

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C814-2017-0024 – Holdsworth Center  
Planned Unit Development      **Z.A.P. DATE:** August 15, 2017  
October 3, 2017

**ADDRESS:** 4907 RM 2222 Road

**DISTRICT AREA:** 10

**OWNER:** R.G. Mueller, Jr. Partnership, L.P.      **AGENT:** Armbrust & Brown, PLLC  
(Mark Randolph Mueller)      (David Armbrust)

**ZONING FROM:** LA; SF-2      **TO:** PUD      **AREA:** 44.17 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant planned unit development (PUD) district zoning with the condition that environmental superiority is met as outlined in Attachment A, and as shown in the Land Use Plan as provided in Exhibit C, and supporting Exhibits D through K.

### **ENVIRONMENTAL COMMISSION MOTION:**

October 4, 2017:

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

August 15, 2017: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO OCTOBER 3, 2017*

*[B. GREENBERG; Y. FLORES – 2<sup>ND</sup>] (7-0) D. BREITHAUPT; B. EVANS; S. LAVANI; S. TRINH – ABSENT*

October 3, 2017:

### **ISSUES:**

None at this time.

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

Exhibits A, A-1, and A-2: Vicinity Map, Zoning Map, and Aerial  
Exhibits B and B-1: Holdsworth Center Superiority Table and Code Modification Table  
Exhibit C: Land Use Plan  
Exhibit D: PUD Notes  
Exhibit E: Critical Environmental Feature Buffers  
Exhibit F: Heritage Trees  
Exhibit G: Open Space

Exhibit H: Drainage Area Map – Existing Conditions

Exhibit I: Drainage Area Map – Proposed Conditions

Exhibit J: Conceptual Mitigation Plan

Exhibit K: Mobility & Access

Attachment A: Environmental Commission support material

Correspondence Received

**DEPARTMENT COMMENTS:**

The proposed Holdsworth Center Planned Unit Development (PUD) consists of undeveloped land zoned Lake Austin residence (LA) and single family residence-standard lot (SF-2) districts and is located on the west side of RM 2222 Road and has significant Lake Austin frontage. The land surrounding the PUD consists of a single family residence to the north (PUD), single family residences on large lots and Cat Mountain Villas across RM 2222 to the east (SF-2; PUD), and the Cliff Over Lake Austin II single family subdivision to the south (LA). For context, Capital of Texas Highway (Loop 360) is to the west and MoPac Expressway is to the east. Please refer to Exhibits A (Vicinity Map), A-1 (Zoning Map), and A-2 (Aerial View).

The Applicant is requesting PUD district zoning for a 44.17 acre non-profit retreat center dedicated to training and leadership development for the leaders of Texas public school districts. The Holdsworth Center shall follow LA zoning site development regulations with the exception of building height, as further described below. Uses include meeting facilities, dormitories for up to 250 invitees, common area dining facilities, administrative offices, recreational facilities, one permanent residence for Holdsworth Center staff, accessory uses (including three boat docks) and parking facilities with 300 onsite spaces. As shown in Exhibit C (Land Use Plan), the tract will have one driveway entrance from RM 2222. In coordination with TXDOT, a left-turn bay for northbound traffic will be provided as well as a southbound right-turn taper lane which will allow southbound, right-turning vehicles to move out of the through lanes. Please refer to Exhibits C (Land Use Plan) and D (PUD Notes).

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

City Council approved revisions to the PUD regulations that became effective June 29, 2008. To help evaluate the superiority of a proposed PUD, requirements are divided into two categories: Tier 1, which is requirements that all PUDs must meet, and Tier 2 which provides criteria in 13 topical areas in which a PUD may exceed code requirements and

therefore demonstrate superiority. A PUD need not address all criteria listed under Tier 2, and there is no minimum number of categories or individual items required.

As more fully detailed in the Tier Table and Land Use Plan (please refer to Exhibits B and C), this proposed PUD meets all 12 of the applicable Tier 1 items, and offers some elements of superiority in six of the 13 Tier 2 categories (*Open Space; Environment/Drainage; Austin Green Builder Program; Community Amenities, Transportation, and Building Design*).

#### *Code Modifications*

There are eight modifications to Code requirements requested by the Applicant and recommended by Staff (please refer to Exhibit B-1 – Code Modification Table for details). As summarized below, these include maximum building height, boat docks, exemption from Commercial Design Standards, cut requirements; Critical Environmental Feature protective buffer, in lieu donation to the Affordable Housing Trust Fund; and maximum fence height.

- Section 25-2-492 (*Site Development Regulations*) – Establishes the maximum height is 40' for portions of the site located at 520' or less above sea level, and the maximum height is 25' for any portion of the site located higher than above sea level. Note: The project will comply with the height limits established by the Hill Country Roadway Ordinance.
- Section 25-2, Division 5 (*Planned Unit Developments*), Subpart B (*Planned Unit Development Standards*) Section 2.5.2.B (*Requirements for Exceeding Baseline*) – Modified to not require an in lieu donation related to increasing the maximum building height from 35' to 40' on portions of the site. The height increase allows some of parking to be located at grade with buildings constructed above and in turn, decreases the amount of surface area dedicated solely to parking.
- Sections 25-2-897 and 25-2-1176(A)(9)(a) (*Accessory Uses for a Principal Civic Use*) (*Regulations*) – Modified to allow no more than three docks on the Property. One of the three docks may have two slips with mechanical lifts and may extend up to 60' from the shoreline. The other two docks shall not have mechanical equipment and may extend up to 45' from the shoreline. Each dock shall be permitted access from the shoreline through the Critical Water Quality Zone.
- Section 25-2-899 (*Fence Height*) – Modified to allow for a 10' high fence near the east property line (RM 2222 Road). Due to elevation changes from RM 2222, the wrought iron fence is for security purposes and the height is consistent with the adjacent property to the north.
- Section 25-2, Subchapter E (*Design Standards and Mixed Use*) – Modified to not apply to the project. The PUD's baseline zoning is Lake Austin residence (LA), a residential district.
- Sections 25-6-472 (*Off-Street Parking*) – Modified to allow for a parking reduction to 300 parking spaces. The proposed use does not have specific parking

requirements under the City Code. Please refer to the Special Parking Determination following Exhibit B-1.

- Sections 25-8-341 (*Cut Requirements*) – Modified to allow for cuts up to 10 feet of depth for the access drive design, as shown on Exhibit C. The access drive design requires additional cuts in order to comply with Fire Code requirements for maximum roadway slope.
- Environmental Criteria Manual (ECM) Section 1.10.4 and LDC Section 25-8-281 (*Critical Environmental Feature Protective Buffer*) – Modified as shown on Exhibit E due to the site's topography which in turn limits the areas suitable for driveway access and utility crossings.

*Staff recommendation and conditions:*

Given the number of items offered in the PUD that exceed current Code standards, Staff believes the proposal can result in superior development for a non-profit training and leadership center benefitting the leaders of Texas public school districts. Therefore, Staff recommends PUD zoning based on the following factors in Open Space, Green Building, Environmental Preservation, Landscaping, and Transportation which make this project superior:

***Open Space***

- Providing 24.29 acres of open space; this figure excludes detention or filtration areas

***Green Building***

- All buildings in the Holdsworth Center PUD will achieve a three star or greater rating under Austin Energy Green Building program using the applicable rating version in effect at the time a rating registration application is submitted for the building.

