

**ZONING CHANGE REVIEW SHEET**

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

**Environmental Commission Date:** September 6, 2016

**Zoning and Platting Commission Date:** October 18, 2016

November 1, 2016

**DISTRICT:** 10

**ADDRESS:** Southwest Corner of Mo-Pac 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)

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

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

**ZONING FROM:** LO, LR, GR, SF-3

**TO:** PUD

**AREA:** 31.4 acres

**SUMMARY STAFF RECOMMENDATION:**

Staff supports Planned Unit Development (PUD) as depicted in the Land Use Plan and supporting exhibits with the following additional conditions:

1. 10% of residential units will be available for household incomes at 60% of or below the median family income (MFI) for rental and 80% MFI for ownership. Up to 50% of the total affordable units may be available to households in which one of the members is employed by the Austin Independent School District at 120% MFI for either rental or ownership (Exhibit N).
2. Road/Intersection improvements as noted in the Transportation Impact Analysis Memo (Exhibit I).
3. A cocktail lounge use is limited to 5000 square feet.

**ENVIRONMENTAL COMMISSION MOTION:**

*SEPTEMBER 7, 2016 – POSTPONED TO SEPTEMBER 21, 2016 AT THE REQUEST OF THE NEIGHBORHOOD.*

*SEPTEMBER 21, 2016 – RECOMMENDED THE ITEM BE CONSIDERED BY THE DEVELOPMENT COMMITTEE AND POSTPONED TO OCTOBER 5, 2016.*

*OCTOBER 5, 2016 - FORWARD TO ZONING AND PLATTING COMMISSION AND CITY COUNCIL WITHOUT AN AFFIRMATIVE VOTE. MOTION TO APPROVE WITH CONDITIONS FAILED, SUBSEQUENT MOTIONS TO APPROVE WITH CONDITIONS FAILED. THE MOTIONS ARE DETAILED IN EXHIBIT M.*

**ZONING AND PLATTING COMMISSION**

*OCTOBER 18, 2016: POSTPONED TO NOVEMBER 1, 2016 AT THE REQUEST OF THE NEIGHBORHOOD*

**EXHIBITS AND ATTACHMENTS TO THE STAFF REPORT:**

Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: Austin Oaks Land Use Plan

Exhibit D: Tier 1 and Tier 2 Compliance Summary

Exhibit E: Proposed Code Modifications

Exhibit F: Tree Plan  
Exhibit G: Parks Plan Exhibit  
Exhibit H: Parks and Recreation Memo  
Exhibit I: TIA Staff Memo dated October 7, 2016  
Exhibit J: Creek Plan  
Exhibit K: Streetscape Plans  
Exhibit L: Open Space Plan  
Exhibit M: Environmental Memo  
Exhibit N: Environmental Commission Motions  
Exhibit O: Affordable Housing Program Language  
Exhibit P: Educational Impact Statement  
Other PUD Exhibits  
Citizen comments

**DEPARTMENT COMMENTS:**

The subject property includes 13 parcels that collectively total 31.4 acres of land that was developed as an office park in the 1970's. The office park consists of 12, two to three-story buildings and associated surface parking lots. The properties are divided north and south of Executive Center Boulevard with all parcels having driveway access from Executive Center Drive. The two parcels that are at the northeast and northwest corners of Wood Hollow Drive and Executive Center Drive also have driveway access from Wood Hollow Drive. Executive Center Drive is accessible from Hart Lane, Wood Hollow Drive, and from the south bound Mopac Express Way feeder road.

The property is currently designated with limited office (LO), neighborhood commercial (LR), and community commercial (GR) district zoning (see Exhibit B). There are also two 25-wide family-residence (SF-3) zoned strips along the western boundary of the project at Hart Lane; these strips predated compatibility standards, and were to serve as a buffer to residential properties on the opposite side of the roadway. These SF-3 portions have been incorporated into the PUD, along with the existing LO, LR, and GR zoning tracts.

The property, and surrounding neighborhood, is not part of an active or near-future neighborhood planning effort. Surrounding properties are a mix of residential and commercial uses. North of Spicewood Springs Road lies the Balcones West neighborhood, which is mostly family-residence (SF-3) zoning, with office and commercial zoning (LO, LR, and GR) along Spicewood Springs. Mopac is adjacent to the property along the east of the project, with the Allendale neighborhood beyond. Low-density multifamily residential zoning (MF-2) lies to the south, again with some office and commercial districts (LO, GO, LR, GR, and CS-1) along Mopac and Greystone Drive. Hart Lane marks the western edge of the project, beyond which is predominantly family-residence (SF-3), with some higher density residential (SF-6 and the 1979 Williamsburg PUD) along Spicewood Springs at the north.

The Applicant has requested PUD district zoning in order to build a mixed-use development that will include 250 multifamily residential units, a maximum of 12,800 square feet of restaurant uses, 90,000 square feet of hotel uses and 865,900 square feet of office uses. Per the Land Use Plan submitted on August 30, 2016 (please refer to Exhibit C), buildings in the development will have maximum heights ranging from 35 feet to 92.5 feet.

Additionally, the development will also provide 8.5 acres of dedicated parkland (5.34 acres credited parkland) and trails with a total of 11.01 acres of open space. The amount of credited parkland is 11.3% higher than required by the 2016 Parkland Dedication ordinance (Credited Parkland owed = 4.8 acres; Credited Parkland provided = 5.34 acres) and 100% of the neighborhood park acres is level and suitable for open play. The applicant is also proposing to provide \$1,546,500 towards the development of the



Parcel	Acres	Land Use	Building #	Maximum Floors	Maximum Building Height (feet)	Maximum Building Height (MSL)	Approximate Building square footage
1	4.66	Mopac Office MU	1	6	80	875	150,000
2	3.7	Mopac Office Mixed Use	2	6	80	865	120,000
3	6.72	Mopac Office Mixed Use	3	7	92.5	875	175,000
			4	7	92.5	845	140,000
4	1.02	Restaurant	5	1	35	770	6,400
5	1.17	Restaurant	6	1	35	770	6,400
6	1.8	Hotel	7	5	67.5	835	90,000
7	2.92	Spicewood Springs Mixed Use	8	1	35	815	6,900
			9	5	67.5	857.5	125,000
8	3.35	Spicewood Springs Office Mixed Use	10	5	67.5	865	125,000
			11	1	35	853	24,000
9	3.69	Mixed Use	12	4	55	830	223,000
10	2.37	Park	0				0
Total	31.4						1,191,700

### ***Proposed Code Modifications***

There are 17 modifications to Code requirements requested by the Applicant (Exhibit E).

1. *Section 25-8-25(B)(1) and (3) (Redevelopment Exception in Urban and Suburban Watersheds)* are modified to apply on an overall basis;
2. ECM Section 2.4.3 (Buffering) is modified as to Parcel 1 and Parcel 4; 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;
3. *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;
4. *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;
5. *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;
6. *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.

7. *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.
8. *Section 25-6-477 (Bicycle Parking) for office, residential, and hotel uses*; Reducing the required 50% of bicycle parking to be within 50 feet of entrances to 20%;
9. *Section 25-2-1008(A)(1) (Irrigation Requirements)*; 8.49 acres of parkland and public space will remain undisturbed across the site to meet the 50% of total required landscaped to be undisturbed with no potable irrigation;
10. *Section 25-2-1062 (Height Limitations and Setbacks for Small Sites)*; Removing Compatibility;
11. *Section 25-2-1063 (Height Limitations and Setbacks for Large Sites)*; Removing Compatibility.
12. *Section 25-2-1065 (Scale and Clustering Requirements)*; Massing and scale requirements related to other buildings and design criteria.
13. Subchapter E (*Design Standard and Mixed Use*) Section 2.2 (*Relationship of Buildings to Streets and Walkways*); Modified to keep existing trees and avoid environmental features.
14. Subchapter E (*Design Standard and Mixed Use*) Section 2.3 (*Connectivity*); Modified to keep existing trees and avoid environmental features.
15. Subchapter E (*Design Standard and Mixed Use*) Section 2.4 (*Building Entryways*); Modified to keep existing trees and avoid environmental features.
16. Subchapter E (*Design Standard and Mixed Use*) Section 3.2 (*Glazing and Facade Relief Requirements*) shall not apply to the AO Hotel Parcel 6 or the AO Mixed-use/Multifamily Parcel 9;
17. Subchapter E (*Design Standard and Mixed Use*) Article 4 (*Mixed Use*); Modified to keep existing trees and avoid environmental features.

### **Proposed Benefits/Superiority of the PUD:**

#### **Parkland/Open Space**

--5.34 acres credited parkland) and trails with a total of 11.01 acres of open space. Applicant will contribute 1,546,500 towards the park development which is \$5,155 per residential unit, 15 times more than the current \$317 per unit park-development fee.

--Maintain proposed bridge over creek and walkways for ten years.

#### **Environmental/Drainage**

--Provide more open space than required – approximately 3.2 extra acres, or 41 percent more open space than required based on the proposed land uses.

-- 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.

--Provide superior flood mitigation by providing a minimum of 20,000 cubic feet of additional on-site flood detention.

--Exceed the minimum code requirements for landscaping by increasing the percentage of street yard trees that are from the Preferred Plant List, increasing the minimum size to 3” caliper and 8’ height, and increasing the species diversity of planted trees [max 50% of same genus or species to max 30% of same genus or species].

--75 percent of plants will be native or adapted species (excluding turf and plants in dedicated parkland).

--Provide an IPM Plan, which will minimize pesticide use in landscaped areas.

--Preserve at least 75 percent of all caliper inches of heritage and protected trees, calculated together, and at least 75 percent of all native caliper inches, including trees 1” in diameter and larger.

--Restore riparian vegetation in degraded Critical Water Quality Zone and Critical Environmental Feature buffer areas. The project shall remove approximately 1.65 acres of existing, non-compliant impervious cover from the CWQZ and CEF buffers.

--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.

**Affordable Housing**

10% of residential units will be available for household incomes at 60% of or below the median family income (MFI) for rental and 80% MFI for ownership. Up to 50% of the total affordable units may be available to households in which one of the members is employed by the Austin Independent School District at 120% MFI for either rental or ownership.

**Green Building**

--Comply with at least a 2-Star Green Building standard.

**Transportation**

The applicant has agreed to provide above the “pro-rata” share of the transportation improvements recommended in the Transportation Impact Analysis (TIA).

