SECOND READING SUMMARY SHEET

ZONING CASE NUMBER: C814-2012-0152 – Pilot Knob PUD

REQUEST:

Approve second reading of an ordinance amending City Code Chapter 25-2 by zoning property locally known as east and southeast of the intersection of East William Cannon Drive and McKinney Falls Parkway, and west of South U.S. Highway 183 and FM 1625 (Cottonmouth Creek Watershed; North Fork Creek Watershed; South Fork Dry Creek Watershed) from interim – rural residence (I-RR) district zoning and interim – single family residence-small lot (I-SF-4A) district zoning to planned unit development (PUD) district zoning. The Restrictive Covenant covers the recommendations of the Traffic Impact Analysis.

DISTRICT AREA: 2

DEPARTMENT COMMENTS:

The Applicant has been in discussions with the Neighborhood Housing and Community Development staff regarding affordable housing provisions and Capital Metro regarding the placement of an intermodal transit station within the PUD.

OWNER & APPLICANT: Carma Easton, Inc. (Logan Kimble)

AGENT: Armbrust & Brown, L.L.P. (Lynn Ann Carley)

DATE OF FIRST READING: October 10, 2015, Approved PUD district zoning with additional direction to re-examine affordable housing provisions and coordinate with Capital Metro, on First Reading (10-0, Council Member Pool was off the dais).

CITY COUNCIL HEARING DATE: November 12, 2015

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

ZONING CHANGE REVIEW SHEET

CASE: C814-2012-0152 – Pilot Knob
Planned Unit Development

P.C. DATE: June 11, 2013
December 10, 2013
June 24, 2014
December 9, 2014
June 9, 2015
June 23, 2015
July 28, 2015
September 8, 2015
September 22, 2015

ADDRESS: East and southeast of the intersection of East William Cannon Drive and McKinney Falls Parkway, and west of South U.S. Highway 183 and FM 1625

DISTRICT AREA: 2

OWNER: Carma Easton, Inc. (Logan Kimble)

AGENT: Armbrust & Brown, L.L.P.
(Lynn Ann Carley)

ZONING FROM: I-RR; I-SF-4A **TO:** PUD **AREA:** 2,216.56 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant planned unit development (PUD) district zoning with the conditions of the Environmental Board Motion 20150813-008c, as shown in Attachment A, and as shown in the Land Use Plan as provided in Exhibit C, and supporting Exhibits D through S.

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated September 17, 2015, as provided in Attachment B.

ENVIRONMENTAL COMMISSION MOTION:

August 19, 2015: The Environmental Board recommended approval of the conditions for the Pilot Knob PUD C814-2012-0152 as described in background documents.

[H. SMITH; M. NEELY – 2ND] (10-0) R. GRAYSON – RECUSED

PLANNING COMMISSION RECOMMENDATION:

June 11, 2013: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF AND THE APPLICANT*

[J. NORTEY; J. STEVENS – 2ND] (8-0) D. ANDERSON – ABSENT

December 10, 2013: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF.*

[J. NORTEY, S. OLIVER – 2ND (5-0) R. HATFIELD, A. HERNANDEZ, B. ROARK AND J. STEVENS WERE ABSENT.

June 24, 2014: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF. [R. HATFIELD; B. ROARK – 2ND] (5-0) J. NORTEY, S. OLIVER, J. STEVENS – ABSENT; 1 VACANCY ON THE COMMISSION.*

December 9, 2014: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF*

[R. HATFIELD; J. STEVENS – 2ND] (5-0) A. HERNANDEZ, J. NORTEY, B. ROARK-ABSENT; S. OLIVER – NOT YET ARRIVED

June 9, 2015: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO JUNE 23, 2015 [J. NORTEY; R. HATFIELD – 2ND] (5-0) A. HERNANDEZ; S. OLIVER; J. STEVENS; N. ZARAGOSA – ABSENT*

June 23, 2015: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO JULY 28, 2015*

[R. HATFIELD; S. OLIVER – 2ND] (8-0) J. SHIEH – ABSENT

July 28, 2015: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO SEPTEMBER 8, 2015*

[J. SCHISSLER; P. SEEGER – 2ND] (10-0) J. VELA III; M. WILSON – ABSENT; 1 VACANCY ON THE COMMISSION

September 8, 2015: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO SEPTEMBER 22, 2015*

[J. SCHISSLER; J. STEVENS – 2ND] (8-0) P. SEEGER, J. SHIEH, J. VELA III, N. ZARAGOSA – ABSENT; 1 VACANCY ON THE COMMISSION

September 22, 2015: *APPROVED PUD DISTRICT ZONING WITH CONDITIONS OF THE TRAFFIC IMPACT ANALYSIS, AS RECOMMENDED BY STAFF AND THE ENVIRONMENTAL COMMISSION*

[J. SCHISSLER; J. SHIEH – 2ND] (10-0) T. NUCKOLS – RECUSED; P. SEEGER – ABSENT; 1 VACANCY ON THE COMMISSION

ISSUES:

None at this time.

EXHIBITS AND ATTACHMENTS TO THE STAFF REPORT:

Exhibits A, A-1, A-2 and A-3: Vicinity Map, Zoning Map, Aerial and MUD Boundaries
Exhibits B and B-1: Basis for Superiority Table and Code Modification Table

Exhibit C: Pilot Knob PUD Land Use Plan with Environmental Features
Exhibit D: Conceptual Parks and Open Space Plan
Exhibit D-1: Hard Surfaced Trail Location
Exhibit E: Parkland and Open Space Tracking Sheet
Exhibit F: Permitted Land Uses
Exhibit G: Site Development Regulations
Exhibit H: Off-Street Parking and Loading Regulations
Exhibit I: Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Facilities Form
Exhibit J: Buffer Zone Transfers
Exhibit K: Setback / Waterway Buffer Zone Transferring and Receiving Restrictive Covenant Form
Exhibit L: Proposed Waterway Crossings
Exhibit M: Wetland Transfer Exhibit
Exhibit N: Wetland Transferring and Receiving Restrictive Covenant Form
Exhibit O: Cut / Fill
Exhibit P: Impervious Cover Map
Exhibit P-1: Impervious Cover Table
Exhibit Q: Tree Conflicts – William Cannon Drive and Slaughter Lane
Exhibit R: Conceptual Public Art Master Plan
Exhibit S: PUD Notes
Exhibit T: Typical Street Sections

Attachment A: Environmental Board Motion and support material
Attachment B: Traffic Impact Analysis Memo
Attachment C: Educational Impact Statement

Correspondence Received

DEPARTMENT COMMENTS:

The proposed Pilot Knob Planned Unit Development (PUD) consists of undeveloped land zoned interim – rural residence (I-RR) and interim – single family residence-small lot (I-SF-4A) districts generally bounded by McKinney Falls Parkway on the west, Colton-Bluff Springs Road on the north, U.S. Highway 183 and FM 1625 Road on the east and Wende Road on the south, and has limited frontage on Thaxton Road on the southwest. The zoning map and aerial also show several outparcels that are adjacent or surrounded by the PUD. These remain in unincorporated Travis County; bringing them into the PUD would necessitate annexation and initial zoning and amendment of the Land Use Plan. Much of the land surrounding the PUD is within unincorporated Travis County, undeveloped, and is rural in character with the exception of the area along the US Highway 183 corridor which is more commercial in nature. For context, the McKinney Falls State Park is to the northwest, the Springdale subdivision is to the west and Austin Bergstrom International Airport is to the northwest. Please refer to Exhibits A (Vicinity Map), A-1 (Zoning Map), A-2 (Aerial View) and A-3 (MUD Boundaries).

The proposed zoning area encompasses all five Pilot Knob Municipal Utility District areas that were established in 2012. The Applicant is requesting PUD district zoning for a 2,216.5 acre mixed use project that may be developed with up to 14,300 dwelling units, 750,000 square feet of employment uses, 4.6 million square feet of civic and commercial uses, up to 400 acres of parks and open space, two Del Valle Independent School District sites and one fire station/EMS site. A donation of a net-buildable 2 acre tract at no cost to the City of Austin for a Fire / EMS station site is proposed to be located on the south side of Slaughter Lane, close to its intersection with FM 1625. A 10 acre intermodal transit station will be located along Slaughter Lane in or near the Town Center area.

As shown in Exhibit C (Land Use Plan with Environmental Features), the area has been divided into four general land use areas:

- The 200 acre *Town Center* area (mix of residential/commercial, including hotel/civic at an urban density) is bounded by Colton Bluff Springs Road, U.S. Highway 183, the Slaughter Lane extension and FM 1625, along the eastern portion of the site.

- The *Mixed Residential* 1 area is located on the north side of Slaughter Lane and encompasses MUDS 2 and 3, and the Mixed Residential 2 area is on the south side covering MUDS 4 and 5. The Mixed Residential areas total 1,400 acres and provide a mix of single family residential types, multifamily, neighborhood-serving commercial uses and civic uses.

- There are two *Employment Center* areas (approximately 45 acres each) oriented toward FM 1625 Road; one is situated at the William Cannon right-of-way (not on the ground) and the other is at its intersection with Slaughter Lane. The 90-acre Employment Center is intended to provide a mixture of employment, civic, residential, commercial, including hotel, and light industrial uses.

- The 360 acre *Open Space* area includes greenways, trails, parks and recreation areas with civic and limited commercial uses, interspersed throughout the project area.

Per the Land Development Code, PUD district zoning was established to implement goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services. The City Council intends PUD district zoning to produce development that achieves these goals to a greater degree than and thus is superior to development which could occur under conventional zoning and subdivision regulations.

City Council approved revisions to the PUD regulations that became effective June 29, 2008. To help evaluate the superiority of a proposed PUD, requirements are divided into two categories: Tier 1, which is requirements that all PUDs must meet, and Tier 2 which provides criteria in 13 topical areas in which a PUD may exceed code requirements and therefore demonstrate superiority. A PUD need not address all criteria listed under Tier 2, and there is no minimum number of categories or individual items required.

As more fully detailed in the Tier Table and Land Use Plan (please refer to Exhibit B), this proposed PUD meets all 12 of the applicable Tier 1 items, meets one of three additional Tier 1 items *(Commercial Design Standards)*, and offers some elements of superiority in six of the 13 Tier 2 categories (*Open Space; Environment/Drainage; Art; Community Amenities, Transportation and Affordable Housing).*

Code Modifications
There are 48 modifications to Code requirements requested by the Applicant and recommended by Staff (please refer to Exhibit B-1 – Code Modification Table for details). As summarized below, these include allowing a site to cross a right-of-way; parkland and open space requirements; Green Building requirements; gated roadways for retirement housing; block definition and roadway types; land uses, site development regulations and compatibility standards; screening and tree planting; driveway types, operating levels of streets, street design characteristics, and parking requirements; stormwater facilities; cut and fill; impervious cover assumptions and clustering; critical water quality zone modifications; wetland protection; utility services; and sign regulations.

- Section 25-1-21(103) (*Definition of Site)* – This section is modified to provide that a site in the Pilot Knob PUD may cross a public street or right-of-way

- Chapter 25-1, Article 14 (*Parkland Dedication)* – Specifies the parkland dedication and open space requirements. It also establishes a tracking mechanism for parkland and open space

- Section 25-2-243 (*Proposed District Boundaries)* – Is amended to provide that the boundaries of the Pilot Knob PUD may be non-contiguous

- Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.1 (*Compliance Required)* – Modified to allow land within the MUD's Project Area that is later added to the PUD to not require additional superiority.

- Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.1.D (*Minimum Requirements)* – Modified to allow a two star rating under Austin Energy's Green Building Program or a reasonably equivalent rating under another program approved by the City.

- Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.1.J (*Minimum Requirements)* – Modified to allow gated roadways for retirement homes and active adult communities, if connectivity for bikes and pedestrians is maintained.

- Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.1.J (*Minimum Requirements)* and Subchapter E – Clarifies the term block and how it is measured. Establishes roadways types within the PUD for applying Subchapter E regulations.

- Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.5 (*Planned Unit Development Standards, Development Bonuses)* – Superceded by the previously approved MUD Consent Agreement, which establishes superiority of land uses and affordable housing.

- Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart C, Section 3.2.2.C (*Planned Unit Development Regulations)* – Establishes a specific set of land uses and site development regulations for the PUD.

- Section 25-2-491 (*Permitted, Conditional, and Prohibited Uses)* – Establishes a specific set of permitted land uses for the PUD.

- Section 25-2-492 (*Site Development Regulations)* – Establishes a specific set of site development regulations for the PUD.

- Section 25-2-517 (*Requirements for Amphitheaters)* – Modified so that Land Use Commission approval is not required for amphitheaters in the PUD.

- Section 25-2-812(C)(2) (*Mobile Food Establishments)* – Modified to allow mobile food establishments within all areas of the PUD.

- Section 25-2-1006(A)(1) and (2) (*Visual Screening)* – Modified to allow only the structural components of green water facilities and stormwater drainage facilities be subject to the screening requirements.

- Section 25-2-1032(A)(1) (*Trees Required)* – Modified to allow only one tree be planted for lots with an area of 2,500 sf or less.
- Section 25-2-1051 *Applicability (Compatibility Standards)* – Establishes a specific set of compatibility standards within the PUD.

- Section 25-4-62(2) (*Expiration of Approved Preliminary Plan)* – Modified to allow an approved preliminary to expire 10 years after the date of application for its approval is filed.

- Section 25-4-132(B) and 30-2-132(B) (*Easements and Alleys)* – Establishes a specific set of off-street loading and unloading facilities within the PUD.

- Section 25-4-174 and 30-2-174 (*Lot Size)* – Establishes a specific set of site development regulations for the PUD.

- Section 25-4-232 and 30-2-232 (*Small Lot Subdivisions)* – Establishes a specific set of site development regulations for the PUD. It also requires that responsibilities for common areas and access easements be established.

- Section 25-4-233 and 30-2-233 (*Single Family Attached Residential Subdivision)* – Establishes a specific set of site development regulations for the PUD.

- Section 25-6-2 and 30-2-232 (*Driveway Approaches Described)* – Clarifies the types of driveways for the specific housing types in the PUD.

- Section 25-6-113(A) (*Traffic Impact Analysis Required)* – Clarifies when the TIA shall be amended, and how traffic improvements and cost estimates are approved.

- Section 25-6-116 (*Desirable Operating Levels For Certain Streets)* – Waives this provision within the PUD.

- Section 25-6-117(D)(1) (*Waiver Authorized)* – Waives operating levels of streets within the PUD.

- Section 25-6-141(B)(1) (*Action on Application)* – Waives denial of applications due to operating levels of streets within the PUD.

- Section 25-6-171 and 30-3-71 (*Standards for Design and Construction)* – Modified to allow Travis County to administratively approve innovative or alternate roadway designs.

- Section 25-6-172 and 30-3-72 (*Arterial Streets)* – Waives the arterial street standards in the PUD.

- Section 25-6-292(C) (*Design and Construction Standards)* – Modifies to allow direct vehicular access from a lot to an alley in the PUD.

- Chapter 25-6, Article 7, (*Off-Street Parking and Loading)* – Establishes a specific set of off-street parking and loading regulations for the PUD.

- Chapter 25-6, Appendix A. *(Tables of Off-Street Parking and Loading Requirements)* – Establishes a specific set of off-street parking and loading regulations for the PUD.

- Section 25-7-153 and 30-4-153 (*Detention Basin Maintenance and Inspection)* – Establishes who will finance, operate, and maintain detention basins located in open space or in the ROW and how this will be enforced.

- Section 25-8-42 and 30-5-42 (*Administrative Variances)* – Modified to allow the director to grant cut and fill variances administratively up to 15 feet in a few specific locations shown in the PUD.

- Section 25-8-64 and 30-5-64 (*Impervious Cover Assumptions)* – Establishes impervious cover assumptions for lots smaller than 3,300 sf.

- Section 25-8-92 and 30-5-92 (*Critical Water Quality Zones Established)* – Establishes the boundaries of the critical water quality zones within the PUD and how minor waterways may be reduced and replaced.

- Section 25-8-231 and 30-5-231 (*Water Quality Control Maintenance and Inspection*) – Establishes who will finance, operate, and maintain water quality control facilities located in open space or in the ROW and how this will be enforced.

- Section 25-8-261(B)(3) and 30-5-261(B)(3) (*Critical Water Quality Zone Development*) – Modified to allow hard surfaced trails to run closer, if providing below grade crossings under major arterial roadways.

- Section 25-8-261(G) and 30-5-261(G) (*Critical Water Quality Zone Development)* – Modified to allow floodplain modifications for ecological restoration or enhancement of creek corridors in order to meet other PUD requirements.

- Section 25-8-262 and 30-5-262 (*Critical Water Quality Zone Street Crossings)* – Modified to allow three roadway crossings that don't meet requirements of the code due to site and roadway constraints.

- Section 25-8-282 and 30-5-282 (*Wetland Protection)* – Creates a mechanism for tracking wetlands and mitigation for the PUD.

- Section 25-8-392 and 30-5-392 (*Uplands Zone)* – Modified to allow the clustering of impervious cover along street corridors and in centers.

- Section 25-8-642 (*Administrative Variance)* – Modified to allow removal of a heritage tree to be reviewed and granted administratively if required for construction of William Cannon or Slaughter Lane.

- Section 25-9-1 *Applicability (Utility Service)* – Clarifies that MUD consent agreement provisions regarding utility service will govern in the event of any conflicts.

- Section 25-10-23(B)(7) (*Hazardous Signs Described and Prohibited)* – Clarifies that the Transportation Criteria Manual sign safety triangle shall be used.

- Section 25-10-91 (*Sign Districts Described; Hierarchy Established)* – Establishes the sign districts in the PUD, based on the land use areas in the Land Use Plan.

- Section 25-10-123 (*Expressway Corridor Sign District Regulations)* – Clarifies the signage requirements for the Employment Center district within the PUD.

- Section 25-10-130 (*Commercial Sign District Regulations)* – Clarifies the signage requirements for the Town Center and Employment Center districts within the PUD.

- Section 25-10-191 (*Sign Setback Requirements)* – Clarifies the sign setback requirements in the PUD.

Staff recommendation and conditions:
Given the number and breadth of items offered in the PUD that exceed current code standards, Staff believes the proposal can result in superior development along major thoroughfares in southern Travis County. Therefore, Staff recommends PUD zoning based on the following factors in Affordable Housing, Art, Commercial Design Standards, Environment and Landscaping, Green Building, Location, Parkland and Open Space, Public Facilities, Transportation and Connectivity, and Utility Facilities that make this project superior:

Affordable Housing
- Provide 10% of owner occupied units at 80% Median Family Income at the initial offering for sale
- Provide 10% of rental units at 60% Median Family Income, for a period of 40 years
- Make a financial contribution to the City's affordable housing program equal to 2% of the total "hard" construction cost reimbursements actually received by the Developer out of the proceeds of bonds issued by the District, up to maximum of $8 million

Art
- Participate in the Art in Public Places Program. The Public Art Master Plan identifies opportunities, guiding principles and locations within the PUD for outdoor art installations to be implemented and managed by the Developer. All subsequent operations and maintenance of the artwork will be the responsibility of the Developer.

Commercial Design Standards
- Compliance with Subchapter E of the City's Land Development Code with only minor project specific exceptions
- Provide pedestrian-oriented uses on the first floor of a multi-story commercial or mixed use building

Environmental and Landscaping
- Restore Critical Water Quality Zones with the use of native prairie grass and riparian tree species
- Use of green water quality controls, including biofiltration ponds and rain gardens
- Protect or mitigate all of the 64 acre drainage area.
- Provide a minimum 50 foot wide setback for unclassified waterways with a drainage area of 64 acres.
- Restore riparian vegetation along portions of Cottonmouth Creek which are deemed to be degraded CWQZ areas
- Provide a tree care plan
- Upon reclaimed water being brought to the Pilot Knob PUD, reclaimed water shall be used for irrigation in open space areas where such use is economically feasible,

subject to any applicable water use restrictions imposed by the City. Reclaimed water shall not be used for irrigation in CWQZs, CEF buffers, or floodplain.

Green Building

- The PUD is entirely outside the Austin Energy service territory. However, all buildings within the PUD will be constructed to achieve two star rating or greater under the City's Austin Energy Green Building Program or such buildings will be constructed in a manner sufficient to achieve a reasonably equivalent rating under another program approved by the City.

Location

- Partially located within the boundaries of a Town Center which is a mid-sized activity center outlined in the Imagine Austin Growth Concept Map.
- Clusters density by way of a corridors and centers plan

Parkland and Open Space

- Providing a minimum of 400 acres of open space, including 100 acres of constructed parkland.
- Parkland requirements will be based on ten acres per 1,000 residents, instead of current code, which is based on five acres per 1,000 residents
- Parks of all types will be located within ¼ mile of all residences, superior to existing policy of locating parks within ½ mile of all residences in the suburban core.
- Fiscal or parkland improvements in the amount of at least $400 per residential living unit equivalent (LUE) will be provided, which meets proposed parkland dedication requirements for park development not currently in the code.
- A minimum of 10 miles of constructed trails open to the public to provide recreation and bike and pedestrian connectivity between parkland and throughout the development. Improvements will also be made to Cottonmouth Creek to make the floodplain areas more amenable to recreation.

Public Facilities

- Dedication of land for two school sites, including bring water, wastewater and streets to the site at no cost to the Del Valle ISD
- Dedication of a 2-net buildable acre site for a future City of Austin Fire / EMS station
- Designation of a 10 acre site for a future intermodal transfer station and related public transportation facilities for market price sale to the City / Capital Metro

Transportation and Connectivity

- Provide right-of-way for arterial street alignments in accordance with the CAMPO 2035 Transportation Plan
- Provide bike lanes on all roads that are designated as primary collector or higher
- Provide a minimum of 10 miles of publicly accessible trails, connected to sidewalks, pedestrian ways and the vehicular transportation network

- Compliance with the Complete Streets policy on: 1) typical street cross-sections; 2) Standards for internal blocks and street connections; 3) Sidewalks, Trails and Streetscape Standards; and 4) Bicycle improvements and amenities

Utility Facilities

- Provide oversized major water and wastewater facilities, including gravity interceptors, lift stations and force mains for over 14 projects. The pro rata share of these non-recoverable improvements for the benefit of the City totals approximately $3.76 million in 2012 dollars.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-RR; I-SF-4A	Undeveloped (Historically used for agriculture)
North	County	Mostly undeveloped; Commercial; Industrial; A few residences
South	County	Mostly undeveloped; Residential; Commercial
East	County	Undeveloped; Single family residences on large tracts; Farm / ranch operations; Commercial; Industrial
West	County	Undeveloped; Residential; Agricultural; Limited amount of commercial

MUNCIPAL UTILITY DISTRICT: Pilot Knob MUD Nos. 1 through 5

TIA: Is required – Please refer to Attachment B

WATERSHEDS: Cottonmouth Creek, North Fork Creek; South Fork Dry Creek–Suburban

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No **SCENIC ROADWAY:** No

NEIGHBORHOOD ORGANIZATIONS:

96 – Southeast Corner Alliance of Neighborhoods (SCAN)
472 – Springfield Meadows Neighborhood Association
511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
786 – Home Builders Association of Greater Austin
774 – Del Valle Independent School District 1005 – Elroy Neighborhood Association
1037 – Homeless Neighborhood Organization 1075 – Bike Austin
1195 – Imperial Valley Neighborhood Association
1200 – Super Duper Neighborhood Objectors and Appealers Organization
1224 – Austin Monorail Project 1228 – Sierra Club, Austin Regional Group
1236 – The Real Estate Council of Austin, Inc. 1258 – Del Valle Community Coalition
1340 – Austin Heritage Tree Foundation 1363 – SEL Texas

SCHOOLS:
The property is within the Del Valle Independent School District.
Creedmoor Elementary School Ojeda Middle School Del Valle High School

Note: An Educational Impact Statement (EIS) is required. Please refer to Attachment C.

CASE HISTORIES:

There are no recent cases in the vicinity.

RELATED CASES:

The City annexed this area for limited purposes in June 2012 and an interim-rural residential (I-RR) zoning designation was assigned to the area (C7L-2012-004). Full purpose annexation will occur in accordance with the terms of the Strategic Partnership Agreement between the City and Pilot Knob MUD No. 1 through 5. The Agreement states full purpose annexation shall occur no later than December 31, 2047.

A Development Assessment for Pilot Knob PUD was submitted on January 31, 2012 and in accordance with the revised regulations for PUDs, a briefing was presented to Council on June 28, 2012 (CD-2012-0001). On December 5, 2012, the Applicant made a formal application for PUD zoning.

CITY COUNCIL DATE: October 8, 2015

ACTION: Approved PUD district zoning as Planning Commission recommended with additional direction to re-examine affordable housing provisions and coordinate with Capital Metro, on First Reading (10-0, Council Member Pool off the dais).

November 12, 2015

ORDINANCE READINGS: 1st October 8, 2015 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 512-974-7719

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant planned unit development (PUD) district zoning with the conditions of the Environmental Board Motion 20150813-008c, as shown in Attachment A, and as shown in the Land Use Plan as provided in Exhibit C, and supporting Exhibits D through S.

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated September 17, 2015, 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.

Given the number and breadth of items offered in the PUD that exceed current code standards, Staff believes the proposal can result in superior development along a major street in southern Travis County. Therefore, Staff recommends PUD zoning based on the following factors in Affordable Housing, Art, Commercial Design Standards, Environment and Landscaping, Green Building, Location, Parkland and Open Space, Public Facilities, Transportation and Connectivity, and Utility Facilities that make this project superior:

Affordable Housing

- Provide 10% of owner occupied units at 80% Median Family Income at the initial offering for sale
- Provide 10% of rental units at 60% Median Family Income, for a period of 40 years
- Make a financial contribution to the City's affordable housing program equal to 2% of the total "hard" construction cost reimbursements actually received by the Developer out of the proceeds of bonds issued by the District, up to maximum of $8 million

Art

- Participate in the Art in Public Places Program. The Public Art Master Plan identifies opportunities, guiding principles and locations within the PUD for outdoor

art installations to be implemented and managed by the Developer. All subsequent operations and maintenance of the artwork will be the responsibility of the Developer.

Commercial Design Standards

- Compliance with Subchapter E of the City's Land Development Code with only minor project specific exceptions
- Provide pedestrian-oriented uses on the first floor of a multi-story commercial or mixed use building

Environmental and Landscaping

- Restore Critical Water Quality Zones with the use of native prairie grass and riparian tree species
- Use of green water quality controls, including biofiltration ponds and rain gardens
- Protect or mitigate all of the 64 acre drainage area.
- Provide a minimum 50 foot wide setback for unclassified waterways with a drainage area of 64 acres.
- Restore riparian vegetation along portions of Cottonmouth Creek which are degraded CWQZ areas
- Provide a tree care plan
- Upon reclaimed water being brought to the Pilot Knob PUD, reclaimed water shall be used for irrigation in open space areas where such use is economically feasible, subject to any applicable water use restrictions imposed by the City. Reclaimed water shall not be used for irrigation in CWQZs, CEF buffers, or floodplain.

Green Building

- All buildings within the PUD will be constructed to achieve two star rating or greater under the City's Austin Energy Green Building Program or such buildings will be constructed in a manner to sufficient to achieve a reasonably equivalent rating under another program approved by the City.

Location

- Partially located within the boundaries of a Town Center which is a mid-sized activity center outlined in the Imagine Austin Growth Concept Map.
- Clusters density by way of a corridors and centers plan

Parkland and Open Space

- Providing a minimum of 400 acres of open space, including parkland.
- Parkland requirements will be based on ten acres per 1,000 residents, instead of current code, which is based on five acres per 1,000 residents
- Fiscal or parkland improvements in the amount of $400 per residential living unit equivalent (LUE) will be provided, which is double the amount recommended in the Parks and Recreation Board Guidelines.

Public Facilities

- Dedication of land for two school sites, including bring water, wastewater and streets to the site at no cost to the Del Valle ISD
- Dedication of a 2-net buildable acre site for a future City of Austin Fire / EMS station
- Designation of a 10 acre site for a future intermodal transfer station and related public transportation facilities for market price sale to the City / Capital Metro

Transportation and Connectivity

- Provide right-of-way for arterial street alignments in accordance with the CAMPO 2035 Transportation Plan
- Provide bike lanes on all roads that are designated as primary collector or higher
- Provide a minimum of 10 miles of publicly accessible trails, connected to sidewalks, pedestrian ways and the vehicular transportation network
- Compliance with the Complete Streets policy on: 1) typical street cross-sections; 2) Standards for internal blocks and street connections; 3) Sidewalks, Trails and Streetscape Standards; and 4) Bicycle improvements and amenities

Utility Facilities

- Provide oversized major water and wastewater facilities, including gravity interceptors, lift stations and force mains for over 14 projects. The pro rata share of these non-recoverable improvements for the benefit of the City totals approximately $3.76 million in 2012 dollars.

EXISTING CONDITIONS

Site Characteristics

The PUD site is currently undeveloped and has historically been used for agriculture. The site primarily consists of cropland used for hay production, native rangeland, and abandoned cropland with wooded corridors along fencerows. The topography is gently rolling, with elevations ranging from 530 to 676 feet above mean sea level. Slopes range between 0 and 15 percent on approximately 99.7 percent of the property (2,211 acres). There are approximately 5.5 acres of slopes between 15 and 25 percent, 0.4 acres of slopes between 25 and 35 percent, and 0.02 acres of slopes greater than 35 percent. The property has predominately clayey soils.

The majority of the site consists of upland range vegetation, including Japanese brome, King Ranch bluestem, silver bluestem, horsemint, giant ragweed, sumpweed, goldenrod, Texas wintergrass, and Johnson grass. Upland woody vegetation includes hackberry, Ashe juniper, mesquite, mustang grape, eastern red cedar, and gum bumelia. Bottomland woody vegetation includes cottonwood, chinaberry, black willow, hackberry, boxelder, and giant ragweed.

Critical Environmental Features/Endangered Species Habitat

An Environmental Assessment (EA) was prepared for project site by Jacobs Engineering in October 2012. The EA identified 15 critical environmental features (CEFs) within the PUD

site, including 10 ponds and five herbaceous wetlands. The EA also evaluated the property for suitable habitat for state and federally listed endangered, threatened, or candidate species. Neither the listed species nor their critical habitat was observed on site during the field reconnaissance process.

Impervious Cover

The proposed percentages of impervious cover are as follows: up to 5% for open space areas; up to 20% for improved parkland; up to 73% for areas interior to the PUD; up to 90% for the southeast corner of McKinney Falls Parkway and William Cannon Drive and up to 95% for areas along portions of William Cannon Drive, Slaughter Lane, FM 1625 and US Highway 183. The average impervious cover in the PUD area is 65 percent.

Comprehensive Planning

The proposed Pilot Knob PUD is a 2,216.56 acre site located within a larger 3,070 acre project planning area. Pilot Knob is planned to be a walkable, mixed use residential community with a Town Center and Employment Center focused on the US 183 frontages. The proposed project calls for 14,300 dwelling units and 5,350,000 square feet of civic, commercial, and industrial space. This zoning case is not located within the boundaries of a neighborhood planning area. This zoning case is bounded by future expansion of William Cannon Drive to the north, McKinney Fall Parkway and Thaxton Road to the west, and US 183 and FM 1625 to the east. The southern boundary of this project is not defined by a road edge but the planning area of this project extends one mile to the south of future expansion of Slaughter Lane, when once completed, will bisect the site.

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being partially located within the boundaries of a **Town Center**. Town Centers are the mid-sized of the three activity centers outlined in the Growth Concept Map. It is less urban than a regional center, but more dense than a neighborhood center. These centers will have a variety of housing types and a range of employers with regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system. Town centers will range in size between approximately 10,000-30,000 people and 5,000-20,000 new jobs.

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses mixed use development and promoting a compact and connected city:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.

- **LUT P3.** Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

- **LUT P10.** Direct housing and employment growth to activity centers and corridors, and preserving and integrating existing affordable housing where possible.

- **N P1.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on the property being located within and adjoining a Town Center as identified on the IACP Growth Concept Map, and the Imagine Austin policies referenced above, staff believes that this proposed project is supported by the Imagine Austin Comprehensive Plan.

Environmental

Please refer to Attachment A.

Transportation

Please refer to Attachment B.

Water and Wastewater

In accordance with the consent agreement, the City will be the sole provider of water and wastewater services within the Municipal Utility District and will provide water / wastewater services to customers within the District in the same manner and conditions that the City provides these services to other retail customers within its corporate limits.

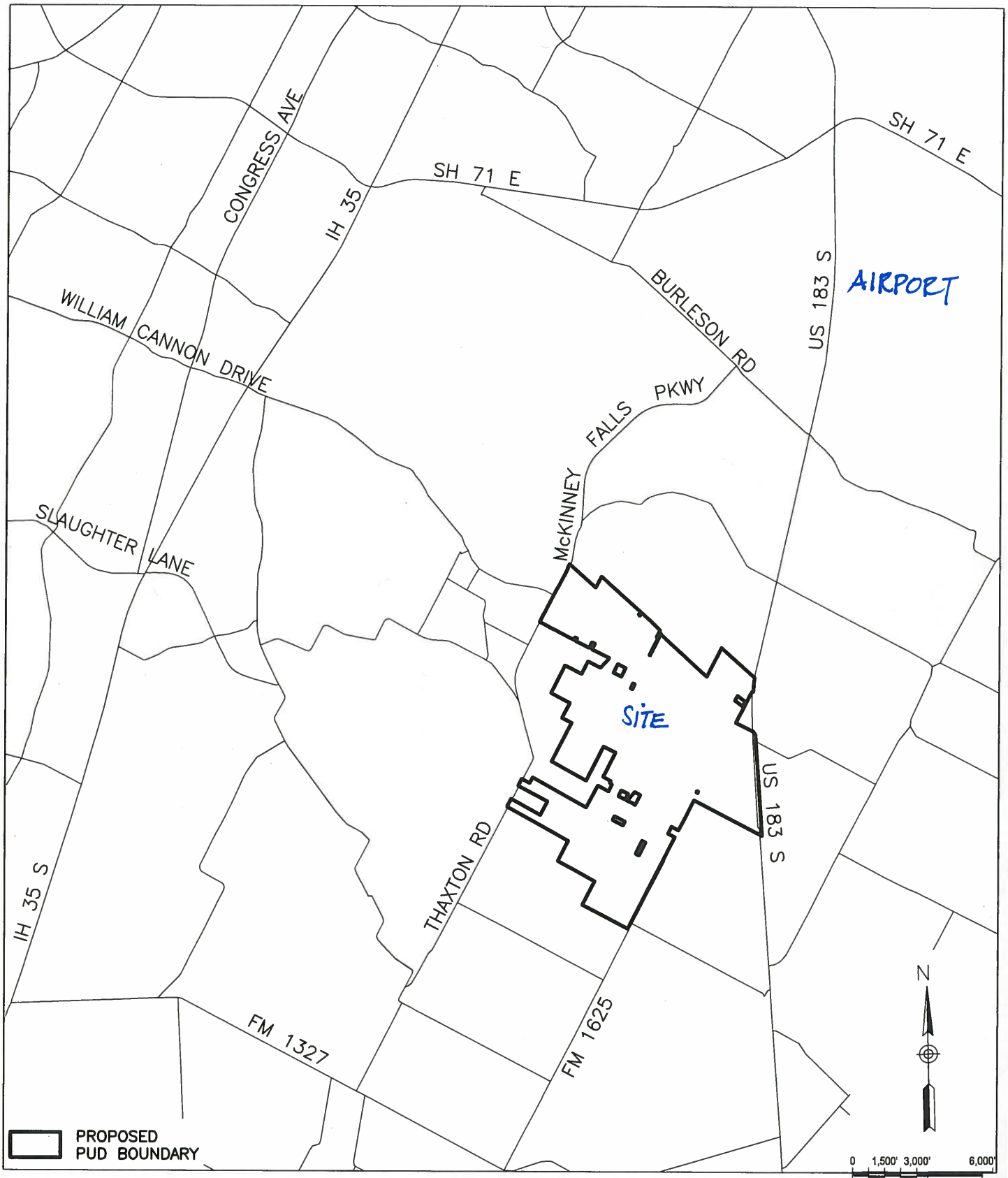
The landowner, at his own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. Each lot in the PUD shall have separate wastewater taps, separate water meters, and their respective private water and wastewater service lines shall be positioned or located in a manner that will not cross lot lines. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

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

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



VICINITY MAP

EXHIBIT A

PILOT KNOB
PLANNED UNIT DEVELOPMENT

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C814-2012-0152

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

EXHIBIT A-1

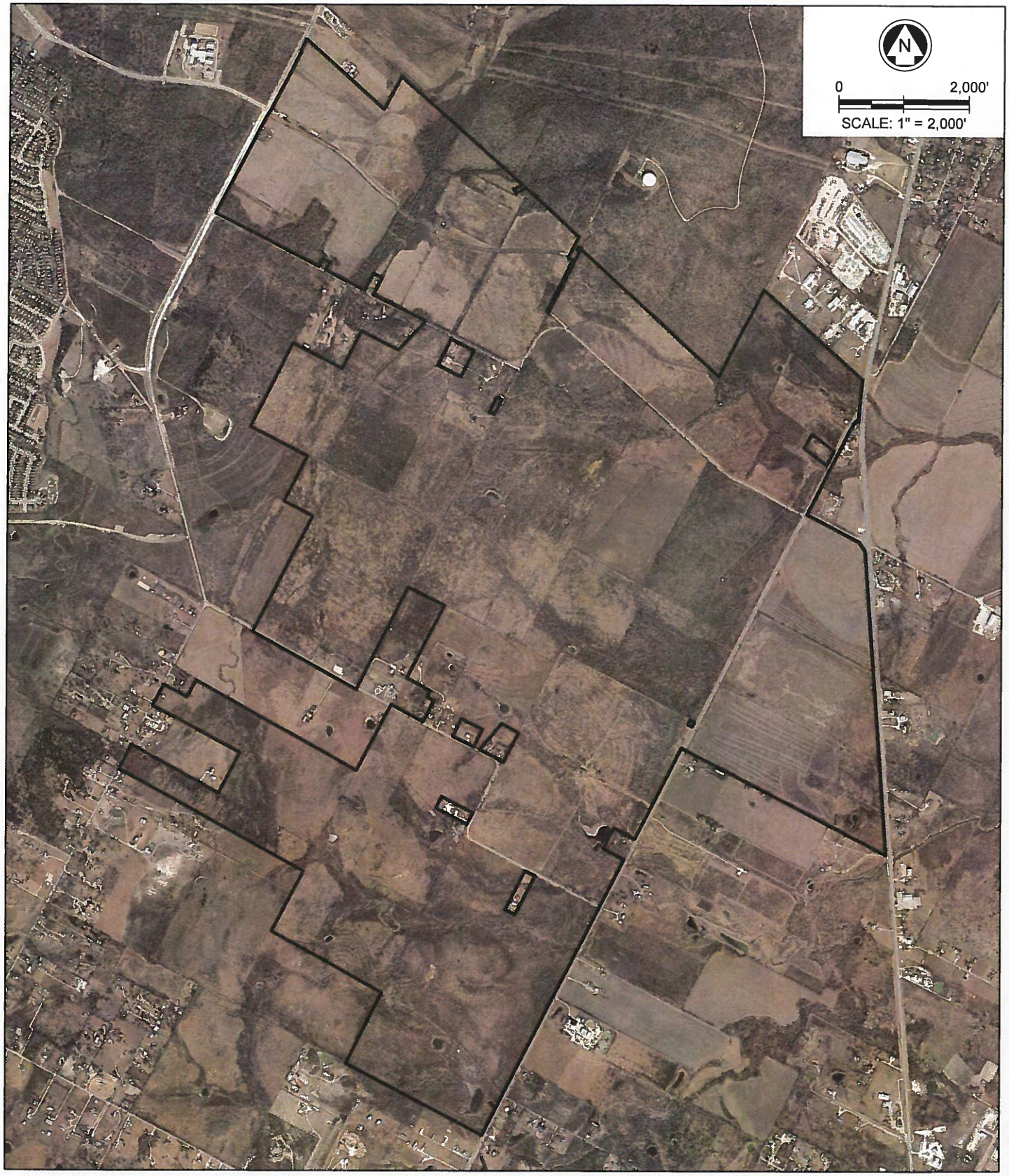
ZONING CASE#: C814-2012-0152

1 " = 2,000 '

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN FOUNDED 1839



AERIAL EXHIBIT

EXHIBIT A-2

PILOT KNOB
PLANNED UNIT DEVELOPMENT

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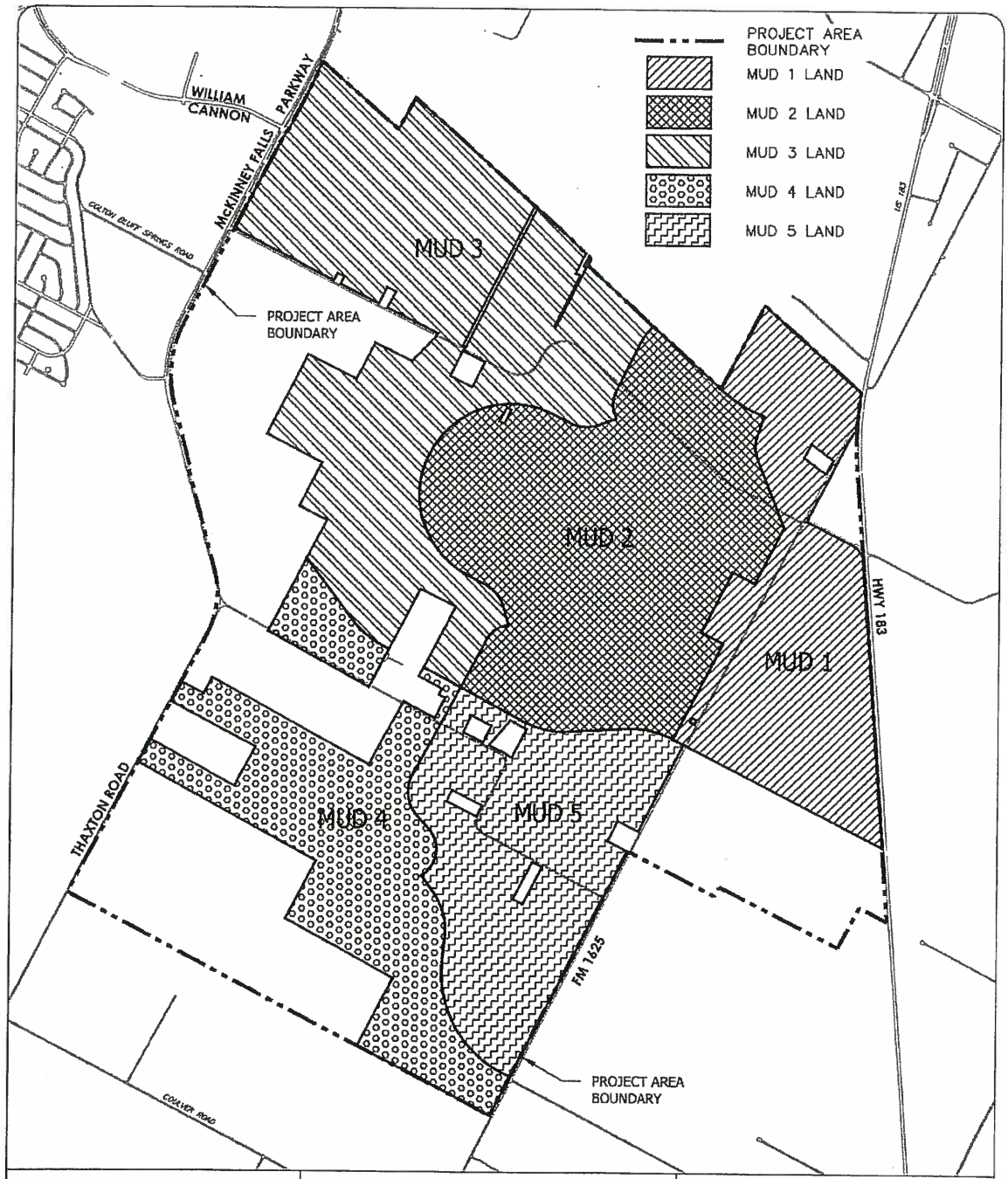
EXHIBIT C

Project Area



JACOBS TBPE Registration #F-2966 2705 Bee Cave Road, Suite 300 Austin, Texas 78746 (512) 314-3100 Fax (512) 314-3135	PROJECT AREA		PILOT KNOB MUNICIPAL UTILITY DISTRICTS BROOKFIELD RESIDENTIAL
PRINT DATE: 11/10/2011	SCALE: 1"=2000'	LAST SAVED BY: Randolfkl	LAST SAVED: 11/10/2011	PROJECT No.: WJXK2203

L:\WJXK2203 Easton MUD Creation\700 CADD\Exhibits\Project Area Exhibit

EXHIBIT A-3

PILOT KNOB PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

August 12, 2015

TIER ONE PUD REQUIREMENTS			
LDC Reference: Chapter 25-2, Subch. B, Div. 5	**Subject**	**Code Requirement**	**Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:**
2.3.1.A.		Meet the objectives of the City code	Pilot Knob PUD meets the objectives of the City code.
2.3.1.B.		Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 (*General Intent*) than development under the regulations in the Land Development Code. Section 1.1 states that "[t]his division provides the procedures and minimum requirements for a planned unit development zoning district to implement the goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services.	In 2012, five Pilot Knob MUDs were approved. For simplicity through this spreadsheet, the five MUDs will be called the "District" and the Pilot Knob PUD will be called the "Project". Through the MUD consent process, it was agreed that the major water and wastewater facilities would be oversized for the benefit of the City, with no recoverable costs to the Developer, as shown and described in Exhibits M and N of the Consent Agreement: 1. Cottonmouth Gravity Interceptor, Offsite Section 2 2. PK Pumplover Lift Station 3. PK Pumpover Force Main 4. Cottonmouth Gravity Interceptor South Extension 5. Parallel Wende Road Force Main 6. South Fork at FM 1625 Lift Station 7. South Fork at FM 1625 Force Main 8. South Fork at Hwy 183 Lift Station 9. South Fork at Hwy 183 Force Main 10. North Fork at Hwy 183 Lift Station 11. North Fork at Hwy 183 Force Main 12. East-West Gravity Interceptor 13. 24 inch (O/S) South Zone 14. 24 inch (O/S) South Zone The pro rata share of these non-recoverable improvements for the benefit of the City totals approximately $3.76 million in 2012 dollars. In addition to providing these facilities, below is a summary of how the Project provides development standards to meet and exceed the PUD intent goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services.
2.3.1.C.	Open Space	Provide a total amount of open space that equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts, and 20 percent of the nonresidential tracts within the PUD, except that: 1.a detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity; and 2. the required percentage of open space may be reduced for urban property with characteristics that make open space infeasible if other community benefits are provided	Open space provided = a minimum of 300 acres, as described in the MUD consent agreement. Total open space required: 226.75 acres, based on the assumed land uses. Open space and parkland provided = a minimum of 400 acres per the MUD. Additional parkland will be required, depending on the residential density. Of the 400 acres, 185.4 acres are in the floodplain, 20 acres are CEF buffers, and there are zero acres that are additional CWQZ outside of the floodplain.
2.3.1.D.	Green Building	Comply with the City's Planned Unit Development Green Building Program	All buildings within the PUD will be constructed in a manner to achieve two stars or greater under the City's Austin Energy Green Building Program (or such buildings will be constructed in a manner sufficient to achieve a reasonably equivalent rating under another program approved by the City).
2.3.1.E.	Neighbohood Plans, Historic Areas, Compatibility	Be consistent with applicable neighborhood plans, neighborhood combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses	There are no applicable neighborhood plans, neighborhood combining district regulations, historic areas, or landmark regulations. The PUD is compatible with the adjacent property and land uses.

