

**STAFF RECOMMENDATIONS**

The following are additional recommendations not included in the recommendation before the land use commission. The applicant is agreeable to the addition of the below to the ordinance. These amendments would renumber various sections, inserts a new Part 4.A.3.; new Parts 10.A.1.b and g; 10.A.4, 10.A.8, 10.D, and 10E; and inserts clarifying language in a renumbered Part 10.B.10.

**Part 4. Definitions; Land Use Classifications.**

A. Definitions. In this ordinance:

1. PARCEL means one of ten separate parcels as shown on **Exhibit B**.
2. PHASING PLAN means the plan of development for the Austin Oaks PUD as shown in **Exhibit C: Phasing Plan**. Any portion of any parcel may be developed as a phase and any phase may be implemented at any time.
3. SITE means a site within the Austin Oaks PUD that crosses a public street or right-of-way.

**Part 10. Code Modifications.**

A. Zoning

1. Chapter 25-2, Subchapter E (*Design Standards and Mixed Use*) is modified as follows:
  - a. Subsections 2.2.2.B.–E. of Article 2 (*Site Development Standards*), Section 2.2 (*Relationship of Buildings to Streets and Walkways*) are modified so that regulations for the construction of sidewalks, the supplemental zone, building placement, and off-street parking do not apply within the Austin Oaks PUD;
  - b. Except as required to comply with Federal ADA requirements, the regulations in Subsections 2.2.5.B.-H. (*Internal Circulation Routes: Sidewalks and Building*

Placement Requirements for Large Sites), Section 2.2 (Relationship of Buildings to Streets and Walkways) related to the construction of sidewalks, internal circulation routes, block standards, circulation, building placement, parking, off-street parking, and joint access do not apply within the Austin Oaks PUD. Five foot sidewalks must be provided from building entrances to sidewalks adjacent to right-of-way and where necessary to comply with Federal ADA requirements.

[b]c. Subsection 2.3.1.B. (*Standards*) of Article 2 (*Site Development Standards*), Section 2.3 (*Connectivity Between Sites*) is modified to allow building placement and pedestrian, bicycle, and vehicular connectivity within the Austin Oaks PUD as designated in **Exhibit B**;

[e]d. Section 2.4 (*Building Entryways*) is modified to allow entrances within the Austin Oaks PUD as designated in **Exhibit G**;

[d]e. Subsections 3.2.2.A.–C. of Article 3 (*Building Design Standards*), Section 3.2 (*Glazing and Facade Relief Requirements*) are modified so that the regulations do not apply to the AO Hotel on Parcel 6 or the AO Mixed Use on Parcel 9;

[e]f. Subsection 3.3.2. (*Building Design Options*) of Article 3 (*Building Design Standards*), Section 3.3 (*Options to Improve Building Design*) is modified to require a minimum total of five base points in the aggregate for all buildings within the Austin Oaks PUD; and

[f]g. Subsection 4.2.1.D. (*District Standards*) of Article 4 (*Mixed Use*), Section 4.2 (*Mixed Use Zoning Districts*) is modified so that the minimum site area requirements for each dwelling unit within the zoning districts do not apply within the Austin Oaks PUD.

2. Section 25-2-531 (*Height Limit Exceptions*) as it exists on the effective date of this ordinance shall apply to development within the Austin Oaks PUD.
3. Chapter 25-2, Subchapter C, Article 5 (*Accessory Uses*) as it exists on the effective date of this ordinance shall apply to development within the Austin Oaks PUD.
4. Section 25-2-243 (*Proposed District Boundaries Must Be Contiguous*) is modified to provide that the boundaries of the Austin Oaks PUD may be noncontiguous.
- [2]5. Section 25-2-1062 (*Height Limitations and Setbacks for Small Sites*) is modified to waive compatibility standards to allow for increased heights as shown on **Exhibit B**.
- [3]6. Section 25-2-1063 (*Height Limitations and Setbacks for Large Sites*) modified to waive compatibility standards to allow for increased heights as shown on **Exhibit B**.
- [4]7. Section 25-2-1065 (A)-(D) (*Scale and Clustering Requirements*) is modified to allow massing, clustering, and building placement within the Austin Oaks PUD as designated in **Exhibit B**.
8. Chapter 25-2, Subchapter B, Article 2, Division 5 (*Planned Unit Development*) is modified to treat any amendment to Exhibit B as a substantial amendment, only for the purpose of notification, under Subsection 3.1.2 (*Substantial Amendments*).

