEPTEMBER 17, 2008 BY THE ENVIRONMENTAL BOARD (6-0).*

September 17, 2008: *WITHDRAWN FROM THE AGENDA, DUE TO LACK OF QUORUM.*

October 1, 2008: *WITHDRAWN FROM THE AGENDA, DUE TO LACK OF QUORUM AND TO BE POSTED ON THE OCTOBER 15, 2008 AGENDA.*

October 15, 2008: *RECOMMENDED FOR APPROVAL WITH CONDITIONS, AS SHOWN IN THE ENVIRONMENTAL BOARD MOTION 101508-3A, PROVIDED IN ATTACHMENT A.*

*[P. MONCADA; R. AHART – 2<sup>ND</sup>] (5-0-2) D. ANDERSON; J. BEALL – ABSTAIN*

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

July 17, 2007: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO SEPTEMBER 4, 2007.*

*[J. MARTINEZ; S. HALE – 2<sup>ND</sup>] (8-0)*

September 4, 2007: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO NOVEMBER 6, 2007.*

*[J. MARTINEZ; S. HALE – 2<sup>ND</sup>] (8-0)*

November 6, 2007: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO DECEMBER 18, 2007.*

*[J. MARTINEZ; T. RABAGO – 2<sup>ND</sup>] (7-0) S. HALE – ABSENT*

December 18, 2007: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO FEBRUARY 19, 2008.*

*[K. JACKSON, J. GOHIL – 2<sup>ND</sup>] (8-0)*

February 19, 2008: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY THE STAFF*

*[J. GOHIL, J. SHIEH – 2<sup>ND</sup>] (5-0) K. JACKSON – NOT YET ARRIVED; T. RABAGO, J. MARTINEZ – ABSENT*

August 5, 2008: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO SEPTEMBER 16, 2008.*

*[K. JACKSON; T. RABAGO – 2<sup>ND</sup>] (6-0) C. HAMMOND – ABSENT*

September 16, 2008: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO OCTOBER 7, 2008.*

*[K. JACKSON; T. RABAGO – 2<sup>ND</sup>] (7-0)*

October 7, 2008: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO OCTOBER 21, 2008.*

*[C. HAMMOND; T. RABAGO – 2<sup>ND</sup>] (6-0) K. JACKSON – ABSENT*

October 21, 2008: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO NOVEMBER 4, 2008.*

*[R. EVANS; D. TIEMANN – 2<sup>ND</sup>] (4-0) B. BAKER; K. JACKSON; J. GOHIL – ABSENT*

November 4, 2008: *APPROVED A POSTPONEMENT REQUEST BY AN ADJACENT PROPERTY OWNER TO NOVEMBER 18, 2008.*

*[T. RABAGO; J. GOHIL – 2<sup>ND</sup>] (5-0) R. EVANS; D. TIEMANN – ABSENT*

November 18, 2008: *APPROVED STAFF RECOMMENDATION WITH THE ENVIRONMENTAL BOARD CONDITIONS AND THE CONDITIONS OF THE TRAFFIC IMPACT ANALYSIS*

*[K. JACKSON; T. RABAGO – 2<sup>ND</sup>](5-1, D. TIEMANN – NAY; J. GOHIL – ABSENT*

**ISSUES:**

Parks and Recreation Department (PARD) staff does not support the Applicant's request for waivers from the parkland requirements which are to dedicate land to the City or pay fees in lieu (Section 25-4, Article 3, Division 5 and Section 25-4-211(A) (Applicability)). The Applicant proposes to dedicate a minimum of 100 acres of open space in fee simple or conservation easement to the Hill Country Conservancy or any similar entity. The Applicant proposes that such dedication occur on or before 45 days from the issuance by the City of Austin of the first site development permit for vertical development on Tracts 1-5. The Applicant would like to discuss the recommendation of PARD.

The Oak Hill Association of Neighborhoods (OHAN) has provided a resolution in support of Wildflower Commons, and the adjacent property owners to the west have provided a letter of support. Please refer to attached correspondence located at the back of the Staff report.

**DEPARTMENT COMMENTS:**

The subject rezoning area consists of five tracts of undeveloped land located south and east of the MoPac and SH 45 intersection. The northern part of the rezoning area is zoned general office (GO) district zoning and the remainder is zoned single family residence standard lot (SF-2) district. The proposed PUD is bounded by undeveloped land to the west (County), undeveloped land (GR-CO and County) within the Circle C Ranch subdivision to the north, and undeveloped land (County) on the east and south. Please refer to Exhibits A (Vicinity Map), A-1 (Zoning Map) and A-2 (Aerial View).

The Applicant is requesting planned unit development (PUD) district zoning for a mixed use project to be known as Wildflower Commons that may be developed with up to 550 residential condo/townhomes; 124,000 square feet of general office; 100,000 square feet of supermarket, 360,000 square feet of shopping center and 40,000 square feet of high turnover restaurant. Development is proposed to occur on the southwest side of SH 45, while the northeast side of SH 45 is proposed for open space purposes, to be transferred to the Hill Country Conservancy for their Walk-for-a-Day program or a similar entity. Approximately 51 acres on the southwest side of SH 45 within the Bear Creek watershed is proposed to remain as open space within a conservation easement. Please refer to Exhibit B (PUD Land Use Plan).

The property is located over the Edwards Aquifer Recharge Zone and is subject to the Bradley Settlement Agreement. Although the Bradley Agreement allows for 18% impervious cover (45.607 acres), the Applicant has proposed at 15% impervious cover based on net site area (approximately 37.99 acres). There are seven variances requested to the environmental requirements and one transportation related request, as summarized below:

**1. Variance from LDC 25-8-262(B)(3)(b) (Critical Water Quality Zone Street Crossings)**

The Applicant is requesting to remove this requirement to allow one waterway crossing on Tract 1 to provide safe access that otherwise would not be possible.

**2. Variance from LDC 25-8-341 (Cut Requirements)**

The Applicant is requesting a modification to allow cuts up to 10' associated with the water quality and detention facilities, and up to 15' for areas associated roadways, parking areas, driveways, and other site development.

**3. Variance from LDC 25-8-342 (Fill Requirements)**

The Applicant is requesting a modification to allow fill up to 10' associated with the water quality and detention facilities, and up to 15' for areas associated roadways, parking areas, driveways, and other site development.

**4. Variance from LDC 25-8-482 (Critical Water Quality Zone)**

The Applicant is requesting a modification to allow a driveway or roadway into Tract 1.

**5. Variance from LDC 25-8-483(A)(1) (Water Quality Transition Zone)**

The Applicant is requesting a modification to allow one driveway or roadway into Tract 1.

**6 and 7. Variance from LDC 25-1-21(98) (Definitions) and LDC 25-2-519 (Construction of Ordinance)**

The Applicant is requesting to redefine site to include all tracts, including those separated by a public street or right-of-way. For the purposes of calculating impervious cover, the definition of Site includes all tracts (1-5).

**8. Variance from LDC 25-4-157(B) (Subdivision Access Streets)**

The Applicant is requesting a variance to provide only one access to an external street. The access will be constructed with a minimum 50 foot cross-section with two inbound and two outbound lanes.

*Staff recommendation and conditions:*

Staff recommends PUD zoning based on the following factors that make this project superior:

- Transfers 7.621 acres of available impervious cover to the Hill Country Conservancy or similar entity, to be used for a trail and associated improvements;
- Dedication of a minimum of 100 acres of open space as a conservation easement, or fee simple for conservation purposes;
- Prohibits development within the Bear Creek Watershed;
- Prohibits development on Tracts 2 and 4;
- Reduces the maximum construction envelope from 257.778 acres to 157.778 acres;
- Prohibits development upstream of all CEFs with the exception of one solution cavity - solution fracture, WC021;
- Provides a water quality conservation pond that captures 1.98 acre feet above the required water quality volume;

- Provides structural containment for areas of cut and fill where feasible;
- Adopts the Exterior Light Pollution Reduction techniques consistent with that approved for Southwest Marketplace (Costco and Lifetime Fitness – Forum PUD). These techniques involve design and implementation of interior and exterior lighting so that no direct-beam illumination leaves the building site;
- Adopts the Landscape and Exterior Design / Heat Island Reduction requirements consistent with that approved for Southwest Marketplace (Costco and Lifetime Fitness – Forum PUD); Available shading options include: additional plantings, using light colored materials on non-roof impervious surfaces, providing underground parking or using pervious pavement where soils are four feet or greater in depth. Available heat island reduction options include using energy efficient or vegetated roofing materials, and conducting a life cycle cost analysis for the use of concrete for all non-pervious paved parking and roadway surfaces;
- Provides 2-star Austin Energy Green Building Standards or equivalent LEED rating (as the subject properties are not within the Austin Energy service area); and
- Adopts any revised erosion and sedimentation control standards in the Environmental Criteria Manual (ECM) enacted between the effective date of the zoning ordinance and the date the Owner files an application for a site development permit. However, if the site development permit application is made prior to revisions of these standards in ECM are enacted, then the Owner will be required to have the erosion and sedimentation control plan approved by Environmental Resource Management Staff.

The proposed PUD clusters residential, office and commercial services, provides additional environmental benefits, incorporates a significant amount of open space, and is located at the intersection of two arterial roadways.

#### **EXISTING ZONING AND LAND USES:**

|              | <b>ZONING</b>           | <b>LAND USES</b>                    |
|--------------|-------------------------|-------------------------------------|
| <i>Site</i>  | SF-2; GO                | Undeveloped                         |
| <i>North</i> | County; GO-MU-CO; GR-CO | Undeveloped; MoPac/SH45 interchange |
| <i>South</i> | County                  | Undeveloped                         |
| <i>East</i>  | County; SF-2            | Undeveloped                         |
| <i>West</i>  | County                  | Undeveloped                         |

**AREA STUDY:** N/A

**TIA:** Is required – Please refer to Attachment B

**WATERSHED:** Bear Creek; Slaughter Creek **DESIRED DEVELOPMENT ZONE:** No – Barton Springs Zone – Recharge Zone

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** Yes, MoPac Expressway

**NEIGHBORHOOD ORGANIZATIONS:**

217 – Tanglewood Forest Neighborhood Association  
 298 – Oak Hill Association of Neighborhoods (OHAN)  
 384 – Save Barton Creek Association      427 – Circle C Homeowners Association  
 428 – Barton Springs/Edwards Aquifer Conservation District  
 627 – Onion Creek Homeowners Association      705 – OHAN 78735  
 742 – Austin Independent School District  
 786 – Home Builders Association of Greater Austin  
 943 – Save Our Springs Alliance      959 – Villages Neighborhood Association  
 967 – Circle C Neighborhood Association  
 1037 – Homeless Neighborhood Organization      1113 – Austin Parks Foundation

**SCHOOLS:**

Kiker Elementary School      Bailey Middle School      Bowie High School

**CASE HISTORIES:**

| NUMBER  | REQUEST                          | COMMISSION  | CITY COUNCIL  |
|---|----------------------------------|---|---|
| C14-00-2035 – City of Austin – Bradley Parties – generally known as Circle C Ranch, Pfluger Ranch and Spillar Ranch | I-RR to various zoning districts | To Grant as Staff recommended on all tracts except Tracts 13, 14A, 14B and 18 | Approved <b>RR</b> for Tracts 3, 8D, 19; <b>SF-2</b> for Tracts 1, 2A, 2B, 5, 6, 7, 8A, 8C, 9, 10, 12A, 12B, 15, 16A and 16B; <b>LO-CO</b> for Tract 4; <b>GO</b> for Tracts 14A and 14B, <b>LR-CO</b> for Tract 11A; <b>GR-CO</b> for Tracts 8B and 13; <b>GR-MU-CO</b> for 11B; <b>SF-2, SF-4A, CR and CS-1</b> for Tract 18( 3-23-00). |

**RELATED CASES:**

The GO zoned portions of the property were annexed into the full purpose City limits on December 17, 1997. The SF-2 portions of the property were annexed into the limited purpose City jurisdiction on April 3, 2000. There are no related subdivision or site plan cases on the subject property.

**ABUTTING STREETS:**

| <b>Name</b>                     | <b>ROW</b>                 | <b>Pavement</b>  | <b>Classification</b>   | <b>Sidewalks</b> | <b>Bike Route</b>     | <b>Bus Routes</b> |
|---------------------------------|----------------------------|------------------|---|------------------|-----------------------|-------------------|
| South MoPac Expressway (Loop 1) | Varies from 200 – 450 feet | 2 lanes each way | 4 lane major divided arterial roadway (12,700 vpd – by TXDOT in 2005) | No               | Priority 2, Route 434 | No                |
| SH 45                           | Varies from 400 – 700 feet | 2 lanes each way | 4 lane major divided arterial roadway (5,100 vpd – by TXDOT in 2005)  | No               | Priority 2, Route 440 | No                |

**CITY COUNCIL DATE:** December 18, 2008**ACTION:** Approved a Postponement request by the S.O.S. Alliance to January 15, 2009 (6-0, McCracken off the dais).

January 15, 2009

**ORDINANCE READINGS:** 1<sup>st</sup>2<sup>nd</sup>3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@ci.austin.tx.us**PHONE:** 974-7719

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant planned unit development (PUD) district zoning with the conditions of the Environmental Board Motion 101508-3A, as shown in Attachment A; incorporating the Exterior Light Pollution Reduction Techniques, Exterior Design / Heat Island Reduction Requirements as illustrated in Attachment C; and as shown in the PUD Land Use Plan provided in Exhibit B.

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated October 15, 2008, as provided in Attachment B.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

*1. The proposed zoning should be consistent with the purpose statement of the district sought.*

The Planned Unit Development (PUD) zoning district 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 provides greater design flexibility for development proposed within the PUD. Use of the PUD district should result in development superior to that which would occur using conventional zoning and subdivision regulations. PUD zoning is appropriate if the development enhances preservation of the natural environment; encourages high quality development and innovative design; and ensures adequate public facilities and services for development within the PUD.

*2. Zoning changes should result in a balance of land uses, provides an orderly and compatible relationship among land uses and incorporates environmental protection measures.*

Staff recommends PUD zoning based on the following factors that make this project superior:

- Transfers 7.621 acres of available impervious cover to the Hill Country Conservancy or similar entity, to be used for a trail and associated improvements;
- Dedication of a minimum of 100 acres of open space as a conservation easement, or fee simple for conservation purposes;
- Prohibits development within the Bear Creek Watershed;
- Prohibits development on Tracts 2 and 4;
- Reduces the maximum construction envelope from 257.778 acres to 157.778 acres;
- Prohibits development upstream of all CEFs with the exception of one solution cavity - solution fracture, WC021;
- Provides a water quality conservation pond that captures 1.98 acre feet above the required water quality volume;
- Provides structural containment for areas of cut and fill where feasible;
- Adopts the Exterior Light Pollution Reduction techniques consistent with that approved for Southwest Marketplace (Costco and Lifetime Fitness – Forum PUD). These techniques involve design and implementation of interior and exterior lighting so that no direct-beam illumination leaves the building site;



- Adopts the Landscape and Exterior Design / Heat Island Reduction requirements consistent with that approved for Southwest Marketplace (Costco and Lifetime Fitness – Forum PUD); Available shading options include: additional plantings, using light colored materials on non-roof impervious surfaces, providing underground parking or using pervious pavement where soils are four feet or greater in depth. Available heat island reduction options include using energy efficient or vegetated roofing materials, and conducting a life cycle cost analysis for the use of concrete for all non-pervious paved parking and roadway surfaces;
- Provides 2-star Austin Energy Green Building Standards or equivalent LEED rating (as the subject properties are not within the Austin Energy service area); and
- Adopts any revised erosion and sedimentation control standards in the Environmental Criteria Manual (ECM) enacted between the effective date of the zoning ordinance and the date the Owner files an application for a site development permit. However, if the site development permit application is made prior to revisions of these standards in ECM are enacted, then the Owner will be required to have the erosion and sedimentation control plan approved by Environmental Resource Management Staff.

The proposed PUD clusters residential, office and commercial services, provides additional environmental benefits, incorporates a significant amount of open space, and is located at the intersection of two arterial roadways.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The subject property is undeveloped with vegetation characterized as wooded and open rangeland. The 100-year floodplain, critical water quality zones (CWQZ – 4.54 acres) and water quality transition zones (WQTZ – 7.90 acres) are located at the north sides of Tracts 1 and 2. There is a watershed divide located at the southeast corner of Tracts 3 and 5; the majority of the project area slopes to the northeast towards Slaughter Creek, and a portion slopes to the southwest towards Bear Creek. All slopes are less than 15 percent. There are critical environmental features located on the property including sinkholes, solution cavities, closed depressions, caves, solution cavity-solution fractures, and a sink hole and wetland.

### **Impervious Cover**

The impervious cover is proposed at 15% net site area, which is approximately 37.99 acres of impervious cover. The Applicant is allocated approximately 45.61 acres of impervious cover per the Bradley Agreement.

### **Environmental**

Please refer to Attachment A.