EXHIBIT B-1

PILOT KNOB PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

LDC Reference: Chapter 25-2, Subch. B, Div. 5	**Subject**	**Code Requirement**	**Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:**
2.3.1.F.	Environmental Preservation	Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography, and the natural and traditional character of the land	As part of the MUD consent agreements, the project began its preservation of the natural environment by agreeing to implement the City's recommendation of preservation of creek buffers for waterways with a drainage area of 64 to 320 acres, when this was not part of the City's code. Although this is no longer considered environmentally superior, since it has since been incorporated into the City's code, it was considered environmentally superior in 2012 when it was agreed to. In addition, it set a positive precedent for this language being incorporated into the City's code and it being a viable tool that developers could perform. The Pilot Knob PUD includes the restoration of CWQZ areas with the use of native prairie grass and riparian tree species, use of green water quality controls, additional open space, parkland, and trails, as well as incorporation of green building measures such as water saving interior building fixtures and outdoor irrigation systems. These are discussed in more detail in the Tier 2 section below.
2.3.1.G.	Public Facilities	Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities.	The PUD includes the following public facilities: 1. Donation of land for two school sites, which includes bringing water, wastewater, and streets to the two sites at no cost to Del Valle ISD. 2. Donation of up to two usable acres of land to the City for a fire/EMS site. 3. Designation of a ten acre site for a future intermodal transfer station and related public transportation facilities for market price sale to the City/Capital Metro.
2.3.1.H.	Landscaping	Exceed the minimum landscaping requirements of the City Code.	As part of the MUD consent agreement, the project agreed to provide a tree care plan, prepared by a certified arborist to be provided for construction-related impacts within the critical root zone of all trees which are required to be preserved, prior to this requirement being added to the City's code. Landscaping requirements will be exceeded since planted trees for landscape requirements will come from Appendix F of the Environmental Criteria Manual, or as approved by the City. Upon reclaimed water being brought to undeveloped areas of the Project, reclaimed water shall be used for irrigation in open space areas where such use is economically feasible, subject to any applicable water use restrictions imposed by the City. However, no reclaimed water will be used in the floodplain or CWQZ.
2.3.1.I.	Transportation, Connectivity	Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails, and roadways.	Connectivity to the surrounding roadway network is provided in a way to facilitate transportation and mass transit connections. A ten acre site for a future intermodal transfer station and related public transportation facilities will be designated for market price sale to the City/Capital Metro. ROW for arterial street alignments in accordance with the Capital Area Metropolitan Planning Organization (CAMPO) 2035 Transportation Plan or successor plan are being provided. Construction of arterial streets and other transportation improvements identified in the TIA shall be funded, based on a pro-rata share. A minimum of ten miles of trails will be provided. These will be connected to the sidewalks, pedestrian ways, and vehicular transportation network. Where rear property lines of single family residences are adjacent to William Cannon Drive, Slaughter Lane, McKinney Falls Parkway, and FM 1625, funding and construction of aesthetically pleasing walls, subject to review and approval of the City shall be provided.
2.3.1.J.	Prohibit Gated Roadways	Prohibit gated roadways	The PUD will only allow gated roadways for retirement homes and active adult communities, provided that connectivity for pedestrian and bicycle uses is maintained.

PILOT KNOB PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

LDC Reference: Chapter 25-2, Subch. B, Div. 5	**Subject**	**Code Requirement**	**Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:**
2.3.1.K.	Historical Preservation	Protect, enhance, and preserve areas that include structures or sites that are of architectural, historical, archaelogical, or cultural significance	There are no structures or sites that are of architectural, historical, archaelogical, or cultural significance.
2.3.1.L.	PUD Size	Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints	The PUD is approximately 2216.64 acres in size.
2.3.2.A.	Commercial Design Standards	Comply with Chapter 25-2, Subchapter E (*Design Standards and Mixed Use*)	The Pilot Knob PUD will comply with Subchapter E of the City's Land Development Code, with only minor project specific exceptions.
2.3.2.B.	Commercial Design Standards	Inside the urban roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 (*Design Standards and Mixed Use*), comply with the sidewalk standards in Section 2.2.2., (*Core Transit Corridors: Sidewalks And Building Placement*)	N/A - The project is not located within the urban roadway boundary depicted in Figure 2.
2.3.2.C.	Commercial Design Standards	Contain pedestrian-oriented uses as defined in Section 25-2-691(C) (*Waterfront Overlay District Uses*) on the first floor of a multi-story commercial or mixed use building.	The Pilot Knob PUD will comply with pedestrian-oriented uses on the first floor of a multi-story commercial or mixed use building.

2.4 TIER TWO PUD REQUIREMENTS

LDC Reference: Chapter 25-2, Subch. B, Div. 5	**Subject**	**Code Criteria**	**Additional Tier Two Requirements Pilot Knob PUD Meets or Exceeds**
	Open Space	Provides open space at least 10% above the requirements of Section 2.3.1.A. (Minimum Requirements). Alternatively, within the urban roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (Design Standards and Mixed Use), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department.	Open space provided = a minimum of 300 acres, as described in the MUD consent agreement. Total open space required: 226.75 acres, based on the assumed land uses. Ten percent above this requirement totals 249.43 acres. Open space and parkland provided = a minimum of 400 acres per the MUD. Additional parkland will be required, depending on the residential density. Of the 400 acres, 185.4 acres are in the floodplain, 20 acres are CEF buffers, and there are zero acres that are additional CWQZ outside of the floodplain. Parkland requirements will be based on ten acres per 1,000 residents, instead of current Code, which is based on a requirement of five acres per 1,000 residents. A minimum of 100 acres of parkland will be provided, even if the residential density does not require that amount. A minimum of ten miles of publicly accessible trails will be provided. The trails will vary in width between four and 12 feet, and will include a combination of concrete sidewalk, crushed granite, and natural slopes. The trail system will attempt to connect to the McKinney Falls trail. The Parks and Recreation Board Guidelines for Parkland and Recreation Facility Standards For Municipal Utility Districts, adopted November 27, 1984, recommends a fee of $200 for each residential Living Unit Equivalent (LUE) for the provision of parkland improvements. The PUD will post fiscal or develop parkland improvements totaling at least $400 per residential LUE. It is estimated that this will total $3.6 million of parkland improvements, based on the expected density.
	Environment / Drainage	Complies with current code instead of asserting entitlement to follow older code provisions by application of law or agreement. Provides water quality controls superior to those otherwise required by code.	All submittals occuring after the approval of the Pilot Knob PUD propose to comply with current code, in effect at the time of development application, except as amended by the PUD, and not assert entitlements to follow older code provisions. N/A

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:
		Uses green water quality controls as described in the Environmental Criteria Manual to treat at least 50 percent of the water quality volume required by code.	When the MUD consent agreements were approved in 2012, it was agreed that in all phases of development, the Developer will provide green water quality controls superior to those otherwise required by Austin City Code by providing innovative controls listed in ECM Section 1.6.7 or other as approved by the Watershed Protection Department. Although this item is no longer considered to be environmentally superior, since it has since been incorporated into the City's code, this project set a positive precedent for this language being incorporated into the City's code and it being a viable tool that developers could perform. The Project will use green water quality controls as described in Environmental Criteria Manual (ECM) Section 1.6.7 to treat 100% of the water quality volume required by code. Per ECM Section 1.6.7, green water quality controls may include, but not be limited to biofiltration ponds, rain gardens, and other non-required vegetation.
		Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.	N/A
		Reduces impervious cover by five percent below the maximum otherwise allowed by code or includes off-site measures that lower overall impervious cover within the same watershed by five percent below that allowed by code.	N/A
		Provides minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres.	As part of the MUD consent agreements, the project began its preservation of the natural environment by agreeing to implement the City's recommendation of preservation of creek buffers for waterways with a drainage area of 64 to 320 acres, when this was not part of the City's code. Although this is no longer considered environmentally superior, since it has since been incorporated into the City's code, it was considered environmentally superior in 2012 when it was agreed to. In addition, it set a positive precedent for this language being incorporated into the City's code and it being a viable tool that developers could perform. One hundred percent of the 64 acre drainage areas will be either protected or mitigated per the MUD Consent Agreement. This equates to approximately 39,555 linear feet of buffered headwaters (approximately 88 acres), as shown in Exhibit F-2 of the MUD Consent Agreement. The linear feet of creeks within the PUD which have a drainage area between 32 and 64 acres is 10,900 linear feet. This means that a minimum of 78.3 percent of the drainage areas between 32 and 320 acres will be either protected or mitigated. As noted above, at the time of the MUD approval, there were no requirements for preservation of creek buffers. In some instances, the PUD will provide a minimum 50 foot setback for unclassified waterways with a drainage area of 32 acres. However, at this time it is not possible to quantify the exact amount. As an example, Easton Park Section 1C, which is currently in review with the City, has 1,000 linear feet of 50 foot buffer for the unclassified waterway with a drainage area of 32 acres.
		Provides volumetric flood detention as described in the Drainage Criteria Manual.	N/A - Per the MUD consent agreement, "[i]n all phases of development, the Developer agrees to: …4. provide volumetric flood control detention if feasible."
		Provides drainage upgrades to off-site drainage infrastructure that does not meet current criteria in the Drainage or Environmental Criteria Manuals, such as storm drains and culverts that provide a public benefit.	N/A
		Proposes no modifications to the existing 100-year floodplain.	N/A
		Uses natural channel design techniques as described in the Drainage Criteria Manual.	The Project is required to comply with natural channel design techniques, which are superior to the Drainage Criteria Manual. These are described in Exhibit F of the MUD Consent agreement, as well as restated in Exhibit S of the PUD.

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:
		Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.	The Pilot Knob PUD is restoring riparian vegetation for all intermediate and major waterways in the CWQZ. -The condition of all CWQZ for intermediate and major waterways shall be assessed using the Zone 2 functional assessment methodology described in Appendix X of the Environmental Criterial Manual. (Zone 2 is the area from the edge of the active channel to the edge of the CWQZ.) -All CWQZs found to be in "Poor (1)" or "Fair (2)" conditon shall be restored to "Good (3)" or "Excellent (4)" condition; CWQZs found to be in "Good (3)" or "Excellent (4)" condition shall not be disturbed except as otherwise allowed by code and this PUD ordinance. -The applicant shall prepare a Riparian Restoration Plan demonstrating that all parameters of the Appendix X "Scoring: Zone 2 - Critical Water Quality Zone" table shall be raised to "Good (3)" or "Excellent (4)" condition. -The Zone 2 functional assessment of existing conditions and the Riparian Restoration Plan shall be submitted, reviewed, and approved with each residential subdivision or commercial site plan that includes CWQZ for intermediate and major waterways.
		Removes existing impervious cover from the Critical Water Quality Zone.	N/A
		Preserves all heritage trees; preserves 75% of the caliper inches associated with native protected size trees; and preserves 75% of all of the native caliper inches.	N/A
		Tree plantings use Central Texas seed stock native and with adequate soil volume.	The Project will utilize Central Texas seed stock and provide adequate soil volume. Planted trees for landscape requirements will come from Appendix F of the Environmental Critiera Manual, or as approved by the City, which was specified in the MUD consent agreement.
		Provides at least a 50 percent increase in the minimum waterway and/or critical environmental feature setbacks required by code.	N/A
		Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.	N/A
		Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas.	N/A
		Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use.	N/A
		Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.	N/A
		Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.	N/A

LDC Reference: Chapter 25-2, Subch. B, Div. 5	**Subject**	**Code Requirement**	**Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:**
		Employs other creative or innovative measures to provide environmental protection.	1. An integrated pest management plan will be developed for commercial, residential, and open space areas, and residential property owners will be educated regarding integrated pest management and "Grow Green Earth-Wise" requirements. The IPM will be submitted with each subdivision or site plan application. Copies of the IPM plan will be provided to single family homeowners and all other commercial property owners. 2. Restrictive covenants will require toilets, bathroom sink faucets and shower heads that are labeled as meeting the standards of the EPA WaterSense program or a comparable program approved by the Developer and the City, be installed in all residential buildings within the District. 3. Restrictive covenants will require that all residential irrigation system components are certified as meeting the standards of the EPA WaterSense program or a comparable program approved by the Developer and the City. 4. Land uses that contribute to air or water quality pollutants, such as equipment repair services, equipment sales, exterminating services, recreational equipment maintenance and storage, recreational equipment sales, scrap and salvage, vehicle storage, aviation facilites, basic industry, recycling center, and animal production are prohibited everywhere in the PUD. Multiple other uses are prohibited in the areas within the PUD with residential uses.
	Austin Green Builder Program	Provides a rating under the Austin Green Builder Program of three stars or above.	N/A
	Art	Provides art approved by the Art in Public Places Program in open spaces, either by providing the art directly or by making a contribution to the City's Art in Public Places Program or a successor program.	The Pilot Knob project will participate in the Art in Public Places program, as specified in the MUD Consent Agreement. Proposed locations are shown on Exhibit R of the PUD.
	Great Streets	Complies with City's Great Streets Program, or a successor program. Applicable only to commercial, retail, or mixed-use development that is not subject to the requirements of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).	N/A - This Project is subject to the Commercial Design Standards.
	Community Amenities	Provides community or public amenities, which may include spaces for community meetings, community gardens or urban farms, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.	The PUD includes the following public facilities: 1. Donation of land for two school sites, which includes bringing water, wastewater, and streets to the two sites at no cost to Del Valle ISD. 2. Donation of up to two usable acres of land to the City for a fire/EMS site. 3. Designation of a ten acre site for a future intermodal transfer station and related public transportation facilities for market price sale to the City/Capital Metro. 4. The Parks and Recreation Board Guidelines for Parkland and Recreation Facility Standards For Municipal Utility Districts, adopted November 27, 1984, recommends a fee of $200 for each residential Living Unit Equivalent (LUE) for the provision of parkland improvements. The PUD will post fiscal or develop parkland improvements totaling at least $400 per residential LUE. It is estimated that this will total $3.6 million of parkland improvements, based on the expected density.
		Provides publicly accessible multi-use trail and greenway along creek or waterway.	A minimum of ten miles of publicly accessible trails will be provided. The trails will vary in width between four and 12 feet, and will include a combination of concrete sidewalk, crushed granite, and natural slopes. The trail system will attempt to connect to the McKinney Falls trail.
	Transportation	Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	The Pilot Knob project will provide bike lanes in all roads that are primary collector or above, pending Travis County approval. This is in accordance with the MUD consent agreement.
	Building Design	Exceeds the minimum points required by the Building Design Options of Section 3.3.2. of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).	The Project will encourage commercial properties to exceed the minimum points required by the Building Design Options of Section 3.3.2. of Chapter 25-2, Subchapter E.

PILOT KNOB PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

LDC Reference: Chapter 25-2, Subch. B, Div. 5	**Subject**	**Code Requirement**	**Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:**
	Parking Structure Frontage	In a commercial or mixed-use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) in ground floor spaces.	The Pilot Knob PUD will encourage commerical properties to provide at least 75 percent of the building frontage of all parking structures to be designed for pedestrian-oriented uses in ground floor spaces.
	Affordable Housing	Provides for affordable housing or participation in programs to achieve affordable housing.	The Pilot Knob PUD has agreed to meet the following affordable housing goals: 1. Ten percent of the rental units within the Project will be set aside for households with an income level of 60% or less of the median family income (MFI) in the Austin metropolitan statistical area for a period of 40 years from the effective date of the MUD. 2. Ten percent of the owner-occupied units within the Project will be priced, at the time of their initial offering for sale, at a price that is affordable to a household with an income level of 80% of the MFI in the Austin metropolitan statistical area. 3. The Developer will make a financial contribution to the City's affordable housing program equal to two percent of the total "hard" construction cost reimbursements actually received by the Developer out of the proceeds of bonds issued by the District and the other Pilot Knob Districts, up to a maximum total contribution of $8 million.
	Historic Preservation	Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	N/A - There are no historic structures or landmarks on the Project site.
	Accessibility	Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	The Project will meet all accessibility requirements and seek to exceed these requirements to be sensitive to the needs of persons with disabilities.
	Local Small Business	Provides space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.	It is the intent of the Pilot Knob PUD to meet this requirement. However, due to the large size (2216.64 acres) and early stages of the development of the PUD, it is too early to be able to quantify this goal.

CODE VARIANCE TABLE
PILOT KNOB PLANNED UNIT DEVELOPMENT

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
25-1-21 and 30-1-21 DEFINITIONS	Unless a different definition is expressly provided, in this title:...	Sections 25-1-21 and 30-1-21 (*Definitions*) are modified to add or revise the following terms:
		ACCESS LOT means a lot on a plat that provides joint access for lots that are to be served by only an alley.
		ACTIVE ADULT COMMUNITY is a planned community for residents who have retired from an active working life.
	(4) AMPHITHEATER means an outdoor or open-air structure or manmade area specifically designed and used for assembly of 50 or more people and the viewing of an area capable of being used for entertainment and performances	AMPHITHEATER means the use of a site for the presentation of plays, motion pictures, concerts, or other performances in a seated outdoor area for up to 2,000 people.
		BUFFER ZONE is a setback from the centerline of a BUFFERED WATERWAY in which development is restricted per the provisions of this PUD ordinance.
		BUFFERED WATERWAY is a waterway having a contributing drainage area of less than 320 acres but more than 64 acres.
		COMMON COURTYARD means a lot on a plat that provides street frontage and common green area for lots that are served by only an alley.
		COMMUNITY CENTER means the use of a site for the provision of meeting, recreational, or social activities primarily for the use of neighborhood residents.
		CONSENT AGREEMENT refers collectively to those agreements included as Exhibit B in City of Austin Ordinance Nos. 20120322-031 through -035.
		DISTRICT(s) refers to one (or more) of the Pilot Knob Municipal Utility Districts.
		EMPLOYMENT CENTER means the land use areas identified on Exhibit C: Land Use Plan as EC. The Employment Center land use areas provide for larger scale commercial and employment uses. Regional retail and residential uses, as well as mixed-use buildings, are also permitted.
	(39) FLAG LOT means a lot that abuts a street by means of a strip of land that does not comply with the requirements of this chapter for minimum lot width.	Section 25-1-21(39) (*Definitions*) is modified for the term flag lot, such that the minimum width of the flag is ten (10) feet for a lot abutting a common open space and an access lot and is to be overlaid with a joint use access easement. Driveway access will be restricted to the joint use access easements.
		LAND USE AREA means the following use categories into which the PUD is divided and as identified on Exhibit C: Land Use Plan - Town Center, Mixed Residential, Employment Center, and Open Space.
		MIXED RESIDENTIAL AREA means the land use areas identified on Exhibit C: Land Use Plan, as MR-1 and MR-2. The Mixed Residential land use areas allow a wide diversity of residential building types, including single family, multi-family as well as sites for office, commercial, civic, and mixed use buildings.
		MANSION HOUSE means a structure on one lot designed to appear like a large single family residence, but that is divided into four to six units, each with an individual entry.
		OPEN SPACE means the land use areas identified on Exhibit C: Land Use Plan as OS. The Open Space land use areas are intended to provide a continuous system of open space for the Pilot Knob PUD community, and include community facilities. Mixed-use buildings are permitted.
		PLAYFIELD means an outdoor sodded or pervious area used for noncommercial recreational uses. Typical uses include baseball, football and soccer fields.
		ROW HOUSE means an attached two or three-story townhouse on its own lot.
		SHOP HOUSE means a row house with a ground level workspace or commercial space and upper level living space.
		TOWN CENTER means the land use area identified on Exhibit C : Land Use Plan as TC-1. The Town Center land use area is a mixed-use district providing neighborhood retail/commercial and service uses along a pedestrian-oriented shopping street and multiple sites for higher density office, residential housing, and civic uses. Mixed use buildings are permitted.
		YARD HOUSE means a detached single-family residence. An accessory dwelling unit may be constructed over the garage.

EXHIBIT B-2

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
25-1, ARTICLE 14. PARKLAND DEDICATION.	(A) Except as provided in Subsections (B) and (C), the parkland dedication requirements apply to: (1) residential subdivisions; (2) site plans with three or more dwelling units; and (3) residential building permits, as provided under Section 25-1-606 (Dedication of Land or Payment In-Lieu at Building Permit)	Chapter 25-1, Article 14. *Parkland Dedication.*, is modified pursuant to the provisions of Article VIII of the Consent Agreement, such that Exhibit D: Conceptual Parks and Open Space Plan shall satisfy all parkland dedication requirements. In addition, parkland and open space shall be tracked using the attached Exhibit E: Park Land and Open Space Tracking Sheet. Modifications to this document may be made, if agreed upon by the City and the Applicant, without requiring a PUD amendment.
25-2-243 PROPOSED DISTRICT BOUNDARIES MUST BE CONTIGUOUS	(A) Except as provided in Subsection (B), the boundaries of the districts proposed in a zoning or rezoning application must be contiguous.	Section 25-2-243 (*Proposed District Boundaries Must be Contiguous*) is modified to allow the property within the PUD to be noncontiguous.
	(B) The boundaries of the districts proposed in a zoning application may be noncontiguous if the zoning is initiated by the Council or the Land Use Commission.	
25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SUBPART B, SECTION 2.1	**2.1 Compliance Required.** An applicant who seeks to have property designated as a PUD zoning district must demonstrate that the proposed development complies with this division.	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.1 is modified to allow additional land area that is located within the Project Area, as defined by the Consent Agreement, to be amended into this PUD, without having to demonstrate additional compliance and superiority with this division.
25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SUBPART B, SECTION 2.3.1. D	**Minimum Requirements.** All PUDs must: comply with the City's Planned Unit Development Green Building Program;	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.1.D is modified to allow either: a. All buildings within the PUD be constructed in a manner sufficient to achieve a rating of two stars or greater under the City's Austin Energy Green Building Program, or b. Such buildings be constructed in a manner sufficient to achieve a reasonably equivalent rating under another program approved by the City.
25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SUBPART B, SECTION 2.3.1 .J	**Minimum Requirements**. All PUDs must: prohibit gated roadways;	Chapter 25-2, Article 2, Division 5, Subpart B, Section 2.3.1 .J is modified to allow gated roadways for all retirement home and active adult communities, provided that connectivity for pedestrian and bicycle uses is maintained.
25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SUBPART B, SECTION 2.3.2.A	**Additional Requirements.** In addition to the requirements contained in Section 2.3.1 (*Minimum Requirements*), a PUD containing a retail, commercial, or mixed use development must: comply with Chapter 25-2, Subchapter E (*Design Standards And Mixed Use*).	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.2 and Chapter 25-2, Subchapter E are modified as follows:
AND		1. A "block" is clarified as follows:
25-2, SUBCHAPTER E		a. A "block" is a parcel of land defined by streets, internal circulation routes and/or by publicly-accessible pedestrian ways. A "block" may be defined on up to two sides by external property lines, provided that internal circulation routes (ICRs) are stubbed out to an external property line.
		b. A "block" may be measured to and from property lines, right-of-way lines or publicly-accessible pedestrian ways (i.e., easement boundaries).
		c. There may be up to 20 blocks which may be greater than five acres and less than 10 acres each.
		2. All roadways within the PUD and the PUD Planning Area are considered "Suburban Roadways" for purposes of applying Chapter 25-2, Subchapter E regulations, with the exception of Slaughter Lane, which is considered a "Core Transit Corridor".
		3. Chapter 25-2, Subchapter E, Article 2, Section 2.2.2.B.1.b. is modified such that this requirement is subject to Travis County approval.
25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SUBPART B, SECTION 2.5	PLANNED UNIT DEVELOPMENT STANDARDS; DEVELOPMENT BONUSES	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.5 is superceded by Article V, Section 5.12 and Exhibit L of the approved Consent Agreement approved as Ordinance Nos. 20120322-031 through -035.
25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SUBPART C, SECTION 3.2	PLANNED UNIT DEVELOPMENT REGULATIONS. 3.2.2.C. For residential uses, a land use plan must include: for multifamily development, the maximum floor to area ratio;	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart C, Subsection 3.2.2.C is modified such that the site development regulations of Exhibit C: Land Use Plan & Density Table, Exhibit F: Permitted Land Uses, and Exhibit G: Site Development Regulations shall apply.
	3.2.3. Nonresidential Uses. For non- residential uses, a land use plan must include:	

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
	B. the maximum floor area ratio, which may not be greater than the maximum floor to area ratio permitted in the most restrictive base zoning district in which proposed use is permitted;	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart C, Subsection 3.2.3.B is modified such that the site development regulations of Exhibit C: Land Use Plan & Density Table, Exhibit F: Permitted Land Uses, and Exhibit G: Site Development Regulations shall apply.
	D. the minimum front yard and street side yard setbacks, which must be not less than the greater of: 1) 25 feet for a front yard, and 15 feet for a street side yard; or 2) those required by Subchapter C, Article 10 (*Compatibility Standards*);	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart C, Subsection 3.2.3.D is modified such that the site development regulations of Exhibit G: Site Development Regulations shall apply.
	E. the number of curb cuts or driveways, which must be the minimum necessary for adequate access to the site;	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart C, Subsection 3.2.3.E is modified such that the number of curb cuts or driveways shall not apply to this PUD.
25-2-491 PERMITTED, CONDITIONAL, AND PROHIBITED USES.	(A) The table in Subsection (C) provides the permitted and conditional uses for each base district. "P" means a use is a permitted use, "C" means a use is a conditional use, and "X" means a use is prohibited. Endnotes provide additional information.	Section 25-2-491 (*Permitted, Conditional, and Prohibited Uses*) and Section 25-2-492 (*Site Development Regulations*) shall be replaced with Exhibit F: Permitted Land Uses.
25-2-492 SITE DEVELOPMENT REGULATIONS.	(A) The table in Subsection (D) establishes the principal site development regulations for each zoning district.	Section 25-2-491 (*Permitted, Conditional, and Prohibited Uses*) and Section 25-2-492 (*Site Development Regulations*) shall be replaced with Exhibit C: Land Use Plan & Density Table, Exhibit F: Permitted Land Uses, and Exhibit G: Site Development Regulations shall apply.
25-2-517 REQUIREMENTS FOR AMPHITHEATERS.	(A) Construction of an amphitheater that is associated with a civic or residential use requires a site plan approved under Section 25-5, Article 3 (Land Use Commission Approved Site Plans), regardless of whether the amphitheater is part of a principal or accessory use. Review of the site plan is subject to the criteria in Section 25-5-145 (Evaluation Criteria) and the notice requirements of Section 25-5-144 (Public Hearing and Notice).	Section 25-2-517 (Requirements for Amphitheaters) is modified such that a Land Use Commission approval is not required.
25-2-812(C)(2) MOBILE FOOD ESTABLISHMENTS.	(C) A mobile food establishment: (2) is permitted in all commercial and industrial zoning districts, except in a neighborhood office (NO), limited office (LO), or general office (GO) zoning district;	Section 25-2-812(C)(2) (*Mobile Food Establishments*) is modified so that a mobile food establishment is permitted within all areas of the PUD.
25-2-1006(A)(1) AND (2) VISUAL SCREENING	(A) The following features must be at least partially and periodically obscured from view from the street by landscaping, or by the use of landscaping along with berms, walls, or decorative fences: (1) a water quality control facility under Chapter 25-8, Subchapter A (*Water Quality*); (2) a stormwater drainage facility under Chapter 25-7 (*Drainage*);	Sections 25-2-1006(A)(1) and (2) (*Visual Screening*) are modified so that in the case of green water quality facilities and green stormwater drainage facilities, only the structural components of the facilities are subject to the visual screening requirements of this section.
25-2-1032(A)(1) TREES REQUIRED. (Division 4. Additional Requirements for Residential Subdivisions.)	(A) Each single family lot in a residential subdivision shall contain: (1) at least two trees of at least two different species listed in the Environmental Criteria Manual, Appendix F (*Descriptive Categories of Tree Species*) if the lot is in a single family residence small lot (SF4a) zoning district; (2) at least three trees of at least two different species listed in the Environmental Criteria Manual, Appendix F (*Descriptive Categories of Tree Species*) if the lot is in any zoning district other than SF4a.	Section 25-2-1032(A)(1) (*Trees Required*) is modified so that lots having an area of 2,500 sf or less require only one tree to be planted.
25-2-1051 APPLICABILITY. (ARTICLE 10. COMPATIBILITY	(A) Except as provided in Section 25-2-1052 (Exceptions) or another specific provision of this title, this article applies to the following uses:	This subsection applies to compatibility standards within the PUD:

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
STANDARDS)	(A)(1) A use in a townhouse and condominium residence (SF-6) or less restrictive zoning district and to a civic use described in Subsection (B) that is located on property: (a) across the street from or adjoining property: (i) in an urban family residence (SF-5) or more restrictive zoning district; (ii) on which a use permitted in an SF-5 or more restrictive zoning district is located, other than a dwelling permitted by Section 25-2-894 (Accessory Uses For A Principal Commercial Use); or (iii) in a traditional neighborhood (TN) zoning district; or (b) located 540 feet or less from property in: (i) an SF-5 or more restrictive zoning district; (ii) a TN district; or (iii) a development reserve (DR) zoning district. (A)(2) A use listed in Subsections 1.2.2(K)-(Q) of Subchapter F (Residential Design and Compatibility Standards), if the owner has agreed to comply with the requirements of this article in a manner prescribed by the director under Subsection 1.3.3 of Subchapter F.	A. Except as provided in this subsection, Chapter 25-2, Subchapter C, Article 10 (*Compatibility Standards*) does not apply within the PUD.
	(B) In Subsection (A), a civic use is a: (1) college and university facilities use; (2) community recreation (private) use; (3) community recreation (public) use; (4) day care services (commercial) use; (5) park and recreation services (special) use; (6) private primary educational facilities use; (7) a private secondary educational facilities use; (8) a public primary educational facilities use; (9) a public secondary educational facilities use; or (10) a religious assembly use.	B. Notwithstanding Subsection A of this subsection, development outside of the PUD triggers the compatibility standards of Chapter 25-2, Subchapter C, Article 10 (Compatibility Standards for development within the PUD).
	(C) Under this article, residential property in a planned unit development (PUD) zoning district is treated as property in an SF-5 zoning district if the PUD land use plan establishes the density for the residential area at 12.44 units per acre or less.	C. The compatibility standards in Subsections (A), (B), (C), (D) and (E) of Section 25-3-86 (*Compatibility Standards*) apply to development within the PUD.
25-4-62(2) EXPIRATION OF APPROVED PRELIMINARY PLAN.	An approved preliminary plan expires five years after the date the application for approval of the preliminary plan is submitted.	Section 25-4-62(2) (*Expiration of Approved Preliminary Plan*) is modified to provide that an approved preliminary plan covering land in the PUD expires 10 years after the date of the application for its approval is filed.
25-4-132(B) and 30-2-132(B) EASEMENTS AND ALLEYS.	(B) Off-street loading and unloading facilities shall be provided on all commercial and industrial lots, except in the area described in Subsection (C). The subdivider shall note this requirement on a preliminary plan and a plat.	Subsection (B) of Sections 25-4-132 and 30-2-132 (*Easements and Alleys*) are modified to provide that off-street loading and unloading facilities shall be provided on all commercial and industrial lots, except as modified in Exhibit H: Off Street Parking Regulations and Ratios.

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
25-4-174 and 30-2-174 LOT SIZE.	(A) In the zoning jurisdiction, the site development regulations for the zoning district in which a lot is located determine minimum lot area and minimum lot width. (B) In the extraterritorial jurisdiction, residential lot requirements are as follows: (1) minimum lot area is: (a) in a subdivision served by a public wastewater system or central wastewater disposal unit: (i) 5,750 square feet; or (ii) 6,900 square feet for a corner lot; or (b) in a subdivision with private on-site sewage facilities, as determined by Texas Administrative Code Title 30, Chapter 285 (On-Site Sewage Facilities); (2) minimum lot width is: (a) 50 feet for an interior lot; (b) 60 feet for a corner lot; or (c) 33 feet for a lot on a cul-de-sac or curved street; and (3) minimum lot frontage, including a flag lot, is: (a) 20 feet; or (b) if a culvert is required for a driveway approach, 30 feet. (C) The director may reduce the minimum lot frontage prescribed by Subsection (B) if the director determines that access to the lot is restricted to a joint use driveway.	Sections 25-4-174 and 30-2-174 (*Lot Size*) shall be replaced by Exhibit G: Site Development Regulations.
25-4-232 and 30-2-232 SMALL LOT SUBDIVISIONS.	(C) A small lot subdivision must comply with the following requirements: (1) Minimum lot area is: (a) 3,600 square feet, except for a corner lot; and (b) 4,500 square feet for a corner lot. (2) Minimum lot width is: (a) 40 feet for an interior lot, or 35 feet if access to the lot is provided by a joint access driveway at the front of the lot or by a paved alley or paved private access easement at the rear of the lot; (b) 50 feet for a corner lot, or 45 feet if access to the lot is provided by a joint access driveway at the front of the lot or by a paved alley or paved private access easement at the rear of the lot; and (c) 40 feet for a lot on a cul-de-sac or curved street, except it may be 33 feet at the front lot line. (3) Minimum front yard setback is 15 feet. (4) Minimum street side yard setback is ten feet. (5) A lot may have one zero lot line. (6) The combined side yard setbacks of a lot may be not less than seven feet. (7) Except for a patio or patio cover, the minimum distance between structures on adjoining lots is seven feet. The minimum distance between a patio or patio cover and the roof line of a structure on an adjoining lot is six feet. (8) The wall of a structure built adjacent to a zero lot line or within three feet of a common side lot line must be solid and opaque and may not contain an opening. (9) Minimum rear yard setback is five feet,	Sections 25-4-232(C)(1 through 21) and 30-2-232(C)(1 through 21) (*Small Lot Subdivisions*) shall be replaced by Exhibit G: Site Development Regulations. Sections 25-4-232(C)(22) and 30-2-232(C)(22) are modified so that maintenance of a common area or access easement is the responsibility of the adjoining property owner, the homeowners' association, or the MUD, in accordance with the required Declaration of Covenants, Easements, and Restrictions. Sections 25-4-232(D)(2) and 30-2-232(D)(2) are modified so that it shall include a description of the requirements of Exhibit G: Site Development Regulations, and an imposition of those requirements as a restriction running with the land. Sections 25-4-232(D)(5) and 30-2-232(D)(5) are modified so that it has provisions obligating the adjoining property owner, the homeowners' association, or MUD to maintain common areas and access easements.

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
	excluding drainage easements. (10) Minimum setback is ten feet between a rear access easement and a building or fence. (11) Maximum building coverage is 55 percent. (12) Maximum impervious cover is 65 percent. (13) Maximum building height is 35 feet. (14) A lot may have not more than one dwelling unit. (15) Two off-street parking spaces are required for each dwelling unit. (16) A maintenance easement is required in the dominant side yard of a lot. (17) A use easement is required in the subordinate side yard of a lot. (18) A lot that is less than 50 feet wide and that fronts on a collector street must have a paved alley or paved private access easement along the rear property line. (19) Minimum pavement width of a private access easement is 25 feet. In the extraterritorial jurisdiction, the minimum pavement width is 25 feet or the width required by the county, whichever is greater. (20) A lot may not front on an arterial street. (21) Underground utility service to all lots is required. (22) Maintenance of a common area or access easement is the responsibility of the adjoining property owner or the homeowners' association, in accordance with the required Declaration of Covenants, Easements, and Restrictions. (D) The director may not record a plat of a small lot subdivision unless a Declaration of Covenants, Easements, and Restrictions or similar document has been approved by the city attorney, recorded, and referenced on the plat. The document must contain the following:... (2) a description of the requirements of Subsections (C)(1) through (14) and an imposition of those requirements as a restriction running with the land; and (5) provisions obligating the adjoining property owner or the homeowners' association to maintain common areas and access easements.	
25-4-233 and 30-2-233 SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION.	(E) A lot must comply with the following requirements: (1) Minimum site area is 7,000 square feet. (2) Minimum lot area is 3,000 square feet. (3) Minimum lot width is: (a) 25 feet, except for a lot on a cul-de-sac or curved street; and (b) 20 feet on a cul-de-sac or curved street. (4) A lot may have not more than one dwelling unit. (5) Maximum height is 35 feet. (6) Minimum front yard setback is 25 feet. (7) Minimum street side yard setback is 15 feet. (8) Minimum interior side yard setback is	Sections 25-4-233(E) and 30-2-233(E) (*Single-Family Attached Residential Subdivision*) shall be replaced by Exhibit G: Site Development Regulations. Sections 25-4-233(F)(1) and 30-2-233(F)(1) are modified so that it must require that development and use of the lots comply with Exhibit G: Site Development Regulations.

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
	five feet, except between attached units. (9) Minimum rear yard setback is 10 feet. (10) Maximum building coverage is 40 percent. (11) Maximum impervious coverage is 45 percent. (12) At least two off-street parking spaces are required for a dwelling. The driveway may count as one of the spaces. (F) A plat of a single family attached subdivision may not be recorded unless a Declaration of Covenants, Easements, and Restrictions or similar document has been approved by the city attorney, recorded, and referenced on the plat. The document must: (1) require that development and use of the lots comply with this title;	
25-6-2 DRIVEWAY APPROACHES DESCRIBED.	(A) A type 1 driveway approach is a concrete driveway approach that provides access from a roadway to property on which a one or two family residence is located.	Section 25-6-2(A) (*Driveway Approaches Described*) is modified to provide that a Type 1 driveway approach is a concrete driveway approach that provides access from a roadway to property on which a yard house, row house, shop house, or mansion house with a driveway that serves four or fewer parking spaces is located.
	(B) A type 2 driveway approach is a concrete driveway approach that provides access to property used for a purpose other than a one or two family residence.	Section 25-6-2(B) (*Driveway Approaches Described*) is modified to provide that a Type 2 driveway approach is a concrete driveway approach that provides access from a roadway other than a principal roadway to a property used for a purpose other than a yard house, row house, shop house, or mansion house with a driveway that serves four or fewer parking spaces.
25-6-113(A) TRAFFIC IMPACT ANALYSIS REQUIRED.	(A) Except as otherwise provided in Section 25-6-117 (*Waiver Authorized*), a person submitting a site plan application or a zoning or rezoning application must submit a traffic impact analysis to the department if the expected number of trips generated by a project exceeds 2,000 vehicle trips per day.	Section 25-6-113(A) (*Traffic Impact Analysis Required*) is modified. That certain Traffic Impact Analysis (TIA) prepared by Jacobs, dated January 2015, was submitted to the City of Austin and Travis County for review and approval. Prior to full purpose annexation, the TIA may be amended, as required by Travis County. After full purpose annexation, the approved TIA may be amended, as required by the City of Austin. The TIA and its subsequent amendments shall be kept on file at the Planning and Development Review Department. Cost estimates for traffic improvements must be approved by Travis County and will be provided with every phasing agreement, in accordance with the recommendation of the approved TIA, as amended for each preliminary plan/final plat.
25-6-116 DESIRABLE OPERATING LEVELS FOR CERTAIN STREETS.	Traffic on a residential local or collector street is operating at a desirable level if it does not exceed the following levels...	Section 25-6-116 (*Desirable Operating Levels for Certain Streets*) does not apply within the PUD.
25-6-117(D)(1) WAIVER AUTHORIZED.	(D) The traffic generated from a proposed development for which the requirement to submit a traffic impact was waived may not: (1) in combination with existing traffic, exceed the desirable operating level established in Section 25-6-116 (*Desirable Operating Levels For Certain Streets*); or	Section 25-6-117(D)(1) (*Waiver Authorized*) does not apply within the PUD.
25-6-141(B)(1) ACTION ON APPLICATION.	(B) Except as provided in Subsection (C), the council or director shall deny an application if the traffic impact analysis or neighborhood traffic analysis demonstrates that: (1) the projected traffic generated by the project, combined with existing traffic, exceeds the desirable operating level established in Section 25-6-116 (*Desirable Operating Levels For Certain Streets*) on a residential local or collector street in the traffic impact analysis study area or the neighborhood traffic analysis study area; or	Section 25-6-141(B)(1) (*Action on Application*) does not apply within the PUD.
25-6-171 and 30-3-71 STANDARDS FOR DESIGN AND CONSTRUCTION.	(A) Except as provided in Subsections (B) and (C), a roadway, street, or alley must be designed and constructed in accordance with the Transportation Criteria Manual and City of Austin Standards and Standard Specifications.	Sections 25-6-171 and 30-3-71 (*Standards for Design and Construction*) are modified to provide that Travis County may administratively approve the use of innovative or alternate roadway designs that are not listed in the Transportation Criteria Manual and City of Austin Standards and Standard Specifications.
25-6-172 and 30-3-72 ARTERIAL STREETS.	An arterial street must comply with the Transportation Plan.	Sections 25-6-172 and 30-3-72 (Arterial Streets) do not apply to development within the PUD.

