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September 17, 2008: *WITHDRAWN FROM THE AGENDA, DUE TO LACK OF QUORUM.*

October 1, 2008: *WITHDRAWN FROM THE AGENDA, DUE TO LACK OF QUORUM AND TO BE POSTED ON THE OCTOBER 15, 2008 AGENDA.*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 – 2ND] (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 – 2ND] (8-0)

September 4, 2007: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO NOVEMBER 6, 2007.*
[J. MARTINEZ; S. HALE – 2ND] (8-0)

November 6, 2007: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO DECEMBER 18, 2007.*
[J. MARTINEZ; T. RABAGO – 2ND] (7-0) S. HALE – ABSENT

December 18, 2007: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO FEBRUARY 19, 2008.*
[K. JACKSON, J. GOHIL – 2ND] (8-0)

February 19, 2008: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY THE STAFF*
[J. GOHIL, J. SHIEH – 2ND] (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 – 2ND] (6-0) C. HAMMOND – ABSENT

September 16, 2008: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO OCTOBER 7, 2008.*
[K. JACKSON; T. RABAGO – 2ND] (7-0)

October 7, 2008: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO OCTOBER 21, 2008.*
[C. HAMMOND; T. RABAGO – 2ND] (6-0) K. JACKSON – ABSENT

October 21, 2008: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO NOVEMBER 4, 2008.*
[R. EVANS; D. TIEMANN – 2ND] (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 – 2ND] (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 – 2ND] (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:

	ZONING	LAND USES
Site	SF-2; GO	Undeveloped
North	County; GO-MU-CO; GR-CO	Undeveloped; MoPac/SH45 interchange
South	County	Undeveloped
East	County; SF-2	Undeveloped
West	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 **RR** for Tracts 3, 8D, 19; **SF-2** for Tracts 1, 2A, 2B, 5, 6, 7, 8A, 8C, 9, 10, 12A, 12B, 15, 16A and 16B; **LO-CO** for Tract 4; **GO** for Tracts 14A and 14B, **LR-CO** for Tract 11A; **GR-CO** for Tracts 8B and 13; **GR-MU-CO** for 11B; **SF-2, SF-4A, CR and CS-1** 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:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
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 Approved a Postponement request by the Applicant to January 29, 2009 (6-0, Martinez – off the dais).

January 29, 2009

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades **PHONE:** 974-7719
e-mail: wendy.rhoades@ci.austin.tx.us

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

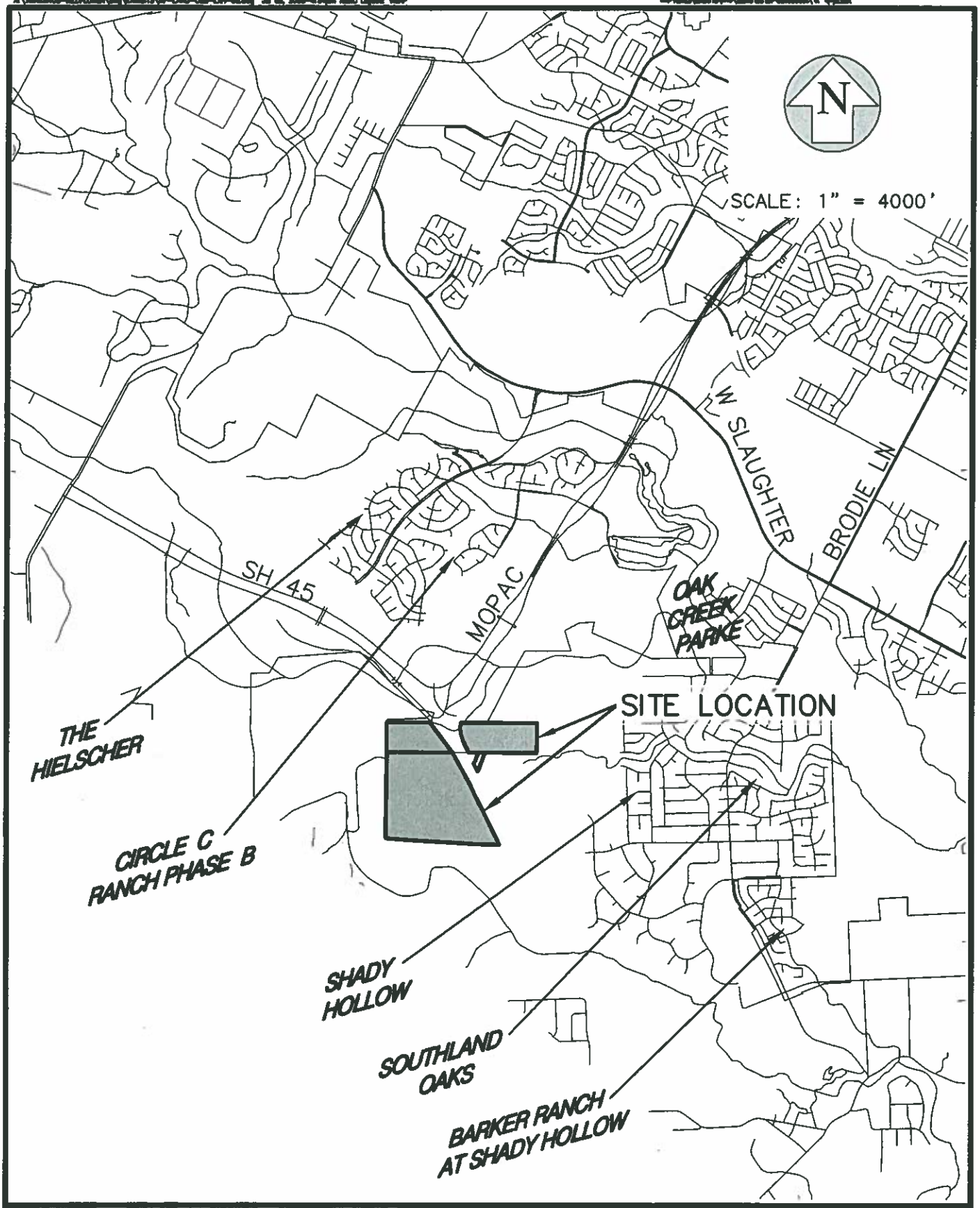
Applications for subdivision preliminary plan(s) and final subdivision plat(s) will be need to be approved prior to approval of any site plan or issuance of any development permit.

