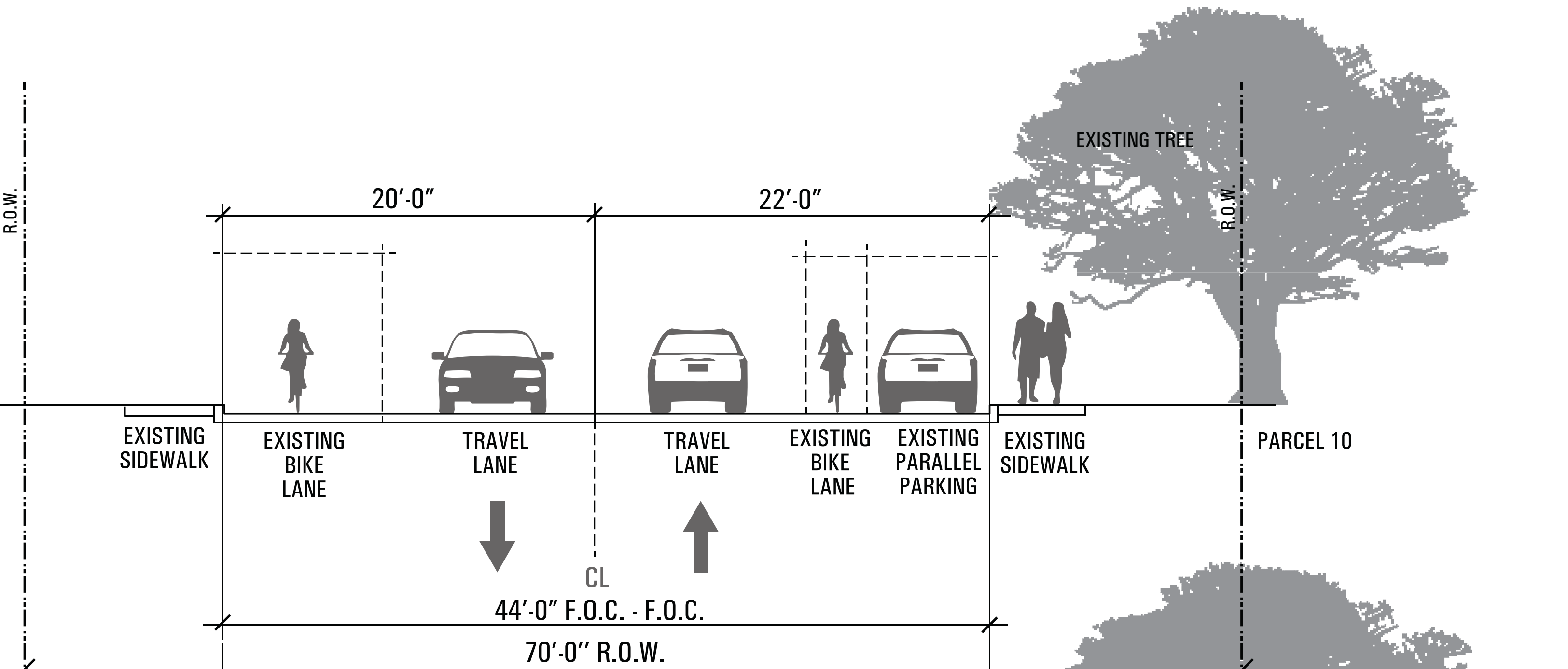
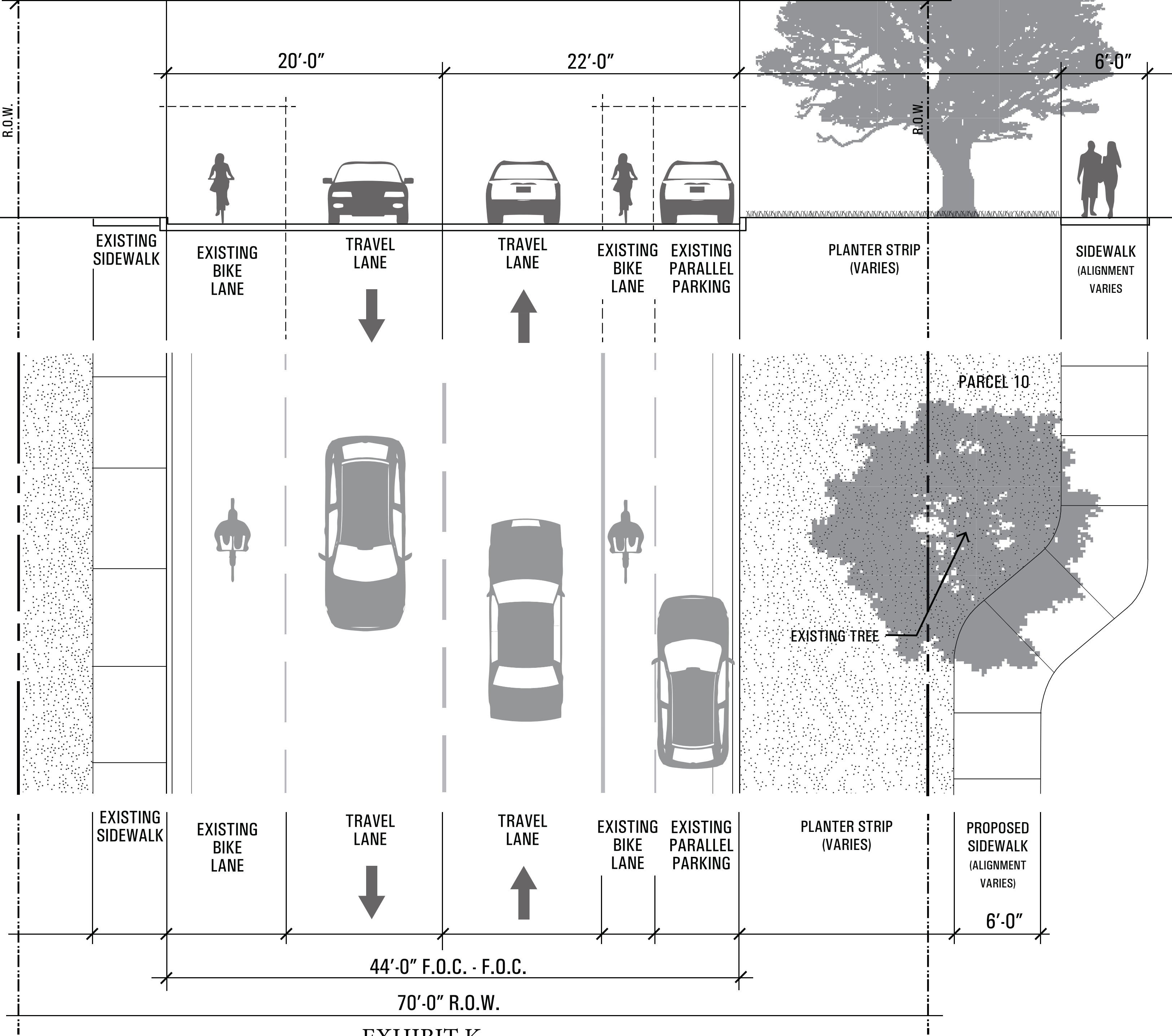


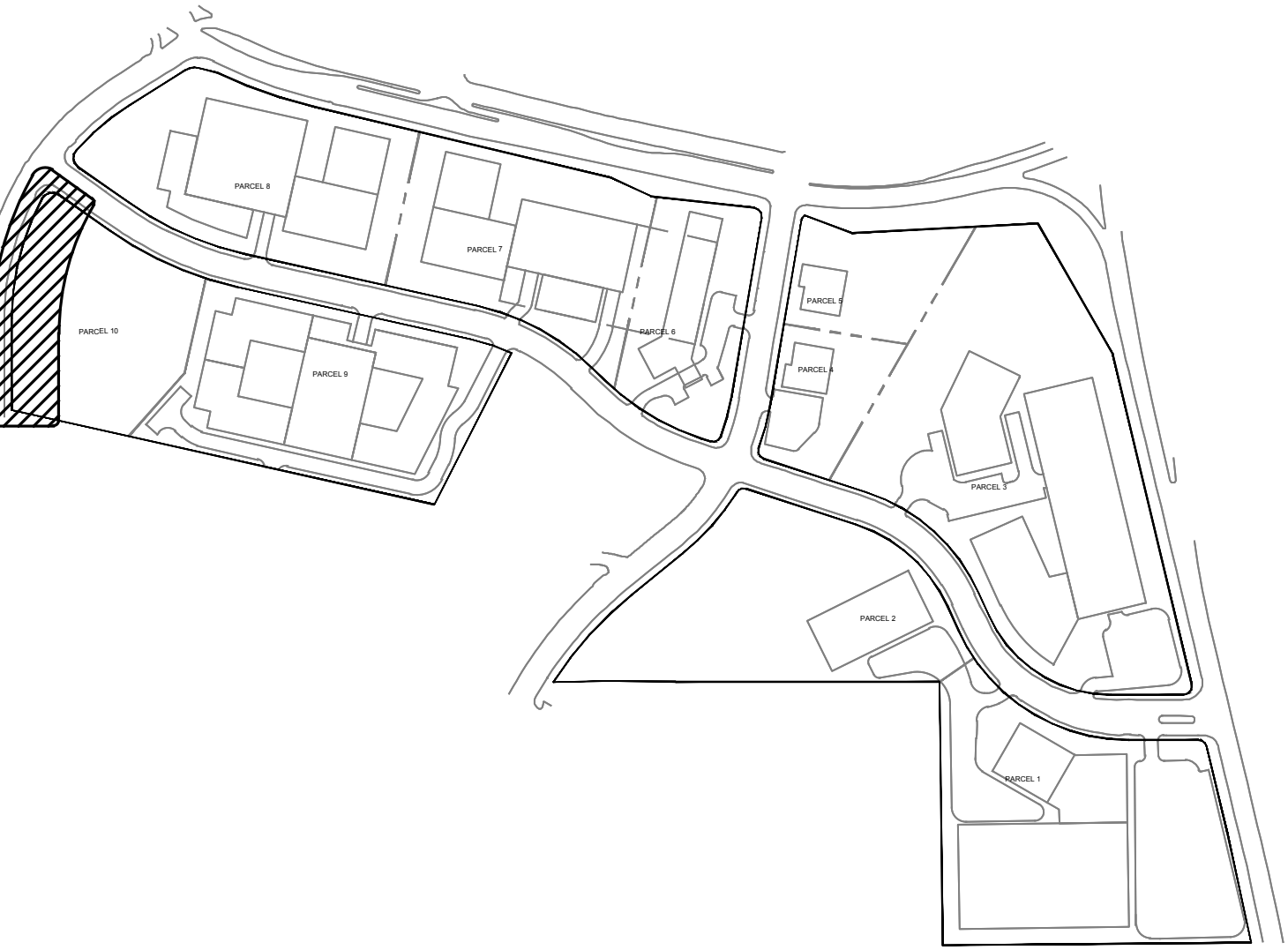
HART LANE - **EXISTING** CONDITIONS AT PARCEL 10



HART LANE - **PROPOSED** CONDITIONS AT PARCEL 10



LOCATION MAP  
PLAN OF HART LANE STREETSCAPE ALONG PARCEL 10



- NOTES:
- WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, DRIVEWAYS AND OTHER REQUIRED REGULATORY RESTRICTIONS, STREET TREES SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP ALONG PARCEL 10 FRONTAGE.
  - SIDEWALK AND PLANTER STRIP ALIGNMENT WILL VARY DEPENDING ON EXISTING TREES AND OTHER SITE CONDITIONS.

**UDG**  
Urban Design Group PC  
TX Registered Engineering Firm #11343  
3660 Stoneridge Road  
Suite E101  
Austin, TX 78746  
512.347.0040

**T B G**  
Landscape Architects Planners  
1705 Guadalupe Street, Suite 500  
Austin, Texas 78701  
(512) 327-1011 Fax: (512) 327-0488  
Austin Dallas Houston San Antonio