### **Transportation**

Please refer to Attachment B.

|                      | Tract 1 | Tract 2 | Tract 3 | Tract 4 | Tract 5 | TOTAL  |
|----------------------|---------|---------|---------|---------|---------|--------|
| Existing Base Zoning | GO      | GO      | SF-2    | SF-2    | SF-2    |        |
| Trips Generated      | 19,590  | 26,182  | 783     | 17      | 945     | 47,517 |

\* Please note that the trip generation is based on several assumptions. A more accurate trip generation will be based upon actual site plan application.

### **Water and Wastewater**

The landowner intends to serve each lot with City of Austin water and wastewater utility service. The landowner, at his own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, and system upgrades to serve each lot.

The landowner's engineer must provide a construction cost estimate that includes the water and wastewater utility improvements, offsite main extension, and system upgrades. The landowner must pay the Subdivision Engineering Review Fee and a note must be on the plat making the landowner responsible for providing the subdivision information, including the water and wastewater utility improvements, offsite main extension, and system upgrades.

No lot will be occupied until the structure is connected to the City of Austin water and wastewater utility system.

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.

The water and wastewater utility system serving this subdivision 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. The water and wastewater utility construction must be inspected by the City. The landowner must pay the City inspection fee with the utility construction.

### **Electric**

This area is not in Austin Energy's service territory. Pedernales Electric Cooperative, Inc. is the electric provider for this area.

### **Subdivision**

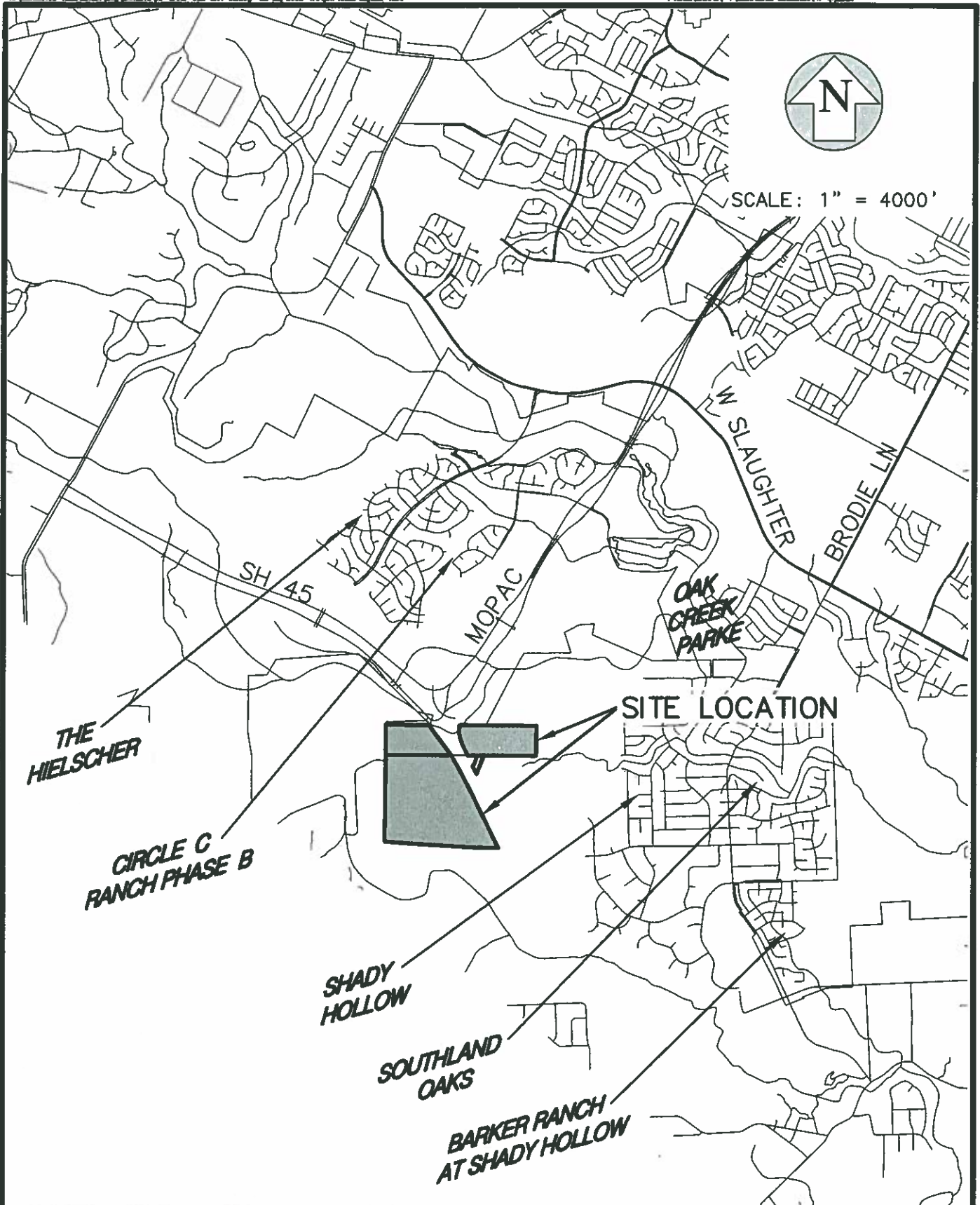
Applications for subdivision preliminary plan(s) and final subdivision plat(s) will be need to be approved prior to approval of any site plan or issuance of any development permit.

**Site Plan and Compatibility Standards**

Site plans will be required for any new development other than single-family or duplex residential.

This site is in the Scenic Roadway Sign District. All commercial signage must meet the criteria for Scenic Roadway signs, as found in 25-10-124 of the Land Development Code.

The proposed development does not trigger the application of compatibility standards.



| NO. | PROJECT            | DATE    | REVISIONS | BY |
|-----|--------------------|---------|-----------|----|
| 1   | WILDFLOWER COMMONS | 7-11-07 |           |    |
| 2   |                    |         |           |    |
| 3   |                    |         |           |    |
| 4   |                    |         |           |    |
| 5   |                    |         |           |    |
| 6   |                    |         |           |    |
| 7   |                    |         |           |    |
| 8   |                    |         |           |    |
| 9   |                    |         |           |    |
| 10  |                    |         |           |    |




|              |                            |
|--------------|----------------------------|
| PROJECT:     | WILDFLOWER COMMONS EXHIBIT |
| VICINITY MAP |                            |

**PATE ENGINEERS**  
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 1100 NORTH CAPITAL OF TEXAS HIGHWAY  
 SUITE 200 ALBUQUERQUE, NEW MEXICO 87102-2404  
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 WWW.PATEENGINEERS.COM

EXHIBIT A



1" = 800'

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

#### ZONING

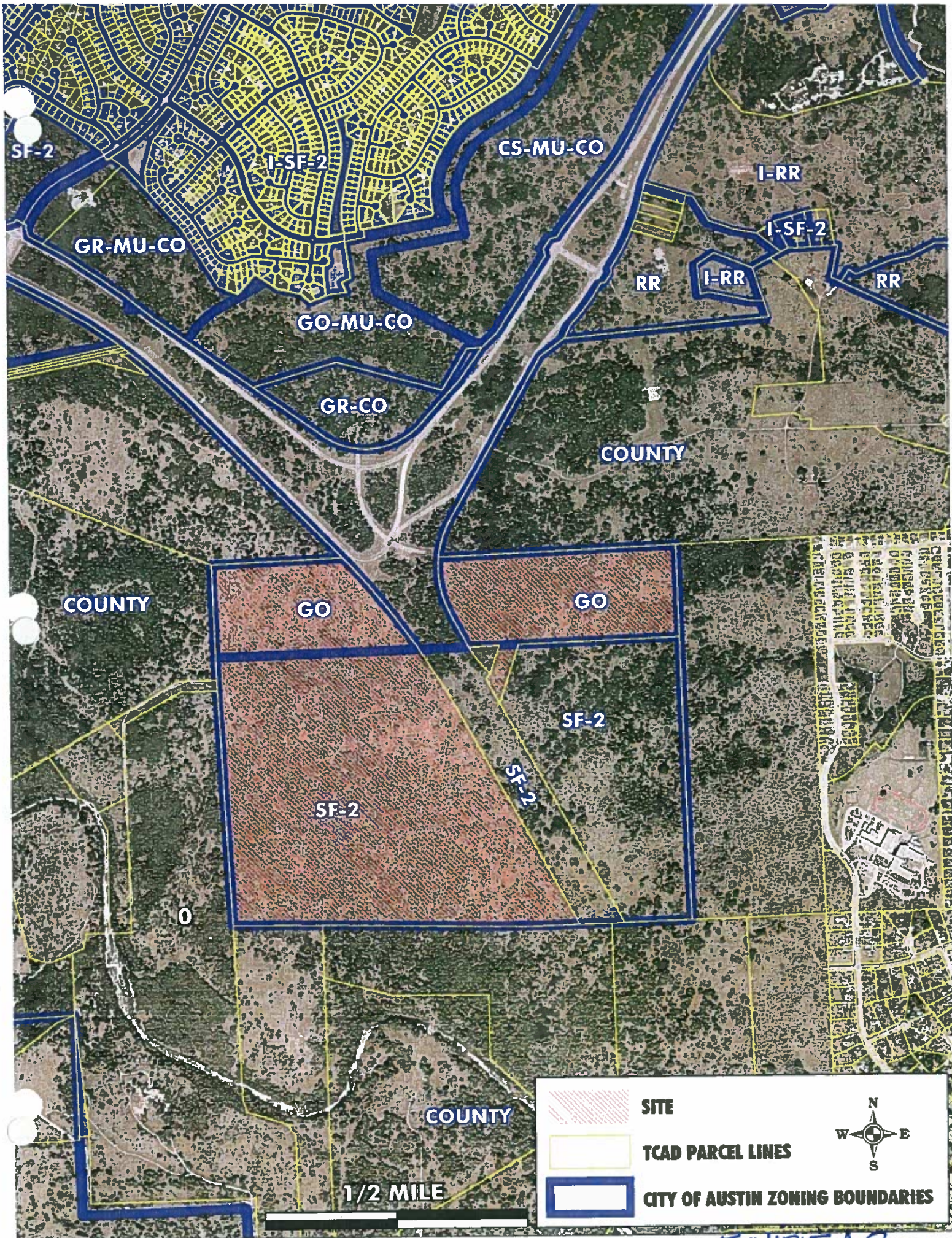
*Exhibit A-1*

ZONING CASE#: C814-06-0233  
 ADDRESS: 4700-5200 BLK SH 45  
 SUBJECT AREA: 265.678 ACRES  
 GRID: B13 & B14  
 MANAGER: W. RHOADES



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.





SF-2

I-SF-2

CS-MU-CO

I-RR

GR-MU-CO

I-SF-2

RR

I-RR

RR

GO-MU-CO

GR-CO

COUNTY

COUNTY

GO

GO

SF-2

SF-2

SF-2

COUNTY

1/2 MILE



SITE



TCAD PARCEL LINES



CITY OF AUSTIN ZONING BOUNDARIES



EXHIBIT A-2



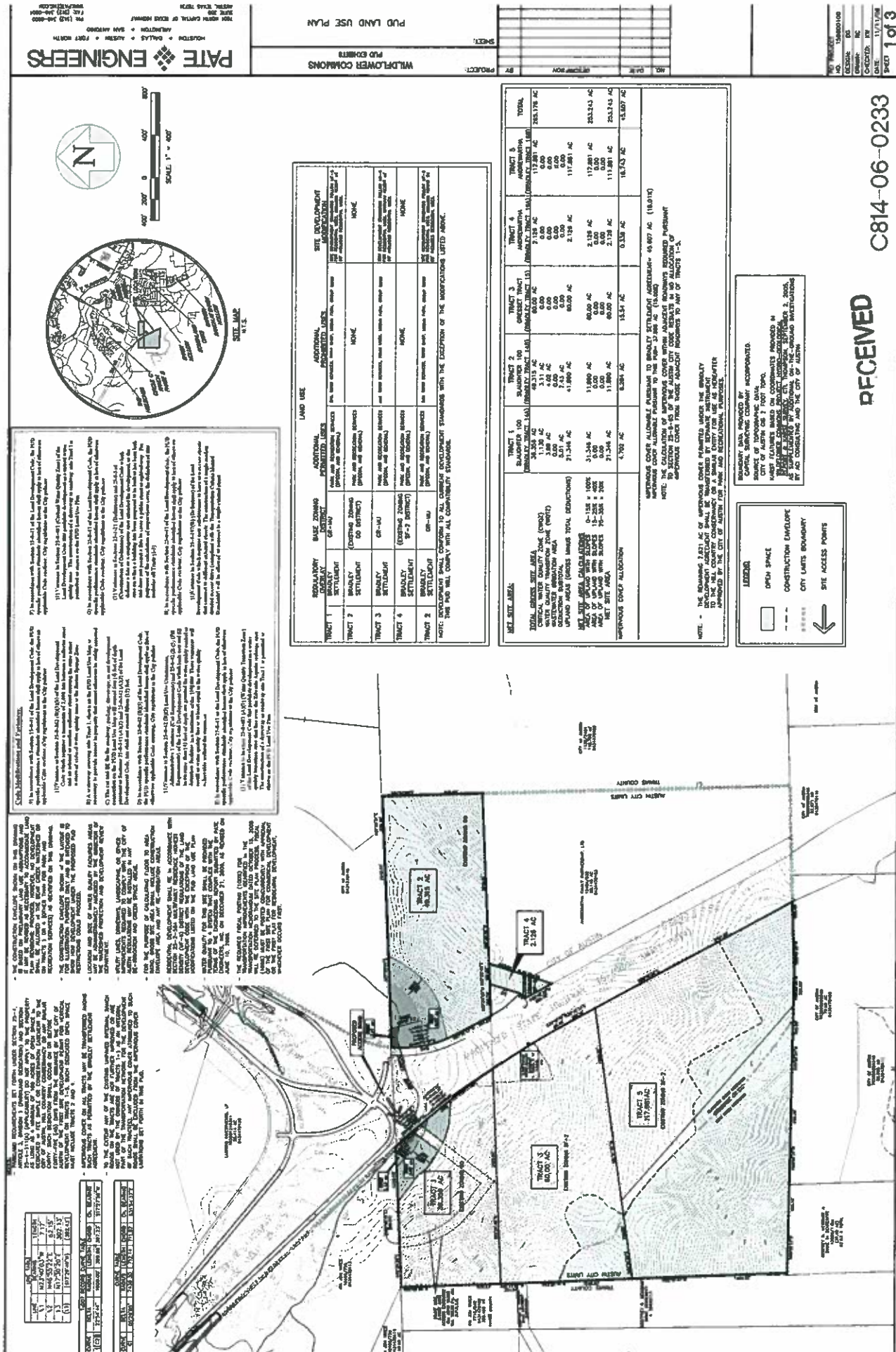
C814-06-0233

RECEIVED

NOV 12 2008

## Neighborhood Planning & Zoning

EXHIBIT B  
AND USE PLAN





# ENVIRONMENTAL BOARD MOTION 101508-3a

October 15, 2008

Subject: Wildflower Commons PUD C814-06-0233

Motioned By: Phil Moncada

Seconded by: Rodney Ahart

## Recommendation

The Environmental Board recommends conditional approval of the following exceptions for the Wildflower Commons PUD C814-06-0233

- 1) LDC 25-8-65 (Roadways) to not account for the roadway deduction;
- 2) LDC 25-8-262(B)(3)(b) (Critical Water Quality Zone Street Crossings) to allow one crossing;
- 3) LDC 25-8-341 (Cut Requirements) per cut/fill exhibit;
- 4) LDC 25-8-342 (Fill Requirements) per cut/fill exhibit;
- 5) LDC 25-8-482 (Critical Water Quality Zone) to allow one driveway or roadway;
- 6) LDC 25-8-483(A)(1) (Water Quality Transition Zone) to allow one driveway or roadway;
- 7) LDC 25-1-21(98) (Definitions) to revise the definition of "site" to allow the tract to be reviewed as one "site" although the tract is crossed by a public street.;
- 8) LDC 25-8-519 (Construction of Ordinance) to allow this application to use the revised definition of "site"; and
- 9) LDC 25-4-157(B) (Subdivision Access Streets) to provide only one access to an external street.