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
25-6-292(C) DESIGN AND CONSTRUCTION STANDARDS.	(C) Access to a lot from an alley must be approved by the city manager.	Section 25-6-292(C) (*Design and Construction Standards*) is modified to provide that direct vehicular access from a lot to an alley is permitted in all areas of the PUD.
CHAPTER 25-6, ARTICLE 7. OFF-STREET PARKING AND LOADING.		Section 25-6, Article 7 (*Off-Street Parking and Loading*) is modified and shall be replaced by Exhibit H: Off Street Parking and Loading Regulations.
CHAPTER 25-6, APPENDIX A. TABLES OF OFF-STREET PARKING AND LOADING REQUIREMENTS.		Section 25-6, Appendix A (*Tables of Off-Street Parking and Loading Requirements*) is modified and shall be replaced by Exhibit H: Off Street Parking and Loading Regulations.
25-7-153 and 30-4-153 DETENTION BASIN MAINTENANCE AND INSPECTION.	(G) Until the City accepts a residential basin for maintenance, the record owner(s) of the residential basin and the residential development served shall maintain the residential basin in accordance with the DCM standards. (H) The City shall be responsible for maintenance of a residential basin only after the residential basin has been accepted for maintenance by the City. The City will accept a residential basin upon determining that it meets all requirements of the Drainage Criteria Manual.	Sections 25-7-153 and 30-4-153 (*Detention Basin Maintenance and Inspection*) are modified to provide that a detention basin located in an open space or right-of-way land use area, prior to full purpose annexation of the area, will be financed, operated and maintained by the Property Owner or Developer or District(s). The Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Facilities shown in Exhibit I, shall be used for each development application, where applicable. Modifications to this agreement may be made, if agreed upon by the City and the Applicant, without requiring a PUD amendment. Upon full purpose annexation by the City, the City will accept and maintain all detention basins on the Property.
25-8-42 and 30-5-42 ADMINISTRATIVE VARIANCES	(B)(7) The director of the Watershed Protection Department may grant a variance from a requirement of Section 25-8-341 (*Cut Requirements*) or Section 25-8-342 *(Fill Requirements*), for a cut or fill of not more than eight feet in the desired development zone.	Sections 25-8-42(B)(7) and 30-5-42(B)(7) are modified to allow the director of the Watershed Protection Department to grant a variance from a requirement of Section 25-8-341 (*Cut Requirements*) or Section 25-8-342 (*Fill Requirements*), for a cut or fill of not more than 15 feet in the desired development zone, as shown in the attached Exhibit O: Cut/Fill Exhibit. The application must meet the requirement of findings, as required in Section 25-8-42 and 30-5-42.
25-8-64 and 30-5-64 IMPERVIOUS COVER ASSUMPTIONS	(B)(5) for each lot not more than 10,000 square feet in size, 2,500 square feet of impervious cover is assumed.	Sections 25-8-64(B)(5) and 30-5-64(B)(5) are modified as follows: For lots smaller than 3,300 sf, impervious cover is assumed at 75% for each lot.
25-8-92 and 30-5-92 CRITICAL WATER QUALITY ZONES ESTABLISHED.	(B) In the suburban watersheds, a critical water quality zone is established along each waterway classified under Section 25-8-91 (*Waterway Classifications*).	
	(1) for a minor waterway, the boundaries of the critical water quality zone are located 100 feet from the centerline of the waterway;	In accordance with the Consent Agreement, Sections 25-8-92(B)(1) and 30-5-92(B)(1) are modified such that for a minor waterway, the boundaries of the critical water quality zone are located 50 feet from the centerline of the waterway.
	(4) The critical water quality zone boundaries may be reduced to not less than 50 feet from the centerline of a minor waterway, 100 feet from the centerline of an intermediate waterway, and 150 feet from the centerline of a major waterway if the overall surface area of the critical water quality zone is the same or greater than the surface area that would be provided without the reduction, as prescribed in the Environmental Criteria Manual.	Section 25-8-92(B)(4) and 30-5-92(B)(4) are modified such that for a minor waterway, the minor waterway may be reduced and replaced on a one to one basis using one of the methods listed below: a) Providing a 50 foot setback from the centerline of waterways having a contributing drainage area of less than 64 acres, as long as it is an extension of a CWQZ for a minor waterway, and/or
		b) Increasing the buffer width established by the 50' centerline setback (total width of 100 feet centered on the waterway) to an average width of 200' for waterways having a contributing drainage area of less than 320 acres. The added buffer width does not need to be centered on the waterway centerline.
		c) If the mitigation area is an intermediate or major waterway, then it must be restored to "Good" or "Excellent" condition, as specified in the code modification to Section 25-8-261(G) and 30-5-261(G).
		c) Additional mitigation methodologies may be presented to and reviewed for approval by the Watershed Protection Department, which may include but not be limited to such factors as the preservation of otherwise unprotected riparian zones or other features having superior environmental value.

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
		d) Buffer zones shall be tracked utilizing Exhibit J: Buffer Zone Transfer figure and Exhibit K: Setback/Waterway Buffer Zone Transferring and Receiving Restrictive Covenant. Modifications to Exhibit K may be made, if agreed upon by the Director of Watershed Protection and the Applicant, without requiring a PUD amendment.
25-8-231 and 30-5-231 WATER QUALITY CONTROL MAINTENANCE AND INSPECTION.	(G) Until the City accepts a residential pond for maintenance, the record owner(s) of the residential pond and the residential development served shall maintain the residential pond in accordance with the ECM standards. (H) The City shall be responsible for maintenance of a residential pond only after the residential pond has been accepted for maintenance by the city. The city will accept a residential pond upon determining that it meets the requirements of the Environmental Criteria Manual and, if applicable, Section 25-8-234 (*Fiscal Security In The Barton Springs Zone*).	Sections 25-8-231 and 30-5-231 (*Water Quality Control Maintenance and Inspection*) are modified to provide that a water quality control facility located in an open space or right-of-way land use area, prior to full purpose annexation of the area, will be financed, operated and maintained by the Property Owner or Developer or District(s). The Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Facilities shown in Exhibit I shall be used for each development application, where applicable. Modifications to this agreement may be made, if agreed upon by the City and the Applicant, without requiring a PUD amendment. Upon full purpose annexation by the City, the City will accept and maintain all detention basins on the Property.
25-8-261(B)(3) and 30-5-261(B)(3) CRITICAL WATER QUALITY ZONE DEVELOPMENT.	In all watersheds, development is prohibited in a critical water quality zone except as provided in this Division. Development allowed in the critical water quality zone under this Division shall be revegetated and restored within the limits of construction as prescribed by the Environmental Criteria Manual.	Sections 25-8-261 and 30-5-261 (Critical Water Quality Zone Development) are modified as follows:
	(B)(3)(e) A hard surfaced trail that does not cross the critical water quality zone may be located within the critical water quality zone only if: located not less than 50 feet from the centerline of a minor waterway, 100 feet from the centerline of an intermediate waterway, and 150 feet from the centerline of a major waterway if within a watershed other than an urban watershed and not crossing the Critical Water Quality Zone.	(B)(3)(e) is modified to allow a hard surfaced trail to run parallel to the creek closer than otherwise allowed by this section to provide below-grade crossings under major arterial roadways, as long as the length of trail within the otherwise restricted area is limited to that necessary based on functionality, accessibility standards, or making a transition between within and outside the restricted zone and is placed outside the erosion hazard zone. If it is not feasible to place the trail outside of the erosion hazard zone, then the creek bank may be armored to the extent necessary to protect the trail from erosion damage.
25-8-261(G)(2) and 30-5-261(G)(2) CRITICAL WATER QUALITY ZONE DEVELOPMENT.	(G) Floodplain modifications are prohibited in the critical water quality zone unless: (1) the floodplain modifications proposed are necessary to protect the public health and safety; (2) the floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a functional assessment of floodplain health as prescribed by the Environmental Criteria Manual, or (3) the floodplain modifications proposed are necessary for development allowed in the critical water quality zone under Section 25-8-261 (Critical Water Quality Zone Development) or 25-8-262 (Critical Water Quality Zone Street Crossings).	(G)(2) is clarified such that ecological restoration or enhancement of creek corridors as required in the PUD that result in floodplain modifications shall be as follows: • The condition of all CWQZ for intermediate and major waterways shall be assessed using the Zone 2 functional assessment methodology described in Appendix X of the Environmental Criterial Manual. (Zone 2 is the area from the edge of the active channel to the edge of the CWQZ.) • All CWQZs found to be in "Poor (1)" or "Fair (2)" conditon shall be restored to "Good (3)" or "Excellent (4)" condition; CWQZs found to be in "Good (3)" or "Excellent (4)" condition shall not be disturbed except as otherwise allowed by code and this PUD ordinance. • The applicant shall prepare a Riparian Restoration Plan demonstrating that all parameters of the Appendix X "Scoring: Zone 2 - Critical Water Quality Zone" table shall be raised to "Good (3)" or "Excellent (4)" condition. • The Zone 2 functional assessment of existing conditions and the Riparian Restoration Plan shall be submitted, reviewed, and approved with each residential subdivision or commercial site plan that includes the CWQZ for intermediate and major waterways.
25-8-262 and 30-5-262 CRITICAL WATER QUALITY ZONE STREET CROSSINGS.	(A) In an urban watershed, an arterial, collector, or residential street may cross a critical water quality zone of any waterway. (B)This subsection applies in a watershed other than an urban watershed. (1) A major waterway critical water quality zone may be crossed by an arterial street identified in the Transportation Plan. (2) An intermediate waterway critical water quality zone may be crossed by an arterial or collector street, except: (a) a collector street crossing must be at least 2,500 feet from a collector or arterial street crossing on the same waterway; or (b) in a water supply suburban or water supply rural watershed, or the Barton Springs	Sections 25-8-262 and 30-5-262 (*Critical Water Quality Zone Street Crossings*) are modified as follows: • The existing crossing of Cottonmouth Creek by Colton Bluff Springs Road may be modified, realigned, shifted or replaced without triggering restrictions under section (B)(1). • With the realignment of FM 1625, section (B)(2)(a) is modified to allow the intermediate waterway portion of North Fork Dry Creek to be crossed by one collector street or larger classification roadway at a minimum spacing of 1,000 feet. • Section (B)(3)(a) and (B)(4) are modified such that roadways, including locals and residentials, may cross a minor critical water quality zone at a minimum spacing of 900 feet. • These locations are shown on Exhibit L: Proposed Waterway Crossings. They may be modified administratively and additional crossings may be approved by the director.

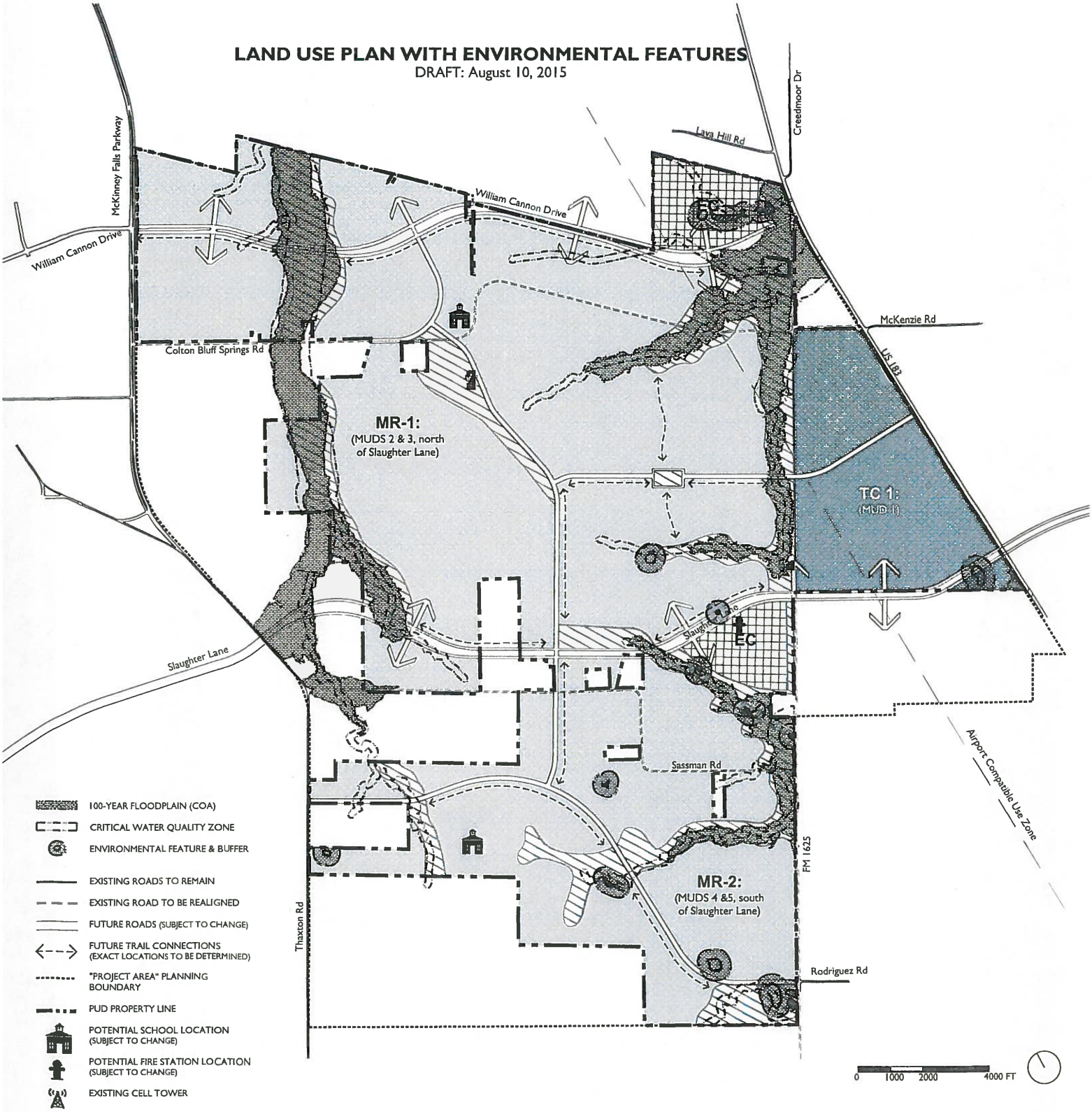
CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
	Zone, a collector street crossing must be at least one mile from a collector or arterial street crossing on the same waterway.	
	(3) A minor waterway critical water quality zone may be crossed by an arterial and collector streets, except: (a) a collector street crossing must be at least 1,000 feet from a collector or arterial street crossing on the same waterway; or (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. (4) A minor waterway critical water quality zone may be crossed by a residential or commercial street if necessary to provide access to property that cannot otherwise be safely accessed. (C) In all watersheds, multi-use trails may cross a critical water quality zone of any waterway. (D) Notwithstanding subsections (A) and (B) and except in the Barton Springs Zone, a street or driveway may cross the critical water quality zone if the street or driveway is located in a center or corridor as identified on the growth concept map of the Imagine Austin Comprehensive Plan, as adopted by Ordinance No. 20120614-058, and if the proposed crossing:	
	(1) is necessary to facilitate the development or redevelopment of a designated corridor or center as recommended in the Imagine Austin Comprehensive Plan, Chapter 4 (Shaping Austin: Building the Complete Community), growth concept map and related definitions; and (2) maintains the quality and quantity of recharge if located in a center or corridor designated as a sensitive environmental area in the Edwards Aquifer recharge zone, Edwards Aquifer contributing zone, or the South Edwards Aquifer recharge zone, as determined by the director of the Watershed Protection Department.	
25-8-282 and 30-5-282 WETLAND PROTECTION	(A) Wetlands must be protected in all watersheds except in the bounded by Interstate 35, Riverside Drive, Barton Springs Road, Lamar Boulevard, and 15th Street. (B) Protection methods for wetlands include: (1) appropriate setbacks that preserve the wetlands or wetland functions; (2) wetland mitigation, including wetland replacement; (3) wetland restoration or enhancement; or (4) use of a wetlands for water quality controls. (C) The director of the Watershed Protection Department may approve: (1) the removal and replacement of a wetland; or (2) the elimination of setbacks from a wetland that is proposed to be used as a water quality control.	Sections 25-8-282 and 30-5-282 (*Wetland Protection*) are modified to add that wetland provision and mitigation are tracked using Exhibit M: Wetland Transfers and Exhibit N: Wetland Transferring and Receiving Restrictive Covenant, so that mitigation for a removed wetland may occur in a current phase of development in order to provide mitigation for removal in a future phase of development.

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
25-8-392 and 30-5-392 UPLANDS ZONE.		Sections 25-8-392 and 30-5-392 (*Uplands Zone*) are modified to allow 65 percent impervious cover ("Total PUD Impervious Cover") based on gross site area of the Property. Based on a gross site area of 2216.64 acres, the PUD is allowed a total impervious cover of 1440.86 acres. The maximum allowable impervious cover for each individual site within the Property is based on Exhibit P: Impervious Cover Map.
25-8-642 ADMINISTRATIVE VARIANCE.		Section 25-8-642 (*Administrative Variance*) is modified as follows:
		1. Removal of a heritage tree may be reviewed and granted administratively if required for the construction of either William Cannon Drive or Slaughter Lane. Areas of potential impact are shown in Exhibit Q: Potential Protected and Heritage Tree Impact Areas.
		2. Relocation of a heritage tree is not considered removal.
25-9-1 APPLICABILITY. (ARTICLE 1. UTILITY SERVICE. Division 1. General Provisions.)	This article applies in the planning jurisdiction of the City unless stated otherwise in this article.	Section 25-9-1 (*Applicability*) is modified such that if the provisions of Subchapter 25-9 conflict with those included within the Consent Agreement, the provisions of the Consent Agreement govern.
25-10-23(B)(7) HAZARDOUS SIGNS DESCRIBED AND PROHIBITED.	(B) A person may not install, maintain, or use a sign that: (7) has less than nine feet of clearance and is located within a triangle formed by connecting the intersection point of two streets and the points 45 feet from the intersection point on the street frontage property line of each intersecting street;	Section 25-10-23(B)(7) (*Hazardous Signs Described and Prohibited*) is modified to provide that a person may not install, maintain, or use a sign that has less than nine feet of clearance and that is located within the sign safety triangle established in Figure 6-6 of the Transportation Criteria Manual.
25-10-81 SIGN DISTRICTS DESCRIBED; HIERARCHY ESTABLISHED.	Sign districts are described and established in the following hierarchy, with the historic sign district as the first district and the commercial sign district as the last district.	Section 25-10-81 (*Sign Districts Described: Hierarchy Established*) is modified to provide that the PUD is divided into the sign districts that correspond to the land use areas set forth in Exhibit C: Land Use Plan and Density Table.
25-10-123 EXPRESSWAY CORRIDOR SIGN DISTRICT REGULATIONS.	(A) This section applies to an expressway corridor sign district. (B) This subsection prescribes regulations for freestanding signs. (1) One freestanding sign is permitted on a lot. Additional freestanding signs may be permitted under Section 25-10-131 (Additional Freestanding Signs Permitted). (2) The sign area may not exceed: (a) on a lot with not more than 86 linear feet of street frontage, 60 square feet; or (b) on a lot with more than 86 linear feet of street frontage, the lesser of: (i) 0.7 square feet for each linear foot of street frontage; or (ii) 300 square feet. (3) The sign height may not exceed the greater of: (a) 35 feet above frontage street pavement grade; or (b) 20 feet above grade at the base of the sign. (C) A roof sign may be permitted instead of a freestanding sign under Section 25-10-132 (Roof Sign Instead Of Freestanding Sign). (D) Wall signs are permitted.	Section 25-10-123 (*Expressway Corridor Sign District Regulations*) is modified to provide that: a) the two Employment Centers (EC) districts are each considered one site for the purpose of signage; and b) one freestanding sign is permitted for each 250 feet of street frontage.
	(E) One commercial flag for each curb cut is permitted. (F) For signs other than freestanding signs or roof signs, the total sign area for a lot may not exceed 20 percent of the facade area of the first 15 feet of the building.	

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
25-10-130 COMMERCIAL SIGN DISTRICT REGULATIONS.	(A) This section applies to a commercial sign district.	Section 25-10-130 (*Commercial Sign District Regulations*) is modified to provide that:
	(B) One freestanding sign is permitted on a lot. Additional freestanding signs may be permitted under Section 25-10-131 (Additional Freestanding Signs Permitted).	A. In the Town Center (TC), each tenant may have a wall sign that is a projecting sign;
	(C) A roof sign may be permitted instead of a freestanding sign under Section 25-10-132 (Roof Sign Instead Of Freestanding Sign).	B. The Employment Centers (EC), as well as the Town Center (TC) are each considered one site for the purpose of signage;
	(D) Wall signs are permitted. (E) One commercial flag for each curb cut is permitted.	C. In the Employment Centers (EC) and in the Town Center (TC), one freestanding sign is permitted for each 250 feet of street frontage;
	(F) This subsection prescribes the maximum sign area. (1) For signs other than freestanding signs, the total sign area for a lot may not exceed 20 percent of the facade area of the first 15 feet of the building. (2) For a freestanding sign, the sign area may not exceed the lesser of	D. A projecting sign described in Subsection (4) (a) must comply with Subsection (D) of Section 25-10-129 (*Downtown Signage District Regulations*); and the occupant of a Row House or Shop House may have a wall sign or a projecting sign.
	(a) 0.7 square feet for each linear foot of street frontage; or (b) for a sign other than a multi-tenant sign, 200 square feet; or (c) for a multi-tenant sign, 250 square feet. (G) The sign height may not exceed the greater of: (1) 30 feet above frontage street pavement grade; or (2) 6 feet above grade at the base of the sign.	
25-10-191 SIGN SETBACK REQUIREMENTS.	(D) A sign support more than 24 inches and not more than 36 inches in diameter must be set back at least five feet from the street right-of-way.	Section 25-10-191(D) (*Sign Setback Requirements*) is modified to provide that a sign support more than 24 inches and not more than 36 inches in diameter must be set back so that it is not located within the sight safety triangle as established in Figure 6-6 of the Transportation Criteria Manual.
	(E) A sign support more than 36 inches in diameter must be set back at least 12 feet from the street right-of-way.	Section 25-10-191(E) (*Sign Setback Requirements*) is modified to provide that a sign support more than 36 inches in diameter must be set back so that it is not located within the sight safety triangle as established in Figure 6-6 of the Transportation Criteria Manual.
	(F) Except for a wall sign, a sign within 12 feet of a street right-of-way must have either: (1) a height of not more than 30 inches; or (2) a clearance of at least nine feet.	Section 25-10-191 (F) (*Sign Setback Requirements*) is modified to provide that a sign is permitted within 12 feet of a street right-of-way if it is not located within the sight safety triangle as established in Figure 6-6 of the Transportation Criteria Manual.

LAND USE PLAN WITH ENVIRONMENTAL FEATURES

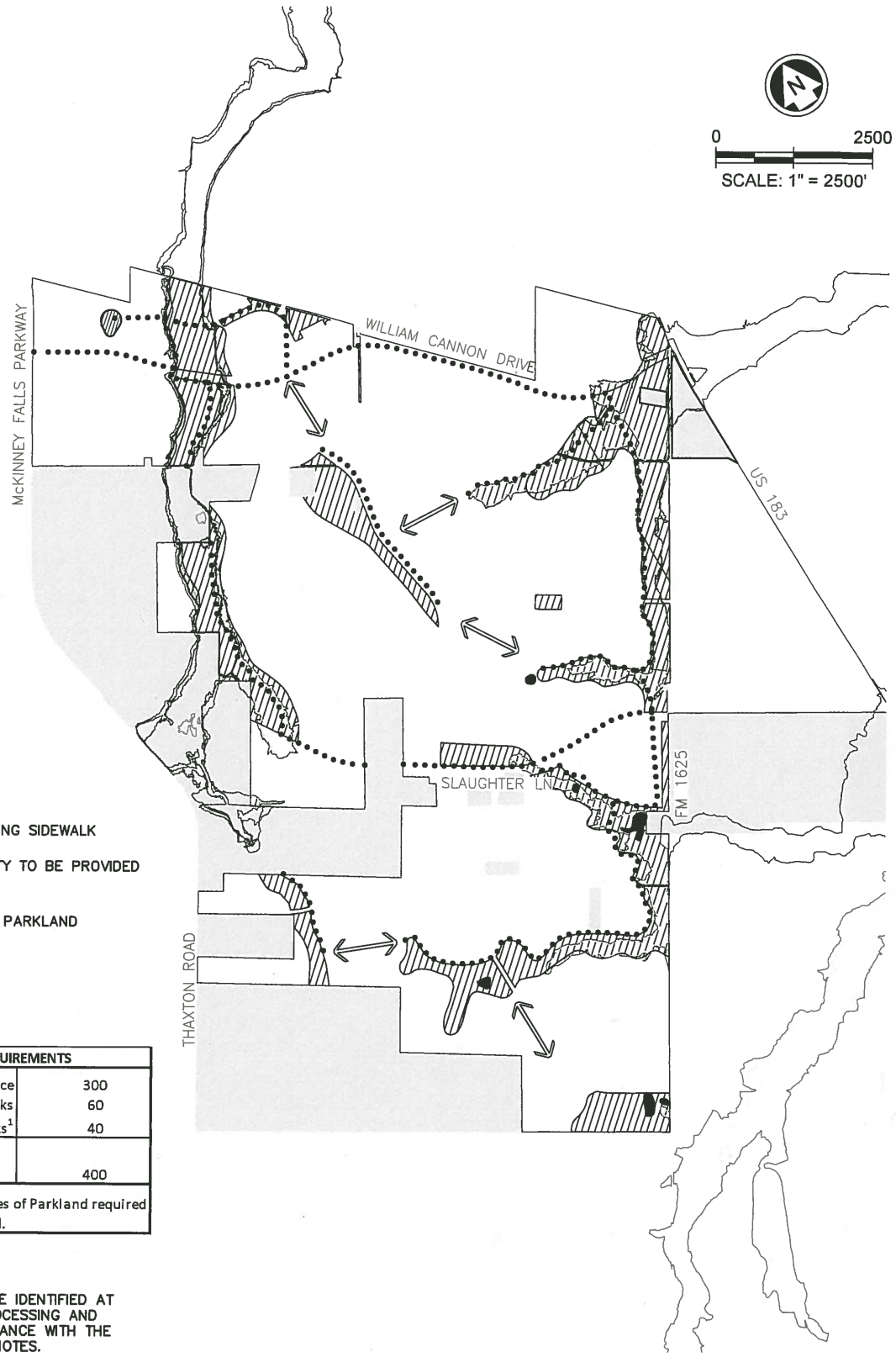
DRAFT: August 10, 2015



PROPOSED LAND USE AREAS	APPROXIMATE ACREAGE	PROPOSED MAXIMUM DENSITY	PROPOSED PERMITTED USES
MR - MIXED RESIDENTIAL	~ 1,400 AC	Up to: 9,300 DUs; 550,000 SF Civic/Commercial	MIX OF SINGLE FAMILY RESIDENTIAL (DETACHED & ATTACHED), MULTI-FAMILY RESIDENTIAL, NEIGHBORHOOD-SERVING COMMERCIAL AND CIVIC USES
EC - EMPLOYMENT CENTER	~ 90 AC	Up to: 1,500 DUs; 750,000 SF Civic/Commercial/Industrial	MIX OF EMPLOYMENT, CIVIC, SINGLE AND MULTI-FAMILY RESIDENTIAL USES, LIGHT INDUSTRIAL, HOTEL, COMMERCIAL
TC - TOWN CENTER	~ 200 AC	Up to: 3,500 DUs; 4,000,000 SF Civic/Commercial	MIX OF COMMERCIAL, CIVIC, MULTI-FAMILY AND ATTACHED SINGLE FAMILY RESIDENTIAL USES AT AN URBAN DENSITY, HOTEL
OS - OPEN SPACE	~ 360 AC	Up to: 50,000 SF Civic/Commercial	GREENWAYS, TRAILS, PARKS AND RECREATIONAL AREAS, WITH CIVIC AND LIMITED COMMERCIAL USES PERMITTED

NOTES:
1. A fire station site will be donated to the City of Austin within the PUD, as described in Exhibit E of the Pilot Knob MUD Consent Agreement.
2. The only existing roads within the Project Area are Colton Bluff Springs Road, Sassman Road and FM 1625.
3. A 10-acre intermodal transit station will be located along Slaughter Lane in or near the Town Center (TC) area.
4. Open Space boundaries and roadway alignments are subject to change and will be finalized at final plat.
5. So long as uses are permitted in a land use area, residential maximum allowable densities may be transerred from one land use area to another provided that the overall PUD maximums are not exceeded.

EXHIBIT C
REC'D 8-12-2015



LEGEND

- TRAIL / MEANDERING SIDEWALK
- TRAIL CONNECTIVITY TO BE PROVIDED
- OPEN SPACE AND PARKLAND
- WETLAND/PONDS

CONSENT AGREEMENT REQUIREMENTS	
Greenbelt/Open Space	300
Developed Pocket Parks	60
Gated Parks[1]	40
Total greenbelt parkland/developed pocket park/gated park	400

[1] No more than 40 acres of the 100 acres of Parkland required by the Consent Agreement may be gated.

NOTE:
ADDITIONAL PARKLAND WILL BE IDENTIFIED AT THE TIME OF SUBDIVISION PROCESSING AND WILL BE PROVIDED IN ACCORDANCE WITH THE CALCULATION ON EXHIBIT D, NOTES.

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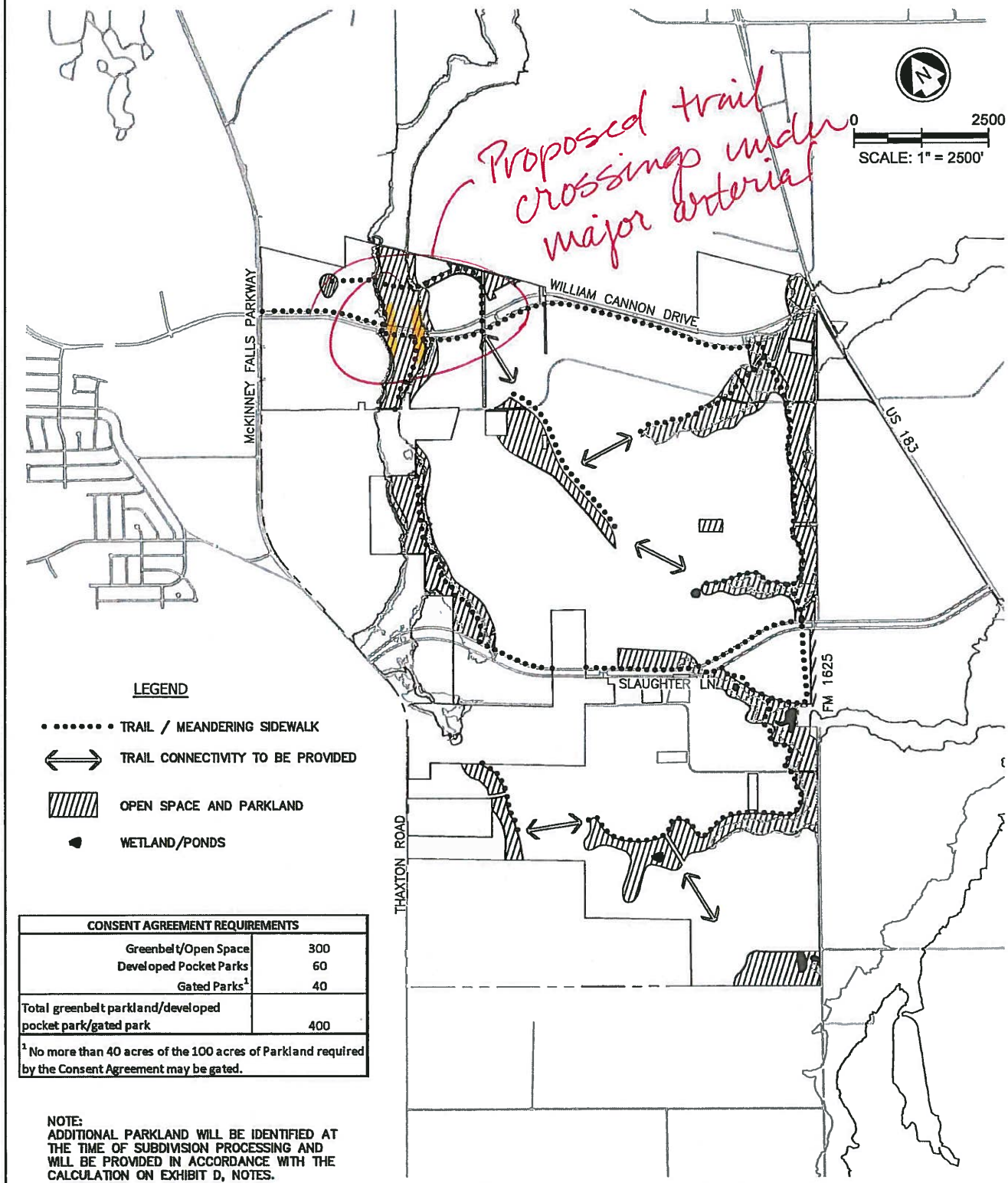
EXHIBIT D
CONCEPTUAL PARKS AND OPEN SPACE PLAN
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS

REC'D 10-15-2015



CONSENT AGREEMENT REQUIREMENTS	
Greenbelt/Open Space	300
Developed Pocket Parks	60
Gated Parks[1]	40
Total greenbelt parkland/developed pocket park/gated park	400

[1] No more than 40 acres of the 100 acres of Parkland required by the Consent Agreement may be gated.

NOTE:
ADDITIONAL PARKLAND WILL BE IDENTIFIED AT THE TIME OF SUBDIVISION PROCESSING AND WILL BE PROVIDED IN ACCORDANCE WITH THE CALCULATION ON EXHIBIT D, NOTES.

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EXHIBIT D-1
CONCEPTUAL PARKS AND OPEN SPACE PLAN
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS

REC'D 8-12-2015

Exhibit D, Notes
Parkland and Open Space Requirements in the PUD:

Pursuant to Section 25-1-601 (Applicability) and the provisions of Article VIII (Parks and Recreational Facilities and Other Community Amenities) of the Consent Agreement, the private and public parkland, open space, greenbelts, and trails described in this PUD will satisfy all of the parkland dedication requirements. Park Land and Open Space will be owned by the Pilot Knob Municipal Utility District(s) and will be maintained by either the Home Owners Association or the MUD(s). Park Land and Open Space provided by the PUD will be tracked using the Park Land and Open Space Tracking Sheet provided as Exhibit P.

A. MUD CONSENT AGREEMENT

The PUD will provide minimum parkland and open space acreages as follows:

1. At least 300 acres of open space (including regional detention and parkland and trails) as conceptually illustrated on Exhibit D (Conceptual Parks and Open Space Plan), and in addition, at least 100 acres of improved parkland with amenities shall be provided. For this calculation, floodplain and detention areas may be included as open space, as was contemplated with the MUD consent agreement.

2. Other than gated areas owned and operated by the Owners Association (which would not collectively exceed 40 acres throughout the PUD), the park and open space areas will be open to the public.

3. Parks and publicly accessible open space will be dispersed throughout the PUD, and located within one-quarter (¼) mile of each residence where feasible/practical and accessible by pedestrians and cyclists in all PUD neighborhoods.

4. The parks and recreational facilities for the PUD will in general be designed to comply with the accessibility requirements of the Americans with Disabilities Act and will meet any applicable consumer product safety standards. Some trails, such as those with a soft (mulch) surface, may not meet accessibility standards.

5. Open space is required as a percentage of land use as follows:

Land Use	% Open Space Required
Residential	10%
Commercial	20%

The provision of open space may be deferred for a subdivision or site plan if at least 75% of the total parkland and open space required by the current and all

REC'D 8-11-2015

previous plats has been designated, notwithstanding the requirements of Chapter 25-2, Subchapter E. This provision does not waive the required open space but instead seeks to defer the provision of open space to a later stage of development.

B. LAND DEDICATION

Provision of parkland within the PUD will be as follows:

1. Parkland acreage shall be dedicated to the Pilot Knob MUD(s) in accordance with the number of residential units proposed and in the configuration shown in Exhibit D: Conceptual Parks and Open Space plan. Land to be dedicated will be labeled Park on the Preliminary Plan, if a Preliminary Plan is required, and on the Final Plat. It shall be deeded to the MUD once the proposed improvements are complete and reasonable access for maintenance exists to the parkland.

2. Parkland is required on the basis of ten acres per 1000 residents, and is calculated as follows:

$$\text{Parkland (acres)} = \frac{10 \text{ x (Number of Residential Units) X (Residents per Unit)}}{1000}$$

where the "residents per unit" is assumed to be:

Dwelling Units per Acre	Residents per Dwelling Unit
Not more than 6	2.8
More than 6 and not more than 12	2.2
More than 12	1.7

3. For the purposes of the PUD, Park Land (or parkland) may include 50 percent credit of 25 year floodplain that is part of a linear greenbelt system including a trail; and 50 percent credit of 100 year floodplain acreage. Parkland acreage counts towards Open Space requirements.

4. The provision of parkland may be deferred for a subdivision or site plan if at least 75% of the total parkland required by the current and all previous plats has been designated. Subdivisions or site plans that seek to use this provision should demonstrate pedestrian and bicycle accessibility to an existing or proposed park within ¼ mile of residences. This provision does not waive the required parkland

but instead seeks to defer the provision of parkland to a later stage of development.

5. Except for linear greenbelt systems as denoted in #3, Open Space may only count as parkland if it meets Department of Park and Recreation Standards.

6. In accordance with Section C below, any park construction amounts above the $400 residential LUE owed, excluding amounts paid for gated park facilities and trail construction from Section C.2., may be converted to a fee-in-lieu of land for up to 40 acres of parkland owed. The converted acreage will be shown on the tracking sheet and calculated via the following:

   Each acre of parkland shall be equivalent to the fair market value of undeveloped property within the PUD area, as obtained from the Travis County Appraisal District (TCAD).

   Example:

Fee in lieu of 2 acres of parkland	=	2 acres	*	$15,000/acre (exact amount will be per TCAD)
	=	$30,000		

C. PARK IMPROVEMENT REQUIREMENTS

1. The Parks and Recreation Board Guidelines, Parkland and Recreation Facility Standards For Municipal Utility Districts, adopted November 27, 1984, recommends park improvements amounting to $200 per residential living unit equivalent (LUE). The Pilot Knob PUD shall provide at least $400 per residential living unit equivalent. The improvements shall be shown on Final Plat construction documents or site plans. The construction dollar amount for parks and trails open to the public shall be tracked using Exhibit E, "Park Land and Open Space Tracking Sheet". Costs for private facilities not open to the public will not be shown on the Tracking Sheet.

2. A minimum of ten miles of trails open to the public shall be provided throughout the PUD, as shown in the approximate locations on Exhibit D.

   i.) Land in the approximate location of a trail on Exhibit D that is planned to be part of the Pilot Knob PUD trail/greenbelt system will be included as a lot in the Final Plat of the last adjacent area surrounding the trail/greenbelt. The lot will be labeled Greenbelt Park on the Preliminary Plan, if a Preliminary Plan is required, and on the Final Plat. Fiscal surety for trail construction shall be posted with the City of Austin prior to plat

approval. The land shall be deeded to the MUD and the fiscal surety refunded once the proposed trail improvements are complete and reasonable access for maintenance exists.

ii.) Required trail segments to be constructed shall be shown on Final Plat construction documents or site plans.

iii.) Specific trail alignments, designs and specifications will be approved by the City of Austin during the subdivision construction or site plan approval process.

iv.) At least one public access easement or public right-of-way connecting neighborhoods to trail alignments shall be provided and those easements shall be a minimum of 15 feet in width.

3. If the trails and parkland shown in Exhibit D have been constructed and the Tracking Sheet shows that the PUD is above 100% of park construction amounts owed per residential LUE, the amount of parkland improvement dollars above 100% may be credited to any subdivision or site plan to offset up to the equivalent portion of the $400 per residential LUE in improvements owed or towards Section B.6. for fee-in-lieu of land.

D. FINAL PLAT NOTE

If parkland is not owed on a final plat, according to the Preliminary Plan, a note will be added to the final plat saying that Parkland Dedication has been satisfied in accordance with PUD ordinance no. _____. If parkland is owed, a note will be added to the final plat stating the number of acres provided to the applicable MUD and stating a cumulative acreage provided to date for the entire PUD area.

PILOT KNOB PLANNED UNIT DEVELOPMENT
Parkland/Open Space Tracking Summary

CASE NUMBER	PARKLAND, ACRES				TOTAL PARK + OPEN SPACE, ACRES			IMPROVEMENT FEE				CONSENT AGREEMENT CREDIT, ACRES		
	REQUIRED	PROVIDED	FEE-IN-LIEU PAID	EXTRA / (DEFICIT)[1]	REQUIRED	PROVIDED	EXTRA / (DEFICIT)	FEE REQUIRED ($400/RES'L LUE)	FEE FOR PARKLAND DEFICIT[1]	IMPROVEMENTS PROVIDED	EXTRA / (DEFICIT)	GREENBELT, OPEN SPACE	UNGATED PARKLAND	GATED PARKLAND
C814-2012-0152	0	0	0	0.0	0	0	0.0	$0	$0	$0	$0	0	0	0
C8J-2013-0222.1A[2]	5.0	2.3	0.2	(2.5)	3.2	4.1	0.9	$70,400	$0	$0	($70,400)	4.1	2.3	0
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
				0.0			0.0				$0			
CUMULATIVE	5.0	2.3	0.2	-2.5	3.2	4.1	0.9	$70,400	$0	$0	($70,400)	4.1	2.3	0.0
IS DEFICIT MORE THAN 25% OF CUMULATIVE REQUIRED?				YES			NO				YES			

[1] Fee payment may be utilized for not more than 75 acres of required parkland in the PUD
[2] Development application processed prior to approval of the PUD.