AUSTIN OAKS PUD  
**STREETSCAPE PLAN**

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY		
REVIEWED BY		

EXHIBIT I  
PAGE 5 OF 5

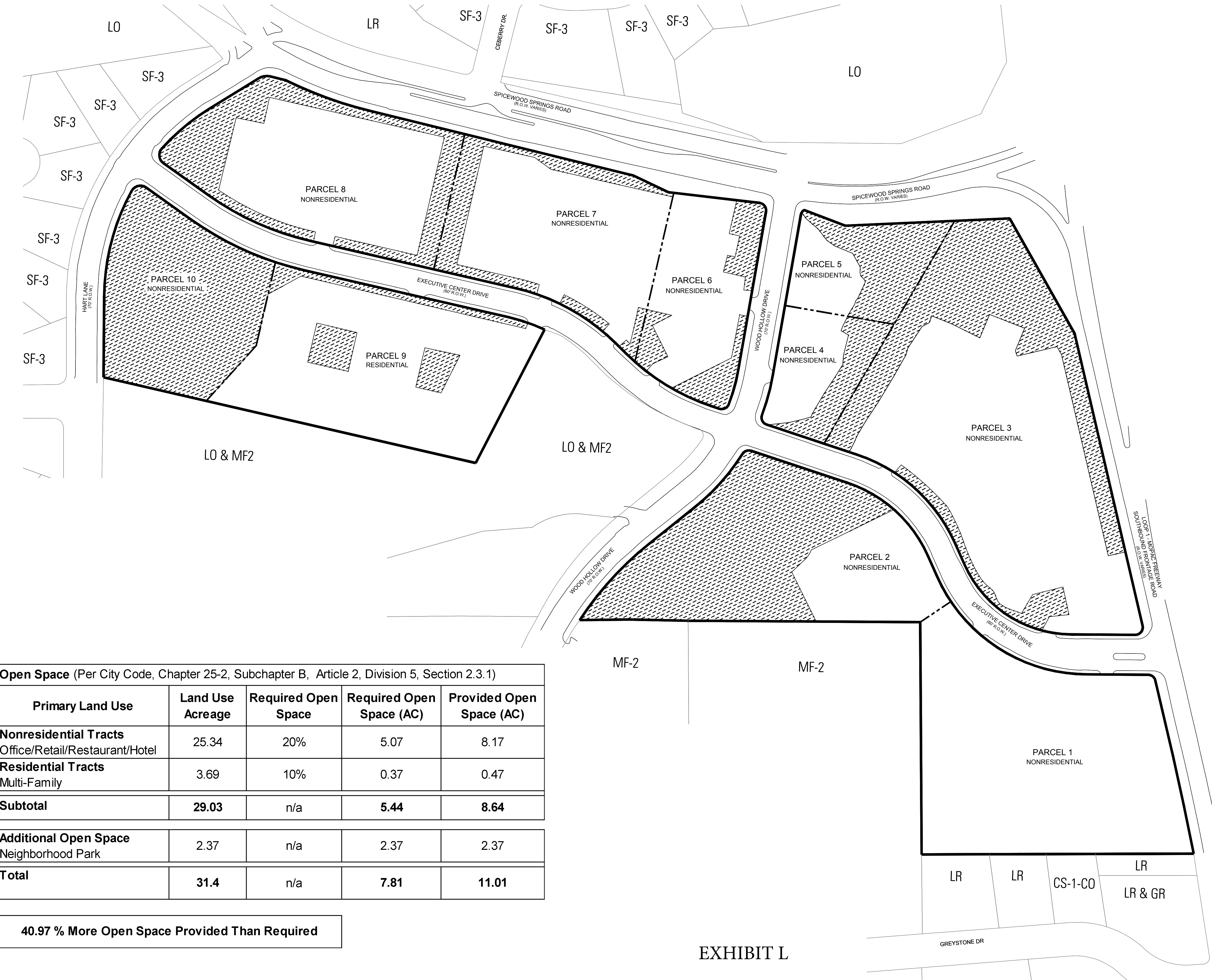
AUGUST 30, 2016

UDG JOB NO. 15-864

CASE NUMBER: C814-2014-0120

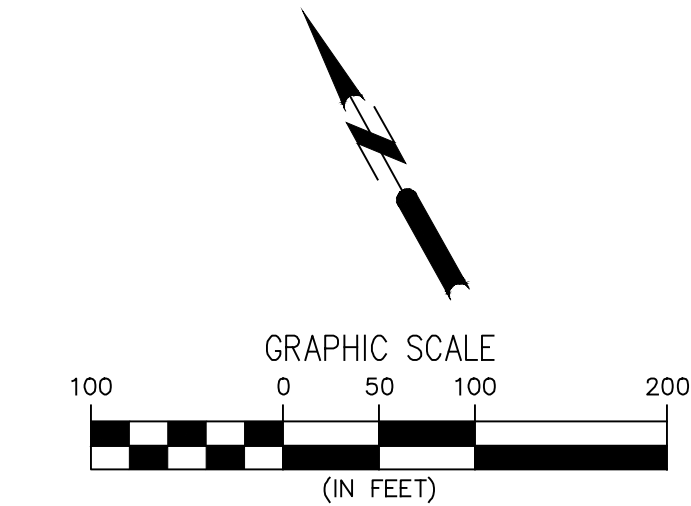
AUSTIN OAKS 15-864



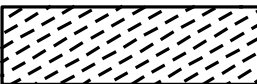


Open Space (Per City Code, Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.3.1)				
Primary Land Use	Land Use Acreage	Required Open Space	Required Open Space (AC)	Provided Open Space (AC)
Nonresidential Tracts Office/Retail/Restaurant/Hotel	25.34	20%	5.07	8.17
Residential Tracts Multi-Family	3.69	10%	0.37	0.47
Subtotal	29.03	n/a	5.44	8.64
Additional Open Space Neighborhood Park	2.37	n/a	2.37	2.37
Total	31.4	n/a	7.81	11.01


40.97 % More Open Space Provided Than Required




**LEGEND**

 PROVIDED OPEN SPACE

- NOTES:
- OPEN SPACE REQUIREMENTS FOR THE PROPERTY ARE PROVIDED AND CALCULATED ON AN OVERALL P.U.D. BASIS AND EXCEED THE MINIMUM REQUIREMENTS OF CITY CODE; THEREFORE, INDIVIDUAL PARCELS DO NOT HAVE TO ACHIEVE OPEN SPACE REQUIREMENTS AT THE TIME OF SITE PLAN.
  - THIS EXHIBIT INCLUDES PRIMARY OPEN SPACE AREAS. IT DOES NOT INCLUDE ADDITIONAL OPEN SPACE AREAS INCIDENTAL TO THE PROPERTY LOCATED BETWEEN BUILDINGS, PARKING AREAS AND STREETS ALL OF WHICH WOULD FURTHER INCREASE THE OVERALL OPEN SPACE PROVIDED.



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(512) 327-1011 Fax: (512) 327-0488  
Austin Dallas Houston San Antonio

AUSTIN OAKS PUD

OPEN SPACE PLAN

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY		
REVIEWED BY		

EXHIBIT L

AUGUST 30, 2016

UDG JOB NO. 15-864

1"=100'

CASE NUMBER: C814-2014-0120

AUSTIN OAKS 15-864

EXHIBIT L

**ITEM FOR ENVIRONMENTAL COMMISSION AGENDA**

**MEETING DATE REQUESTED:** September 21, 2016

**NAME & NUMBER OF PROJECT:** Austin Oaks Planned Unit Development  
C814-2014-0120

**OWNER:** Twelve Lakes, LLC (Jon Ruff)

**AGENT:** Graves Dougherty Hearon & Moody (Michael Whellan)

**LOCATION:** Southwest corner of Mopac Expressway and Spicewood Springs Road (3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724, and 3737 Executive Center Drive and 7601, 7718, and 7719 Wood Hollow Drive)

**COUNCIL DISTRICT:** 10

**PROJECT FILING DATE:** July 16, 2014

**WATERSHED PROTECTION DEPARTMENT STAFF:** Andrea Bates, 974-2291  
andrea.bates@austintexas.gov

**PLANNING AND ZONING CASE MANAGER:** Andrew Moore, 974-7604  
andrew.moore@austintexas.gov

**WATERSHED:** Shoal Creek Watershed (Urban)  
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 RECOMMENDATION:** Recommended with conditions.



## MEMORANDUM

**TO:** Marisa Perales, Chair, and Members of the Environmental Commission

**FROM:** Chuck Lesniak, Environmental Officer  
Watershed Protection Department

**DATE:** September 2, 2016

**SUBJECT:** Austin Oaks Planned Unit Development – C814-2014-0120

This summary is being provided to the Environmental Commission as a supplement to the Planning and Zoning Department analysis for Austin Oaks 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 finds that the proposed development is environmentally superior to what could be built without the PUD.

### Description of Property

Austin Oaks PUD consists of approximately 31.4 acres of land located in northwest Austin, at the intersection of Spicewood Springs Road and Mopac Expressway (see Attachment A – Location Map). The property is comprised of 13 parcels, which are currently zoned limited office (LO), neighborhood commercial (LR), and community commercial (GR). The site is developed with 12 office buildings and associated surface parking lots.

Austin Oaks PUD is located in the Shoal Creek Watershed, which is classified as Urban and is within the Desired Development Zone. The PUD is within the north Edwards Aquifer recharge zone. The property contains two creeks: Foster Branch, which flows west to east across the northeast corner of the PUD, and an unnamed tributary to Foster Branch, which flows south to north just east of Wood Hollow Drive (see Attachment B – Critical Water Quality Zone and Floodplain).<sup>1</sup>

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<sup>1</sup> Per Land Development Code Section 25-8-91, waterways within an Urban Watershed are not classified. However, per Section 25-8-92, a critical water quality zone (CWQZ) is established along all waterways with a drainage area of at least 64 acres. The boundaries of the CWQZ coincide with the boundaries of the 100-year floodplain calculated under fully developed conditions, provided that the boundary is not less than 50 feet and not more than 400 feet from the centerline of the waterway.



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

The site's topography generally slopes from the southern property boundary toward Spicewood Springs Road and Foster Branch. Elevations range from approximately 712 to 818 feet above mean sea level. Slopes range between 0 and 15 percent on the majority of the property but increase to over 35 percent in some locations along the creeks and the Spicewood Springs Road frontage. The property has stony, clayey soils.

The property contains a large number of heritage and protected trees, including 63 heritage live oaks, three heritage cedar elms, two heritage Spanish oaks, and two heritage pecans. Most of the heritage and protected trees are located within the surface parking lots, but there are also groves of trees along the creek corridor. Predominant tree species on the site include live oak, cedar elm, and hackberry.

***Critical Environmental Features***

An Environmental Resource Inventory (ERI) was prepared for the project site by Horizon Environmental Services in August 2015. The ERI identified six critical environmental features (CEFs) within the PUD site: four wetlands, a seep, and a canyon rimrock (see Attachment D – Applicant's Environmental Resource Inventory). The PUD will comply with the current code requirement to provide a 150-foot buffer zone for CEFs; however, some development will be allowed to remain within the CEF buffers pursuant to Land Development Code Section 25-8-25, *Redevelopment Exception in Urban and Suburban Watersheds* ("the redevelopment exception"). See below for a discussion of the redevelopment exception.

**Description of Project**

The proposed project contains approximately 20.4 acres of mixed use development, including office, retail, restaurant, hotel, and multifamily residential uses, and 11 acres of parks and open space.

**Requested Environmental Code Modifications**

Austin Oaks PUD is subject to the Watershed Protection Ordinance, the City's current environmental regulations. Since the site is currently developed, the applicant has chosen to comply with Section 25-8-25, *Redevelopment Exception in Urban and Suburban Watersheds*. The purpose of the redevelopment exception is to provide an option for redevelopment of older sites that may not meet all of the requirements of Chapter 25-8(A). To comply with the redevelopment exception, a project must meet nine conditions, including providing water quality treatment, not increasing the amount of impervious cover on the site, and not increasing non-compliance with critical water quality zone (CWQZ) or CEF requirements. If the conditions for the redevelopment exception are met, the other requirements of Chapter 25-8(A) do not apply to the project.

The applicant has chosen to use the redevelopment exception for all development within the Austin Oaks PUD. The baseline for evaluating the PUD's environmental superiority is therefore the requirements of Section 25-8-25, rather than all of Chapter 25-8(A).

The proposed PUD includes multiple modifications to code requirements. Most of the proposed modifications change current code standards, which is typical for a PUD. However, the applicant

is also proposing to memorialize certain code requirements. That means the PUD is not proposing to change current requirements, but it is specifying that current requirements will continue to apply to the property even if the code changes in the future.

The following summarizes the proposed modifications to environmental requirements:

- **25-2-1008(A), *Irrigation Requirements*** – Section 25-2-1008(A) is modified to apply to the PUD overall rather than on a parcel-by-parcel basis.
- **Environmental Criteria Manual (ECM) Section 2.4.3, *Buffering*** – The buffering requirements are modified to allow plants (excluding trees) used as buffering elements on Parcels 1 and 4 to be planted in a permeable landscape area at least three feet wide, rather than eight feet wide as currently required.
- **25-7-32, *Director Authorized to Require Erosion Hazard Zone Analysis*** – An analysis was performed and the erosion hazard zone was identified with the PUD application. Additional analysis shall not be required for any future development applications.
- **25-7-61(A)(5), *Criteria for Approval of Development Applications, and Drainage Criteria Manual 1.2.2.A and D, General*** – The analysis of additional adverse flooding impact shall be based on the PUD boundaries rather than parcel boundaries.
- **25-8-25(B)(1) and (3), *Redevelopment Exception in Urban and Suburban Watersheds*** – Sections 25-8-25(B)(1) and (3) (impervious cover and trip limits) shall apply to the PUD overall rather than on a parcel-by-parcel basis.
- **25-8-641(B), *Heritage Tree Removal Prohibited*** – Thirteen heritage trees identified on the applicant's Exhibit F – Tree Plan may be removed without an administrative or land use commission variance as required by current code.
- **ECM Section 3.3.2.A, *General Tree Survey Standards*** – The tree survey submitted with the PUD, dated November 22, 2013, may be used for 25 years instead of five years as currently required. Applications filed after November 22, 2038 will require a new tree survey.
- **ECM Section 3.5.4, *Mitigation Measures*** – Tree mitigation credit shall be granted for removing existing impervious cover from the critical root zone of preserved trees.
- The PUD will memorialize the following code requirements:
  - **25-8-25, *Redevelopment Exception in Urban and Suburban Watersheds***, except as modified above;
  - Impervious cover calculations exclude multi-use trails open to the public and located on public land or in a public easement, pursuant to **25-8-63(C)(2), *Impervious Cover Calculations***;
  - Hard surface trails, pedestrian bridges, and utility lines are allowed in the CWQZ pursuant to **25-8-261, *Critical Water Quality Zone Development* and 25-8-262, *Critical Water Quality Zone Street Crossings***;
  - Water quality facilities may be covered, decked, or buried (and landscaped) pursuant to **ECM Section 1.6.2.E, *Subsurface Ponds***;



- Green water quality controls are allowed pursuant to **ECM Section 1.6.7, *Green Storm Water Quality Infrastructure***.

### **Proposed Environmental Superiority Elements**

The project is proposing to provide the following environmental superiority elements (please see the applicant's Exhibit D – Tier 1 and Tier 2 Compliance Summary for additional details):

1. The PUD will provide at least 11.01 acres of open space, which is 41% higher than the 7.81 acres required based on the proposed land uses.
2. The PUD will exceed the minimum code requirements for landscaping. The PUD will exceed the requirements related to street yard trees as follows:
  - a. 75% of planted street yard trees shall be from the Preferred Plant List, rather than 60%;
  - b. Planted trees shall be no less than eight feet in initial height and no less than three inch caliper, rather than six feet in height and 1.5 inch caliper.
  - c. No more than 30 percent of planted trees will be from the same genus or species, rather than 50 percent.