The land in the PUD is within the area known as the Barton Springs Zone in which the City's Save Our Springs (SOS) ordinance applies. Application of City ordinances to development of the land is affected by the "Settlement Agreement by and Between the City of Austin and the Bradley Parties" (commonly known as the Bradley Agreement) that ended litigation over development of the land in 2000. This requires a site-specific amendment of SOS (specifically, City Code section 25-8-519) to alter the definition of "site". PUD zoning may also modify City ordinances applicable to development of the land. Watershed: Slaughter Creek and Bear Creek Watersheds (Barton Springs Zone) Drinking Water Protection Zone. Gross site area: 265.68 acres



**STAFF CONDITIONS:**

1. Stabilize cut/fill using terracing or structural containment where feasible;
2. Transfer 7.621 acres of available impervious cover to the Hill Country Conservancy or similar entity;
3. Dedicate a minimum of 100 acres of open space as a conservation easement or fee simple for conservation purposes;
4. Prohibit development within the Bear Creek Watershed;
5. Prohibit development on Tracts 2 and 4;
6. Reduce the maximum construction envelope from 257.778 acres to 157.778 acres;
7. Prohibit development upstream of all CEFs with the exception of one solution cavity - solution fracture, WC021;
8. Provide a water quality conservation pond that captures 1.98 acre feet in excess of the required water quality volume;
9. Adopts the Exterior Light Pollution Reduction techniques consistent with that approved for Southwest Marketplace (Costco and Lifetime Fitness – Forum PUD, Tract 2 and Parcels F and J). These techniques involve design and implementation of interior and exterior lighting so that no direct-beam illumination leaves the building site;
10. Adopts the Landscape and Exterior Design / Heat Island Reduction requirements consistent with that approved for Southwest Marketplace (Costco and Lifetime Fitness – Forum PUD, Tract 2 and Parcels F and J). Available shading options include: additional plantings, using light colored materials on non-roof impervious surfaces, providing underground parking or using pervious pavement where soils are four feet or greater in depth. Available heat island reduction options include using energy efficient or vegetated roofing materials, and conducting a life cycle cost analysis for the use of concrete for all non-pervious paved parking and roadway surfaces; and
11. Provide 2-star Austin Energy Green Building Standards or equivalent LEED rating (as the subject properties are not within the Austin Energy service area).
12. Adopt any revised Erosion and sedimentation standards in ECM enacted between the effective date of zoning ordinance and date owner files an application for site development permit; or if site development permit applied for prior to revisions to erosion and sedimentation standards in ECM enacted between effective date of zoning ordinance, owner will be required to have ESC plan approved by ERM staff.

**BOARD CONDITIONS:**

1. Provide screening along proposed SH 45 outside Texas Department of Transportation right-of-way on the west side along the construction envelope.
2. Remove secondary access PUD note Remove PUD note regarding additional permitted land uses, cocktail lounge, liquor sales, convalescent services.
3. Delete exception to LDC 25-8-65 (Roadways) to not account for roadway deduction.

**4. Applicant will follow recommendations outlined in the Memorandum from Scott Hiers to Patricia Foran dated July 7, 2008. See attachmen**

**TO:** Patrica Foran, Senior Environmental Reviewer  
Watershed Protection and Development Review Department

**FROM:** Scott E. Hiers, P.G., Senior Environmental Scientist  
Watershed Protection and Development Review Department

**DATE:** July 7, 2008

**SUBJECT:** Corrections to ERM's August 22, 2007 memo regarding Critical Environmental Feature setbacks of Wildflower Commons.

As part of the City of Austin's development review process, Environmental Resource Management (ERM) staff reviewed the karst assessment for the Wildflower Commons development site. The site is about 268-acres located in south Austin immediately south of the intersection of Loop 1 and State Highway 45. In late July and early August ERM, Barton Spring Edward Aquifer District and ACI Consulting staff members completed several karst surveys to determine if any karst recharge features might have been missed by an initial karst survey completed by J. Jackson Harper in October 2003.

Our surveys covered about 90 percent of the property. However, a layer of mulch and several brush piles from tree removal and clearing activities impeded our view of the ground in several areas. Although our survey efforts was hampered in some areas, we were able to identify 35 additional recharge features on or within 300-ft of the site. In all, 67 recharge features were identified by Harper's 2003 and the City's 2007 karst assessments. ERM staff has determined that 49 of the 67 features are critical environmental features (48 recharge features and 1 wetland/sinkhole). These features are located on or within 300-ft of the Wildflower Commons site. Table 1 lists all the features identified by both surveys and a corresponding location map (Map 1) is attached.

Based the surface drainage patterns, 2-ft topography, the type of feature, the feature's size and the density (or clustering) of features, ERM staff is recommending protecting the critical environmental features with 19 critical environmental feature setback areas (Labeled A thru S). The attached map shows the location of the setback areas. ERM staff is recommending that the CEFs and their associated setback area (or buffers) are documented within the PUD ordinance along with the following Land Development Code (LDC) requirements from Section 25-8-281.

1. No residential lots may include a CEF or be located within 50 feet of a CEF.
2. Setback areas must be established to protect all CEFs. Although the LDC allows a portion of the CEF buffer to be included in a residential lot, I do not recommend that this be allowed. Residential lots should not include any portion of a CEF buffer. Setbacks must comply with the setback area has stated in Table 1 and shown Map 1. ERM is willing to revise setback areas listed in Table 1 and shown on Map 1 during PUD process, if the applicant provides more detail information to ERM staff such as 1-ft topographic survey that better delineates the catchment areas and a hydrogeologic assessment the features that better evaluates it recharge potential.
3. No disturbance of native vegetation is allowed within the buffer zone. This shall be stated in a section of the PUD ordinance specifically addressing Critical Environmental Feature protection.

4. No construction is allowed within the buffer zone, except for cave gates and educational trails built in compliance with 25-8-281 of the LDC. In the PUD ordinance, this shall be stated as "No construction or placement of structures within a Critical Environmental Feature buffer zone."
5. Stormwater disposal or irrigation is prohibited within a CEF buffer zone and shall be stated in the PUD ordinance.
6. Erosion and sedimentation controls must be installed at the perimeter of all CEF buffers prior to the initiation of construction.

Additional recommendations for CEF protection not explicitly stated in the Land Development Code, Section 25-8-281.

1. All CEFs must be shown on a topographic map (or maps), and listed in a summary table and included on an exhibit (s) in the PUD ordinance. The table must include the identification of the CEF, the type of CEF, and the recommended setback area. All maps must be must have north arrow and reference scale.
2. All CEFs and associated CEF buffers are to be shown on all plats, preliminary plans, site plans and construction plans. The PUD ordinance and the plat notes must have a following statement "all activities within the critical environmental feature setback must comply with Section 25-8-281(c)(2) of Austin's Land Development Code. This section states that the natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited this requirement."
3. No utilities are allowed within CEF buffers.
4. Fencing is required at the edge of all CEF buffer areas that are within limits of construction. Fencing must be 6 feet in height. Wrought iron or vinyl-coated chain link are acceptable. Access gates with a lockable latch are to be provided for each buffer.
5. Fencing at the edge of CEF buffers must be installed prior to the initiation of construction.
6. Water quality BMPs should not drain directly into CEF setback area. Level spreaders or similar structures must be used to overland sheet flow stormwater before it discharges near CEF setback areas. Stormwater irrigation must occur outside the CEF setback areas.
7. An IPM plan should being prepared for Wildflower Commons PUD.

Suggestions for alternative CEF protection not required by the Land Development Code.

1. An Operation and Maintenance plan is recommended for the long term management of all CEF buffers. The purpose of the CEF buffer is to protect water quality. Trash removal, pet waste pickup and inspections will increase the likelihood that conditions within the buffers are protective of water quality. The long term funding mechanism and the responsible management entities throughout the construction and post-construction phases should be identified in future submittals.
2. A restrictive covenant granting access to City of Austin staff to all CEF buffers within the Wildflower Commons PUD should be included in the ordinance.

If you have any questions regarding these comments or have additional information, please contact me at 974-1916.



Scott E. Hiers, P.G., Environmental Scientist  
Watershed Protection and Development Review Department

SH :

Attachment

cc: David Johns, City of Austin  
Wendy Welsh, City of Austin  
Stan Reece, ACI Consulting

Table 1: GPS locations and corresponding CEF setback area

| Id | Comments         | X          | Y           | FEATURE | TYPE | Setback Area |
|----|------------------|------------|-------------|---------|------|--------------|
| 1  | Sinkhole         | 3070564.32 | 10031308.78 | S1      | SH   | L            |
| 2  | Sinkhole         | 3070644.19 | 10031700.86 | S2      | SH   | L            |
| 3  | Solution Cavity  | 3070500.07 | 10031634.03 | S3      | SC   | L            |
| 4  | Karst Depression | 3070498.05 | 10031596.55 | S4      | CD   | L            |
| 5  | Karst Depression | 3069823.00 | 10031757.14 | S5      | CD   |              |
| 6  | Sinkhole         | 3069644.06 | 10031290.42 | S6      | SH   | I            |
| 7  | Solution Cavity  | 3068952.24 | 10031305.05 | S7      | SC   | H            |
| 8  | Sinkhole         | 3067680.52 | 10034787.20 | S8      | SH   | A            |
| 9  | Solution Cavity  | 3068164.23 | 10032302.65 | S9      | SH   | D            |
| 10 | Sinkhole         | 3068680.75 | 10031303.15 | S10     | SH   | G            |
| 11 | Wetland/Sinkhole | 3068319.34 | 10033210.07 | S11     | W-S  | B            |
| 12 | Sinkhole         | 3070281.20 | 10034009.00 | S12     | SH   | M            |
| 13 | Sinkhole         | 3070310.00 | 10033994.00 | S13     | SH   | M            |
| 14 | Solution Cavity  | 3070316.50 | 10033983.60 | S14     | SC   | M            |
| 15 | Sinkhole         | 3070327.70 | 10034022.40 | S15     | SH   | M            |
| 16 | Sinkhole         | 3070342.60 | 10034039.20 | S16     | SH   | M            |
| 17 | Cave             | 3070278.28 | 10034171.25 | S17     | C    | M            |
| 18 | Sinkhole         | 3070244.42 | 10034537.02 | S18     | SH   | O            |
| 19 | Cave             | 3071970.00 | 10034900.00 | S19     | C    | R            |
| 20 | Sinkhole         | 3070380.00 | 10034800.00 | S20     | SH   | Q            |
| 21 | Solution Cavity  | 3070919.85 | 10034172.71 | S21     | SC   |              |
| 22 | Solution Cavity  | 3070434.72 | 10035029.90 | S22     | SC   |              |
| 23 | Sinkhole         | 3070300.92 | 10035084.00 | S23     | SH   |              |
| 24 | Solution Cavity  | 3069699.78 | 10033850.50 | S24     | SC   |              |
| 25 | Sinkhole         | 3069730.39 | 10031622.05 | S25     | SH   | I            |
| 26 | Sinkhole         | 3069650.00 | 10031400.00 | S26     | SH   | I            |
| 27 | Sinkhole         | 3070550.00 | 10031251.00 | S27     | SH   |              |
| 28 | Karst Depression | 3071050.00 | 10031200.00 | S28     | CD   |              |
| 29 | Sinkhole         | 3071137.00 | 10031512.00 | S31     | SH   | S            |
| 30 | Sinkhole         | 3068045.27 | 10031249.09 | S32     | SH   | S            |
| 31 | Sinkhole         | 3069696.00 | 10031559.00 | S33     | SH   | I            |
| 32 | Solution Cavity  | 3070710.00 | 10031910.00 | S34     | SC   |              |
| 33 | Karst Depression | 3070740.00 | 10031769.00 | S35     | CD   |              |
| 34 | SC               | 3070760.00 | 10031512.00 | S36     | SC   | L            |
| 35 | Karst Depression | 3070450.00 | 10031461.00 | S37     | CD   | L            |
| Id | Comments         | X          | Y           | FEATURE | TYPE | Setback Area |
| 36 | Sinkhole         | 3070479.97 | 10032979.98 | WC003   | SH   |              |
| 37 | Sinkhole         | 3070300.00 | 10031300.00 | WC005   | SH   | K            |
| 38 | Sinkhole         | 3070050.00 | 10031400.00 | WC007   | SH   | J            |

|    |                       |            |             |       |       |   |
|----|-----------------------|------------|-------------|-------|-------|---|
| 39 | Cave                  | 3070670.00 | 10031400.00 | WC008 | C     | L |
| 40 | Other                 | 3068990.00 | 10031400.00 | WC009 | O     |   |
| 41 | Solution Cavity       | 3070610.00 | 10031500.00 | WC010 | SC    | L |
| 42 | Solution Cavity       | 3069670.00 | 10031600.00 | WC011 | SC    | I |
| 43 | Solution Cavity       | 3069510.00 | 10031600.00 | WC012 | SC    | I |
| 44 | Sinkhole              | 3070800.00 | 10031700.00 | WC013 | SH    | L |
| 45 | Other                 | 3068640.00 | 10031800.00 | WC014 | O     |   |
| 46 | Cave                  | 3069340.00 | 10032000.00 | WC015 | C     | E |
| 47 | Solution Cavity       | 3069040.00 | 10032000.00 | WC016 | SC    | E |
| 48 | Cave                  | 3069580.00 | 10032200.00 | WC017 | C     | F |
| 49 | Solution Cavity/Frac  | 3069210.00 | 10032200.00 | WC018 | SC-SF | E |
| 50 | Solution Cavity       | 3068670.00 | 10032400.00 | WC019 | SC    |   |
| 51 | Solution Cavity/Frac  | 3068520.00 | 10032400.00 | WC020 | SC-SF |   |
| 52 | Solution Cavity/Frac  | 3069470.00 | 10033500.00 | WC021 | SC-SF | C |
| 53 | Sinkhole              | 3067920.00 | 10034900.00 | WC023 | SH    | A |
| 54 | Karst Depression      | 3070170.00 | 10033900.00 | WC027 | CD    | M |
| 55 | Karst Depression      | 3070210.00 | 10034200.00 | WC028 | CD    | M |
| 56 | Other                 | 3069830.00 | 10034100.00 | WC029 | O     |   |
| 57 | Cave                  | 3070230.00 | 10035100.00 | WC031 | C     | S |
| 58 | Cave                  | 3070720.00 | 10035100.00 | WC032 | C     | S |
| 59 | Karst Depression      | 3070260.00 | 10034100.00 | WC033 | CD    | M |
| 60 | Solution Cavity/Frac. | 3070880.00 | 10034500.00 | WC034 | SC-SF | P |
| 61 | Solution Cavity       | 3070180.00 | 10034600.00 | WC035 | SC    | O |
| 62 | Solution Cavity       | 3070300.00 | 10034600.00 | WC036 | SC    | O |
| 63 | Solution Cavity       | 3070370.00 | 10034600.00 | WC037 | SC    | O |
| 64 | Cave                  | 3072230.00 | 10035600.00 | WC038 | C     |   |
| 65 | Cave                  | 3071960.00 | 10035700.00 | WC039 | C     |   |
| 66 | Sinkhole              | 3071950.00 | 10034900.00 | WC040 | SH    | R |
| 67 | Zone                  | 3068900.00 | 10036600.00 | WC041 | Z     |   |

**Map 1: Location Map for Critical Environmental Feature Setbacks**  
(Revised - 07-07-2008)



**Vote** 5-0-0-0-2

**For:** Ahart, Dupnik, Maxwell, Moncada and Neely

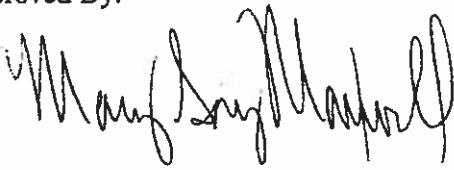
**Against:**

**Abstain:**

**Absent:**

**Recused:** Anderson, and Beall

**Approved By:**

A handwritten signature in black ink, appearing to read "Mary Gay Maxwell". The signature is fluid and cursive, with the first name "Mary" being the most prominent.

**Dr. Mary Gay Maxwell**  
**Environmental Board Vice Chair**





**ITEM FOR ENVIRONMENTAL BOARD AGENDA**

**BOARD MEETING  
DATE REQUESTED:** October 15, 2008

**NAME & NUMBER  
OF PROJECT:** Wildflower Commons/PUD  
C814-06-0233

**NAME OF APPLICANT  
OR ORGANIZATION:** Drenner & Golden Stuart Wolff, LLP  
(Michele Haussman Phone – 404-2233)

**LOCATION:** 4700 – 5200 Blocks of State Highway 45

**PROJECT FILING DATE:** December 21, 2006

**WPDR/ENVIRONMENTAL  
STAFF:** Patricia Foran, 974-3427  
patricia.foran@ci.austin.tx.us

**WPDR/  
CASE MANAGER:** Wendy Rhodes, 974-7719  
wendy.rhodes@ci.austin.tx.us

**WATERSHED:** Slaughter Creek and Bear Creek Watersheds (Barton Springs  
Zone)  
Drinking Water Protection Zone

**ORDINANCE:** Bradley Settlement Agreement

**GROSS SITE AREA:** 265.68 acres

**REQUEST:** Applicant is requesting PUD zoning for the property with the following exceptions: 1) LDC 25-8-65 (Roadways) to not account for the roadway deduction; 2) LDC 25-8-262(B)(3)(b) (Critical Water Quality Zone Street Crossings) to allow one crossing; 3) LDC 25-8-341 (Cut requirements) per cut/fill exhibit; 4) LDC 25-8-342 (Fill requirements) per cut/fill exhibit; 5) LDC 25-8-482 (Critical Water Quality Zone) to allow one driveway or roadway; 6) LDC 25-8-483(A)(1) (Water Quality Transition Zone) to allow one driveway or roadway; 7) LDC 25-1-21(98) (Definitions) to revise the definition of "site" to allow

ATTACHMENT A

the site to be reviewed as one "site" although the tract is crossed by a public street; 8) LDC 25-8-519 (Construction of Ordinance) to allow this application to use the revised definition of "site"; and 9) LDC 25-4-157(B) (Subdivision Access Streets) to provide only one access to an external street. The land in the PUD is within the area known as the Barton Springs Zone in which the City's Save Our Springs (SOS) ordinance applies. Application of City ordinances to development of the land is affected by the "Settlement Agreement by and Between the City of Austin and the Bradley Parties" (commonly known as the Bradley Agreement) that ended litigation over development of the land in 2000. This requires a site-specific amendment of SOS (LDC 25-8-519) to alter the definition of "site". PUD zoning may also modify City ordinances applicable to development of the land.