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.



DESIGN: R.G.	NO.	DATE	REVISIONS	BY	PROJECT: WILDFLOWER COMMONS DOBBY
DRAWN: R.G.					
CHECKED: D.G.					
DATE: 7-11-07					VICINITY MAP
FIELD NOTES:					
FIELD BOOK:					
SHEET 1 OF 1					

PATE ENGINEERS
HOUSTON • DALLAS • AUSTIN • FORT WORTH
ARLINGTON • SAN ANTONIO
7500 NORTH CAPITAL OF TEXAS HIGHWAY
SUITE 300
AUSTIN, TEXAS 78731
PH: (512) 346-7555
FAX: (512) 346-3904

EXHIBIT A



ZONING

EXHIBIT A-1

N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

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

OPERATOR: S. MEEKS

1" = 800'

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.

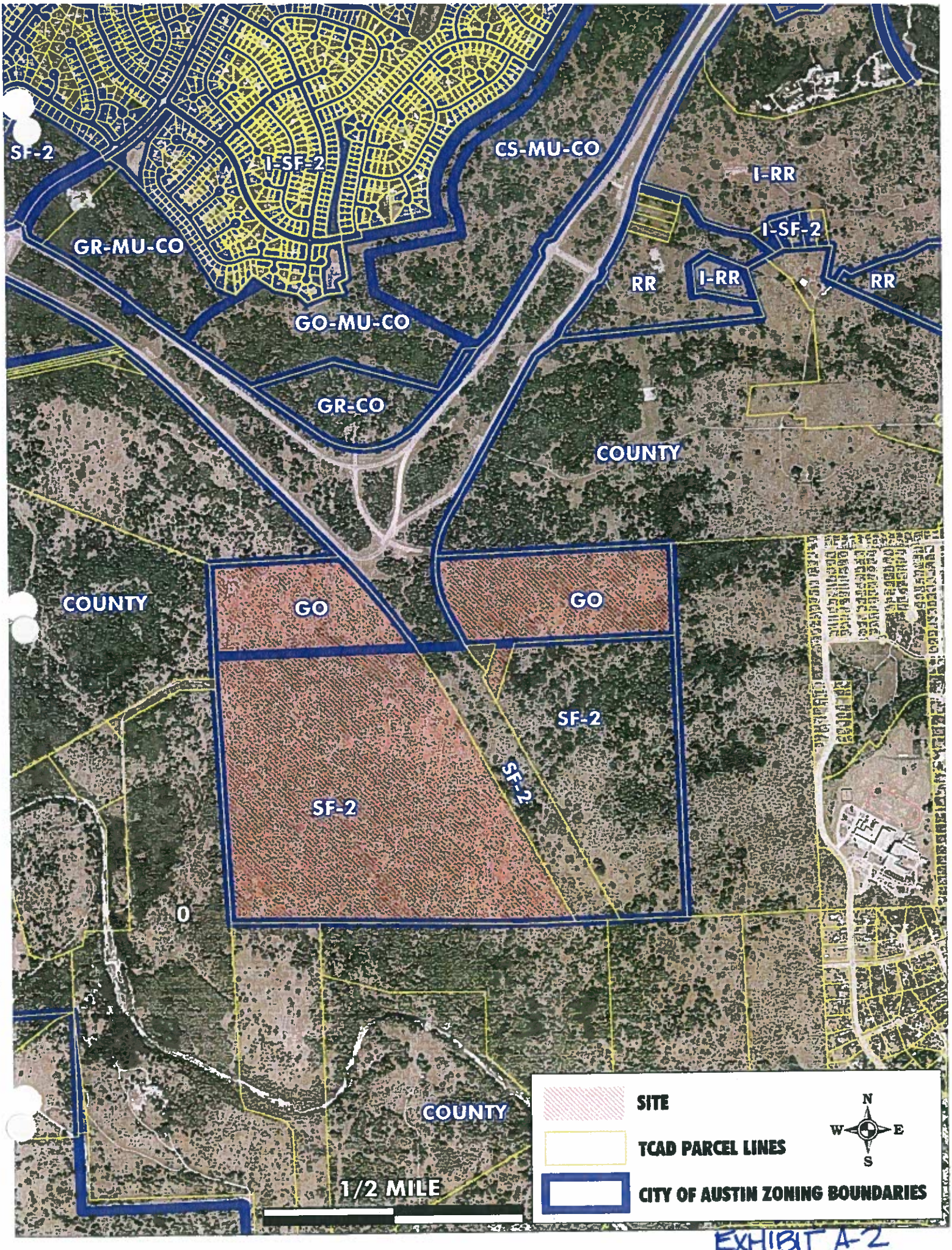
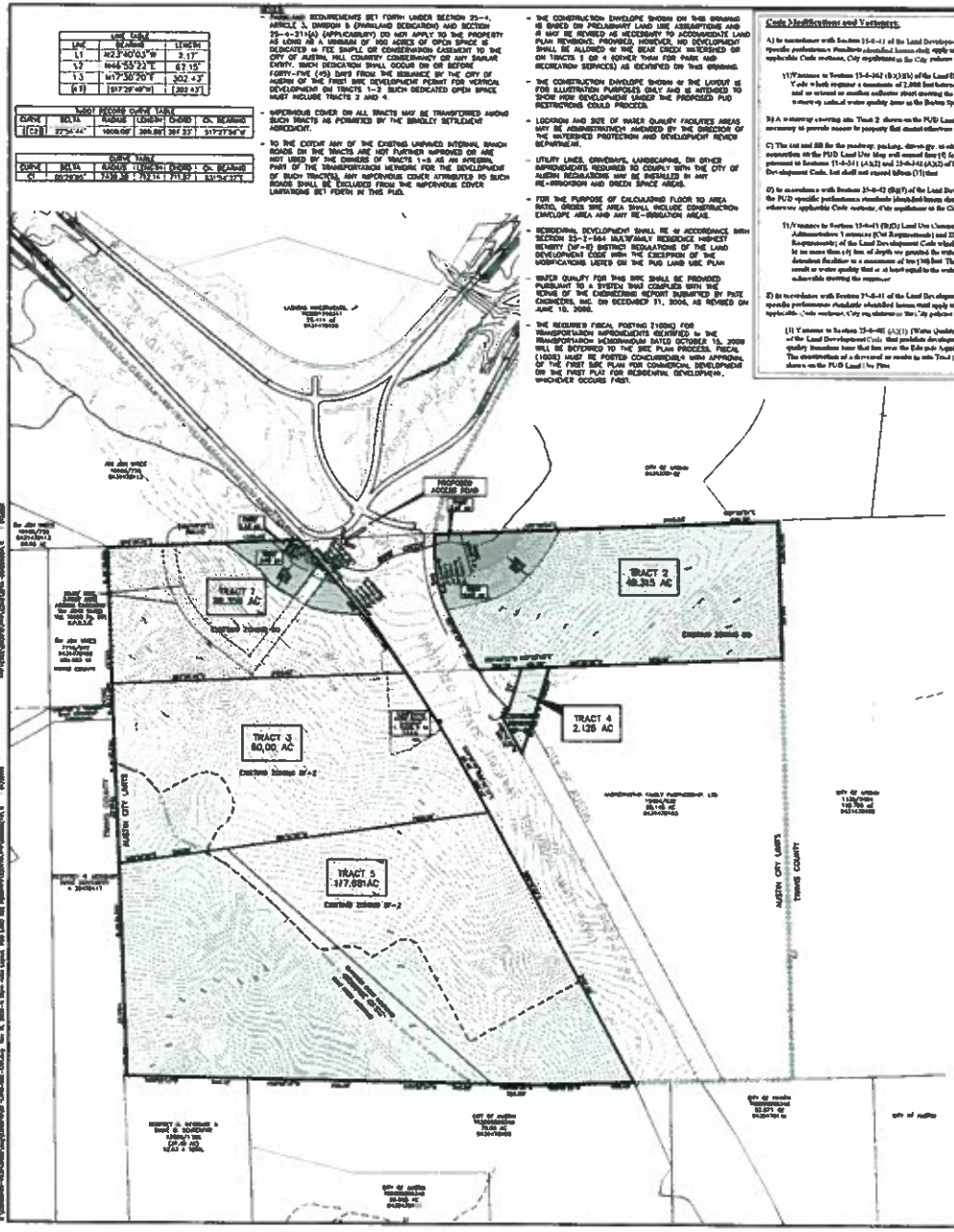