EXHIBIT E
PARKLAND AND OPEN SPACE TRACKING SHEET

REC'D 8-11-2015

EXHIBIT F: PERMITTED LAND USES (p. 1 of 4)

DRAFT: AUGUST 5, 2015

ZONING USE SUMMARY TABLE					
	P = Permitted Use C = Conditional Use Permit NP = Not Permitted				
RESIDENTIAL USES	TC	EC	MR	OS	
Bed & Breakfast (Group 1)	P	P	P	NP	
Bed & Breakfast (Group 2)	P	P	P	NP	
Condominium Residential	P	P	P	NP	
Conservation Single Family	NP	NP	P	NP	
Duplex Residential	P*	P*	P*	NP	* Allowed on lots 5,750 square feet and greater.
Group Residential	NP	P	NP	NP	
Mansion House (4/6-Plex)	NP	P	P	NP	
Mobile Home Residential	NP	NP	NP	NP	
Multifamily Residential	P	P	P	NP	
Retirement Housing (Small Site)	P	P	P	NP	
Retirement Housing (Large Site)	P	P	P	NP	
Rowhouse	P	P	P	NP	
Shophouse	P	P	P	NP	
Short - Term Rental	P	P	P	NP	
Single-Family Attached Residential	P	P	P	NP	
Single-Family Residential	P	P	P	NP	
Small Lot Single-Family Residential	P	P	P	NP	
Townhouse Residential	P	P	P	NP	
Two-Family Residential	P*	P*	P*	NP	* Allowed on lots 5,750 square feet and greater.
Yard House	NP	P	P	NP	
COMMERCIAL USES	TC	EC	MR	OS	
Administrative and Business Offices	P	P	P	NP	
Agricultural Sales and Services	C*	NP	NP	NP	* Allowed for properties fronting US 183 only.
Alternative Financial Services	P	P	P	NP	
Art Gallery	P	P	P	NP	
Art Workshop	P	P	P	NP	
Automotive Rentals	P*	P*	NP	NP	* An automotive rental use may keep not more than 20 vehicles on site. Maximum cumulative site area is 22,000 square feet in each Land Use Area.
Automotive Repair Services	NP	P	NP	NP	
Automotive Sales	P	P	NP	NP	
Automotive Washing (of any type)	NP	P	C*	NP	* Allowed if developed as part of a service station use or food sales use.
Bail Bond Services	P	P	C	NP	
Building Maintenance Services	NP	P	NP	NP	
Business or Trade School	P	P	P	NP	
Business Support Services	P	P	NP	NP	
Campground	NP	NP	NP	C*	* If developed as part of POA - managed recreation facility within a park/open space.
Carriage Stable	NP	NP	NP	C*	* If developed as part of POA - managed recreation facility within a park/open space.
Cocktail Lounge	P	P	P*	P*	* A single occupant may not exceed 5,000 square feet.
Commercial Blood Plasma Center	P	P	C*	NP	* Allowed if part of a shopping center or multi-tenant building.
Commercial Off-Street Parking	P	P	P	NP	
Communications Services	P	P	P	NP	
Construction Sales and Services	C*	P	NP	NP	* Allowed for properties fronting US 183 only.
Consumer Convenience Services	P	P	P	NP	

REC'D 8-11-2015

EXHIBIT F: PERMITTED LAND USES (p. 2 of 4)

DRAFT: AUGUST 5, 2015

COMMERCIAL USES, continued	TC	EC	MR	OS	
Consumer Repair Services	P	P	P	NP	
Convenience Storage	NP	NP	NP	NP	
Drop-Off Recycling Collection Facility	C*	C	NP	NP	* Allowed along highway or major arterials: William Cannon Dr., Slaughter Ln., McKinney Falls Pkwy., FM 1625 and US 183.
Electronic Prototype Assembly	P	P	NP	NP	
Electronic Testing	NP	P	NP	NP	
Equipment Repair Services	NP	NP	NP	NP	
Equipment Sales	NP	NP	NP	NP	
Exterminating Services	NP	NP	NP	NP	
Financial Services	P	P	P	NP	
Food Preparation	P	P	P	NP	
Food Sales	P	P	P	P*	*A single occupant may not exceed 500 square feet.
Funeral Services	NP	NP	NP	NP	
General Retail Sales (Convenience)	P	P	P	NP	
General Retail Sales (General)	P	P	P	NP	
Hotel-Motel	P	P	P	NP	
Indoor Entertainment	P	P	P	NP	
Indoor Sports and Recreation	P	P	P	NP	
Kennels	P*	P*	NP	NP	* A kennel use must be conducted entirely within an enclosed structure.
Laundry Services	P*	P*	NP	NP	* A single occupant may not exceed 2,000 square feet.
Liquor Sales	P	P	P	NP	
Marina	NP	NP	NP	NP	
Medical Offices -- exceeding 5000 sq. ft. gross floor area	P	P	P	NP	
Medical Offices -- not exceeding 5000 sq. ft. gross floor area	P	P	P	NP	
Monument Retail Sales	NP	NP	NP	NP	
Off-Site Accessory Parking	P	P	P	NP	
Outdoor Entertainment	P	P	P	P	
Outdoor Sports and Recreation	P	P	P	P	
Pawn Shop Services	NP	NP	NP	NP	
Pedicab Storage and Dispatch	P	P	C	C	
Personal Improvement Services	P	P	P	NP	
Personal Services	P	P	P	NP	
Pet Services	P	P	P	NP	
Plant Nursery	P	P	P	P	
Printing and Publishing	NP	NP	NP	NP	
Professional Office	P	P	P	NP	
Recreational Equipment Maint. & Stor.	NP*	NP*	NP*	NP*	* Allowed if part of a Parks and Recreation Services (General) or (Special) use.
Recreational Equipment Sales	NP	NP	NP	NP	
Research Assembly Services	P	P	NP	NP	
Research Services	P	P	NP	NP	
Research Testing Services	P	P	NP	NP	
Research Warehousing Services	NP	P	NP	NP	
Restaurant (General)	P	P	P	P	
Restaurant (Limited)	P	P	P	P	
Scrap and Salvage	NP	NP	NP	NP	
Service Station	P*	P	P**	NP	* May have the capability of fueling not more than eight vehicles at one time, unless located along US 183. ** If part of a shopping center.
Software Development	P	P	P	NP	
Special Use Historic	NP	NP	NP	NP	
Stables	NP	NP	NP	P	
Theater	P	P	P	P	
Vehicle Storage	NP	NP	NP	NP	
Veterinary Services	NP	NP	NP	NP	

EXHIBIT F: PERMITTED LAND USES (p. 3 of 4)

DRAFT: AUGUST 5, 2015

CIVIC USES	TC	EC	MR	OS	
Administrative Services	P	P	P	NP	
Aviation Facilities	NP	NP	NP	P	
Camp	NP	NP	NP	NP	
Cemetery	NP	NP	NP	NP	
Club or Lodge #	P	P	P	P	
College and University Facilities	P	P	P	NP	
Communication Service Facilities	P	P	P	P	
Community Events	P	P	P	P	
Community Recreation (Private)	P	P	P	P	
Community Recreation (Public)	P	P	P	P	
Congregate Living	P	P	C*	NP	* Allowed if no more than 30 residents.
Convalescent Services	P	P	C*	NP	* Allowed if no more than 30 residents.
Convention Center	NP	NP	NP	NP	
Counseling Services	P	P	P	NP	
Cultural Services	P	P	P	P	
Day Care Services (Commercial)	P	P	P	P	
Day Care Services (General)	P	P	P	P	
Day Care Services (Limited)	P	P	P	P	
Detention Facilities	NP	NP	NP	NP	
Employee Recreation	P	P	P	NP	
Family Home	P	P	P	NP	
Group Home, Class I (General)	P	P	P	NP	
Group Home, Class I (Limited)	P	P	P	NP	
Group Home, Class II	P	P	P	NP	
Guidance Services	P	P	P	NP	
Hospital Services (General)	P	P	P	NP	
Hospital Services (Limited)	P	P	P	NP	
Local Utility Services	P	P	P	P	
Maintenance and Service Facilities	NP	NP	NP	C*	* Allowed only if use is supporting/maintaining open space, recreational, landscape uses.
Major Public Facilities	C	C	C	C	
Major Utility Facilities	C	C	C	C	
Military Installations	NP	NP	NP	NP	
Park and Recreation Services (General)	P	P	P	P	
Park and Recreation Services (Special)	P	P	P	P	
Postal Facilities	P	P	NP	NP	
Private Primary Educational Facilities	P	P	P	P	

EXHIBIT F: PERMITTED LAND USES (p. 4 of 4)

DRAFT: AUGUST 5, 2015

CIVIC USES, continued	TC	EC	MR	OS	
Private Secondary Educational Facilities	P	P	P	P	
Public Primary Educational Facilities	P	P	P	P	
Public Secondary Educational Facilities	P	P	P	P	
Railroad Facilities	NP	NP	NP	NP	
Religious Assembly	P	P	P	P	
Residential Treatment	NP	NP	NP	NP	
Safety Services	P	P	P	P	
Telecommunication tower -- subject to 25-2-839 (13-2-235 and 13-2-273)	P*	P*	C	C	* A telecommunications tower must be located on top of a building or be an architectural component of the building. Free standing towers are prohibited. Existing towers are to be allowed as shown on the Land Use Plan.
Transitional Housing	NP	NP	NP	NP	
Transportation Terminal	P	P	NP	NP	
INDUSTRIAL USES	TC	EC	MR	OS	
Basic Industry	NP	NP	NP	NP	
Custom Manufacturing	P*	P	P**	NP	* A single occupant may not exceed 5,000 square feet if gross floor area or porduce external noise, vibration, smoke, odor, heat, glare, fumes, electrical interference or waste runoff. Outdoor storage of materials and wholesale distribution of goods is prohibited. **A single occupant may not exceed 2,500 square feet of gross floor area or produce external noise, vibration, smoke, odor, heat, glare, fumes, electrical interference or waste runoff. Outdoor storage of materials and wholesale distribution of goods is prohibited.
General Warehousing and Distribution	NP	P	NP	NP	
Light Manufacturing	NP	P	NP	NP	
Limited Warehousing and Distribution	NP	P	NP	NP	
Recycling Center	NP	NP	NP	NP	
Resource Extraction	NP	NP	NP	NP	
AGRICULTURAL USES	TC	EC	MR	OS	
Animal Production	NP	NP	NP	NP	
Community Garden	P	P	P	P	
Crop Production	NP*	NP*	NP*	NP*	* Allowed until site is developed in accordance with the PUD
Horticulture	NP	NP	NP	NP	
Support Housing	NP	NP	NP	NP	
Urban Farm	P	P	P	P	

EXHIBIT G: SITE DEVELOPMENT REGULATIONS (p. 1 of 4)

DRAFT: AUGUST 5, 2015

MIXED RESIDENTIAL AREA (MR)							
	RESIDENTIAL DETACHED (YARD HOUSE AND OTHERS)	ZERO LOT LINE DETACHED (YARD HOUSE)	RESIDENTIAL ATTACHED (ROW/SHOP HOUSE)	RESIDENTIAL 3- TO 6-PLEX (MANSION HOUSE)	RESIDENTIAL MULTI-FAMILY	CIVIC	COMMERCIAL
Minimum Lot Size	1,200 SF 1,400 SF (on corner lots)	1,200 SF 1,400 SF (on corner lots)	600 SF 800 SF (on corner lots)	6,000 SF	12,500 SF	2,500 SF	2,500 SF
Minimum Lot Width	20 FT. 25 FT. on corner lots	20 FT. 25 FT. on corner lots	14 FT 19 FT. on corner lots	50 FT.	80 FT.	25 FT.	25 FT.
Maximum Height	40 FT. and 3 stories	40 FT. and 3 stories	40 FT. and 3 stories	40 FT. and 3 stories	65 FT.	65 FT.	65 FT.
Minimum Front Yard Setback	5 FT.	5 FT.	5 FT.	5 FT.	5 FT.	0 FT.	0 FT.
Minimum Street Side Yard Setback	5 FT.	5 FT.	5 FT.	5 FT.	5 FT.	0 FT.	0 FT.
Minimum Interior Side Yard Setback	3 FT.-1 IN.[1]	0 FT.[2]	0 FT.	5 FT.	10 FT.	0 FT.	0 FT.
Minimum Rear Yard Setback	5 FT.	5 FT.	5 FT.	5 FT.	5 FT.	0 FT.	0 FT.
Maximum Impervious Cover	75%	75%	95%	75%	90%	90%	90%

FOOTNOTES:

1. A minimum side yard setback of 3'-1" is permitted (measured from face of building to property line) provided that the adjoining side yard setback is a minimum of 3'-11" to create a face-of-building to face-of-building clear space of at least seven (7) feet.

2. One side of a zero lot line Yard House exterior wall may be located on one of the lot's side property lines, however, the exterior sideyard-facing building walls of adjoining lots must be separated by a minimum of five (5) feet. (Access and/or maintenance easements may need to be created by individual builders or property owners to facilitate maintenance of buildings and/or areas that are located on or very close to an interior sideyard property line.

GENERAL NOTES:

1. Mixed use multi-family buildings with ground level commercial use shall follow commercial site development regulations.
2. Uncovered steps of a porch or stoop may project into a required yard.

REC'D 8-11-2015

EXHIBIT G: SITE DEVELOPMENT REGULATIONS (p. 2 of 4)

DRAFT: AUGUST 5, 2015

EMPLOYMENT CENTER (EC)					
	RESIDENTIAL DETACHED (YARD HOUSE AND OTHERS)	RESIDENTIAL ATTACHED (ROW/SHOP HOUSE)	RESIDENTIAL MULTI-FAMILY	CIVIC	COMMERCIAL
Minimum Lot Size	1,200 SF 1,400 SF (on corner lots)	600 SF 800 SF on corner lots	12,500 SF	3,600 SF 4,000 SF on corner lots	3,600 SF
Minimum Lot Width	20 FT. 25 FT. on corner lots	14 FT 19 FT. on corner lots	80 FT.	50 FT.	50 FT.
Maximum Height	40 FT. and 3 stories	40 FT. and 3 stories	75 FT.	75 FT.	75 FT.
Minimum Front Yard Setback	5 FT.	5 FT.	5 FT.	0 FT.	0 FT.
Minimum Street Side Yard Setback	5 FT.	5 FT.	5 FT.	0 FT.	0 FT.
Minimum Interior Side Yard Setback	3 FT.-1 IN.[1]	0 FT.	10 FT.	10 FT.	10 FT.
Minimum Rear Yard Setback	5 FT.	5 FT.	5 FT.	10 FT.	10 FT.
Maximum Impervious Cover	75%	95%	95%	90%	90%

FOOTNOTES:

1. A minimum side yard setback of 3'-1" is permitted (measured from face of building to property line) provided that the adjoining side yard setback is a minimum of 3'-11" to create a face-of-building to face-of-building clear space of at least seven (7) feet.

GENERAL NOTES:

1. Mixed use multi-family buildings with ground level commercial use shall follow commercial site development regulations.
2. Uncovered steps of a porch or stoop may project into a required yard.

EXHIBIT G: SITE DEVELOPMENT REGULATIONS (p. 3 of 4)

DRAFT: AUGUST 5, 2015

TOWN CENTER (TC)					
	RESIDENTIAL DETACHED (YARD HOUSE AND OTHERS)	RESIDENTIAL ATTACHED (ROW/SHOP HOUSE)	RESIDENTIAL MULTI-FAMILY	CIVIC[2]	COMMERCIAL[2]
Minimum Lot Size	1,200 SF 1,400 SF (on corner lots)	600 SF 800 SF on corner lots	12,500 SF	2,500 SF	2,500 SF
Minimum Lot Width	20 FT. 25 FT. on corner lots	14 FT 19 FT. on corner lots	80 FT.	25 FT.	25 FT.
Maximum Height	40 FT. and 3 stories	40 FT. and 3 stories	120 FT.	120 FT.	120 FT.
Minimum Front Yard Setback	5 FT.	5 FT.	0 FT.	0 FT.	0 FT.
Minimum Street Side Yard Setback	5 FT.	5 FT.	5 FT.	0 FT.	0 FT.
Minimum Interior Side Yard Setback	3 FT.-1 IN.[1]	0 FT.	5 FT.	0 FT.	0 FT.
Minimum Rear Yard Setback	5 FT.	5 FT.	0 FT.	0 FT.	0 FT.
Maximum Impervious Cover	75%	95%	95%	100%	100%

FOOTNOTES:

1. A minimum side yard setback of 3'-1" is permitted (measured from face of building to property line) provided that the adjoining side yard setback is a minimum of 3'-11" to create a face-of-building to face-of-building clear space of at least seven (7) feet.

2. Parking facilities in Town Center may be retained in common for reciprocal use by Town Center commercial and office civic tenants (but such facilities are not required) and may (but need not) be included as part of the building lot

GENERAL NOTES:

1. Mixed use multi-family buildings with ground level commercial use shall follow commercial site development regulations.
2. Uncovered steps of a porch or stoop may project into a required yard.

EXHIBIT G: SITE DEVELOPMENT REGULATIONS (p. 4 of 4)

DRAFT: MAY 1, 2013

OPEN SPACE (OS)		
	CIVIC	COMMERCIAL
Minimum Lot Size	5,000 SF	5,000 SF
Minimum Lot Width	20 FT.	20 FT.
Maximum Height	35 FT.	35 FT.
Minimum Front Yard Setback	5 FT.	5 FT.
Minimum Street Side Yard Setback	5 FT.	5 FT.
Minimum Interior Side Yard Setback	0 FT.	0 FT.
Minimum Rear Yard Setback	0 FT.	0 FT.
Maximum Impervious Cover	75%	75%

EXHIBIT H: OFF-STREET PARKING AND LOADING REGULATIONS

DRAFT: SEPTEMBER 2, 2015

(1) There is no off-street loading requirement for a building with less than 10,000 square feet (to be designated) of gross building area. The director shall determine the location, number, and dimensions of the off-street loading for a larger building. These may be located on certain streets in the on-street parking zone. Loading spaces may be shared between two different, but adjacent uses and/or properties. The Director may establish/approve other exceptions to Appendix A.

(2) Except as approved by the Director, parking in alleys is prohibited.

(3) This section established minimum vehicular parking requirements.

a. Except as otherwise provided in this subsection, a commercial use shall provide one parking space for every 500 square feet of gross building area.

b. An office use shall provide one parking space for every 500 square feet of gross building area.

c. A condominium residential, multi-family residential, group residential, Mansion House, or retirement housing use shall provide one parking space for the first bedroom of a dwelling unit and 0.5 parking space for each additional bedroom.

d. A townhouse residential, single-family residential, duplex residential, yard house, row house, shop house, group home or family home use shall provide two parking spaces for each dwelling unit. A yard house is not required to provide additional parking for an accessory dwelling unit if that accessory dwelling unit does not contain more than 700 square feet of gross building area. A shop house is not required to provide additional parking for a commercial use if that commercial use does not exceed 750 square feet.

e. An indoor entertainment use shall provide one parking space for every 15 seats.

f. An amphitheater shall provide one parking space for every 15 seats.

g. A sports playfield use shall provide eight parking spaces per field.

h. Off-street parking is not required for park and recreational facilities, community recreation facilities,

i. community events facilities or outdoor sports and recreation facilities (such as neighborhood parks, pavilions, picnic shelters or tables, playgrounds, swimming pools, boat rental facilities, basketball/sport courts, or bike rental facilities, excepting playfields, as noted above).

The Director shall determine the parking requirement for any use not listed in this subsection.

(4) In the Town Center (TC) land use area, the required parking for a use may be located anywhere in the land use area. Community parking facilities are encouraged.

(5) In the Town Center (TC), Employment Center (EC), Mixed Residential (MR) and Open Space (OS) land use areas of the PUD, shared parking will be allowed between different properties. These will generally comply with the City of Austin's current shared parking regulations, but the Director may approve variances from these.

(6) Note: *Accessible parking spaces must be located on the shortest possible accessible route of travel to an accessible building entrance. In facilities with multiple accessible building entrances with adjacent parking, accessible spaces must be dispersed and located near the accessible entrances.* (Cited from IBC 1106.6)

(7) In all areas of the PUD, any off-street loading spaces are allowed to be located on-street, in the public ROW, on streets and drives that have such space designed for on-street parking. When located on-street, the minimum dimension of such off-street loading space may be reduced to 10 feet by 30 feet.

(8) Adjacent properties may share and are encouraged to share off-street or on-street loading spaces.

REC'D 9-2-2015

EXHIBIT I

DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS REGARDING THE MAINTENANCE OF DRAINAGE FACILITIES

This Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Facilities for the Easton Park Development (this "*Restrictive Covenant*"), is executed by Carma Easton LLC, a Texas limited liability company ("*Declarant*"), and is as follows:

GENERAL RECITALS:

DECLARANT: Carma Easton LLC, a Texas limited liability company

ADDRESS: 9737 Great Hills Trail, Suite 260, Austin, Texas 78759

CONSIDERATION: Ten and No/100 Dollars ($10.00) and other good and valuable consideration paid by the City of Austin (the "*City*") to Declarant, the receipt and sufficiency of which are acknowledged.

PROPERTY: Declarant owns land (the "*Property*") within Travis County, more particularly described on **EXHIBIT A** attached and incorporated by reference.

A. Definitions.

1. Owners. The term "*Owner*" means, individually, and the term "*Owners*" means, collectively, Declarant and all future owners of the fee interest of any portion of the Property (whether such fee interest is obtained through a purchase from Declarant or through a purchase at a foreclosure sale or trustee's sale or through a deed in lieu of foreclosure) and their successors and assigns.

2. Facilities. The term "*Facilities*" means those drainage facilities that convey and receive stormwater runoff and that are more particularly described on **EXHIBIT B** attached and incorporated by reference.

3. District. The term "*District*" means the Pilot Knob Municipal Utility District No. 3, a political subdivision of the State of Texas created and operating under Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 54 of the Texas Water Code.

B. Declaration.

Each contract, deed or conveyance of any kind conveying all or a portion of the Property will conclusively be held to have been executed, delivered, and accepted subject to the following covenants, conditions and restrictions, regardless of whether or not they are set out in full or by reference in said contract, deed or conveyance. Declarant declares that the Property is subject to

REC'D 8-11-2015

the following covenants, conditions and restrictions which run with the Property and bind all parties having right, title, or interest in or to the Property or any part, their respective heirs, successors, and assigns and inure to the benefit of each Owner and the District.

AGREEMENTS:

1. Recitals Incorporated. The above Recitals and all terms defined therein are incorporated into this Restrictive Covenant for all purposes.

2.1 Easement to the District. Declarant hereby grants and conveys and by these presents does GRANT AND CONVEY unto the District, whose address is c/o Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas 78701, a non-exclusive easement for the inspection, monitoring, operation, maintenance, replacement, upgrade and repair, as applicable, of the Facilities, in, upon and across portions of the Property as more particularly described in **EXHIBIT C** attached hereto and incorporated by reference (the "*Easement Tract*").

TO HAVE AND TO HOLD the same perpetually to the District and its successors and assigns, together with the privilege at any and all times to enter the Easement Tract for the purpose of operating, inspecting, monitoring, maintaining, replacing, upgrading and repairing, as applicable, the Facilities. This easement is made and accepted subject to all easements, covenants, restrictions, liens, and other encumbrances of record in Travis County, Texas affecting the Easement Tract.

2.2 Easement to the Owners. Declarant hereby grants and conveys and by these presents does GRANT AND CONVEY unto the Owners, a non-exclusive easement for the inspection, monitoring, operation, maintenance, replacement, upgrade and repair, as applicable, of the Facilities in, upon and across the Easement Tract.

TO HAVE AND TO HOLD the same perpetually to the Owners and their respective successors and assigns, together with the privilege at any and all times to enter the Easement Tract for the purpose of operating, inspecting, monitoring, maintaining, replacing, upgrading and repairing, as applicable, the Facilities. This easement is made and accepted subject to all easements, covenants, restrictions, liens, and other encumbrances of record in Travis County, Texas affecting the Easement Tract.

2.3 Easement to the City. Declarant hereby grants and conveys and by these presents does GRANT AND CONVEY unto the City, whose address is Post Office Box 1088, Austin, Texas 78767-1088, Attn: Planning and Development Review Department, a non-exclusive easement for the inspection, monitoring, operation, maintenance, replacement, upgrade and repair, as applicable, of the Facilities in, upon and across the Easement Tract.

TO HAVE AND TO HOLD the same perpetually to the City and its successors and assigns, together with the privilege at any and all times to enter the Easement Tract for the purpose of operating, inspecting, monitoring, maintaining, replacing, upgrading and repairing, as applicable, the Facilities. This easement is made and accepted subject to all easements,

covenants, restrictions, liens, and other encumbrances of record in Travis County, Texas affecting the Easement Tract.

3. Maintenance. The Owners shall continuously maintain the Facilities in accordance with the requirements of the City and in a good and functioning condition until such time as the Facilities have been constructed and the District has accepted the Facilities for maintenance, at which time the District will maintain the Facilities. The District may levy assessments to discharge the maintenance obligations of the Facilities. Each Owner is jointly and severally liable for the maintenance of the Facilities, but only in the event that the District fails to discharge its obligation to maintain the Facilities. After full purpose annexation of the Property by the City, the City will maintain the Facilities. The portion of the Property on which the Facilities are located may not be used for any purpose inconsistent with or detrimental to the proper operation of the Facilities.

4. Notice of City Entry. Prior to the City's full purpose annexation of the Property, the City shall give the District and the Owners thirty (30) days' prior written notice of the City's intent to enter all or part of the Easement Tract for the purpose of operating, maintaining, replacing, upgrading or repairing, as applicable, the Facilities; provided, however, that in the event of an emergency, the City shall be required to give prior notice within a reasonable period of time. Reasonableness shall be determined in accordance with the nature of circumstances of the emergency. The City shall have the right to enter the Easement Tract without notification for the purposes of monitoring and inspection only.

5. General Provisions.

   A. Enforcement. If any person, persons, corporation, or entity of any other character violates or attempts to violate this Restrictive Covenant, it will be lawful for the City, its successors and assigns, to prosecute proceedings at law, or in equity, against the person, or entity violating or attempting to violate such covenant and to prevent the person or entity from violating or attempting to violate such covenant. The failure at any time to enforce this Restrictive Covenant by the City, its successors and assigns, whether any violations hereof are known or not, does not constitute a waiver or estoppel of the right to do so.

   B. Modification and Amendment. This Restrictive Covenant may only be modified, amended or terminated upon the filing of such modification, amendment or termination in the Official Records of Travis County, Texas, approved and executed by (a) the Director of the Planning and Development Review Department of the City or successor department; (b) the Owners of the Property; (c) any mortgagees holding security interests on any portion of the Property, and (d) from and after such time as the District has accepted the Facilities for maintenance, the District. Such action only becomes effective after it is reduced to writing, signed by all of the required parties described in the immediately preceding sentence, and filed in the Real Property Records of Travis County.

   C. Duration. Unless modified, amended, or terminated in accordance with Paragraph 5(B), this Restrictive Covenant remains in effect in perpetuity.

D. Inurement. This Restrictive Covenant and the restrictions created hereby inure to the benefit of and bind the District and the Owners, and their successors and assigns. When an Owner conveys all or any portion of the Property, the former Owner will thereupon be released and discharged from any and all further obligations, if any, under this Restrictive Covenant that it had in connection with the Property conveyed by it from and after the date of recording of such conveyance, but no such sale releases that Owner from any liabilities, if any, actual or contingent, existing as of the time of such conveyance. When the City full purpose annexes the Property and accepts the Facilities for maintenance, the District will thereupon be released and discharged from any and all further obligations, if any, under this Restrictive Covenant that the District had in connection with the maintenance of the Facilities from and after the date of such full purpose annexation, but no such full purpose annexation releases the District from any liabilities, if any, actual or contingent, existing as of the time of such full purpose annexation.

E. Non-Merger. This Restrictive Covenant will not be subject to the doctrine of merger, even though the underlying fee ownership of the Property, or any parts thereof, is vested in one party or entity.

F. Captions. The captions preceding the text of each section and subsection hereof are included only for convenience of reference and will be disregarded in the construction and interpretation of this Restrictive Covenant.

G. Governing Law; Place of Performance. This Restrictive Covenant and all rights and obligations created hereby will be governed by the laws of the State of Texas. This Restrictive Covenant is performable only in the county in Texas where the Property is located.

H. Notices. Any Notice to the District, Declarant, any other Owner, or the City must be in writing and given by delivering the same to such party in person, by expedited, private carrier services (such as Federal Express) or by sending the same by certified mail, return receipt requested, with postage prepaid to the intended recipient's last known mailing address. All notices under this Restrictive Covenant will be deemed given, received, made or communicated on the date personal delivery is effected or, if mailed, on the delivery date or attempted delivery date shown on the return receipt. Any change in ownership or address requires notice to the District, Declarant, all other Owners, and the City.

City:

City of Austin
Planning and Development Review Department
P.O. Box 1088
Austin, Texas 78767-1088
ATTN: _____
Case No. _____

Declarant:

Carma Easton LLC
9757 Great Hills Trail, Suite 260
Austin, Texas 78759
ATTN: Shaun E. Cranston, P.Eng.

With a copy to (which shall not constitute notice):

DuBois Bryant & Campbell LLC
ATTN: E. Scott Lineberry
303 Colorado, Suite 2300
Austin, Texas 78701

District:

Pilot Knob Municipal Utility District No. 3
c/o Armbrust & Brown, PLLC
100 Congress Avenue, Suite 1300
Austin, Texas 78701

I. Negation of Partnership. None of the terms or provisions of this Restrictive Covenant will be deemed to create a partnership between or among the District, Declarant, any other Owner, or the City in their respective businesses or otherwise; nor will it cause them to be considered joint ventures or members of any joint enterprise.

J. Breach Does Not Permit Termination. Notwithstanding anything to the contrary contained herein, no breach of this Restrictive Covenant entitles the District, Declarant, or any other Owner to cancel, rescind or otherwise terminate this Restrictive Covenant, but such limitations do not affect in any manner any other rights or remedies which the District, Declarant, or any other Owner may have hereunder by reason of any breach of this Restrictive Covenant.

K. Excusable Delays. Whenever performance is required of the District or any Owner hereunder, the District or the Owner, as the case may be, shall use all due diligence to perform and take all reasonable and necessary measures in good faith to perform; provided, however, that if completion of performance is delayed at

any time by reasons of acts of God, war, civil commotion, riots, strikes, picketing, or other labor disputes, unavailability of labor or material, damage to work in progress by reason of fire or other casualty, or any other cause beyond the reasonable control of the District or the Owner, as the case may be (financial inability, imprudent management or negligence excepted), then the time for performance as herein specified will be extended by the amount of delay actually so caused.

L. Existing Encumbrances. The easements and other rights granted or created by this Restrictive Covenant are subject to any and all matters of record affecting the Property.

M. Severability. The provisions of this Restrictive Covenant must be deemed to be independent and severable, and the invalidity or partial invalidity of any provision or portion hereof does not affect the validity or enforceability of any other provision.

N. Entire Agreement. This Restrictive Covenant, and the exhibits attached hereto, contain all the representations and the entire agreement between the parties to this Restrictive Covenant with respect to the subject matter hereof. Any prior correspondence, memoranda or agreements are superseded in total by this Restrictive Covenant and the exhibits attached hereto. The provisions of this Restrictive Covenant will be construed as a whole according to their common meaning and not strictly for or against any Owner.

O. Counterparts. This Restrictive Covenant may be executed in one or more counterparts, all of which will be considered one and the same agreement and will become effective when one or more counterparts have been signed by each of the parties and delivered to the other parties, it being understood that all parties need not sign the same counterpart.

Executed on the date set forth in the acknowledgment below to be effective on _____ ___, 20__.

DECLARANT:

CARMA EASTON LLC,
a Texas limited liability company

By: _____
Name: _____
Title: _____

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the ____ day of _____, 20__, by _____, _____ of Carma Easton LLC, a Texas limited liability company, on behalf of such limited liability company.

_____
Notary Public, State of Texas

ACCEPTED: PLANNING AND
DEVELOPMENT REVIEW DEPARTMENT

CITY OF AUSTIN

By:_____
Name:_____
Title:_____

APPROVED AS TO FORM:

By:_____

AFFIDAVIT THAT THERE ARE NO LIENS AGAINST THE REFERENCED PROPERTY

STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned notary public, on this day personally appeared _____, _____ of Carma Easton LLC, a Texas limited liability company, who being known to me duly sworn, stated as follows:

1. "My name is _____. I am _____ of Carma Easton LLC and am authorized by Carma Easton LLC to make this affidavit. I am above the age of eighteen years, have never been convicted of a felony or a crime of moral turpitude, am of sound mind and am fully qualified to make this Affidavit. I have personal knowledge of the facts contained herein as an officer of the limited liability company who holds title to the property and I have recently reviewed the limited liability's records of ownership of this Property (as defined below).

2. There is no lien held by any person, including any bank or similar corporate person, against the property described on the attached and incorporated **Exhibit A** (the "*Property*").

"Further Affiant sayeth not."

CARMA EASTON LLC,
a Texas limited liability company

By:_____
Name: _____
Title: _____

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the ____ day of _____, 20__, by _____, _____ of Carma Easton LLC, a Texas limited liability company, on behalf of such limited liability company.

_____
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

City of Austin
Department of Planning and Development Review Department
P.O. Box 1088
Austin, Texas 78767
Project Name: _____
Attn: _____ [Project Manager]
CIP No. _____ [if applicable]

EXHIBIT A

The Property

[see attached]

EXHIBIT B

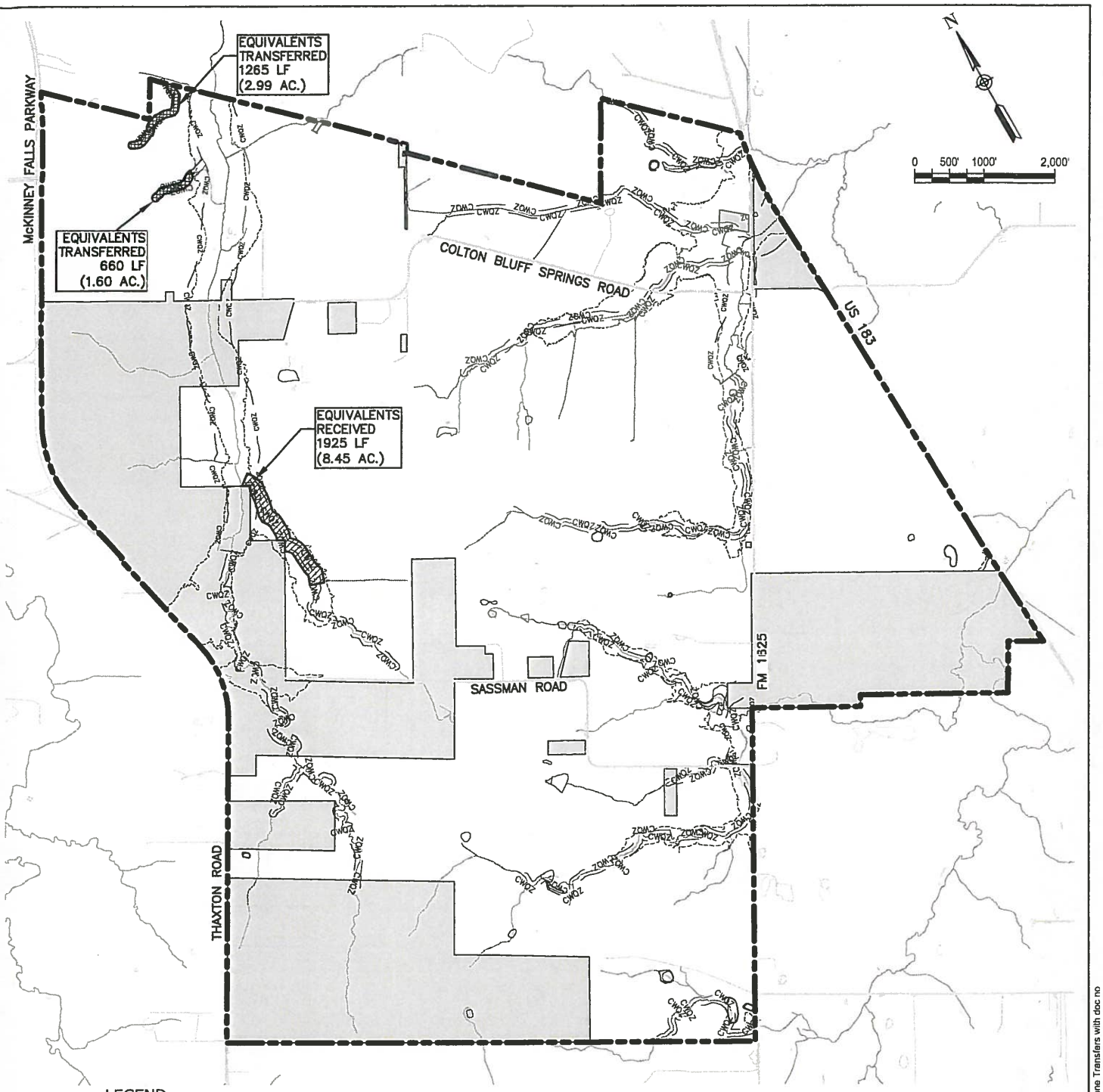
Drainage Facilities

[see attached]

EXHIBIT C

The Easement Tract

[see attached]



LEGEND

- AREA NOT INCLUDED IN PUD
- CWQZ — CRITICAL WATER QUALITY ZONE FOR MAJOR AND INTERMEDIATE WATERWAYS
- CWQZ — CRITICAL WATER QUALITY ZONE FOR MINOR WATERWAYS, DA 64–320 Ac.
- OVERALL PLANNING BOUNDARY
- 100 YR FLOODPLAIN
- TRIBUTARIES
- TRANSFERRING TRACT
- RECEIVING TRACT

TOTAL BUFFER ZONE EQUIVALENTS, LF		
DOC. #	TRANSFERRED	RECEIVED
2014138937	1925	1925

EXHIBIT J
CRITICAL WATER QUALITY ZONE TRANSFERS
PILOT KNOB PLANNED UNIT DEVELOPMENT

L:\JOB\Brookfield - Easton\BRP13001-01 - Pilot Knob PUD\CAD\Exhibits\Buffer Zone Transfers with doc no

C814-2012-0152

REC'D 9-2-2015

EXHIBIT K

CRITICAL WATER QUALITY ZONE FOR MINOR WATERWAYS TRANSFERRING AND RECEIVING RESTRICTIVE COVENANT NO. ___

GRANTOR:	**CARMA EASTON LLC, a Texas limited liability company**
GRANTOR'S ADDRESS:	**11501 Alterra Parkway, Suite 100, Austin, Texas 78758**
CONSIDERATION:	Ten and no/100 dollars ($10.00) and other good and valuable consideration paid by the City of Austin to the Grantor, the receipt and sufficiency of which is acknowledged:
PROPERTY:	That certain real property in Travis County, Texas described in Exhibit A to each Strategic Partnership Agreement between the City of Austin and each of Pilot Knob Municipal Utility Districts Nos. 1, 2, 3, 4 and 5, attached as Exhibit 1 to those certain Ordinances Nos. 20120524-035, 20120524-036, 20120524-037, 20120524-038 and 20120524-039 and filed of record as Documents Nos. 201200037, 201200038, 201200039, 201200040 and 201200041, respectively, in the Official Public Records of Travis County, Texas, to which instruments and their respective record references are now here made for all pertinent purposes
TRANSFERRING TRACT:	That certain real property in Travis County, Texas described on **Exhibit A** attached hereto and incorporated herein by reference.
RECEIVING TRACT:	That certain real property in Travis County, Texas described on **Exhibit B** attached hereto and incorporated herein by reference.

WHEREAS, Grantor is the owner of the Transferring Tract and the Receiving Tract; and

WHEREAS, the above-described Transferring Tract is located within one or more of Pilot Knob Municipal Utility District No. 1, Pilot Knob Municipal Utility District No. 2, Pilot Knob Municipal Utility District No. 3, Pilot Knob Municipal Utility District No. 4 and Pilot Knob Municipal Utility District No. 5, each a political subdivision of the State of Texas created and operating under Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 54 of the Texas Water Code (each a "**MUD**" and, collectively, the "**MUDs**") ; and

WHEREAS, the above-described Receiving Tract is located within one or more of the MUDs; and

REC'D 9-2-2015

WHEREAS, the City of Austin and the Grantor entered into a Consent Agreement with each of the MUDs, each such Consent Agreement being effective as of April 13, 2012, and Austin City Council approved the Consent Agreements in Ordinance Nos. 20120322-031, 20120322-032, 20120322-033, 20120322-034 and 20120322-035 (collectively, the "**Consent Agreement**"); and

WHEREAS, the Consent Agreement provides that, with respect to waterways having a contributing drainage area of less than 320 acres but more than 64 acres, Grantor is required to provide a setback, herein and in the PUD referenced as a Critical Water Quality Zone for minor waterways (**"CWQZ"**), of 50 feet from the centerline of such waterway; and

WHEREAS, where the provision of such CWQZ causes hardship on the development of the property located within the MUDs, the Consent Agreement provides that a one-for-one credit based on linear foot of waterway will be given for each of the following: (i) providing a 50 foot CWQZ from the centerline of waterways having a contributing drainage area of less than 64 acres, and/or (ii) increasing the CWQZ width established by the 50 foot centerline setback (total width of 100 feet centered on the waterway) to an average total width of 200 feet for waterways having a contributing drainage area of less than 320 acres but more than 64 acres, which added CWQZ width does not need to be centered on the centerline of such Minor Waterway; and

WHEREAS, Grantor intends to transfer some or all of the linear feet of the CWQZ available for transfer from the Transferring Tract to the Receiving Tract in accordance with all applicable Consent Agreement requirements;

NOW, THEREFORE, it is declared that the Owner of the Transferring Tract and the Owner of the Receiving Tract, for consideration, shall hold, sell, and convey the Transferring Tract and Receiving Tract subject to the following covenants and restrictions by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Transferring Tract and Receiving Tract, its heirs, successors, and assigns.

1. In accordance with the Consent Agreement, the entire Receiving Tract is deemed to be included within the CWQZ. Except as allowed under applicable law, no use will be made of the Receiving Tract, or on the Receiving Tract, that is inconsistent with the uses permitted in the Consent Agreement for real property located in the CWQZ.

2. In accordance with the Consent Agreement, none of the Transferring Tract will be subject to any restrictions or limitations relating to real property located in a CWQZ.

3. Taking into consideration the property being designated as Transferring Tract(s) and Receiving Tract(s) in this restrictive covenant, no linear feet of the Transferring Tract remain available for future transfer, based upon the criteria set out in the Consent Agreement and as reflected in **Exhibit C** attached hereto and incorporated herein by reference. Further, **Exhibit D** attached hereto and incorporated herein by reference reflects the cumulative Transferring Tracts and Receiving Tracts within the Property since, and including those reflected in, the recording of that certain Setback/Waterway Buffer Zone Transferring and Receiving Restrictive Covenant No. 1 as Document No. 2014138937 in the Official Public Records of Travis County, Texas.

4. The Grantor shall place on the preliminary, final and construction plans (i) a note noting this recorded Restrictive Covenant document number, (ii) if any portion of the Transferring Tract is within the boundary of the current plat application, a note and detailed drawing of such portion of the Transferring Tract, and (iii) if the Receiving Tract is within the boundary of the current plat application, a note and detailed drawing of the portion of the Receiving Tract located thereon.

5. The Transferring Tract and Receiving Tract shall be held, sold, conveyed, and occupied subject to the following covenants, conditions, and restrictions, which shall run with the Transferring Tract and Receiving Tract and shall be binding on all parties having any right, title or interest in or to the Transferring Tract or Receiving Tract or any portion thereof, their heirs, legal representatives, successors, and assigns.

6. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.

7. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this Agreement, and such remaining portion of this Agreement shall remain in full effect.

8. If, at any time, the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.

9. This Restrictive Covenant may only be modified, amended or terminated upon the filing of a written modification, amendment or termination document in the Official Records of Travis County, Texas, executed, acknowledged and approved by (a) the Director of the Development Services Department of the City of Austin or successor department; (b) if such modification, amendment or termination relates to the Transferring Tract, all of the Owners of the Transferring Tract at the time of the modification, amendment, or termination and any mortgagees then holding a security interest on any portion of the Transferring Tract; and (c) if such modification, amendment or termination relates to the Receiving Tract, all of the Owners of the Receiving Tract at the time of the modification, amendment, or termination and any mortgagees then holding a security interest on any portion of the Receiving Tract. Such action only becomes effective after it is reduced to writing, signed by all required Parties and their respective mortgagees, if any, and the Director of Development Services Department of the City of Austin or its successor department and filed in the Real Property Records of Travis County, Texas.

All citations to the Land Development Code shall refer to the Austin City Code, as amended from time to time, unless otherwise specified. When the context requires, singular nouns and pronouns include the plural.

[signatures follow on the next page]

EXECUTED on the date set forth in the acknowledgment below to be effective this ____ day of _____, 20__.

GRANTOR:

CARMA EASTON LLC

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me _____, Notary Public, on this day personally appeared _____, _____ of Carma Easton LLC, a Texas limited liability company, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on _____ ___, 20__.

_____
Notary Public, State of Texas

ACCEPTED: PLANNING AND
DEVELOPMENT REVIEW DEPARTMENT

CITY OF AUSTIN

By: _____
Name: _____
Title: _____

APPROVED AS TO FORM:

By: _____
Name: _____
Assistant City Attorney

AFFIDAVIT THAT THERE ARE NO LIENS AGAINST THE REFERENCED PROPERTY

STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned notary public, on this day personally appeared _____, _____ of Carma Easton LLC, a Texas limited liability company, who being known to me duly sworn, stated as follows:

1. "My name is _____. I am _____ of Carma Easton LLC and am authorized by Carma Easton LLC to make this affidavit. I am above the age of eighteen years, have never been convicted of a felony or a crime of moral turpitude, am of sound mind and am fully qualified to make this Affidavit. I have personal knowledge of the facts contained herein as an officer of the limited liability company who holds title to the property and I have recently reviewed the limited liability's records of ownership of this Property (as defined below).

2. There is no lien held by any person, including any bank or similar corporate person, against the property described on the attached and incorporated **Exhibits A** and **B** (collectively, the "*Property*").

"Further Affiant sayeth not."

CARMA EASTON LLC,
a Texas limited liability company

By:_____
Name: _____
Title: _____

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the ____ day of _____, 20__, by _____, _____ of Carma Easton LLC, a Texas limited liability company, on behalf of such limited liability company.