***Environmental Preservation, Drainage, and Landscaping***

- Provide approximately 55% open space which significantly exceeds the 20% requirement for PUDs.
- Preserve all Heritage trees onsite. A minimum of 75% of the caliper inches associated with native protected size trees (19" or greater) shall be preserved. A minimum of 75% of all native caliper inches (6" or greater) shall be preserved.
- Enhance the riparian zone near Lake Austin by preserving the natural woods near the shoreline and removing invasive tree and plant species in this area. The project will provide approximately 1 acre of wetland mitigation area to offset 0.5 acres of disturbance.
- Utilize a minimum of three different types of innovative water quality controls for 100% of onsite control and 100% offsite drainage as described in the ECM Section 1.6.7 (*Green Stormwater Quality Infrastructure*) including vegetative filter strips, rainwater harvesting, porous pavement, non-required vegetation, and rain gardens for development. The design will utilize overland natural drainage and incorporate signage with a minimum size of 12" x 12" for the water quality design and

vegetation throughout the site. Porous pavement shall be provided for a minimum of 50% of all paved areas limited to pedestrian use.

- Provide water quality controls for a minimum of 10 acres of the 17.5 acres of offsite area coming from an upstream residential subdivision and RM 2222 that is conveyed through the site.
- Impervious cover is limited to 8.8 acres which is a 9 percent reduction in the amount of impervious cover allowed by the LA zoning district
- All landscaping will be native or adaptive, from Appendix F (*Descriptive Categories of Tree Species*) or Appendix N (*City of Austin Preferred Plant List*) of the ECM.
- Planted trees for landscape requirements shall utilize Central Texas native seed stock as specified in Appendix F of the ECM.
- Direct stormwater runoff from impervious surfaces through landscape areas at least equal to the total required landscaped area.
- An integrated pest management (IPM) Plan that complies with the ECM must be submitted for approval.
- Outdoor lighting will be designed to incorporate “dark sky” design guidelines and techniques.

#### ***Transportation***

- Improvements to RM 2222 to provide 1) a left-turn bay for northbound traffic turning into the site (which allows for through traffic to continue without being impeded by turning traffic) and 2) a southbound right turn taper to allow southbound right turning vehicles to move out of the southbound through lanes and into the site.
- The Holdsworth Center PUD shall comply with a Transportation Demand Management (TDM) program approved by the Director of the Austin Transportation Department (ATD) to reduce vehicular trips to and from the property. The TDM program may implement both on-site and off-site demand measures, including vanpools, shuttles or other transportation coordination efforts, and is limited to 400 daily trips (full occupancy).

#### **EXISTING ZONING AND LAND USES:**

|              | <b>ZONING</b> | <b>LAND USES</b>                                                                                       |
|--------------|---------------|--------------------------------------------------------------------------------------------------------|
| <i>Site</i>  | LA; SF-2      | Agricultural                                                                                           |
| <i>North</i> | PUD           | Single family residence                                                                                |
| <i>South</i> | LA            | Single family residences in the Cliff Over Lake Austin II subdivision                                  |
| <i>East</i>  | SF-2; PUD     | Single family residences in the Northwest Hills and the Cat Mountain Villas Section III-B subdivisions |
| <i>West</i>  | Lake Austin   | Not applicable                                                                                         |

**AREA STUDY:** Lake Austin Zoning Study (1983-84)      **TIA:** Is not required

**WATERSHED:** Lake Austin –      **DESIRED DEVELOPMENT ZONE:** No  
Watersupply Suburban

**CAPITOL VIEW CORRIDOR:** No    **HILL COUNTRY / SCENIC ROADWAY:** Yes

**NEIGHBORHOOD ORGANIZATIONS:**

53 – Northwest Austin Civic Association    245 – Cat Mountain Homeowners Association  
 416 – Long Canyon Phase II & LLL Homeowners Association  
 425 – 2222 Coalition of Neighborhood Associations, Inc.  
 511 – Austin Neighborhoods Council    605 – City of Rollingwood  
 742 – Austin Independent School District    943 – Save Our Springs Alliance  
 1169 – Lake Austin Collective    1228 – Sierra Club, Austin Regional Group  
 1340 – Austin Heritage Tree Foundation    1363 – SEL Texas  
 1424 – Preservation Austin    1507 – NW Austin Neighbors  
 1528 – Bike Austin    1530 – Friends of Austin Neighborhoods  
 1554 – Northwest Austin Coalition    1596 – TNR BCP – Travis County Natural Resources

**SCHOOLS:**

Highland Park Elementary School    Lamar Middle School    McCallum High School

**CASE HISTORIES:**

| NUMBER                                                                   | REQUEST                                                                                    | COMMISSION                                                     | CITY COUNCIL                                     |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|----------------------------------------------------------------|--------------------------------------------------|
| C814-2009-0139.02<br>– Bull Creek PUD<br>– 4909 FM 2222 Rd               | I-LA to PUD, to add a 0.83 acre tract known as the Design Center                           | To Grant PUD                                                   | Apvd PUD as Commission recommended (12-15-2011). |
| C814-2009-0139.01<br>– Bull Creek PUD<br>– 4909 FM 2222 Rd               | PUD to PUD, related to the tree protection exhibit                                         | Not applicable; Apvd administratively                          | Not applicable                                   |
| C814-2009-0139 – Bull Creek PUD – 4909 FM 2222 Rd                        | LA; SF-2; SF-6 to PUD                                                                      | To Grant PUD w/conds as recommended by the Environmental Board | Apvd PUD as Commission recommended (7-29-2010).  |
| C814-74-005 – Cat Mountain Villas – Lookout Mountain Drive at FM 2222 Rd | SF-3 to PUD for 372 single family detached and attached units w/common space and amenities | To Grant                                                       | Apvd (11-13-1975).                               |

**RELATED CASES:**

A Development Assessment for Holdsworth Center PUD was submitted on December 30, 2016 and in accordance with the revised regulations for PUDs, a briefing was presented to

Council on February 16, 2017 (CD-2016-0013). On March 2, 2017, the Applicant filed a formal application for PUD zoning.

A Land Status Determination was made on January 31, 2017 that excepts this property from the requirement to plat (C8I-2017-0015).