SF-2
I-SF-2
CS-MU-CO
I-RR
I-SF-2
GR-MU-CO
RR
I-RR
RR
GO-MU-CO
GR-CO
COUNTY
COUNTY
GO
GO
SF-2
SF-2
SF-2
0
COUNTY
1/2 MILE
SITE
TCAD PARCEL LINES
CITY OF AUSTIN ZONING BOUNDARIES
N
W
E
S

EXHIBIT A-2



LINE TABLE		
LINE	BEARING	LENGTH
L1	N22°40'03"W	5.17'
L2	N46°59'23"E	67.15'
L3	N17°30'20"E	302.43'
(L3)	(N17°29'48"W)	(302.43')

LOT RECORD CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CH. BEARING
(C2)	27°24'44"	1000.00'	398.39'	395.23'	N17°27'58"W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CH. BEARING
C1	26°26'04"	1730.36'	797.74'	790.57'	N31°54'23"E

- PARKLAND REQUIREMENTS SET FORTH UNDER SECTION 25-1-4, ARTICLE 3, DIVISION 5 (PARKLAND DEDICATION) AND SECTION 25-1-211(A) (APPLICABILITY) DO NOT APPLY TO THE PROPERTY AS LONG AS A MINIMUM OF 100 ACRES OF OPEN SPACE IS DEDICATED in FEE SIMPLE OR CONSERVATION EASEMENT TO THE CITY OF AUSTIN, HILL COUNTRY CONSERVANCY OR ANY SIMILAR ENTITY. SUCH DEDICATION SHALL OCCUR ON OR BEFORE FORTY-FIVE (45) DAYS FROM THE ISSUANCE BY THE CITY OF AUSTIN OF THE FIRST SITE DEVELOPMENT PERMIT FOR VERTICAL DEVELOPMENT ON TRACTS 1-3. SUCH DEDICATED OPEN SPACE MUST INCLUDE TRACTS 2 AND 4.
- IMPERVIOUS COVER ON ALL TRACTS MAY BE TRANSFERRED AMONG SUCH TRACTS AS PERMITTED BY THE BRADLEY SETTLEMENT AGREEMENT.
- TO THE EXTENT ANY OF THE EXISTING UNPAVED INTERNAL RANCH ROADS ON THE TRACTS ARE NOT FURTHER IMPROVED OR ARE NOT USED BY THE OWNERS OF TRACTS 1-5 AS AN INTERNAL PART OF THE TRANSPORTATION NETWORK FOR THE DEVELOPMENT OF SUCH TRACTS(S), ANY IMPERVIOUS COVER ATTRIBUTED TO SUCH ROADS SHALL BE EXCLUDED FROM THE IMPERVIOUS COVER LIMITATIONS SET FORTH IN THIS PUD.
- THE CONSTRUCTION ENVELOPE SHOWN ON THIS DRAWING IS BASED ON PRELIMINARY LAND USE ASSUMPTIONS AND IS MAY BE REVISED AS NECESSARY TO ACCOMMODATE LAND PLAN REVISIONS, PROVIDED, HOWEVER, NO DEVELOPMENT SHALL BE ALLOWED in the BEAR CREEK WATERSHED OR ON TRACTS 1 OR 4 (OTHER THAN FOR PARK AND RECREATION SERVICES) AS IDENTIFIED ON THIS DRAWING.
- THE CONSTRUCTION ENVELOPE SHOWN or THE LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY AND IS INTENDED TO SHOW HOW DEVELOPMENT UNDER THE PROPOSED PUD RESTRICTIONS COULD PROCEED.
- LOCATION AND SIZE OF WATER QUALITY FACILITIES AREAS MAY BE ADMINISTRATIVELY AMENDED BY THE DIRECTOR OF THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
- UTILITY LINES, DRIVEWAYS, LANDSCAPING, OR OTHER IMPROVEMENTS REQUIRED TO COMPLY WITH THE CITY OF AUSTIN REGULATIONS MAY BE INSTALLED IN ANY RE-VEGETATION AND GREEN SPACE AREAS.
- FOR THE PURPOSE OF CALCULATING FLOOR TO AREA RATIO, GROSS SITE AREA SHALL INCLUDE CONSTRUCTION ENVELOPE AREA AND ANY RE-VEGETATION AREAS.
- RESIDENTIAL DEVELOPMENT SHALL BE in ACCORDANCE WITH SECTION 25-2-564 MULTIFAMILY RESIDENCE HIGHEST DENSITY (MF-4) DISTRICT REGULATIONS OF THE LAND DEVELOPMENT CODE with the EXCEPTION OF THE MODIFICATIONS LISTED ON THE PUD LAND USE PLAN
- WATER QUALITY FOR THIS SITE SHALL BE PROVIDED PURSUANT TO A SYSTEM THAT COMPLIES WITH THE TERMS OF THE ENGINEERING REPORT SUBMITTED BY PATE ENGINEERS, INC. ON DECEMBER 11, 2006, AS REVISED ON JUNE 10, 2008.
- THE REQUIRED FISCAL POSTING 210(K) FOR TRANSPORTATION IMPROVEMENTS IDENTIFIED in the TRANSPORTATION MEMORANDUM DATED OCTOBER 10, 2008 WILL BE DELIVERED TO THE SITE PLAN PROCESS. FISCAL (100%) MUST BE POSTED CONCURRENTLY WITH APPROVAL OF THE FIRST SITE PLAN FOR COMMERCIAL DEVELOPMENT OR THE FIRST PLAT FOR RESIDENTIAL DEVELOPMENT, WHICHEVER OCCURS FIRST.