_____
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

City of Austin
Development Services Department
P.O. Box 1088
Austin, Texas 78767
Project Name: _____
Attn: _____ [Project Manager]
CIP No. _____ [if applicable]

EXHIBIT A

Transferring Tract

[see attached property description(s)]

EXHIBIT B

Receiving Tract

[see attached property description(s)]

EXHIBIT C

Current Buffer Zone Transfers

[see attached]

EXHIBIT D

Cumulative Buffer Zone Transfers

[see attached]

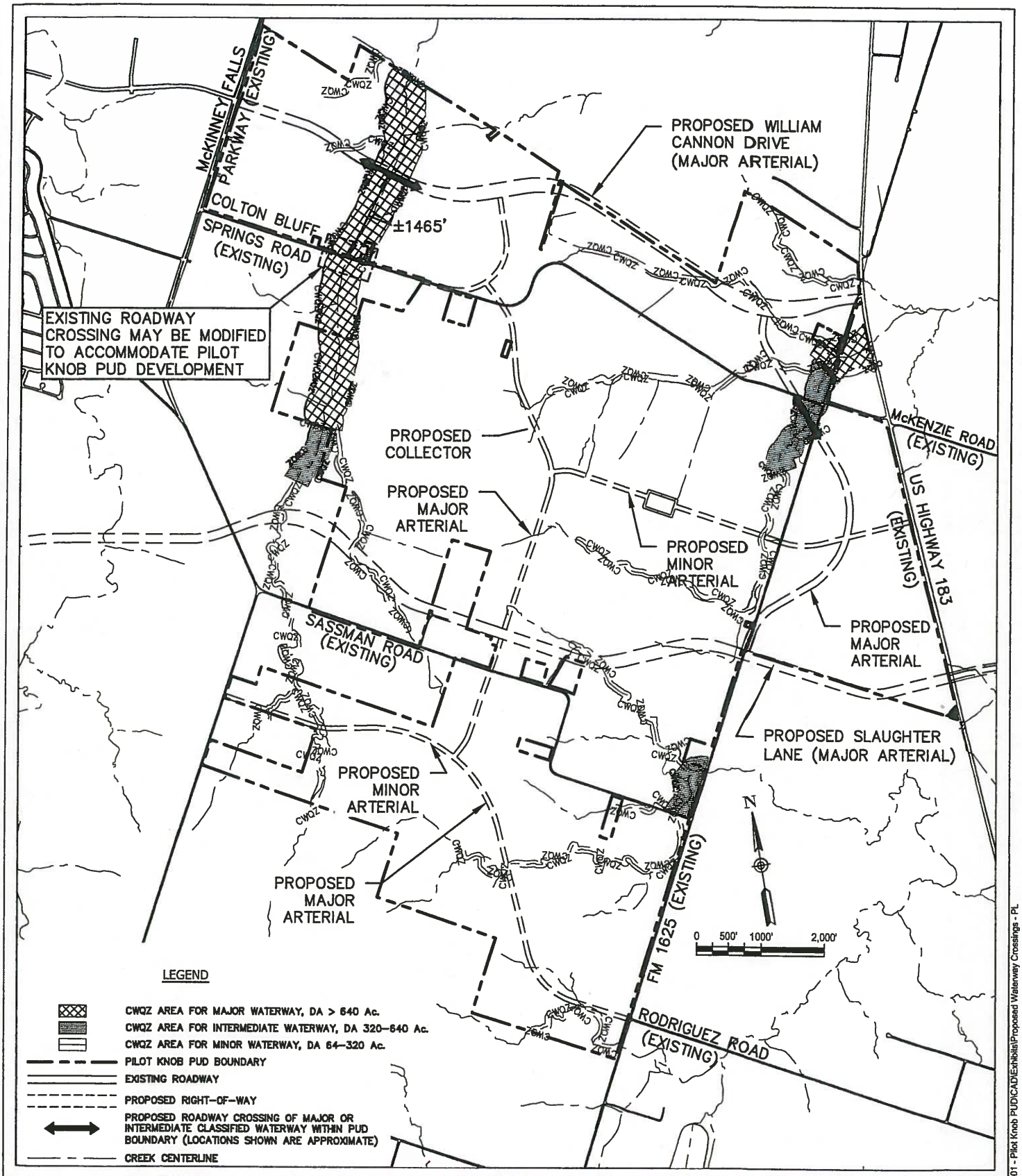
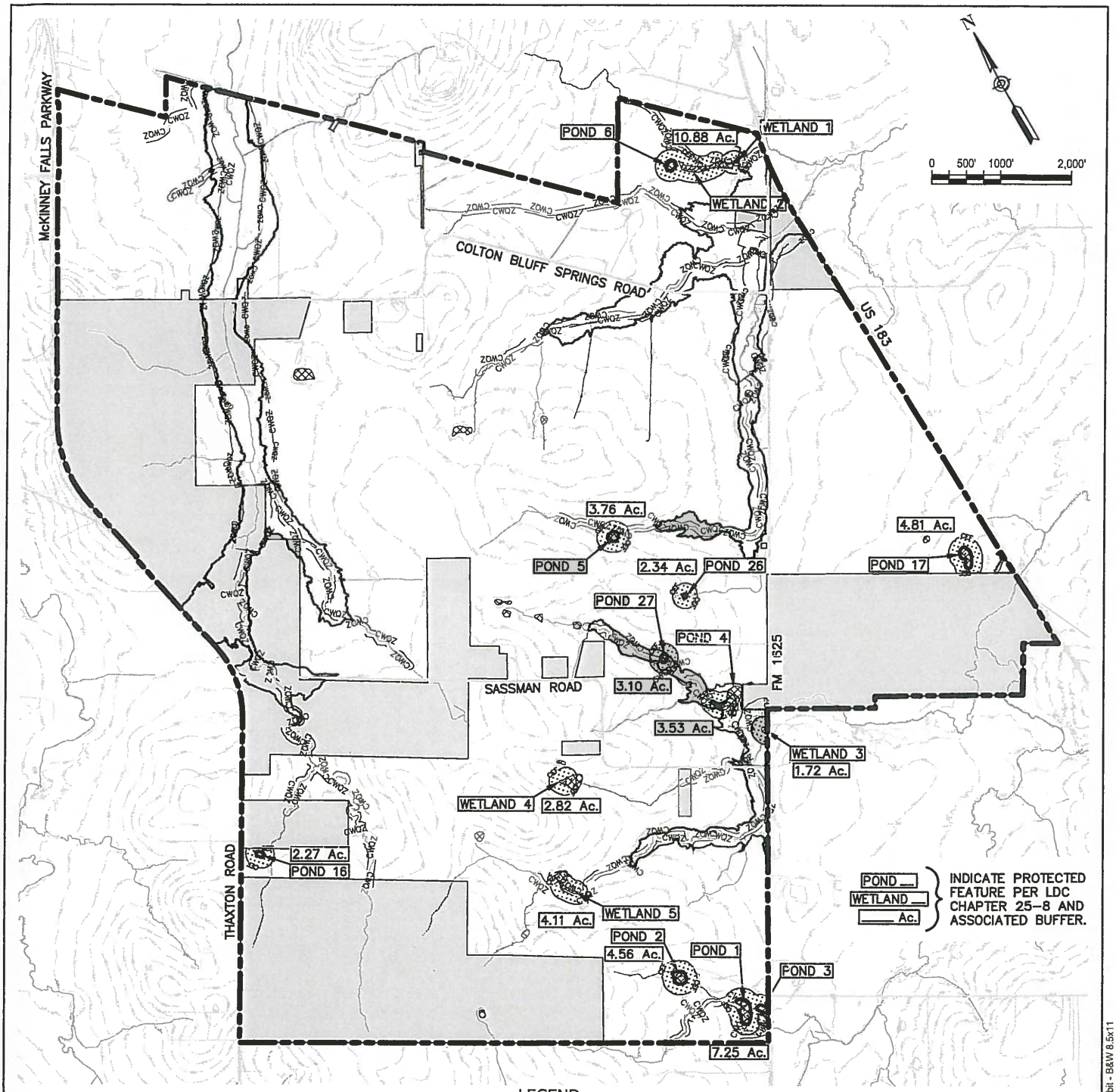


EXHIBIT L
PROPOSED WATERWAY CROSSINGS
PILOT KNOB PLANNED UNIT DEVELOPMENT

L:\JOBS\Brookfield - Easton\BRP13001-01 - Pilot Knob PUD\CAD\Exhibits\Proposed Waterway Crossings - PL

C814-2012-0152

RECD 8-11-2015



LEGEND

- AREA NOT INCLUDED IN PUD
- CEF SETBACK AREA
- TRIBUTARIES
- EXISTING WETLANDS
- EXISTING PONDS
- WETLAND FRINGE
- CWOZ — CRITICAL WATER QUALITY ZONE FOR MAJOR AND INTERMEDIATE WATERWAYS
- CWOZ — 50' CRITICAL WATER QUALITY ZONE FOR DRAINAGE AREAS 64–320 Ac.
- OVERALL PLANNING BOUNDARY
- 100 YR FLOODPLAIN

NOTES:

1. FOR DESCRIPTION OF ENVIRONMENTAL FEATURES NOTED, SEE "PILOT KNOB PUD: CITY OF AUSTIN ENVIRONMENTAL ASSESSMENT" DATED OCT. 15, 2012, PREPARED BY JACOBS ENGINEERING.
2. WETLANDS 1 AND 2 ARE HIGH PRIORITY WETLANDS AND SHOULD BE ACCOMMODATED BY SITE PLAN IF FEASIBLE.
3. CRITICAL ENVIRONMENTAL FEATURES ARE INDICATED BY INCLUSION OF SETBACK.
4. MITIGATION OF CRITICAL ENVIRONMENTAL FEATURES IS ALLOWED PER REQUIREMENTS OF THE PUD.

EXHIBIT M
WETLAND TRANSFER EXHIBIT
PILOT KNOB PLANNED UNIT DEVELOPMENT

L:\JOB\Brookfield - Easton\BRP13001-01 - Pilot Knob PUD\CAD\Exhibits\CEF Exhibit - B&W 8.5x11

C814-2012-0152 RECD 8-12-2015

EXHIBIT N

WETLANDS TRANSFERRING AND RECEIVING RESTRICTIVE COVENANT NO. ___

GRANTOR:	**CARMA EASTON LLC, a Texas limited liability company**
GRANTOR'S ADDRESS:	**9737 Great Hills Trail, Suite 260, Austin, Texas 78759**
CONSIDERATION:	Ten and no/100 dollars ($10.00) and other good and valuable consideration paid by the City of Austin to the Grantor, the receipt and sufficiency of which is acknowledged:
PROPERTY:	That certain real property in Travis County, Texas described in Exhibit A to each Strategic Partnership Agreement between the City of Austin and each of Pilot Knob Municipal Utility Districts Nos. 1, 2, 3, 4 and 5, attached as Exhibit 1 to those certain Ordinances Nos. 20120524-035, 20120524-036, 20120524-037, 20120524-038 and 20120524-039 and filed of record as Documents Nos. 201200037, 201200038, 201200039, 201200040 and 201200041, respectively, in the Official Public Records of Travis County, Texas, to which instruments and their respective record references are now here made for all pertinent purposes
TRANSFERRING TRACT:	That certain real property in Travis County, Texas described on **Exhibit A** attached hereto and incorporated herein by reference.
RECEIVING TRACT:	That certain real property in Travis County, Texas described on **Exhibit B** attached hereto and incorporated herein by reference.

WHEREAS, Grantor is the owner of the Transferring Tract and the Receiving Tract; and

WHEREAS, the above-described Transferring Tract is located within one or more of Pilot Knob Municipal Utility District No. 1, Pilot Knob Municipal Utility District No. 2, Pilot Knob Municipal Utility District No. 3, Pilot Knob Municipal Utility District No. 4 and Pilot Knob Municipal Utility District No. 5, each a political subdivision of the State of Texas created and operating under Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 54 of the Texas Water Code (each a "**MUD**" and, collectively, the "**MUDs**") ; and

WHEREAS, the above-described Receiving Tract is located within one or more of the MUDs; and

REC'D 8-11-2015

WHEREAS, the City of Austin and the Grantor entered into a Consent Agreement with each of the MUDs, each such Consent Agreement being effective as of April 13, 2012, and Austin City Council approved the Consent Agreements in Ordinance Nos. 20120322-031, 20120322-032, 20120322-033, 20120322-034 and 20120322-035 (collectively, the "**Consent Agreement**"); and

WHEREAS, Grantor intends to transfer some of the wetlands (as defined in Section 25-8-1 of the City of Austin's Land Development Code (the "**LDC**")) located within the Property from the Transferring Tract to the Receiving Tract in accordance with all applicable provisions of the LDC;

NOW, THEREFORE, it is declared that the Owner of the Transferring Tract and the Owner of the Receiving Tract, for consideration, shall hold, sell, and convey the Transferring Tract and Receiving Tract subject to the following covenants and restrictions by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Transferring Tract and Receiving Tract, its heirs, successors, and assigns.

1. The entire Receiving Tract is deemed to be wetland subject to the protections, restrictions or limitations set forth in Section 25-8-282 and other applicable provisions of the LDC. Except as allowed under applicable law, no use will be made of the Receiving Tract, or on the Receiving Tract, that is inconsistent with the uses permitted in the LDC for real property located in wetlands.

2. As the Receiving Tract is wetland mitigation property for the Transferring Tract, none of the Transferring Tract will be subject to any of the protections, restrictions or limitations set forth in Section 25-8-282 and other applicable provisions of the LDC relating to real property located in wetlands.

3. Taking into consideration the property being designated as Transferring Tract(s) and Receiving Tract(s) in this restrictive covenant, as the number of acres of the Receiving Tract exceeds the number of acres of the Transferring Tract, as reflected in **Exhibit C** attached hereto and incorporated herein by reference, _____ acres remain available for future transfer to other land within the Property so that such land will also be deemed to be a Transferring Tract (without the necessity of an additional Receiving Tract) upon the filing of a future restrictive covenant with respect to such land.[Further, **Exhibit D** attached hereto and incorporated herein by reference reflects the cumulative Transferring Tracts and Receiving Tracts within the Property since, and including those reflected in, the recording of that certain Wetlands Transferring and Receiving Restrictive Covenant No. 1 as Document No. _____ in the Official Public Records of Travis County, Texas.][1]

4. The Grantor shall place on the preliminary, final and construction plans (i) a note noting this recorded Restrictive Covenant document number, (ii) if any portion of the Transferring Tract is within the boundary of the current plat application, a note and detailed drawing of such portion of the Transferring Tract, and (iii) if the Receiving Tract is within the boundary of the current plat application, a note and detailed drawing of the portion of the Receiving Tract located thereon.

[1] This sentence and Exhibit D would be included in the second and all subsequent Wetlands Restrictive Covenants.

5. The Transferring Tract and Receiving Tract shall be held, sold, conveyed, and occupied subject to the following covenants, conditions, and restrictions, which shall run with the Transferring Tract and Receiving Tract and shall be binding on all parties having any right, title or interest in or to the Transferring Tract or Receiving Tract or any portion thereof, their heirs, legal representatives, successors, and assigns.

6. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.

7. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this Agreement, and such remaining portion of this Agreement shall remain in full effect.

8. If, at any time, the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.

9. This Restrictive Covenant may only be modified, amended or terminated upon the filing of a written modification, amendment or termination document in the Official Records of Travis County, Texas, executed, acknowledged and approved by (a) the Director of the Planning and Development Review Department of the City of Austin or successor department; (b) if such modification, amendment or termination relates to the Transferring Tract, all of the Owners of the Transferring Tract at the time of the modification, amendment, or termination and any mortgagees then holding a security interest on any portion of the Transferring Tract; and (c) if such modification, amendment or termination relates to the Receiving Tract, all of the Owners of the Receiving Tract at the time of the modification, amendment, or termination and any mortgagees then holding a security interest on any portion of the Receiving Tract. Such action only becomes effective after it is reduced to writing, signed by all required Parties and their respective mortgagees, if any, and the Director of the Planning and Development Review Department of the City of Austin or its successor department and filed in the Real Property Records of Travis County, Texas.

All citations to the Land Development Code shall refer to the Austin City Code, as amended from time to time, unless otherwise specified. When the context requires, singular nouns and pronouns include the plural.

[signatures follow on the next page]

EXECUTED on the date set forth in the acknowledgment below to be effective this ____ day of _____, 20__.

GRANTOR:

CARMA EASTON LLC

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me _____, Notary Public, on this day personally appeared _____, _____ of Carma Easton LLC, a Texas limited liability company, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on _____ ___, 20__.

_____
Notary Public, State of Texas

ACCEPTED: PLANNING AND
DEVELOPMENT REVIEW DEPARTMENT

CITY OF AUSTIN

By: _____
Name: _____
Title: _____

APPROVED AS TO FORM:

By: _____
Name: _____
Assistant City Attorney

AFFIDAVIT THAT THERE ARE NO LIENS AGAINST THE REFERENCED PROPERTY

STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned notary public, on this day personally appeared _____, _____ of Carma Easton LLC, a Texas limited liability company, who being known to me duly sworn, stated as follows:

1. "My name is _____. I am _____ of Carma Easton LLC and am authorized by Carma Easton LLC to make this affidavit. I am above the age of eighteen years, have never been convicted of a felony or a crime of moral turpitude, am of sound mind and am fully qualified to make this Affidavit. I have personal knowledge of the facts contained herein as an officer of the limited liability company who holds title to the property and I have recently reviewed the limited liability's records of ownership of this Property (as defined below).

2. There is no lien held by any person, including any bank or similar corporate person, against the property described on the attached and incorporated **Exhibits A** and **B** (collectively, the "*Property*").

"Further Affiant sayeth not."

CARMA EASTON LLC,
a Texas limited liability company

By:_____
Name: _____
Title: _____

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the ____ day of _____, 20__, by _____, _____ of Carma Easton LLC, a Texas limited liability company, on behalf of such limited liability company.

_____
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

City of Austin
Department of Planning and Development Review Department
P.O. Box 1088
Austin, Texas 78767
Project Name: _____
Attn: _____ [Project Manager]
CIP No. _____ [if applicable]

EXHIBIT A

Transferring Tract

[see attached property description(s)]

EXHIBIT B

Receiving Tract

[see attached property description(s)]

EXHIBIT C

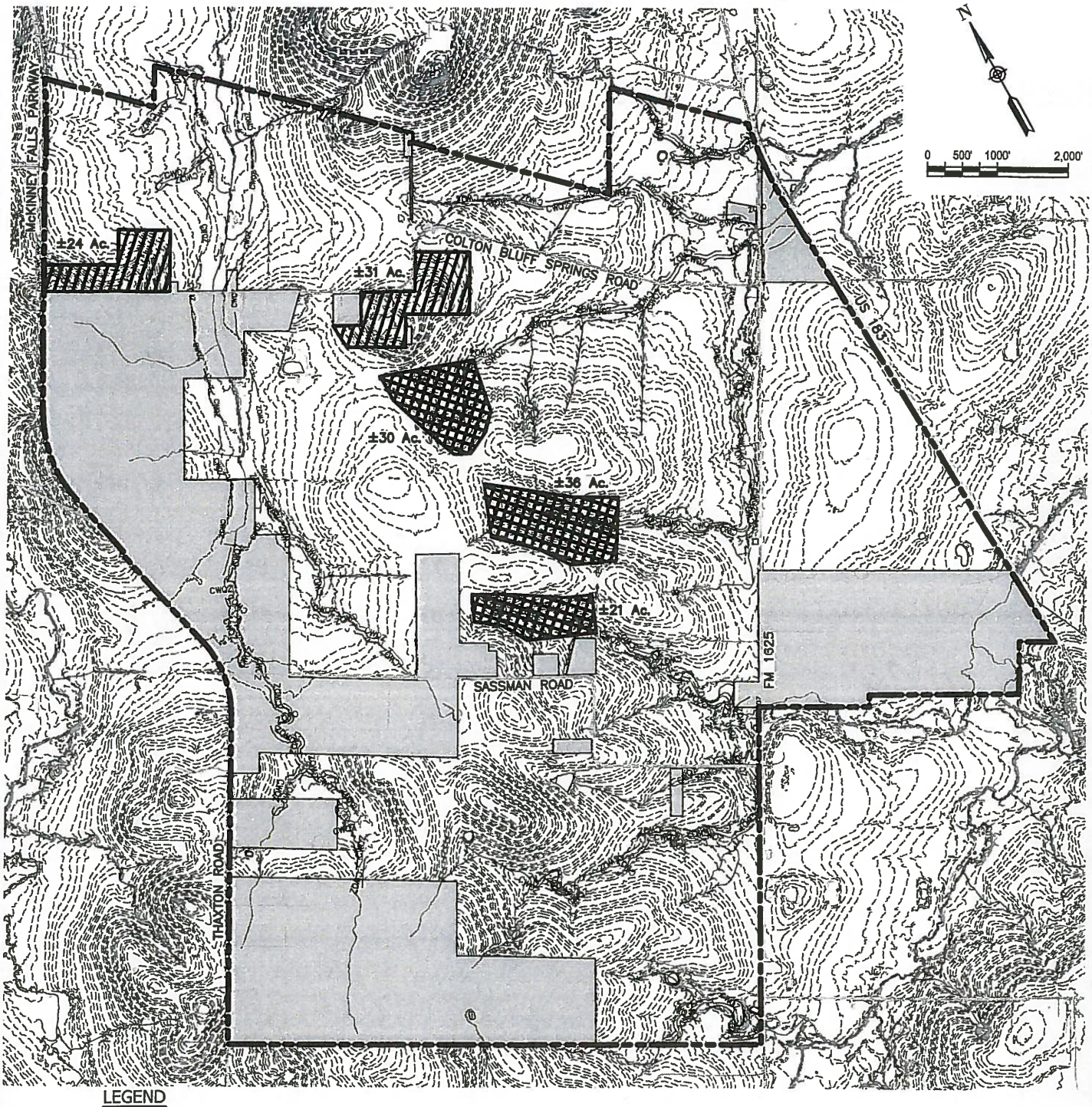
Current Wetlands Transfers

[see attached]

[EXHIBIT D

Cumulative Wetlands Transfers

[see attached]][1]



LEGEND

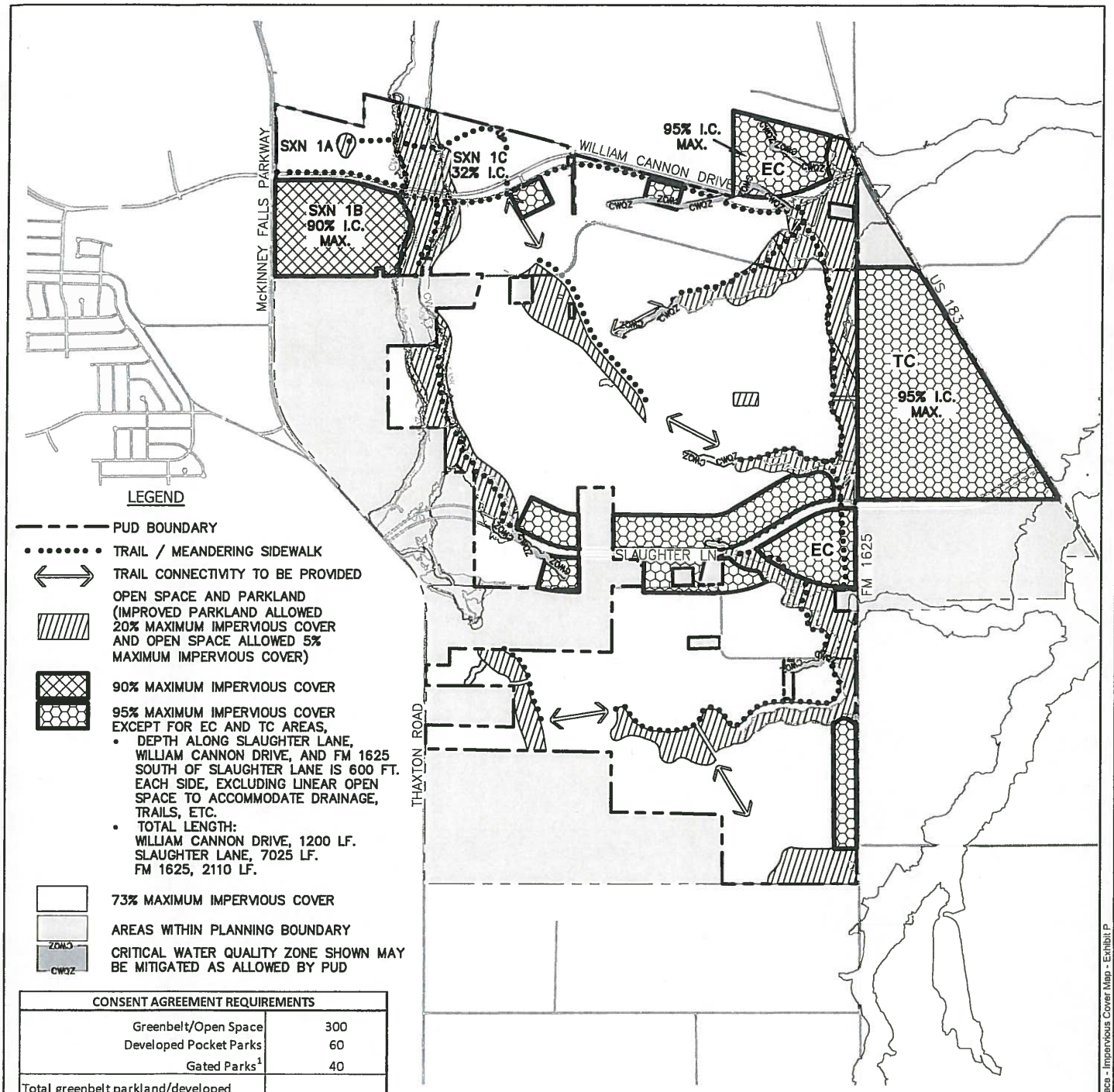
- AREA NOT INCLUDED IN PUD
- CWQZ — CRITICAL WATER QUALITY ZONE FOR MAJOR AND INTERMEDIATE WATERWAYS
- CWQZ — 50' CRITICAL WATER QUALITY ZONE FOR DRAINAGE AREAS 64–320 Ac.
- OVERALL PLANNING BOUNDARY
- 100 YR FLOODPLAIN
- TRIBUTARIES
- CUT UP TO 15' MAY BE ADMINISTRATIVELY REVIEWED AND APPROVED AT TIME OF DEVELOPMENT PERMIT.
- FILL UP TO 15' MAY BE ADMINISTRATIVELY REVIEWED AND APPROVED AT TIME OF DEVELOPMENT PERMIT.

EXHIBIT O
CUT / FILL EXHIBIT
PILOT KNOB PLANNED UNIT DEVELOPMENT

L:\JOB\Brookfield - Easton\BRP13001-01 - Pilot Knob PUD\CAD\Exhibits\Cut-Fill Exhibit

C814-2012-0152

REC'D 8-11-2015



CONSENT AGREEMENT REQUIREMENTS	
Greenbelt/Open Space	300
Developed Pocket Parks	60
Gated Parks[1]	40
Total greenbelt parkland/developed pocket park/gated park	400

[1] No more than 40 acres of the 100 acres of Parkland required by the Consent Agreement may be gated.

NOTE:
1. ADDITIONAL PARKLAND WILL BE IDENTIFIED AT THE TIME OF SUBDIVISION PROCESSING AND WILL BE PROVIDED IN ACCORDANCE WITH THE CALCULATION ON EXHIBIT D, NOTES.
2. TRAILS IN OPEN SPACE ACCESSIBLE TO THE PUBLIC IS NOT COUNTED AS IMPERVIOUS COVER.

EXHIBIT P : IMPERVIOUS COVER MAP

PILOT KNOB PUD

AUSTIN, TRAVIS COUNTY, TEXAS

L:\JOB\Brookfield - Easton\BRP13001-01 - Pilot Knob PUD\CAD\Exhibits\Open Space - Impervious Cover Map - Exhibit P

REC'D 8-12-2015

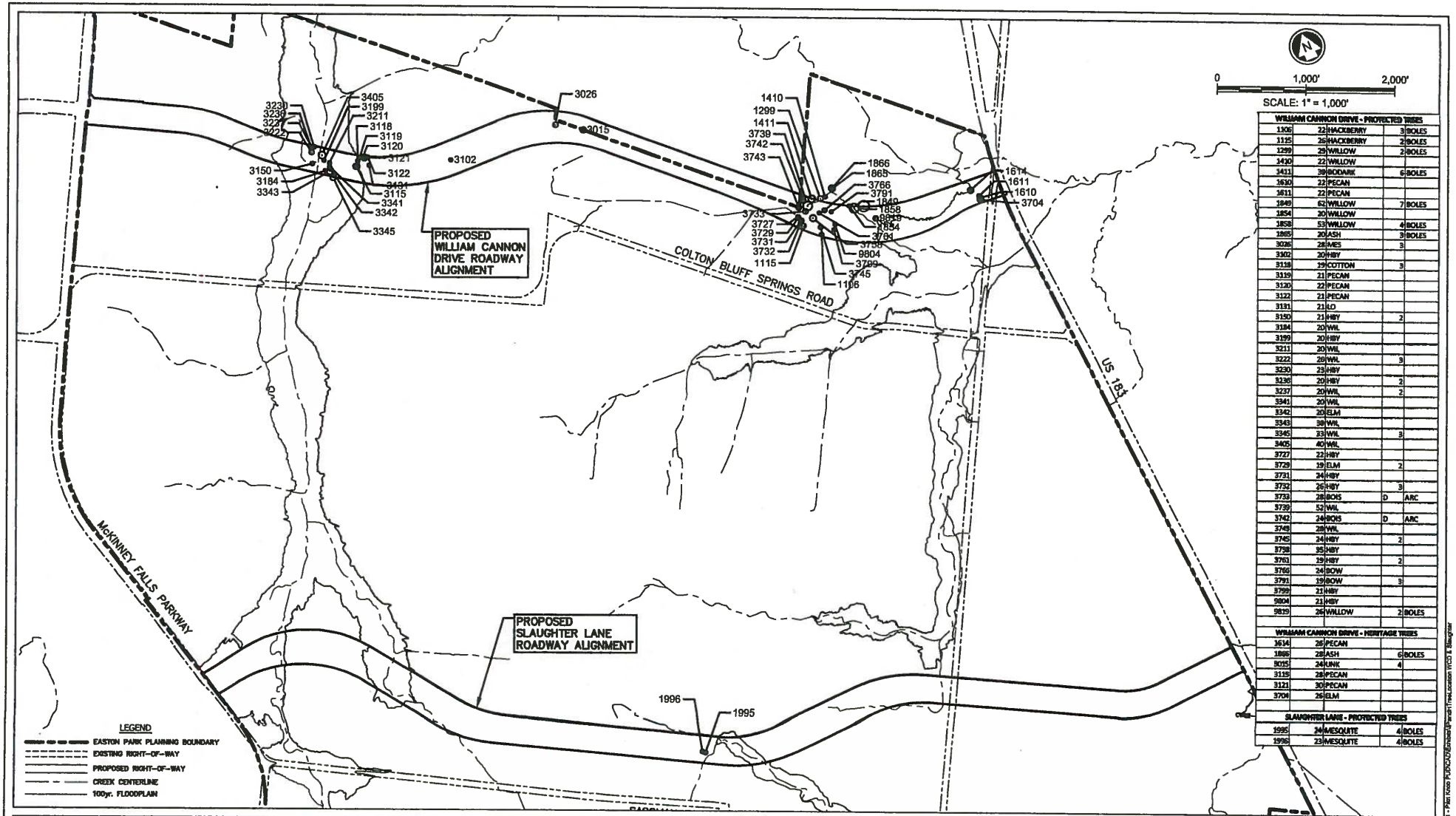
1. CENTERS DEVELOPMENT - IMPERVIOUS COVER			
Location	**Area, ac.**	**IC, %**	**IC, ac.**
MUD 1 North	58	95%	55.10
MUD 1 South	213	95%	202.35
EC	43	95%	40.85
Centers Subtotal	314		**298.3**

2. CORRIDORS DEVELOPMENT - IMPERVIOUS COVER					
Roadway	**Roadway length, lf**	**Depth, ft**	**Area, acres**	**IC, %**	**IC, ac.**
William Cannon Drive	600	600	8.26	95%	7.85
	600	600	8.26	95%	7.85
Slaughter Lane	4060	600	55.92	95%	53.13
	1250	600	17.22	95%	16.36
	550	600	7.58	95%	7.20
	110	600	1.52	95%	1.44
	1020	600	14.05	95%	13.35
	36	600	0.50	95%	0.47
FM1625	2110	600	29.06	95%	27.61
Corridors Subtotal	10336		142.37		**135.25**

3. MISC. DEVELOPMENT AREAS - IMPERVIOUS COVER			
Location	**Area, ac**	**IC, %**	**IC, ac.**
Open Space	300	5%	15
Parkland	100	20%	20
Section 1A	54.91	34%	18.80
Section 1C	44.45	32%	14.22
Section 1B	83	90%	74.70
All Other Areas	1177.91	73%	864.59
Misc . Subtotal	1760.27		**1007.31**

4. SUMMARY CALCULATION OF IMPERVIOUS COVER		
Development Type	**Area, ac.**	**IC, ac.**
Centers	314.00	298.30
Corridors	142.37	135.25
Misc	1760.27	1007.31
Total	2216.64	1440.86
Area in PUD, ac.		2216.60
65% Average IC in PUD		1440.79

EXHIBIT P-1
IMPERVIOUS COVER TABLE
REC'D 8-12-2015



WILLIAM CANNON DRIVE - PROTECTED TREES				
1106	22	HACKBERRY	3	BOLES
1115	26	HACKBERRY	2	BOLES
1299	29	WILLOW	2	BOLES
1410	22	WILLOW		
1411	39	BODARK	6	BOLES
1610	22	PECAN		
1611	22	PECAN		
1849	62	WILLOW	7	BOLES
1854	20	WILLOW		
1858	53	WILLOW	4	BOLES
1865	20	ASH	3	BOLES
3026	28	MES	3	
3102	20	HBY		
3118	19	COTTON	3	
3119	21	PECAN		
3120	22	PECAN		
3122	21	PECAN		
3131	21	LO		
3150	21	HBY	2	
3184	20	WIL		
3199	20	HBY		
3211	20	WIL		
3222	28	WIL	3	
3230	23	HBY		
3236	20	HBY	2	
3237	20	WIL	2	
3341	20	WIL		
3342	20	ELM		
3343	38	WIL		
3345	33	WIL	3	
3405	40	WIL		
3727	22	HBY		
3729	19	ELM	2	
3731	24	HBY		
3732	26	HBY	3	
3733	28	BOIS	D	ARC
3739	52	WIL		
3742	24	BOIS	D	ARC
3743	28	WIL		
3745	24	HBY	2	
3758	95	HBY		
3761	19	HBY	2	
3766	24	BOW		
3791	19	BOW	3	
3799	21	HBY		
9804	21	HBY		
9819	26	WILLOW	2	BOLES
WILLIAM CANNON DRIVE - HERITAGE TREES				
1614	26	PECAN		
1866	28	ASH	6	BOLES
3015	24	UNK	4	
3119	28	PECAN		
3121	30	PECAN		
3704	26	ELM		
SLAUGHTER LANE - PROTECTED TREES				
1995	24	MESQUITE	4	BOLES
1996	23	MESQUITE	4	BOLES

EXHIBIT Q

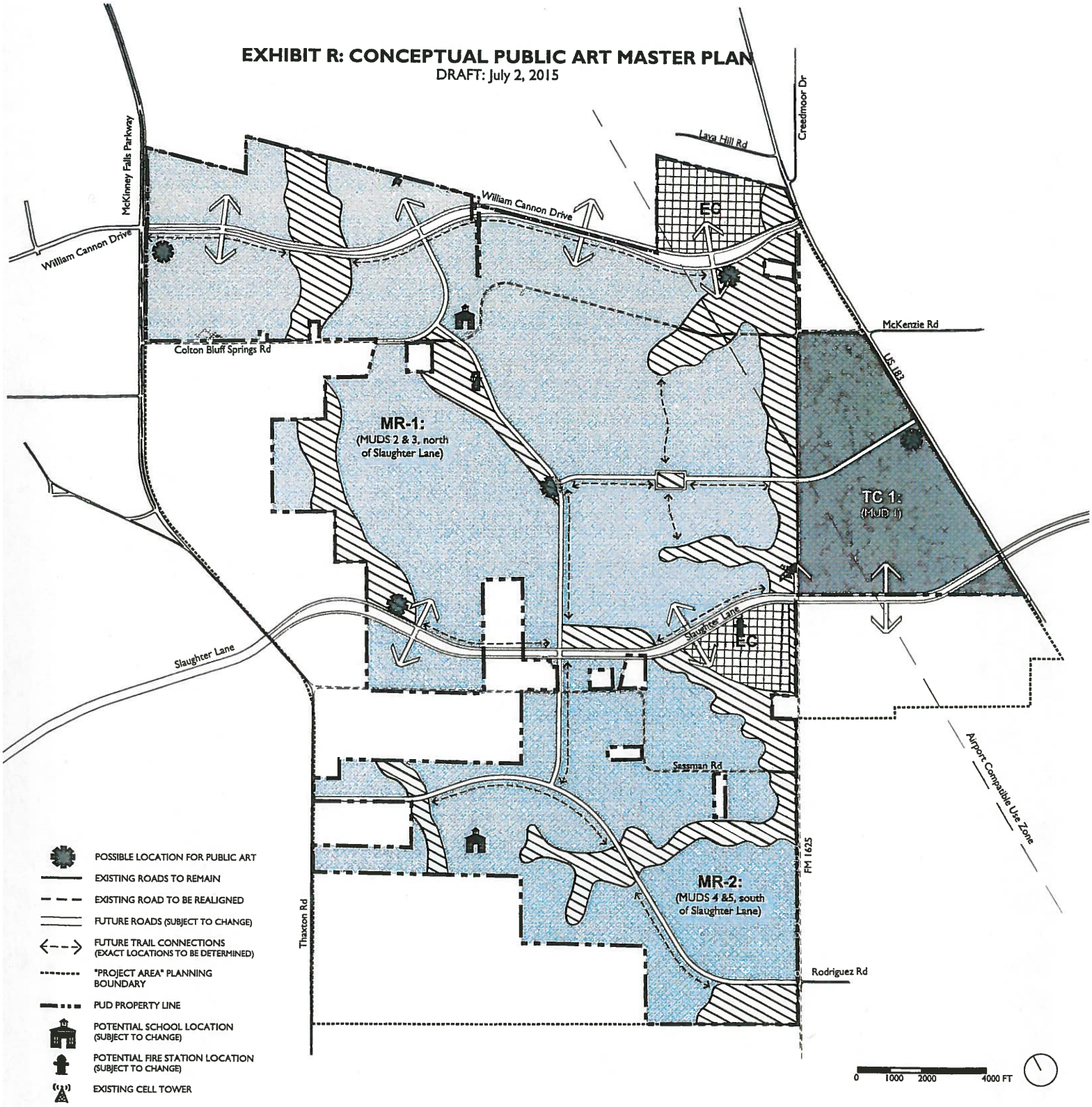
TREE CONFLICTS - WILLIAM CANNON DRIVE & SLAUGHTER LANE

PILOT KNOB PLANNED UNIT DEVELOPMENT

REC'D 8-11-2015

EXHIBIT R: CONCEPTUAL PUBLIC ART MASTER PLAN

DRAFT: July 2, 2015



POSSIBLE LOCATION FOR PUBLIC ART

EXISTING ROADS TO REMAIN

EXISTING ROAD TO BE REALIGNED

FUTURE ROADS (SUBJECT TO CHANGE)

FUTURE TRAIL CONNECTIONS (EXACT LOCATIONS TO BE DETERMINED)

"PROJECT AREA" PLANNING BOUNDARY

PUD PROPERTY LINE

POTENTIAL SCHOOL LOCATION (SUBJECT TO CHANGE)

POTENTIAL FIRE STATION LOCATION (SUBJECT TO CHANGE)

EXISTING CELL TOWER

PROPOSED LAND USE AREAS
MR - MIXED RESIDENTIAL
EC - EMPLOYMENT CENTER
TC - TOWN CENTER
OS - OPEN SPACE

GUIDING PRINCIPLES

- Public artworks and/or artfully-crafted architectural elements (gates, bridges, walls, etc.) will be constructed by the Master Developer in order to enhance the community's public open spaces, parks, and entryways.
- These will be located strategically to optimize public visibility and accessibility, and will include information about the art and the artist, at minimum.
- These works will also be located so as to become distinctive, high-quality public places that will enhance the value and the identity of the community.

REC'D 8-11-2015

Exhibit S
PUD Notes

1. For any site within the Project Area, soil may be temporarily stockpiled through the use of a D-site plan reviewed and approved administratively with the following conditions:

   (a) The site plan final grade shown is the existing grade prior to the site plan,

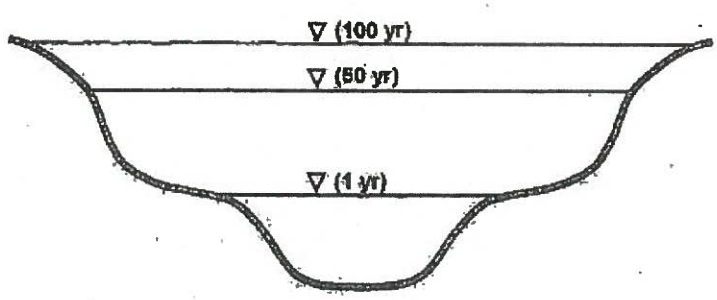
   (b) Protection for erosion and sedimentation shall be provided, as outlined in the code,

   (c) There are no limits on soil stockpile height, if it is for construction use, and

   (d) These temporary spoils areas may be designated PUD wide with the D-site plan, even if the property is not contiguous.

2. A portion of the PUD area lays within the Controlled Compatible Land Use Area (CCLUA) associated with the Austin Bergstrom International Airport. Approval of the Land Use Plan with this PUD does not grant approval by the Federal Aviation Administration (FAA) or Department of Aviation (DoA), and development applications filed for areas within the CCLUA are subject to their review prior to approval by the City and/or County.

3. As stated within the Consent Agreement, in Exhibit F, item 2, in all phases of development, the Developer agrees to design modified channels based on geomorphic stability for full build-out hydrology. Such design requires a series of nested channels (e.g. below figure from Consent Agreement) that includes a bankfull (1 yr. return interval) channel within the floodplain (100 yr) channel with distinct connections to an inset floodplain terrace.



Typical modified channel cross-section. Designer shall ensure longitudinal slope meets non-erosive permissible shear requirements.

REC'D 9-18-2015

The top width to depth ratio of the bankfull channel shall be designed per accepted geomorphic principles (e.g., Osterkamp et al. 1983 or Osborn and Stypula 1987). The channel longitudinal profile (slope) shall be designed and demonstrated by calculation to be non-erosive via permissible shear or velocity calculations that consider the particle size of the native soil comprising the channel. If topographic and/or development constraints make the design of a non-erosive natural channel infeasible, the use of armoring (such as with geotextiles) will be allowed.

4. As stated within the Consent Agreement in Exhibit F, item 3, in all phases of development the Developer agrees to provide water quality controls superior to those otherwise required by providing innovative controls listed in ECM Section 1.6.7 or others as approved by the Watershed Protection Department.

5. At the time an application for approval of a site plan or single family is submitted for development of any portion of the PUD, an Integrated Pest Management and Public Education plan shall be submitted to the Watershed Protection Department for review and approval. The plan shall comply with the guidelines in Section 1.6.9.2 (D) and (F) of the Environmental Criteria Manual.

6. Residential blocks shall not exceed 1200 feet in length unless such blocks are parallel to and adjacent to an arterial street, in which case they may not exceed 1500 feet in length. Commercial and industrial block lengths may not exceed 2000 feet in length.

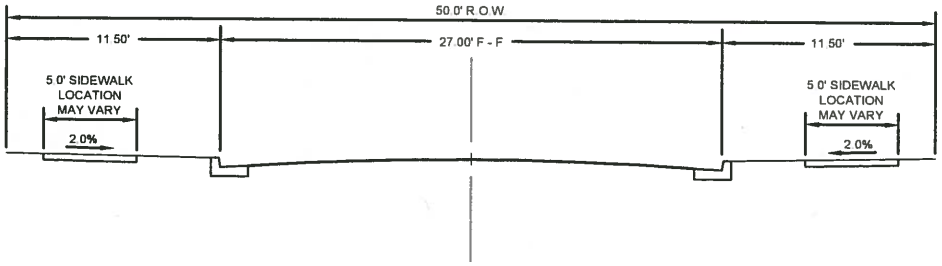
7. A residential block that is more than 900 feet in length must be transected by a sidewalk that is located not less than 300 feet from each block end. The sidewalk must be not less than six feet wide, comply with City standards, and be located within an easement or ROW, that is not less than 15 feet wide.