**EXISTING ZONING AND LAND USES:**

<b>SITE</b>	<b>ZONING</b>	<b>LAND USES</b>
<i>properties between Hart Lane and Wood Hollow Drive</i>	LO and SF-3	Administrative and Business Office
<i>North</i>	SF-3, LR, LO	Administrative and Business Office, Single Family Residential, Automotive Repair Services
<i>South</i>	LO	Multifamily – Apartments
<i>East</i>	LO, GR	Administrative and Business Office
<i>West</i>	SF-3	Single Family Residential

<b>SITE</b>	<b>ZONING</b>	<b>LAND USES</b>
<i>Site – properties at the corner of MoPac and Spicewood Springs Rd.</i>	GR	Administrative and Business Office
<i>North</i>	LO	Administrative and Business Office
<i>South</i>	MF-2, LR CS-1-CO, GR	Multifamily – Apartments, Administrative and Business Office Service Station, Liquor Sales
<i>East</i>	n/a	MoPac Expressway service road
<i>West</i>	MF-2, LO	Multifamily – Apartments, Administrative and Business Office

<b>SITE</b>	<b>ZONING</b>	<b>LAND USES</b>
<i>Site – properties between Wood</i>	LR	Administrative and Business Office

<i>Hollow Dr. and MoPac Expwy, South of Executive Center Dr.</i>		
<i>North</i>	GR	Administrative and Business Office
<i>South</i>	CS-1-CO, GR	Service Station, Liquor Sales
<i>East</i>	n/a	MoPac Expressway service road
<i>West</i>	MF-2,	Multifamily – Apartments

**TIA:** Completed. TIA Memo attached (Exhibit I)

**WATERSHEDS:** Shoal Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District	742
Northwest Austin Civic Association	53
Austin Neighborhoods Council	511
The Real Estate Council of Austin, Inc.	1236
Austin Heritage Tree Foundation	1340
Sierra Club, Austin Regional Group	1228
SEL Texas	1363
Bike Austin	1528
Balcones Civic Association	5
Homeless Neighborhood Association	1037
Super Duper Neighborhood Objectors and Appealers Organization	1200
North Austin Neighborhood Alliance	283
5702 Wynona Neighbors	769
Allandale Neighborhood Association	3
North Shoal Creek Neighborhood Association	126
Friends of Emma Barrientos MACC	1447
Sustainable Neighborhoods	1396
NW Austin Neighbors	1507

**SCHOOLS:**

Doss Elementary School                      Murchison Middle School                      Anderson High School



innovative design, and ensure adequate public facilities and services for development within a 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.*

The staff is recommending PUD zoning at this location because it provides a mix of commercial and residential uses at an intersection of a major arterial and a Freeway. The creation of nodal development is supported Imagine Austin and will provide an opportunity for a mix of uses with greater park and open space and improved environmental protection. The proposed development promotes a greatly improved multi-modal experience with a reduced reliance on single occupancy vehicles. The increased building heights proposed along the Mopac frontage road and Spicewood Springs road are recommended in return for the superior environmental improvements and riparian restoration, removal of impervious cover, affordable housing, green building and park/open space.

3. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

In addition to providing more office space than currently exists, the mix of uses will provide a substantial increase in employment opportunities (hotel, restaurant and retail). The applicant is proposing to provide affordable housing for the general population and at the request of neighbors, moderate income housing for Austin Independent School District employees.

4. *Zoning should allow for reasonable use of property.*

The existing office park is typical of a 1970s suburban development with extensive surface parking. The proposed redevelopment will be a mixed-use, pedestrian oriented phased project in what is now a central location. It promotes the type of uses and environmental improvements proscribed in Imagine Austin.

### **Educational Impact Statement**

The Educational Impact Statement conducted by Austin Independent School District Planning Staff was based on the originally proposed PUD application with 277 multifamily units. The project currently proposed will have 250 multifamily units. Using that unit number, the enrollment of Doss Elementary is projected to increase by 30 students; Murchison Middle school will increase by 9 students; and Anderson High School will increase by 18 students. Doss and Murchison are well above their target ranges of 75-115%. Doss is at 169% and Murchison 122%. Anderson High School is within the target range at 108%. AISD is already working on intervention strategies to address overcrowding at Doss and will need to do the same at Murchison with the addition of these units.

**Additional Department Review****Imagine Austin Analysis**

NPZ Comprehensive Planning Review - Kathleen Fox 512-974-7877  
SF-3, LO, LR, GR to PUD

This zoning case is located on a 31.3 acre site located on the south side of Spicewood Springs Road and on either side of Wood Hollow Drive, which is adjacent to Mopac to the west. The property is not located within the boundaries of a neighborhood planning area. The site contains an office complex and the developer wants to build a mixed use project with residential elements including residential townhomes, multi-family apartments, retail, and office uses. The proposed project will contain approximately 250 dwelling units, 100,000 sq. ft. of retail, and 850,000 sq. ft. for offices.

**Imagine Austin**

The site is located over the Edwards Aquifer Recharge Zone, as identified on the Imagine Austin's Environmental Resources Map, found in the Image Austin Comprehensive Plan (IACP). An aquifer contributing zone is an area where runoff from precipitation flows to the recharge zone of an aquifer. Streams in the contributing zone flow downstream into the recharge zone and "contribute" water to the aquifer.

It is also located within the boundaries of 'Neighborhood Center', as identified on the Imagine Austin's Growth Concept Map. A Neighborhood Center is the smallest and least intense of the three types of activity centers outlined in the Growth Concept Map, with a focus on creating local businesses and **services**—including doctors and dentists, shops, branch libraries, dry cleaners, hair salons, coffee shops, restaurants, and other small and local businesses that generally serve the center and surrounding neighborhoods. The following IACP policies are also relevant to this case:

- **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 P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.
- **H P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.
- **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 upon: (1) abutting residential, office, and commercial land uses located in this area, which is along a major corridor; (2) the property being located within the boundaries of a Neighborhood Center, which supports mixed use, including residential, office and retail uses, and; (3) the Imagine Austin policies referenced above, which supports a variety of land uses, including mixed use centers, staff believes that this proposed mixed use development promotes the Imagine Austin Comprehensive Plan as long as environmental ordinances are considered and enforced.

**Environmental**

Please refer to Exhibit M – Environmental Memo

**Transportation**

Please refer to Exhibit I – TIA Memo

**Water and Wastewater**

NPZ Austin Water Utility Review – Bradley Barron 512-972-0078

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and/or abandonments required by the proposed land uses. It is recommended that Service Extension Requests be submitted to the Austin Water Utility at the early stages of project planning. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility in compliance with Texas Commission of Environmental rules and regulations, the City's Utility Criteria Manual and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fees 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.

Typical water system operating pressures in the area are above 65 psi. Pressure reducing valves reducing the pressure to 65 psi (552 kPa) or less to water outlets in buildings shall be installed in accordance with the plumbing code.

All AWU infrastructure and appurtenances must meet all TCEQ separation criteria. Additionally AWU must have adequate accessibility to safely construct, maintain, and repair all public infrastructure. Rules & guidelines include:

1. A minimum separation distance of 5 feet from all other utilities (measured outside of pipe to outside of pipe) and AWU infrastructure;
2. A minimum separation distance of 5 feet from trees and must have root barrier systems installed when within 7.5 feet;
3. Water meters and cleanouts must be located in the right-of-way or public water and wastewater easements;
4. Easements AWU infrastructure shall be a minimum of 15 feet wide, or twice the depth of the main, measured from finished grade to pipe flow line, whichever is greater.
5. A minimum separation of 7.5 feet from center line of pipe to any obstruction is required for straddling line with a backhoe;
6. AWU infrastructure shall not be located under water quality or detention structures and should be separated horizontally to allow for maintenance without damaging structures or the AWU infrastructure.
7. The planning and design of circular Intersections or other geometric street features and their amenities shall include consideration for access, maintenance, protection, testing, cleaning, and operations of the AWU infrastructure as prescribed in the Utility Criteria Manual (UCM)
8. Building setbacks must provide ample space for the installation of private plumbing items such as sewer connections, customer shut off valves, pressure reducing valves, and back flow prevention devices in the instance where auxiliary water sources are provided.

MASTER REVIEW REPORT

CASE NUMBER: C814-2014-0120

CASE MANAGER: Andy Moore

PHONE #: 512-974-7604

REVISION #: 00

UPDATE: 5

PROJECT NAME: Austin Oaks PUD

SUBMITTAL DATE: August 18, 2016

REPORT DUE DATE: August 28, 2016

FINAL REPORT DATE: September 6, 2016

REPORT LATE: 9 DAYS

LOCATION: Southwest Corner of Mo-Pac 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)

STAFF REVIEW:

- This report includes all comments received to date concerning your proposed planned unit development. The PUD will be scheduled for Commission when all requirements identified in this report have been addressed.
- PLEASE NOTE: IF YOU HAVE ANY QUESTIONS, PROBLEMS, CONCERNS OR IF YOU REQUIRE ADDITIONAL INFORMATION ABOUT THIS REPORT, PLEASE DO NOT HESITATE TO CONTACT YOUR CASE MANAGER (referenced above) at the CITY OF AUSTIN, PLANNING AND ZONING DEPARTMENT, P.O. BOX 1088, AUSTIN, TX.

REPORT:

- The attached report identifies those requirements that must be addressed by an update to your application in order to obtain approval. This report may also contain recommendations for you to consider, which are not requirements.
- ADDITIONAL REQUIREMENTS AND RECOMMENDATIONS MAY BE GENERATED AS A RESULT OF INFORMATION OR DESIGN CHANGES PROVIDED IN YOUR UPDATE.

AE Green Building Program – Sarah Talkington - 512-482-5393.

**Comments cleared**

Neighborhood Housing & Community Development – Regina Copic  
512-974-3180

Continue working with NHCD to craft specific affordable housing requirements.

Parks & Recreation Dept. Planning – Marilyn Lamensdorf - 512-974-9372

UPDATE 5:

PR1 – 4 **Cleared** in update 4.

PR5: **Cleared.**

PR6: **Cleared.** It was agreed that any amount remaining of the \$1,546,500 for Parcel 10 and a historic marker on Parcel 8, may be spent on Parcel 8 (Heritage Park). Also that Heritage Trail will receive 80% credit for parkland under 25-1-604 (private parkland with public easement.)

PR6: **Cleared.**

PR7: **Cleared.** Language proposed in draft ordinance related to parks describes timing of parkland dedication.

FYI: Work with Environmental, Water Quality and Wetland Biologist reviewer to ensure that enough room exists for a trail to be built through the dedicated park acres on Parcel 4.

WPD Environmental Office Review – Andrea Bates - 512-974-2291

*Update 5: Comment numbers have been corrected as needed.*

**Tier 1 & Tier 2 Compliance (superiority table)**

EO 2. *Tier 1, #8, minimum landscaping requirements.* Please specify how the project will exceed the minimum landscaping requirements of the Code, and clarify any references to the “Grow Green Program.” Grow Green is an educational program, not a specific set of requirements. Please note that using native and adapted plants from the Grow Green Guide and providing an IPM for the PUD are not sufficient to exceed the minimum landscaping requirements as required by Tier 1.

Update 4: Using native and adapted plants for 50% of plant materials (excluding turf and land within dedicated parkland) and preparing an IPM plan for the PUD are not sufficient to exceed minimum landscaping requirements as required by Tier 1, especially given the requested code modifications. Please work with staff to develop a proposal to exceed the minimum landscaping requirements of the code.

**Update 5: Informal, pending document updates. Please incorporate the changes discussed during the meeting with staff on August 24.**

EO 5. *Tier 2, #2, environment.* Please revise the Tier 2 table to include all of the Environmental/Drainage criteria listed in the code (Chapter 25-2(B), Article 2, Division 5, §2.4). Each code criterion should be listed in a separate row, and the Compliance and Explanation columns should state whether and how the project is meeting that criterion (i.e., yes, no, or not applicable; for yes, a description of the proposal). Proposed superiority items that do not fit under code criteria can be added under “Employs other creative or innovative measures to provide environmental protection.” Please ensure that the description in the Explanation column is specific enough to provide a review standard for future development applications.