**STAFF RECOMMENDATION:** Recommended.



## MEMORANDUM

**TO:** Betty Baker, Chair  
Members of the Zoning & Platting Commission

**FROM:** Patricia Foran, Environmental Review Specialist Senior  
Watershed Protection and Development Review Department

**DATE:** August 13, 2008

**SUBJECT:** Wildflower Commons PUD - C814-06-0233  
4700 – 5200 Blocks of State Highway 45

Staff received a rezoning application for the above-mentioned case on December 21, 2006 that proposes a zoning change from the single-family residence standard lot (SF-2) and general office (GO) districts to Planned Unit Development (PUD) on 265.678 acres of land.

The PUD proposal consists of a mixed use development consisting of condominiums, office uses, a supermarket, and a shopping center with restaurant. In total, impervious cover is proposed at 15% net site area, which is approximately 37.99 acres of impervious cover. The applicant is allocated approximately 45.61 acres of impervious per the Bradley Settlement Agreement.

The Applicant is requesting eight exceptions to environmental regulations.

### **Description of Property**

The proposed PUD is situated in the Bear and Slaughter Creek Watersheds, both of which are classified as Barton Springs Zone. The PUD is composed of five tracts and is bisected by proposed State Highway 45. The tracts lie in the Drinking Water Development Zone and are located over the Edwards Aquifer Recharge Zone. Critical Water Quality Zone (CWQZ), Water Quality Transition Zone (WQTZ), 100-year floodplain, and critical environmental features (CEFs) occur within the proposed PUD.

The existing tracts are currently undeveloped. The proposed PUD area is bounded by undeveloped land on the west (County), undeveloped land (GR-CO and County) within the Circle C Ranch subdivision to the north, and undeveloped land (County) on the east and south.

The property is subject to the Bradley Agreement, which includes certain mitigative components. This PUD proposes to comply with all conditions required by the Bradley Agreement, in addition to benefits proposed with this rezoning application.

#### **Existing Topography/Soil Characteristics/Vegetation**

The elevation ranges from 800 to 880 feet above mean sea level. There is a watershed divide located on the property; the majority of the project area slopes to the northeast towards Slaughter Creek, and a portion slopes to the southwest towards Bear Creek. All slopes are less than 15%.

There are two soil mapping units on site: Speck stony clay loam and Tarrant soils. The geologic units of the site of the Edwards Group, which consist of Grainstore, Kirschberg Evaporite, and Dolomitic members of the Cretaceous age Kainer Formation.

The project site is located in the Live Oak-Ashe Juniper Parks vegetation region which is characterized as wooded and open rangeland.

#### **Critical Environmental Features/Endangered Species**

Forty-nine CEFs were identified on the subject tract by COA staff and the environmental assessment. These features are classified as the following: twenty are sinkholes; thirteen are solution cavities; five are closed depressions; seven are caves; three are solution cavity – solution fractures, and one is a sink hole and wetland. Please refer to the attached CEF exhibit for agreed upon CEF locations and setbacks. Additional conditions requested by ERM staff (and agreed to by the applicant) are included in the attached memorandum dated July 7, 2008.

#### **Water/Wastewater**

The applicant proposes to utilize City of Austin water and wastewater services.

#### **Environmental Exception Requests**

The environmental exceptions requested for this project are to LDC Sections:

##### **1. Exception from LDC 25-8-65 (Roadways)**

(A) Except as otherwise provided in this section, impervious cover calculations for development adjacent to a roadway shall account for the adjacent roadway.

(B) For development with an internal roadway, impervious cover calculations include the internal roadway, except that pavement width in excess of 44 feet is excluded. This does not reduce the requirements for stormwater detention facilities or water quality controls for run-off from the roadways.

(C) For development adjacent to a roadway built as a City Capital Improvements Program project after May 18, 1986, impervious cover calculations include one-half of the pavement width, up to a maximum of 44 feet, and the associated right-of-way.

(D) This section does not apply in the desired development zone to a development with impervious cover of not more than:

(1) 5,000 square feet; or

(2) 7,000 square feet for development located at a smart growth transportation corridor or node described in Section 25-6-3 (*Smart Growth Corridors and Nodes Described*).

In lieu of complying with LDC 25-8-65, this PUD will comply with the Bradley Agreement. Allocation of impervious cover under the Bradley Agreement already accounts for the adjacent roadway. The applicant is requesting to include this section as an exception as well since it is included in the LDC.

**2. Exception from LDC 25-8-262(B)(3)(b) (Critical Water Quality Zone Street Crossings)**

(B) This subsection applies in a watershed other than an urban watershed.

(3) A minor waterway critical water quality zone may be crossed by an arterial and collector streets, except:

(b) in a water supply suburban or water supply rural watershed, or the Barton Springs Zone, a collector street crossing must be at least 2,000 feet from a collector or arterial street crossing on the same waterway.

The applicant is requesting to remove this requirement to allow one waterway crossing on Tract 1 to provide safe access that otherwise would not be possible.

**3. Exception from LDC 25-8-341 (Cut Requirements)**

Cut on a tract of land may not exceed 4' of depth.

The applicant is requesting a modification to allow cuts up to 10' associated with the water quality and detention facilities, and up to 15' for areas associated roadways, parking areas, driveways, and other site development per attached cut/fill exhibit.

**4. Exception from LDC 25-8-342 (Fill Requirements)**

Fill on a tract of land may not exceed 4' of depth.

The applicant is requesting a modification to allow fill up to 10' associated with the water quality and detention facilities, and up to 15' for areas associated roadways, parking areas, driveways, and other site development per attached cut/fill exhibit.

**5. Exception from LDC 25-8-482 (Critical Water Quality Zone)**

Development is prohibited in a critical water quality zone, except as provided in Article 7, Division 1 (*Critical Water Quality Zone Restrictions*).

The applicant is requesting a modification to allow a driveway or roadway into Tract 1.

**6. Exception from LDC 25-8-483(A)(1) (Water Quality Transition Zone)**

(A) Development is prohibited in a water quality transition zone that lies over the Edwards Aquifer recharge zone, except for:

(1) development described in Article 7, Division 1 (*Critical Water Quality Zone Restrictions*);

The applicant is requesting a modification to allow one driveway or roadway into Tract 1.

**7. Exception from LDC 25-1-21(98) (Definitions)**

SITE means a contiguous area intended for development, or the area on which a building has been proposed to be built or has been built. A site may not cross a public street or right-of-way.

The applicant is requesting to redefine site to include all tracts, including those separated by a public street or right-of-way. This will allow site development to comply with development standards on an overall basis, rather than tract by tract.

**8. Exception from LDC 25-8-519 (Construction of Ordinance)**

This requires a site-specific amendment of SOS (25-8-519) to alter the definition of "site".

**Other Exception Request**

One exception requested by this project that is not directly environmentally-related is to LDC Section:

**1. Exception from LDC 25-4-157(B) (Subdivision Access Streets)**

(B) Except as otherwise provided in this section:

(1) a new subdivision must have at least two access streets; and

(2) each of the two access streets must connect to a different external street.

The applicant is requesting a variance to provide only one access to external street. The access will be constructed with a minimum 50 foot cross-section with two inbound and two outbound lanes.

December 21, 2006

Mr. Greg Guernsey, Director  
Neighborhood Planning & Zoning Dept.  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, Texas 78704

*Via Hand Delivery*

Re: Variance/Waiver Request – Wildflower Commons PUD  
Approximately 265 Acres Located at the Intersection of State Highway 45 and South  
Mopac (“Property”); Proposed Rezoning from GO and SF-2 zoning districts to PUD  
zoning district

Dear Mr. Guernsey:

As representatives of the prospective purchaser of the above stated Property, we respectfully request a variance/waiver to Section 25-2-243 to address comment number ZN 10 made by Wendy Walsh in the Development Assessment report dated July 26, 2006. This section requires the boundaries of the district proposed in a zoning or rezoning application be contiguous. The subject zoning application includes tracts of land that were previously one tract prior to the condemnation of right-of-way for State Highway 45. Furthermore, the rezoning proposal includes the dedication of the tract of land on the east side of State Highway as open space and the west side of State Highway 45 as the development tract.

Please let me know if you have any questions. Thank you for your time and attention to this project.

Very truly yours,

  
Michele C. Haussmann

cc: Jerry Rusthoven, Neighborhood Planning and Zoning Dept., via hand delivery  
Wendy Walsh, Neighborhood Planning and Zoning Dept., via hand delivery  
Bill Walters, Wildflower Commons I, LP and Wildflower Commons II, LP, via electronic mail  
Keith Young, Pate Engineers, Inc., via electronic mail  
Steve Drenner, Firm



June 16, 2008

Austin Energy Green Building  
Attn: Sarah Talkington  
721 Barton Springs Rd.  
Austin, TX 78741  
Fax: (512) 482-5441

To Whom It May Concern:

On behalf of Wildflower Commons I, LP and Wildflower Commons II, LP, this letter shall serve to inform the City of Austin Green Building of our commitment to comply with Austin Energy Green Building 2-Star rating on the Wildflower Commons PUD.

Sincerely,

A handwritten signature in black ink, appearing to read 'Walters', written over the word 'Sincerely,'.

William S. Walters, III



**Resolution in support of Wildflower Commons, 2007**

WHEREAS, the proposed development known as the "Wildflower Commons," located on MOPAC at SH-45 was presented to the February 2007 OHAN meeting for review and comment;

WHEREAS, the Wildflower Commons will consist of a "mixed use" development bringing much needed retail, residential and office space to the Oak Hill region;

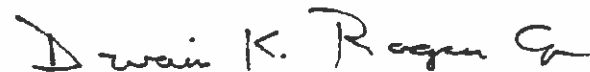
WHEREAS, the project has been designed so that it is SOS-compliant with respect to impervious cover and water quality controls, despite the fact that the developer's current entitlements would allow for more impervious cover;

WHEREAS, the Wildflower Commons would be constructed wholly within the Slaughter Creek watershed and would avoid the more environmentally sensitive Bear Creek watershed, despite the fact that the developer's existing entitlements would allow development within Bear Creek's watershed;

WHEREAS, available traffic models indicate that the proposed development of Wildflower Commons will have less impact on traffic along MOPAC and other nearby roadways than the development that could be built with existing entitlements;

**NOW, THEREFORE, BE IT RESOLVED**, that the Oak Hill Association of Neighborhoods supports the Wildflower Commons project and urges its approval by the Austin Zoning and Platting Commission and the Austin City Council.

Approved by unanimous vote April 11, 2007



---

Dwain Rogers  
President

Diane B. Senterfitt  
Geoffrey D. Weisbart  
4502 Bliss Spillar Road  
Manchaca, Texas 78652  
(512) 280-6366

August 13, 2008

**VIA FACSIMILE 481-0444**  
**AND HAND DELIVERY**

Mr. William Walters III  
Walters Southwest  
1100 Nueces  
Austin, Texas 78701

Re: Wildflower Commons

Dear Mr. Walters:

We would like to take this opportunity to formally show our support for your Wildflower Commons development at the corner of MoPac and Highway 45. As you know, we own the property adjacent to the development tract on the West and South borders. We have long been committed to preservation of Bear Creek and its drainage basin. In fact, we have, through donations, endowed our property with a conservation easement that will keep this basin virtually free from future development. We are also proud of the fact that our property, in conjunction with our neighbors to the West and the City property to the East, will help insure that this precious creek basin will remain in its natural state for generations to come.

While we have always hoped for all of the basin to be development free, we are certainly realistic to the community needs for mixed use including retail development, particularly at the corner of MoPac and Highway 45. Having compared your plans with the original Bradley agreement parameters, we are very supportive of your project. Under the Bradley agreement, a significant portion (over 75 acres) of the property that drains into the Bear Creek basin was fair game for office and housing development. With your plan to exclude all development from the Bear Creek basin, we believe Bear Creek, and ultimately, Barton Creek will benefit. Your decision to not develop within such a large envelope of the Bear Creek drainage basin is a perfect example of how conservation and development can co-exist, and is consistent with our conservation plans to our property.

Of course, you should know that your integrity and word have played a part in our formal support of the Wildflower Commons project. Based on our review of your previous Austin projects, your word has proven to be true, and your concerns for your neighbors and the neighborhood impact has proven to be genuine. We have been extremely impressed by your efforts to consider our concerns over drainage into Bear Creek and your efforts to find a solution,

Mr. William Walters III  
August 13, 2008  
Page 2

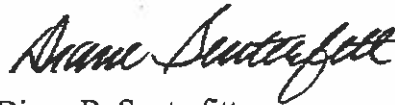
even if other alternatives were easier and more profitable. Integrity and trust mean a tremendous amount to us, and we are grateful that you have recognized our commitment to conserving Bear Creek and agreed to become a serious steward in this important conservation effort.

If you should need our further support in the future, please feel free to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Geoffrey D. Weisbart".

Geoffrey D. Weisbart

A handwritten signature in black ink, appearing to read "Diane B. Senterfitt".

Diane B. Senterfitt

Hand out from Mr. Bunker  
the EB 10/15/08

File copy

Proposed "Wildflower Commons" PUD and Similar Developments

|                       | Wildflower Commons*              | Hill Country Galleria**              | Domain Phase I***      |
|-----------------------|----------------------------------|--------------------------------------|------------------------|
| Retail and Restaurant | 490,000 sq. ft.                  | 650,000 sq. ft.                      | 606,896 sq. ft.        |
| Office                | 124,000 sq. ft.                  | 145,000 sq. ft.                      | 90,000 sq. ft.         |
| Residential           | 550 units (condos and townhomes) | 350 units (apartments and townhomes) | 390 units (apartments) |
| Hotel                 | 200 rooms                        | No hotel                             | No hotel               |

\*Information from COA PUD Zoning File

\*\*Information from HillCountryGalleria.com

\*\*\*Information from Austin Business Journal, April 11, 2008

5TH Floor

cc: Pat M.  
Ingrid M.  
Tom. Nuckols

cc: Wendy Rhoades  
Patricia Foran  
Steve Drenner's Office

## Wildflower Commons PUD, As Proposed Violates the Bradley Agreement

The Bradley Agreement contains several Restrictive Covenants held by the City of Austin that prohibit certain land uses. The PUD proposes to use many of these prohibited uses:

| Proposed Land Use        | Size                | Bradley Agreement Restrictive Covenants  |
|--------------------------|---------------------|--|
| Condo/Townhomes          | 550 dwelling units  | Multi-family and townhome residential <b>prohibited</b> under Bradley Agreement. Section 7.A.1.a.        |
| General Office           | 124,000 square feet | Allowed  |
| Supermarket              | 100,000 square feet | Not listed as "local needs commercial use" under Bradley deal= <b>prohibited</b> . Section 7.A.1.c.      |
| Shopping Center          | 360,000 square feet | Only local needs commercial uses allowed. Section 7.A.1.c.<br><b>No retail over 150,000 square feet.</b> |
| High Turnover Restaurant | 30,000 square feet  | Drive in, fast food and restaurant (limited) allowed. Section 7.A.1.c.(exhibit K).                       |
| Hotel                    | 200 rooms           | <b>Prohibited</b> . Section 7.A.2.   |

### Access to the PUD

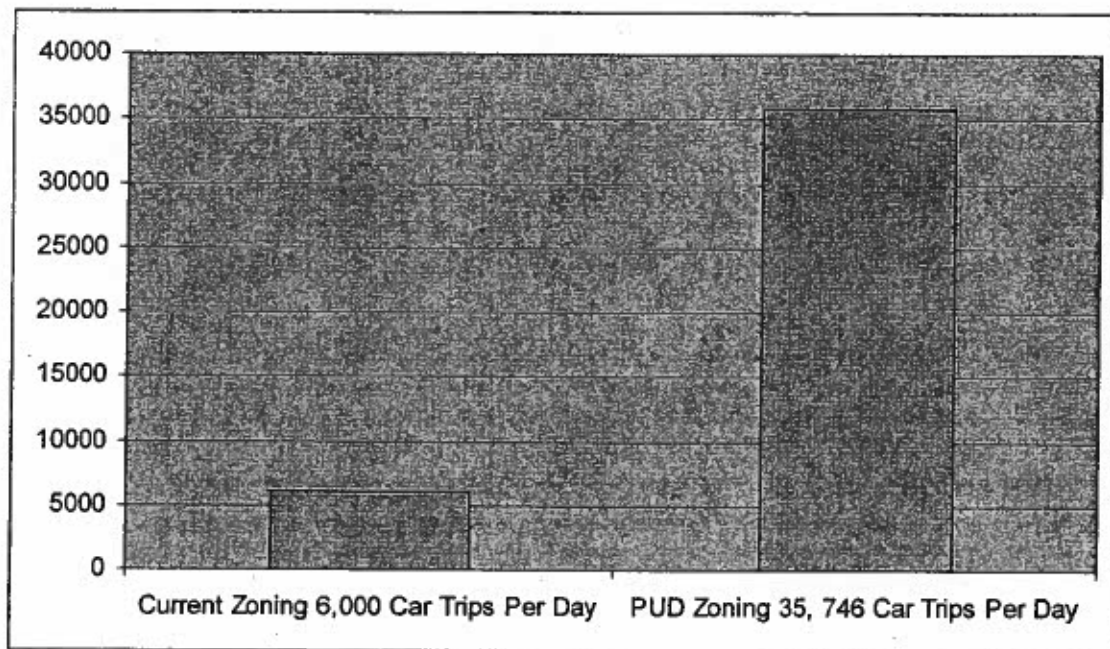
- The Bradley Agreement specifically limits access to the tracts to a single access "off of State Highway 45 from its intersection with Loop 1." Section 4.
- This is a Restrictive Covenant held by the City, intended to limit access to SH 45.
- SH 45 access is limited so that it is built only as a restricted access parkway to prevent development in the recharge zone when SH 45 is built. Travis County and the Barton Springs/Edwards Aquifer District have spent great time and expense to ensure access to SH 45 in this area is limited to the same single access approved in the Bradley agreement.
- Walters Southwest/Wildflower Commons PUD now propose to move this access and/or add an additional access. The proposed land use plan states "SECONDARY ACCESS TO SH45, WHILE NOT SHOWN, MAY BE ALLOWED TO TRACT 5 IF APPROVED BY TXDOT AS LONG AS THERE IS NO INCREASE IN IMPERVIOUS COVER"