8. The Pilot Knob PUD shall integrate neighborhood collector and larger roadways to provide full (vehicular, bicycle, and pedestrian) connectivity with adjacent properties for future developments to align and connect with existing or proposed streets on adjoining properties unless the Land Use Commission determines that the Comprehensive Plan, topography, requirements of traffic circulation, or other considerations make it desirable to depart from the alignment or connection. Any full connections (as defined above) that would require crossings over intermediate and major waterways are not required, and do not need to go to the Land Use Commission for that determination; bicycle and pedestrian connections may be substituted. This does not apply to William Cannon Drive and Slaughter Lane.

9. The Pilot Knob project shall comply with the Complete Streets typical sections included in Exhibit T or alternative sections as approved by the City of Austin Transportation Department and Travis County for development prior to annexation by the City. All development following annexation shall comply with the street cross section requirements of the City of Austin.

10. Single-outlet streets may not exceed 700 feet unless a second outlet is topographically not feasible.

11. Single-outlet streets that exceed 700 feet shall incorporate a secondary outlet for bicycles and pedestrians unless such a connection is topographically not feasible.



50' R.O.W. - LOCAL

SCALE: 1" = 10'

NOTES:

1. INTERSECTIONS OF LOCAL STREETS TO INCLUDE 20' CURB RADII MINIMUM.
2. THESE SECTIONS DO NOT APPLY TO WILLIAM CANNON DRIVE OR SLAUGHTER LANE. THOSE TWO ROADWAYS WILL BE DETERMINED BY SEPARATE AGREEMENT AS PER THE PILOT KNOB MUD CREATION DOCUMENT.

PELOTON
LAND SOLUTIONS

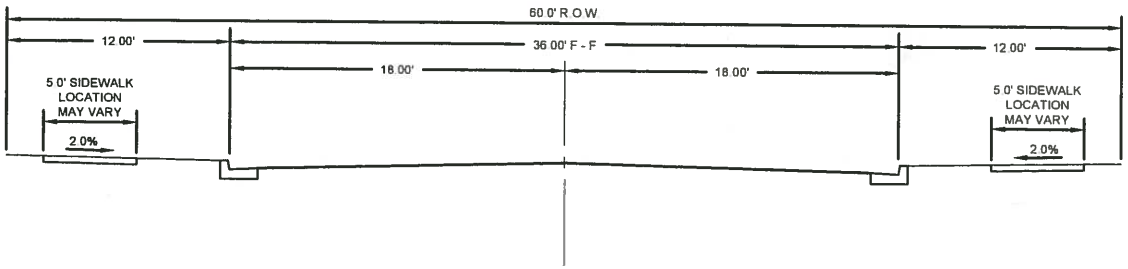
7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78746
512-831-7700, TX FIRM NO 12207

Brookfield
Residential

STREET SECTION T-1

PILOT KNOB
PLANNED UNIT DEVELOPMENT

L:\JOB\Brookfield - Easton\BRP13001-01 - Pilot Knob PUD\CAD\Exhibits\Street Sections Exhibit



60' R.O.W. - RESIDENTIAL / NEIGHBORHOOD COLLECTOR

SCALE: 1" = 10'

NOTES:

1. SECTION ALLOWS FOR DRIVEWAY CONNECTIONS AND ON-STREET PARKING OR 7' BIKE LANE (5' BIKE LANE TO FACE-OF-CURB WITH 2' STRIPED BUFFER).
2. THESE SECTIONS DO NOT APPLY TO WILLIAM CANNON DRIVE OR SLAUGHTER LANE. THOSE TWO ROADWAYS WILL BE DETERMINED BY SEPARATE AGREEMENT AS PER THE PILOT KNOB MUD CREATION DOCUMENT.

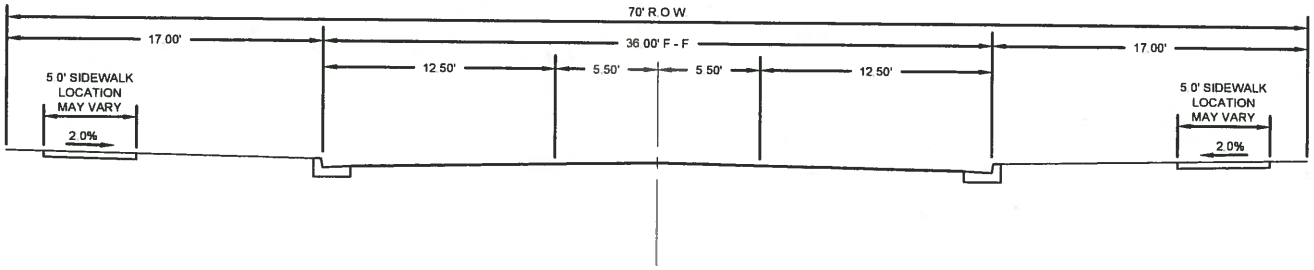
PELOTON
LAND SOLUTIONS
7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78746
512-831-7700, TX FIRM NO 12207

Brookfield
Residential

STREET SECTION T-2

PILOT KNOB PLANNED UNIT DEVELOPMENT

L:\JOB\Brookfield - Easton\BRP13001-01 - Pilot Knob PUD\CAD\Exhibits\Street Sections Exhibit



70' R.O.W. - NEIGHBORHOOD COLLECTOR

SCALE: 1" = 10'

NOTES:

1. SECTION ALLOWS FOR ON-STREET PARKING, BUT DOES NOT ALLOW FOR DRIVEWAY CONNECTIONS.
2. THESE SECTIONS DO NOT APPLY TO WILLIAM CANNON DRIVE OR SLAUGHTER LANE. THOSE TWO ROADWAYS WILL BE DETERMINED BY SEPARATE AGREEMENT AS PER THE PILOT KNOB MUD CREATION DOCUMENT.
3. PAVEMENT FACE-TO-FACE WIDTH MAY BE INCREASED TO INCLUDE ON-STREET PARKING OR BIKE LANE (5' BIKE LANE TO FACE-OF-CURB WITH 2' STRIPED BUFFER) WHERE APPROPRIATE.
4. 10' SHARED USE PATH MAY BE USED IN LIEU OF 5' SIDEWALK.

PELOTON
LAND SOLUTIONS

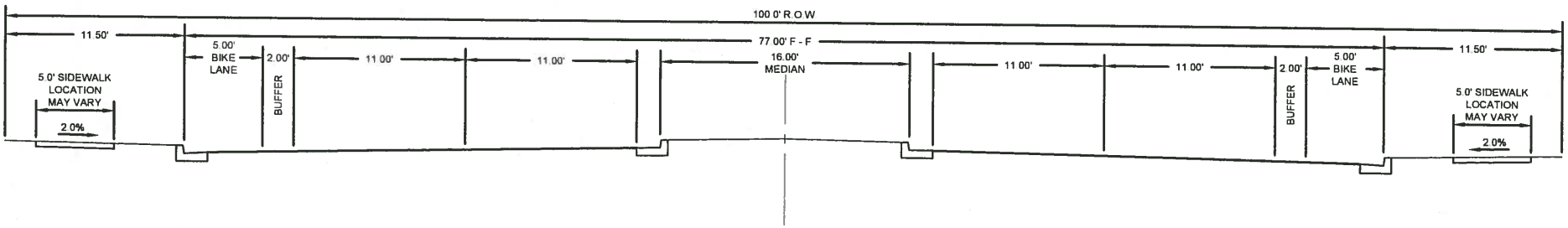
7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78746
512-831-7700, TX FIRM NO 12207

Brookfield
Residential

STREET SECTION T-3

PILOT KNOB
PLANNED UNIT DEVELOPMENT

L:\JOB\Brookfield - Easton\BRP13001-01 - Pilot Knob PUD\CAD\Exhibits\Street Sections Exhibit



100' R.O.W. - 4-LANE PRIMARY COLLECTOR (OPTION 1)

SCALE: 1" = 10'

NOTES:

1. PAVEMENT FACE-TO-FACE WIDTH MAY BE INCREASED TO INCLUDE ON-STREET PARKING OR BIKE LANE WHERE APPROPRIATE (5' BIKE LANE TO FACE-OF-CURB WITH 2' STRIPED BUFFER). RIGHT-OF-WAY MAY NEED TO BE INCREASED TO ACCOMMODATE CHANGE IN SECTION.

2. THESE SECTIONS DO NOT APPLY TO WILLIAM CANNON DRIVE OR SLAUGHTER LANE. THOSE TWO ROADWAYS WILL BE DETERMINED BY SEPARATE AGREEMENT AS PER THE PILOT KNOB MUD CREATION DOCUMENT.

PELOTON
LAND SOLUTIONS

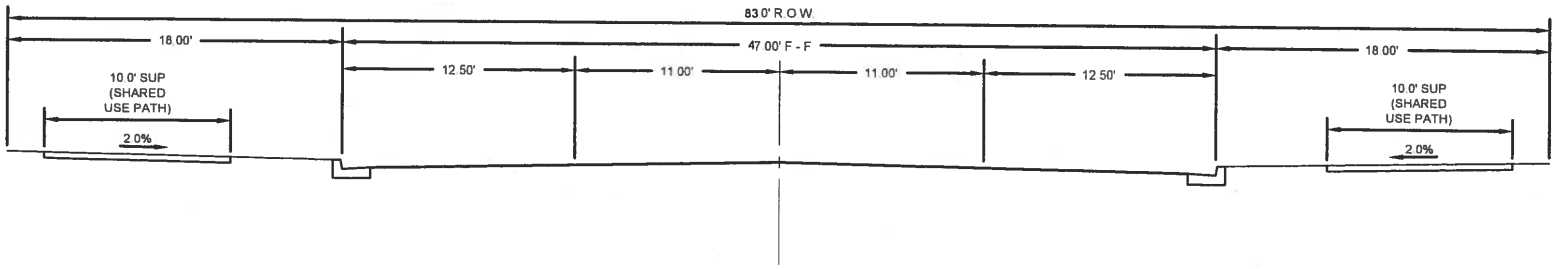
7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78746
512-831-7700, TX FIRM NO 12207

Brookfield
Residential

STREET SECTION T-4

PILOT KNOB
PLANNED UNIT DEVELOPMENT

L:\JOB\Brookfield - Easton\BRP13001-01 - Pilot Knob PUD\CAD\Exhibits\Street Sections Exhibit



83' R.O.W. - 4-LANE PRIMARY COLLECTOR (OPTION 2)

SCALE: 1" = 10'

NOTES:

1. PAVEMENT FACE-TO-FACE WIDTH MAY BE INCREASED TO INCLUDE ON-STREET PARKING OR BIKE LANE (5' BIKE LANE TO FACE-OF-CURB WITH 2' STRIPED BUFFER) WHERE APPROPRIATE. IF BIKE LANE ADDED TO FACE-TO-FACE DIMENSION, A 5' SIDEWALK MAY BE USED IN LIEU OF THE SUP ON SIDE WHERE BIKE LANE IS ADDED. RIGHT-OF-WAY MAY NEED TO BE ADJUSTED TO ACCOMMODATE CHANGE IN SECTION.

2. THESE SECTIONS DO NOT APPLY TO WILLIAM CANNON DRIVE OR SLAUGHTER LANE. THOSE TWO ROADWAYS WILL BE DETERMINED BY SEPARATE AGREEMENT AS PER THE PILOT KNOB MUD CREATION DOCUMENT.

PELOTON
LAND SOLUTIONS

7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78746
512-831-7700, TX FIRM NO 12207

Brookfield
Residential

STREET SECTION T-5

PILOT KNOB
PLANNED UNIT DEVELOPMENT

L:\JOB\Brookfield - Easton\BRP13001-01 - Pilot Knob PUD\CAD\Exhibits\Street Sections Exhibit

ENVIRONMENTAL BOARD MOTION 20150819 008c

Date: August 19, 2015

Subject: Pilot Knob Planned Unit Development C814-2012-0152

Motion By: Hank Smith **Second By:** Mary Ann Neely

RATIONALE:

Whereas, the proposed PUD is environmentally superior to development that could otherwise be built under regulations.

Therefore, the Environmental Commission recommends approval of the request for creation of the Pilot Knob PUD.

VOTE 1-10-0-0-0

Recuse: Grayum

For: Perales, Thompson, Gooch, Neely, Moya, Maceo, Maxwell, B. Smith, Creel, H. Smith,

Against: None

Abstain: None

Absent: None

Approved By:

Mary Gay Maxwell, Environmental Board Chair

ATTACHMENT A

ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

MEETING DATE REQUESTED:	August 19, 2015
NAME & NUMBER OF PROJECT:	Pilot Knob Planned Unit Development C814-2012-0152
OWNER:	Carma Easton, Inc. (Logan Kimble)
AGENT:	Armbrust & Brown, L.L.P. (Lynn Ann Carley)
LOCATION:	East William Cannon Drive
PROJECT FILING DATE:	December 5, 2012
DSD/ENVIRONMENTAL STAFF:	Jim Dymkowski, 974-2707 james.dymkowski@austintexas.gov
PZD/CASE MANAGER:	Wendy Rhoades, 974-7719 wendy.rhoades@austintexas.gov
WATERSHED:	Cottonmouth Creek, North Fork Dry Creek, and South Fork Dry Creek Watersheds (Suburban) Desired Development Zone
ORDINANCE:	Watershed Protection Ordinance (current Code)
REQUEST:	Review and consider for recommendation the environmental aspects of the proposed Planned Unit Development (PUD), including code modifications and environmental superiority.
STAFF RECOMMENDATIONS:	Recommend for approval.
REASONS FOR RECOMMENDATION:	The proposed PUD is environmentally superior to development that could otherwise be built under current applicable regulations.

ATTACHMENT A

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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August 12, 2015

Jim Dymkowski
City of Austin
Planning and Development Review Department
505 Barton Springs Road, 4th Floor
Austin, Texas 78701

RE: Pilot Knob PUD – Environmental Variances (C814-2012-0152)

Dear Mr. Dymkowski:

The Pilot Knob PUD is an approximately 2216.64 acre project located near McKinney Falls Parkway, William Cannon Drive, and Hwy 183, as shown in the attached aerial exhibit. In 2012, five municipal utility districts (MUDs) were approved for the project to bring water and wastewater services to the project and this part of the City. As part of the consent for those MUDs, it was agreed that a Planning Unit Development (PUD) would be processed. In order to obtain City Council approval of the MUDs, superiority for the project was provided through the requirements in the MUD consent agreement.

Due to the size and complexity of this 2216.64 acre project, some environmental code variances have been requested. A brief summary of the project, environmental superiority elements, and code variances requested is attached. The code modifications are described in detail in the attached code variance table. In addition, attached is a PUD superiority table that outlines how the PUD is superior to what standard code would allow. Please feel free to contact me with any questions or comments.

Sincerely,

Lynn Ann Carley

Lynn Ann Carley, P.E.
Senior Land Development Consultant

cc: Logan Kimble
Peggy Carrasquillo
Richard T. Suttle, Jr.

PILOT KNOB PUD SUMMARY, ENVIRONMENTAL SUPERIORITY, AND VARIANCES

Below is a bullet point list of the project, including the environmental superiority elements and requested code variances.

PROJECT SUMMARY

1. In 2012, five Pilot Knob MUDs were approved (the "Project").

2. The Pilot Knob PUD includes 2216.64 acres and is located in southeast Austin in the vicinity of William Cannon Drive, McKinney Falls Parkway and Hwy 183.

3. As part of the MUD consent agreement, the Pilot Knob Project agreed to implement various City recommendations, prior to their codification within the City's code. These included the preservation of creek buffers for waterways with a drainage area of 64 to 320 acres, the incorporation of green water quality controls, and a tree care plan, prepared by a certified arborist to be provided for construction-related impacts within the critical root zone of all trees which are required to be preserved.

   Although these items are no longer considered environmentally superior, since they have since been incorporated into the City's code, they were considered environmentally superior in 2012 when they were agreed to. In addition, this set a positive precedent for this language being incorporated into the City's code and it paved the way for inclusion in other projects City wide. These superiority elements are described in more detail in items #1, 2, and 3 below.

ENVIRONMENTAL SUPERIORITY

1. The Pilot Knob PUD is restoring riparian vegetation for all intermediate and major waterways in the CWQZ.

2. Pilot Knob PUD will provide approximately double the amount of required parkland. Parkland requirements will be based on ten acres per 1,000 residents, instead of current Code, which is based on a requirement of five acres per 1,000 residents. In addition, a minimum of 100 acres of parkland will be provided, even if the residential density does not require that amount.

3. The amount of total open space required is 226.75 acres, based on the assumed land uses. The project will provide 300 acres of open space, as described in the MUD consent agreement. Of the 400 acres of parkland plus open space, 185.4 acres are in the floodplain, 20 acres are CEF buffers, and there are zero acres that are additional CWQZ outside of the floodplain.

4. All waterways with a 64 acre drainage area will be either protected or mitigated per the MUD Consent Agreement. This equates to approximately 39,555 linear feet of buffered headwaters. In some instances, the Project will provide a minimum 50 foot setback for unclassified waterways with a drainage area of 32 acres.

5. The Project will use green water quality controls for permanent water quality faciliites, as described in Environmental Criteria Manual (ECM) Section 1.6.7, to treat 100% of the water quality volume required by code. Per ECM Section 1.6.7, green water quality controls may include, but not be limited to biofiltration ponds, rain gardens, and other non-required vegetation.

6. A tree care plan, prepared by a certified arborist, shall be provided for construction-related impacts within the critical root zone of all trees which are required to be preserved.

7. Upon reclaimed water being brought to undeveloped areas of the Project, reclaimed water shall be used for irrigation in open space areas where such use is economically feasible, subject to any applicable water use restrictions imposed by the City. However, no reclaimed water will be used in the floodplain or CWQZ.

8. An integrated pest management plan will be developed for commercial, residential, and open space areas, and residential property owners will be educated regarding integrated pest management and "Grow Green Earth-Wise" requirements. Copies of the IPM plan will be provided to single family homeowners and all other commercial property owners.

ENVIRONMENTAL VARIANCES

1. Cut/fill – The Director of Watershed Protection may administratively grant a variance for up to 15 feet, instead of up to eight feet. These potential locations are shown on Exhibit O. However, the application must meet the administrative findings.

2. Critical Water Quality Zone (CWQZ) – A minor waterway is defined as having a contributing drainage area of 64 to 320 acres and the CWQZ is established 50 feet on either side of its centerline.

3. Hard Surfaced Trails in the CWQZ – Hard surfaced trails in the CWQZ are allowed to run parallel to the creek closer than otherwise allowed, if they are to provide below-grade crossings under major arterial roadways, as long as the length of trail within the otherwise restricted area is limited to that necessary based on functionality, accessibility standards, or making a transition between within and outside the restricted zone and is placed outside the erosion hazard zone.

4. Floodplain Modifications – In order to adhere to PUD requirements for ecological restoration and/or enhancement of creek corridors, floodplain modifications are allowed. The ecological restoration or enhancement of creek corridors that result in floodplain modifications shall be as follows:

   - The condition of all CWQZ for intermediate and major waterways shall be assessed using the Zone 2 functional assessment methodology described in Appendix X of the Environmental Criterial Manual. (Zone 2 is the area from the edge of the active channel to the edge of the CWQZ.)
   - All CWQZs found to be in "Poor (1)" or "Fair (2)" conditon shall be restored to "Good (3)" or "Excellent (4)" condition; CWQZs found to be in "Good (3)" or

"Excellent (4)" condition shall not be disturbed except as otherwise allowed by code and this PUD ordinance.

- The applicant shall prepare a Riparian Restoration Plan demonstrating that all parameters of the Appendix X "Scoring: Zone 2 - Critical Water Quality Zone" table shall be raised to "Good (3)" or "Excellent (4)" condition.
- The Zone 2 functional assessment of existing conditions and the Riparian Restoration Plan shall be submitted, reviewed, and approved with each residential subdivision or commercial site plan that includes the CWQZ for intermediate and major waterways.

5. CWQZ Street Crossings – Variances for three CWQZ street crossings are requested, to provide for connectivity for the 2216.64 acre Project. These locations provide the least impact possible.

6. Impervious Cover – The overall impervious cover for the entire Project is 65 percent, which is consistent with what current code allows. However, impervious cover is clustered in a corridors and centers plan, with maximum impervious cover being placed along William Cannon and Slaughter Lane, and in the Town Center and Employment Center districts to correlate to the Imagine Austin plan. See attached table for a comparison of the allowable impervious cover between the Comprehensive Watershed Ordinance, current code, and the PUD proposal.

7. Heritage Trees – Heritage trees may be removed with administrative approval if it pertains to the construction of either William Cannon Drive or Slaughter Lane. Because the end points of these arterials are already defined, the alignment of these roadways is constrained. Areas of potential impact are shown in Exhibit Q: Potential Protected and Heritage Tree Impact Areas.

CODE VARIANCE TABLE
PILOT KNOB PLANNED UNIT DEVELOPMENT

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
25-8-42 and 30-5-42 ADMINISTRATIVE VARIANCES	(B)(7) The director of the Watershed Protection Department may grant a variance from a requirement of Section 25-8-341 (*Cut Requirements*) or Section 25-8-342 *(Fill Requirements*), for a cut or fill of not more than eight feet in the desired development zone.	Sections 25-8-42(B)(7) and 30-5-42(B)(7) are modified to allow the director of the Watershed Protection Department to grant a variance from a requirement of Section 25-8-341 (*Cut Requirements*) or Section 25-8-342 (*Fill Requirements*), for a cut or fill of not more than 15 feet in the desired development zone, as shown in the attached Exhibit O: Cut/Fill Exhibit. The application must meet the requirement of findings, as required in Section 25-8-42 and 30-5-42.
25-8-64 and 30-5-64 IMPERVIOUS COVER ASSUMPTIONS	(B)(5) for each lot not more than 10,000 square feet in size, 2,500 square feet of impervious cover is assumed.	Sections 25-8-64(B)(5) and 30-5-64(B)(5) are modified as follows: For lots smaller than 3,300 sf, impervious cover is assumed at 75% for each lot.
25-8-92 and 30-5-92 CRITICAL WATER QUALITY ZONES ESTABLISHED.	(B) In the suburban watersheds, a critical water quality zone is established along each waterway classified under Section 25-8-91 (*Waterway Classifications*).	
	(1) for a minor waterway, the boundaries of the critical water quality zone are located 100 feet from the centerline of the waterway;	In accordance with the Consent Agreement, Sections 25-8-92(B)(1) and 30-5-92(B)(1) are modified such that for a minor waterway, the boundaries of the critical water quality zone are located 50 feet from the centerline of the waterway.
	(4) The critical water quality zone boundaries may be reduced to not less than 50 feet from the centerline of a minor waterway, 100 feet from the centerline of an intermediate waterway, and 150 feet from the centerline of a major waterway if the overall surface area of the critical water quality zone is the same or greater than the surface area that would be provided without the reduction, as prescribed in the Environmental Criteria Manual.	Section 25-8-92(B)(4) and 30-5-92(B)(4) are modified such that for a minor waterway, the minor waterway may be reduced and replaced on a one to one basis using one of the methods listed below: a) Providing a 50 foot setback from the centerline of waterways having a contributing drainage area of less than 64 acres, as long as it is an extension of a CWQZ for a minor waterway, and/or
		b) Increasing the buffer width established by the 50' centerline setback (total width of 100 feet centered on the waterway) to an average width of 200' for waterways having a contributing drainage area of less than 320 acres. The added buffer width does not need to be centered on the waterway centerline.
		c) If the mitigation area is an intermediate or major waterway, then it must be restored to "Good" or "Excellent" condition, as specified in the code modification to Section 25-8-261(G) and 30-5-261(G).
		c) Additional mitigation methodologies may be presented to and reviewed for approval by the Watershed Protection Department, which may include but not be limited to such factors as the preservation of otherwise unprotected riparian zones or other features having superior environmental value.
		d) Buffer zones shall be tracked utilizing Exhibit J: Buffer Zone Transfer figure and Exhibit K: Setback/Waterway Buffer Zone Transferring and Receiving Restrictive Covenant. Modifications to Exhibit K may be made, if agreed upon by the Director of Watershed Protection and the Applicant, without requiring a PUD amendment.
25-8-231 and 30-5-231 WATER QUALITY CONTROL MAINTENANCE AND INSPECTION.	(G) Until the City accepts a residential pond for maintenance, the record owner(s) of the residential pond and the residential development served shall maintain the residential pond in accordance with the ECM standards. (H) The City shall be responsible for maintenance of a residential pond only after the residential pond has been accepted for maintenance by the city. The city will accept a residential pond upon determining that it meets the requirements of the Environmental Criteria Manual and, if applicable, Section 25-8-234 (*Fiscal Security In The Barton Springs Zone*).	Sections 25-8-231 and 30-5-231 (*Water Quality Control Maintenance and Inspection*) are modified to provide that a water quality control facility located in an open space or right-of-way land use area, prior to full purpose annexation of the area, will be financed, operated and maintained by the Property Owner or Developer or District(s). The Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Facilities shown in Exhibit I shall be used for each development application, where applicable. Modifications to this agreement may be made, if agreed upon by the City and the Applicant, without requiring a PUD amendment. Upon full purpose annexation by the City, the City will accept and maintain all detention basins on the Property.
25-8-261(B)(3) and 30-5-261(B)(3) CRITICAL WATER QUALITY ZONE DEVELOPMENT.	In all watersheds, development is prohibited in a critical water quality zone except as provided in this Division. Development allowed in the critical water quality zone under this Division shall be revegetated and restored within the limits of construction as prescribed by the Environmental Criteria Manual.	Sections 25-8-261 and 30-5-261 (Critical Water Quality Zone Development) are modified as follows:

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
	(B)(3)(e) A hard surfaced trail that does not cross the critical water quality zone may be located within the critical water quality zone only if: located not less than 50 feet from the centerline of a minor waterway, 100 feet from the centerline of an intermediate waterway, and 150 feet from the centerline of a major waterway if within a watershed other than an urban watershed and not crossing the Critical Water Quality Zone.	(B)(3)(e) is modified to allow a hard surfaced trail to run parallel to the creek closer than otherwise allowed by this section to provide below-grade crossings under major arterial roadways, as long as the length of trail within the otherwise restricted area is limited to that necessary based on functionality, accessibility standards, or making a transition between within and outside the restricted zone and is placed outside the erosion hazard zone. If it is not feasible to place the trail outside of the erosion hazard zone, then the creek bank may be armored to the extent necessary to protect the trail from erosion damage.
25-8-261(G) and 30-5-261(G) CRITICAL WATER QUALITY ZONE DEVELOPMENT.	(G) Floodplain modifications are prohibited in the critical water quality zone unless: (1) the floodplain modifications proposed are necessary to protect the public health and safety; (2) the floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a functional assessment of floodplain health as prescribed by the Environmental Criteria Manual, or (3) the floodplain modifications proposed are necessary for development allowed in the critical water quality zone under Section 25-8-261 (Critical Water Quality Zone Development) or 25-8-262 (Critical Water Quality Zone Street Crossings).	G)(2) is clarified such that ecological restoration or enhancement of creek corridors as required in the PUD that result in floodplain modifications shall be as follows: • The condition of all CWQZ for intermediate and major waterways shall be assessed using the Zone 2 functional assessment methodology described in Appendix X of the Environmental Criterial Manual. (Zone 2 is the area from the edge of the active channel to the edge of the CWQZ.) • All CWQZs found to be in "Poor (1)" or "Fair (2)" conditon shall be restored to "Good (3)" or "Excellent (4)" condition; CWQZs found to be in "Good (3)" or "Excellent (4)" condition shall not be disturbed except as otherwise allowed by code and this PUD ordinance. • The applicant shall prepare a Riparian Restoration Plan demonstrating that all parameters of the Appendix X "Scoring: Zone 2 - Critical Water Quality Zone" table shall be raised to "Good (3)" or "Excellent (4)" condition. • The Zone 2 functional assessment of existing conditions and the Riparian Restoration Plan shall be submitted, reviewed, and approved with each residential subdivision or commercial site plan that includes the CWQZ for intermediate and major waterways.
25-8-262 and 30-5-262 CRITICAL WATER QUALITY ZONE STREET CROSSINGS.	(A) In an urban watershed, an arterial, collector, or residential street may cross a critical water quality zone of any waterway. (B)This subsection applies in a watershed other than an urban watershed. (1) A major waterway critical water quality zone may be crossed by an arterial street identified in the Transportation Plan. (2) An intermediate waterway critical water quality zone may be crossed by an arterial or collector street, except: (a) a collector street crossing must be at least 2,500 feet from a collector or arterial street crossing on the same waterway; or (b) in a water supply suburban or water supply rural watershed, or the Barton Springs Zone, a collector street crossing must be at least one mile from a collector or arterial street crossing on the same waterway.	Sections 25-8-262 and 30-5-262 (*Critical Water Quality Zone Street Crossings*) are modified as follows: • The existing crossing of Cottonmouth Creek by Colton Bluff Springs Road may be modified, realigned, shifted or replaced without triggering restrictions under section (B)(1). • With the realignment of FM 1625, section (B)(2)(a) is modified to allow the intermediate waterway portion of North Fork Dry Creek to be crossed by one collector street or larger classification roadway at a minimum spacing of 1,000 feet. • Section (B)(3)(a) and (B)(4) are modified such that roadways, including locals and residentials, may cross a minor critical water quality zone at a minimum spacing of 900 feet. • These locations are shown on Exhibit L: Proposed Waterway Crossings. They may be modified administratively and additional crossings may be approved by the director.
	(3) A minor waterway critical water quality zone may be crossed by an arterial and collector streets, except: (a) a collector street crossing must be at least 1,000 feet from a collector or arterial street crossing on the same waterway; or (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. (4) A minor waterway critical water quality zone may be crossed by a residential or commercial street if necessary to provide access to property that cannot otherwise be safely accessed. (C) In all watersheds, multi-use trails may cross a critical water quality zone of any waterway. (D) Notwithstanding subsections (A) and (B) and except in the Barton Springs Zone, a street or driveway may cross the critical water quality zone	

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
	if the street or driveway is located in a center or corridor as identified on the growth concept map of the Imagine Austin Comprehensive Plan, as adopted by Ordinance No. 20120614-058, and if the proposed crossing:	
	(1) is necessary to facilitate the development or redevelopment of a designated corridor or center as recommended in the Imagine Austin Comprehensive Plan, Chapter 4 (Shaping Austin: Building the Complete Community), growth concept map and related definitions; and (2) maintains the quality and quantity of recharge if located in a center or corridor designated as a sensitive environmental area in the Edwards Aquifer recharge zone, Edwards Aquifer contributing zone, or the South Edwards Aquifer recharge zone, as determined by the director of the Watershed Protection Department.	
25-8-282 and 30-5-282 WETLAND PROTECTION	(A) Wetlands must be protected in all watersheds except in the bounded by Interstate 35, Riverside Drive, Barton Springs Road, Lamar Boulevard, and 15th Street. (B) Protection methods for wetlands include: (1) appropriate setbacks that preserve the wetlands or wetland functions; (2) wetland mitigation, including wetland replacement; (3) wetland restoration or enhancement; or (4) use of a wetlands for water quality controls. (C) The director of the Watershed Protection Department may approve: (1) the removal and replacement of a wetland; or (2) the elimination of setbacks from a wetland that is proposed to be used as a water quality control.	Sections 25-8-282 and 30-5-282 (*Wetland Protection*) are modified to add that wetland provision and mitigation are tracked using Exhibit M: Wetland Transfers and Exhibit N: Wetland Transferring and Receiving Restrictive Covenant, so that mitigation for a removed wetland may occur in a current phase of development in order to provide mitigation for removal in a future phase of development.
25-8-392 and 30-5-392 UPLANDS ZONE.		Sections 25-8-392 and 30-5-392 (*Uplands Zone*) are modified to allow 65 percent impervious cover ("Total PUD Impervious Cover") based on gross site area of the Property. Based on a gross site area of 2216.64 acres, the PUD is allowed a total impervious cover of 1440.86 acres. The maximum allowable impervious cover for each individual site within the Property is based on Exhibit P: Impervious Cover Map.
25-8-642 ADMINISTRATIVE VARIANCE.		Section 25-8-642 (*Administrative Variance*) is modified as follows:
		1. Removal of a heritage tree may be reviewed and granted administratively if required for the construction of either William Cannon Drive or Slaughter Lane. Areas of potential impact are shown in Exhibit Q: Potential Protected and Heritage Tree Impact Areas.
		2. Relocation of a heritage tree is not considered removal.

MEMORANDUM

TO: Mary Gay Maxwell, Chair, and Members of the Environmental Commission

FROM: Jim Dymkowski, Environmental Review Specialist Senior
Development Services Department

DATE: August 19, 2015

SUBJECT: Pilot Knob Planned Unit Development – C814-2012-0152

This summary is being provided to the Environmental Commission as a supplement to the overall Planning and Zoning Department recommendations for the Pilot Knob Planned Unit Development (PUD). This memo provides an overview of the property's environmental features, the requested modifications to environmental code requirements, and the elements of the project that provide environmental superiority. Staff recommends approval of the environmental elements of the proposed Planned Unit Development based on our finding that the proposed development is environmentally superior to what could be built without the PUD.

Description of Property

The Pilot Knob PUD consists of multiple tracts totaling 2,217 acres. It is located in southeast Austin in the vicinity of William Cannon Drive, McKinney Falls Parkway, Highway 183, and FM 1625 (see Attachment A – Location Map). The PUD area is comprised of five municipal utility districts (MUDs), which were approved by the City Council in 2012. As part of the MUD Consent Agreements, the developer agreed to annex the property into the City's limited purpose zoning jurisdiction and prepare a PUD for the project.

The Pilot Knob PUD is located in the Cottonmouth Creek, North Fork Dry Creek, and South Fork Dry Creek Watersheds. These watersheds are classified as Suburban and fall within the Desired Development Zone. The PUD is not within the Edwards Aquifer recharge or contributing zones. The property contains numerous unclassified, minor, and intermediate waterways.[1] The waterways include Cottonmouth Creek on the west side of the PUD, flowing south to north; the headwaters of North Fork Dry Creek in the northeast, flowing southwest to northeast; and the headwaters of South Fork Dry Creek in the southeast, flowing west to east (see Attachment B – Environmental Features Map).

[1] Per LDC Section 25-8-91, a minor waterway has a drainage area of 64 to 320 acres, and an intermediate waterway has a drainage area of 320 to 640 acres. Waterways with a drainage area smaller than 64 acres are unclassified.

Existing Topography/Soil Characteristics/Vegetation
The PUD site is currently undeveloped and has historically been used for agriculture. The site primarily consists of cropland used for hay production, native rangeland, and abandoned cropland with wooded corridors along fencerows. The topography is gently rolling, with elevations ranging from 530 to 676 feet above mean sea level. Slopes range between 0 and 15 percent on approximately 99.7 percent of the property (2,211 acres). There are approximately 5.5 acres of slopes between 15 and 25 percent, 0.4 acres of slopes between 25 and 35 percent, and 0.02 acres of slopes greater than 35 percent. The property has predominately clayey soils.

The majority of the site consists of upland range vegetation, including Japanese brome, King Ranch bluestem, silver bluestem, horsemint, giant ragweed, sumpweed, goldenrod, Texas wintergrass, and Johnson grass. Upland woody vegetation includes hackberry, Ashe juniper, mesquite, mustang grape, eastern red cedar, and gum bumelia. Bottomland woody vegetation includes cottonwood, chinaberry, black willow, hackberry, boxelder, and giant ragweed.

Critical Environmental Features/Endangered Species Habitat
An Environmental Assessment (EA) was prepared for the project site by Jacobs Engineering in October 2012. The EA identified 15 critical environmental features (CEFs) within the PUD site, including 10 ponds and five herbaceous wetlands. The PUD will comply with the current code requirement to provide a 150-foot buffer zone around all CEFs, unless modified or mitigated pursuant to LDC Section 25-8-282, Wetland Protection.

The EA also evaluated the property for suitable habitat for state and federally listed endangered, threatened, or candidate species. Neither the listed species nor their critical habitat was observed on site during the field reconnaissance process.

Water/Wastewater
Water and wastewater service will be provided by the City of Austin, pursuant to the MUD Consent Agreements. According to the 2012 EA, the Texas Water Development Board Water Information Integration and Dissemination database reported four water wells within the property (two domestic and two unused). A fire hydrant and a plugged water well were observed north of Colton Bluff Springs Road on the western edge of Cottonmouth Creek. No other water wells, borings, or excavations were identified in the EA.

Description of Project

The proposed project contains approximately 2,217 acres of mixed use development, including the following:

- ~1,400 acres of mixed residential development (mix of detached and attached single-family residential, multifamily residential, neighborhood commercial, and civic uses);
- ~200 acres of town center development (mix of commercial, civic, multifamily and attached single-family residential, and hotel uses);
- ~90 acres of employment center development (mix of employment, civic, single-family and multifamily residential, light industrial, and hotel uses);

- ~400 acres of parks and open space (greenways, trails, and parks, with civic and limited commercial uses permitted);
- A fire station;
- An intermodal transit station; and
- Two schools.

Requested Environmental Code Modifications

The proposed PUD includes numerous modifications to current code requirements. The following summarizes key modifications to environmental requirements; please see the applicant's Exhibit B-2 – Code Variance Table for additional details.

- 25-8-42(B)(7), Administrative Variance – The Director of the Watershed Protection Department may grant a variance for up to 15 feet of cut or fill, instead of up to eight feet as allowed by code. The administrative variance can only be granted in the areas shown in the applicant's Exhibit O – Cut/Fill Exhibit, and the request must meet the findings of fact for Land Use Commission Variances.
- 25-8-64(B), Impervious Cover Assumptions – For lots smaller than 3,300 square feet, impervious cover is assumed to be 75 percent of the lot size. The code requirement is to assume 2,500 square feet of impervious cover for all lots smaller than 10,000 square feet.
- 25-8-92(B)(1), Critical Water Quality Zones Established – For a minor waterway, the boundaries of the critical water quality zone (CWQZ) are located 50 feet from the centerline of the waterway, instead of 100 feet as required by code.[2]
- 25-8-92(B)(4), Critical Water Quality Zones Established – The CWQZ for a minor waterway may be reduced or eliminated if it is replaced on a one to one area basis. Acceptable methods for replacement include: providing a 50-foot CWQZ from the centerline of a waterway draining less than 64 acres; increasing the CWQZ from 50 feet to up to 100 feet for a minor waterway; or an alternative mitigation methodology approved by the Watershed Protection Department. If the replacement CWQZ area is adjacent to an intermediate or major waterway, it shall be restored to "Good" or "Excellent" condition as specified in the code modification to Section 25-8-261(G).
- 25-8-261(B)(3), Critical Water Quality Zone Development – A hard surfaced trail may be located closer to the creek centerline than otherwise allowed by this section if necessary to provide below-grade crossings under major arterial roadways. The length of trail within the otherwise restricted area is limited to that necessary based on functionality, accessibility standards, or making a transition between within and outside the restricted zone, and the trail must be located outside of the erosion hazard zone if feasible.
- 25-8-261(G)(2), Critical Water Quality Zone Development – Floodplain modifications for ecological restoration or enhancement of creek corridors as required by the PUD shall meet the following criteria:

[2] Please see the below section on environmental superiority for additional information about the proposed CWQZ width.

- The condition of all CWQZs for intermediate and major waterways shall be assessed using the Zone 2 functional assessment methodology described in Appendix X of the Environmental Criterial Manual. (Zone 2 is the area from the edge of the active channel to the edge of the CWQZ.)
- All CWQZs found to be in "Poor (1)" or "Fair (2)" condition shall be restored to "Good (3)" or "Excellent (4)" condition; CWQZs found to be in "Good (3)" or "Excellent (4)" condition shall not be disturbed except as otherwise allowed by code and this PUD ordinance.
- The applicant shall prepare a Riparian Restoration Plan demonstrating that all parameters of the Appendix X "Scoring: Zone 2 - Critical Water Quality Zone" table shall be raised to "Good (3)" or "Excellent (4)" condition.
- The Zone 2 functional assessment of existing conditions and the Riparian Restoration Plan shall be submitted, reviewed, and approved with each residential subdivision or commercial site plan that includes the CWQZ for intermediate and major waterways.

Floodplain modifications for any development other than PUD-required restoration shall comply with current code.

- 25-8-262, Critical Water Quality Zone Street Crossings – This section is modified as follows:
  - The existing crossing of Cottonmouth Creek by Colton Bluff Springs Road may be modified, realigned, shifted or replaced without triggering restrictions under section (B)(1);
  - The intermediate waterway portion of North Fork Dry Creek may be crossed by one collector street or larger classification roadway at a minimum spacing of 1,000 feet; and
  - Roadways may cross a minor waterway at a minimum spacing of 900 feet.
- 25-8-282, Wetland Protection – Wetland mitigation shall be tracked so that mitigation may occur in advance; e.g., mitigation performed during a current phase of development may offset wetland removal in a future phase of development.
- 25-8-392, Uplands Zone – The impervious cover limits are modified to be based on location within the PUD, rather than land use (single-family residential, commercial, etc.) The location-based limits, which range from five to 95 percent, result in an average of 65 percent impervious cover across the entire PUD.

  The following table compares the proposed impervious cover to the maximum impervious cover allowed by the code in effect when the MUDs were approved (the Comprehensive Watershed Ordinance, or CWO) and by the current code (the Watershed Protection Ordinance, or WPO):

Maximum Impervious Cover based on Proposed Land Uses

Maximum Impervious Cover	CWO	WPO	Proposed PUD
Total Acres	~1,238 acres	~1,423 acres	1,441 acres total
Average Percent Across PUD	56%	64%	65%

- 25-8-642, Administration Variance – Removal of a heritage tree may be reviewed and approved administratively if removal is required for the construction of either William Cannon Drive or Slaughter Lane. Relocation of a heritage tree is not considered removal.

Proposed Environmental Superiority Elements

As mentioned above, the Pilot Knob PUD is comprised of five MUDs. When the MUDs were approved in 2012, the City and developer agreed that the project would achieve environmental superiority by meeting specific standards. For example, the developer agreed to implement various City recommendations, like protecting headwater buffers, prior to their codification in the WPO in 2013. Since the City and developer agreed to superiority standards in the MUD Consent Agreement, the baseline for evaluating the PUD's environmental superiority is the code that applied to the property in 2012: the CWO regulations for the City's extraterritorial jurisdiction (ETJ).

The project is proposing to provide the following environmental superiority elements (please see the applicant's Exhibit B-1– Superiority Table for additional details):

1. The PUD will provide approximately double the amount of required parkland. Parkland requirements will be based on ten acres per 1,000 residents, instead of the current code requirement of five acres per 1,000 residents. In addition, a minimum of 100 acres of parkland will be provided, even if the residential density does not require that amount.
2. The PUD will provide 300 acres of open space, which is 32 percent higher than the 227 acres required based on the assumed land uses.
3. The PUD will exceed the minimum landscaping requirements of the code by providing a tree care plan, prepared by a certified arborist, for construction-related impacts within the critical root zone of all trees which are required to be preserved. All trees planted to meet landscape requirements will be selected from Appendix F of the Environmental Criteria Manual. The project will also utilize Central Texas seed stock and provide adequate soil volume.
4. Upon reclaimed water being brought to undeveloped areas of the project, reclaimed water shall be used for irrigation in open space areas where such use is economically feasible, subject to any applicable water use restrictions imposed by the City. No reclaimed water will be used in the floodplain or CWQZ.
5. The project will use green water quality controls, as described in Environmental Criteria Manual (ECM) Section 1.6.7, to treat 100% of the water quality volume required by

code. Per ECM Section 1.6.7, green water quality controls may include, but are not limited to, biofiltration ponds, rain gardens, and other non-required vegetation.