Update 4: Please make the following revisions:

- a. Add the following Tier 2 element and applicant’s response to the table: “Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.”
- b. *Complies with current code:* Change “yes” to “not applicable.” The property does not have entitlements to follow old code provisions.
- c. *Reduces impervious cover:* Add a statement that the maximum impervious cover otherwise allowed under the redevelopment exception is 66 percent.
- d. *Volumetric detention:* The PUD is not proposing volumetric detention. Change “yes” to “no,” and move the description of the proposed on-site detention to the last row under Environment/Drainage (“Employs other creative or innovative measures to provide environmental protection”). Per the Environmental Officer, staff also requests that the PUD participate in the RSMP for the remaining volume of detention that would be required based on undeveloped conditions. Maximizing on-site detention and participating in RSMP for the remainder would be a significant superiority item.
- e. *Tree preservation:* Change “yes” to “yes as modified,” since the proposal does not meet all three criteria listed in the code.
- f. *Tree plantings:* Please discuss the feasibility of this proposal with staff.
- g. *50% increase in setbacks:* Calculate the size of all existing and proposed setbacks, to confirm whether there will be a 50% increase in the CWQZ and each CEF buffer. When measuring existing and proposed setbacks, include undeveloped/restored area within the standard CWQZ and 150’ buffer widths.

- h. *Clusters impervious cover*: Change “yes” to “no.” Credit for the expanded/restored CWQZ and CEF buffers is provided under several other Tier 2 elements.
- i. “*This site current has no water quality treatment...*”: Delete this statement. Water quality treatment is required under the redevelopment exception, and impervious cover removal from the CWQZ is credited under a different Tier 2 element.
- j. “*The existing impervious cover located...*”: Delete this statement; impervious cover removal is credited under a different Tier 2 element.
- k. “*The project shall provide for the preservation of the [CEFs]...*”: Delete this statement; this is a code requirement and restoration is credited under a different Tier 2 element.
- l. “*The updated plan preserves more than 7,000 caliper inches...*”: Delete this statement; tree preservation is credited under a different Tier 2 element.
- m. Please add letters or numbers to each Tier 2 Environment/Drainage element to make it easier to reference specific superiority elements.

**Update 5: Comment cleared. Please continue to update the superiority table language as needed to clarify PUD commitments.**

EO 7. *Tier 2, #2, environment*. Please provide the existing square footage of impervious cover within the CWQZ and 150’ CEF buffers, the square footage of impervious cover proposed to be removed, the square footage of any new non-compliant impervious cover or other development to be located in those areas, and the minimum distance of existing and proposed non-compliant development from the creek and CEF. This analysis should be performed separately for the CWQZ and each CEF setback on each parcel.

Update 4: Please update the exhibits to identify existing and proposed non-compliant development within the CWQZ (including areas that overlap CEF buffers). All of the existing impervious cover is non-compliant, but some of the proposed development may be allowed by code. For example, the pedestrian bridge would be allowed under 25-8-262. Part of the trail running parallel to the creek might comply with 25-8-261(B)(3), but other sections might be non-compliant because they are located within 25 feet of the centerline.

In addition to the exhibits, please prepare a table that includes the following for the CWQZ and each CEF buffer: square footage of existing non-compliant development; existing minimum distance from the feature; square footage of proposed non-compliant development; and proposed minimum distance from the feature. Please coordinate with PARD staff to determine if any other non-compliant park amenities (e.g., picnic table pads, etc.) will need to be located within the CWQZ or CEF buffers. If so, include that square footage in the calculation of proposed non-compliant development.

**Update 5: Comment cleared.**

EO 8. *Tier 2, #2, environment*. Please provide additional information about the proposed restoration in the CWQZ and CEF buffers. Staff suggests the following draft language:

The PUD shall restore the critical water quality zone and CEF buffer areas identified in Exhibit H, Creek Plan. A restoration plan shall be submitted to the City for review and approval and implemented with each site plan for Parcels 2, 3, 4, and 5. The restoration

plan shall include planting and seeding pursuant to Standard Specification 609S and must demonstrate that the following parameters of Appendix X “Scoring: Zone 2 – Critical Water Quality Zone” shall be raised to “Good (3)” or “Excellent (4)” condition: Gap Frequency, Soil Compaction, Structural Diversity, and Tree Demography.

Per the above language, Exhibit H should show all areas within the CWQZ and 150’ CEF setbacks where existing impervious cover will be removed and restoration will be performed.

Update 4: I understand the intent of the changes, but the proposed language is not acceptable. Staff suggests the following revised language, which would apply to CWQZ/floodplain and upland CEF buffer areas:

“The PUD shall restore the critical water quality zone and CEF buffer areas identified in Exhibit H, Creek Plan. A restoration plan shall be submitted to the City for review and approval and implemented with each site plan for Parcels 2, 3, 4, and 5. The restoration plan shall include planting and seeding pursuant to Standard Specification 609S and must demonstrate that revegetation is adequate to achieve a score of “Good (3)” at maturity for the following parameters of Appendix X “Scoring: Zone 1 – Floodplain Health”: Gap Frequency, Soil Compaction, Structural Diversity, and Tree Demography. The identified Zone 1 parameters shall apply to all restored areas within the CWQZ and CEF buffers. The restoration plan may accommodate a trail or other permitted park improvements, if the location of the improvements has been identified at the time of site plan submittal.”

(Note that the parameters are the same as previously requested, but staff decided Zone 1 is a more appropriate reference.) Staff requests that all restoration areas identified in Exhibit H meet the four identified parameters from Appendix X. Those parameters are appropriate restoration metrics for the CEF buffers/uplands as well as the CWQZ.

As discussed during recent meetings with staff and the Environmental Officer, please update the table to include the commitment to laying back and restoring the western creek bank. Include a drawing showing a conceptual cross section, the area of bank to be laid back, how the pedestrian bridge is to be incorporated, revegetation requirements, etc., as well as text in the Tier 2 table describing the plan with estimated detention volume. Also, include text describing alternative plans in case of subsurface geology preventing maximum lay back area.

**Update 5: Informal; please continue to work with staff on document edits as needed.**

EO 11. *Tier 2, #2, environment.* Please provide any known details about the proposed inundation area on Parcel 3 (e.g., that it will be located where impervious cover is removed; whether it will be within the CWQZ or CEF buffers; approximate location, size, depth, etc.). Staff understands that the inundation area will be designed at site plan, but any additional information that can be provided at this time would be useful to include. In order to evaluate the level of superiority provided by the detention area, please provide a comparison of the proposed volume to what the detention requirement would be if the PUD were currently undeveloped.

Update 4: Per recent discussions, update the superiority table and exhibits to remove the detention area on the east bank. Update any related drainage information.

**Update 5: Informal; please continue to work with staff on document edits as needed.**

EO 12. *Tier 2, #2, environment.* Please continue to work with staff to determine whether the proposed tree removal, protection, and mitigation meet code, require a code modification, and/or contribute to environmental superiority.

Update 4: Repeat comment.

**Update 5: Comment cleared.**

### **Exhibit C, Land Use Plan**

EO 14. Please identify the standard 150' buffer for all CEFs.

Update 4: Please update the label on the inner buffer for the off-site Spicewood Springs; it looks like it should be 150', not 50'.

**Update 5: Comment cleared.**

EO 15. The CWQZ, 100-year floodplain, and CEF buffers are difficult to read on this plan. Please revise the symbology to better illustrate the environmental features on the land use plan. Can the Erosion Hazard Zone and Drainage Easements be removed to make the plan easier to read?

Update 4: Under 25-8-92(F), the boundaries of a CWQZ in an urban watershed coincide with the boundaries of the 100-year fully developed floodplain, with a minimum width of 50' and a maximum width of 400'. There are several places where the 100-year fully developed floodplain extends beyond the identified CWQZ. Please correct the CWQZ boundaries to follow the 100-year fully developed floodplain in areas where the floodplain width is between 50' and 400' from the creek centerline. (Maintain a minimum CWQZ width of 50' where the floodplain is narrower than 50' from centerline.)

**Update 5: Comment cleared.**

### **Exhibit H, Creek Plan**

EO 17. As noted in EO [15], the boundaries on this exhibit are difficult to read. Please revise the symbology to better illustrate the environmental features and restoration areas, and remove any information that is not necessary for PUD review (e.g., EHZ, drainage easements, etc.).

Update 4: There are several places where the 100-year fully developed floodplain extends beyond the identified CWQZ. Please correct the CWQZ boundaries to follow the 100-year fully developed floodplain in areas where the floodplain width is between 50' and 400' from the creek centerline. (Maintain a minimum CWQZ width of 50' where the floodplain is narrower than 50' from centerline.)

**Update 5: Comment cleared.**

EO 18. Please delete notes 1, 2, and 5, and delete or revise notes 3, 4, and 6 to reflect requested changes to the superiority table. All significant elements of the PUD proposal should be included in either the superiority table or a code modification table. Notes on the exhibit can repeat,

reference, or add details to those proposals, but the exhibit notes should not be the only source of this information.

Update 4: Update the restoration language in Note 2 to match the staff suggestion above. Please add a note specifying that the proposed pedestrian bridge must span the erosion hazard zone with one set of piers within the creek channel if necessary.

Note 2 and the restoration language suggested above only apply to areas within the CWQZ and CEF buffer. There are some areas where impervious cover will be removed that are outside of the CWQZ and CEF buffer. Staff suggests specifying that areas outside of the CWQZ and CEF buffer will be planted and seeded pursuant to Standard Specification 609S, but that those areas do not need to achieve a score of “Good” under the floodplain modification parameters.

**Update 5: Informal; please continue to work with staff on document edits as needed.**

### **Applicant’s Draft Ordinance**

EO 21. Please create a code modification table that includes any proposed changes to existing code. It is difficult to identify and understand all of the proposed code modifications from reading the draft ordinance (e.g., Exhibit F contains code modifications but does not always specify current requirements). If the applicant is proposing to use the redevelopment exception, then the only proposed code modifications to Subchapter 25-8(A) should be to §25-8-25. Please delete the proposed code modifications to §25-8-281 and -372 in Part 12 items 1, 2, and 3.

Update 4: Repeat comment; please work with staff to clarify all proposed environmental code modifications, including the following:

- Any standards that will be calculated over the entire PUD;
- Any current code requirements that the PUD will memorialize; and
- Any modifications to current standards.

**Update 5: Comment cleared.**

EO 26. *Part 9, 4.* Please continue to work with staff to determine whether the proposed tree removal, protection, and mitigation meet code, require a code modification, and/or contribute to environmental superiority.

Update 4: Repeat comment.

**Update 5: Comment cleared.**

EO 27. *Part 9, 5.* Please delete or propose a specific code modification to §25-8-25.

Update 4: Please work with staff to clarify all proposed environmental code modifications, as requested above. Staff will review the proposed modifications once the request has been clarified. Staff does not agree with the statement that 25-8-25(B)(1) and (3) shall not apply to the PUD; the applicant may request a code modification to allow those requirements to be calculated across the entire PUD.