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B. Environmental

1. ECM Section 1.6.2.E (*Subsurface Ponds*) as it exists on the effective date of this ordinance shall apply to development within the Austin Oaks PUD.
2. ECM Section 2.4.3 (*Buffering*) is modified to allow shrubs used as buffering elements on Parcels 1 and 4 to be planted in a permeable landscape area at least three feet wide.

3. Section 25-2-1008(A) (*Irrigation Requirements*) is modified such that natural areas and existing trees where impervious cover is removed shall be considered undisturbed for purposes of this requirement. Portions of a site within the Austin Oaks PUD that cannot comply with this code section using a gravity fed conveyance system are exempt from its requirements.
4. Section 25-7-32 (*Director Authorized to Require Erosion Hazard Zone Analysis*) shall not apply to the Austin Oaks PUD. An erosion hazard zone analysis prepared by Urban Design Group, consisting of a report dated March 30, 2016 and an addendum dated August 15, 2016, was submitted with the Austin Oaks PUD application and the identified erosion hazard zone shall be used for future development applications
5. Section 25-7-61(A)(5) (*Criteria for Approval of Development Applications*) and Drainage Criteria Manual Section 1.2.2.D (*General*) are modified such that the drainage analysis shall be based on the Austin Oaks PUD boundary rather than the parcel boundaries. The drainage analysis shall utilize the Austin Oaks PUD's existing impervious cover, which is 66% of gross site area, as the benchmark for identifying additional adverse impacts.
6. Section 25-8-25 (*Redevelopment Exception in Urban and Suburban Watersheds*) as it exists on the effective date of this ordinance shall apply to development within the Austin Oaks PUD with the following modifications: Section 25-8-25(B)(1) and (3) is modified such that impervious cover and vehicle trip limits shall apply to the Austin Oaks PUD overall rather than by site plan. For purposes of Section 25-8-25(B)(5), non-compliant development may be relocated within the critical water quality zone and critical environmental feature buffers if the degree of encroachment (total square footage and minimum distance to the protected feature) and overall impact to the protected feature do not increase.

7. Section 25-8-63(C)(2) (*Impervious Cover Calculations*) as it exists on the effective date of this ordinance shall apply to development within the Austin Oaks PUD.

8. 25-8-261(B)(3), (D), and (E) (*Critical Water Quality Zone Development*) as it exists on the effective date of this ordinance shall apply to development within the Austin Oaks PUD.

9. Section 25-8-262(C) (*Critical Water Quality Zone Crossings*) as it exists on the effective date of this ordinance shall apply to development within the Austin Oaks PUD.

[6]10. Sections 25-8-621 (*Permit Require for Removal of Protected Trees: Exceptions*) and 25-8-641(B) (*Removal Prohibited*) are modified to allow the removal of trees identified to be removed in **Exhibit H: Tree Plan**, including those trees identified as tag numbers 904, 952, 1075, 1094, 1163, 1289, 2008, 2031, 2033, 2037, 2107, 2227 and 2233.

11. ECM Section 3.3.2.A (*General Tree Survey Standards*) is modified to allow **Exhibit K: Tree Survey** to be used for 20 years from the survey date. Development applications submitted after November 22, 2033 shall require a new tree survey that complies with the rules and regulations in effect at the time of application.

#### D. Sign Regulations

Section 25-10-101(C) (*Signs Allowed In All Sign Districts Without An Installation Permit*) is modified to provide that:

1. The sign area may not exceed 32 square feet and;
2. The height of such a sign may not exceed, for a freestanding sign, 6 feet above grade.
3. A wall sign may not be a projecting sign if the sign complies with the following:

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a. No more than 2 projecting signs for each building façade is permitted;

b. The sign area of a projecting sign may not exceed 35 square feet; and

c. A projecting sign may extend from the building façade not more than the lesser of six feet or a distance equal to two-thirds the width of the abutting sidewalk.

d. No projected signs on building facades facing Mopac Expressway.

4. A total of eight freestanding subdivision identification signs are permitted on the Property. For purposes of this ordinance, a subdivision sign is a freestanding sign that identifies a project, including a mixed use project, and may include a subdivision identification sign. Tenant signage is prohibited on a freestanding subdivision identification sign described in this paragraph.

E. Fire

1. Section 4.4.0 (General Provisions for Fire Safety) of the Fire Protection Criteria Manual is modified to provide that fire access from Spicewood Springs Road will be allowed by the construction of 3 access stairways installed approximately every 200 feet between approximately 350 feet west of Wood Hollow intersection to a point 200 east of Hart Lane intersection. The stairways shall be installed and maintained by the Landowner, and be a minimum 60 inches wide with handrails and landings.