**CITY COUNCIL DATE:**

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

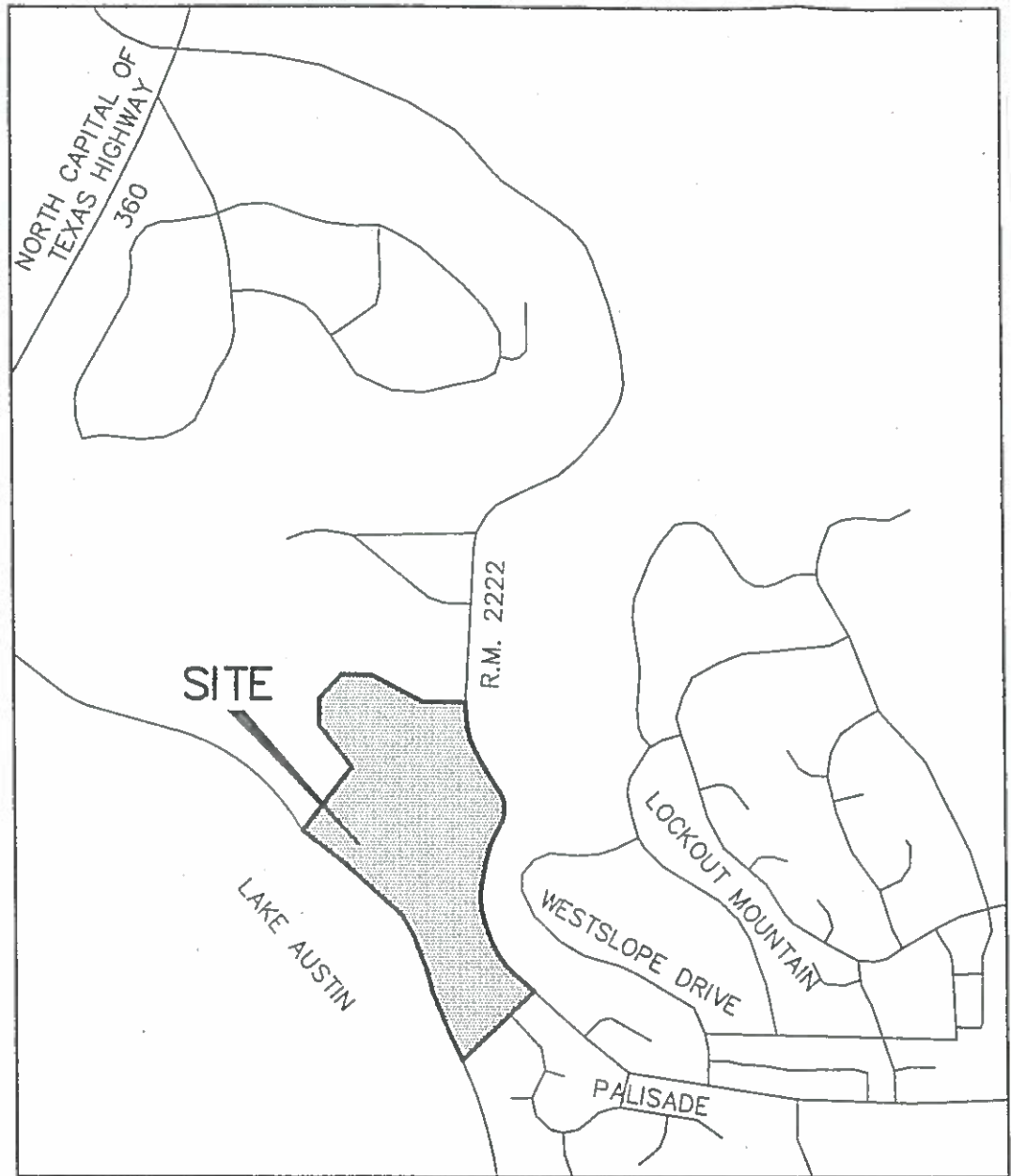
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

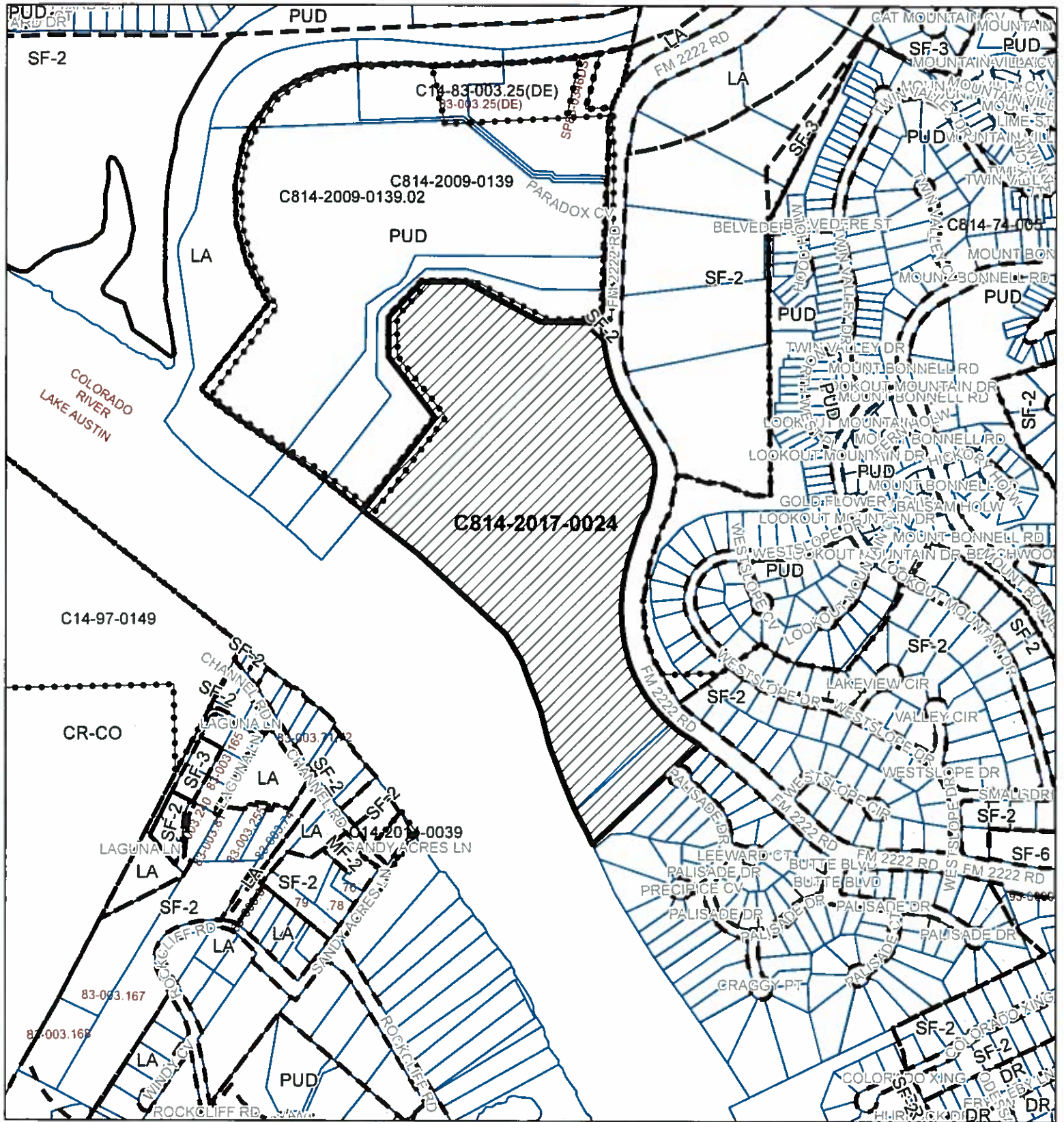
**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@austintexas.gov

**PHONE:** 512-974-7719



VICINITY MAP  
N.T.S.

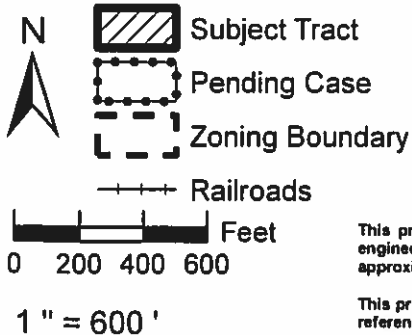
EXHIBIT A



## ZONING

Case#: C814-2017-0024

EXHIBIT A-1



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

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



Created: 3/14/2017



### PUD ZONING - HOLDSWORTH CENTER

ZONING CASE#: C814-2017-0024  
 LOCATION: 4907 RM 2222 RD  
 SUBJECT AREA: 44.17 ACRES  
 GRID: G29  
 MANAGER: WENDY RHOADES

*Exhibit A-2*



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.