In addition, the PUD will require that a minimum of 75 percent of plant materials, excluding turf and plantings within dedicated parkland, be native to Central Texas or included in the Grow Green Native and Adapted Landscape Plants guide. The PUD will also prepare and implement an Integrated Pest Management plan for the property.

3. The PUD will preserve a minimum of 75 percent of all caliper inches of heritage and protected trees (calculated together) and a minimum of 75 percent of all native caliper inches (including trees one inch in diameter at breast height or larger).
4. The PUD will limit impervious cover to 58 percent across the entire property, which is eight percent below the maximum that would otherwise be allowed by code. Under the redevelopment exception, the project could maintain but not increase the amount of impervious cover on the site, which is currently 66 percent. The project is proposing to decreasing impervious cover from 66 percent to 58 percent. In addition, the project is limiting impervious cover to 50 percent within 300 feet of Spicewood Springs.
5. The PUD will provide superior flood mitigation by providing a minimum of 20,000 cubic feet of additional on-site flood detention. The detention will be provided by either laying back the west creek bank, as shown on the applicant's Exhibit J – Creek Plan, or creating a non-structural, vegetated detention area along the east bank.
6. The PUD will restore riparian vegetation in degraded CWQZ and CEF buffer areas. The project shall remove approximately 1.65 acres of existing, non-compliant impervious cover from the CWQZ and CEF buffers. The areas shall be restored to "good" condition based on the functional assessment methodology in Appendix X of the ECM.
7. The PUD will improve the degraded riparian area by laying back the west creek bank on Parcels 4 and 5, as shown on the applicant's Exhibit J – Creek Plan. The project will create an inundation area that will also be restored to "good" condition based on the functional assessment methodology in Appendix X of the ECM.

8. The PUD will provide a 40 percent increase in undeveloped CWQZ and a 33 percent increase in undeveloped CEF buffers. The project will remove approximately 1.65 acres of existing impervious cover from the CWQZ and CEF buffers, which would be allowed to remain under the redevelopment exception. This results in a 95 percent reduction in impervious cover within the CWQZ, a 58 percent reduction in impervious cover within the canyon rimrock/seep buffer, and a 74 percent reduction in impervious cover within the wetland buffers.<sup>2</sup>

### **Determination**

Based on the superiority elements described above, staff finds that the proposed development is environmentally superior to what could be built without the PUD.

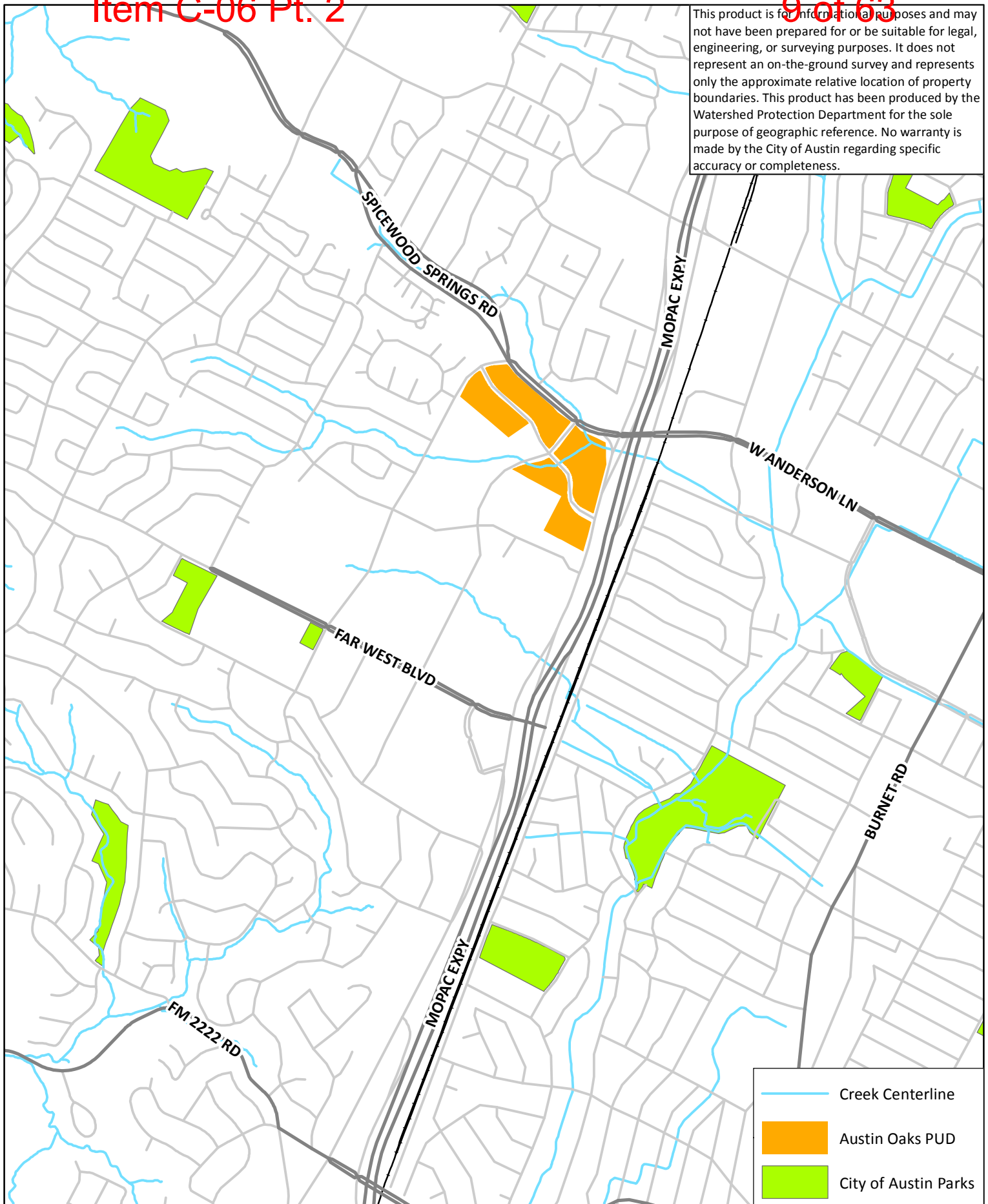
### **Attachments**

- A Location Map
- B Critical Water Quality Zone and Floodplain
- C Site Photos
- D Applicant's Environmental Resource Inventory

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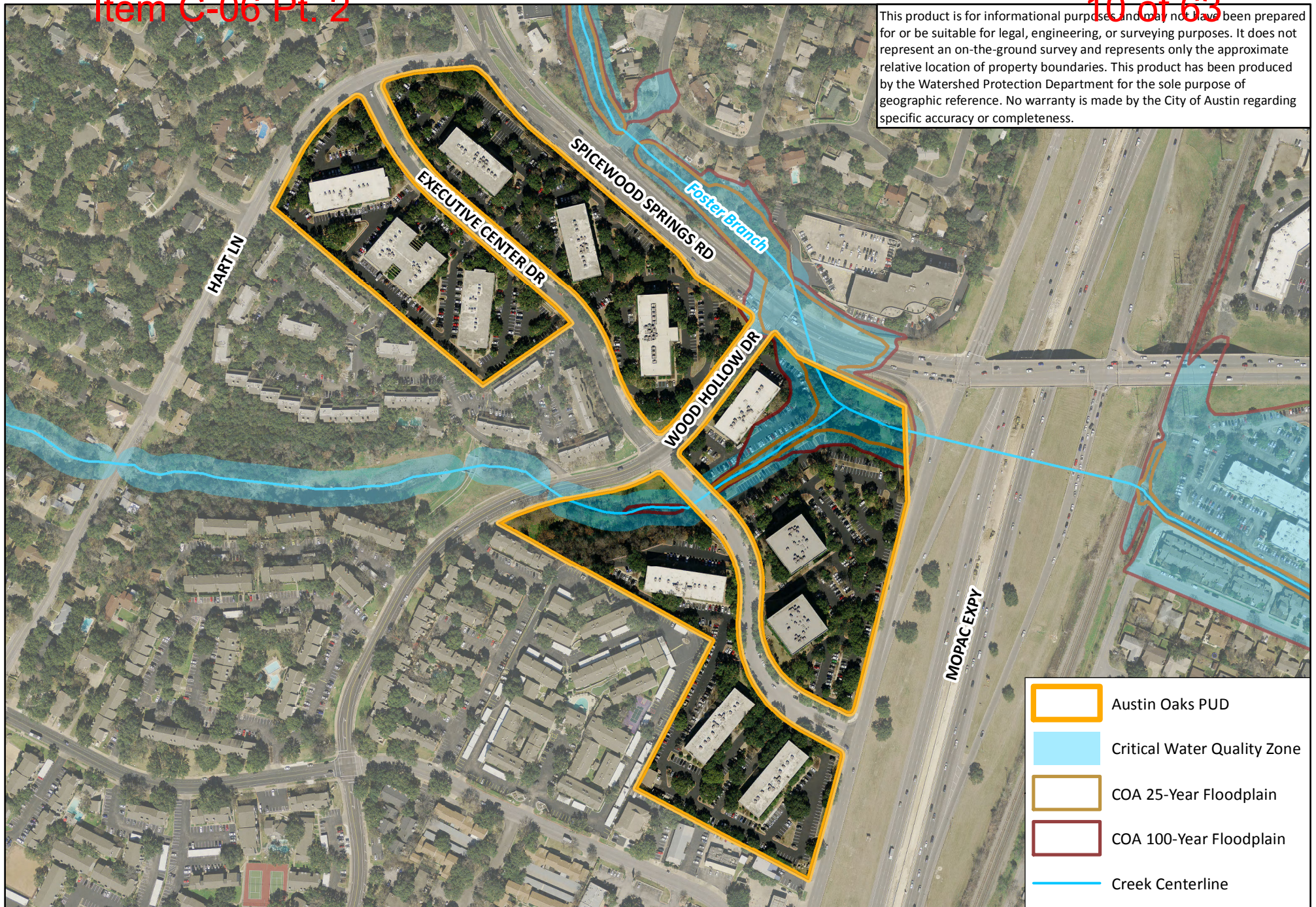
<sup>2</sup> In Exhibit D – Tier 1 and Tier 2 Compliance Summary, the applicant states that five additional superiority elements – items a, i, j, p, and u – are also being met. Staff does not agree with the applicant's analysis, and these five items were not considered in staff's review for environmental superiority.







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 the Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**Attachment B**  
**Austin Oaks PUD - Critical Water Quality Zone and Floodplain**



**Attachment C**  
**Austin Oaks PUD Site Photos**



View of creek and parking lots within the CWQZ and CEF buffer



Portion of west creek bank area to be restored





Canyon rimrock CEF



Canyon rimrock CEF





Wetland CEF



Wetland CEF



## Environmental Resource Inventory

For the City of Austin

Relating to the Land Development Code (LDC) Section 25-8, Title 30-5, ECM 1.3.0 & 1.10.0  
Effective October 28, 2013

1. SITE/PROJECT NAME: Austin Oaks Property
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): \_\_\_\_\_
3. ADDRESS/LOCATION OF PROJECT: Spicewood Springs Road and MOPAC
4. WATERSHED: Shoal Creek Watershed
5. THIS SITE IS WITHIN THE (Check all that apply):  
Edwards Aquifer Recharge Zone\* (See note below)..... ☒ YES ☐ NO  
Edwards Aquifer Contributing Zone\* ..... ☐ YES ☒ NO  
Edwards Aquifer 1500-ft Verification Zone\* ..... ☐ YES ☒ NO  
Barton Springs Zone\* ..... ☐ YES ☒ NO  
*\*(as defined by the City of Austin – LDC 25-8-2)*

**Note: If the property is over the Edwards Aquifer Recharge zone, the Hydrogeologic Report and karst surveys must be completed and signed by a Professional Geoscientist Licensed in the State of Texas.**

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?.... ☐ YES\*\* ☒ NO  
If yes, then check all that apply:  
☐ (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 or 25-8-262 of the LDC.**  
☐ (4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.

**\*\* If yes, then a functional assessment must be completed and attached to the ERI (see Section 1.7 and Appendix X in the Environmental Criteria Manual for forms and guidance) unless conditions 1 or 3 above apply.**

7. IF THE SITE IS WITHIN AN URBAN OR SUBURBAN WATERSHED, DOES THIS PROJECT PROPOSE A UTILITY LINE PARALLEL TO AND WITHIN THE CRITICAL WATER QUALITY ZONE?..... ☐ YES\*\*\* ☐ NO

**\*\*\*If yes, then riparian restoration is required by Section 25-8-261(E) of the LDC and a functional assessment must be completed and attached to the ERI (see Section 1.5 and Appendix X in the Environmental Criteria Manual for forms and guidance).**

8. There is a total of 6 (#'s) Critical Environmental Feature(s)(CEFs) on or within 150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the **CEF WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site (Please provide the number of CEFs):

1 (#'s) Spring(s)/Seep(s)      0 (#'s) Point Recharge Feature(s)      0 (#'s) Bluff(s)  
1 (#'s) Canyon Rimrock(s)      4 (#'s) Wetland(s)

**Note: Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is not provided, you must provide a written request for an administrative variance from Section 25-8-281(C)(1) and provide written findings of fact to support your request. Request forms for administrative variances from requirements stated in LDC 25-8-281 are available from Watershed Protection Department.**

9. The following site maps are attached at the end of this report (Check all that apply and provide):

All ERI reports must include:

- ☒ **Site Specific Geologic Map with 2-ft Topography**
- ☒ **Historic Aerial Photo of the Site**
- ☒ **Site Soil Map**
- ☒ **Critical Environmental Features and Well Location Map on current Aerial Photo with 2-ft Topography**

Only if present on site (Maps can be combined):

- ☒ **Edwards Aquifer Recharge Zone with the 1500-ft Verification Zone**  
(Only if site is over or within 1500 feet the recharge zone)
- ☐ **Edwards Aquifer Contributing Zone**
- ☐ **Water Quality Transition Zone (WQTZ)**
- ☒ **Critical Water Quality Zone (CWQZ)**
- ☐ **City of Austin Fully Developed Floodplains for all water courses with up to 64-acres of drainage**

10. **HYDROGEOLOGIC REPORT** – Provide a description of site soils, topography, and site specific geology below (Attach additional sheets if needed):

**Surface Soils** on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups\*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
Tarrant soils and Urban land, 0 to 2 percent slopes, (TeA)	B	0.3 to 1.2
Tarrant soils and Urban land, 5 to 18 percent slopes, (TeE)	B	0.3 to 1.2
Volente soils and Urban land, 1 to 8 percent slopes, (VuD)	C	0.2 to 4.6

\*Soil Hydrologic Groups Definitions (*Abbreviated*)

- A. Soils having a high infiltration rate when thoroughly wetted.
- B. Soils having a moderate infiltration rate when thoroughly wetted.
- C. Soils having a slow infiltration rate when thoroughly wetted.
- D. Soils having a very slow infiltration rate when thoroughly wetted.