**Update 5: Informal; please continue to work with staff on document edits as needed.**

EO 28. *Part 9, 6.* Please delete the first sentence; it is not necessary to restate code requirements.  
Update 4: Please work with staff to clarify all proposed environmental code modifications, as requested above. Staff will review the proposed modifications once the request has been clarified.

**Update 5: Comment cleared.**

EO 29. *Exhibit D, D.* Please revise to clarify that the Creek “development” consists of the restoration and open space development allowed by code and specified in the superiority table and Exhibit H.

Update 4: Will the developer construct the trail and pedestrian bridge in addition to performing the restoration?

**Update 5: Comment cleared.**

EO 30. *Exhibit F, 4.* Please delete; this code modification is not necessary if the PUD is electing to redevelop under §25-8-25.

Update 4: Please work with staff to clarify all proposed environmental code modifications, as requested above. Staff will review the proposed modifications once the request has been clarified.

**Update 5: Comment cleared.**

EO 33. *Exhibit F, 11.* This is a code modification to the landscaping requirements. Tier 1 requires PUDs to exceed landscaping requirements. Any code modifications to §25-2-1008(A) must be offset by additional landscaping superiority in order to meet the Tier 1 requirements.

Update 4: The proposed landscape superiority elements are not adequate to exceed landscaping requirements as required under Tier 1, especially given the requested code modifications.

**Update 5: Informal, pending document updates. Please incorporate the changes discussed during the meeting with staff on August 24.**

#### **Exhibit G, AO Park Plan and Park Space**

EO 34. The Parkland Dedication Summary table allocates 14,000 square feet of impervious cover for the Creek Park. Is this number intended to include the trail? If the trail is public it will not count towards the impervious cover limit; however, the square footage of noncompliant development does need to be calculated and incorporated into the PUD. Please clarify whether the 14,000 square feet includes the trail and if so, provide the estimated size of the trail. Any requested park development that would not comply with CWQZ or CEF buffer requirements should be subtracted from the proposed restoration area. See comment EO 7.

**Update 5: Comment cleared.**

WPD Drainage & Water Quality Engineering Review – Reem Zoun - 512-974-3354

1. Please provide a drainage report with relevant hydrologic and hydraulic analyses showing the proposed detention pond with a volume at least 20,000CF in addition to the existing detention pond on-site (Kroger Pond); the existing and proposed drainage plan for the site; and no adverse impact downstream for 2yr, 10yr, 25yr and 100 yr storm events.
2. Please provide hydrologic analysis to show the required detention pond size for the Austin Oaks site treating the site as green field development and hydraulic analysis to show the impact of such detention volume downstream. Please document this in the drainage report.
3. Consider providing additional detention volume at the water quality pond location.
4. Consider providing detention volume by sloping the banks outward from existing channel.

Hydro Geologist Review - Sylvia R. Pope, P.G. - 512-974-3429

HG 1. There are two geological Critical Environmental Features on Parcel 2 at the southeastern corner of Wood Hollow Drive and Executive Center Drive. These are a canyon rimrock and a seep that is within the canyon rimrock. Their locations are shown on the PUD plan sheets, Exhibits C, H and K. Critical Environmental Feature (CEF) buffers of 50 feet are shown for future reference within this redevelopment. An existing parking lot upslope of the CEFs will be removed within 50 feet of the CEFs. This action may be viewed favorably and contribute to an element of environmental benefit as part of the redevelopment under Chapter 25-8-25. However, additional specific restoration details need to be provided in order for staff to support the proposed restoration as a Tier 2 component.

U4. Applicant responded by saying that the restoration details have been included in the Ordinance. There is a note on Exhibit H that the CWQZ and CEF 50' buffers will be restored per a restoration plan submitted with the site plans for Parcels 2, 3, 4 and 5. The restoration plan shall include planting and seeding pursuant to Standard Specification 609S. This meets current Code and Criteria Manual requirements and may be counted as a Tier 1 component. *Comment cleared.*

HG 2. There is an offsite spring located to the north of Parcel 7 and north of Spicewood Springs Road. Exhibit K of the Land Use Plan shows a 300-foot radius buffer from the spring and the legend states that the area will be limited to 50% impervious cover. However, this pledged restriction is not repeated in the Tier 1 & Tier 2 compliance table. Please add specific restrictions to the Tier 1 & Tier 2 compliance table.

U4. Applicant responded that the Tier Table has been revised. Tier II, item 2. Environment/Drainage, Page 9 of the table states that the area will be limited to 50%

impervious cover within 300 feet of the spring. Please provide a tally of the existing impervious cover within this area for comparison. **Comment pending.**

- U5. The applicant responded with the following: *“By limiting the impervious cover within 300’ of the springs, the proposed redevelopment will reduce the impervious cover within the 300’ POS Buffer by 18%. Currently, there is 1.12 acres of impervious cover in this area and by imposing the 50% limitation, the impervious cover cannot exceed .82 acres. The total area within 300 feet of the spring that is contained on the Property is 1.64 acres. We have not calculated the impervious cover on other portions of the 300’ buffer, which includes several homes within the neighborhood across Spicewood Springs Road beyond the Subject Property.”*

There will be a reduction in impervious cover within 300 feet of the offsite spring and the proposed redevelopment will reduce the impervious cover by 18%. Please be aware that when future site plans are submitted, there will be an evaluation of proposed excavation within this 300’ CEF setback area shown on Exhibit K. **Comment cleared.**

- HG 3. Portions of the PUD are within the Recharge Zone of the Northern Edwards Aquifer and portions close to the eastern perimeter are outside, per surface exposure of geologic units. Although not required under the Redevelopment Exception (LDC 25-8-25), the recommendation is that the PUD agreement should comply with the City of Austin’s Void and Water Flow Mitigation Rule (LDC 25-8-281 (D), ECM 1.12.0 and COA Item No. 658S of the SSM). This is a standard provision for development over the recharge zone and would demonstrate a commitment to protection of groundwater resources.

- U4. The applicant responded that they will consider this at the time of site plan. The net effect will be compliance due to the requirement of LDC 25-8-25 (B)(5) that the redevelopment does not increase non-compliance with LDC 25-8-281. **Comment cleared.**

- HG 4. Please note that construction of underground parking structures has the potential to intercept shallow groundwater. Due to the proximity of Spicewood Springs, disturbance to groundwater flow paths may have an impact to the Jollyville Plateau Salamander habitat at Spicewood Springs. Please describe how this situation has been evaluated and whether any underground parking structures or excavation greater than 8 feet is proposed on Parcels 7, 8, 9 and 10.

- U4. Applicant responded that this matter will be considered at the time of site plan. The owner expects some excavation greater than 8 feet below structures and will conduct appropriate geotechnical investigations at the time of design. This response reflects a desire to meet the minimum Code requirements. **Comment cleared.**

- HG 5. A proposed pedestrian trail along the creek is alluded to within the documentation. Please provide additional specific alignment for Parcel 2 and how this will be incorporated into the standard protection for the CEFs. Please evaluate how the area of impervious cover removed and restored contrasts with the area restored within

150 feet of CEFs. Please incorporate proposed measures into the Tier 1 & Tier 2 Compliance table, especially on Item 6.

- U4. The applicant provided an exhibit comparing existing impervious cover within 150-feet of CEFs to the proposed land use within the 150-foot radius of the CEFs. Overall, impervious cover will reduce from approximately 1.98 acres to approximately 0.95 acres. The pedestrian trail is shown within the 150-foot radius of the CEFs but only as a tentative location. Future trail construction will be determined at a later time and will be constructed by PARD. *Comment cleared.*
- HG 6. The Tier 1 & Tier 2 Compliance table lists in Item 2 of the Tier 2 section several elements of the project that warrant an “environmentally superior” rating. Please provide specific detail in the Land Use plans and Exhibits to the PUD to support that the project is superior in terms of Critical Environmental Feature protection and restoration.
- U4. Applicant responded that the Tier Table has been updated and the Ordinance revised. *Comment pending.*
- U5. The Environmental Office will be making the determination regarding a rating of environmental compliance. Exhibits C, G, H and K and the Demonstrative Exhibit CEF analysis display areas to be protected. Exhibit H, note 2 provides details regarding restoration within the CWQZ and CEF buffer (also referred to as setback). *Comment cleared.*
- FYI, Please address the informal comment from Andrew Clamann, Wetlands Biologist, regarding the terminology used in Note 5 of Exhibit H regarding encountering bedrock in the “Stream Laying Back Area.” The current definition includes unlithified earth material such as soil, alluvium and rock fragments but should refer to lithified, consolidated bedrock.
- HG 7. The PUD ordinance, Part 12, specifically excludes LDC sections 25-8-281(C)(1)(a) and 25-8-281(C)(2) of the Critical Environmental Feature provisions. Please strike numbers 2 and 3 from this section.
- U4. Applicant responded that the Ordinance was revised. *Comment cleared.*
- HG 8. Additional comments may be generated with future updates. *Comment cleared.*

Wetlands Biologist Review - Andrew Clamann - 512-974-2694

**Minor revisions are required to correct the language in Exhibit H to meet the intent of previous discussions. These revisions can be addressed through an Informal Update in which the Site Plan manager works with Wetland Biologist to ensure the Final submittal is corrected accordingly.**

WB1. Comment **cleared** (wetland CEFs shown as described in ERI)

WB2. Comment **Cleared**. Applicant intends to pursue requesting using the redevelopment exemption, and has shown and labeled the full 150ft Standard CEF setback

WB3. Comment **Cleared**. (Applicant is preserving CEFs and providing restoration of banks for reduction to CEF setbacks, see WB4)

WB5. Comment **Cleared**. (Provision 7 of Exhibit F related to exemption to wetland protection) was deleted as requested.

WB4. Update 0. Please include language, plan view figures and details in the PUD that unambiguously indicate the riparian buffer restoration activities which will occur within the CEF setback. This should include removal of all impervious cover and restoration of the channel, banks, floodplain benches and riparian corridor to a more natural stream morphology and native plantings. Stream morphology of upstream reach can be used as a template for downstream reach. Proposed restoration shall be approved by ERM prior to PUD approval. Please provide restoration plan to this reviewer.

Update 1. 5/18/2015: In order to mitigate for the reduction to the total area of the Standard CEF Setback for wetland CEFs, applicant must demonstrate compliance with mitigation guidance in ECM 1.10 (formerly ECM 1.3.0). This reviewer recommends enhancement of one bank of the channel north of Executive Center Drive. Currently the historic bank armoring of the channel north of Executive Center Drive has created a narrow cross section which creates increased velocity during storm events that scours in-channel habitat. Restoring a wider cross section to the channel may restore the creek (similar to cross section to the south of Executive Center Drive). Widening the cross section of the channel and restoration of one of the banks north of Executive Center Drive may be considered "enhancement" which shall mitigate for the reduction to the standard CEF setback for wetlands.

Update 2. 8/19/2015: The Note provided (note 52) is ambiguous and does not appear to clearly convey the intent recommended in the two comments above. This reviewer recommends a meeting with applicant to ensure an appropriate and acceptable revision to

Update 3. (7/1/2016): The notes provide in Exhibit H and language in the PUD does not convey the intent for restoration as discussed in previous meetings (see Update 0,1,2).