## HOLDSWORTH CENTER SUPERIORITY TABLE

| TIER ONE PUD REQUIREMENTS                           |                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LDC Reference:<br>Chapter 25-2,<br>Subch. B, Div. 5 | Subject                                           | Code Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | The Holdsworth Center Meets or Exceeds the PUD Requirements As Follows:                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 2.3.1.A.                                            |                                                   | Meet the objectives of the City code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | The Holdsworth Center meets the objectives of the City code through its proposed use. The dedication of the site for the improvement and enhancement of public education represents a very unique and positive set of community benefits. The use of the Holdsworth Center in the advancement of public education is far superior to uses presently permitted on the site as well as almost any other potential land use for private purposes.                                                               |
| 2.3.1.B.                                            |                                                   | Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 ( <i>General Intent</i> ) than development under the regulations in the Land Development Code. Section 1.1 states that "[t]his division provides the procedures and minimum requirements for a planned unit development zoning district to implement the goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services. | The Holdsworth Center proposes limiting the total amount of impervious cover to 8.8 acres from what is permitted by Code (9.74 acres). The Holdsworth Center will embrace high quality development, innovative design, and preservation of the natural environment. The proposed land use plan for the Holdsworth Center will reduce the level of development that could otherwise occur on the site. Current zoning and subdivision regulations would permit approximately thirty single family residences. |
| 2.3.1.C.                                            | Open Space                                        | Provide a total amount of open space that equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts, and 20 percent of the nonresidential tracts within the PUD, except that: 1.a detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity; and 2. the required percentage of open space may be reduced for urban property with characteristics that make open space infeasible if other community benefits are provided.               | The Holdsworth Center will provide approximately 55% of open space (24.29 acres), not including detention or filtration areas.                                                                                                                                                                                                                                                                                                                                                                               |
| 2.3.1.D.                                            | Green Building                                    | Comply with the City's Planned Unit Development Green Building Program                                                                                                                                                                                                                                                                                                                                                                                                                                                            | The Holdsworth Center will achieve a minimum of a three star rating under the Austin Energy Green Building program.                                                                                                                                                                                                                                                                                                                                                                                          |
| 2.3.1.E.                                            | Neighborhood Plans, Historic Areas, Compatibility | Be consistent with applicable neighborhood plans, neighborhood combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses                                                                                                                                                                                                                                                                                                                                        | Does not apply.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

PUD Update 9/27/17

EXHIBIT B  
REC'D 9-28-2017

## HOLDSWORTH CENTER SUPERIORITY TABLE

| LDC Reference:<br>Chapter 25-2,<br>Subch. B, Div. 5 | Subject                      | Code Requirement                                                                                                                                                                                                                                            | The Holdsworth Center Meets or Exceeds the PUD Requirements As Follows:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.3.1.F.                                            | Environmental Preservation   | Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography, and the natural and traditional character of the land | The Holdsworth Center will provide approximately 55% open space which is an increase to the 20% open space required by City code. The project intends to preserve all Heritage trees on site. The riparian zone near Lake Austin will be enhanced by preserving the natural woods near the shoreline and removing the invasive tree and plant species in this area. This project will utilize a minimum of three different types of innovative water quality controls outlined in the City's Environmental Criteria Manual (Green Stormwater Quality Infrastructure; vegetative filter strips, rainwater harvesting, porous pavement, non-required vegetation, and rain gardens) for development. |
| 2.3.1.G.                                            | Public Facilities            | Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities.                                                                               | Does not apply.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 2.3.1.H.                                            | Landscaping                  | Exceed the minimum landscaping requirements of the City Code.                                                                                                                                                                                               | All landscape plantings will be native or adaptive, from Appendices F or N. Stormwater will be directed to an area equal to at least 100 percent of the landscaped area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2.3.1.I.                                            | Transportation, Connectivity | Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails, and roadways.                                                 | This site will generate approximately 400 daily trips at full occupancy. This site is located along RM 2222 and public transit options are not available within the immediate area due to the characteristics of RM 2222. Access to the site will be via a single driveway connection to RM 2222. Based on coordination with TxDOT, improvements will be made to RM 2222 to provide a left-turn bay for northbound traffic turning into the site. This will allow for through traffic to continue without being impeded by turning traffic. A southbound right turn taper will also be provided to allow southbound right turning vehicles to move out of the southbound through lanes.           |

## HOLDSWORTH CENTER SUPERIORITY TABLE

| <b>LDC Reference:</b><br>Chapter 25-2,<br>Subch. B, Div. 5 | <b>Subject</b>              | <b>Code Requirement</b>                                                                                                                                                                                                                                 | <b>The Holdsworth Center Meets or Exceeds the PUD Requirements As Follows:</b>                                                                                                                                                                                              |
|------------------------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.3.1.J.                                                   | Prohibit Gated Roadways     | Prohibit gated roadways                                                                                                                                                                                                                                 | The Holdsworth Center will have a gated driveway to control access to the facility for security purposes. The Holdsworth Center is not a public facility and the participants attend by invitation only.                                                                    |
| 2.3.1.K.                                                   | Historical Preservation     | Protect, enhance, and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance                                                                                                   | The existing residence and three barns will be preserved for future use to maintain the historical character of the site. Materials from unstable structures will be recycled and reused on site.                                                                           |
| 2.3.1.L.                                                   | PUD Size                    | Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints                                                                                                              | The site consists of approximately 44.17 acres.                                                                                                                                                                                                                             |
| 2.3.2.A.                                                   | Commercial Design Standards | Comply with Chapter 25-2, Subchapter E ( <i>Design Standards and Mixed Use</i> )                                                                                                                                                                        | Does not apply since LA zoning is the base zoning within the PUD. The Holdsworth Center will be designed incorporating many of the characteristics from the Commercial Design Standards including extensive shaded pedestrian paths and ground floor aesthetic enhancement. |
| 2.3.2.B.                                                   | Commercial Design Standards | Inside the urban roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 ( <i>Design Standards and Mixed Use</i> ), comply with the sidewalk standards in Section 2.2.2., ( <i>Core Transit Corridors: Sidewalks And Building Placement</i> ) | Does not apply. (See above.)                                                                                                                                                                                                                                                |
| 2.3.2.C.                                                   | Commercial Design Standards | Contain pedestrian-oriented uses as defined in Section 25-2-691(C) ( <i>Waterfront Overlay District Uses</i> ) on the first floor of a multi-story commercial or mixed use building.                                                                    | Does not apply. (See above.)                                                                                                                                                                                                                                                |

### 2.4 TIER TWO PUD REQUIREMENTS

| <b>LDC Reference:</b><br>Chapter 25-2,<br>Subch. B, Div. 5 | <b>Subject</b> | <b>Code Criteria</b> | <b>Additional Tier Two Requirements the Holdsworth Center Meets or Exceeds</b> |
|------------------------------------------------------------|----------------|----------------------|--------------------------------------------------------------------------------|
|                                                            |                |                      |                                                                                |