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 in the City policies

1) Variance to Section 25-8-262 (B)(3)(B) of the Land Development Code to both construct a maximum of 2,000 feet between a collector street and an arterial or another collector street crossing the three critical water quality zones in the Bottom Upstage Zone.

B) A waterway crossing into Tract 2 shown on the PUD Land Use Map, is necessary to provide access to property that cannot otherwise be orderly accessed.

C) The cut and fill for the roadway, parking, driveway, or site development 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 fifteen (15) feet.

D) In accordance with Section 25-8-42 (B)(2) of the Land Development Code, the PUD specific performance standards identified herein shall apply in lieu of otherwise applicable Code sections. City regulations in the City policies

1) Variance to Section 25-8-641 (B)(3) Land Use Commission. Administrative Variances (Cut Requirements) and 25-8-42 (B C) (Fill Requirements) of the Land Development Code which does not and no lot no more than (4) feet of depth we granted the water quality control or detention facilities to a maximum of ten (10) feet There variances with result in water quality that is at least equal to the water quality otherwise meeting the requirement

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 in the City policies

(1) Variance to Section 25-8-481 (A)(1) (Water Quality Transition Zone) of the Land Development Code that prohibits development, in water quality transition zone that lies over the Edwards Aquifer recharge zone The construction of a driveway or roads in such Tract 1 as 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 in the City policies

(1) Variance to Section 25-8-481 (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 into Tract 1 as 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 in the City policies

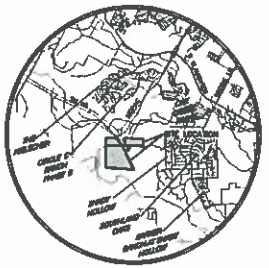
(1) Variance to Section 25-8-281 (Critical Water Quality Zone) of the Land Development Code to both (a) construct a maximum of 2,000 feet between a collector street and an arterial or another collector street crossing the three critical water quality zones in the Bottom Upstage Zone and (b) allow a waterway crossing into Tract 2 shown on the PUD Land Use Map, as necessary to provide access to property that cannot otherwise be orderly accessed.

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 in the City policies

(1) Variance to Section 25-8-341 (Cut Requirements) and 25-8-342 (Fill Requirements) of the Land Development Code which requires cut and fill for the roadway, parking, driveway, or site development 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 fifteen (15) feet.

I) 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 in the City policies

(1) Variance to Section 25-8-453(B) (Development of the Land Development Code which requires new subdivisions to have two or more streets that connect to different external streets. The construction of a single access shared access drive (compliant with the Transportation Criteria Manual standards) will be allowed to connect to a single external street





LAND USE

	REGULATORY OVERLAY	BASE ZONING DISTRICT	ADDITIONAL PERMITTED USES	ADDITIONAL PROHIBITED USES	SITE DEVELOPMENT MODIFICATION
TRACT 1	BRADLEY SETTLEMENT	GR-MU	PARK AND RECREATION SERVICES (SPECIAL AND GENERAL)	[illegible]	[illegible]
TRACT 2	BRADLEY SETTLEMENT	(EXISTING ZONING CO DISTRICT)	PARK AND RECREATION SERVICES (SPECIAL AND GENERAL)	NONE	NONE
TRACT 3	BRADLEY SETTLEMENT	GR-MU	PARK AND RECREATION SERVICES (SPECIAL AND GENERAL)	[illegible]	[illegible]
TRACT 4	BRADLEY SETTLEMENT	(EXISTING ZONING SF-2 DISTRICT)	PARK AND RECREATION SERVICES (SPECIAL AND GENERAL)	NONE	NONE
TRACT 5	BRADLEY SETTLEMENT	GR-MU	PARK AND RECREATION SERVICES (SPECIAL AND GENERAL)	[illegible]	[illegible]

NOTE: DEVELOPMENT SHALL CONFORM TO ALL CURRENT DEVELOPMENT STANDARDS WITH THE EXCEPTION OF THE MODIFICATIONS LISTED ABOVE. THIS PUD WILL COMPLY WITH ALL COMPATIBILITY STANDARDS.