As requested in previous updates, and as discussed in previous meetings, please provide clear language to convey the intent for CEF setback restoration, as described above, to include restoring a wider cross section to the channel by laying back one or both of the banks and installing native revegetation. Revegetation is recommended to accomplish a score of "Good" in accordance with the Functional Assessment described in Zone 1 Appendix F.

If applicant intends to pursue requesting using the redevelopment exemption, then it will be imperative to provide superiority. An element of superiority may include the restoration of a wider cross section to the channel by laying back one or both of the banks and installing native revegetation. Revegetation is recommended to accomplish a score of "Good" in accordance in accordance with the Functional Assessment described in Zone 1 Appendix F.

Update 4. 7/21/2016. Repeat Comment. (same comment as WB3) To demonstrate superiority and demonstrate compliance with mitigation for disturbance within the 150 CEF setback, previous discussions with applicant have included restoration of bank

slopes to a more natural creek cross section to reduce storm velocities and improve the riparian function of the creek. The notes in the Exhibits and language in the PUD does not convey the intent for restoration as discussed in previous meetings (see WB4) and as discussed on-site July 13, 2016. As requested in previous updates, please provide clear language to convey the intent for restoration activities of the creek bank (same as WB3). **Update 5. Applicant has provided notes and details that address restoration of the riparian zone of the tributary, however minor adjustments to the language in Exhibit H in order to convey the intent of previous discussions. To clear this comment, please:**

- **Revise Exhibit H, Note 2, third sentence accordingly: “ The restoration plan ~~may, at the owner’s option~~ shall accommodate at minimum of ten feet at the top of bank for a future trail or other permitted park improvements.”**
- **Revise Exhibit H, Note 2, fourth sentence accordingly: “...of the CWQZ or CEF buffer, ~~may~~ shall be planted and ...”**
- **Revise Exhibit H, Note 5 accordingly: “~~...unless firmly situated rock beneath the surface deposits of soil, alluvium, rock fragments and fill cannot be readily removed without breaking the rock by blasting air tool (hoe ram or jackhammer) or other destructive mechanical means; at which point, the owner will no longer have an obligation to la back the bank...~~[replace with]...and to the extent shown on cross section of Exhibit H, unless bedrock is encountered; cohesive and continuous bedrock that would otherwise require blasting or air tool (i.e. hoe ram or jackhammer) will not be excavated, but will be left in place, top dressed with 12inches of soil, stabilized and vegetated/restored pursuant to Note 2...”**
- **Please add the following soil specification to the stream restoration area of the cross section figure “Stream Laying Back Section”: twelve inches of topsoil (ECM compliant) and minimum total soil depth of 24”.**

NPZ Environmental Review - Atha Phillips - 512-974-6303

#### Update 4

Informal comments have been given to the Environmental Officer.

City Arborist Review - Keith Mars - 512-974-2755

CA #1: Staff does not support the proposed language in Part 9 statement 4. It is unlikely there is such refinement in conceptual site plans that the specific inches of trees to be removed is known. If submitted plans differ, and removal is greater, then the PUD would grant less mitigation than what is actually proposed on the site plan.

Update #1:**Comment cleared.** Statement has been removed from the proposed ordinance.

CA #2: Part 9 statement 4: Planting mitigation inches “to the extent feasible” shall be amended to “to the extent feasible as determined by staff”.

Update #1: **Comment was addressed by applicant and modified in the proposed ordinance.**

CA #3: Part 9 statement 4: Staff does not agree with the statement that mitigation can be transferred within the PUD as transferring requirements between site plans present tracking and owner/developer concurrence issues.

Update #1: **Comment cleared.** Statement has been removed from the proposed ordinance.

CA #4: Part 9 statement 4: Remove the statement regarding mitigation at \$200 inch. Mitigation payment, if allowed, will be subject to the rate at site plan submittal.

Update #1: **Comment cleared.** Statement has been removed from the proposed ordinance.

CA #5: Part 9 statement 4: Remove the statement regarding credits as this is not clear nor enforceable.

Update #1: Proposed ordinance language has been amended to reflect alternative mitigation per ECM Section 3.5.0.

CA #6: Part 9 statement 4: Staff does not agree with setting the tree survey date as 2013. Per the ECM surveys must be five years or more recent at the time of site plan submittal.

Update #1: Staff concurs with the timeline for the tree survey.

CA #7: Part 9 statement 4: Staff does not agree with the statement that, “no additional mitigation will be required and no other trees will be identified as protected or heritage trees”.

Update #1: **Comment cleared.** Statement has been removed from the proposed ordinance

CA #8: On the Tier 1 and Tier 2 document I do not see any documentation that supports the statement that more than 7,000 inches of trees less than 8” will be preserved.

Update #1: Comment partially addressed. Tier II is partially met.

Tier II

Protect all heritage- The table needs to state “met as modified”. Include the % of heritage proposed to be protected and removed.

Protect 75% of protected- Between protected and heritage trees, it appears greater than 75% are preserved. But,as discussed, where you able to identify the additional protected trees/inches to achieve 75% or greater of Protected Trees?

Protect 75% of all native inches- Please identify the size range on the “diameter inches of uprotected trees in undisturbed areas” tree sampling so we can modify this to state 75% of all native inches (insert inches). and greater.

CA #9: Provide the tree survey including species and diameter and include the tree assessment.

Update #1: **Comment cleared.**

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This project is located at 3429 EXECUTIVE CENTER DR and is within the Shoal Creek watershed(s), which are classified as Urban Watersheds. This project is not located within the Edwards Aquifer Contributing Zone.

DE1. Please provide a complete Tier 1 and Tier 2 table for review. Tier 1 should speak to how the project is meeting current code and asking for variances when it does not meet the requirements of current code. Tier 2 should speak to how the project will go above and beyond current code.

UPDATE #1: Based on review of the Tier 1 and 2 table provided:

- You stated 'Yes' to volumetric detention. However you are not providing designed volumetric detention. Please change to 'No'
- You stated 'Yes' to no modifications to the existing floodplain; However the proposed pond is in the floodplain and if one of the banks is being asked to be pulled back. FYI – any modifications in a FEMA floodplain may require a LOMR.

**UPDATE #2: The item in the Tier 2 table stating “Provides volumetric flood detention as described in the Drainage Criteria Manual” should state “No” – please revise. The PUD is not providing volumetric detention. The definition of volumetric detention is “The VDP method addresses downstream flooding related to timing issues and excess runoff volume by restricting the detention release volume to existing conditions during the Critical Time Period of the watershed.”**

DE2. Exhibit F – Please remove item #8. Any drainage studies required will be reviewed at the appropriate review process based on what is being proposed. Please also remove the statement regarding drainage studies from item #9.

UPDATE #1: The requirement for additional drainage studies will be determined at the site plan stage per parcel. Typically, the need for onsite detention is determined at the site plan stage per parcel. For this PUD, we request demonstrating you have proposed as much onsite detention as possible. We also request Regional Stormwater Management Participation with a fee calculated based on greenfield conditions. You would receive credit for the onsite detention provided. This is in-line with what is proposed with Code Next for redeveloped properties and is recommended by staff.

**UPDATE #2: Please remove the RSMP dollar amount from the PUD documents as it will be calculated at the time of payment. Please remove RSMP from the ‘volumetric detention’ item and include as its own line item. Please include a statement that the detention flood mitigation and RSMP fee must be completed prior to the issuance of the permit for the first site plan submitted in the PUD; and that the project must show no-adverse impact downstream for the 2, 10, 25 and 100-year storm events down to the confluence with Shoal Creek.**

DE3. Part 9 – please remove item #6. The requirement for detention will be reviewed at each parcel’s site plan review. Factors in addition to impervious cover amount are reviewed when determining detention requirement.

UPDATE #1: Please see comment DE2 above.

**UPDATE #2: Detention should not be required if the analysis is performed for the PUD as a whole, RSMP fee paid, and detention flood mitigation provided prior to the issuance of the permit for the first site plan submitted as stated in DE2 above. This comment will be cleared once the statements from DE2 above are included in the PUD document.**

NPZ Water Quality Review - Danielle Guevara 512-974-3011
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Friday, August 26, 2016

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

This project is located at 3429 EXECUTIVE CENTER DR and is within the Shoal Creek watershed(s), which are classified as Urban Watersheds. This project located within the Edwards Aquifer Contributing Zone.

WQ1. Please provide a complete Tier 1 and Tier 2 table for review. Tier 1 should speak to how the project is meeting current code and asking for variances when it does not meet the requirements of current code. Tier 2 should speak to how the project will go above and beyond current code. Providing water quality controls and an IPM plan are listed as superior, however these are items required by Code/Criteria and would not be considered superior.

UPDATE #1: Based on review of the Tier 1 and 2 table provided:

- Under the Tier 2 items, you still have included a statement regarding this project providing water quality treatment. Please remove this from the Tier 2 table as this would be a requirement per current code – it is not a Tier 2 item.

**UPDATE #2: Though this is still present in the Tier 2 table under ‘reason’, the item of “provides water quality controls superior to those otherwise required by code” is listed as “No”. Therefore, this comment is cleared.**

WQ3. EHZ Analysis – Please provide an EHZ analysis that complies with the Drainage Criteria Manual, Appendix E. At a minimum, the channel geometry, side slope, incision factor, and 2-year WSE should be provided.

UPDATE #1: I suggest handling the EHZ analysis review at the site plan stage per parcel. Otherwise, the current analysis will need to be reviewed by our Streambank

Restoration group of Watershed Protection since you are using an alternative method of analysis. Please let me know how you would like to proceed.

**UPDATE #2: Pending approval by Watershed Protection of revised EHZ analysis submitted.**

WQ6. Exhibit D – the IPM plan should be done at the site plan stage for each parcel as it should be specific to what is being proposed with that particular site plan.

UPDATE #1: Please remove this from the Tier 2 items in the table provided.

**UPDATE #2: Item no longer found in the Tier 2 table. Comment cleared.**

## DSD Transportation Review - Bryan Golden - 512-974-3124

Tuesday, August 30, 2016

### **TIER I REQUIREMENTS (Division 5. Planned Unit Developments)**

TR1. *Comment cleared.*

TR2. **Requirement #9:** Bike and Trails will review PUD and may provide additional recommendations. The “Heritage Trail” needs to be within a dedicated public easement to ensure access.

- Provide a mid-block pedestrian and bicycle pathway within a public easement between Parcel 8 and Parcel 7 connecting Executive Center Drive and Spicewood Springs (Min 8’ width). Specific location to be determined at time of site plan.

U1: Please revise Streetscape Plan, Note #2 to read “with specific location subject to owner discretion.”

**U2: Comment cleared.**

- *Comment cleared.*
- Additional comments pending final recommendations of the TIA.

**U1: Comments pending.**

TR3. *Comment cleared.*

TR4. **Additional Requirements for Mixed-Use: Requirement #1.)** The proposed cross section of Wood Hollow Drive does not meet the minimum standard requirements of 25-2, Subchapter E. Planting zones should be 7’ minimum. Minimum requirements of Core Transit Corridor standards required for mixed-use projects within the Urban Roadway boundary (with trees 30’ on center where possible).