## - HOLDSWORTH CENTER SUPERIORITY TABLE

| LDC Reference:<br>Chapter 25-2,<br>Subch. B, Div. 5 | Subject                   | Code Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | The Holdsworth Center Meets or Exceeds the PUD Requirements As Follows:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                     | Open Space                | Provides open space at least 10% above the requirements of Section 2.3.1.A. (Minimum Requirement). Alternatively, within the urban roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (Design Standards and Mixed Use), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department.                                                                                                                                                                                                                                                                                                                                    | Per Section 2.3.1.A, a minimum of 20% open space is required for non-residential tracts. The Holdsworth Center will provide approximately 55% open space not including detention or filtration areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                     | Environment /<br>Drainage | <p>Complies with current code instead of asserting entitlement to follow older code provisions by application of law or agreement.</p> <p>Provides water quality controls superior to those otherwise required by code.</p> <p>Uses green water quality controls as described in Section 1.6.7 of the Environmental Criteria Manual to treat at least 50 percent of the water quality volume required by code.</p> <p>Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.</p> <p>Reduces impervious cover by five percent below the maximum otherwise allowed by code or includes off-site measures that lower overall impervious cover within the same watershed by five percent below that allowed by code.</p> | <p>This project will meet the beneficial use standards currently proposed in CodeNEXT.</p> <p>The project will use green water quality controls, as described in ECM Section 1.6.7, to treat 100 percent of the required water quality volume. Water quality treatment shall be provided by small-scale, distributed controls that utilize natural design and infiltration to the maximum extent feasible. The project will utilize a minimum of three different types of green water quality controls. However, biofiltration ponds may only be used if constructed with natural materials, including earthen berm slopes, and approved by the Watershed Protection Department.</p> <p>The project will provide water quality controls for a minimum of 10 acres of the 17.5 acres of offsite area (approximately 115-cfs of 100-year stormwater flow) coming from an upstream residential subdivision and RM 2222 that is conveyed thru the site. The impervious cover of the offsite area to be treated is assumed to be 45% which will result in 4.5 acres of impervious area to be treated.</p> <p>The base zoning district permits impervious cover of 22%. The project is proposing 20% impervious cover. The project is limited to 8.8 acres of impervious cover resulting in approximately one acre less of impervious cover than allowed by code.</p> |

## HOLDSWORTH CENTER SUPERIORITY TABLE

| LDC Reference:<br>Chapter 25-2,<br>Subch. B, Div. 5 | Subject | Code Requirement                                                                                                                                                                                                       | The Holdsworth Center Meets or Exceeds the PUD Requirements As Follows:                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                     |         | Provides minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres.                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                     |         | Provides volumetric flood detention as described in the Drainage Criteria Manual.                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                     |         | Provides drainage upgrades to off-site drainage infrastructure that does not meet current criteria in the Drainage or Environmental Criteria Manuals, such as storm drains and culverts that provide a public benefit. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                     |         | Proposes no modifications to the existing 100-year floodplain.                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                     |         | Uses natural channel design techniques as described in the Drainage Criteria Manual.                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                     |         | Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.                                                                                                                                  | The Holdsworth Center proposes to restore riparian vegetation in the existing, degraded Critical Water Quality Zone areas along Lake Austin. This will be accomplished by enhancing and maintaining the riparian edge, reducing site runoff into the Lake, removing invasive species and enhancing water quality. The project is proposing approximately 0.50 acres of disturbance in the wetland setback area and will provide approximately 1.0 acres of wetland mitigation area to offset the disturbance. |
|                                                     |         | Removes existing impervious cover from the Critical Water Quality Zone.                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                     |         | Preserves all heritage trees; preserves 75% of the caliper inches associated with native protected size trees; and preserves 75% of all of the native caliper inches.                                                  | The Holdsworth Center shall preserve all heritage trees on site. A minimum of 75% of the caliper inches associated with native protected size trees (trees 19" and greater) shall be preserved. A minimum of 75% of all native caliper inches (trees 6" and greater) shall be preserved.                                                                                                                                                                                                                      |
|                                                     |         | Tree plantings use Central Texas seed stock native and with adequate soil volume.                                                                                                                                      | The Holdsworth Center will utilize Central Native Texas seed stock. Planted trees for landscape requirements will be Native, specified from Appendix F of the City of Austin Environmental Criteria Manual.                                                                                                                                                                                                                                                                                                   |

## HOLDSWORTH CENTER SUPERIORITY TABLE

| LDC Reference:<br>Chapter 25-2,<br>Subch. B, Div. 5 | Subject                      | Code Requirement                                                                                                                                                | The Holdsworth Center Meets or Exceeds the PUD Requirements As Follows:                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                     |                              | Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected. | The Holdsworth Center will cluster impervious cover that results in preservation of large contiguous open spaces along RM 2222 that are otherwise developable areas.                                                                                                                                                                                                                                                                                                      |
|                                                     |                              | Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas.                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                     |                              | Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use.                                                          | The Holdsworth Center PUD will provide porous pavement for at least 50% or more of all paved areas limited to pedestrian use.                                                                                                                                                                                                                                                                                                                                             |
|                                                     |                              | Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                     |                              | Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.                                    | The Holdsworth Center will direct stormwater runoff from impervious surfaces to a landscape area at least equal to the total required landscape area.                                                                                                                                                                                                                                                                                                                     |
|                                                     |                              | Employs other creative or innovative measures to provide environmental protection.                                                                              | The Holdsworth Center will implement an Integrated Pest Management Plan.                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                     |                              |                                                                                                                                                                 | The Holdsworth Center outdoor lighting will be designed to incorporate "dark sky" lighting techniques as described on PUD note # 5.                                                                                                                                                                                                                                                                                                                                       |
|                                                     | Austin Green Builder Program | Provides a rating under the Austin Energy Green Building program of three stars or above.                                                                       | The Holdsworth Center will incorporate an environmental education component about the site which will include signage explaining each of the water quality control techniques. The signs will be a minimum size of 12" x 12". The purpose will be to encourage participants from across the State to take the environmental ideas and awareness back to their districts.                                                                                                  |
|                                                     |                              |                                                                                                                                                                 | The project will exceed minimum requirements and will achieve a minimum of 3 star rating under the Austin Energy Green Building program. In addition the project will utilize the systems and strategies, to design, construct, operate and maintain the sustainable project which will achieve a minimum of 3 star rating under the Austin Energy Green Building program. The list of measures the project will strive to achieve has been included with this submittal. |

## HOLDSWORTH CENTER SUPERIORITY TABLE

| LDC Reference:<br>Chapter 25-2,<br>Subch. B, Div. 5 | Subject             | Code Requirement                                                                                                                                                                                                                                                                                                             | The Holdsworth Center Meets or Exceeds the PUD Requirements As Follows:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                     | Art                 | Provides art approved by the Art in Public Places Program in open spaces, either by providing the art directly or by making a contribution to the City's Art in Public Places Program or a successor program.                                                                                                                | Not applicable. (No public space.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                     | Great Streets       | Complies with City's Great Streets Program, or a successor program. Applicable only to commercial, retail, or mixed-use development that is not subject to the requirements of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).                                                                                  | Not applicable. (No public roadways.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                     | Community Amenities | Provides community or public amenities, which may include spaces for community meetings, community gardens or urban farms, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.<br><br>Provides publicly accessible multi-use trail and greenway along creek or waterway. | The Holdsworth Center will consist of a retreat setting that promotes reflection, thought, education and dialog to assist in the training and development of leaders at every level within the Texas public education system. Through founder Charles Butt's leadership, the Center will support and develop campus and district leaders from schools and communities all over Texas to improve the quality of public education. The Holdsworth Center may make the facilities available to other non-profits when not in use, subject to compliance with all of the terms of the PUD. |
|                                                     | Transportation      | Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.                                                                                                                                                                   | This site is located within an area that does not currently provide any existing or planned bicycle routes given the constraints of RM 2222 and Loop 360. There are no bicycle routes in the proximate vicinity. This project will promote multimodal transportation options for guests. Shuttle/group transportation will be encouraged and required by contract in most circumstances. 300 onsite parking spaces are proposed.                                                                                                                                                       |