\*\*Subgroup Classification – See Classification of Soil Series Table in County Soil Survey.

**Description of Site Topography and Drainage** *(Attach additional sheets if needed):*

Topographically, the site is approximately 700 feet above mean sea level (USGS, 1988). Drainage on the subject site occurs primarily by overland sheet flow in a west-to-east direction, towards Foster Branch of Shoal Creek.

**List surface geologic units below:**

Geologic Units Exposed at Surface		
Group	Formation	Member
Fredericksburg Group	Undivided (Kfr)	N/A
Fredericksburg Group	Edwards Limestone (Ked)	N/A

**Brief description of site geology** *(Attach additional sheets if needed):*

The subject site is underlain by Fredericksburg Group, undivided (Kfr) and Edwards Limestone (Ked) (UT-BEG, 1995).

The Fredericksburg Group is an undivided mixture of Edwards Limestone (Ked), Comanche Peak Limestone (Kc), Keys Valley Marl (Kkv), Cedar Park Limestone (Kcp), and Bee Cave Marl (Kbc).

The Edwards Limestone is a thinly to massively bedded, hard to soft, cherty, fossiliferous, fine-grained limestone and dolomite that commonly have red clay and calcite associated with solution features, such as caves and collapsed zones. The Edwards Limestone is known to form caves and voids.

**Wells**— Identify all recorded and unrecorded wells on site (test holes, monitoring, water, oil, unplugged, capped and/or abandoned wells, etc.):

There are 0 (#) wells present on the project site and the locations are shown and labeled

0 (#s) The wells are not in use and have been properly abandoned.

0 (#s) The wells are not in use and will be properly abandoned.

0 (#s) The wells are in use and comply with 16 TAC Chapter 76.

There are 2 (#s) wells that are off-site and within 150 feet of this site.



## 11. THE VEGETATION REPORT – Provide the information requested below:

**Brief description of site plant communities** (Attach additional sheets if needed):

The subject site is situated within the Blackland Prairie vegetational area of Texas (Gould, 1975).

There is woodland community on site ..... ☒ YES ☐ NO (Check one).

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
plateau live oak	<i>Quercus fusiformis</i>
hackberry	<i>Celtis laevigata</i>
cedar elm	<i>Ulmus crassifolia</i>
Chinese tallow	<i>Triadica sebifera</i>

There is grassland/prairie/savanna on site ..... ☐ YES ☒ NO (Check one).

If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name

There is hydrophytic vegetation on site ..... ☒ YES ☐ NO (Check one).

If yes, list the dominant species in table below (next page):

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status
black willow	<i>Salix nigra</i>	FACW
common spikerush	<i>Eleocharis palustris</i>	OBL
common rush	<i>Juncus effusus</i>	OBL

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.

☐ YES ☒ NO (Check one).

**12. WASTEWATER REPORT** – Provide the information requested below.

Wastewater for the site will be treated by (Check of that Apply):

- ☐ On-site system(s)  
☒ City of Austin Centralized sewage collection system  
☐ Other Centralized collection system

*Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with Chapter 15-12 of Austin City Code and wells must be registered with the City of Austin*

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.

☒ YES ☐ NO (Check one).

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.

☐ YES ☐ NO ☒ Not Applicable (Check one).

Wastewater lines are proposed within the Critical Water Quality Zone?

☐ YES ☒ NO (Check one). If yes, then provide justification below:

Is the project site is over the Edwards Aquifer?

☒ YES ☐ NO (Check one).

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses or the Edwards Aquifer.

City of Austin already supplies wastewater disposal for the site.

**13. One (1) hard copy and one (1) electronic copy of the completed assessment have been provided.**

Date(s) ERI Field Assessment was performed: 7-25-2014      6-14-2015  
Date(s)

My signature certifies that to the best of my knowledge, the responses on this form accurately reflect all information requested.

James Killian, PG

512-328-2430

Print Name

Telephone

Signature

james\_killian@horizon-esi.com

Email Address

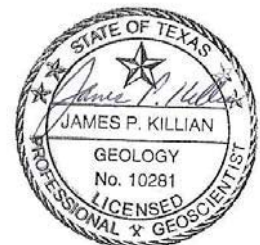
Horizon Environmental Services, Inc.

August 3, 2015

Name of Company

Date

For project sites within the Edwards Aquifer Recharge Zone, my signature and seal also certifies that I am a licensed Professional Geoscientist in the State of Texas as defined by ECM 1.12.3(A).



# City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

5	Primary Contact Name:	Jon Ruff
6	Phone Number:	
7	Prepared By:	Greg Sherrod
8	Email Address:	gsherrod@horizon-esi.com

<b>1</b>	Project Name:	Austin Oaks Property
<b>2</b>	Project Address:	Spicewood Springs Road and MOPAC
<b>3</b>	Site Visit Date:	7-25-2014
<b>4</b>	Environmental Resource Inventory Date:	7-29-2014

[illegible]

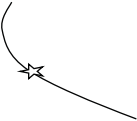
City of Austin Use Only	
CASE NUMBER:	

**Please state the method of coordinate data collection and the approximate precision and accuracy of the points and the unit of measurement.**


Method	Accuracy
GPS	<input type="checkbox"/> sub-meter <input type="checkbox"/>
Surveyed	<input type="checkbox"/> meter <input type="checkbox"/>
Other	<input type="checkbox"/> > 1 meter <input type="checkbox"/>

Professional Geologists apply seal below

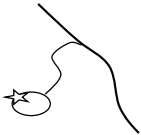
For rimrock, locate the midpoint of the segment that describes the feature.



For wetlands, locate the approximate centroid of the feature and the estimated area.



For a spring or seep, locate the source of groundwater that feeds a pool or stream.

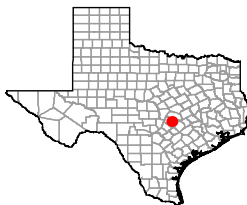




Attachments



MAP SOURCE: UT-BEG, 1995; COA, 2003; USDA, 2012.



**FIGURE 1**

SITE SPECIFIC GEOLOGIC MAP  
32-ACRE AUSTIN OAKS PROPERTY  
LOCATED AT MOPAC AND  
SPICEWOOD SPRINGS ROAD  
AUSTIN, TRAVIS COUNTY, TEXAS



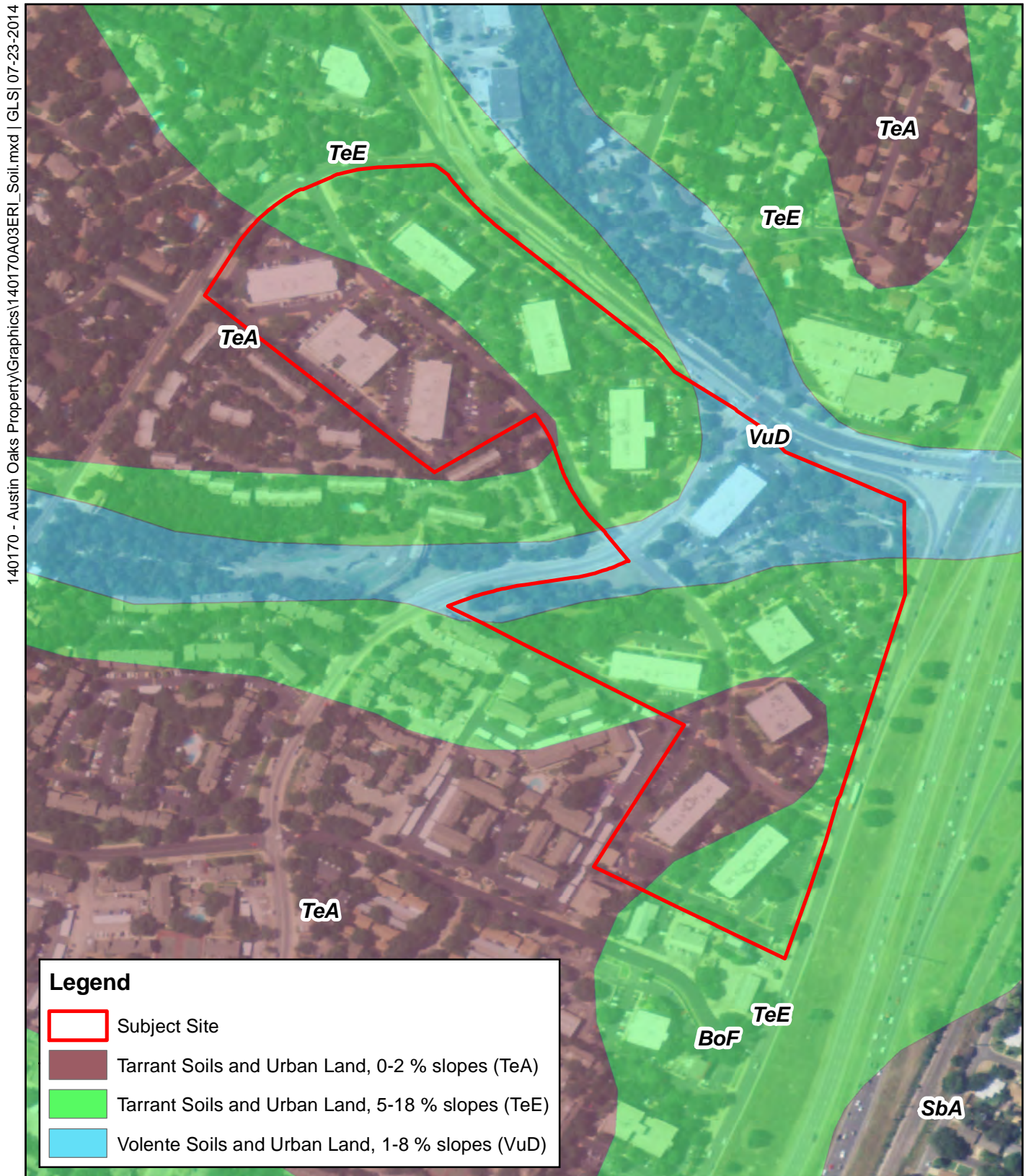


MAP SOURCE: USGS, 1995.

**FIGURE 2**

1995 HISTORICAL PHOTOGRAPH  
32-ACRE AUSTIN OAKS PROPERTY  
LOCATED AT MOPAC AND  
SPICEWOOD SPRINGS ROAD  
AUSTIN, TRAVIS COUNTY, TEXAS

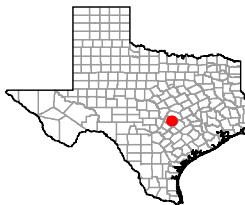




MAP SOURCE: USDA, 2012; NRCS, 2014.



0 200 400  
Feet



**Horizon**  
Environmental Services, Inc.

### FIGURE 3

SITE SOILS MAP  
32-ACRE AUSTIN OAKS PROPERTY  
LOCATED AT MOPAC AND  
SPICEWOOD SPRINGS ROAD  
AUSTIN, TRAVIS COUNTY, TEXAS

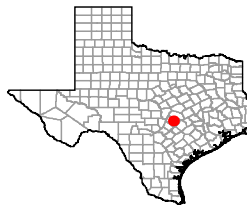




MAP SOURCE: COA, 2003; USDA, 2012.