U1: Add a note that trees 30' on center required, where feasible. Please note that an additional 2' from the edge of the existing sidewalks is needed for maintenance. An easement, if necessary, may be established at the time of site plan or included as a note in these cross sections. Re: the west side of Wood Hollow, a note may be added: \*Due to topography constraints, planting zone may be reduced to 6' where necessary, otherwise 7' required.

**U2: Please add a note that sidewalk easement is required on all streets where the required sidewalk is on-site.**

TR5. *Comment cleared.*

TR6. **Additional Requirements for Mixed-Use: Requirement #2.)** Internal and abutting (Hart and Spicewood Springs) roadways must meet Subchapter E, Core Transit Corridor requirements. To comply:

- Executive Center Drive – Min. 6' sidewalks requirement. Must provide public access/sidewalk easement for "Heritage Trail" and street trees are required in the planting zone at no greater than 30' on center, where possible.

U1: Note that a sidewalk easement may be required on the south side of Executive Center Drive.

**U2: Comment not addressed. Please add a note that sidewalk easement is required on all streets where the required sidewalk is on-site.**

- Wood Hollow - Min. 6' sidewalks requirement. Must provide public access/sidewalk easement where the sidewalk enters private property and street trees are required in the planting zone at no greater than 30' on center, where possible.

U1: Add a note that trees 30' on center required, where feasible. Please note that an additional 2' from the edge of the existing sidewalks is needed for maintenance. An easement, if necessary, may be established at the time of site plan or included as a note in these cross sections.

A Hart Lane streetscape plan is recommended. Please include a streetscape cross section or include a note on the Streetscape Plan that Hart Lane is subject to Subchapter E Core Transit Corridor standards.

**U2: Comment cleared.**

## **TIER II REQUIREMENTS**

TR7. **4.)** *Comment cleared.*

- Include the “Heritage Trail” approximate location in the Land Use or Park exhibit or a new transportation exhibit. The cross section of Wood Hollow Drive does not meet the minimum standard requirements of 25-2, Subchapter E. Planting zones must be 7’ minimum; please revise. Recommend upgrading min. requirements to Core Transit Corridor standards for roadways.

U1: Add a note that trees 30’ on center required, where feasible. Please note that an additional 2’ from the edge of the existing sidewalks is needed for maintenance. An easement, if necessary, may be established at the time of site plan or included as a note in these cross sections.

**U2: *Comment cleared.***

- *Comment cleared (duplicate of TR 2).*

**DRAFT ORDINANCE COMMENTS**  
**GENERAL PROVISIONS**

TR8. *Comment cleared with proposed tracking table.*

TR9. *Comment cleared.*

TR10. Staff does not support Note #12. Off-street loading and delivery must be off-street. Recommend revising comment to note that off-street loading is permitted to use alternative sizing and number of spaces requirement; to be subject to approval by Staff at the time of site plan.

TR11.

U1: Using the public right-of-way for maneuvering should be an administrative waiver (currently under the TCM), to be reviewed at the time of site plan. A blanket waiver for all public ROW maneuvering is not supported at the time. All other amendments are supported, however alternate sizing and number of spaces requirement may be permitted “by the Director” at the time of site plan. Please revise the language.

**U2: *Comment cleared.***

TR12. *Comment cleared.*

**Part 8:**

TR13. Recommend combining with Part 11 for a collective “Transportation” section.

U1: Exhibit E: General Provision #2: Surface parking provision for retail conflicts with the structured parking requirement/provision (for retail) within the same note. “Visitor or customer parking” is too vague without limitation. How will

surface parking be limited in general? A combined transportation section of draft ordinance is still recommended.

**U2: If the 'surface parking' is solely in reference to on-street parking then this needs to be stated so.**

TR14. Note #3: Pending TIA review and TR 4 and TR 22.

U1: Please add, "...and as required by the TIA."

**U2: This edit does not appear to have been made. Reference Part 8, Note #3.**

TR15. *Comment cleared.*

TR16. *Comment cleared.*

#### **Part 11:**

TR17. Note #1: Revise "shared parking" to "cumulative" or "reciprocal."

U1: Please include a reference to the provided tracking table under Note #3 (on-street parking). Note #1 comment is cleared.

**U2: Comment cleared.**

#### **EXHIBIT C: LAND USE PLAN**

TR18. Note the proposed approximate location of the "Heritage Trail."

U1: Please add the Heritage Trail (approx.) location to the Streetscape Exhibit.

**U2: Comment cleared.**

#### **EXHIBIT I (STREETSCAPE PLAN)**

TR19. *Comment cleared.*

#### **GENERAL ZONING**

TR20. *Comment cleared.*

TR21. *Comment cleared.*

TR22. Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

**U2: Comments pending. Please email a pdf of the streetscape exhibits to the reviewer to coordinate review with other disciplines.**

TR23. Additional comments pending TIA review. Results will be provided via separate memorandum.

**U2: Comments pending.**

TR24. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Loop 1/ Mopac	400'	380'	Freeway	Yes	No	Yes
Spicewood Springs	118'- 140'	82'	Arterial	Yes	No	No
Executive Center Drive	70'	30'	Collector	Yes	No	No
Wood Hollow Drive	70'-80'	40'	Collector	Yes	No	Yes
Hart Lane	70'	40'	Collector	Yes	Yes	Yes

**NEW COMMENT (EXHIBIT D)**

TR25. Note B) #2 and B) #3 – remove these notes and replace with a reference to the phasing that will be established with the TIA final memo.

**U2: Comment not addressed. The TIA addresses the phasing of mitigation.**

TR26. Note G) – How will the parking requirement for existing uses be tracked? Recommend adding an existing parking count by parcel to the proposed parking tracking table.

**U2: Comment cleared.**

TR27. Additional comments may be provided when more complete information is obtained.

Austin Transportation Dept. TIA Review – Scott James 512-974- 2208

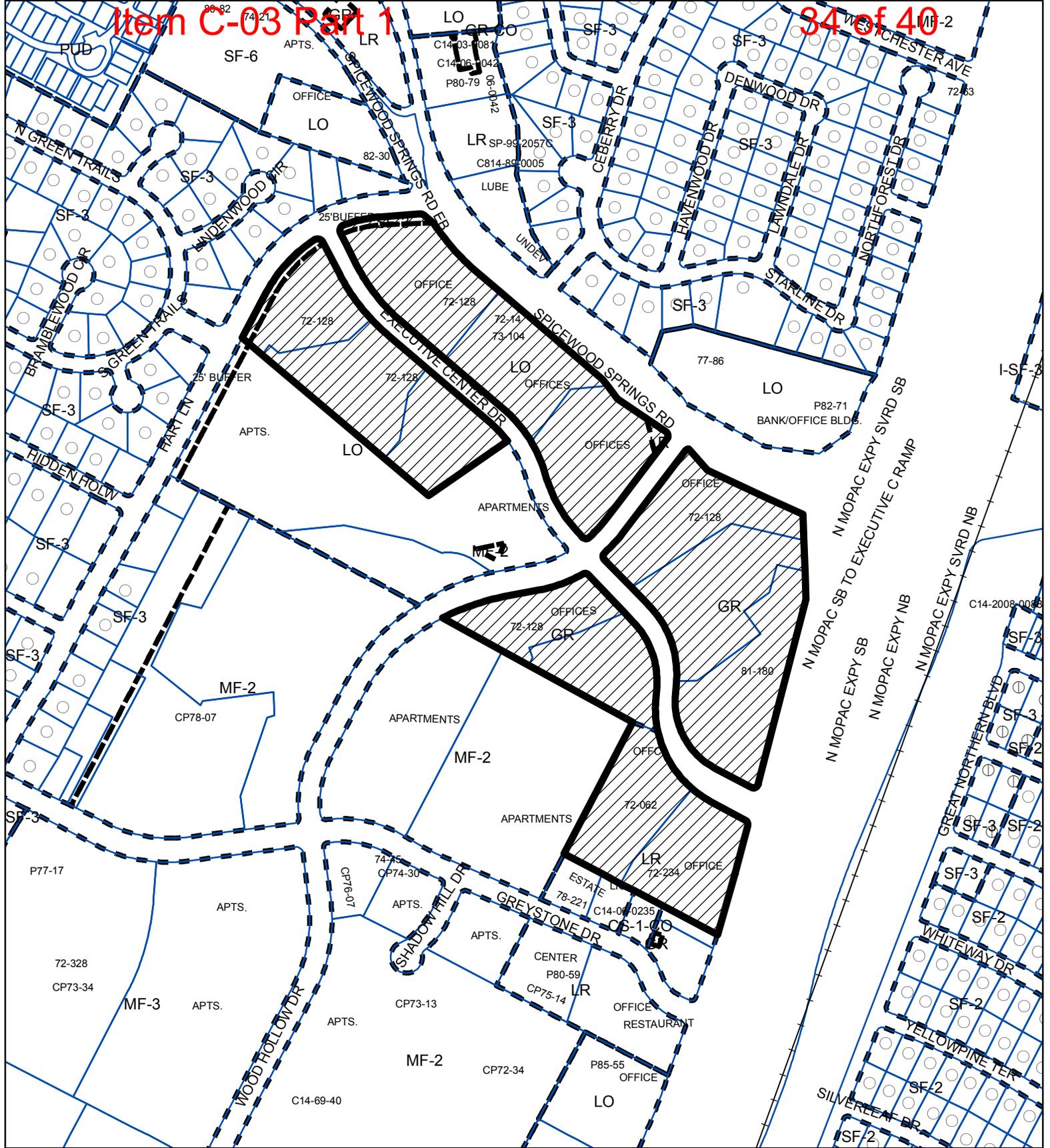
TIA still under review.

Public Works Bicycle Program Review – Nathan Wilkes 512-974-7016

Comments pending.