### Does Walters Southwest Plan to Get Out of the Bradley Deal?

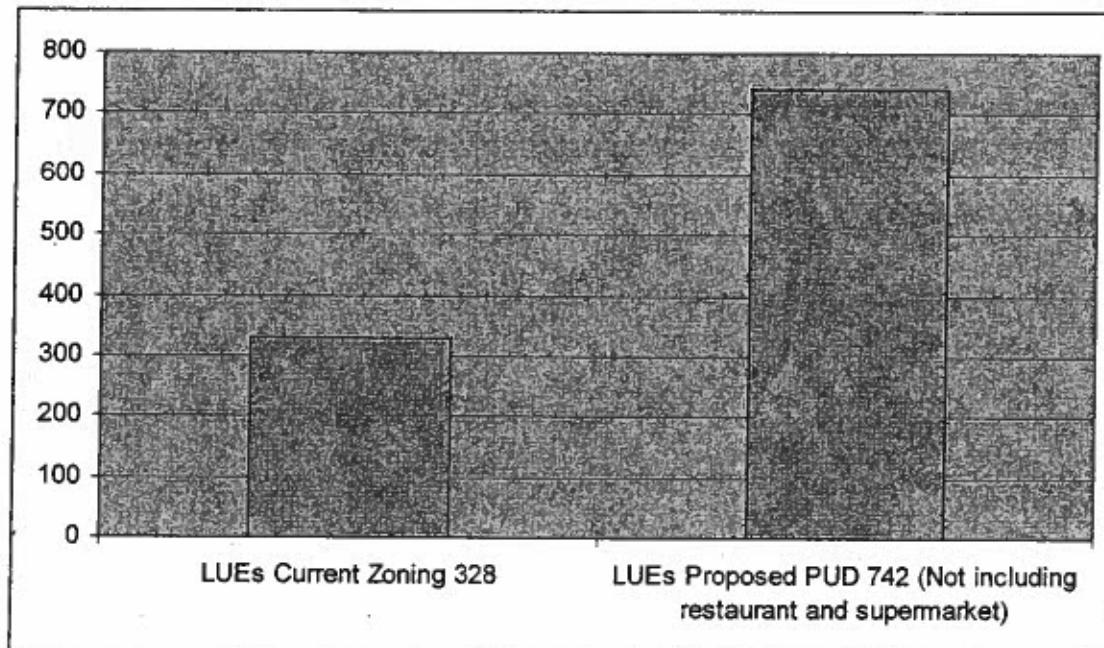
The PUD Land Use Plan States

"NOTE: AS LONG AS TRACTS 1-5 ARE SUBJECT TO THE BRADLEY AGREEMENT, LAND USES SHALL COMPLY WITH THE TERMS OF THE BRADLEY SETTLEMENT AGREEMENT. ADDITIONALLY, IF TRACTS 1, 3, AND 5 [the developable tracts] ARE NO LONGER SUBJECT TO THE BRADLEY SETTLEMENT AGREEMENT, THE FOLLOWING USES SHALL BE CONSIDERED "ADDITIONAL PERMITTED USES" ON THESE TRACTS: COCKTAIL LOUNGE, LIQUOR SERVICES, CONVALESCENT SERVICES."

## TRAFFIC ESTIMATES FOR PROPOSED PUD



## WATER AND WASTEWATER NEEDS FOR PROPOSED PUD



§ 25-2-144 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT DESIGNATION.

(C) Development under the site development regulations applicable to a PUD must be **superior** to the development that would occur under conventional zoning and subdivision regulations.

- Impervious Cover Assignment---As of 10/9, no documentation as to how impervious cover would be used was available from City of Austin or Hill Country Conservancy.
- Dedication of Open Space—As of 10/9, no documentation as to whether and how much property would be dedicated to City of Austin or Hill Country Conservancy in fee simple or conservation easement.
- Impervious Cover Allocation Does Not Include Road Easement Held by Adjacent Landowner
- Requests Variance to Not Calculate Impervious Cover from Adjacent Roadways--
  - What findings have been made showing the need for this variance? --Why give a variance from something not required by Code or the Bradley Agreement?
  - What perimeter or adjacent roads are planned in the future?
- Requests Six Environmental Variances, including street crossings in Critical Water Quality Zone, prohibition of development in Water Quality Transition Zone, Cut and Fill Requirements, and Impervious Cover calculations.
- Current zoning is SF-2 and GO. The GO zoning was specifically limited to local needs offices and retail that would only serve local neighborhoods, rather than creating shopping destinations and restaurants that would draw traffic from outlying areas. The SF-2 zoning fits the character of surrounding areas.
- The base zoning district proposed is GR-MU (Community Commercial Mixed Use). Section 25-2, MIXED USE. § 4.1. INTENT. “[Mixed Use] promotes an efficient pedestrian-access network that connects the nonresidential and residential uses and transit facilities. Redevelopment of underutilized parcels and infill development of vacant parcels should foster pedestrian-oriented residential and mixed use development.”

The current proposal does not include public transit facilities, and doesn’t fit the described intent of mixed use zoning.
- The Residential Development in the proposed mixed use will follow MF-6 zoning site development standards. § 25-2-67 Multifamily residence highest density (MF-6) district. **May be applied to a use in a centrally located area near supporting transportation and commercial facilities, an area adjacent to the central business district or a major institutional or employment center, or an area for which the high density multifamily use is desired.**

---

**From:** Bill Walters [mailto: [REDACTED]]  
**Sent:** Wednesday, November 07, 2007 9:49 AM  
**To:** Huffman, Laura  
**Subject:** Travis Country/Bethany Chruch/Wildflower Commons

Laura,

I want to thank you again for your help, along with Tammy Williamson, with the situation out at the Travis Country HOA regarding the old closed and abandoned ROW entrance to the original Travis Country. It was determined that Travis County currently owns the abandoned ROW as it was never vacated following annexation by the City of Austin. I have met with Travis County officials and everyone agrees that it is an esthetic blight along SW Parkway. They are going to work with me to draft an agreement to submit to the City of Austin allowing for the demolition of the old pavement to take place. Gerald Daugherty and I are planning to speak to the neighborhood association board November 15<sup>th</sup> in order to lay out our plan and have them participate in the agreement that we will be submitting to the City. I will keep you posted on that one if there are any further snags.

On another note, I met with Tim Taylor, Pat Murphy, and Tom Nuckols last week to discuss the settlement agreement solution on the problems with Bethany Church on Slaughter Lane. We will all be working together to devise a water quality plan and corresponding revised conceptual plan for the build out of the existing church inventory. We will be coming to see you; I am sure, prior to scheduling action in executive session.

Finally, at the meeting last week Tom Nuckols and I spoke privately in the hall and he informed me that you authorized the legal department to file an amendment to the conservation easement as well as an amendment to the Bradley Settlement agreement dating back to 2001 and 2002. This has now clouded title to my Wildflower Commons property at the intersection of 45 SW and S. Mopac. While I certainly don't want to make legal arguments and be threatening in an email, I firmly believe that it would be in our collective best interests to have a face to face meeting as soon as possible to discuss why you authorized this, and what the ramifications are to the pending zoning case on this property and the development plans going forward. I believe this meeting should include Tom, Steve Drenner, and the two of us to begin with. If further meetings are necessary, then Mike McKetta at Graves Dougherty will be representing me if we must go to the next step. I informed Tom Nuckols of this face to face last week and also let him know that Casey Dobson currently represents me on another matter, and that he would be conflicted out in representing the City should we both utilize the services of litigators. I certainly hope that we don't go to that extreme, but I wanted to give you a heads up on the lawyers before we have our meeting with Tom and Steve. I will be traveling Thanksgiving week and would like to get together with you and Tom at your earliest convenience. Please provide me a time certain and preferred place to meet that works for everybody.

Sincerely,  
Scooter

William S. Walters, III  
Walters Southwest  
1100 Nueces  
Austin, TX 78701  
Ph. 512.481.0404  
Fx. 512.481.0444  
[REDACTED]

12/6/2007





November 3, 2008

Zoning and Platting Commission  
City of Austin

RE: Wildflower Commons PUD, agenda item 2, 11/4/08 agenda

Dear Chairwoman Baker and Commissioners:

Save Our Springs Alliance respectfully oppose the Wildflower Commons PUD zoning proposal and urges you to recommend denial. The proposed Wildflower Commons development consists of 265 acres of land located in the environmentally sensitive Barton Springs/Edwards Aquifer Recharge Zone. Rainfall in this area enters the ground through recharge features providing direct flow to the Barton Springs/Edwards Aquifer. City policy has long been to limit pollution causing development in this area.

The Wildflower Commons PUD proposes a high density development that will draw traffic and more development to the area and uses base zoning districts that are appropriate only for areas designated for high density, urban, public transit oriented development. Specifically, the PUD would convert roughly 100 acres of GO and 165 acres of SF-2 zoning (all of it tightly deed restricted to serve local needs) to PUD zoning providing the highest MF-6 multi-family density plus office, retail and restaurant. The history and extreme sensitivity of the land support denying both the requested zoning change and the wholesale exemptions from water quality protection measures incorporated into the proposed PUD ordinance.

1. **Location.** The parcels that compose the PUD are surrounded entirely by property that has either been purchased fee simple as Water Quality Protection Lands or is held by private parties but protected by City-owned water quality conservation easements. These proposed PUD parcels are essentially in-holdings, or a donut hole surrounded by lands deemed so environmentally valuable that they were purchased with City bond funds for Water Quality Protection. The raw and rural surroundings of the PUD parcels makes it inappropriate for the [high density urban-style development district that is proposed.
2. **The Bradley Agreement.** In 2000 a long and contentious negotiation between the City of Austin, Gary Bradley's development interests, and the environmental community created a contract known as the Bradley agreement. The Agreement provides zoning categories and land use restrictive covenants for several tracts of land in the Barton

Springs Recharge Zone. The properties within the proposed PUD were specifically designated in the Agreement as GO (Tracts 1 and 2) and SF-2 (Tracts 3, 4, and 5). These zoning designations were a part of the larger negotiated Agreement and should be considered only in the larger context of the Agreement.

- The GO zoning for tracts 1 & 2 (known as 14A and 14B in the Agreement) is accompanied by a restrictive covenant limiting possible commercial uses to a very precise list of allowed “local needs commercial uses.” (Exhibit K to the Agreement—list of 40 specific allowed uses) These restrictions were intended to provide for commercial uses that keep with the nearby residential pattern and not increase traffic to the area and serve only the local residential area without creating regional shopping and commercial draws.
- Retail commercial projects with structures with over 150,000 square feet of gross floor area, or retail occupants of more than 100,000 square feet gross floor area are prohibited. The PUD proposal includes 360,000 square feet of “shopping” and a 100,000 square foot “supermarket.”
- “No Major Employer” may ever lease or occupy all or any portion of any office building located on [Tracts 1 and 2].” Major Employer is defined as an entity that employs more than 300 persons worldwide.
- No retail uses shall be developed or operated on [Tracts 1 and 2] except on the ground floor of any offices.
- Multifamily residential and townhouse residential uses (as defined in § 25-2-3 of the Austin City Code) other than townhomes or detached condominium regimes created pursuant to the Texas Uniform Condominium Act are prohibited.

The PUD proposal honors neither the spirit nor the letter of the Bradley Agreement by creating a high density urban type condo/retail/office mixed use shopping center where low density residential, limited office was intended. Taking the SF-2 and GO zoning specifically designated for these properties to a GR-MU, MF-6 based PUD is completely opposite of the intentions of the Agreement and the surrounding land uses. GR-MU zoning “promotes an efficient pedestrian-access network that connects the nonresidential and residential uses and transit facilities.” 25-2 § 4.1. This property has no bus service or transit facilities associated anywhere in the nearby area. Nor is any planned or likely to ever be provided given the tract’s isolation. MF-6 zoning is the highest density residential zoning available and is to be used “in a centrally located area near supporting transportation and commercial facilities, an area adjacent to the central business district or major institutional or employment center, or an area for which high density multifamily use is desired.” 25-2-67. The proposed PUD has none of these characteristics, as it is located in an outlying area with no supporting transportation facilities and is not adjacent to the CBD or any major employers.

This zoning request should be denied because it is not compatible with the surrounding permanently protected water quality protection lands, the nearby land

uses, nor our city policies to direct high density development downstream of the Barton Springs recharge zone.

3. **The Requested Environmental Exemptions.** The PUD proposal requests blanket exceptions for significant environmental protections within the Land Development Code. Because there are so many of these requested, some of the most damaging requests received no attention at all from the Environmental Board, and thus deserve higher scrutiny from the Commission.

**Cut and Fill.** The requested exception would grant an across the board exception to our cut-and-fill ordinance without any showing of hardship, minimum departure or compliance with normal standards for securing a cut-and-fill variance. As written, cut-and-fill would be allowed to go from the ordinance maximum of 4 feet to 10 feet for water quality facilities and 15 feet for roadways, parking, and site development. This exemption would allow cut and fill of more than three times what is allowed by Code and without any restrictions to minimize the area granted the exemption.

These exemptions are particularly egregious in light of the fact that the tract consists entirely of cave-forming Edwards limestone at the surface. Caves on and nearby the tract are known and are very likely to harbor rare and endangered cave invertebrates. Allowing many acres of cutting and blasting 15 feet into the Edwards limestone will no doubt encounter and destroy caves, karst features, and karst habitat not visible at the surface. This kind of dramatic exception to our legislatively adopted protections should come only with a specific showing of need and only used in the most limited possible circumstances. The variance as currently stated allows for blanket cut and fill up to 15 feet to be used anywhere desirable for "site development."

**Roadway and Development in Critical Water Quality Zone and Water Quality Transition Zone.** These restrictions of the Code are obviously to limit development in sensitive waterways. Rather than allowing variances to our environmental standards for development, only development that meets our environmental standards should be allowed. The Critical Water Quality and Water Quality transition zones were adopted and access issues for this tract were well known by the Applicant when the property was purchased. The Bradley Agreement specifically limits access to this property to this specific access point.

4. **Adjacent Roadway Impervious Cover.** The PUD Land Use Plan (Exhibit B) contains a note: "NOTE: PURSUANT TO THE TERMS OF THE LAND DEVELOPMENT CODE, THE IMPERVIOUS COVER PROPOSED (37.988 ACRES) FOR TRACTS 1-5 SHALL NOT BE SUBJECT TO ANY ALLOCATION OF IMPERVIOUS COVER FROM ANY ADJACENT ROADWAY."

This note should be removed from the land use plan. Applicant is required to follow the Bradley Agreement and the Land Development Code. Impervious cover must be calculated in accordance with those standards and this note prevents any perimeter or

adjacent roads in the future when site plans are filed for these tracts from being calculated as they should be under law.

This note also creates a particularly dangerous precedent for calculating impervious cover on other Bradley Agreement tracts. As written, it purports to interpret the land development code without amending the code. If the land development code actually says what the note claims, then there is no need for the note. If it does not say this, then the note is an illegal, backdoor amendment to the land development code.

5. Traffic. We are trying to determine the change in expected trips per day from the current zonings to the requested zoning. City staff has not yet presented this information, but it needs to be made available for an accurate assessment of this zoning change request. Hopefully this will be available by Tuesday night's meeting. Given the requested change in land use from local needs office and single family to retail, supermarket and restaurant the trips per day are likely much higher for the new uses, creating more traffic and pollution in this sensitive area surrounded by preserve lands.

Thank you for your consideration of these points. If you have any questions please do not hesitate to contact Sarah Baker (415-7781, [smbaker222@hotmail.com](mailto:smbaker222@hotmail.com)) or Bill Bunch (784-3749, [bill@sosalliance.org](mailto:bill@sosalliance.org)). We urge you to deny this zoning request.