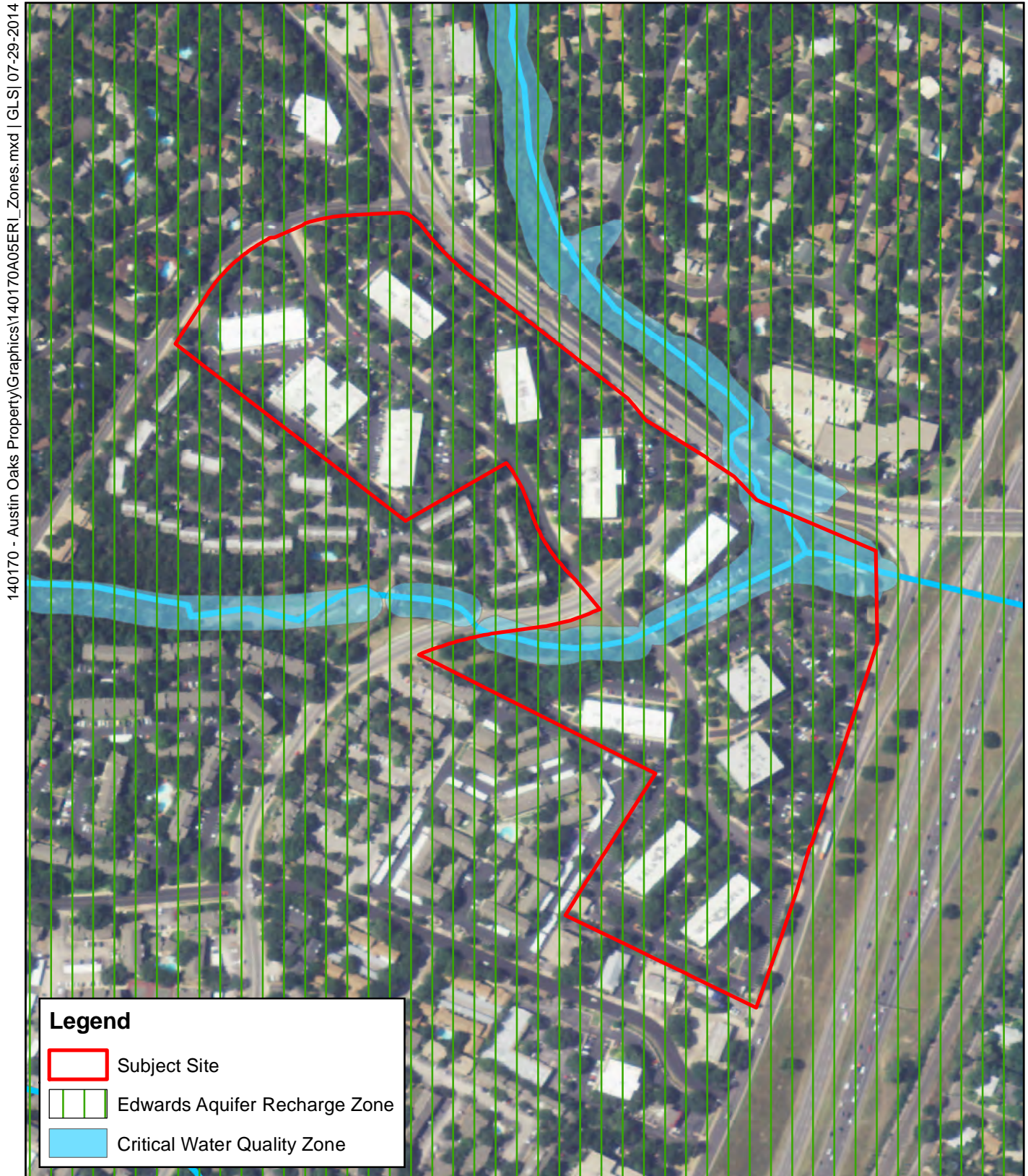
0 150 300  
Feet



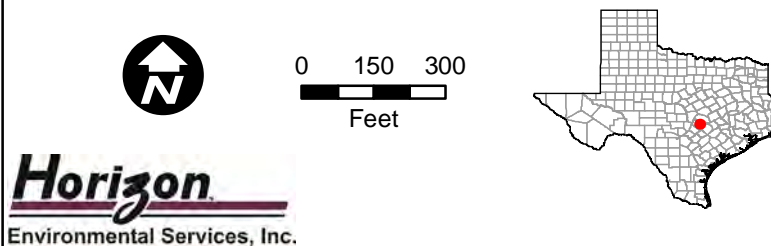
**FIGURE 4**

CRITICAL ENVIRONMENTAL FEATURES  
32-ACRE AUSTIN OAKS PROPERTY  
LOCATED AT MOPAC AND  
SPICEWOOD SPRINGS ROAD  
AUSTIN, TRAVIS COUNTY, TEXAS





MAP SOURCE: COA, 2003; USDA, 2012.



**FIGURE 5**

EDWARDS AQUIFER RECHARGE ZONE AND  
CRITICAL WATER QUALITY ZONE MAP  
32-ACRE AUSTIN OAKS PROPERTY  
LOCATED AT MOPAC AND  
SPICEWOOD SPRINGS ROAD  
AUSTIN, TRAVIS COUNTY, TEXAS





## ENVIRONMENTAL COMMISSION MAIN MOTION 20161005 008A

**Date:** October 5, 2016

**Motion by:** Hank Smith

**Seconded by:** Michael Moya

**Subject:** Austin Oaks Planned Unit Development, C814-0120

### **RATIONALE:**

**Whereas**, this project provides an opportunity to enhance environmental protections and provide much needed affordable housing and mixed use development in an area that has been mainly traditional office development since the 1970's; and

**Whereas**, staff has determined this proposed PUD to be superior to traditional zoning and that all Tier 1 requirements are being met and that extensive Tier 2 open space, Environmental and drainage benefits are being proposed; and

**Whereas**, the Parks and Recreation Department finds the Austin Oaks PUD is superior to traditional zoning;

**Therefore**, the Environmental Commission recommends support of the staff's position that the proposed Austin Oaks PUD, is environmentally superior with the following Environmental Commission Conditions:

1. The PUD will provide at least 11.01 acres of open space, which is 41% higher than the 7.81 acres required based on the proposed land uses.
2. The PUD will exceed the minimum code requirements for landscaping. The PUD will exceed the requirements related to street yard trees as follows:
  - a. 75% of planted street yard trees shall be from the Preferred Plant List, rather than 60%;
  - b. Planted trees shall be no less than eight feet in initial height and no less than three inch caliper, rather than six feet in height and 1.5 inch caliper.
  - c. No more than 30 percent of planted trees will be from the same genus or species, rather than 50 percent. In addition, the PUD will require that a minimum of 75 percent of plant materials, excluding turf and plantings within dedicated parkland, be native to Central Texas or included in the Grow Green Native and Adapted Landscape Plants guide. The PUD will also prepare and implement an Integrated Pest Management plan for the property.
3. The PUD will preserve a minimum of 75 percent of all caliper inches of ~~heritage and protected trees (calculated together)~~ and a minimum of 75 percent of all native caliper inches (including trees one inch in diameter at breast height or larger)
4. The PUD will limit impervious cover to 58 percent across the entire property, ~~which is eight percent below the maximum that would otherwise be allowed by code. Under the redevelopment exception, the project could maintain but not increase the amount of impervious cover on the site, which is currently 66 percent. The project is proposing to decrease impervious cover from 66 percent to 58 percent.~~ In addition, the project is limiting impervious cover to 50 percent within 300 feet of off-site Spicewood Springs.

5. The PUD will provide superior flood mitigation by providing a minimum of 20,000 cubic feet of additional on-site flood detention. The detention will be provided by either laying back the west creek bank, as shown on the applicant's Exhibit J – Creek Plan, or creating a non-structural, vegetated detention area along the east bank.
6. The PUD will restore riparian vegetation in degraded CWQZ and CEF buffer areas. The project shall remove approximately 1.65 acres of existing, non-compliant impervious cover from the CWQZ and CEF buffers. The areas shall be restored to “good” condition based on the functional assessment methodology in Appendix X of the ECM.
7. The PUD will improve the degraded riparian area by laying back the west creek bank on Parcels 4 and 5, as shown on the applicant's Exhibit J – Creek Plan. The project will create an inundation area that will also be restored to “good” condition based on the functional assessment methodology in Appendix X of the ECM.
8. The PUD will provide a 40 percent increase in undeveloped CWQZ and a 33 percent increase in undeveloped CEF buffers. The project will remove approximately 1.65 acres of existing impervious cover from the CWQZ and CEF buffers, ~~which would be allowed to remain under the redevelopment exception.~~ This results in a 95 percent reduction in impervious cover within the CWQZ, a 58 percent reduction in impervious cover within the canyon rimrock/seep buffer, and a 74 percent reduction in impervious cover within the wetland buffers.
9. The mitigation rate for heritage trees shall be increased to 500 percent.
10. Heritage trees can be transplanted anywhere within the PUD (including outside the limits of construction of a site plan).
11. Prior to removal of a heritage tree, staff will verify flexible design standards, including increased building height, are not feasible if doing so will preserve heritage trees.
12. Unless a hazardous condition exists, removal of any heritage trees will only be done as part of a site plan process.
13. If any tree is transplanted to a park area that relocation will be coordinated with PARD;
14. Applicant shall perform an evaluation of each heritage tree to be removed to determine if transplanting is feasible.
15. The redevelopment exception was not used by the Environmental Commission to determine environmental superiority.
16. Pursuant to the requested code modification, mitigation credit shall be provided for removing existing impervious cover in the critical root zone of regulated trees. Removal of impervious cover shall be required unless demonstrated removal is not feasible or would damage the tree.

**VOTE 3-4-3**

For: H. Smith, Moya, Grayum  
Against: Perales, Maceo, Neely, Thompson  
Abstain: None  
Recuse: None  
Absent: Creel, Guerrero, B. Smith



**ENVIRONMENTAL COMMISSION FIRST SUBSTITUTE MOTION 20161005 008A**

**Date:** October 5, 2016

**Motion by:** Peggy Maceo

**Seconded by:** Pam Thompson

**Subject:** Austin Oaks Planned Unit Development, C814-0120

**RATIONALE:**

**Whereas**, this project provides an opportunity to enhance environmental protections and provide much needed affordable housing and mixed use development in an area that has been mainly traditional office development since the 1970's; and

**Whereas**, staff has determined this proposed PUD to be superior to traditional zoning and that all Tier 1 requirements are being met and that extensive Tier 2 open space, Environmental and drainage benefits are being proposed; and

**Whereas**, the Parks and Recreation Department finds the Austin Oaks PUD is superior to traditional zoning;

**Therefore**, the Environmental Commission recommends support of the staff's position that the proposed Austin Oaks PUD, is environmentally superior with the following Environmental Commission Conditions:

1. The PUD will provide at least 11.01 acres of open space, which is 41% higher than the 7.81 acres required based on the proposed land uses.
2. The PUD will exceed the minimum code requirements for landscaping. The PUD will exceed the requirements related to street yard trees as follows:
  - a. 75% of planted street yard trees shall be from the Preferred Plant List, rather than 60%;
  - b. Planted trees shall be no less than eight feet in initial height and no less than three inch caliper, rather than six feet in height and 1.5 inch caliper.
  - c. No more than 30 percent of planted trees will be from the same genus or species, rather than 50 percent. In addition, the PUD will require that a minimum of 75 percent of plant materials, excluding turf and plantings within dedicated parkland, be native to Central Texas or included in the Grow Green Native and Adapted Landscape Plants guide. The PUD will also prepare and implement an Integrated Pest Management plan for the property.
3. The PUD will preserve a minimum of 75 percent of all caliper inches of ~~heritage and protected trees (calculated together)~~ and a minimum of 75 percent of all native caliper inches (including trees one inch in diameter at breast height or larger)
4. The PUD will limit impervious cover to 58 percent across the entire property, ~~which is eight percent below the maximum that would otherwise be allowed by code. Under the redevelopment exception, the project could maintain but not increase the amount of impervious cover on the site, which is currently 66 percent. The project is proposing to decrease impervious cover from 66 percent to 58 percent.~~ In addition, the project is limiting impervious cover to 50 percent within 300 feet of off-site Spicewood Springs.

5. The PUD will provide superior flood mitigation by providing a minimum of 20,000 cubic feet of additional on-site flood detention. The detention will be provided by either laying back the west creek bank, as shown on the applicant's Exhibit J – Creek Plan, or creating a non-structural, vegetated detention area along the east bank.
  6. The PUD will restore riparian vegetation in degraded CWQZ and CEF buffer areas. The project shall remove approximately 1.65 acres of existing, non-compliant impervious cover from the CWQZ and CEF buffers. The areas shall be restored to “good” condition based on the functional assessment methodology in Appendix X of the ECM.
  7. The PUD will improve the degraded riparian area by laying back the west creek bank on Parcels 4 and 5, as shown on the applicant's Exhibit J – Creek Plan. The project will create an inundation area that will also be restored to “good” condition based on the functional assessment methodology in Appendix X of the ECM.
  8. The PUD will provide a 40 percent increase in undeveloped CWQZ and a 33 percent increase in undeveloped CEF buffers. The project will remove approximately 1.65 acres of existing impervious cover from the CWQZ and CEF buffers, ~~which would be allowed to remain under the redevelopment exception.~~ This results in a 95 percent reduction in impervious cover within the CWQZ, a 58 percent reduction in impervious cover within the canyon rimrock/seep buffer, and a 74 percent reduction in impervious cover within the wetland buffers.
  9. The mitigation rate for heritage trees shall be increased to 500 percent.
  10. Heritage trees can be transplanted anywhere within the PUD (including outside the limits of construction of a site plan).
  11. Prior to removal of a heritage tree, staff will verify flexible design standards, including increased building height, are not feasible if doing so will preserve heritage trees.
  12. Unless a hazardous condition exists, removal of any heritage trees will only be done as part of a site plan process.
  13. If any tree is transplanted to a park area that relocation will be coordinated with PARD;
  14. Applicant shall perform an evaluation of each heritage tree to be removed to determine if transplanting is feasible.
  15. The redevelopment exception was not used by the Environmental Commission to determine environmental superiority.
  16. Pursuant to the requested code modification, mitigation credit shall be provided for removing existing impervious cover in the critical root zone of regulated trees. Removal of impervious cover shall be required unless demonstrated removal is not feasible or would damage the tree.
- Striking the proposed code modifications for heritage tree removal for the thirteen heritage trees identified;
  - 100 percent of the critical root zone of the heritage trees within the proposed development will be protected (added to superiority elements); and
  - The tree survey presented at site plans is current as per the Environmental Criteria Manual.