NET SITE AREA:	TRACT 1 SLAUGHTER 100 (BRADLEY TRACT 1&4)	TRACT 2 SLAUGHTER 100 (BRADLEY TRACT 1&4)	TRACT 3 GRESSET TRACT (BRADLEY TRACT 1&5)	TRACT 4 ANDREWARTHA (BRADLEY TRACT 1&6)	TRACT 5 ANDREWARTHA (BRADLEY TRACT 1&6)	TOTAL
TOTAL GROSS SITE AREA	90.358 AC	49.315 AC	80.00 AC	2.126 AC	117.881 AC	285.678 AC
CRITICAL WATER QUALITY ZONE (CWQZ)	1.130 AC	3.41 AC	0.00	0.00	0.00	
WATER QUALITY TRANSITION ZONE (WQTZ)	3.86 AC	3.02 AC	0.00	0.00	0.00	
WASTEWATER IRRIGATION AREA	0.00	0.00	0.00	0.00	0.00	
DEDUCTION SUBTOTAL	5.01 AC	1.43 AC	0.00	0.00	0.00	
UPLAND AREAS (GROSS MINUS TOTAL DEDUCTIONS)	31.346 AC	41.890 AC	80.00 AC	2.126 AC	117.881 AC	
NET SITE AREA CALCULATIONS						
AREA OF UPLAND WITH SLOPES 0-15% x 100%	31.346 AC	41.890 AC	80.00 AC	2.126 AC	117.881 AC	253.343 AC
AREA OF UPLAND WITH SLOPES 15-25% x 40%	0.00	0.00	0.00	0.00	0.00	
AREA OF UPLAND WITH SLOPES 25-35% x 20%	0.00	0.00	0.00	0.00	0.00	
NET SITE AREA	31.346 AC	41.890 AC	80.00 AC	2.126 AC	117.881 AC	253.343 AC
IMPERVIOUS COVER ALLOCATION	1.702 AC	9.284 AC	15.54 AC	0.338 AC	18.743 AC	45.907 AC

IMPERVIOUS COVER ALLOWABLE PURSUANT TO BRADLEY SETTLEMENT AGREEMENT= 43.807 AC (18.01%)
IMPERVIOUS COVER ALLOWABLE PURSUANT TO THIS PUD= 37.998 AC (15.00%)

NOTE: THE CALCULATION OF IMPERVIOUS COVER WITHIN ADJACENT ROADWAYS REQUIRED PURSUANT TO SECTION 25-8-63 OF THE AUSTIN CITY CODE RESULTS IN NO ALLOCATION OF IMPERVIOUS COVER FROM THOSE ADJACENT ROADWAYS TO ANY OF TRACTS 1-5.

NOTE: - THE REMAINING 7.821 AC OF IMPERVIOUS COVER PERMITTED UNDER THE BRADLEY DEVELOPMENT AGREEMENT SHALL BE TRANSFERRED BY SEPARATE INSTRUMENT TO THE HILL COUNTRY CONSERVANCY OR A SIMILAR ENTITY FOR USE AS HEREAFTER APPROVED BY THE CITY OF AUSTIN FOR PARK AND RECREATIONAL PURPOSES.

LEGEND

- OPEN SPACE
- CONSTRUCTION ENVELOPE
- CITY LIMITS BOUNDARY
- SITE ACCESS POINTS

BOUNDARY DATA PROVIDED BY CAPITAL SURVEYING COMPANY INCORPORATED.

SOURCE OF TOPOGRAPHIC DATA: CITY OF AUSTIN GIS 2 FOOT TOPO.