## HOLDSWORTH CENTER SUPERIORITY TABLE

| <b>LDC Reference:<br/>Chapter 25-2,<br/>Subch. B, Div. 5</b> | <b>Subject</b>             | <b>Code Requirement</b>                                                                                                                                                                                                                                | <b>The Holdsworth Center Meets or Exceeds the PUD Requirements As Follows:</b>                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                              | Building Design            | Exceeds the minimum points required by the Building Design Options of Section 3.3.2. of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).                                                                                                   | All buildings designed on site will meet and exceed minimum points required by Building Design Options of City Code through achieving a minimum of 3 star rating under Austin Energy Green Building program, façade articulation, primary entrance design, Lake Austin Overlay, hill country building materials, sustainable roof, and solar energy generation. |
|                                                              | Parking Structure Frontage | In a commercial or mixed-use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) in ground floor spaces. | Not applicable.                                                                                                                                                                                                                                                                                                                                                 |
|                                                              | Affordable Housing         | Provides for affordable housing or participation in programs to achieve affordable housing.                                                                                                                                                            | Not applicable.                                                                                                                                                                                                                                                                                                                                                 |
|                                                              | Historic Preservation      | Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.                                                                                                                                       | Existing structures will be protected, renovated, and enhanced for future use to maintain their existing character. Structures that have been damaged will be demolished and materials will be recycled and reused onsite. Where applicable, new additions to existing structures will be in similar design aesthetic character to adjacent structures.         |
|                                                              | Accessibility              | Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.                                                                                                                                          | The Holdsworth Center will meet applicable legal requirements for accessibility for persons with disabilities.                                                                                                                                                                                                                                                  |
|                                                              | Local Small Business       | Provides space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.                                                              | Not applicable. (Not a public facility.)                                                                                                                                                                                                                                                                                                                        |

**CODE MODIFICATION TABLE  
HOLDSWORTH CENTER**

| CODE REFERENCE                           | CURRENT CODE LANGUAGE                                                                        | PROPOSED PUD LANGUAGE / CODE MODIFICATION                                                                                                                                                                                                                                                                                                                                                      | REASON FOR CODE MODIFICATION                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Height<br>25-2-492              | The maximum building height in the LA zoning district is 35'.                                | The maximum building height in the Holdsworth Center is 40' for portions of the site located at 520' or less above sea level or less. For any portion of the site located higher than 520' above sea level the maximum building height is 25'.                                                                                                                                                 | The Holdsworth Center will comply with height limits established by the Hill Country Roadway Ordinance. The requested incremental height increase reduces the need for additional impervious cover, allows for innovative architectural design and increased open space and helps minimize the visibility of parking areas from residences looking down on the site. The slopes on the site decreases by over 100' from RM222 to Lake Austin. |
| Dock<br>25-2-897 and 25-2-1176 (A)(9)(a) | The Code is silent on whether a dock is a permitted accessory use for a principal civic use. | No more than three (3) docks shall be constructed on the property of the Holdsworth Center. One of the three docks may have two slips with mechanical lifts and that dock shall be permitted to extend into the Lake up to a maximum of sixty feet from the shoreline. The other two docks shall be used as "day docks" without mechanical equipment and shall be permitted to extend into the | The Holdsworth Center includes approximately 1,930 linear feet of land on Lake Austin. If the property was developed for single family residences, approximately twenty to thirty docks could be constructed. The docks will provide recreational activities for the educators attending the leadership program. The additional extension from the shoreline                                                                                  |

PUD Update 9/27/17

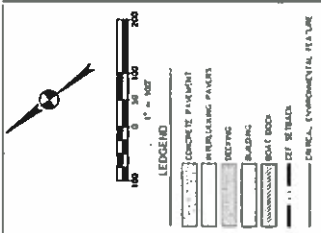
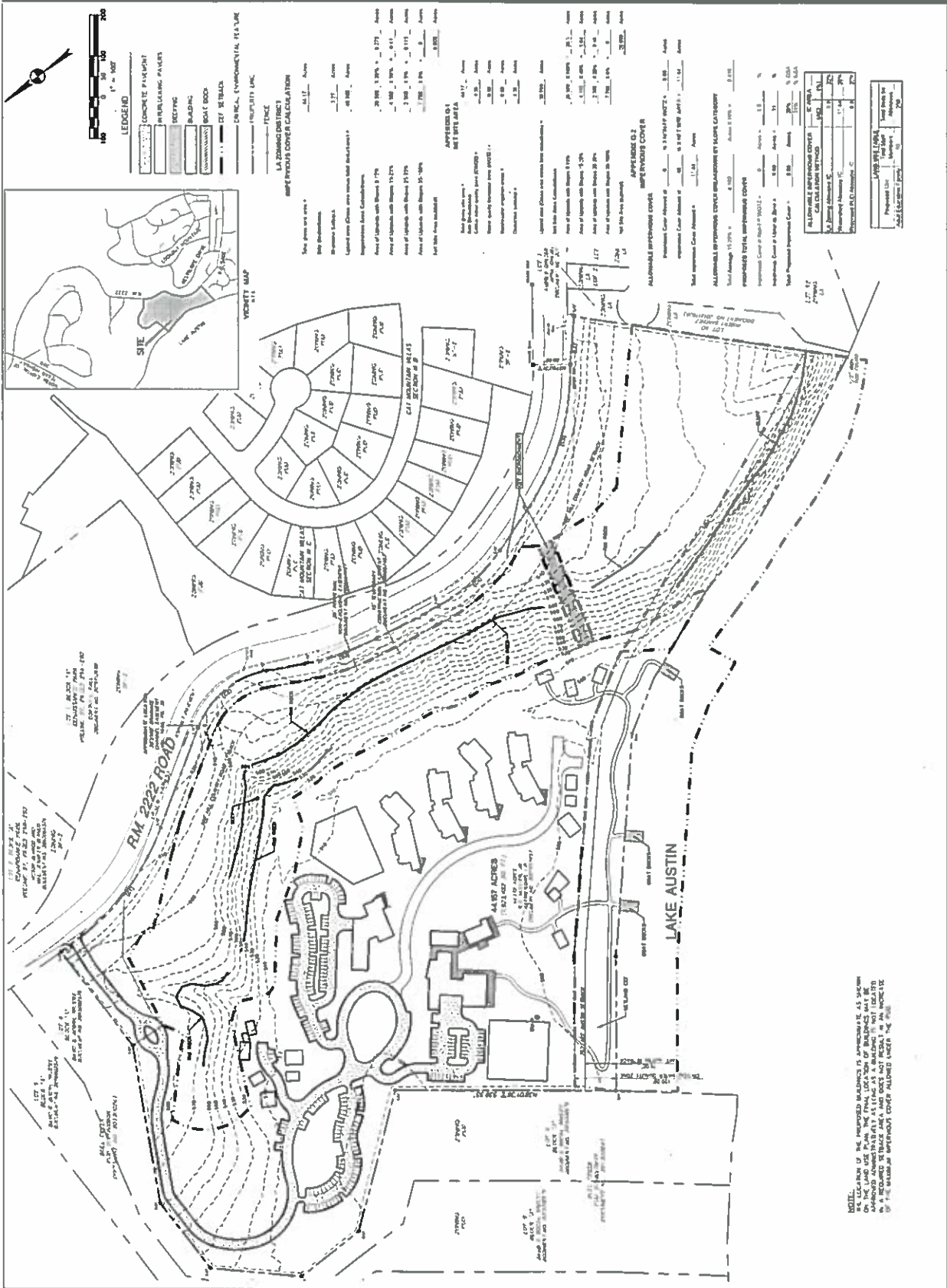
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EXHIBIT B1  
REC'D  
9-28-2017