**VOTE 4-3-3 (Motion fails for lack of six votes)**

For: Perales, Maceo, Neely, Thompson  
 Against: H. Smith, Moya, Grayum  
 Abstain: None  
 Recuse: None  
 Absent: Creel, Guerrero, B. Smith





## ENVIRONMENTAL COMMISSION SECOND SUBSTITUTE MOTION 20161005 008A

**Date:** October 5, 2016

**Motion by:** Mary Ann Neely

**Seconded by:** Marisa Perales

**Subject:** Austin Oaks Planned Unit Development, C814-0120

### **RATIONALE:**

**Whereas**, this project provides an opportunity to enhance environmental protections and provide much needed affordable housing and mixed use development in an area that has been mainly traditional office development since the 1970's; and

**Whereas**, staff has determined this proposed PUD to be superior to traditional zoning and that all Tier 1 requirements are being met and that extensive Tier 2 open space, Environmental and drainage benefits are being proposed; and

**Whereas**, the Parks and Recreation Department finds the Austin Oaks PUD is superior to traditional zoning;

**Therefore**, the Environmental Commission recommends support of the staff's position that the proposed Austin Oaks PUD, is environmentally superior with the following Environmental Commission Conditions:

1. The PUD will provide at least 11.01 acres of open space, which is 41% higher than the 7.81 acres required based on the proposed land uses.
2. The PUD will exceed the minimum code requirements for landscaping. The PUD will exceed the requirements related to street yard trees as follows:
  - a. 75% of planted street yard trees shall be from the Preferred Plant List, rather than 60%;
  - b. Planted trees shall be no less than eight feet in initial height and no less than three inch caliper, rather than six feet in height and 1.5 inch caliper.
  - c. No more than 30 percent of planted trees will be from the same genus or species, rather than 50 percent. In addition, the PUD will require that a minimum of 75 percent of plant materials, excluding turf and plantings within dedicated parkland, be native to Central Texas or included in the Grow Green Native and Adapted Landscape Plants guide. The PUD will also prepare and implement an Integrated Pest Management plan for the property.
3. The PUD will preserve a minimum of 75 percent of all caliper inches of ~~heritage and protected trees (calculated together)~~ and a minimum of 75 percent of all native caliper inches (including trees one inch in diameter at breast height or larger)
4. The PUD will limit impervious cover to 58 percent across the entire property, ~~which is eight percent below the maximum that would otherwise be allowed by code. Under the redevelopment exception, the project could maintain but not increase the amount of impervious cover on the site, which is currently 66 percent. The project is proposing to decrease impervious cover from 66 percent to 58 percent.~~ In addition, the project is limiting impervious cover to 50 percent within 300 feet of off-site Spicewood Springs.

5. The PUD will provide superior flood mitigation by providing a minimum of 20,000 cubic feet of additional on-site flood detention. The detention will be provided by either laying back the west creek bank, as shown on the applicant's Exhibit J – Creek Plan, or creating a non-structural, vegetated detention area along the east bank.
  6. The PUD will restore riparian vegetation in degraded CWQZ and CEF buffer areas. The project shall remove approximately 1.65 acres of existing, non-compliant impervious cover from the CWQZ and CEF buffers. The areas shall be restored to “good” condition based on the functional assessment methodology in Appendix X of the ECM.
  7. The PUD will improve the degraded riparian area by laying back the west creek bank on Parcels 4 and 5, as shown on the applicant's Exhibit J – Creek Plan. The project will create an inundation area that will also be restored to “good” condition based on the functional assessment methodology in Appendix X of the ECM.
  8. The PUD will provide a 40 percent increase in undeveloped CWQZ and a 33 percent increase in undeveloped CEF buffers. The project will remove approximately 1.65 acres of existing impervious cover from the CWQZ and CEF buffers, ~~which would be allowed to remain under the redevelopment exception.~~ This results in a 95 percent reduction in impervious cover within the CWQZ, a 58 percent reduction in impervious cover within the canyon rimrock/seep buffer, and a 74 percent reduction in impervious cover within the wetland buffers.
  9. The mitigation rate for heritage trees shall be increased to 500 percent.
  10. Heritage trees can be transplanted anywhere within the PUD (including outside the limits of construction of a site plan).
  11. Prior to removal of a heritage tree, staff will verify flexible design standards, including increased building height, are not feasible if doing so will preserve heritage trees.
  12. Unless a hazardous condition exists, removal of any heritage trees will only be done as part of a site plan process.
  13. If any tree is transplanted to a park area that relocation will be coordinated with PARD;
  14. Applicant shall perform an evaluation of each heritage tree to be removed to determine if transplanting is feasible.
  15. The redevelopment exception was not used by the Environmental Commission to determine environmental superiority.
  16. Pursuant to the requested code modification, mitigation credit shall be provided for removing existing impervious cover in the critical root zone of regulated trees. Removal of impervious cover shall be required unless demonstrated removal is not feasible or would damage the tree.
- The code modification that is requested regarding the thirteen heritage trees will remain with a caveat that the applicant first conduct a feasibility report (confirmed by the City Arborist) to determine if up to ten heritage trees can be feasibly transplanted. In no event will more than ten heritage trees be required to be transplanted.

**VOTE 2-3-3 (Motion fails for lack of six votes)**

For: Neely, Perales  
Against: Moya, Grayum, H. Smith  
Abstain: Maceo, Thompson  
Recuse: None  
Absent: Creel, Guerrero, B. Smith



**EXHIBIT N. Austin Oaks Affordable Housing Program**

- A. In order to meet the City's affordable housing goals and to ensure long-term affordability, the Landowner and the Landowner's successors and assigns (collectively referred to as the "Landowner") agree to the following:
1. Ten percent of the total number of multifamily rental housing units located within the Austin Oaks PUD will be set aside for occupancy by households with incomes at 60 percent of or below the median family income (each an "Affordable Rental Unit," collective "Affordable Rental Units") in the Austin metropolitan statistical area for a rental affordability period of forty years (collectively, the "Rental Affordability Requirement") from the date of a certificate of occupancy. In addition the Landowner agrees to comply with the following:
    - a) The Rental Affordability Requirement period for each multifamily development with Affordable Rental Units (the "Affordable Development") begins on the date a final certificate of occupancy is issued for each Affordable Development.
    - b) Affordable Rental Units must be made available in a proportional product unit mix as reflected by all the multifamily rental housing units located within the Affordable Development.
    - c) Each lot or site sold or developed for use as an Affordable Development shall be subject to a restrictive covenant using the form shown in Exhibit XX (subject to revision) or agreed upon by the Director of Neighborhood Housing and Community Development (NHCD) and Landowner at the time of the sale or development and recorded in the official public records of the county where the Affordable Development is located.
    - d) For purposes of complying with the Rental Affordability Requirement, up to 50% of the total of the required Affordable Rental Units may be provided to households in which one of the members is employed by the Austin Independent School District, so long as their income does not exceed 120 percent of the median family income of the Austin metropolitan statistical area for ownership units or rental units.
    - e) Rents will be established annually based on the 60 percent median annual family income multiplied by 28 percent divided by 12. For affordable units that are leased to Austin Independent School District employees, rents will be established annually based on that employee's annual income, not to exceed 120 percent median annual family income, multiplied by 28 percent divided by 12.
  2. At least 5 percent of the total number of units sold as owner-occupied residential housing units located within the Austin Oaks PUD will, through a mechanism agreed upon by the City and Landowner, be made permanently available at a price affordable to households with incomes at 80 percent of or below the median family income (each an "Affordable Ownership Unit," collective "Affordable Ownership Units") in the Austin metropolitan statistical area (collectively, the "Ownership Affordability Requirement"). In addition the Landowner agrees to comply with the following:

- b) The Affordable Ownership Units must be made available in a proportional product unit mix as reflected by all the owner-occupied residential housing units located within the Austin Oaks PUD.
- c) Affordable Ownership units must:
- i) Be sold to an income eligible household at 80 percent of or below median family income;
  - ii) Include resale restrictions that require that resale of the affordable unit must be to a household at 80 percent of or below median family income; and
  - iii) Contain restrictions that will cap the equity gain to the homeowner that can be realized upon resale of the affordable unit. The resale formula will be set by the director of the Neighborhood Housing and Community Development Office, and may change from time to time; and
  - iv) Contain a Right of First Refusal to the Austin Housing Finance Corporation (AHFC) or other entity designated by the City that is assignable to an income-qualified buyer, to ensure long term affordability.
- B. The Landowner agrees to enter into an agreement with the City of Austin that ensures compliance with Part XX of this PUD ordinance.
- C. Income limits for the Affordable Housing Requirements shall be established annually as determined by the United States Department of Housing and Urban Development.
- D. The Landowner shall file a written report with the Director of the City's Neighborhood Housing and Community Development Office, or their designee on the number and location of each Affordable Ownership Unit and Affordable Rental Unit meeting the Affordable Housing Requirements within the Austin Oaks PUD (the "Affordability Report") in a format approved by the City. The initial Affordability Report shall be filed within 15 calendar days following March 31 or September 30 next following the date of recordation of a plat with residential units or site plan with residential units within the Austin Oaks PUD and be continuously filed on a semi-annual basis until the project is fully built out and sold.
- E. Compliance with the Affordable Housing Requirements will be monitored by the City's Neighborhood Housing and Community Development Office through an annual audit of the sale and rental of Affordable Ownership Units and Affordable Rental Units within the Austin Oaks PUD. Income qualifications, rents and sales price of the ownership units must comply with NHCD compliance guidelines, as amended.



## EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent  
School DistrictPROJECT NAME: Austin Oaks PUDADDRESS/LOCATION: 3429 Executive Center DriveCASE #: C814-2014-0120☐ NEW SINGLE FAMILY☐ DEMOLITION OF MULTIFAMILY☒ NEW MULTIFAMILY☐ TAX CREDIT

# SF UNITS: \_\_\_\_\_ STUDENTS PER UNIT ASSUMPTION  
 Elementary School: \_\_\_\_\_ Middle School: \_\_\_\_\_ High School: \_\_\_\_\_

# MF UNITS: 277 STUDENTS PER UNIT ASSUMPTION  
 Elementary School: 0.124 Middle School: 0.035 High School: 0.071

## IMPACT ON SCHOOLS

The district-wide student yield factor (across all grade levels) is 0.23 per apartment. Using this district-wide average, the 277 multifamily development is projected to add approximately 64 students across all grade levels to the projected student population. However, because the development is proposing 75% one bedroom apartments, the number of students from this development is likely to be lower than the projected district-wide average of 64. It is estimated that of the 64 students, 34 will be assigned to Doss Elementary School, 10 to Murchison Middle School, and 20 at Anderson High School.

The current enrollment of 920 at Doss Elementary places the percent of permanent capacity at 169%, significantly above the target range of 75-115%. The projected increase in enrollment by SY 2019-20 coupled with the additional students from the proposed development would increase the percent of permanent capacity to 179% (64 percentage points above the target range), assuming the mobility rates remain the same. The school community and administration are currently discussing intervention strategies to address overcrowding at Doss.

Murchison Middle School is currently above the target range of permanent capacity by enrollment at 122%. The projected increase in enrollment by SY 2019-20 coupled with the additional students from the proposed subdivision would increase the percent of permanent capacity to 154%, assuming the mobility rates remain the same. The school community and administration would need to discuss intervention strategies to address overcrowding at Murchison MS.

The percent of permanent capacity by enrollment for SY 2019-20, including the additional students projected with this development, would be within the target range of 75-115% for Anderson HS (108%), assuming the mobility rates remain the same.

**EDUCATIONAL IMPACT STATEMENT***Prepared for the City of Austin*Austin Independent  
School District**TRANSPORTATION IMPACT**

Doss ES, Murchison MS and Anderson HS are located within 2 miles of the proposed development; therefore students would not qualify for transportation unless a hazardous route condition was identified.

**SAFETY IMPACT**

The construction of a sidewalk along the south side of Greystone Drive would increase the level of safety for student walkers.

Date Prepared: 06/11/2015Director's Signature: Paul Turner



# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent  
School District



## DATA ANALYSIS WORKSHEET

<b>ELEMENTARY SCHOOL:</b> Doss	<b>RATING:</b> Met Standard
<b>ADDRESS:</b> 7005 Northledge	<b>PERMANENT CAPACITY:</b> 543
<b>% QUALIFIED FOR FREE/REDUCED LUNCH:</b> 12.70%	<b>MOBILITY RATE:</b> +1.4%

POPULATION (without mobility rate)			
<b>ELEMENTARY SCHOOL STUDENTS</b>	<b>2014-15 Population</b>	<b>5- Year Projected Population (without proposed development)</b>	<b>5-Year Projected Population (with proposed development)</b>
<b>Number</b>	907	925	959
<b>% of Permanent Capacity</b>	167%	170%	177%

ENROLLMENT (with mobility rate)			
<b>ELEMENTARY SCHOOL STUDENTS</b>	<b>2014-15 Enrollment</b>	<b>5- Year Projected Enrollment* (without proposed development)</b>	<b>5-Year Projected Enrollment* (with proposed development)</b>
<b>Number</b>	920	938	972
<b>% of Permanent Capacity</b>	169%	173%	179%

<b>MIDDLE SCHOOL:</b> Murchison	<b>RATING:</b> Met Standard
<b>ADDRESS:</b> 3700 North Hills Drive	<b>PERMANENT CAPACITY:</b> 1,113
<b>% QUALIFIED FOR FREE/REDUCED LUNCH:</b> 27.51%	<b>MOBILITY RATE:</b> +10.7%

POPULATION (without mobility rate)			
<b>MIDDLE SCHOOL STUDENTS</b>	<b>2014-15 Population</b>	<b>5- Year Projected Population (without proposed development)</b>	<b>5-Year Projected Population (with proposed development)</b>
<b>Number</b>	1,229	1,543	1,553
<b>% of Permanent Capacity</b>	110%	139%	140%

ENROLLMENT (with mobility rate)			
<b>MIDDLE SCHOOL STUDENTS</b>	<b>2014-15 Enrollment</b>	<b>5- Year Projected Enrollment* (without proposed development)</b>	<b>5-Year Projected Enrollment* (with proposed development)</b>
<b>Number</b>	1,361	1,709	1,719
<b>% of Permanent Capacity</b>	122%	154%	154%