6. Waterways with a drainage area of 64 to 320 acres will be either protected with a 50-foot CWQZ or mitigated pursuant to the MUD Consent Agreement. This equates to approximately 39,555 linear feet of buffered headwater streams, and approximately 88 acres of CWQZ. (The CWO did not protect waterways with a drainage area smaller than 320 acres in the Suburban watersheds. However, waterways with a drainage area of 64 to 320 acres are protected with a 100-foot CWQZ under current code.)
7. The project will restore riparian vegetation in the CWQZ for all intermediate and major waterways within the PUD.
8. An integrated pest management plan will be developed for commercial, residential, and open space areas, and residential property owners will be educated regarding integrated pest management and "Grow Green" requirements. Copies of the IPM plan will be provided to single family homeowners and all other commercial property owners.

Recommendations

Staff recommends approval of the proposed Planned Unit Development based on our finding that the proposed development is environmentally superior to what could be built without the PUD, as required by City code. For example:

- The project will improve riparian habitat by restoring degraded CWQZs for all intermediate and major waterways.
- The project will use green water quality controls to treat 100 percent of the required water quality volume. Green water quality controls provide greater overall pollutant removal than the minimum requirement for sedimentation/filtration systems. They can also provide additional benefits, such as infiltration and potable water conservation.
- The project will provide double the amount of parkland and 32 percent more open space than required by code. The additional parkland and open space is located outside of environmentally sensitive areas that are required to be protected, such as CWQZs and CEF buffers.
- The project will exceed the minimum landscaping requirements by providing a tree care plan, selecting trees from Appendix F of the ECM, utilizing Central Texas seed stock, and providing adequate soil volume for planted trees.
- The project agreed to provide a CWQZ for creeks with a drainage area from 64 to 320 acres, prior to the adoption of the WPO.

Environmental Reviewer: Jim Dymkowski

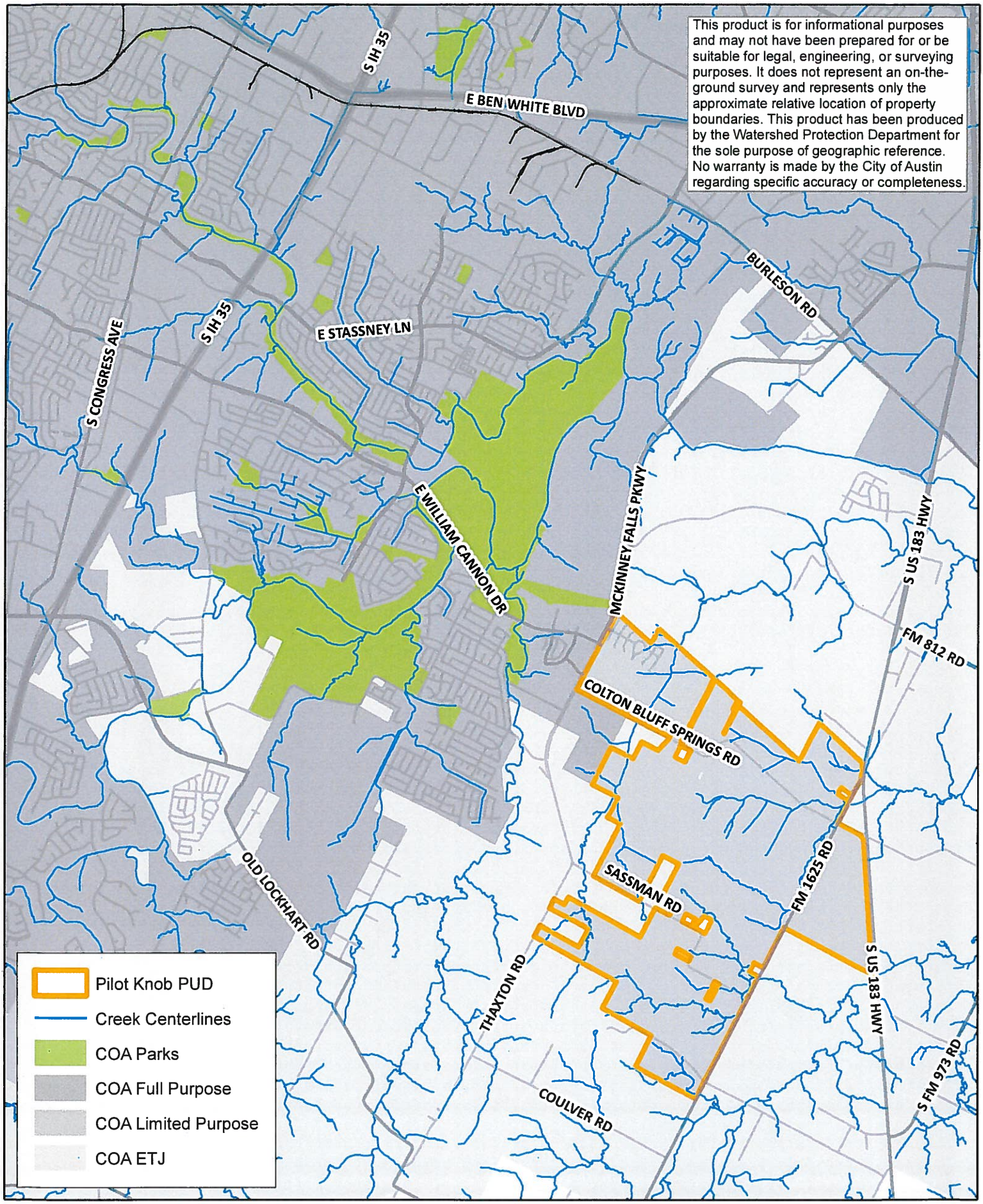
Environmental Program Coordinator: Susan Barnett

Environmental Officer: Chuck Lesniak

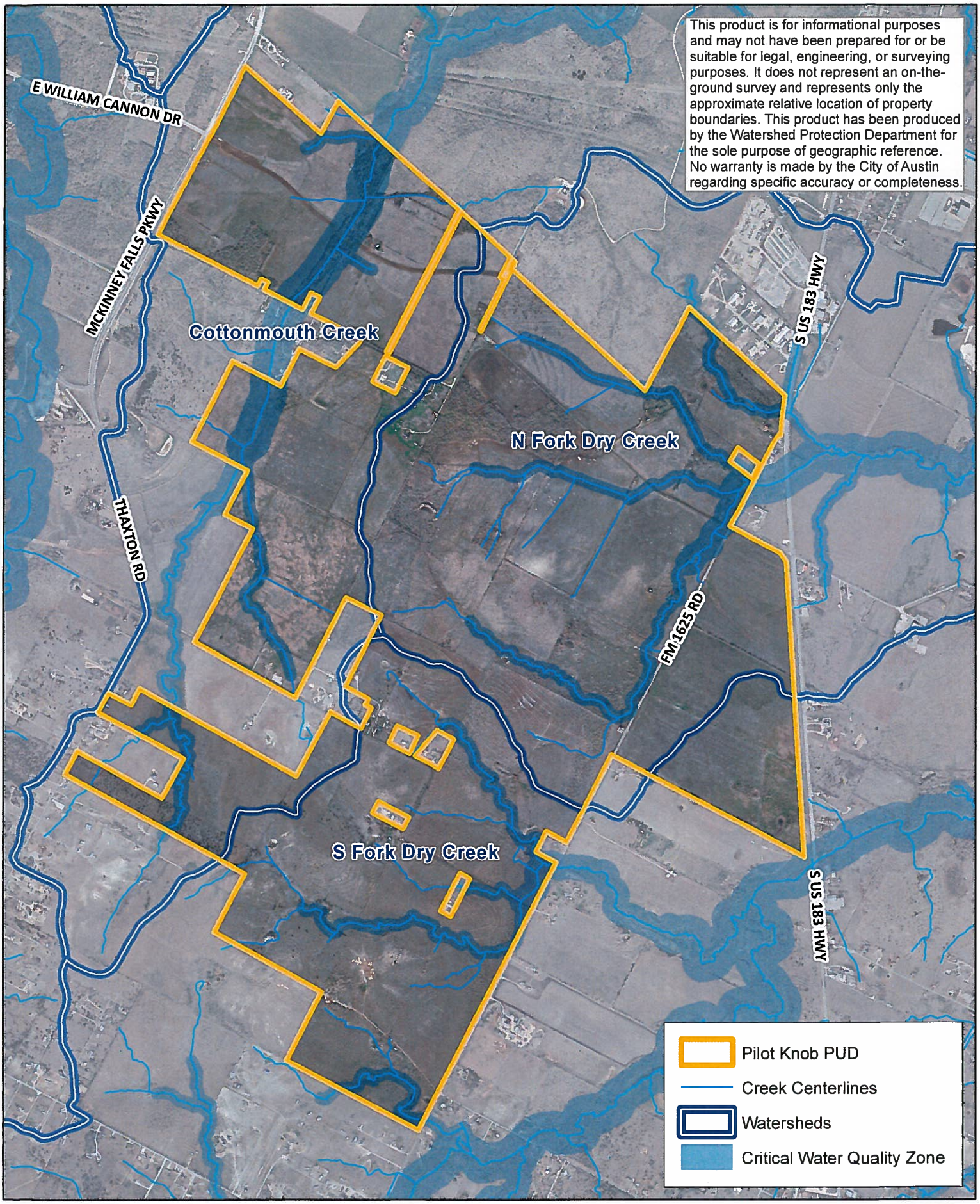
Date: August 19, 2015

Attachments

A	Location Map
B	Environmental Features Map
C	Site Photos
D	Driving Directions



Attachment A
Pilot Knob PUD Location Map



Attachment B
Pilot Knob PUD Environmental Features Map

0 0.25 0.5 1
Miles

Attachment C

Pilot Knob PUD Site Photos

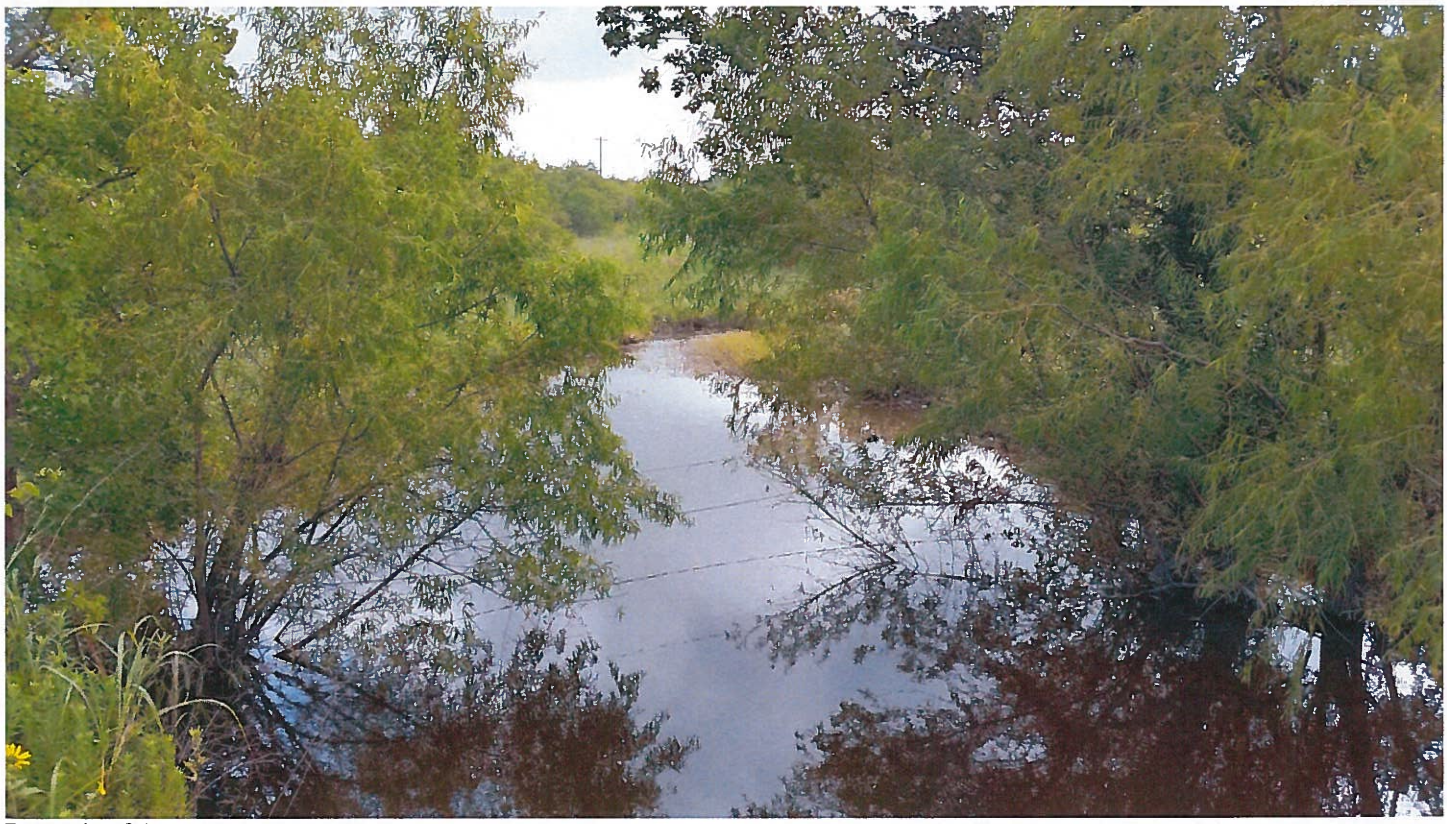
View of PUD property from McKinney Falls Road, looking east

View of PUD property from the corner of Colton Bluff Springs Road and FM 1625, looking south

Headwater tributary (unclassified waterway; drainage area less than 64 acres)

Cottonmouth Creek (intermediate waterway, drainage area 320-640 acres)

Example of Critical Environmental Feature (CEF)



Example of CEF

Area of proposed code modification to LDC 25-8-42(B)(7), Administrative Variance, for cut and fill up to 15 feet

Area of proposed code modification to LDC 25-8-42(B)(7), Administrative Variance, for cut and fill up to 15 feet – intersection of McKinney Falls Road and Colton Bluff Springs Road

Attachment D

Driving Directions to Pilot Knob PUD

From Austin City Hall, 301 W. 2nd Street:

- Drive 5 miles south on I-35; take exit 228 for William Cannon Drive
- Turn left onto E William Cannon Drive; drive 3.4 miles
- Turn right onto McKinney Falls Parkway; drive 0.3 miles
- Turn left onto Colton Bluff Springs Road

Colton Bluff Springs Road runs through the northern section of the PUD. To make a loop through the property, drive east on Colton Bluff Springs Road to FM 1625. Turn right and drive south on FM 1625 to Sassman Road. Turn right and drive west on Sassman Road to Thaxton Road. Turn right and drive north on Thaxton Road, which becomes McKinney Falls Parkway.

MEMORANDUM

Date: September 17, 2015

To: Wendy Rhoades, Case Manager

CC: James A. Kratz, P.E., Jacobs Engineering

Reference: Pilot Knob PUD TIA

Zoning Case: C814-2012-0152

The Transportation Review Section has reviewed the Traffic Impact Analysis (TIA) for the Pilot Knob PUD, dated 01/27/2015, and offers the following comments:

TRIP GENERATION

The Pilot Knob PUD is a 2,214-acre development located in southeastern Travis County between McKinney Falls Parkway on the west, US 183 on the east, Dee Gabriel Collins on the north, and extends just beyond Wende Road on the south. The subject property is currently undeveloped and not zoned. The proposed zoning is Planned Unit Development (PUD) and is to be a mixed-use development consisting of single-family homes, mid-rise apartments, mixed retail/commercial uses, 3 elementary schools, 1 middle/junior high school, and recreational community center. The project consists of five MUDs and is planned to be developed in eight (8) phases over a twenty-year period with an estimated build-out in 2033.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE Trip Generation, 9th Edition), the proposed development is estimated to generate approximately 7,951 unadjusted AM peak-hour trips (PHTs) and 12,333 unadjusted PM peak-hour trips upon build-out as shown in Table 1.

Table 1. Summary of Unadjusted Peak-Hour Trip Generation (PHTs)

		AM Peak Hour			PM Peak Hour		
LAND USE	**Size**	**Total**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**
Single-Family (ITE 210)	5,910 Units	4,433	1,108	3,325	5,970	3,761	2,209
Mid-Rise Apartment (ITE 223)	4,081 Units	1,225	380	845	1,592	923	669
Rec. Community Center (ITE 495)	160 KSF	260	159	101	232	86	146
Retail/Commercial Uses (ITE 820)	1,142 KSF	1,142	697	445	4,260	2,087	2,173
3 Elementary Schools (ITE 520)	900 Students	405	223	182	135	66	69
1 Middle/Jr. High School (ITE 522)	900 Students	486	267	219	144	71	73
Total Unadjusted Trips		**7,951**	**2,834**	**5,727**	**12,333**	**6,994**	**5,339**

ATTACHMENT B

However, the ITE Trip Generation Handbook allows adjusted trip rates applicable to certain land uses resulting in reduced trips to/from the site and identified as either pass-by traffic or internal-capture trips. Due to internal capture and pass-by traffic, the total PM peak period traffic to be generated by the development land uses is expected to be reduced by 34.3 percent as shown in Table 2 below:

Table 2. Adjusted Peak-Hour Trip Generation (PHTs)

	Time of Day	Movement	ITE Trips	MUD Internal Trips	Site Internal Trips	Pass-by Trips	Transit Reduction	Net Trips
MUD 1 Total (37.7% of unadjusted trips)	AM Peak	Entering	765	0	0	0	38	727
		Exiting	962	0	0	0	48	914
		Total	1727	0	0	0	86	1641
	PM Peak	Entering	2227	327	235	398	111	1155
		Exiting	2056	327	285	385	103	957
		Total	4282	654	520	782	214	2112
	Daily	Entering	26235	3573	3230	4546	1312	13574
		Exiting	26235	3573	3597	4331	1312	13422
		Total	52469	7145	6827	8877	2623	26996
MUD 2 Total (17.4% of unadjusted trips)	AM Peak	Entering	559	134	0	0	28	398
		Exiting	1289	99	0	0	64	1126
		Total	1848	232	0	0	92	1523
	PM Peak	Entering	1484	78	56	34	74	1242
		Exiting	967	101	61	34	48	722
		Total	2451	179	117	68	123	1964
	Daily	Entering	12092	1150	498	399	605	9441
		Exiting	12092	1150	633	385	605	9318
		Total	24184	2301	1131	784	1209	18759
MUD 3 Total (23.4% of unadjusted trips)	AM Peak	Entering	616	74	0	0	31	511
		Exiting	1316	61	0	0	66	1189
		Total	1932	135	0	0	97	1700
	PM Peak	Entering	1710	101	252	49	85	1223
		Exiting	1215	102	188	73	61	792
		Total	2925	202	440	122	146	2015
	Daily	Entering	16283	1095	3312	423	814	10639
		Exiting	16283	1095	2556	696	814	11122
		Total	32567	2190	5868	1119	1628	21761
MUD 4 Total (11.8% of unadjusted trips)	AM Peak	Entering	650	367	0	0	32	250
		Exiting	956	286	0	0	48	622
		Total	1606	653	0	0	80	872
	PM Peak	Entering	875	131	32	14	44	654
		Exiting	636	165	36	14	32	390
		Total	1511	296	68	28	76	1043
	Daily	Entering	8186	1805	320	166	409	5487
		Exiting	8186	1805	406	161	409	5405
		Total	16373	3610	726	327	819	10892
MUD 5 Total (9.7% of unadjusted trips)	AM Peak	Entering	242	20	0	0	12	210
		Exiting	594	13	0	0	30	552
		Total	837	32	0	0	42	762
	PM Peak	Entering	698	21	30	14	35	598
		Exiting	464	28	33	14	23	365
		Total	1162	49	64	28	58	963
	Daily	Entering	6711	342	327	166	336	5541
		Exiting	6711	342	416	161	336	5457
		Total	13422	683	743	327	671	10998
Combined Total	AM Peak	Entering	2832	595	0	0	142	2096
		Exiting	5117	458	0	0	256	4402
		Total	7949	1053	0	0	397	6499
	PM Peak	Entering	6993	657	606	509	350	4872
		Exiting	5338	722	603	520	267	3225
		Total	12331	1379	1209	1029	617	8098
	Daily	Entering	69507	7965	7686	5700	3475	44681
		Exiting	69507	7965	7609	5734	3475	44725
		Total	139015	15929	15295	11434	6951	89406
PM Reduction Percentage				11.2%	9.8%	9.4%	5.0%	34.3%

DATA ASSUMPTIONS

1. Background traffic volumes for this proposed development included in the study included the following projects: Double Creek Village (C14-03-0053, C14-04-0018, C14-04-0019, C14-04-0020, C14-2008-0220, C14-2101-0174); Tobin Tract (C14-03-0186); Slaughter Lane at Brandt Road (C14-04-0120.SH): Parkside at Slaughter Creek (C14-04-0104); Southpark Meadows (C14-04-0075); The Grove at Southpark Meadows (C14-05-0171); Harrell Tract (C14-04-0124, C14-04-0125, C14-04-0126, C14-04-0160, C14-2007-0253); Brandt Road Industrial Park (C8J-03-0046); Slaughter Creek Subdivision (C8-01-0178.0A); Bella Fortuna (C8J-03-0167); Zachary Scott Subdivision (C14-06-0084.SH, C14-06-0085.SH); KB Sheldon 230 (C14-05-0168); Legend's Way Subdivision (C14-07-0002); Thaxton Rezoning (C14-07-0005); 100019 IH-35 South (C14-2007-0102); The Wate at Bluff Springs (C14-2008-02111); Bennett Tract (C14-2008-0123); Thaxton Place (C14-2007-0265); Residences at Onion Creek (C14-2007-0189.SH, SP-2007-0585D.SH); Cullen Zoning (C14-06-0203); Slaughter Zoning (C14-06-0204); legacy Oaks (C8J-2008-0097.0A, SP-2008-0222D); The Vistas at Austin (C8J-2007-1061); and the Goodnight Ranch PUD (C814-04-0187.SH).
2. Pass-by trip reductions are allowed for certain commercial uses based on data provided in the ITE Trip Generation Handbook. A reduction of 10.5% from the total external traffic expected to be generated by the retail areas was estimated due to pass-by traffic. Reductions were assumed only for the PM period.
3. The ITE Trip Generation Handbook allows an internal capture trip reduction for large, mixed-use developments because a percentage of the trips will occur wholly within the PUD. No internal capture reductions were assumed for the recreational community center during the AM and PM peak periods. Due to internal capture, this PUD development is expected to experience a reduction of 23.3% from the total traffic impact on the adjoining roadway network during the PM peak period.
4. For the analysis, no reductions were taken for transit use except for the following years: Year 15, Year 18, and Year 21. Since Capital Metro service may expand its service to this PUD development in the future, a transit reduction rate of 5% was agreed to be applied for the final three analyses years.
5. Based on the TIA's scope of work, traffic counts were taken at various key locations to establish the circulation characteristics of the roadways in the study area. The traffic counts taken in conjunction with data from CAMPO and other sites formed the basis for the future traffic assumptions in the study area. Non-site traffic growth was projected using the historical growth rate of 1.5%. The analysis was performed using the 3.37% annual growth rate in accordance with the TIA scope approved by the City of Austin.

EXISTING AND PLANNED ROADWAYS

SH-130 – This state roadway is located approximately 1/4 mile east of the site. The Austin Metropolitan Area Transportation Plan and the CAMPO Mobility Plan classify SH-130 as a six-lane toll freeway in the site's vicinity area. The 2012 traffic volume on SH-130 north of US 183 was approximately 10,300 vehicles per day and the traffic volume on SH-130 south of SH-71 was approximately 11,300 vehicles per day (vpd).

US-183 – This state roadway borders the east property line. The 2025 Austin Metropolitan Area Transportation Plan classifies US 183 as a six-lane freeway in the site's vicinity area. Currently, US 183 is a four-lane highway running north and south along the boundary of the study area. Construction has been completed at the intersection with FM 1625 to add shoulders and to add turn bays at Colton-Bluff Springs/McKenzie Road. Traffic signals are installed at the intersections with Burleson Road, Dee Gabriel Collins Road/FM 812, FM 973, and FM 1327. The 2012 traffic volume on US 183 just north of FM 973 was 15,800 vpd.

E. William Cannon Drive – This roadway is classified as a six-lane major divided arterial by the 2025 Austin Metropolitan Area Transportation Plan. The CAMPO 2035 Mobility Plan calls for this road to be a minimum of four-lanes with right-of-way for a six-lane divided major arterial. Currently, existing William Cannon ends at McKinney Falls Parkway on the west side of the Pilot Knob development. The TIA assumes the extension of William Cannon through the development. William Cannon Drive is classified in the Bicycle Plan as Route 80. The 2009 Bicycle Plan recommends to upgrade Route 80 with dedicated bike lanes along the entire corridor.

E. Slaughter Lane – Slaughter Lane is classified as a six-lane major arterial in the Austin Metropolitan Area Transportation Plan and CAMPO 2035 Transportation Plan. The CAMPO 2035 Mobility Plan calls for this road to be a minimum of four-lanes with right-of-way for a six-lane divided major arterial. Currently, existing Slaughter Lane ends at approximately ¾ mile east of the Old Lockhart Hwy. For the analysis, the TIA assumes the extension of Slaughter Lane through the development and will include turn bays at the proposed intersection with US 183. Slaughter Lane is classified in the Bicycle Plan as Route 86. The 2009 Bicycle Plan recommends to upgrade Route 86 with dedicated bike lanes along the entire corridor.

McKinney Falls Parkway – This road is a north-south arterial along the west boundary of the site area. North of William Cannon Drive, McKinney Falls exists as a four-lane divided major arterial and is listed in the Austin Metropolitan Area Transportation Plan. South of William Cannon Drive, a construction project was recently completed to improve McKinney Falls to a four-lane divided roadway with dedicated bike lanes to the intersection with Thaxton Road. At the intersections with Burleson Rd., Dee Gabriel Collins, William Cannon, and Colton Bluff Springs, traffic lights have been installed. McKinney Falls Parkway is classified in the Bicycle Plan as Route 69.

FM 812/Dee Gabriel Collins Road – FM 812 exists as a four-lane major undivided arterial from US 183 to FM 973 and is classified in the Austin Metropolitan Area Transportation Plan. This roadway is the eastern leg of the intersection with US 183 and has a posted speed limit of 60 miles per hour. The leg west of the US 183 intersection is Dee Gabriel Collins Road and is a two-lane roadway with a posted speed limit of 45 miles per hour. FM 812 is listed in the Bicycle Plan as Route 480 and Dee Gabriel Collins Road is classified as Bike Route 80.

Colton-Bluff Springs/McKenzie Road – Currently, this roadway is a two-lane undivided collector on either side of US 183. Colton-Bluff Springs Road is located to the west of US 183 and McKenzie Drive is on the eastern side. Colton-Bluff Springs is classified in the Bicycle Plan as Route 82 and has posted speed limit of 45 miles per hour.

Thaxton Road – This north-south roadway is currently a two-lane undivided minor arterial and is located on the west side of the Pilot Knob development. The Austin Transportation Plan lists this road to be widened to a four-lane major divided arterial on 114' of right-of-way. This road connects to the south end of McKinney Falls Pkwy. and is classified in the Bicycle Plan as Route 69. The posted speed limit is 45 miles per hour.

FM 1625 – This state roadway exists as a two-lane undivided major arterial which ends at US 183 on the north and FM 1327 on the south. The Austin Metropolitan Area Transportation Plan lists this road to be a four-lane major divided arterial on 114' of right-of-way. This road is classified in the Bicycle Plan as Route 425 and has a posted speed limit of 55 miles per hour.

Sassman Road – This roadway exists as a two-lane collector that runs between Thaxton Road and FM 1625. This road is located within the study area on the south side of the Pilot Knob development. Sassman Road is not classified in the Bicycle Plan and has a posted speed limit of 40 miles per hour.

TRAFFIC ANALYSIS

The impact of site development traffic on the existing area roadways was analyzed. Capacity analyses of the studied intersections were performed on the existing traffic conditions. Additional capacity analyses were performed for the design year's background traffic conditions to better identify the traffic impacts due to the growth in the background traffic.

Capacity analyses for the studied intersections were performed for the design years with total traffic to determine the traffic impacts of the proposed development. Comparison of the capacity analyses resulted in recommendations regarding the transportation needs and impact of the development. Potential mitigation measures were identified and analyzed for effectiveness.

For the purpose of the traffic analysis, it was assumed that the proposed development will be constructed in eight distinct phases. The build-out of the Pilot Knob development is planned to occur over approximately twenty years.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 20 existing intersections, 16 of which are or would be signalized, and 4 which will not be signalized. The existing levels of service are shown in the table below:

Table 11 Intersection Capacity Analysis Existing Conditions

	Location	Traffic Control	AM Peak		PM Peak	
			LOS	Delay	LOS	Delay
1	William Cannon Dr and IH 35 NB FR	Traffic Signal	F	139.2	F	97.9
2	William Cannon Dr and IH 35 SB FR	Traffic Signal	F	212.0	F	207.6
3	William Cannon Dr and Bluff Springs	Traffic Signal	E	55.2	C	31.4
4	William Cannon Dr and Pleasant Valley	Traffic Signal	D	41.4	D	41.2
5	William Cannon Dr and McKinney Falls Pkwy	Traffic Signal	C	30.1	C	26.6
6	McKinney Falls Pkwy and Burleson Rd	Traffic Signal	F	90.4	D	43.3
7	McKinney Falls Pkwy and Dee Gabriel Collins	Traffic Signal	B	15.2	B	11.6
8	McKinney Falls Pkwy and Colton Bluff Springs	Traffic Signal	B	11.6	B	10.0
9	Slaughter Ln and IH 35 NB FR	Traffic Signal	F	227.4	F	192.0
10	Slaughter Ln and IH 35 SB FR	Traffic Signal	F	179.8	F	339.4
11	Slaughter Ln and Old Lockhart Hwy	Traffic Signal	C	33.9	B	11.8
12	**Sassman Rd and Thaxton Rd/McKinney Falls**	Stop Sign	A	1.8	A	1.7
13	US 183 and Burleson Rd	Traffic Signal	F	88.0	F	126.1
14	US 183 and Dee Gabriel Collins/FM 812	Traffic Signal	F	205.0	F	437.5
16	**US 183 and FM 1625**	Stop Sign	A	5.1	A	4.6
17	US 183 and FM 973	Traffic Signal	B	11.3	B	12.4
18	US 183 and FM 1327	Traffic Signal	A	1.2	A	0.9
19	**FM 1625 and Sassman Rd**	Stop Sign	B	15.6	B	13.9
20	FM 1625 and FM 1327	Traffic Signal	F	139.2	F	97.9

In addition, the TIA analyzed both the existing and future intersections in eight phases for each of the following periods: Year 1, Year 3, Year 6, Year 9, Year 12, Year 15, Year 18, and Year 21. The result of the analyses includes future levels of service (LOS) for each year period and they are listed in the tables contained in Exhibit "A".

RECOMMENDATIONS

1) Please see Exhibit "B" for a summary of traffic improvements recommended with the TIA.
2) It is recommended that William Cannon Drive and Slaughter Lane be constructed as four-lane divided arterials in accordance with the CAMPO 2035 Plan.
3) Since the PUD developer and TxDOT have mutually agreed on general terms for conforming with the state's departmental guidelines, future development of the PUD will require the approval from the Texas Department of Transportation for all road intersections and driveways which will connect to state roadways. In addition, the PUD developer and TxDOT must reach agreements regarding the funding for the cost of design and construction of the traffic improvements necessary for each phase.
4) Prior to full purpose annexation, the TIA may be amended, as required by Travis County. After full purpose annexation, the approved TIA may be amended as required by the City of Austin. Travis County recommends that the TIA and its subsequent amendments be kept on file at the Development Services Department of the City of Austin.
5) Cost estimates for the recommended traffic improvements have not been provided for this development. Travis County recommends that the cost estimates be deferred to the subdivision stage. Cost estimates for traffic improvements must be approved by Travis County and shall be provided with every phasing agreement in accordance with the recommendation of the approved TIA, as amended for each preliminary plan/final plat.
6) Development of the PUD should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA and all roadways should be in full compliance with the intent of the City of Austin's Complete Streets Policy and as approved by Travis County.
7) Additional right-of-way for all roadways bordering the development shall be dedicated during the subdivision platting stage.
8) Development of this property should not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.
9) Due to the size and complexity of the proposed development, trip generation should be analyzed to ensure compatibility within the assumptions of the TIA as each section/phase within the PUD is developed.
10) Development of the PUD shall be in accordance with the Superiority Table for Tiers I & II.

If you have any questions or require additional information, please contact me at 974-7649.

Ivan J. Naranjo

Ivan J. Naranjo, MBA, Senior Transportation Planner
Transportation Review Staff – Land Use Review Division
City of Austin – Development Services Department

Table 12 Intersection Capacity Analysis Year 1

	Location	Traffic Control	AM Peak				PM Peak			
			Background		Total		Background		Total	
			LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
4	William Cannon Dr and Pleasant Valley	Traffic Signal	D	42.8	D	46.2	D	43.0	D	39.3
5	William Cannon Dr and McKinney Falls Pkwy	Traffic Signal	E	59.2	D	43.5	C	32.3	D	40.2
7	McKinney Falls Pkwy and Dee Gabriel Collins	Traffic Signal	B	15.6	B	19.4	B	11.9	B	27.9
8	McKinney Falls Pkwy and Colton Bluff Springs	Traffic Signal	B	11.9	A	6.2	B	10.0	A	7.9

The Total LOS and Delay include the following improvements at the associated intersection:

No improvements included

Table 13 Intersection Capacity Analysis Year 3

	Location	Traffic Control	AM Peak				PM Peak			
			Background		Total		Background		Total	
			LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
4	William Cannon Dr and Pleasant Valley	Traffic Signal	D	46.1	E	55.4	D	47.8	D	51.3
5	William Cannon Dr and McKinney Falls Pkwy	Traffic Signal	E	70.5	D	5	D	35.8	D	44.6
7	McKinney Falls Pkwy and Dee Gabriel Collins	Traffic Signal	B	16.2	C	25.2	B	12.6	B	21.8
8	McKinney Falls Pkwy and Colton Bluff Springs	Traffic Signal	B	12.6	A	7.7	B	10.2	B	7.6
31	William Cannon Dr and Collector 1	Stop Sign	-	-	A	6.4	-	-	A	3.6

The Total LOS and Delay include the following improvements at the associated intersection:

Intersection 5

- added a right turn lane on the southbound approach of McKinney Falls Parkway
- added a right turn lane on the westbound approach of William Cannon Drive

EXHIBIT "A"

Table 14 Intersection Capacity Analysis Year 6

	Location	Traffic Control	AM Peak				PM Peak			
			Background		Total		Background		Total	
			LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
1	William Cannon Dr and IH 35 NB FR	Traffic Signal	F	212.4	F	258.9	F	175.8	F	229.9
2	William Cannon Dr and IH 35 SB FR	Traffic Signal	F	298.6	F	324.8	F	310.9	F	359.7
3	William Cannon Dr and Bluff Springs	Traffic Signal	D	37.5	D	48.3	D	35.5	D	42.4
4	William Cannon Dr and Pleasant Valley	Traffic Signal	D	53.7	E	64.7	D	52.0	E	67.9
5	William Cannon Dr and McKinney Falls Pkwy	Traffic Signal	D	37.9	D	55.1	C	29.2	D	46.0
6	McKinney Falls Pkwy and Burleson Rd	Traffic Signal	E	60.5	E	77.1	D	37.1	E	61.6
7	McKinney Falls Pkwy and Dee Gabriel Collins	Traffic Signal	B	17.2	C	29.0	B	13.4	C	28.6
8	McKinney Falls Pkwy and Colton Bluff Springs	Traffic Signal	A	5.9	B	14.9	B	10.8	B	13.1
12	**Sassman Rd and McKinney Falls/Thaxton Rd**	Stop Sign	A	1.9	A	1.3	A	1.8	A	1.5
30	William Cannon Dr and Collector 1	Stop Sign	-	-	A	6.8	-	-	A	3.7
44	Collector 1 and Collector 4	Roundabout	-	-	A	5.0	-	-	A	5.3
45	Collector 2 and Collector 4	Roundabout	-	-	A	5.0	-	-	A	5.3
47	Collector 3 and Collector 4	Roundabout	-	-	A	3.9	-	-	A	4.1

The Total LOS and Delay include the following improvements at the associated intersection:

Intersection 4

- added a right turn lane on the southbound approach of Pleasant Valley Drive

Intersection 5

- added a left turn lane on the eastbound approach of William Cannon Drive

Intersection 7

- added a right turn lane on the westbound approach of Dee Gabriel Collins

Table 15 Intersection Capacity Analysis Year 9

	Location	Traffic Control	AM Peak				PM Peak			
			Background		Total		Background		Total	
			LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
1	William Cannon Dr and IH 35 NB FR	Traffic Signal	F	251.4	F	296.3	F	216.9	F	279.5
2	William Cannon Dr and IH 35 SB FR	Traffic Signal	F	373.3	F	404.2	F	378.8	F	417.0
3	William Cannon Dr and Bluff Springs	Traffic Signal	D	44.2	E	59.7	D	43.8	D	53.9
4	William Cannon Dr and Pleasant Valley	Traffic Signal	E	73.1	E	77.9	E	64.9	F	91.8
5	William Cannon Dr and McKinney Falls Pkwy	Traffic Signal	D	49.4	D	41.8	C	31.5	D	36.7
6	McKinney Falls Pkwy and Burleson Rd	Traffic Signal	F	86.2	F	86.9	E	59.7	D	51.7
7	McKinney Falls Pkwy and Dee Gabriel Collins	Traffic Signal	B	15.8	C	20.3	B	13.6	B	17.3
8	McKinney Falls Pkwy and Colton Bluff Springs	Traffic Signal	A	6.0	B	12.1	A	6.9	B	12.1
12	**Sassman Rd and Thaxton/McKinney Falls**	Stop Sign	A	1.9	A	2.8	A	1.8	A	2.8
14	US 183 and Dee Gabriel Collins/FM 812	Traffic Signal	F	186.3	F	214.3	F	102.3	F	136.8
16	**US 183 and William Cannon Dr/FM1625**	Stop Sign	F	56.0	B	18.6	E	36.0	C	20.1
29	William Cannon and Major Arterial 1	Stop Sign	-	-	A	4.4	-	-	A	4.2
30	William Cannon and Collector 1	Stop Sign	-	-	A	3.8	-	-	A	2.9
31	William Cannon D and Minor Arterial 2	Stop Sign	-	-	A	0.8	-	-	A	0.6
44	Collector 1 and Collector 4	Roundabout	-	-	A	5.0	-	-	A	5.1
45	Collector 2 and Collector 4	Roundabout	-	-	A	4.8	-	-	A	5.1
47	Collector 3 and Collector 4	Roundabout	-	-	A	3.9	-	-	A	4.2

The Total LOS and Delay include the following improvements at the associated intersection:

Intersection 6

- added a right turn lane on the eastbound approach of Burleson Road
- added a right turn lane on the southbound approach of McKinney Falls Parkway

Intersection 16

- added traffic signalization

Table 16 Intersection Capacity Analysis Year 12

	Location	Traffic Control	AM Peak				PM Peak			
			Background		Total		Background		Total	
			LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
1	William Cannon Dr and IH 35 NB FR	Traffic Signal	F	313.7	F	380.0	F	164.9	F	246.6
2	William Cannon Dr and IH 35 SB FR	Traffic Signal	F	428.9	F	463.1	F	703.8	F	822.3
3	William Cannon Dr and Bluff Springs	Traffic Signal	E	66.3	F	89.4	D	54.2	F	99.5
4	William Cannon Dr and Pleasant Valley	Traffic Signal	E	83.7	F	97.2	F	88.3	F	124.8
5	William Cannon Dr and McKinney Falls Pkwy	Traffic Signal	C	26.3	F	113.2	C	23.0	F	85.8
6	McKinney Falls Pkwy and Burleson Rd	Traffic Signal	F	82.6	F	95.6	D	36.6	E	61.1
7	McKinney Falls Pkwy and Dee Gabriel Collins	Traffic Signal	B	17.7	D	42.1	B	13.5	C	23.7
8	McKinney Falls Pkwy and Colton Bluff Springs	Traffic Signal	A	5.7	B	13.3	B	10.8	A	12.6
12	**Sassman Rd and McKinney Falls/Thaxton Rd**	Stop Sign	A	0.9	B	14.9	A	1.7	B	10.5
13	US 183 and Burleson Rd	Traffic Signal	F	283.6	F	388.9	F	241.6	F	320.9
14	US 183 and Dee Gabriel Collins/FM 812	Traffic Signal	E	55.2	F	85.8	F	83.1	F	120.0
16	**US 183 and William Cannon/FM 1625**	Traffic Signal	D	52.5	F	104.6	B	13.3	F	148.8
17	US 183 and FM 973	Traffic Signal	A	7.4	B	15.5	A	6.5	A	10.6
18	US 183 and FM 1327	Traffic Signal	B	19.1	C	20.8	B	18.9	C	25.6
19	**FM 1625 and Sassman/Slaughter Ln**	Stop Sign	A	1.1	A	2.9	A	1.0	A	4.4
20	FM 1625 and FM 1327	Traffic Signal	C	20.8	C	27.2	B	16.0	C	19.4
21	FM 1625 and Major Arterial 1	Stop Sign	-	-	A	0.4	-	-	A	0.5
22	FM 1625 and Collector 4	Stop Sign	-	-	A	0.0	-	-	A	0.0
23	US 183 and Minor Arterial 1	Stop Sign	-	-	A	0.0	-	-	A	0.0
24	Slaughter Ln and Major Arterial 1	Stop Sign	-	-	A	7.0	-	-	A	7.0
25	Slaughter Ln and Collector 4	Stop Sign	-	-	A	0.0	-	-	A	0.0
26	Slaughter Ln and Collector 3	Stop Sign	-	-	A	5.5	-	-	A	5.3
27	Slaughter Ln and Minor Arterial 3	Stop Sign	-	-	A	0.0	-	-	A	0.0
28	Slaughter Ln and US 183	Stop Sign	-	-	A	1.0	-	-	A	1.8

29	William Cannon Dr and Major Arterial 1	Stop Sign	-	-	A	5.5	-	-	A	6.0
30	William Cannon Dr and Collector 1	Stop Sign	-	-	A	4.7	-	-	A	3.8
31	William Cannon Dr and Minor Arterial 2	Stop Sign	-	-	A	7.2	-	-	B	11.7
33	McKinney Falls Pkwy and Minor Arterial 4	Stop Sign	-	-	A	3.5	-	-	A	3.2
34	Major Arterial 1 and Collector 4 north segment	Roundabout	-	-	A	4.0	-	-	A	4.3
35	Major Arterial 1 and Collector 4 south segment	Roundabout	-	-	A	4.0	-	-	A	5.4
36	Major Arterial 1 and Collector 5 north segment	Roundabout	-	-	A	4.3	-	-	A	4.8
37	Major Arterial 1 and Collector 5 south segment	Roundabout	-	-	A	4.2	-	-	A	4.5
38	Major Arterial 1 and Collector 6	Roundabout	-	-	A	4.7	-	-	A	5.3
39	Major Arterial 1 and Minor Arterial 1	Roundabout	-	-	A	4.3	-	-	A	4.4
40	Major Arterial 1 and Minor Arterial 4	Roundabout	-	-	A	3.9	-	-	A	4.1
41	Minor Arterial 1 and Minor Arterial 2	Roundabout	-	-	A	3.6	-	-	A	3.7
42	Minor Arterial 2 and Collector 6	Roundabout	-	-	A	6.2	-	-	A	7.2
43	Minor Arterial 2 and Minor Arterial 3	Roundabout	-	-	A	3.5	-	-	A	3.6
44	Collector 1 and Collector 4	Roundabout	-	-	A	5.4	-	-	A	5.7
45	Collector 2 and Collector 4	Roundabout	-	-	A	5.2	-	-	A	5.6
46	Collector 2 and Collector 5	Roundabout	-	-	A	3.4	-	-	A	3.4
47	Collector 4 and Collector 3	Roundabout	-	-	A	4.3	-	-	A	4.7

The Total LOS and Delay include the following improvements at the associated intersection:

Intersection 6

- added a right turn lane on the eastbound approach of Burleson Road
- added a right turn lane on the southbound approach of McKinney Falls Parkway