Sincerely,

Bill Bunch  
Sarah Baker

**Rhoades, Wendy**

---

**From:** Yatespct3@aol.com  
**Sent:** Monday, November 03, 2008 3:59 PM  
**To:** Rhoades, Wendy  
**Cc:** tirion@isblaw.com; marygaymaxwell@sbcglobal.net  
**Subject:** Wildflower Commons

Ira Jon Yates  
Yates Cattle & Conservation  
5711 St. Hwy 45  
Austin, Texas 78739  
512-970-2589 cellular  
512-282-1370 ranch phone  
Yatespct3@aol.com

Wendy Rhoades  
Principal Planner  
505 Barton Springs Road  
Austin, Texas 78704

November 3, 2008

Dear Wendy Rhoades,

I am requesting a postponement of C841-06-0233 from November 4, 2008 until November 18, 2008. As an adjacent landowner and owner of an access easement across the property being zoned with impervious cover allocation being made, I feel it is important for the City Commission to be properly informed as it makes it's decision. I was unaware until today that this impervious cover issue was not made part of the record at the environmental review or currently part of your file on this project. I hope to make this clarification during the postponement.

Sincerely,

Ira Yates

---

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11/3/2008

**Rhoades, Wendy**

---

**From:** Michele Haussmann [mailto:mhaussmann@ci.austin.tx.us]  
**Sent:** Tuesday, November 04, 2008 5:21 PM  
**To:** Rhoades, Wendy; Amanda R. Wheatley  
**Cc:** Steve Drenner  
**Subject:** RE: Wildflower Commons PUD

We agree with one postponement to 11-18, not multiple postponements from multiple groups. We oppose a postponement to 12-2. Thanks.

---

**From:** Rhoades, Wendy [mailto:Wendy.Rhoades@ci.austin.tx.us]  
**Sent:** Tuesday, November 04, 2008 12:45 PM  
**To:** Michele Haussmann; Amanda R. Wheatley  
**Subject:** FW: Wildflower Commons PUD

Hi Michele,  
Please let me know if your group is in agreement with a postponement until December 2nd as requested by Beki Halpin.

Thank you,  
Wendy

---

**From:** texcugle@aol.com [mailto:texcugle@aol.com]  
**Sent:** Tuesday, November 04, 2008 12:43 PM  
**To:** Rhoades, Wendy  
**Subject:** Re: Wildflower Commons PUD

We would like a postponement to December 2nd. This will give us time to look at the issue more clearly in light of all the information that has become available.  
Thank you for your consideration of this.  
Beki Halpin.

-----Original Message-----

**From:** Rhoades, Wendy <Wendy.Rhoades@ci.austin.tx.us>  
**To:** texcugle@aol.com  
**Sent:** Tue, 4 Nov 2008 10:00 am  
**Subject:** RE: Wildflower Commons PUD

Beki,  
An adjacent property owner has requested a postponement until November 18th. Does that work for your group or would you like to request additional postponement time? Please let me know as soon as possible.

Thank you,  
Wendy

---

**From:** texcugle@aol.com [mailto:texcugle@aol.com]  
**Sent:** Tuesday, November 04, 2008 8:56 AM

11/4/2008

**To:** Rhoades, Wendy  
**Subject:** Re: Wildflower Commons PUD

Wendy-

Thank you for sending the TIA memo and the rest of the information the staff prepared. There is quite a bit of information to digest and we would appreciate it if you would postpone the Wildflower Commons hearing at ZAP to Dec. 2nd.

Thank you for your consideration of this.  
Beki Halpin

-----Original Message-----

From: Rhoades, Wendy <[Wendy.Rhoades@ci.austin.tx.us](mailto:Wendy.Rhoades@ci.austin.tx.us)>  
To: ~~xxxxxx@ci.austin.tx.us~~  
Sent: Mon, 3 Nov 2008 2:07 pm  
Subject: FW: Wildflower Commons PUD

Beki,

I apologize as the last Staff report sent seemed to have some

replication of information. Here is the complete Staff report with the

TIA memo prepared by Staff, provided as Attachment B, beginning on Page

38 (out of 66).

Wendy

-----Original Message-----

From: [mfp@ci.austin.tx.us](mailto:mfp@ci.austin.tx.us) [<mailto:mfp@ci.austin.tx.us>]

Sent: Monday, November 03, 2008 9:11 AM

To: Rhoades, Wendy

Subject: Scan from a Xerox WorkCentre

11/4/2008



Please open the attached document. It was scanned and sent to you using  
a Xerox WorkCentre.

Attachment File Type: PDF

WorkCentre Location: NPZD - OTC 5th flr

Device Name: OTC05NEWCANEY

For more information on Xerox products and solutions, please visit

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McCain or Obama? Stay up to date on the latest from the campaign trail with [AOL News](#).

|  |  |                  |       |                  |
|--|--|------------------|-------|------------------|
| <b>FM 1826 and SH 45</b>   |  |                  |       |                  |
|  | a. Installation of a Traffic Signal <sup>2</sup> | \$112,500        | 25.7% | \$28,913         |
| <b>Escarpment Boulevard and SH 45</b>  |  |                  |       |                  |
|  | a. Installation of a Traffic Signal              | \$245,000        | 30.3% | \$74,235         |
|  | <b>Total Cost</b>                                | <b>\$901,936</b> |       | <b>\$400,491</b> |
| 1. This improvement will be constructed as part of the first Wildflower Commons site plan. |  |                  |       |                  |
| 2. This improvement was recommended in the Bear Lake PUD TIA.                              |  |                  |       |                  |

- 2) Driveway alignments and minimum widths will be reviewed with the site plan per TCM standards.
- 3) Improvements at Driveway A and SH 45 SFR and Loop 1 FR shall be constructed and funded 100% by the developer with the first site plan or subdivision construction plan for Wild Flower Commons development. Fiscal surety for these improvements will be posted by the developer with the site plan or submission construction plan.
- 4) TxDOT has approved this TIA with the condition that the developer will continue to coordinate with TxDOT regarding improvements at Driveway A and SH 45 SFR and Loop 1 FR.
- 5) Department of Public Works has approved this TIA with the condition that the proposed signal improvements at Driveway A and SH 45 SFR / Loop 1 FR are shown on the construction plans and reviewed by traffic signals.
- 6) Development of this property should be limited to the uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including 24-hour volume, peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2219.



Sangeeta Jain, AICP  
Senior Planner

Watershed Protection and Development Review Department



December 15, 2008

RE: December 18, 2008 Austin City Council meeting Agenda Item 112 PH, Wildflower Commons.

Mayor Will Wynn, Mayor Pro Tem Brewster McCracken, City Councilmembers, and Neighborhood Planning and Zoning Department Staff:

Save Our Springs Alliance, Inc. respectfully requests postponement of the public hearing for the Wildflower Commons, C814-06-0233. We request postponement until January 15, 2009 or the next regularly scheduled City Council meeting. This is the first request for postponement that SOS Alliance has made in this case.

This zoning case involves very complicated issues related to the Bradley settlement agreement and the precedent that may be set for treatment of other tracts of land under that Agreement. We would appreciate more time to review the Bradley Agreement and Applicant's responses to the recommendations of the Environmental Board and Zoning and Platting Commission, as there is not currently a draft PUD ordinance for this proposal.

Thank you for your consideration.

Sincerely,

Sarah Baker

**Save Springs Alliance**

P.O. Box 684881 • Austin, Texas 78768  
221 East 9<sup>th</sup> Street, Suite 300 • Austin, Texas 78701

(512) 477-2320 voice  
(512) 477-6410 fax

<http://www.sosalliance.org>  
email: [sosinfo@sosalliance.org](mailto:sosinfo@sosalliance.org)

### **Recommendations**

Staff from the Watershed Protection and Development Review and Neighborhood Planning and Zoning departments have worked with the Applicant to provide additional benefits in site development as support for the proposed PUD:

- Stabilize cut/fill using terracing or structural containment where feasible;
- Transfer 7.621 acres of available impervious cover to the Hill Country Conservancy or similar entity;
- Dedicate a minimum of 100 acres of open space as a conservation easement;
- Prohibit development within the Bear Creek Watershed;
- Prohibit development on Tracts 2 and 4;
- Reduce the maximum construction envelope from 257.778 acres to 157.778 acres;
- Prohibit development upstream of all CEFs with the exception of one solution cavity - solution fracture, WC021;
- Provide a water quality conservation pond that captures 1.98 acre feet in excess of the required water quality volume;
- Adopts the Exterior Light Pollution Reduction techniques consistent with that approved for Southwest Marketplace (Costco and Lifetime Fitness – Forum PUD, Tract 2 and Parcels F and J). These techniques involve design and implementation of interior and exterior lighting so that no direct-beam illumination leaves the building site;
- Adopts the Landscape and Exterior Design / Heat Island Reduction requirements consistent with that approved for Southwest Marketplace (Costco and Lifetime Fitness – Forum PUD, Tract 2 and Parcels F and J). Available shading options include: additional plantings, using light colored materials on non-roof impervious surfaces, providing underground parking or using pervious pavement where soils are four feet or greater in depth. Available heat island reduction options include using energy efficient or vegetated roofing materials, and conducting a life cycle cost analysis for the use of concrete for all non-pervious paved parking and roadway surfaces; and
- Provide 2-star Austin Energy Green Building Standards or equivalent LEED rating (as the subject properties are not within the Austin Energy service area).

The Wildflower Commons PUD may be scheduled for consideration by the Zoning and Platting Commission at their October 21, 2008 meeting.

If you need further details, please contact me at 974-3427.

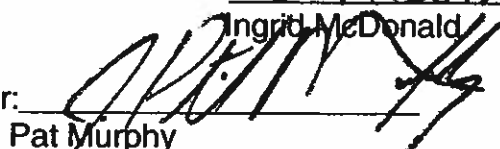


Patricia Foran, Environmental Review Specialist Sr.  
Watershed Protection and Development Review

Environmental Program Coordinator:

  
Ingrid McDonald

Environmental Officer:

  
Pat Murphy



## MEMORANDUM

**TO:** Patrica Foran, Senior Environmental Reviewer  
Watershed Protection and Development Review Department

**FROM:** Scott E. Hiers, P.G., Senior Environmental Scientist  
Watershed Protection and Development Review Department

**DATE:** July 7, 2008

**SUBJECT:** Corrections to ERM's August 22, 2007 memo regarding Critical Environmental Feature setbacks of Wildflower Commons.

As part of the City of Austin's development review process, Environmental Resource Management (ERM) staff reviewed the karst assessment for the Wildflower Commons development site. The site is about 268-acres located in south Austin immediately south of the intersection of Loop 1 and State Highway 45. In late July and early August ERM, Barton Spring Edward Aquifer District and ACI Consulting staff members completed several karst surveys to determine if any karst recharge features might have been missed by an initial karst survey completed by J. Jackson Harper in October 2003.

Our surveys covered about 90 percent of the property. However, a layer of mulch and several brush piles from tree removal and clearing activities impeded our view of the ground in several areas. Although our survey efforts was hampered in some areas, we were able to identify 35 additional recharge features on or within 300-ft of the site. In all, 67 recharge features were identified by Harper's 2003 and the City's 2007 karst assessments. ERM staff has determined that 49 of the 67 features are critical environmental features (48 recharge features and 1 wetland/sinkhole). These features are located on or within 300-ft of the Wildflower Commons site. Table 1 lists all the features identified by both surveys and a corresponding location map (Map 1) is attached.

Based the surface drainage patterns, 2-ft topography, the type of feature, the feature's size and the density (or clustering) of features, ERM staff is recommending protecting the critical environmental features with 19 critical environmental feature setback areas (Labeled A thru S). The attached map shows the location of the setback areas. ERM staff is recommending that the CEFs and their associated setback area (or buffers) are documented within the PUD ordinance along with the following Land Development Code (LDC) requirements from Section 25-8-281.

1. No residential lots may include a CEF or be located within 50 feet of a CEF.
2. Setback areas must be established to protect all CEFs. Although the LDC allows a portion of the CEF buffer to be included in a residential lot, I do not recommend that this be allowed. Residential lots should not include any portion of a CEF buffer. Setbacks must comply with the setback area has stated in Table 1 and shown Map 1. ERM is willing to revise setback areas listed in Table 1 and shown on Map 1 during PUD process, if the applicant provides more detail

information to ERM staff such as 1-ft topographic survey that better delineates the catchment areas and a hydrogeologic assessment that better evaluates its recharge potential.

3. No disturbance of native vegetation is allowed within the buffer zone. This shall be stated in a section of the PUD ordinance specifically addressing Critical Environmental Feature protection.
4. No construction is allowed within the buffer zone, except for cave gates and educational trails built in compliance with 25-8-281 of the LDC. In the PUD ordinance, this shall be stated as "No construction or placement of structures within a Critical Environmental Feature buffer zone."
5. Stormwater disposal or irrigation is prohibited within a CEF buffer zone and shall be stated in the PUD ordinance.
6. Erosion and sedimentation controls must be installed at the perimeter of all CEF buffers prior to the initiation of construction.

Additional recommendations for CEF protection not explicitly stated in the Land Development Code, Section 25-8-281.

1. All CEFs must be shown on a topographic map (or maps), and listed in a summary table and included on an exhibit (s) in the PUD ordinance. The table must include the identification of the CEF, the type of CEF, and the recommended setback area. All maps must have north arrow and reference scale.
2. All CEFs and associated CEF buffers are to be shown on all plats, preliminary plans, site plans and construction plans. The PUD ordinance and the plat notes must have a following statement "all activities within the critical environmental feature setback must comply with Section 25-8-281(c)(2) of Austin's Land Development Code. This section states that the natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited this requirement."
3. No utilities are allowed within CEF buffers.
4. Fencing is required at the edge of all CEF buffer areas that are within limits of construction. Fencing must be 6 feet in height. Wrought iron or vinyl-coated chain link are acceptable. Access gates with a lockable latch are to be provided for each buffer.
5. Fencing at the edge of CEF buffers must be installed prior to the initiation of construction.
6. Water quality BMPs should not drain directly into CEF setback area. Level spreaders or similar structures must be used to overland sheet flow stormwater before it discharges near CEF setback areas. Stormwater irrigation must occur outside the CEF setback areas.
7. An IPM plan should be prepared for Wildflower Commons PUD.

Suggestions for alternative CEF protection not required by the Land Development Code.

1. An Operation and Maintenance plan is recommended for the long term management of all CEF buffers. The purpose of the CEF buffer is to protect water quality. Trash removal, pet waste pickup and inspections will increase the likelihood that conditions within the buffers are

protective of water quality. The long term funding mechanism and the responsible management entities throughout the construction and post-construction phases should be identified in future submittals.

2. A restrictive covenant granting access to City of Austin staff to all CEF buffers within the Wildflower Commons PUD should be included in the ordinance.

If you have any questions regarding these comments or have additional information, please contact me at 974-1916.