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent  
School District



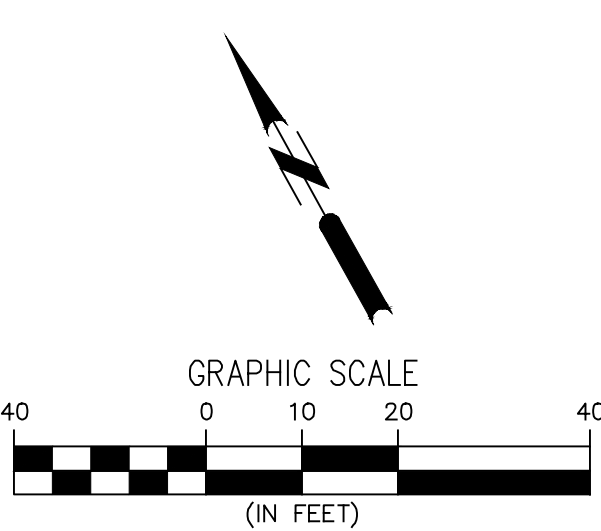
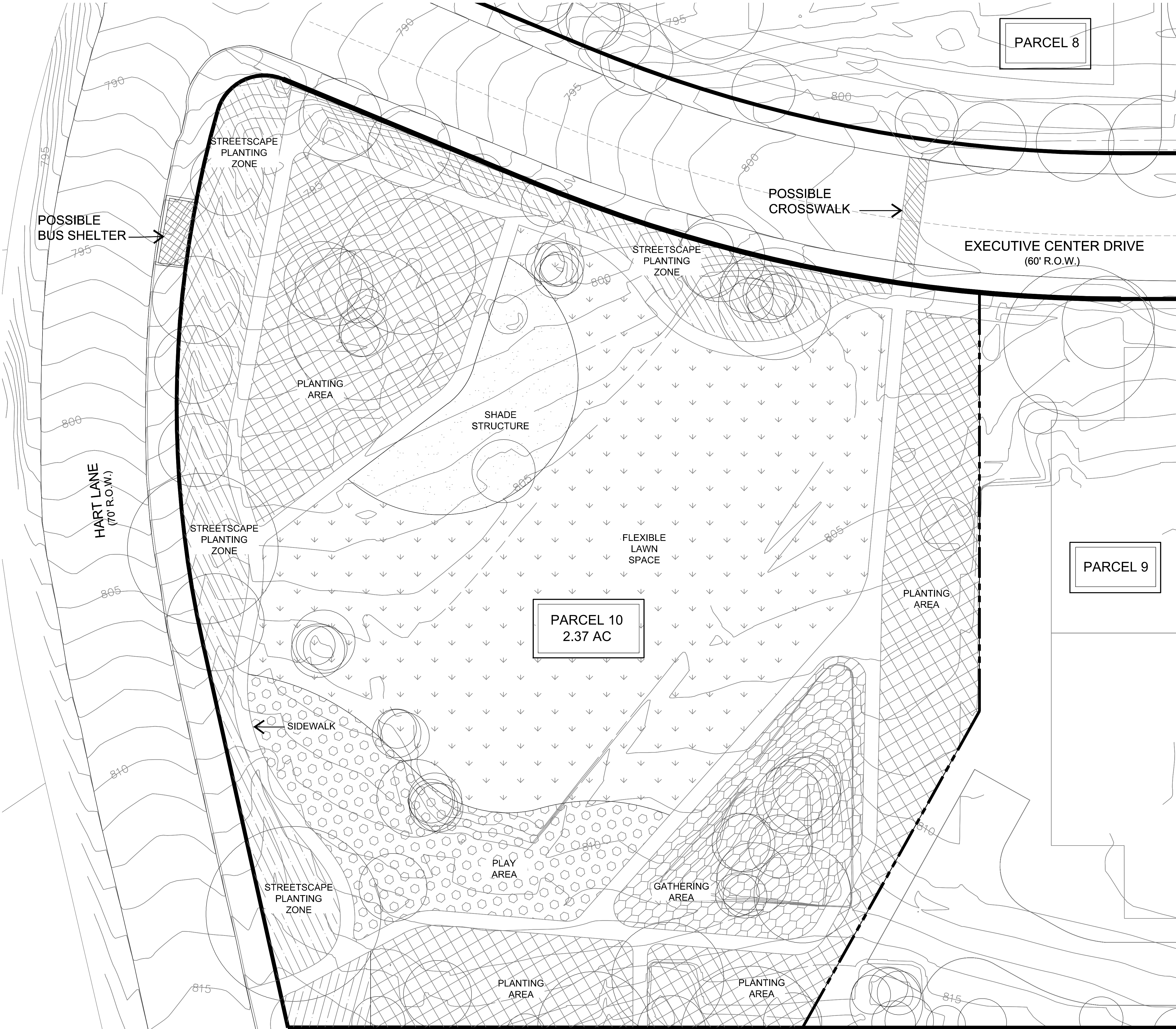
<b>HIGH SCHOOL:</b> Anderson	<b>RATING:</b> Met Standard
<b>ADDRESS:</b> 8403 Mesa Drive	<b>PERMANENT CAPACITY:</b> 2,373
<b>% QUALIFIED FOR FREE/REDUCED LUNCH:</b> 26.74%	<b>MOBILITY RATE:</b> +8.5%

POPULATION (without mobility rate)			
HIGH SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	2,063	2,336	2,356
% of Permanent Capacity	87%	98%	99%


ENROLLMENT (with mobility rate)			
HIGH SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	2,239	2,535	2,555
% of Permanent Capacity	94%	107%	108%

\*The 5-Year Projected Enrollment (with and without the proposed development) is an estimate calculated with the assumption that the stated mobility rates (transfers in and out of the school) remain the same over the 5-year period. These estimates are for the sole purpose of the Educational Impact Statement and should not be used for any other purposes.






- NOTES:
1. THE OWNER WILL SPEND UP TO \$1,546,500 TO REDEVELOP PARCEL 10 AS A PARK AND PROVIDE IMPROVEMENTS PRIOR TO DEEDING THE PARCEL 10 PROPERTY TO THE CITY AS CITY PARKLAND AND SUCH IMPROVEMENTS WILL BE IMPLEMENTED WITH THE APPROVAL OF THE CITY OF AUSTIN. PARKLAND DEDICATION REQUIREMENTS SET FORTH HEREIN SHALL SATISFY ALL PARKLAND REQUIREMENTS OF THE CITY WITH RESPECT TO THE PUD, INCLUDING PARKLAND DEDICATION AND PARKLAND DEVELOPMENT FEES. A PORTION OF THE IMPROVEMENT EXPENDITURES MAY BE SPENT ON PLACING OF A HISTORIC MARKER OR INTERPRETIVE SIGNAGE ON PARCEL 10 AND PARCEL 8 (WITHIN THE HERITAGE PARK).
  2. BUS SHELTER SUBJECT TO CAPITAL METRO NEED AND APPROVAL.
  3. THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS, AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.



Urban Design Group PC  
TX Registered Engineering Firm #11843  
3660 Stoneridge Road  
Suite E101  
Austin, TX 78746  
512.347.0040



Landscape Architects Planners  
1705 Guadalupe Street, Suite 500  
Austin, Texas 78701  
(512) 327-1011 Fax: (512) 327-0488  
Austin Dallas Houston San Antonio

AUSTIN OAKS PUD

AO PARK PLAN AND PARK SPACE

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY		
REVIEWED BY		



## PUBLIC HEARING INFORMATION

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Case Number: C814-2014-0120

Contact: Andrew Moore, 512-974-7604

Public Hearing: September 6, 2016, Zoning and Platting Commission  
October 13, 2016, City Council

Joel Rezano  
Your Name (please print)

3415 Grey Stone Dr 78731  
Your address(es) affected by this application

[Signature]  
Signature

8/30/16  
Date

Daytime Telephone: \_\_\_\_\_

Comments:

This area needs a better variety of business  
especially restaurants. More space allotted more  
business.

If you use this form to comment, it may be returned to:

City of Austin  
Planning & Zoning Department  
Andrew Moore  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Andrew Moore, 512-974-7604

Public Hearing: September 6, 2016, Zoning and Platting Commission  
October 13, 2016, City Council

Your Name (please print) Caroline Kadd

<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object
--

3415 Greystone Dr Ste 201

Your address(es) affected by this application

[Signature] Date 9/30/16

Signature

Daytime Telephone: \_\_\_\_\_

Comments:

It will be nice to have a greater  
variety of business to shop eat & visit  
close by.

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Planning & Zoning Department  
Andrew Moore  
P. O. Box 1088  
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Case Number: C814-2014-0120  
Contact: Andrew Moore, 512-974-7604  
Public Hearing: September 6, 2016, Zoning and Platting Commission  
October 13, 2016, City Council

Daniel Ly  
Your Name (please print)

3424 GreyStone DR. #102

Your address(es) affected by this application

Daniel Ly  
Signature

Date

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_

If you use this form to comment, it may be returned to:

City of Austin  
Planning & Zoning Department  
Andrew Moore  
P. O. Box 1088  
Austin, TX 78767-8810

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**Case Number: C814-2014-0120**

**Contact: Andrew Moore, 512-974-7604**

**Public Hearing: September 6, 2016, Zoning and Platting Commission  
October 13, 2016, City Council**

*Chien Michael Ly*  
Your Name (please print)

*3424 Greystone Dr.*  
Your address(es) affected by this application

☒ I am in favor  
☐ I object

*Chien Michael Ly*  
Signature

*8/29/16*  
Date

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_

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Planning & Zoning Department  
Andrew Moore  
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Austin, TX 78767-8810

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Case Number: C814-2014-0120  
Contact: Andrew Moore, 512-974-7604  
Public Hearing: September 6, 2016, Zoning and Planning Commission  
October 13, 2016, City Council

Patsy McLemore  
Your Name (please print)

☐ I am in favor  
☒ I object

Your address(es) affected by this application

Patsy McLemore 9-4-16  
Signature Date

Daytime Telephone: 512-345-3677

Comments: Please see attachment

If you use this form to comment, it may be returned to:

City of Austin  
Planning & Zoning Department  
Andrew Moore  
P. O. Box 1088  
Austin, TX 78767-8810

Dear Commissioners:

We have lived in the Westover Hills neighborhood for almost 45 years. When we moved in the only way to reach our house was via Balcones Dr. and Hyridge Dr. — there was no Mopac or Steck Ave. and Mesa did not extend far enough North to serve us. Basic services such as a grocery store, pharmacy, and fire station were miles away at the Balcones—2222 intersection. So we have watched this community develop; and, so far, we have considered most of the development to be beneficial for the area, even including the existing development at the intersection of Mopac and Spicewood Springs Rd. We feel very differently, however, about the proposed redevelopment of that large tract of land and therefore request—urge really—that you ~~to~~ reject this proposal.

Thank you.

*Dale and Patsy Mclemore*

Dale and Patsy Mclemore



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Case Number: C814-2014-0120

Contact: Andrew Moore, 512-974-7604

Public Hearing: September 6, 2016, Zoning and Platting Commission  
October 13, 2016, City Council

Reagan Swagues  
Your Name (please print)

3507 Starline Dr  
Your address(es) affected by this application

[Signature]  
Signature

9/1/16  
Date

512-568-9159  
Daytime Telephone:

Comments: I would like to see the Austin Oaks property improved upon - I would especially like to see affordable housing options built. That being said, I request that the developer work within the current zoning designations. A PUD feels like an attempt to squeeze out as much profit as possible out of a development deal, and, as such, is not in the interest of the neighborhood - the same neighborhood that (cont' - see attached) →

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City of Austin

Planning & Zoning Department

Andrew Moore

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Austin, TX 78767-8810

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has been calling for the rejection of the PUD zoning request for well over a year. Development companies, much like ride-share companies, do not get to dictate what is in the best interest of our city. So, I urge the city council, in particular our representative Sheri Galle, to please reject the request for PUD zoning designation.

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Case Number: C814-2014-0120

Contact: Andrew Moore, 512-974-7604

Public Hearing: September 6, 2016, Zoning and Platting Commission  
October 13, 2016, City Council

Elaina Woods

Your Name (please print)

3600 Greystone Drive

Your address(es) affected by this application

EPH

9/2/16

Date

Signature

Daytime Telephone: 512-608-3099

Comments:

Andrew Moore,  
I object to the case C814-2014-0120  
set forth at the hearings on  
September 6th, 2016 and October  
13th 2016 on the grounds that  
it will facilitate the overdevelopment  
for commercial interests of residential  
Austin areas. This does not represent  
the interests of the residents here.

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City of Austin

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P.O. Box 1088

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Case Number: C814-2014-0120

Contact: Andrew Moore, 512-974-7604

Public Hearing: September 6, 2016, Zoning and Platting Commission  
October 13, 2016, City Council

Nallarie Sinclair

Your Name (please print)

7901 Cebery Dr

Your address(es) affected by this application

Sinclair

Signature

9/6/16

Date

Daytime Telephone: 512-569-0914

Comments: The scope & scale continues to be inappropriate for the area. The staff has not provided adequate explanation or justification for finding any element superior. Adequate is not superior. Seven story buildings, a hotel, five story buildings looming over houses at the highest points of the property, are issues - all ignored by staff, in any substantive meaningful manner.

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City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

and not reviewed

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Case Number: C814-2014-0120  
 Contact: Andrew Moore, 512-974-7604  
 Public Hearing: September 6, 2016, Zoning and Platting Commission  
 October 13, 2016, City Council

Margaret Chalmers  
 Your Name (please print)

☐ I am in favor  
☒ I object

3809 Spicewood Springs Rd. 1160  
 Your address(es) affected by this application

Margaret Chalmers 9/5/2016  
 Signature Date

Daytime Telephone: 512-345-6849

Comments: How many times do the  
residents of this neighborhood  
have to say "no" before the  
city gets it? My objections have been  
submitted multiple times and ways.  
Why have (do) I receive these notices  
and quadruplicate - two to my physical  
address and two to my p.o. box.

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Case Number: C814-2014-0120

Contact: Andrew Moore, 512-974-7604

Public Hearing: September 6, 2016, Zoning and Platting Commission  
October 13, 2016, City Council

JUDY MOLTZ  
Your Name (please print)

3809 SPICEWOOD SPRINGS # 152

Your address(es) affected by this application

Judy Moltz  
Signature

SEP 1 2016  
Date

Daytime Telephone: 512.343.6530

Comments: THE NEIGHBORHOOD HAS MORE THAN ENOUGH

TRAFFIC AS IT IS - NO MORE PLEASE.