Intersection 16

- added traffic signalization

Table 17 Intersection Capacity Analysis Year 15

	Location	Traffic Control	AM Peak				PM Peak			
			Background		Total		Background		Total	
			LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
1	William Cannon Dr and IH 35 NB FR	Traffic Signal	F	384.9	F	438.9	F	210.3	F	268.8
2	William Cannon Dr and IH 35 SB FR	Traffic Signal	F	501.8	F	535.9	F	838.2	F	915.5
3	William Cannon Dr and Bluff Springs	Traffic Signal	F	90.4	F	111.1	E	78.7	F	111.1
4	William Cannon Dr and Pleasant Valley	Traffic Signal	F	109.1	F	271.5	F	123.6	F	154.7
5	William Cannon Dr and McKinney Falls Pkwy	Traffic Signal	D	47.4	F	127.7	D	46.0	F	87.2
6	McKinney Falls Pkwy and Burleson Rd	Traffic Signal	F	102.7	F	134.4	D	48.0	E	76.2
7	McKinney Falls Pkwy and Dee Gabriel Collins	Traffic Signal	C	22.0	C	33.2	B	15.1	C	26.2
8	McKinney Falls Pkwy and Cotton Bluff Springs	Traffic Signal	A	9.6	B	13.5	A	6.4	A	9.1
9	Slaughter Ln and IH 35 NB FR	Traffic Signal	F	551.0	F	607.5	F	395.5	F	433.9
10	Slaughter Ln and IH 35 SB FR	Traffic Signal	F	535.2	F	527.3	F	898.5	F	929.1
11	Slaughter Ln and Old Lockhart Hwy	Traffic Signal	D	35.1	E	73.7	D	46.2	F	133.0
12	**Sassman Rd and McKinney Falls/Thaxton Rd**	Traffic Signal	A	2.0	B	18.0	A	.7	B	19.5
13	US 183 and Burleson Rd	Traffic Signal	F	261.8	F	479.1	F	290.3	F	408.6
14	US 183 and FM 812	Traffic Signal	E	74.8	F	131.4	F	80.5	F	165.5
16	**US 183 and William Cannon (FM 1625)**	Traffic Signal	F	76.1	F	164.4	B	14.1	F	261.1
17	US 183 and FM 973	Traffic Signal	C	22.2	C	24.3	A	8.3	B	10.4
18	US 183 and FM 1327	Traffic Signal	C	24.0	C	29.0	C	23.3	C	31.7
19	**FM 1625 and Slaughter Ln(Sassman Rd)**	Traffic Signal	A	1.1	B	17.6	A	1.1	C	25.7
20	FM 1625 and FM 1327	Traffic Signal	C	24.4	E	65.0	B	16.9	C	25.4
21	FM 1625 and Major Arterial 1	Traffic Signal	-	-	A	0.4	-	-	A	0.5
22	FM 1625 and Collector 4	Stop Sign	-	-	A	0.0	-	-	A	0.0
23	US 183 and Minor Arterial 1	Traffic Signal	-	-	A	7.8	-	-	A	4.4
24	Slaughter Ln and Major Arterial 1	Stop Sign	-	-	A	7.7	-	-	A	7.8
25	Slaughter Ln and Collector 4	Stop Sign	-	-	A	0.8	-	-	A	0.6

26	Slaughter Ln and Collector 3	Stop Sign	-	-	A	4.7	-	-	A	4.5
27	Slaughter Ln and Minor Arterial 3	Stop Sign	-	-	A	1.6	-	-	A	0.7
28	Slaughter Ln and US 183	Traffic Signal	-	-	A	6.8	-	-	A	4.7
29	William Cannon Dr and Major Arterial 1	Stop Sign	-	-	A	9.3	-	-	D	25.8
30	William Cannon Dr and Collector 1	Stop Sign	-	-	A	4.1	-	-	A	4.2
31	William Cannon Dr and Minor Arterial 2	Traffic Signal	-	-	C	34.2	-	-	B	18.6
33	McKinney Falls Pkwy and Minor Arterial 4	Stop Sign	-	-	A	3.5	-	-	A	2.8
34	Major Arterial 1 and Collector 4 north segment	Roundabout	-	-	A	4.5	-	-	A	4.9
35	Major Arterial 1 and Collector 4 south segment	Roundabout	-	-	A	5.4	-	-	A	5.2
36	Major Arterial 1 and Co lector 5 north segment	Roundabout	-	-	A	5.1	-	-	A	5.5
37	Major Arterial 1 and Collector 5 south segment	Roundabout	-	-	A	4.6	-	-	A	4.9
38	Major Arterial 1 and Collector 6	Roundabout	-	-	A	5.7	-	-	A	6.0
39	Major Arterial 1 and Minor Arterial 1	Roundabout	-	-	A	5.2	-	-	A	5.5
40	Major Arterial 1 and Minor Arterial 4	Roundabout	-	-	A	4.1	-	-	A	4.3
41	Minor Arterial 1 and Minor Arterial 2	Roundabout	-	-	A	5.4	-	-	A	5.3
42	Minor Arterial 2 and Collector 6	Roundabout	-	-	A	7.9	-	-	B	10.7
43	Minor Arterial 2 and Minor Arterial 3	Roundabout	-	-	A	4.6	-	-	A	4.6
44	Collector 1 and Collector 4	Roundabout	-	-	A	5.3	-	-	A	5.6
45	Collector 2 and Collector 4	Roundabout	-	-	A	5.1	-	-	A	5.3
46	Collector 2 and Collector 5	Roundabout	-	-	A	3.4	-	-	A	3.3
47	Collector 4 and Collector 3	Roundabout	-	-	A	4.7	-	-	A	5.0

The Total LOS and Delay include the following improvements at the associated intersection:

Intersections 12, 19, 23, 28 and 31

- added traffic signalization

Table 18 Intersection Capacity Analysis Year 18

	Location	Traffic Control	AM Peak				PM Peak			
			Background		Total		Background		Total	
			LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
1	William Cannon Dr and IH 35 NB FR	Traffic Signal	F	464.0	F	539.5	F	282.5	F	332.5
2	William Cannon Dr and IH 35 SB FR	Traffic Signal	F	583.6	F	621.1	F	962.2	F	1083.3
3	William Cannon Dr and Bluff Springs	Traffic Signal	F	116.7	F	151.4	F	113.4	F	145.7
4	William Cannon Dr and Pleasant Valley	Traffic Signal	F	126.1	F	158.6	F	152.7	F	187.7
5	William Cannon Dr and McKinney Falls Pkwy	Traffic Signal	E	63.4	F	146.1	E	59.3	F	125.5
6	McKinney Falls Pkwy and Burleson Rd	Traffic Signal	F	137.2	F	176.1	E	57.0	F	113.5
7	McKinney Falls Pkwy and Dee Gabriel Collins	Traffic Signal	C	23.2	E	67.4	B	17.1	D	53.0
8	McKinney Falls Pkwy and Cotton Bluff Springs	Traffic Signal	A	7.0	B	13.4	A	5.9	A	8.7
9	Slaughter Ln and IH 35 NB FR	Traffic Signal	F	646.6	F	708.9	F	469.4	F	498.9
10	Slaughter Ln and IH 35 SB FR	Traffic Signal	F	619.4	F	614.0	F	1051.6	F	1100.9
11	Slaughter Ln and Old Lockhart Hwy	Traffic Signal	F	45.6	F	107.4	E	60.7	F	171.0
12	**Sassman Rd and McKinney Falls/Thaxton Rd**	Traffic Signa	A	5.8	A	9.2	A	4.4	A	9.2
13	US 183 and Burleson Rd	Traffic Signal	F	449.9	F	587.8	F	363.7	F	493.8
14	US 183 and FM 812	Traffic Signal	F	109.6	F	187.1	F	123.4	F	219.7
16	**US 183 and William Cannon (FM 1625)**	Traffic Signal	F	111.5	F	222.0	C	28.3	F	445.6
17	US 183 and FM 973	Traffic Signal	C	28.8	D	43.7	B	10.5	B	12.1
18	US 183 and FM 1327	Traffic Signal	D	35.8	D	48.1	C	33.9	E	73.7
19	**FM 1625 and Slaughter Ln(Sassman Rd)**	Traffic Signal	A	3.6	A	9.9	A	5.5	B	15.2
20	FM 1625 and FM 1327	Traffic Signal	C	32.5	F	93.5	B	18.6	D	35.1
21	FM 1625 and Major Arterial 1	Traffic Signal	-	-	A	4.9	-	-	A	6.8
22	FM 1625 and Collector 4	Stop Sign	-	-	A	0.0	-	-	A	0.0
23	US 183 and Minor Arterial 1	Traffic Signal	-	-	C	32.7	-	-	B	17.7
24	Slaughter Ln and Major Arterial 1	Stop Sign	-	-	A	7.5	-	-	A	8.8
25	Slaughter Ln and Collector 4	Stop Sign	-	-	A	0.7	-	-	A	0.5

26	Slaughter Ln and Collector 3	Stop Sign	-	-	A	4.0	-	-	A	3.8
27	Slaughter Ln and Minor Arterial 3	Stop Sign	-	-	A	1.3	-	-	A	0.7
28	Slaughter Ln and US 183	Traffic Signal	-	-	A	9.0	-	-	A	6.6
29	William Cannon Dr and Major Arterial 1	Stop Sign	-	-	B	11.5	-	-	B	14.5
30	William Cannon Dr and Collector 1	Stop Sign	-	-	A	4.2	-	-	A	4.3
31	William Cannon Dr and Minor Arterial 2	Traffic Signal	-	-	E	64.6	-	-	E	58.2
33	McKinney Falls Pkwy and Minor Arterial 4	Stop Sign	-	-	A	3.7	-	-	A	2.9
34	Major Arterial 1 and Collector 4 north segment	Roundabout	-	-	A	4.7	-	-	A	5.2
35	Major Arterial 1 and Collector 4 south segment	Roundabout	-	-	A	5.3	-	-	A	6.2
36	Major Arterial 1 and Collector 5 north segment	Roundabout	-	-	A	6.0	-	-	A	6.5
37	Major Arterial 1 and Collector 5 south segment	Roundabout	-	-	A	5.4	-	-	A	5.9
38	Major Arterial 1 and Collector 6	Roundabout	-	-	A	6.5	-	-	A	8.0
39	Major Arterial 1 and Minor Arterial 1	Roundabout	-	-	A	6.1	-	-	B	12.5
40	Major Arterial 1 and Minor Arterial 4	Roundabout	-	-	A	5.1	-	-	A	5.6
41	Minor Arterial 1 and Minor Arterial 2	Roundabout	-	-	A	5.5	-	-	A	5.2
42	Minor Arterial 2 and Collector 6	Roundabout	-	-	A	9.8	-	-	B	15.9
43	Minor Arterial 2 and Minor Arterial 3	Roundabout	-	-	A	4.5	-	-	A	4.5
44	Collector 1 and Collector 4	Roundabout	-	-	A	5.3	-	-	A	5.7
45	Collector 2 and Collector 4	Roundabout	-	-	A	5.1	-	-	A	5.4
46	Collector 2 and Collector 5	Roundabout	-	-	A	3.3	-	-	A	3.4
47	Collector 4 and Collector 3	Roundabout	-	-	A	4.8	-	-	A	5.1

The Total LOS and Delay include the following improvements at the associated intersection:

Intersections 24 and 29

- added traffic signalization

Table 19 Intersection Capacity Analysis Year 21

	Location	Traffic Control	AM Peak				PM Peak			
			Background		Total		Background		Total	
			LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
1	William Cannon Dr and IH 35 NB FR	Traffic Signal	F	551.6	F	604.7	F	345.0	F	415.1
2	William Cannon Dr and IH 35 SB FR	Traffic Signal	F	673.1	F	719.7	F	1134.5	F	1231.0
3	William Cannon Dr and Bluff Springs	Traffic Signal	F	156.0	F	178.6	F	159.7	F	203.0
4	William Cannon Dr and Pleasant Valley	Traffic Signal	F	162.6	F	190.5	F	199.5	F	238.6
5	William Cannon Dr and McKinney Falls Pkwy	Traffic Signal	F	84.7	F	224.6	F	89.3	F	193.7
6	McKinney Falls Pkwy and Burleson Rd	Traffic Signal	F	181.9	F	217.7	F	69.6	F	135.0
7	McKinney Falls Pkwy and Dee Gabriel Collins	Traffic Signal	C	26.2	E	78.4	C	18.3	D	48.7
8	McKinney Falls Pkwy and Cotton Bluff Springs	Traffic Signal	A	6.6	B	15.6	A	6.2	A	7.5
9	Slaughter Ln and IH 35 NB FR	Traffic Signal	F	754.2	F	810.6	F	557.3	F	585.2
10	Slaughter Ln and IH 35 SB FR	Traffic Signal	F	713.9	F	715.6	F	1183.8	F	1251.4
11	Slaughter Ln and Old Lockhart Hwy	Traffic Signal	C	27.9	F	186.3	C	79.2	F	206.1
2	**Sassman Rd and McKinney Falls/Thaxton Rd**	Traffic Signal	A	6.3	B	10.5	A	4.4	A	9.3
13	US 183 and Burleson Rd	Traffic Signal	F	533.3	F	726.9	F	446.3	F	635.6
14	US 183 and FM 812	Traffic Signal	F	151.0	F	237.5	F	163.4	F	327.7
16	**US 183 and William Cannon (FM 1625)**	Traffic Signal	F	152.3	F	311.2	F	39.6	F	402.3
17	US 183 and FM 973	Traffic Signal	C	30.2	F	97.3	B	10.6	B	14.7
18	US 183 and FM 1327	Traffic Signal	D	53.8	E	68.3	D	40.9	E	78.3
19	**FM 1625 and Slaughter Ln(Sassman Rd)**	Traffic Signal	A	4.0	B	12.0	A	6.1	D	36.6
20	FM 1625 and FM 1327	Traffic Signal	D	49.4	F	157.2	C	20.3	E	57.9
21	FM 1625 and Major Arterial 1	Traffic Signal	-	-	A	5.5	-	-	A	9.9
22	FM 1625 and Collector 4	Stop Sign	-	-	A	0.0	-	-	A	0.0
23	US 183 and Minor Arterial 1	Traffic Signal	-	-	B	19.8	-	-	C	21.1
24	Slaughter Ln and Major Arterial 1	Stop Sign	-	-	A	7.8	-	-	B	10.6
25	Slaughter Ln and Collector 4	Stop Sign	-	-	A	0.6	-	-	A	0.4

26	Slaughter Ln and Collector 3	Stop Sign	-	-	A	4.2	-	-	A	3.8
27	Slaughter Ln and Minor Arterial 3	Stop Sign	-	-	A	2.2	-	-	A	4.8
28	Slaughter Ln and US 183	Traffic Signal	-	-	A	8.9	-	-	D	53.2
29	William Cannon Dr and Major Arterial 1	Stop Sign	-	-	B	13.3	-	-	B	13.8
30	William Cannon Dr and Collector 1	Stop Sign	-	-	A	3.7	-	-	A	4.1
31	William Cannon Dr and Minor Arterial 2	Traffic Signal	-	-	F	88.3	-	-	F	101.4
33	McKinney Falls Pkwy and Minor Arterial 4	Stop Sign	-	-	A	4.4	-	-	A	5.4
34	Major Arterial 1 and Collector 4 north segment	Roundabout	-	-	A	4.8	-	-	A	5.3
35	Major Arterial 1 and Collector 4 south segment	Roundabout	-	-	A	5.6	-	-	B	12.1
36	Major Arterial 1 and Collector 5 north segment	Roundabout	-	-	A	6.2	-	-	A	6.8
37	Major Arterial 1 and Collector 5 south segment	Roundabout	-	-	A	5.6	-	-	A	6.2
38	Major Arterial 1 and Collector 6	Roundabout	-	-	A	6.8	-	-	A	8.6
39	Major Arterial 1 and Minor Arterial 1	Roundabout	-	-	A	6.3	-	-	A	6.9
40	Major Arterial 1 and Minor Arterial 4	Roundabout	-	-	A	5.5	-	-	A	6.6
41	Minor Arterial 1 and Minor Arterial 2	Roundabout	-	-	A	5.6	-	-	A	6.9
42	Minor Arterial 2 and Collector 6	Roundabout	-	-	B	11.6	-	-	E	38.4
43	Minor Arterial 2 and Minor Arterial 3	Roundabout	-	-	A	5.1	-	-	A	6.0
44	Collector 1 and Collector 4	Roundabout	-	-	A	5.2	-	-	A	5.6
45	Collector 2 and Collector 4	Roundabout	-	-	A	5.0	-	-	A	5.2
46	Collector 2 and Collector 5	Roundabout	-	-	A	3.4	-	-	A	3.4
47	Collector 4 and Collector 3	Roundabout	-	-	A	4.8	-	-	A	5.2

The Total LOS and Delay include the following improvements at the associated intersection:

No improvements included

EXHIBIT "B"

Table 21 Intersection Capacity Analysis with Intersection Improvements	
Intersection (by phase)	**Possible Improvements**
Phase 1 - Year 1	
	No improvements.
Phase 2 - Year 3	
William Cannon at McKinney Falls Pkwy	Add westbound right turn lane on William Cannon Add southbound right turn lane on McKinney Falls
Phase 3 - Year 6	
William Cannon at McKinney Falls Pkwy	Add eastbound left turn lane on William Cannon
William Cannon at Pleasant Valley	Add southbound right turn lane on Pleasant Valley
McKinney Falls Pkwy at Dee Gabriel Collins	Add westbound right turn lane on Dee Gabriel
Phase 4 - Year 9	
McKinney Falls Pkwy at Burleson	Add eastbound right turn lane on Burleson Add southbound right turn lane on McKinney Falls
William Cannon at US 183	Traffic Signalization
Phase 5 - Year 12	
William Cannon at McKinney Falls Pkwy	Add eastbound through lane on William Cannon Add westbound through lane on William Cannon Add eastbound right turn lane on William Cannon Add northbound right turn lane on McKinney Falls
McKinney Falls Pkwy at Burleson	Add northbound right turn lane on McKinney Falls Add westbound right turn lane on Burleson
US 183 at FM 812/Dee Gabriel Collins	Add eastbound right turn lane on Dee Gabriel
US 183 at FM 973	Add southbound left turn lane on US 183
Phase 6 - Year 15	
Slaughter at McKinney Falls Pkwy	Traffic Signalization
Slaughter at Minor Arterial 2/FM 1625	Traffic Signalization
Slaughter at US 183	Traffic Signalization
William Cannon at Minor Arterial 2	Traffic Signalization
US 183 at Minor Arterial 1	Traffic Signalization
Phase 7 - Year 18	
Slaughter at Major Arterial 1	Traffic Signalization
William Cannon at Major Arterial 1	Traffic Signalization
Phase 8 - Year 21	
	No improvements.

EDUCATIONAL IMPACT STATEMENT

School District:

PROJECT NAME: **Pilot Knob PUD**
ADDRESS/LOCATION: East and Southeast from intersection of Wm Cannon and McKinney Falls
CASE #: C814-2012-0152 CITY COUNCIL DATE:

☒ NEW SINGLE FAMILY ☐ DEMOLITION OF MULTIFAMILY
☒ NEW MULTIFAMILY ☐ TAX CREDIT

SF UNITS: 6300 STUDENTS PER UNIT ASSUMPTION: .5
MF UNITS: 3500 STUDENTS PER UNIT ASSUMPTION: .3

ELEMENTARY SCHOOL: Creedmoor Elementary RATING:
ADDRESS: PERMANENT CAPACITY: 824
% QUALIFIED FOR FREE/REDUCED LUNCH: MOBILITY RATE:

ELEMENTARY SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	810	1125	3225
% of Permanent Capacity	98	137	391

☐ INCREASE
☐ DECREASE
☐ NO IMPACT

MIDDLE SCHOOL: Ojeda Middle School RATING:
ADDRESS: PERMANENT CAPACITY: 1145
% QUALIFIED FOR FREE/REDUCED LUNCH: MOBILITY RATE:

MIDDLE SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	1011	1257	2181
% of Permanent Capacity	88	110	190

☐ INCREASE
☐ DECREASE
☐ NO IMPACT

HIGH SCHOOL: Del Valle High School RATING:
ADDRESS: PERMANENT CAPACITY: 2038
% QUALIFIED FOR FREE/REDUCED LUNCH: MOBILITY RATE:

HIGH SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	2684	3618	4794
% of Permanent Capacity	132	178	235

☐ INCREASE
☐ DECREASE
☐ NO IMPACT

To select one of the checkboxes above, double click on the box and select "checked" from the default value menu in the middle of the page. Click OK to complete the selection.

ATTACHMENT C

IMPACT ON SCHOOLS

Currently all of our elementary schools are at or very near capacity, so any additional housing units will have an educational impact on the district. We will review attendance boundaries next spring and it may become necessary to zone some neighborhoods in that area away from nearby schools to those on the outer edge of the district. Developers need to be aware of this so that they do not give out incorrect or misleading information to potential tenants. Our extra capacity at our middle school and High school has been covered by the use of portable classrooms. This information is all based on current facilities.

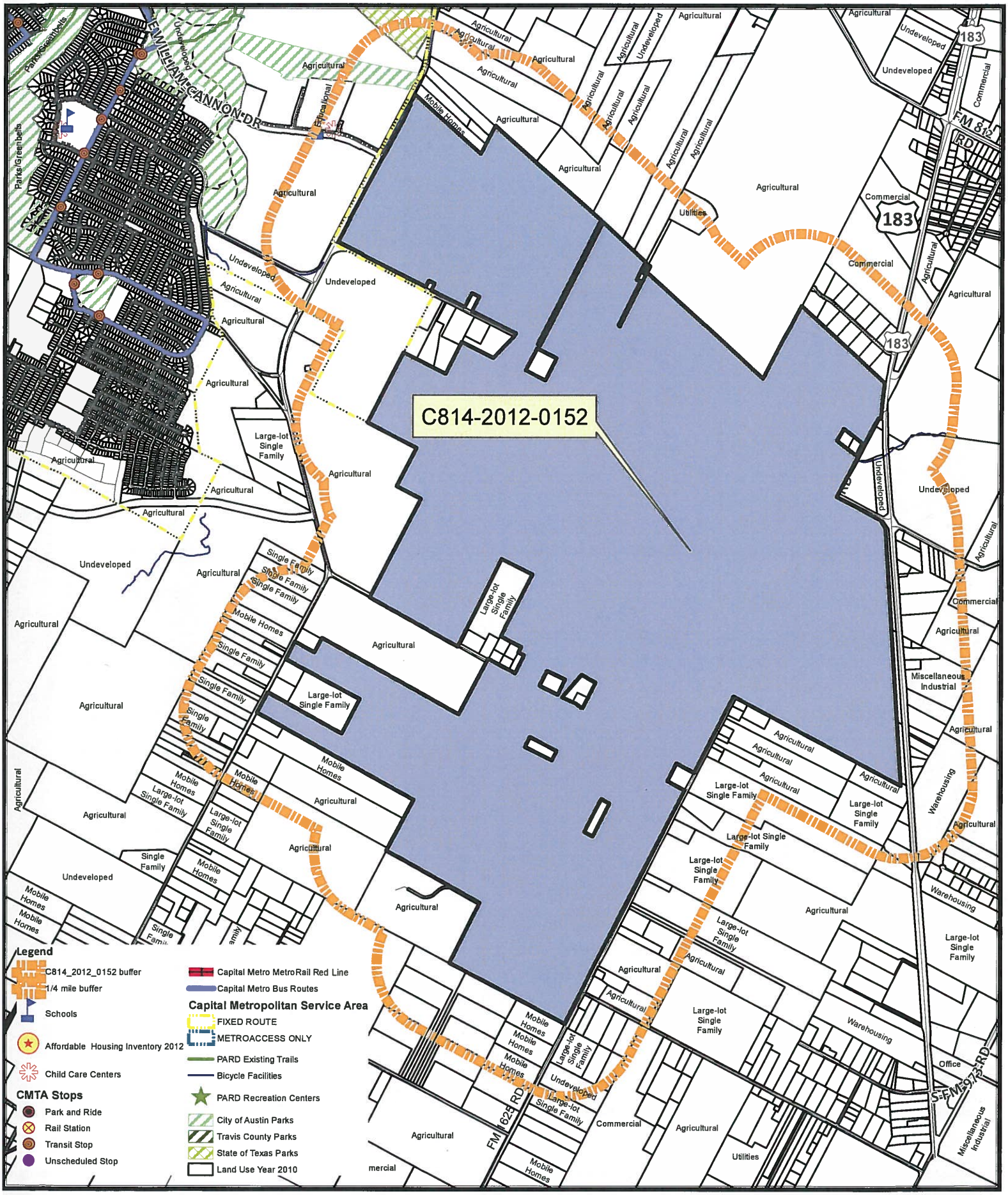
TRANSPORTATION IMPACT

Students within this development would attend Hillcrest Elementary, Creedmoor Elementary, Ojeda Middle School, and Del Valle High School at this time. They would all qualify for Transportation. This would cause a major impact on transportation; several new routes would be needed to transport and thus several new busses will have to be purchased. Another area of impact would be the road infrastructure; narrow two lane roads to this development would become a hazard as the project finished out.

SAFETY IMPACT

Date Prepared: _____

Director's Signature: _____



Zoning Case
Case#: C814-2012-0152
Address: E William Cannon
Case Name: Pilot Knob Planned Unit Development
2214.075 Acres

Neighborhood Planning Area: No
School District: Del Valle ISD
Manager: Wendy Rhoades

0 0.2 0.4 Miles

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Educational Impact Assessment

8/15/2013

EXHIBIT A

EDUCATIONAL IMPACT STATEMENT (EIS) DETERMINATION

PART A

If your project is located in the Austin Independent School District, requires Land Use Commission review; and meets one of the requirements listed below, an Educational Impact Statement is required.

☒ YES	☐ NO	100 or more single family units are proposed
☒ YES	☐ NO	200 or more multifamily units are proposed
☐ YES	☐ NO	100 or more multifamily units are proposed and a tax credit is requested
☐ YES	☒ NO	project will demolish more than 50 residential existing units in a structure more than 20 years old

If an Educational Impact Statement (EIS) is required, please complete the Educational Impact Analysis (EIA) Part B.

ZONING

EDUCATIONAL IMPACT ANALYSIS FORM
Part B

OFFICE USE ONLY

CASE MANAGER: WENDY RHOADES

APPLICANT/AGENT: JANA McCANN / McCANN ADAMS STUDIO

CASE NUMBER: C814-2012-0152

PROJECT NAME: PILOT KNOB PLANNED UNIT DEVELOPMENT

PROJECT ADDRESS: EAST AND SOUTHEAST FROM THE INTERSECTION OF WILLIAM CANNON DR. AND McKINNEY FALLS PKWY.

PROPOSED USE: MIXED USED

EXISTING RESIDENTIAL UNITS

Existing Number of Residential Units: Ø

Number of existing residential units to be demolished: Ø

Age of units to be demolished: N/A

PROPOSED DEVELOPMENT

Gross Project Acreage: ± 2214 AC.

Number of lots:

Lots per acre:

PROPOSED RESIDENTIAL UNITS

Proposed number of Residential Units: ± 14,800

Size of proposed units in square feet (specify range): 800 (APARTMENTS) - 4500 (HOMES)

Number of bedrooms per unit: N/A

ZONING

ESTIMATED SELLING / RENTAL PRICE (EXISTING AND PROPOSED)

Estimated selling price of units (specify range): $180,000 - $400,000

Estimated rental rates (if applicable): UNKNOWN

Range of monthly rental rates to be demolished: Ø to

Estimated increase in rental rates (specify percentage of increase): UNKNOWN

If project is multifamily, will a tax credit be applied for as part of the Smart Housing™ Program? N/A

Number of Certified Affordable Dwelling Units (Proposed or Existing) PER CONSENT AGREEMENT

OFF-SITE FAMILY AMENITIES EXISTING WITHIN ONE MILE OF PROJECT (Open to the public – attach location plan)

Parks/Greenbelts: McKINNEY FALLS STATE PARK

Recreation Centers: —

Public Schools: DEL VALLE ISD: HILLCREST ELEM. SCHOOL, PALM ELEMENTARY SCHOOL

PARKLAND DEDICATION

Parkland ~~dedication~~ required? ■ YES ☐ NO PER CONSENT AGREEMENT

If yes, please indicate if applicant plans to request fee in lieu or provide parkland.

Fee: ☐ YES ■ NO

Land: ■ YES ☐ NO

ON-SITE FAMILY AMENITIES PROPOSED

Will space be provided for childcare services? ☐ YES ☐ NO ■ Unknown at this time

Amount of open space required in acres: 300 (PER CONSENT AGREEMENT)

Amount of open space provided in acres: 300

Other proposed amenities: (pools, clubhouse, recreation area): 100 (PER CONSENT AGREEMENT)

TRANSPORTATION LINKAGES

Closest Public Transit Location: [illegible]

Pedestrian/Bike Routes:

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Case Number: C814-2012-0152
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: December 10, 2013, Planning Commission

Gilbert Anguiano
Your Name (please print)

☑ **I am in favor**
☐ **I object**

8607 Hwy 183 South
Your address(es) affected by this application

Gilbert Anguiano — 11-23-2013
Signature — *Date*

Daytime Telephone: 512 243 2173

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2012-0152
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: December 10, 2013, Planning Commission

Rick Sheldon,
Your Name (please print)

☑ **I am in favor**
☐ **I object**

RKS Texas Investments LP
601 Sonterra Blvd, San Antonio TX 78258
Your address(es) affected by this application

Signature 11-25-13 *Date*

Daytime Telephone: 210-490-2500

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2012-0152
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: June 24, 2014, Planning Commission

Carole J. Brown & Shirley A. Swanson
Your Name (please print)

☑ **I am in favor**
☐ **I object**

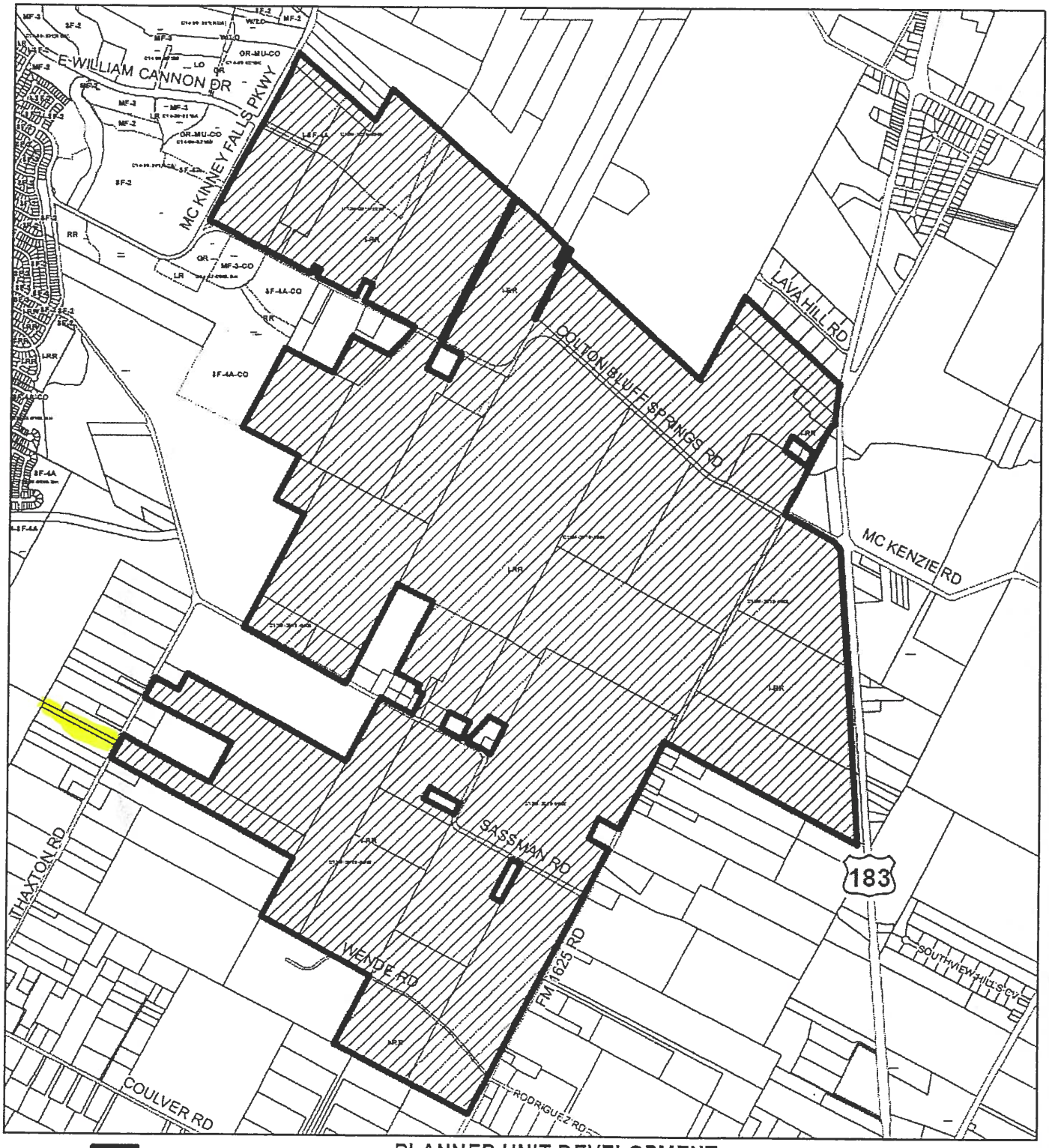
7901 Cotton Bluffs Springs Rd.
Your address(es) affected by this application

Carole J Brown — 6-14-14
Signature — *Date*

Daytime Telephone: 512-715-0738

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 2,000 '

PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-2012-0152

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CITY OF AUSTIN
FOUNDED 1839

Travis CAD - Map of Property ID 299828 for Year 2014

Property Details

Account

Property ID: 299828
Geo ID: 0348010128
Type: Real
Legal Description: ABS 24 DELVALLE S ACR 2.416 (1-D-1)

Location

Situs Address: THAXTON RD TX 78747
Neighborhood: Land Region 420
Mapsco: 705P
Jurisdictions: 68, 0A, 2J, 51, 03, 06

Owner

Owner Name: STUMPF JOHN J ETAL
Mailing Address: , 2601 MARY AVE, , PEARLAND, TX 77581-6327

Property

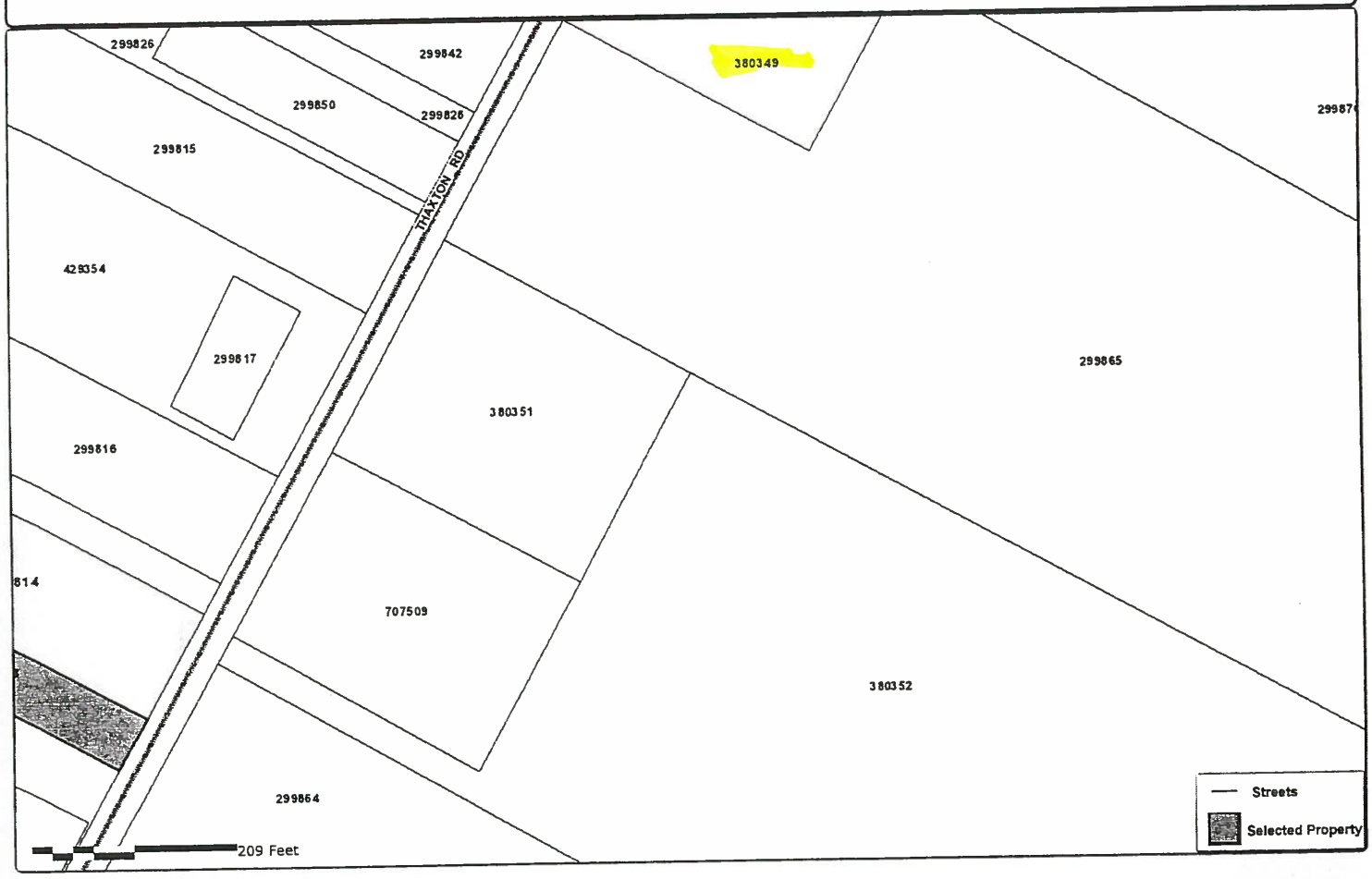
Appraised Value: $244.00

http://propaccess.traviscad.org/Map/View/Map/1/299828/2014

powered by: PropertyACCESS www.trueautomation.com

Map Disclaimer: This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

Travis CAD - Map of Property ID 299828 for Year 2014



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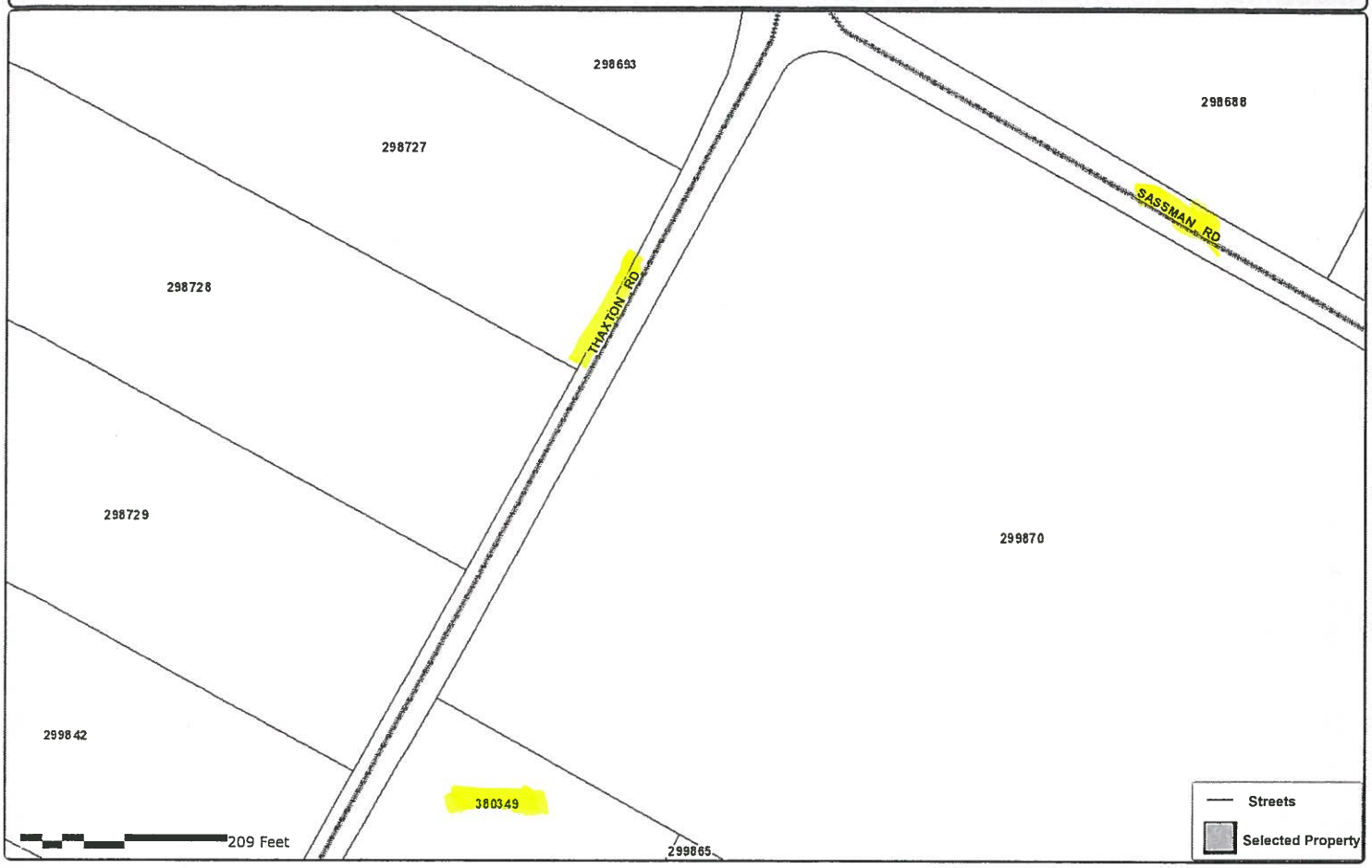

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Mapsco: 705P
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Case Number: C814-2012-0152
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: June 24, 2014, Planning Commission

RKS Texas Investments LLC
By

Your Name (please print) Rick Sheldon

☐ ~~I am in favor~~
☐ I object

William Cannon / Tax Act 814254
Your address(es) affected by this application

Signature

6/16/14
Date

Daytime Telephone: 210-490-2500

Comments: Rick Sheldon Real Estate
~~601 Sonterra Blvd.~~
San Antonio, TX 78258

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2012-0152
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: June 24, 2014, Planning Commission

John Stumpf
Your Name (please print)

☐ **I am in favor**
☐ **I object** ?

Your address(es) affected by this application

Signature — 6/23/14 *Date*

Daytime Telephone: 281 414 5029

Comments: Thaxton Road Property I.D. 299828
Property has Thaxton Road Frontage.

A large drainage culvert connects the East-West sides of Thaxton Road in front of the Property.

Reference attached maps.

- 80' wide tract on THAXTON RD that serves a 150+ acre ranch
- Is there an entrance to Pilot Knob PUD opposite Mr. Stumpf's tract?
- Is there a second access to Thaxton Rd to the North?

If you use this form to comment, it may be returned to:
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Planning & Development Review Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2012-0152
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: June 9, 2015, Planning Commission

RLS Texas Investments, LP
Your Name (please print)

☑ I am in favor
☐ I object

601 Sonterra Blvd
San Antonio, TX 78258
Your address(es) affected by this application

Rick Sheldon, President
Signature

6/2/15
Date

Daytime Telephone:

Comments: In favor - This Master Community would be great for Austin.

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

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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

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

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

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-2012-0152
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: Oct 8, 2015, City Council

Rick Sheldon, Pres.
Your Name (please print) RKS Texas Investments

☑ **I am in favor**
☐ **I object**

(*) [illegible]
Your address(es) affected by this application

Signature *Date*

Daytime Telephone: 210.490.2500

Comments:

PROPERTY OWNER
C814-2012-0152 WR 0332080203
RKS TEXAS INVESTMENTS LP
601 SONTERRA BLVD
SAN ANTONIO TX 78258-4150

If you use this form to comment, it may be returned to:
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Planning & Zoning Department
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Case Number: C814-2012-0152
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: Oct 8, 2015, City Council

Marcy Newman - 8203, LLC
Your Name (please print)

☑ **I am in favor**
☐ **I object**

8203 RT. 183 Austin
Your address(es) affected by this application

M. Newman
Signature

9/28/15
Date

Daytime Telephone: 716-622-7207

Comments:

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