Scott E. Hiers, P.G., Environmental Scientist  
Watershed Protection and Development Review Department

SH :

Attachment

cc: David Johns, City of Austin  
Wendy Welsh, City of Austin  
Stan Reece, ACI Consulting



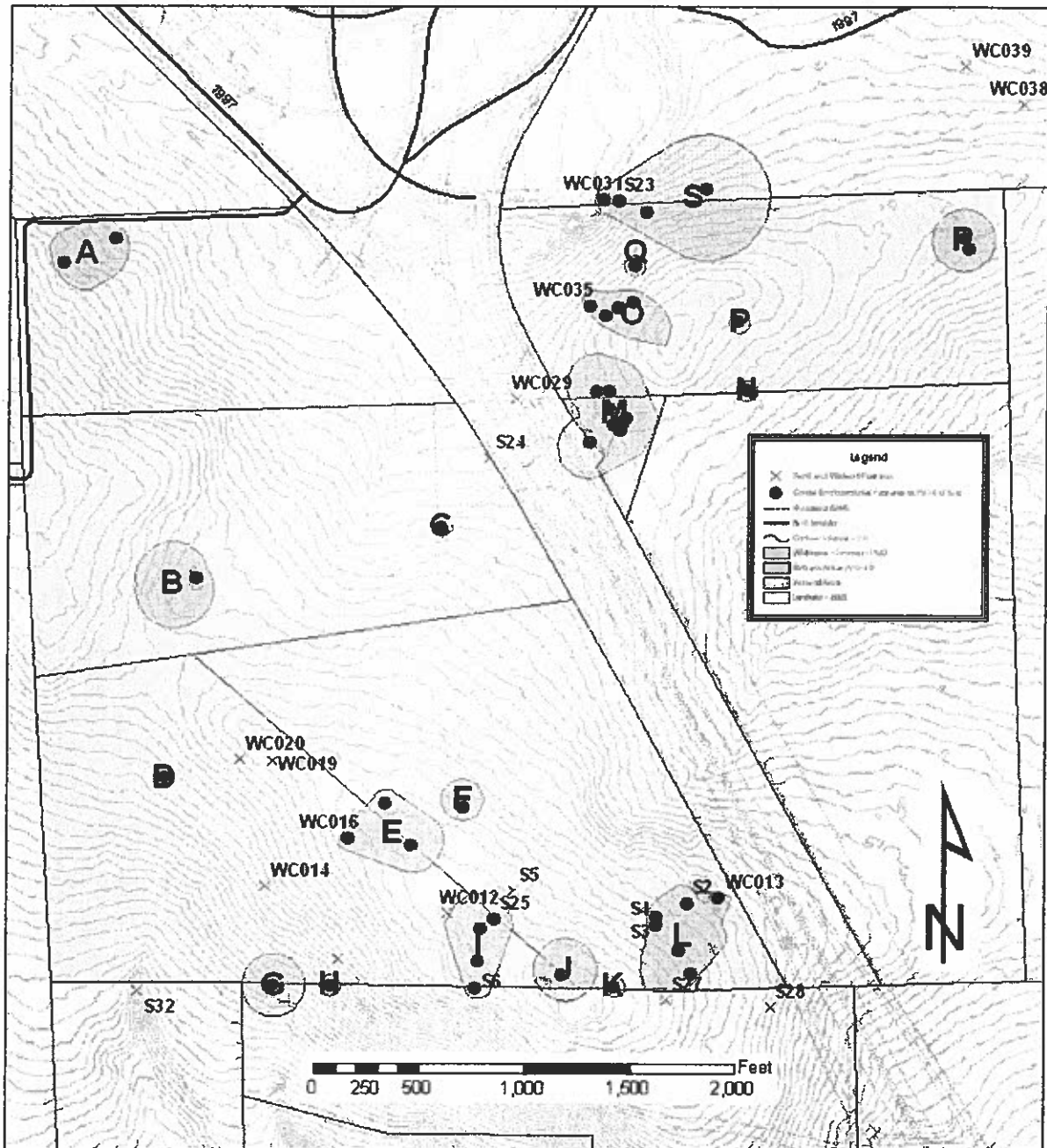
Table 1: GPS locations and corresponding CEF setback area

| Id | Comments         | X          | Y           | FEATURE | TYPE | Setback Area |
|----|------------------|------------|-------------|---------|------|--------------|
| 1  | Sinkhole         | 3070564.32 | 10031308.78 | S1      | SH   | L            |
| 2  | Sinkhole         | 3070644.19 | 10031700.86 | S2      | SH   | L            |
| 3  | Solution Cavity  | 3070500.07 | 10031634.03 | S3      | SC   | L            |
| 4  | Karst Depression | 3070498.05 | 10031596.55 | S4      | CD   | L            |
| 5  | Karst Depression | 3069823.00 | 10031757.14 | S5      | CD   |              |
| 6  | Sinkhole         | 3069644.06 | 10031290.42 | S6      | SH   | I            |
| 7  | Solution Cavity  | 3068952.24 | 10031305.05 | S7      | SC   | H            |
| 8  | Sinkhole         | 3067680.52 | 10034787.20 | S8      | SH   | A            |
| 9  | Solution Cavity  | 3068164.23 | 10032302.65 | S9      | SH   | D            |
| 10 | Sinkhole         | 3068680.75 | 10031303.15 | S10     | SH   | G            |
| 11 | Wetland/Sinkhole | 3068319.34 | 10033210.07 | S11     | W-S  | B            |
| 12 | Sinkhole         | 3070281.20 | 10034009.00 | S12     | SH   | M            |
| 13 | Sinkhole         | 3070310.00 | 10033994.00 | S13     | SH   | M            |
| 14 | Solution Cavity  | 3070316.50 | 10033983.60 | S14     | SC   | M            |
| 15 | Sinkhole         | 3070327.70 | 10034022.40 | S15     | SH   | M            |
| 16 | Sinkhole         | 3070342.60 | 10034039.20 | S16     | SH   | M            |
| 17 | Cave             | 3070278.28 | 10034171.25 | S17     | C    | M            |
| 18 | Sinkhole         | 3070244.42 | 10034537.02 | S18     | SH   | O            |
| 19 | Cave             | 3071970.00 | 10034900.00 | S19     | C    | R            |
| 20 | Sinkhole         | 3070380.00 | 10034800.00 | S20     | SH   | Q            |
| 21 | Solution Cavity  | 3070919.85 | 10034172.71 | S21     | SC   |              |
| 22 | Solution Cavity  | 3070434.72 | 10035029.90 | S22     | SC   |              |
| 23 | Sinkhole         | 3070300.92 | 10035084.00 | S23     | SH   |              |
| 24 | Solution Cavity  | 3069699.78 | 10033850.50 | S24     | SC   |              |
| 25 | Sinkhole         | 3069730.39 | 10031622.05 | S25     | SH   | I            |
| 26 | Sinkhole         | 3069650.00 | 10031400.00 | S26     | SH   | I            |
| 27 | Sinkhole         | 3070550.00 | 10031251.00 | S27     | SH   |              |
| 28 | Karst Depression | 3071050.00 | 10031200.00 | S28     | CD   |              |
| 29 | Sinkhole         | 3071137.00 | 10031512.00 | S31     | SH   | S            |
| 30 | Sinkhole         | 3068045.27 | 10031249.09 | S32     | SH   | S            |
| 31 | Sinkhole         | 3069696.00 | 10031559.00 | S33     | SH   | I            |
| 32 | Solution Cavity  | 3070710.00 | 10031910.00 | S34     | SC   |              |
| 33 | Karst Depression | 3070740.00 | 10031769.00 | S35     | CD   |              |
| 34 | SC               | 3070760.00 | 10031512.00 | S36     | SC   | L            |
| 35 | Karst Depression | 3070450.00 | 10031461.00 | S37     | CD   | L            |
| Id | Comments         | X          | Y           | FEATURE | TYPE | Setback Area |

|    |                       |            |             |       |       |   |
|----|-----------------------|------------|-------------|-------|-------|---|
| 36 | Sinkhole              | 3070479.97 | 10032979.98 | WC003 | SH    |   |
| 37 | Sinkhole              | 3070300.00 | 10031300.00 | WC005 | SH    | K |
| 38 | Sinkhole              | 3070050.00 | 10031400.00 | WC007 | SH    | J |
| 39 | Cave                  | 3070670.00 | 10031400.00 | WC008 | C     | L |
| 40 | Other                 | 3068990.00 | 10031400.00 | WC009 | O     |   |
| 41 | Solution Cavity       | 3070610.00 | 10031500.00 | WC010 | SC    | L |
| 42 | Solution Cavity       | 3069670.00 | 10031600.00 | WC011 | SC    | I |
| 43 | Solution Cavity       | 3069510.00 | 10031600.00 | WC012 | SC    | I |
| 44 | Sinkhole              | 3070800.00 | 10031700.00 | WC013 | SH    | L |
| 45 | Other                 | 3068640.00 | 10031800.00 | WC014 | O     |   |
| 46 | Cave                  | 3069340.00 | 10032000.00 | WC015 | C     | E |
| 47 | Solution Cavity       | 3069040.00 | 10032000.00 | WC016 | SC    | E |
| 48 | Cave                  | 3069580.00 | 10032200.00 | WC017 | C     | F |
| 49 | Solution Cavity/Frac  | 3069210.00 | 10032200.00 | WC018 | SC-SF | E |
| 50 | Solution Cavity       | 3068670.00 | 10032400.00 | WC019 | SC    |   |
| 51 | Solution Cavity/Frac  | 3068520.00 | 10032400.00 | WC020 | SC-SF |   |
| 52 | Solution Cavity/Frac  | 3069470.00 | 10033500.00 | WC021 | SC-SF | C |
| 53 | Sinkhole              | 3067920.00 | 10034900.00 | WC023 | SH    | A |
| 54 | Karst Depression      | 3070170.00 | 10033900.00 | WC027 | CD    | M |
| 55 | Karst Depression      | 3070210.00 | 10034200.00 | WC028 | CD    | M |
| 56 | Other                 | 3069830.00 | 10034100.00 | WC029 | O     |   |
| 57 | Cave                  | 3070230.00 | 10035100.00 | WC031 | C     | S |
| 58 | Cave                  | 3070720.00 | 10035100.00 | WC032 | C     | S |
| 59 | Karst Depression      | 3070260.00 | 10034100.00 | WC033 | CD    | M |
| 60 | Solution Cavity/Frac. | 3070880.00 | 10034500.00 | WC034 | SC-SF | P |
| 61 | Solution Cavity       | 3070180.00 | 10034600.00 | WC035 | SC    | O |
| 62 | Solution Cavity       | 3070300.00 | 10034600.00 | WC036 | SC    | O |
| 63 | Solution Cavity       | 3070370.00 | 10034600.00 | WC037 | SC    | O |
| 64 | Cave                  | 3072230.00 | 10035600.00 | WC038 | C     |   |
| 65 | Cave                  | 3071960.00 | 10035700.00 | WC039 | C     |   |
| 66 | Sinkhole              | 3071950.00 | 10034900.00 | WC040 | SH    | R |
| 67 | Zone                  | 3068900.00 | 10036600.00 | WC041 | Z     |   |

Map 1: Setback Area Location Map

**Map 1: Location Map for Critical Environmental Feature Setbacks  
(Revised - 07-07-2008)**



Wildflower Commons P.U.D.



**Date:** October 15, 2008 (Revised)  
**To:** Wendy Rhoades, Case Manager  
**CC:** Kathleen Hornaday, HDR|WHM Transportation Engineering  
**Reference:** Wildflower Commons TIA, C814-06-0233

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The Transportation Review Staff has reviewed the Traffic Impact Analysis for Wildflower Commons rezoning project revised September 2008, prepared by Kathleen A. Hornaday, P.E.

The proposed Wildflower Commons development is located south of the intersection of Loop 1 (MoPac) and SH 45 in Austin, Texas. The proposed development will consist of 550 dwelling units of residential condo/townhomes, 124,000 square feet of general office, 100,000 square feet of supermarket, 360,000 square feet of shopping center, and 40,000 square feet of high turnover restaurant. The property is currently vacant and is anticipated to be complete by 2012. Access to the site is provided via one (1) driveway on SH 45 South Frontage Road (SFR).

### **TRIP GENERATION**

Based on recommendations and data contained in the Institute of Transportation Engineers (ITE) Trip Generation, the proposed project will generate approximately 35,233 unadjusted daily trips upon build out. The table below shows the adjusted trip generation by land use for the proposed development:

| Land Use                      | Size       | 24-Hour Volume | AM Peak Hour |            | PM Peak Hour |              |
|-------------------------------|------------|----------------|--------------|------------|--------------|--------------|
|                               |            |                | Enter        | Exit       | Enter        | Exit         |
| Residential Condo / Townhomes | 550 DU     | 2,461          | 31           | 151        | 147          | 72           |
| General Office Building       | 124,000 SF | 1,417          | 176          | 24         | 33           | 163          |
| Supermarket                   | 100,000 SF | 8,972          | 178          | 114        | 407          | 391          |
| Shopping Center               | 360,000 SF | 13,702         | 185          | 119        | 599          | 648          |
| High Turnover Restaurant      | 40,000 SF  | 4,463          | 216          | 199        | 227          | 145          |
|                               |            |                |              |            |              |              |
| <b>Total</b>                  |            | <b>31,015</b>  | <b>786</b>   | <b>607</b> | <b>1,413</b> | <b>1,419</b> |

## **ASSUMPTIONS**

- 1) Traffic growth rates for the area were assumed at four (4) percent annually.
- 2) In addition to these growth rates, background traffic volumes for 2012 included estimated traffic volumes for the following projects: Escarpment Village (SP-04-0192C), Retail 106 (SP-05-1025C), Deer Park at Maple Run N (SP-03-0253C)/C814-05-0213, Deer Park at Maple Run S (SP-03-0259C), La Crosse Subdivision (C8-02-0017.01.1A), Golf Club Estates (C8-03-0088.01.1A), Alta Mira Section 2 (C8-02-0009.5A), Esquel Phase 1 (C8-05-0087), and Spillar Ranch (C8J-05-0231).
- 3) The following pass-by reductions were assumed for the project:

|                                     | AM Peak   | PM Peak   |
|-------------------------------------|-----------|-----------|
| Supermarket                         | 0 percent | 5 percent |
| Shopping Center                     | 0 percent | 5 percent |
| High Turnover (Sit-Down) Restaurant | 0 percent | 5 percent |
- 4) A 10% internal capture reduction was assumed for all land uses in the AM and PM peak periods.
- 5) No transit reductions were assumed.

## **EXISTING AND PLANNED ROADWAYS**

**Loop 1** – The Austin Metropolitan Area Transportation Plan (AMATP) and Capital Area Metropolitan Planning Organization (CAMPO) Mobility Plan classify Loop 1 as a 4-lane major divided arterial from Slaughter Lane to SH 45. According to TX DOT, the 2005 daily traffic volume on Loop 1, north of SH 45, was approximately 12,700 vehicles per day (vpd). The CAMPO 2030 Mobility Plan recommends Loop 1 to be constructed as a 6-lane Parkway from Loop 1 to SH 45 by 2030. However, TX DOT has no current plans to upgrade this roadway. The Austin Bicycle Plan recommends Priority 2 Route 434 from Slaughter Lane to SH 45.

**SH 45** – The AMATP and CAMPO 2030 Mobility Plan classify SH 45 as a 4-lane major divided arterial from FM 1826 to Loop 1. According to TX DOT, the 2005 daily traffic volume on SH 45, east of FM 1826, was approximately 5,100 vpd. SH 45 is proposed to be constructed as a 4-lane tolled parkway from Loop 1 to FM 1626 by CTRMA. No schedule is currently proposed for this construction. TX DOT has plans to construct a turnaround lane on SH 45 at its intersection with FM 1826 in the interim. This improvement has not been assumed in this analysis. The Austin Bicycle Plan recommends Priority 2 Route 440 from FM 1826 to Loop 1.

**FM 1826** – The AMATP classifies FM 1826 as a 2-lane minor arterial from US 290 to Slaughter Lane. According to TX DOT, the 2005 daily traffic volume count on FM 1826, north of SH 45, was approximately 12,400 vpd. The Austin Metropolitan Area Transportation Plan recommends FM 1826 to be upgraded to a 4-lane divided major arterial from US 290 to Slaughter Lane by 2025. Currently, the City of Austin and/or TX DOT have no current plans to upgrade this roadway.

**Slaughter Lane** – The AMATP and CAMPO 2030 Mobility Plan classify Slaughter Lane as a 4-lane major divided arterial from FM 1826 to Manchaca Roadway. 24-hour traffic data are not available at this location; however, based on a review of peak period traffic counts, 19,700 vpd are estimated on Slaughter Lane, east of Loop 1. The Austin Bicycle Plan recommends Priority 1 Route 86 from FM 1826 to Loop 1. Currently, the City of Austin has no plans to upgrade this roadway.

**Escarpment Boulevard** – The AMATP classifies Escarpment Boulevard as a 4-lane divided major arterial from Davis Lane to SH 45. According to City of Austin, the year 2004 traffic volume on Escarpment Boulevard, south of Slaughter Lane was 9,700 vpd. The Austin Bicycle Plan recommends Priority 1 Route 3 from La Crosse Boulevard to SH 45. Currently, the City of Austin has no plans to upgrade this roadway.

**La Crosse Avenue** – La Crosse Avenue is a 4-lane divided roadway near the site. According to City of Austin Traffic Counts, the year 2004 traffic volume on La Crosse Avenue, east of Eclipse Lane was 5,100 vpd. The Austin Bicycle Plan recommends Priority 1 Route 3 from Dahl Green to Mopac. Currently, the City of Austin has no plans to upgrade this roadway.