| CODE REFERENCE                                               | CURRENT CODE LANGUAGE                                                                                                                                                                                                          | PROPOSED PUD LANGUAGE / CODE MODIFICATION                                                                                                                                                                                                                                                                                                                                              | REASON FOR CODE MODIFICATION                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                              |                                                                                                                                                                                                                                | <p>Lake up to a maximum of forty-five feet from the shoreline. Each dock shall be permitted access from the shoreline through the critical water quality zone. The maximum square footage for the three docks in aggregate is 3,900 square feet. Such docks shall comply with the development regulations pertaining to residential docks of Chapter 25-2, Article 13 of the Code.</p> | <p>will allow the construction of the docks without requesting a variance for dredging.</p>                                                                                                                                                                                                                                                                                                                          |
| <p><b>Commercial Design Standards 25-2, Subchapter E</b></p> |                                                                                                                                                                                                                                | <p>Commercial Design Standards 25-2, Subchapter E do not apply to the project.</p>                                                                                                                                                                                                                                                                                                     | <p>LA is the base zoning district within the PUD which is a residential based zoning district.</p>                                                                                                                                                                                                                                                                                                                   |
| <p><b>Off-Street Parking 25-6-472</b></p>                    | <p>(A) Except as provided in Section 25-6-473 (Modification Of Parking Requirement), a parking facility for a use must comply with the requirements in Appendix A (Tables Of Off-Street Parking And Loading Requirements).</p> | <p>The Holdsworth Center shall comply with the Special Parking Determininate, Schedule B.</p>                                                                                                                                                                                                                                                                                          | <p>The Holdsworth Center use is a unique land use and does not have specific parking requirements under the City Code. The estimated parking requirement for this development based on similar Code uses to the Holdsworth Center is 700 spaces. The reduction will promote multimodal transportation options for guests. Shuttle/group transportation will be encouraged and legally required by contracts with</p> |

| CODE REFERENCE                                                                            | CURRENT CODE LANGUAGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | PROPOSED PUD LANGUAGE / CODE MODIFICATION                                                                                                    | REASON FOR CODE MODIFICATION                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                              | the users in most circumstances.                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Cut Requirements</b><br><b>25-8-341</b>                                                | (A) Cuts on a tract of land may not exceed four feet of depth, except:<br>(1) in an urban watershed;<br>(2) in a roadway right-of-way;<br>(3) for construction of a building foundation;<br>(4) for utility construction or a wastewater drain field, if the area is restored to natural grade;<br>(5) in a state-permitted sanitary landfill or a sand or gravel excavation located in the extraterritorial jurisdiction, if:<br>(a) the cut is not in a critical water quality zone;<br>(b) the cut does not alter a 100-year floodplain;<br>(c) the landfill or excavation has an erosion and restoration plan approved by the City; and<br>(d) all other applicable City Code provisions are met. | Section 25-8-341(A) is modified to allow for cuts up to ten feet of depth for the access drive design, as shown on Exhibit C, Land Use Plan. | The natural topography of the site has an approximately 100-foot elevation change from RM 2222 to the base of the site. The access drive design will require additional cut to comply with fire code maximum roadway slope requirements.                                                                                                                                                                                  |
| <b>Critical Environmental Feature Protective Buffer</b><br><b>ECM 1.10.4 and 25-8-281</b> | The establishment of CEF protective buffers is required by Code and as part of the <i>Environmental Resource Inventory</i> (ERI) report. The standard buffer distance for all CEFs is 150 feet with 300 feet maximum for point recharge features. Buffers are also three-dimensional, extending across the land as well as above and below the land surface. The intent of this section is to explain the reasons for buffering CEFs and to provide guidance for determining CEF buffers.                                                                                                                                                                                                             | The Holdsworth Center shall comply with the buffers from the critical environmental features as identified in Exhibit E of the PUD.          | The topography of the site limits the areas suitable for ingress and egress and utility crossings which are in the standard setback area. The downstream buffers are reduced to a minimum of 80' on approximately 950 linear feet of the rim rock features. Approximately 400 feet of upstream rim rock setback will be reduced to allow for the access drive to the property from RM 2222. A minimum of 60' setback will |

| CODE REFERENCE                                                                             | CURRENT CODE LANGUAGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | PROPOSED PUD LANGUAGE / CODE MODIFICATION                                                                                                                                                                                                                                                      | REASON FOR CODE MODIFICATION                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                | be maintained in this area. Two utility corridors are proposed in the rim rock setback. One corridor is between two rim rock features and will maintain 40' from the features. The other corridor is 25' corridor along RM 2222.                                                                                                      |
| <b>Planned Unit Developments</b><br><b>25-2 Subchapter B, Article 2, Subpart B, 2.5.2.</b> | <p>Development in a PUD may exceed the baseline established under Section 1.3.3 ( Baseline for Determining Development Bonuses ) for maximum height, maximum floor area ratio, and maximum building coverage if:</p> <p>A. the application for PUD zoning includes a report approved by the Director of the Neighborhood Housing and Community Development Department establishing the prevailing level of affordability of housing in the vicinity of the PUD, expressed as a percentage of median family income in the Austin metropolitan statistical area; and</p> <p>B. the developer either:</p> <ol style="list-style-type: none"> <li>1. for developments with residential units, provides contract commitments and performance guarantees that provide affordable housing meeting or exceeding the requirements of Section 2.5.3 ( Requirements for Rental Housing ) and Section 2.5.4 ( Requirements for Ownership Housing ); or</li> <li>2. for developments with no residential units, provides the amount established under Section 2.5.6 ( In Lieu Donation ) for each square foot of bonus square footage above the baseline to the Affordable Housing Trust Fund to be used for producing or financing affordable housing, as determined by the Director of the Neighborhood Housing</li> </ol> | <p>The Holdsworth Center will not contain any residential units for people not affiliated with the Holdsworth Center. The development shall not be required to provide an in lieu donation related to increasing the maximum building height from 35' to 40' in limited areas of the site.</p> | <p>Due to the topography and wooded nature of the site, the increase in maximum building height will not impact adjacent property owners. The height increase will allow some of the parking to be located at grade with buildings constructed above. This will decrease the amount of surface area dedicated solely for parking.</p> |

| CODE REFERENCE                   | CURRENT CODE LANGUAGE                                                                                                                                                             | PROPOSED PUD LANGUAGE / CODE MODIFICATION                                                                                                                                                                    | REASON FOR CODE MODIFICATION                                                                                                                            |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                  | and Community Development Department.                                                                                                                                             |                                                                                                                                                                                                              |                                                                                                                                                         |
| <b>Fence Height<br/>25-2-899</b> | (D) Except as otherwise provided in this section, a solid fence constructed along a property line may not exceed an average height of six feet or a maximum height of seven feet. | Near the property line a 10-foot high security fence shall be constructed. Minor clearing is permitted to allow for construction of the fence which shall be constructed without the use of heavy machinery. | Due to the topography sloping away from RM 2222, increased height may be required for security reasons. The adjacent property contains a 10' high wall. |



**LEGEND**  
1" = 100'

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**EXHIBIT C**  
**LAND USE PLAN**  
REC'D 9-28-2017