P & ZD Zoning Review – Andrew Moore 512-974-7604

1. PART 2 – Remove the last sentence of this paragraph that refers to grandfathering.  
**Still in discussion.**
2. PART 5, no. 1, definitions for H and K - STREETSCAPE” and “CREEK” should not be land use classifications. If the intent is to define these areas only, please remove the reference to a land use classification in the definition.  
**Still in discussion.**
3. PART 7, no. 2 – this is a restatement of current code and is not necessary to state in the PUD ordinance.  
**Still in discussion.**
4. PART 11, no. 3 – this is a restatement of current code and is not necessary to state in the PUD ordinance.  
**Still in discussion.**
5. Exhibit C – LUP - Provide a legend.  
**Still in discussion.**
6. Exhibit E - Review the proposed permitted use table with Staff.  
**Still in discussion.**
7. Exhibit F, no. 3 – this is a restatement of current code and is not necessary to state in the PUD ordinance.  
**Still in discussion.**
8. Exhibit F, no. 4 – this is a restatement of current code and is not necessary to state in the PUD ordinance.  
**Still in discussion.**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

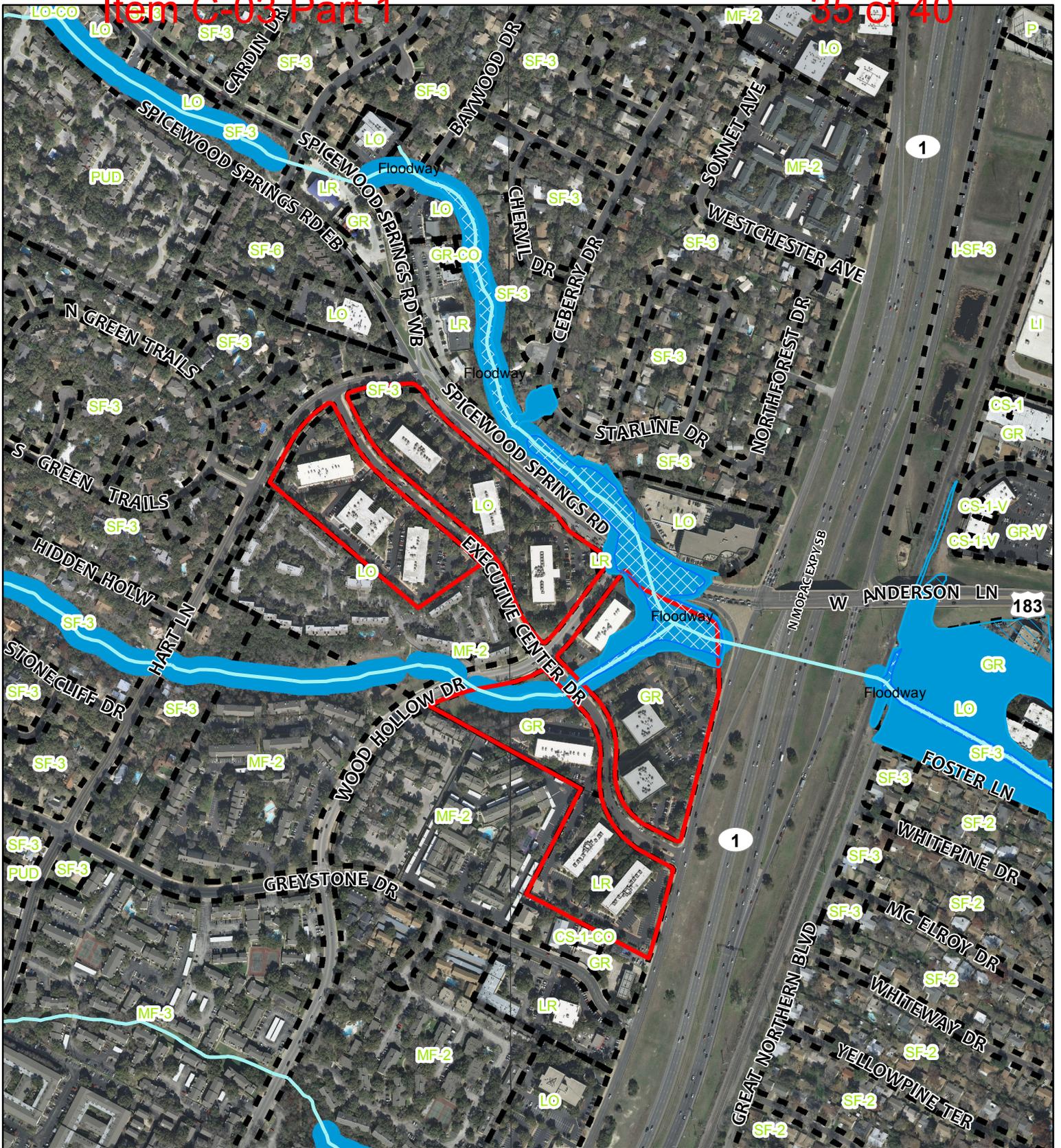
**PLANNED UNIT DEVELOPMENT**  
**ZONING CASE#: C814-2014-0120**

1" = 400'

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.





**ZONING**

ZONING CASE#: C814-2014-0120 - Austin Oaks PUD  
 LOCATION: MoPac & Spicewood Springs Rd  
 SUBJECT AREA: 31.37 acres  
 GRID: H30  
 MANAGER: ANDREW MOORE

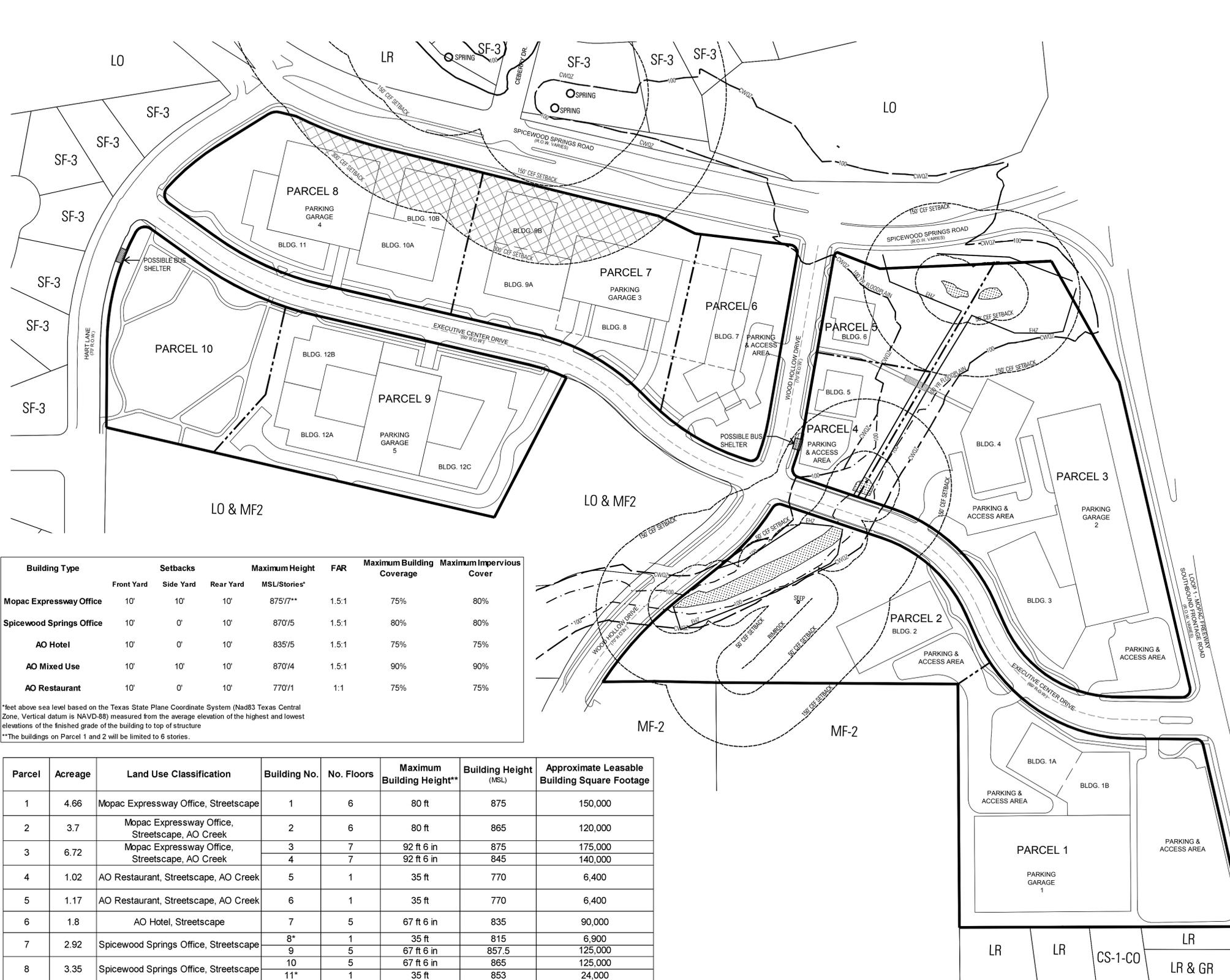
- Creek Centerlines
- City of Austin Fully Developed 100-Year Floodplain
- City of Austin Fully Developed 25-Year Floodplain
- Subject Property
- Critical Water Quality Zone
- Water Quality Transition Zone



1' = 400'



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**LEGEND**

- AREA (1.64 AC.) LIMITED TO 50% IMPERVIOUS COVER.
- WETLANDS
- SEEP
- RIMROCK AND WETLAND CEF SETBACK
- EHZ
- 100 YEAR FLOODPLAIN
- CWQZ - CRITICAL WATER QUALITY ZONE
- PARCEL BOUNDARY

**Notes:**

1. Impervious cover may be adjusted among parcels; however, the overall impervious cover shall not exceed 58% of the total 31.4 acres.
2. Building square footage is approximate and can be transferred among buildings so long as the total leasable square footage does not exceed 1,191,700 sf.
3. Pursuant to Sections 25-1-133 (Notice of Applications and Administrative Decisions), notice shall be provided prior to approval of an amendment to this Exhibit C under Section 3.1.3 (Approval Director) that is not a substantial amendment described under Subsection 3.1.2 (Substantial Amendments) of Chapter 25-2, Subchapter B, Article 2, Division 5 (Planned Unit Developments).
4. Bus shelter subject to Capital Metro need and approval.
5. 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.

In addition to the other provisions of this Ordinance and the Exhibits, the following provisions of City Code and the City Environmental Criteria Manual ("ECM") have been replaced, otherwise satisfied or exceeded and do not apply within the PUD:

1. Section 25-8-25(B)(1) and (3) (Redevelopment Exception in Urban and Suburban Watersheds) are modified to apply on an overall basis;
2. ECM Section 2.4.3 (Buffering) is modified as to Parcel 1 and Parcel 4;
3. Section 25-6-477 (Bicycle Parking) is modified for office, residential, and hotel uses;
4. Section 25-2-1008(A)(1) (Irrigation Requirements) will be applied on an overall basis;
5. ECM Section 2.4.1 D (Street Yard Trees) is modified to increase the requirements;
6. ECM Section 3.3.2(A) (General Tree Survey Standards) is modified to lengthen the time period for which the survey can be used;
7. Sections 25-7-32 (Director Authorized to Require Erosion Hazard Zone Analysis) is modified;
8. Section 25-2-1062 (Height Limitations and Setbacks for Small Sites) is modified as set forth on the Exhibits;
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17. Section 25-10-130 (Commercial Sign District Regulations) is modified to allow projecting signs and increase sign size; and
18. Section 25-10-154 (Subdivision Identification Sign) is modified to provide for an appropriate number of subdivision signs.

Building Type	Setbacks			Maximum Height MSL/Stories*	FAR	Maximum Building Coverage	Maximum Impervious Cover
	Front Yard	Side Yard	Rear Yard				
Mopac Expressway Office	10'	10'	10'	875/7**	1.5:1	75%	80%
Spicewood Springs Office	10'	0'	10'	870/5	1.5:1	80%	80%
AO Hotel	10'	0'	10'	835/5	1.5:1	75%	75%
AO Mixed Use	10'	10'	10'	870/4	1.5:1	90%	90%
AO Restaurant	10'	0'	10'	770/1	1:1	75%	75%

\*feet above sea level based on the Texas State Plane Coordinate System (Nad83 Texas Central Zone. Vertical datum is NAVD-88) measured from the average elevation of the highest and lowest elevations of the finished grade of the building to top of structure  
 \*\*The buildings on Parcel 1 and 2 will be limited to 6 stories.