**Loop 1 Connector Road** – Loop 1 Connector Road is a two lane undivided roadway in the vicinity of the site.

**Loop 1 Frontage Road** – The southbound Loop 1 FR is 2-lane roadway near the site and is currently under construction.

## **TRAFFIC ANALYSIS**

TIA analyzed seven (7) intersections of which two (2) are currently signalized. The results are summarized in Table below. The build-out condition level of service (LOS) assumed that all roadway and intersection improvements recommended in the TIA are constructed.

| Intersection                         | 2006<br>Existing |    | 2012<br>Forecasted |    | 2012 Site +<br>Forecasted |    |
|--------------------------------------|------------------|----|--------------------|----|---------------------------|----|
|                                      | AM               | PM | AM                 | PM | AM                        | PM |
| Loop 1 and Slaughter Lane*           | F                | F  | F                  | F  | F                         | F  |
| Loop 1 and La Crosse Ave*            | C                | B  | B                  | B  | C                         | D  |
| Escarpment Blvd and SH 45 NFR        | A                | A  | A                  | A  | -                         | -  |
| Escarpment Blvd and SH 45 SFR        | A                | A  | A                  | A  | -                         | -  |
| Escarpment Blvd and SH 45            | -                | -  | -                  | -  | B                         | B  |
| FM 1826 and SH 45 NFR                | A                | B  | B                  | B  | B                         | C  |
| FM 1826 and SH 45 SFR                | A                | A  | A                  | A  | A                         | A  |
| Loop 1 Connector Road and Loop 1 FRs | -                | -  | -                  | -  | A                         | F  |
| Driveway A and SH 45 SFR*            | -                | -  | -                  | -  | B                         | B  |

\*signalized

## **RECOMMENDATIONS AND CONCLUSIONS**

- 1) Developer shall post 100% of the fiscal contribution (as shown below) upon approval of the first site plan or subdivision plat for the Wildflower Commons development. The posting of fiscal shall be required as a condition of approval of the first site plan or subdivision.

| <b>Intersection</b>  | <b>Improvements Needed</b>  | <b>Total Cost</b> | <b>Pro-Rata Share</b> | <b>Developer's Cost</b> |
|--|---|-------------------|-----------------------|-------------------------|
| <b>Loop 1 (MoPac) and Slaughter Lane</b>                               |   |                   |                       |                         |
|  | a. Construction of a Northbound Left-turn Lane on Loop 1 EFR  | \$122,517         | 68.7%                 | \$84,169                |
|  | b. Construction of Northbound Right-turn Lane on Loop 1 EFR   | \$75,505          | 53.4%                 | \$40,320                |
|  | c. Construction of Northbound Acceleration Lane on Loop 1 EFR   | \$96,525          | 26.3%                 | \$25,386                |
|  | d. Construction of Southbound Left-turn Lane on Loop 1 WFR  | \$101,848         | 22.7%                 | \$23,120                |
|  | e. Restripe the Southbound Approach of Loop 1 WFR to provide 2 Left-turn lanes, 2 through-lanes, and 1 right-turn lane          | \$509             | 22.7%                 | \$116                   |
|  | f. Extension of the Westbound Left-Turn Lane on Slaughter Lane at Loop 1 EFR from 340 feet to 500 feet                          | \$44,523          | 48.2%                 | \$21,460                |
| <b>Loop 1 (MoPac) East Frontage Road (EFR) and LaCrosse Avenue</b>     |   |                   |                       |                         |
|  | a. Restripe the Eastbound Approach of LaCrosse Avenue to provide 1 left-turn lane, 1 Left-Turn/Through Lane, and 1 through-lane | \$496             | 52.1%                 | \$259                   |
| <b>Driveway A and SH 45/South Frontage Road / Loop 1 Frontage Road</b> |   |                   |                       |                         |
|  | a. Construction of a Northbound Left-turn Lane on Loop 1 EFR <sup>1</sup>   | N/A               | N/A                   | \$0                     |
|  | b. Construction of a Eastbound Right-turn Lane on SH 45 SFR <sup>1</sup>  | N/A               | N/A                   | \$0                     |
|  | c. Installation of a Underground Traffic Signal equipment   | N/A               | N/A                   | \$0                     |
|  | d. Installation of a Above Ground Traffic Signal equipment  | \$102,513         | 100.0%                | \$102,513               |
|  |   |                   |                       |                         |



**Attachment C**  
**Landscape and Exterior Design / Heat Island Reduction /**  
**Exterior Light Pollution Reduction**

**Landscape and Exterior Design / Heat Island Reduction**

**A. Shade**

- 1. One of the following must be incorporated into site design: (i) provide shade (within 15 years) on at least 30 % of non-roof impervious surfaces, including parking lots, walkways, plazas, etc. using trees or trellises with vines or (ii) use light colored / high albedo materials (with a reflectance of at least 0.3) for 30 % of the Parcels' non-roof impervious surfaces.**
  - a. Mandatory**
  - b. Documentation Requirement: Depending on the option(s) chosen, provide (i) drawings showing 15-year shading plan with non-roof impervious surface calculations, (ii) specifications for high-albedo materials used and non-roof impervious surface calculations, (iii) parking plan with count of surface vs. underground spaces, or (iv) drawings showing areas of pervious pavement.**
- 2. When considering placement of pedestrian and bicycle pathways onsite, consider locating such pathways in existing shaded areas, and creating additional areas of shade, employing native trees and trellises with vines, buildings, canopies, and / or any other permissible shade provider.**
  - a. Optional**
  - b. Documentation requirement: Provide site plan and / or other drawings showing pedestrian and bicycle pathways and showing shade areas, with calculations.**

**B. Heat Island Reduction**

- 1. In order to achieve a reduction in the effect of urban heat island, one of the following must be used: (i) ENERGY STAR Roof-compliant, high reflectance and high emissivity roofing (with initial reflectance of at least 0.65 and 3-year aged reflectance of at least 0.5 when tested in accordance with ASTM E903 and emissivity of at least 0.9 when tested in accordance with ASTM 408) for at least 75 % of the roof surface, or (ii) install a vegetated roof for at least 50 % of the roof area.**
  - a. Optional**

*ATTACHMENT C*

- b. Documentation Requirement: Provide (i) specifications of materials and roof area calculations, or (ii) plans and roof area calculations.
2. Conduct a life cycle cost analysis for the use of concrete for all non-pervious paved parking and roadway surfaces.
  - a. Mandatory
  - b. Documentation Requirement: Provide a cost / benefit analysis for the anticipated life of the facility comparing construction and maintenance costs for concrete versus asphalt paving surfaces.
- C. Exterior Light Pollution Reduction
  1. In order to improve night sky access and reduce development impact on the nocturnal environment, the Illuminating Engineering Society of North America (IESNA) footcandle level requirement as stated in IESNA's "Recommended Practice Manual: Lighting for Exterior Environments" cannot be exceeded. Interior and exterior lighting must be designed such that no direct-beam illumination leaves the building site.
    - a. Mandatory
    - b. Documentation Requirement: Provide exterior lighting design plan highlighting footcandle contours and demonstrating compliance with IESNA requirements. Provide design narrative showing that no direct-beam illumination leaves the site.
  2. Develop an exterior lighting plan for all development that sets maximum lighting levels for commercial areas at three footcandles, average maintained, measured horizontally at finished ground level with a 4:1 illumination ratio.
    - a. Optional
    - b. Documentation Requirement: Provide exterior lighting design plan and narrative demonstrating compliance with this requirement.
  3. If permissible by City Code, freestanding light fixtures shall not exceed 30 feet measured from the ground / pavement to the bottom base of the fixture.
    - a. Optional
    - b. Documentation Requirement: Provide narrative including measurements.

- 4. Fixture wattage shall not exceed 350 lamp watts and shall contain the lowest available mercury content at the time of purchase, consistent with fulfilling performance requirements.**
  - a. Optional**
  - b. Documentation Requirement: Provide specifications regarding fixtures.**
- 5. Fixtures shall be limited to two per pole, and shall have no uplight or lamps / light refracting lenses extending below the plane of the lowest point of the fixture housing. Fixtures will provide a cutoff not to exceed 90 degrees from nadir so that light is not emitted above the horizontal plane.**
  - a. Optional**
  - b. Documentation Requirement: Provide exterior lighting design plan highlighting lighting fixtures and describing light emissions.**
- 6. Building-mounted wall packs shall not exceed a lamp wattage of 200 watts and shall be mounted no higher than 28 feet from the ground / pavement to the bottom of the fixture. Wall packs shall be configured with a full front metal shield with a sharp cutoff of at least 85 degrees to block the lamp source from line of sight view. Open-faced wall packs of any wattage or size are prohibited.**
  - a. Optional**
  - b. Documentation Requirement: Provide exterior lighting design plan highlighting lighting fixtures.**
- 7. All lighting fixtures to illuminate outdoor advertising shall utilize downlighting, backlighting, or internal illumination (using lamps of 100 watts or less).**
  - a. Optional**
  - b. Documentation Requirement: Provide exterior lighting design plan highlighting lighting fixtures and a narrative showing that no direct-beam illumination leaves the site.**
- 8. Lamp wattage for outdoor advertising signs constructed of translucent materials and wholly illuminated from within shall not exceed 75 watts.**
  - a. Optional**

**b. Documentation Requirement: Provide specifications regarding fixtures and lamps.**

**9. If and to the extent that Owner chooses to pursue an optional standard under these Part C Exterior Light Pollution Reduction provisions, and such an option is in conflict with otherwise applicable provisions of the City of Austin's Code, Owner will need to obtain a waiver of or variance from such conflicting Code provisions, as appropriate.**

**a. Mandatory**

**b. Documentation Requirement: Provide such documentation to the City as is necessary under applicable law to obtain the waiver or variance in question. In pursuit of such waiver or variance, Owner may rely on the advice of legal counsel rather than only a licensed engineer, licensed architect or LEED accredited professional as described herein.**

December 21, 2006

Mr. Greg Guernsey, Director  
Neighborhood Planning & Zoning Dept.  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, Texas 78704

*Via Hand Delivery*

**Re:** Planned Unit Development Purpose Statement – Wildflower Commons PUD  
Approximately 265 Acres Located at the Intersection of State Highway 45 and South  
Mopac (“Property”); Proposed Rezoning from GO and SF-2 zoning districts to PUD  
zoning district

Dear Mr. Guernsey:

As representatives of the prospective purchaser of the above stated Property and in accordance with Section 25-2-411, we respectfully submit this PUD Purpose Statement in connection with the development assessment application for the Wildflower Commons PUD. The applicant is requesting a rezoning from GO and SF-2 to PUD zoning district. The proposed mixed use project includes land uses permitted in the GR-MU zoning district. The tract is currently vacant. A traffic impact analysis, engineer’s summary letter and environmental reports are submitted with this application for your review.

The following chart summarizes the details of the tracts:

| Tract Number | Acreage | Existing Zoning | Proposed Land Uses |
|--------------|---------|-----------------|--------------------|
| 1a           | 36.36   | GO              | GR-MU              |
| 1b           | 177.88  | SF-2            | GR-MU              |
| 2a           | 49.32   | GO              | Open Space         |
| 2b           | 2.13    | SF-2            | Open Space         |

The tracts were originally one tract. The tracts were divided by the extension of State Highway 45 right-of-way. The applicant is requesting a zoning change to a PUD zoning district to address permitted land uses, site development regulations and impervious cover allocations.

**Proposed Code Modifications and Variances**

A) In accordance with section 25-8-41 of the Land Development Code, the PUD specific performance standards identified herein shall apply in lieu of otherwise applicable Code sections, City regulations or the City policies.

- (1) Variance to Section 25-8-262 (B)(3)(b) of the Land Development Code which requires a minimum of 2,000 feet between a collector street and an arterial or another collector street crossing the same minor waterway critical water quality zone in the Barton Springs Zone.

B) A waterway crossing into Tract 1, shown on the PUD Land Use Map, is necessary to provide access to property that cannot otherwise be safely accessed.

C) The cut and fill for the roadway connection on the PUD Land Use Map will exceed four (4) feet of depth pursuant to Sections 25-8-341 (A)(2) and 25-8-342 (A)(2) of the Land Development Code, but shall not exceed ten (10) feet.

D) In accordance with Section 25-8-42 (B)(5) of the Land Development Code, the PUD specific performance standards identified herein shall apply in lieu of otherwise applicable Code sections, City regulations or the City policies.

- (1) Variances to Sections 25-8-341 (Cut Requirements) and 25-8-342 (Fill Requirements) of the Land Development Code which limit cuts and fill to no more than four (4) feet of depth are granted for water quality control or detention facilities to a maximum of ten (10) feet. These variances will result in water quality that is at least equal to the water quality achievable without the variances.

E) In accordance with Section 25-8-41 of the Land Development Code, the PUD specific performance standards identified herein shall apply in lieu of otherwise applicable Code sections, City regulations or the City policies.

- (1) Variance to Section 25-8-483 (A)(1) (Water Quality Transition Zone) of the Land Development Code that prohibits development in a water quality transition zone that lies over the Edwards Aquifer recharge zone. The construction of a driveway or roadway is permitted as shown on the PUD Land Use Plan.

F) In accordance with Section 25-8-41 of the Land Development Code, the PUD specific performance standards identified herein shall apply in lieu of otherwise applicable Code sections, City regulations or the City policies.

- (2) Variance to Section 25-8-482 (Critical Water Quality Zone) of the Land Development Code that prohibits development in a critical water quality zone. The construction of a driveway or roadway is permitted as shown on the PUD Land Use Plan.

G) In accordance with Section 25-8-41 of the Land Development Code, the PUD specific performance standards identified herein shall apply in lieu of otherwise applicable Code sections, City regulations or the City policies.

- (1) Variance to Section 25-1-21 (Definitions) of the Land Development Code which defines a Site as a contiguous area intended for development, or the area on which a building have been proposed to be built or has been built and does not permit a Site to cross a public street or right-of-way. For purposes of the calculation of impervious cover, the definition of Site includes Tracts 1 and 2.

H) In accordance with Section 25-8-41 of the Land Development Code, the PUD specific performance standards identified herein shall apply in lieu of otherwise applicable Code sections, City regulations or the City policies.

- (1) Variance to Section 25-4-157(B) (Definitions) of the Land Development Code which new subdivisions to have two access streets that connect to different external streets, single median divided access drive 25 foot minimum pavement width each way will be allowed to connect to a single external street.

### **Proposed Uses and Development Criteria**

#### **Permitted Uses:**

The applicant proposes GR-MU land uses and site development regulations. The permitted uses for the PUD are set forth on the PUD Land Use Plan. As required by Section 25-2-411 of the Land Development Code, the site development regulations are set forth in the proposed PUD Land Use Plan. The PUD will comply with all Compatibility Standards established by the LDC.

#### **Additional Development Regulations:**

Section 25-2-411 of the LDC provides for certain additional site development requirements in PUD zoning districts. The proposed Wildflower PUD addresses each of these requirements.



**Water Quality Regulations:**

The project will comply with the SOS water quality regulations. Please reference the engineer's summary letter for detailed information.

**III. The Wildflower PUD Conforms to the Purpose Set Forth in Section 25-2-411**

The Wildflower PUD, as described above, will result in superior development than could be achieved via conventional Zoning, Subdivision and Water Quality standards, and will enhance the natural environment, encourage quality development and design as well as ensure adequate public facilities and service for development within the PUD therefore meets the purposes established in Section 25-2-411 of the LDC. Please refer to Attachment 1 for a summary of the proposed superior items.

**A. The PUD results in development superior to that which would occur using conventional zoning and subdivision regulations.**

The PUD proposal includes mixed use development. The proposed retail development will serve the existing neighborhoods in the area.

The PUD proposal includes no development on tracts 2a and 2b. These tracts are to be dedicated as open space. The dedication of these tracts as open space connects the City of Austin preserves land as one contiguous parcel.

The open space tracts are closest to the existing neighborhoods in the area. The dedication of this open space provides a large buffer between the neighborhoods and the proposed development. The dedication of these tracts prevents the need for extension of streets and utilities in this area.

The PUD proposal includes compliance with the City of Austin Green Building Program at a two star level.

**B. The Wildflower PUD will enhance the preservation of the natural environment**

The PUD proposal preserves open space and clusters the development on one tract. Compliance with the Green Builder Program and the SOS water quality standards using retention and reirrigation facilities enhances the preservation of the natural environment.

Please reference engineer's summary letter for an explanation of the stormwater runoff and the benefits of clustering the development on one tract.

Mr. Greg Guernsey  
December 21, 2006

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**C. The Wildflower PUD encourages high quality development and innovative design.**

As discussed above, the PUD proposal allows the creation of a high quality community commercial center concentrated at a site appropriately situated for commercial uses while leaving a portion of the original tract undisturbed. The PUD also provides for inclusion of Green Builder standards and other development features designed to meet the additional development criteria for PUD zoning districts.

**D. The Wildflower PUD ensures adequate public facilities and services.**

Adequate public facilities are planned and will be available. Please reference the engineer's summary letter for details.

A TIA has been filed to determine off site transportation improvements to ensue an acceptable level of service. The proposed PUD has access to two major roadways. The proposed PUD seeks no deviation to any of the utility or drainage requirements of the LDC, and the provision of adequate public facilities are ensured by such requirements.

If you have any questions about the proposed development or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,



Michele C. Haussmann

cc: Jerry Rusthoven, Neighborhood Planning and Zoning Dept., via hand delivery  
Wendy Walsh, Neighborhood Planning and Zoning Dept., via hand delivery  
Victoria Hsu, Watershed Protection and Development Review Dept., via hand delivery  
Pat Murphy, Watershed Protection and Development Review Dept., via hand delivery  
Bill Walters, Wildflower Commons I, LP and Wildflower Commons II, LP, via electronic mail  
Keith Young, Pate Engineers, Inc., via electronic mail  
Rashed Islam, WHM Transportation Engineering, Inc., via electronic mail  
Steve Drenner, Firm

**Attachment 1**  
**Reasons PUD is Superior**

**1) Reducing Impervious Cover**

- a. Reducing the allowable impervious cover from 18% to 15%.
- b. Pursuant to the Bradley Settlement Agreement, the site can be developed with 18% impervious cover.
- c. The project proposes 15% impervious cover.

**2) Reducing Size of Construction Envelope**

- a. Construction envelope is reduced from 266 acres to 103 acres.
- b. Eliminates all impervious cover and related stormwater discharge from the portion of the site from flowing to Bear Creek.
- c. Greatly reduces the site disturbance.
- d. Greatly increases protection of Critical Environmental Features.

**3) Dedicating Open Space**

- a. Dedicating 156 acres of the site as open space.

**4) Use of Innovative Water Quality System**

- a. Provides assurances that stormwaters from impervious cover will be captured by the water quality controls and will only runoff from the site in the most extreme volume generating storm events.
- b. Provides significant water conservation.

**5) Use of Green Builder Program**

- a. Use of green builder principles enhances sustainability of project.