KARST FEATURES BASED ON COORDINATES PROVIDED IN WILDFLOWER COMMONS PROJECT NO#60—GEOLOGICAL RECORD & KARST SURVEY, CTL THOMPSON, SEPTEMBER 2, 2005, AS SUPPLEMENTED BY ADDITIONAL ON-THE-GROUND INVESTIGATIONS BY ACI CONSULTING AND THE CITY OF AUSTIN

PATE ENGINEERS
HOUSTON • DALLAS • AUSTIN • FORT WORTH
ARLINGTON • SAN ANTONIO
PH. (512) 396-0300
FAX (512) 396-0220
9206 AUSTIN CAPITAL OF TEXAS HIGHWAY
AUSTIN, TEXAS 78759
TBPE #F-1121 TBPLS #10011200

PROJECT: WILDFLOWER COMMONS PUD EXHIBITS
SHEET: PUD LAND USE PLAN

NO.	DATE	DESCRIPTION	BY

PE PROJECT NO. 43600100
DESIGN: DG
DRAWN: RC
CHECKED: KW
DATE: 11/11/08
SHEET 1 of 3

PUD EXHIBIT B
LAND USE PLAN

RECEIVED
NOV 12 2008
Neighborhood Planning & Zoning

C814-06-0233

C3

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

ATTACHMENT A

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 is 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 has 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

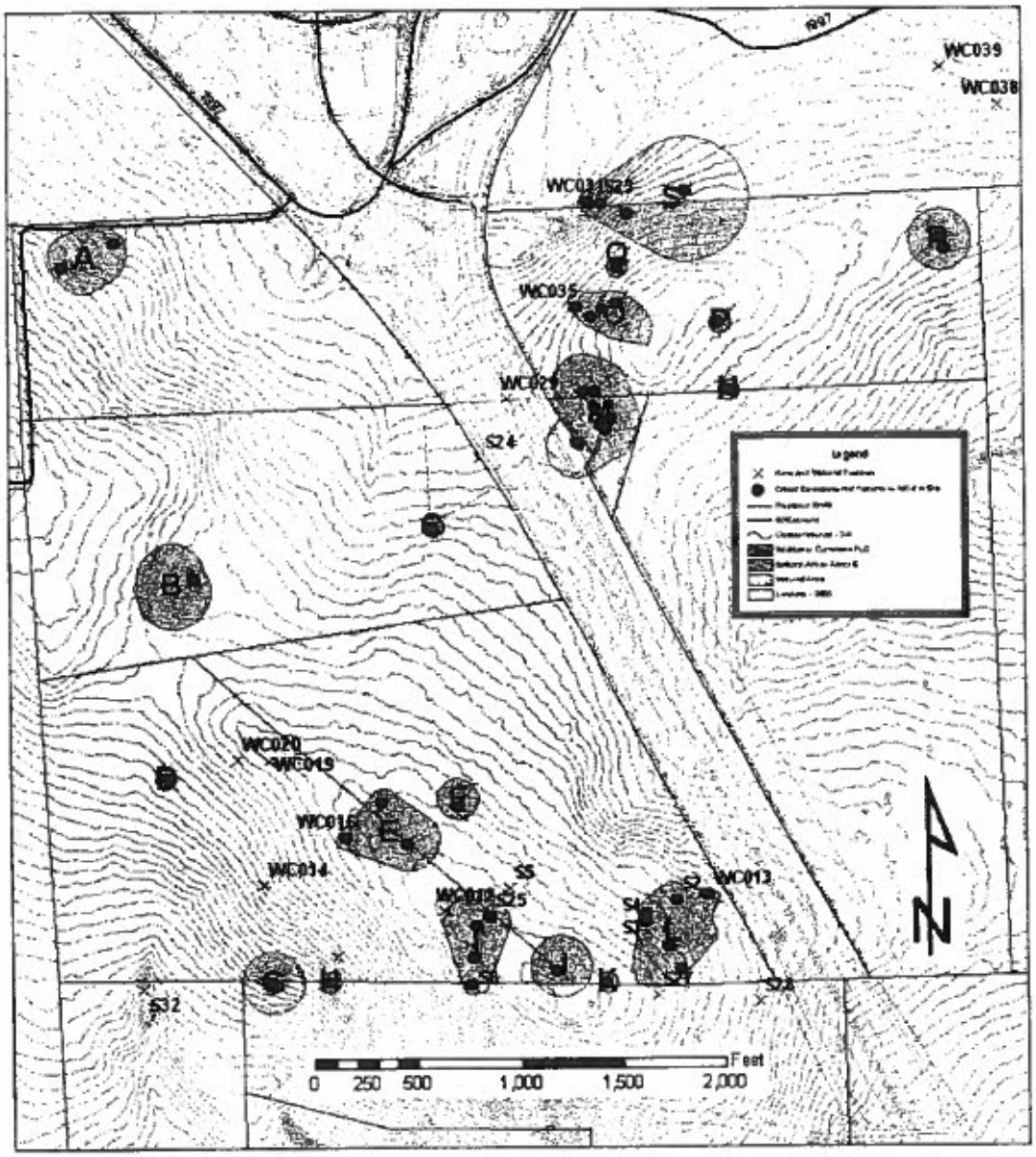
cc: David Johns, City of Austin
Wendy Welsh, City of Austin
Stan Reece, ACI Consulting

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)



Wildflower Commons P.U.D.