Parcel	Acreeage	Land Use Classification	Building No.	No. Floors	Maximum Building Height**	Building Height (MSL)	Approximate Leasable Building Square Footage
1	4.66	Mopac Expressway Office, Streetscape	1	6	80 ft	875	150,000
2	3.7	Mopac Expressway Office, Streetscape, AO Creek	2	6	80 ft	865	120,000
3	6.72	Mopac Expressway Office, Streetscape, AO Creek	3	7	92 ft 6 in	875	175,000
			4	7	92 ft 6 in	845	140,000
4	1.02	AO Restaurant, Streetscape, AO Creek	5	1	35 ft	770	6,400
5	1.17	AO Restaurant, Streetscape, AO Creek	6	1	35 ft	770	6,400
6	1.8	AO Hotel, Streetscape	7	5	67 ft 6 in	835	90,000
7	2.92	Spicewood Springs Office, Streetscape	8*	1	35 ft	815	6,900
			9	5	67 ft 6 in	857.5	125,000
8	3.35	Spicewood Springs Office, Streetscape	10	5	67 ft 6 in	865	125,000
			11*	1	35 ft	853	24,000
9	3.69	AO Mixed Use, Streetscape	12*	4	55 ft	830	223,000
10	2.37	AO Park, Streetscape	-	-	-	-	-
<b>Total</b>	<b>31.4</b>						<b>1,191,700</b>

<b>Baseline for Determining Development Bonuses per Section 1.3.3</b>	<b>1,082,126</b>
<b>Bonus area square footage</b>	<b>109,574</b>
<b>x 10% (Requirement per Section 2.5.3)</b>	<b>10,957</b>
	<b>(Approx. 11 units)</b>

\*To include retail.  
 \*\*The maximum heights of buildings are subject to the exceptions in City Code Section 25-2-531 (Height Limit Exceptions), which shall apply to the PUD.

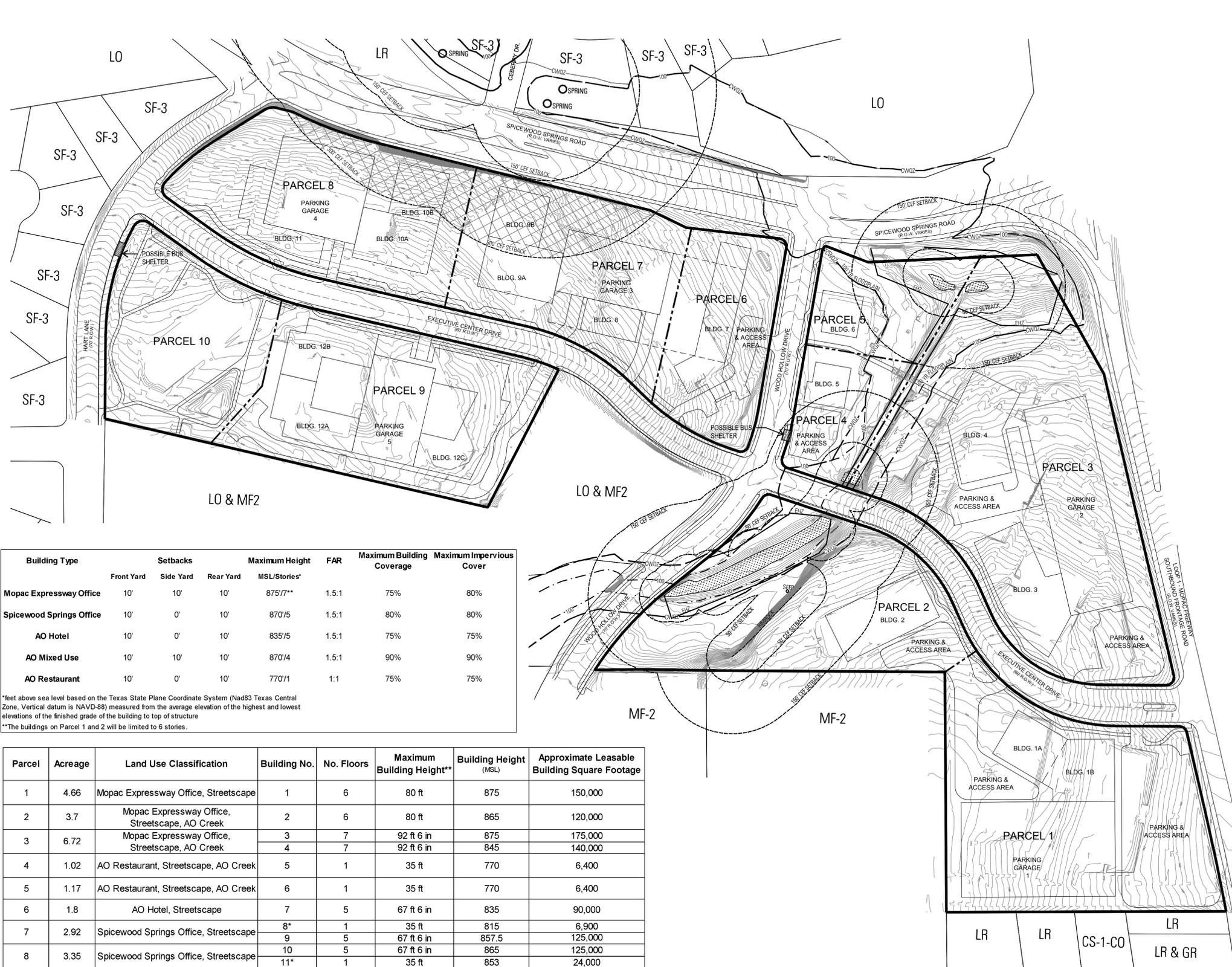
Parcel	Garage No.	No. Levels	Garage Height (Includes Parapet)
1	1	5	50 ft
3	2	6.5	65 ft
7	3	6.5	65 ft
8	4	6	60 ft
9	5	6	60 ft

**UDG**  
 Urban Design Group PC  
 TX Registered Engineering Firm #11843  
 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

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

EXHIBIT C  
 AUGUST 30, 2016  
 UDG JOB NO. 15-864  
 1"=100'  
 CASE NUMBER: C814-2014-0120



**LEGEND**

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- RIMROCK AND WETLAND CEF SETBACK
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**UDG**  
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 TX Registered Engineering Firm #11843  
 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

**TOPOGRAPHY AND LAND USE PLAN**

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

**EXHIBIT K**

AUGUST 30, 2016

UDG JOB NO. 15-864

1"=100'

CASE NUMBER: C814-2014-0120

Austin Oaks  
 Tier 1 & Tier 2 Compliance  
 September 1, 2016

Tier I Requirement	Compliance	Explanation
1. Meet the objectives of the City Code.	Yes.	<p>The property is 31.4 acres located within an Urban Watershed and is situated at the intersection of a Highway and a Major Arterial, and consists of a dated and conventional office park with surface parking developed in the 1970's and 1980's. Due to its age and the intervening regional infill and development of the area, it is a prime candidate for redevelopment. As the result of a week-long design charrette facilitated by nationally recognized architect Doug Farr, at which representatives of various neighborhood associations as well as the City and other interested stakeholders participated and provided input, a balanced and cohesive plan was developed. The resulting plan reflects a walkable and multi-modal, mixed-use project integrating residential, retail, hotel, restaurant and parkland uses in addition to office use.</p>
2. Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 than development under the regulations in the Land Development Code.	Yes.	<p>The project will improve the natural environment by reducing the amount of impervious cover that presently exists on the site and is less than the amount that could be developed under existing entitlements. Additionally, such design allows a high percentage of Protected and Heritage trees to be preserved. The project will replace an outdated office project that has no water quality controls with a mixed-use project that provides water quality facilities and that provides public open space areas and uses. The project will remove approximately 1 acre of existing untreated surface parking lot impervious cover located in or immediately adjacent to the Critical Water Quality Zone and Critical Environmental Features and will provide some restoration as well as habitat enhancements to a creek and natural areas.</p> <p>The project provides enhancement of pedestrian and bicycle access to and throughout the site, including on-street bike lanes and development of a pedestrian "Heritage Trail" connecting the Neighborhood Park and creek, and preservation and enhancement of many of the existing Oak trees along most of Executive Center Drive.</p> <p>The project includes approximately 8.50 acres of on-site parkland, which will be improved in accordance with a plan developed during the charrette with neighborhood and City staff input (e.g. Neighborhood Park on Parcel 10 and Heritage Park on Parcel 8). More than 5.22 acres of on-site parkland are</p>

Austin Oaks  
 Tier 1 & Tier 2 Compliance  
 September 1, 2016

		within the AO Creek Plan.
<p>3. Provide a total amount of open space that equals or exceeds 10% of the residential tracts, 15% of the industrial tracts, and 20% of the nonresidential tracts within the PUD, except that:</p> <ul style="list-style-type: none"> <li>a. A detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity, and</li> <li>b. The required percentage of open space may be reduced for urban property with characteristic that make open space infeasible if other community benefits are provided.</li> </ul>	Yes.	<p>The project will provide open space equal to more than 35% of the Property's total area (approximately 11.01 acres of 31.4 acres), which exceeds the minimum open space requirements by 41%. This percentage exceeds the cumulative requirements of 10% of residential tracts and 20% of the nonresidential tracts within the PUD. Filtration areas are excluded from the calculation.</p> <p>A new Exhibit L has been added to the draft ordinance, which sets forth most of the open space that will be provided throughout the Property; however, Exhibit L only shows the primary open space areas and does not include additional open space areas within the Property between buildings, parking areas and streets -- all of which would further increase the overall open space. Exhibit L shows a minimum of 11.01 acres of open space, which is 41% more open space than is required.</p>
4. Comply with the City's Planned Unit Development Green Building Program.	Yes.	The project will comply with the requirements of the Austin Energy Green Building (AEGB) rating system using the applicable rating version in effect at the time a rating application is submitted for a building at a 2-Star Level.

Austin Oaks  
 Tier 1 & Tier 2 Compliance  
 September 1, 2016

<p>5. Be consistent with the applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations and compatible with adjacent property and land uses.</p>	<p>Yes.</p>	<p>The Property is not located within a City of Austin Neighborhood Planning Area nor a neighborhood conservation or combining district. The uses and design of the project are compatible with the surrounding properties and are based on design strategies, objectives and measures established by the neighborhood stakeholders and provided to the design team at the charrette.</p> <p>While the project is not fully compliant with all compatibility regulations, it is based on established urban design principles to create a unified context sensitive to the built environment that has lower heights in the areas closest to single family residential uses across Spicewood Springs Road and Hart Lane to minimize the impact on single family residential uses. In addition to this step-down plan, on-site parkland and open space is located along the western and northern edge of the project, closest to single family residential uses across Hart Lane and north of Spicewood Springs Road.</p> <p>The project will remove approximately 1.6 acres of existing untreated surface parking impervious cover located within the Critical Water Quality Zone and CEF buffers.</p> <p>The project is designed to utilize far less impervious cover than (a) is located on the site in its existing condition (proposed 58% versus existing 66%) and (b) is available under existing zoning and watershed rules (proposed 58% versus 70/90%).</p> <p>As part of the charrette outcome, it was determined that additional impervious coverage with the buildings on the updated plan was more compatible with the adjacent neighborhood to less impervious cover with the taller buildings, as submitted in the initial proposals for the project.</p>
---	-------------	--