If you use this form to comment, it may be returned to:

City of Austin  
Planning & Zoning Department  
Andrew Moore  
P. O. Box 1088  
Austin, TX 78767-8810



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Case Number: C814-2014-0120

Contact: Andrew Moore, 512-974-7604

Public Hearing: September 6, 2016, Zoning and Platting Commission  
October 13, 2016, City Council

Mamie Foster

Your Name (please print)

7702 Merrybrook 78731

Your address(es) affected by this application

Mamie Foster

Signature

9/7/16

Date

Daytime Telephone:

512 921 6668

Comments:

The infrastructure surrounding this area is not capable of handling more traffic. All of the schools in this area are overcrowded and underfunded. There is no reason to put more stress on this area.

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Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Andrew Moore, 512-974-7604

Public Hearing: September 6, 2016, Zoning and Platting Commission  
October 13, 2016, City Council

*Leilan Williams*

Your Name (please print)

*7630 Wood Hollow #110*

Your address(es) affected by this application

*[Signature]*

Signature

Date

*Sept 1, 2016*

Daytime Telephone: *832-795-7745*

Comments: *This project would destroy my family's apartment.*

If you use this form to comment, it may be returned to:

City of Austin  
Planning & Zoning Department  
Andrew Moore  
P. O. Box 1088  
Austin, TX 78767-8810

## PUBLIC HEARING INFORMATION

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Case Number: C814-2014-0120  
 Contact: Andrew Moore, 512-974-7604  
 Public Hearing: September 6, 2016, Zoning and Platting Commission  
 October 13, 2016, City Council

Larry Meeks (Mecle Wasson & Co.)  
 Your Name (please print)

☐ I am in favor  
☒ I object

7718 Wood Hollow Dr. STE 6-18

Your address(es) affected by this application: 7718 Wood Hollow Dr., TX 78731

*[Signature]*  
 Date: 8/30/16

Daytime Telephone: 512-346-9522

Comments: I have worked in this area since 1984 and know the area well. This change would have adverse affect on neighborhood and traffic.

If you use this form to comment, it may be returned to:

City of Austin  
 Planning & Zoning Department  
 Andrew Moore  
 P.O. Box 1088  
 Austin, TX 78767-8810

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Case Number: C814-2014-0120  
 Contact: Andrew Moore, 512-974-7604  
 Public Hearing: September 6, 2016, Zoning and Platting Commission  
 October 13, 2016, City Council

Keith Tilley  
 Your Name (please print)

☐ I am in favor  
☒ I object

7703 Bramblewood Circle

Your address(es) affected by this application

Keith Tilley 8/29/16  
 Signature Date

Daytime Telephone: 486-862-4706

Comments: I'm very concerned about the impact  
to traffic and school over crowding this  
project would bring. Doss Elementary,  
Murchison Middle School and Anderson HS  
are already over crowded.

How is this being addressed?

If you use this form to comment, it may be returned to:

City of Austin  
 Planning & Zoning Department  
 Andrew Moore  
 P. O. Box 1088  
 Austin, TX 78767-8810

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**Case Number: C814-2014-0120**

**Contact: Andrew Moore, 512-974-7604**

**Public Hearing: September 6, 2016, Zoning and Platting Commission  
October 13, 2016, City Council**

*Oscar B. Jackson III*

*Your Name (please print)*

*3445 Executive Center Dr. Ste 101, 78731*

*Your address(es) affected by this application*

*Oscar B. Jackson III*

*Signature*

*Date*

*Daytime Telephone: 512-551-0677*

*Comments:*

If you use this form to comment, it may be returned to:

City of Austin  
Planning & Zoning Department  
Andrew Moore  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Andrew Moore, 512-974-7604

Public Hearing: September 6, 2016, Zoning and Platting Commission  
October 13, 2016, City Council



You

☐ I am in favor  
☒ I object

You

ion  
Rick Baird  
7406 Shadow Hill Drive, Apt. 105, Austin, TX 78731

Signature

Daytime Telephone: (512) 346 0955

Date

8/30/2016

Comments:

Big money also good  
lawyers usually win out, so  
why are we voting on it

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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**From:**

**To:** [Perales, Marisa - BC](#); [Maceo, Peggy - BC](#); [Guerrero, Linda.h - BC](#); [Neely, Mary Ann - BC](#); [Thompson, Pam - BC](#); [Smith, Brian - BC](#); [Moya, Michael - BC](#); [Creel, Andrew - BC](#); [Smith, Hank - BC](#); [Grayum, Richard - BC](#); [Kiobassa, Jolene - BC](#); [Greenberg, Betsy - BC](#); [Denkler, Ann - BC](#); [Aguirre, Ana - BC](#); [Flores, Yvette - BC](#); [Breithaupt, Dustin - BC](#); [Weber, Thomas - BC](#); [Rojas, Gabriel - BC](#); [Evans, Bruce - BC](#); [Lavani, Sunil - BC](#); [Harris, Susan - BC](#); [Guernsey, Greg](#); [Rusthoven, Jerry](#); [Lesniak, Chuck](#); [Mars, Keith](#); [Moore, Andrew](#)

**Subject:** I object to the Austin Oaks PUD in its current form: are they developing or flipping the property?

**Date:** Friday, September 23, 2016 3:59:32 PM

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As someone who lives within one-half mile of the proposed Austin Oaks PUD, I object strongly to the current plans for the property. Nothing in their plan offers superiority over current uses. Among my reasons are these:

- The applicant proposes to use questionable methods to decide which Heritage and Protected trees on the site to cut down. This may result in the significant loss of healthy trees.
- There is no Land Use Plan attached to the new material, nor are certain estimates required by the city's PUD ordinance included in the submission.
- The applicant continues to use height estimates that may allow them to argue for buildings even taller than eight stories when the Site Plan is discussed.
- Negotiations are not yet final to determine how much the applicant should pay to mitigate the estimated 19,648 trips per day that the PUD will generate, compared to the current 4,086.
- The applicant is asking for Cocktail Lounge and Medical Office uses, both of which may increase traffic counts above the estimated 19,648 trips per day.

I also recall, from the charrette, that the applicant said they did not build or manage hotels or residential properties, so they would sell the two parcels designated for those uses to other companies. They also said that medical offices were a subspecialty, one they did not deal with. So if they are granted that use, will they sell off another piece of the property to yet another company? This leads me to wonder: is the applicant a developer or a flipper? What's going to be left if they keep selling off parcels?

Please consider these factors and realize that this high-density, high-rise proposal is not in keeping with the predominantly residential character of the surrounding neighborhood.

Thank you – Kathryn Cramer, 3700 Orrell Court, Austin TX 78731

*Kathryn Cramer*

[kathryncramer@att.net](mailto:kathryncramer@att.net)

512-909-8248

**From:**  
**To:** [Kiolbassa, Jolene - BC](#); [bc-Betsy.Greemberg@austintexas.gov](#); [Denkler, Ann - BC](#); [Aguirre, Ana - BC](#); [bcYvette.Flores@austintexas.gov](#); [Breithaupt, Dustin - BC](#); [Weber, Thomas - BC](#); [Rojas, Gabriel - BC](#); [Evans, Bruce - BC](#); [Lavani, Sunil - BC](#); [Harris, Susan - BC](#)  
**Cc:** [Guernsey, Greg](#); [Rusthoven, Jerry](#); [Lesniak, Chuck](#); [Mars, Keith](#); [Moore, Andrew](#)  
**Subject:** Austin Oaks project  
**Date:** Thursday, September 15, 2016 10:01:34 AM

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To members of the ZAP Commission,

I would like to urge you to not support the development of the Austin Oaks tract with near the intensity proposed by the developers. Such a development is simply not suitable right up against a calm residential neighborhood. For example, it appears the developer is claiming 19,648 trips per day from the project by the year 2024.

If we reckon these to occur over an 8 hour business day that is close to one per second! Moreover, if there is appreciable night time use because there is/are restaurants or cocktail lounges, such traffic intensity seems crazy for that area. Already in the morning we can have to sit through two or more lights on Spicewood and Mopac. It is hard to imagine how increased car, but especially truck, traffic will not be greatly disruptive to a residential environment. Also, the planned development of housing there with the influx of more children to Doss/Murchison seems ridiculous since those schools can hardly handle the kids already there. Doss just added the new portables, but this is no way to manage a school. And it appears that the development as planned will be quite detrimental to a large number of trees in the area. Finally, it seems that much of the dollar cost of mitigating these issues (traffic management adjustments, schooling...) would not be borne by the developer but by us, the taxpayers.

You, that is the City, need not create various zoning and environmental exemptions that allow this intense development to move forward.

There are plenty of thinly developed already commercial areas which could be better developed. You don't have to impose such vigorous development of Austin Oaks on us.

Thank you for your understanding,  
David Goldstein  
7700 Chimney Corners Drive  
78731



**From:**  
**To:** [Guernsey, Greg](#); [Rusthoven, Jerry](#); [Lesniak, Chuck](#); [Mars, Keith](#); [Moore, Andrew](#)  
**Subject:** Austin Oak PUD  
**Date:** Tuesday, September 13, 2016 2:51:25 PM

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As a business owner and resident in the Northwest Hills area I am very concerned about the following issues with the Austin Oaks PUD application:

- The applicant proposes to use questionable methods to decide which Heritage and Protected trees on the site to cut down. This may result in the significant loss of healthy trees.
- There is no Land Use Plan attached to the new material, nor are certain estimates required by the city's PUD ordinance included in the submission.
- The applicant continues to use height estimates that may allow them to argue for buildings even taller than eight stories when the Site Plan is discussed.
- Negotiations are not yet final to determine how much the applicant should pay to mitigate the estimated 19,648 trips per day that the PUD will generate, compared to the current 4,086.
- The applicant is asking for Cocktail Lounge and Medical Office uses, both of which may increase traffic counts above the estimated 19,648 trips per day.

I urge you to deny the application until all of the issues are addressed. The traffic increases will adversely affect my business at 3818 Spicewood Springs Rd Ste 201. And, tall looming buildings at this beautiful wooded site are not appropriate for our family neighborhood.

Thank you for your consideration.

Sincerely,

Janet C Hagy

Janet C. Hagy, CPA  
Hagy & Associates, P.C.  
3818 Spicewood Springs Rd.  
Suite 201  
Austin, TX 78759  
512-346-3782  
Fax 512-346-7307  
Email: [jhagy@hagycpa.com](mailto:jhagy@hagycpa.com)

**From:** [Adrienne Lallo](#)  
**To:** [Maceo, Peggy - BC](#); [Guerrero, Linda.h - BC](#); [Neely, Mary Ann - BC](#); [Thompson, Pam - BC](#); [Smith, Brian - BC](#); [Moya, Michael - BC](#); [Creel, Andrew - BC](#); [Smith, Hank - BC](#); [Grayum, Richard - BC](#)  
**Cc:** [Gallo, Sheri](#); [Guernsey, Greg](#); [Rusthoven, Jerry](#); [Lesniak, Chuck](#); [Mars, Keith](#); [Moore, Andrew](#)  
**Subject:** Austin Oaks  
**Date:** Sunday, September 18, 2016 2:45:25 PM

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Dear Environmental Commission Member,

While we support the concept of containing sprawl in Greater Austin, we also believe that dense development should preserve successful, safe neighborhoods. In the main, Northwest Hills is one such community.

We like this part of Austin because it isn't flashy, attracts families that are interested in education, and values the gifts of senior citizens, judging by the people who live on our wonderful block, just off Hart Lane.

Unfortunately, commercial development along Far West Blvd. is mainly unattractive impervious cover. We have affordable housing units on Wood Hollow Dr. that have been allowed to fall out of compliance with City Code. It makes us wonder if the neighborhood can sustain further development.

For the past three years, we've listened as Spire Realty and anti-PUD community members work toward compromise. Now the matter is in your hands.

As you weigh the choices before you, please consider:

- Air quality and the health of children and adults with chronic conditions are compromised by cars idling at "failing intersections." Without sufficient traffic mitigation, intersections in the area's surrounding neighborhoods will fail.

As a corollary, what role can Austin Oaks play in encouraging area residents to become more savvy commuters to other employment centers in Austin?

- A combination of heritage, protected and new trees is best. Young trees consume more carbon dioxide than fully mature trees. However, it takes them years to contribute to shade cover and they also are more dependent on water. Please make sure that Austin Oaks is a model of sustainable land use and pursues LEED designation.
- If the plans are based on junk information and vagaries, the developer will be within its rights to maximize profit based on junk information and vagaries.

Please hold the Austin Oaks PUD application to the highest standards, not to deter smart development for Austin, but to send a strong message to developers that they had better bring their A game. In the end, it is the developers who will prosper from their holdings in our community. Residents, on the other hand, will have to put up with air, noise, light and material pollution, and the likelihood of eroded property values.

Adrienne and Ed Lallo  
7504 Stonecliff Dr. in the Northwest Oaks III subdivision of Northwest Hills  
Austin, Texas 78731

**From:**  
**To:** [Perales, Marisa - BC](#); [Maceo, Peggy - BC](#); [Guerrero, Linda.h - BC](#); [Neely, Mary Ann - BC](#); [Thompson, Pam - BC](#); [Smith, Brian - BC](#); [Moya, Michael - BC](#); [Creel, Andrew - BC](#); [Smith, Hank - BC](#); [Grayum, Richard - BC](#)  
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**Subject:** PUD proposed for Austin Oaks  
**Date:** Wednesday, September 14, 2016 1:26:11 PM

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Hello,

I am gravely concerned that the proposed PUD to replace Austin Oaks Business Park is a serious mistake. It seems that the new development would need to be called North Austin Skyscrapers—NO Oaks! Traffic congestion, the terrain, and building height concerns all suggest this project does not fit in North Austin. We don't want this development. We don't need this development. We won't be able to adapt to the drastic changes this development will make in this highly congested intersection at MOPAC and Anderson Lane. The developer's numbers are all suspect and require intense scrutiny by all responsible City jurisdictions. Austin Oaks is not a business park that needs to be replaced.

Sincerely,

Ron W. Coldiron  
6509 Marblewood Dr.  
Austin, TX 78731  
Former NWACA Board Member