Vote 5-0-0-0-2

For: Ahart, Dupnik, Maxwell, Moncada and Neely

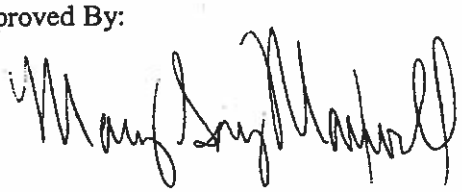
Against:

Abstain:

Absent:

Recused: Anderson, and Beall

Approved By:



Dr. Mary Gay Maxwell
Environmental Board Vice Chair

AGENDA ITEM 3a

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.

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 is 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 has 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

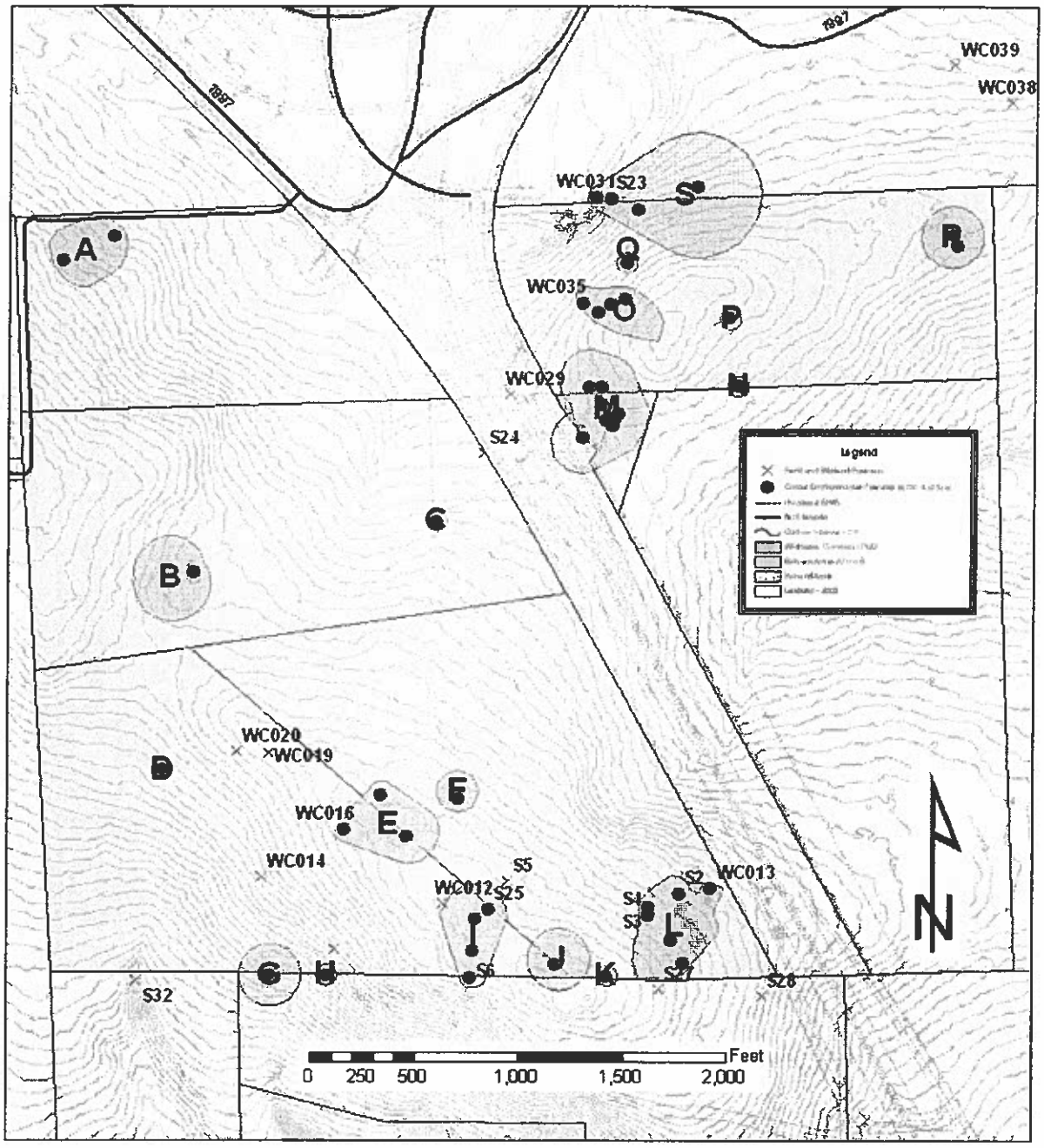
Table 1: GPS locations and corresponding CEF setback area

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: 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

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:

			AM Peak Hour		PM Peak Hour	
Land Use	**Size**	**24-Hour Volume**	**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
Total		**31,015**	**786**	**607**	**1,413**	1,419

ATTACHMENT 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 Existing**		**2012 Forecasted**		**2012 Site + 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