CH 14 2017 0024

## MISSION STATEMENT

HEADQUARTERED IN AUSTIN, TEXAS THE HOLDSWORTH CENTER WILL OFFER WORLD CLASS TRAINING AND LEADERSHIP DEVELOPMENT TO PUBLIC SCHOOL DISTRICTS SELECTED TO PARTICIPATE THROUGH A GENEROUS MULTI-YEAR INVESTMENT PROVIDED BY FOUNDER CHARLES BUTT, A LIFELONG ADVOCATE FOR PUBLIC EDUCATION. THE HOLDSWORTH CENTER WILL BE NAMED AFTER CHARLES BUTT'S MOTHER, MARY ELIZABETH HOLDSWORTH BUTT, AN EDUCATOR AND DEDICATED PHILANTHROPIST, THE CENTER'S GOAL IS TO SUCCESSFULLY SUPPORT AND DEVELOP THE LEADERS OF THE MORE THAN 1,200 PUBLIC SCHOOL DISTRICTS IN TEXAS IN ORDER TO IMPROVE THE QUALITY OF EDUCATION OFFERED IN THE CLASSROOM. THE CENTER STAFF WILL WORK WITH DISTRICTS OVER A PERIOD OF APPROXIMATELY FIVE YEARS TO EMPOWER INDIVIDUAL LEADERS INCLUDING SUPERINTENDENTS, PRINCIPALS AND OTHER KEY ADMINISTRATORS TO REACH THEIR FULLEST POTENTIAL. STAFF WILL ALSO ASSIST DISTRICTS IN ESTABLISHING A COMMON VISION AND STRATEGIC ROADMAP FOR IDENTIFYING, CULTIVATING AND DEVELOPING FUTURE LEADERS. HOLDSWORTH PARTICIPANTS WILL EXPLORE THEIR PERSONAL LEADERSHIP THROUGH A UNIQUE SET OF EXPERIENCES INCLUDING INTERNATIONAL TRAVEL, EXPOSURE TO THE BEST MILITARY AND PRIVATE INDUSTRY LEADERSHIP EXPERTS IN THE COUNTRY AND FACILITATED LECTURES WITH EXPERT FACULTY AND GROUP DISCUSSION. ADDING TO THE EXPERIENCE WILL BE THE ENVIRONMENT IN WHICH ALL THIS TAKES PLACE - A RETREAT SETTING THAT PROMOTES REFLECTION, THOUGHT AND DIALOG. CLASSES AND GROUP PROJECTS WILL FOCUS ON CRITICAL TOPICS SUCH AS CHANGE MANAGEMENT, EFFECTIVE TEAMING, BOARD RELATIONS AND BEST PRACTICES IN TALENT MANAGEMENT, JUST TO NAME A FEW. AS THE SECOND LARGEST STATE IN THE COUNTRY AND HOME TO APPROXIMATELY 10% OF THE NATION'S CHILDREN, TEXAS HAS A TREMENDOUS RESPONSIBILITY TO PROVIDE THE HIGHEST QUALITY EDUCATION TO ALL STUDENTS. THE HOLDSWORTH CENTER WILL HELP TO ENSURE THAT WE HAVE INSPIRED AND ENLIGHTENED LEADERS AT EVERY LEVEL WITHIN THE EDUCATION SYSTEM MAKING DAILY DECISIONS THAT POSITIVELY IMPACT THE FUTURE OF OUR STUDENTS AND THE STATE. THE HOLDSWORTH CENTER REPRESENTS A UNIQUE AND EXCEPTIONAL COMMUNITY BENEFIT DEDICATED TO THE IMPROVEMENT AND ENHANCEMENT OF PUBLIC EDUCATION.

## SITE DEVELOPMENT REGULATIONS

1. THE HOLDSWORTH CENTER SHALL FOLLOW "LA" ZONING SITE DEVELOPMENT REGULATIONS, EXCEPT AS MODIFIED HERE AND WITHIN THE LAND USE PLAN AND RELATED EXHIBITS.
2. THE MAXIMUM BUILDING HEIGHT MAY NOT EXCEED 40 FEET FOR PORTIONS OF THE SITE LOCATED AT OR BELOW 520' ABOVE SEA LEVEL AND THE MAXIMUM BUILDING HEIGHT IS 25 FEET FOR PORTIONS OF THE PROPERTY LOCATED HIGHER THAN 520' ABOVE SEA LEVEL.
3. THE MAXIMUM IMPERVIOUS COVER SHALL NOT EXCEED 8.8-ACRES, OR 19.92 PERCENT ON A GROSS SITE BASIS.
4. PERMITTED LAND USES WITHIN THE HOLDSWORTH CENTER PUD SHALL INCLUDE MEETING FACILITIES, SLEEPING QUARTERS FOR NO MORE THAN 250 INVITEES, COMMON AREA DINING FACILITIES, ADMINISTRATIVE OFFICES, RECREATIONAL FACILITIES, ONE PERMANENT RESIDENCE FOR HOLDSWORTH CENTER STAFF, ACCESSORY USES, PARKING AND RELATED FACILITIES AND USES. THE HOLDSWORTH CENTER MAY BE USED FOR OTHER PURPOSES FROM TIME TO TIME, SUBJECT TO THE

LIMITATIONS OF THE PUD, INCLUDING BUT NOT LIMITED TO TRAFFIC IMPACT, LIGHTING AND SIMILAR REQUIREMENTS.

5. THE HOLDSWORTH CENTER SHALL IMPLEMENT AN OUTDOOR LIGHTING PLAN TO MINIMIZE LIGHT POLLUTION USING "DARK SKY" DESIGN GUIDELINES AND TECHNIQUES. ALL LIGHT FIXTURES SHALL BE OPERATED SO AS NOT TO PRODUCE AN INTENSE GLARE OR DIRECT ILLUMINATION ACROSS THE PROPERTY LINE. ALL EXTERIOR LIGHT FIXTURES MUST BE FULLY SHIELDED, INDIRECT, DOWN LIGHTS, SHIELDED AND DIFFUSED. LIGHTS SHALL BE A LED SOURCE AND LIGHT BEAM SHALL BE CONTROLLED AND NOT DIRECTED ACROSS ANY PROPERTY LINE ABOVE A HEIGHT OF THREE FEET. THE MAXIMUM INTENSITY MEASURED AT THE PROPERTY LINE SHALL BE 0.5 FOOT CANDLES.

#### **PARKING AND LOADING**

6. THE HOLDSWORTH CENTER SHALL COMPLY WITH THE SPECIAL PARKING DETERMINATION SCHEDULE B.
7. THE HOLDSWORTH CENTER PUD SHALL COMPLY WITH A TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM APPROVED BY THE DIRECTOR OF THE AUSTIN TRANSPORTATION DEPARTMENT TO REDUCE VEHICULAR TRIPS TO AND FROM THE HOLDSWORTH PUD.
8. ALL PEDESTRIAN, BICYCLE, AND VEHICULAR ACCESS SHALL BE PROVIDED ACCORDING TO EXHIBIT K, ACCESS AND MOBILITY PLAN.
9. THE HOLDSWORTH CENTER SHALL COMPLY WITH CURRENT CITY, STATE AND FEDERAL ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.

#### **BOAT DOCK**

10. UP TO THREE DOCKS WITH NECESSARY ACCESS THROUGH THE CRITICAL WATER QUALITY ZONE SHALL BE PERMITTED ON THE HOLDSWORTH CENTER PROPERTY. ONE OF THE THREE DOCKS SHALL BE PERMITTED TO HAVE TWO BOAT SLIPS WITH MECHANICAL LIFTS AND THAT DOCK SHALL BE PERMITTED TO EXTEND INTO THE LAKE UP TO A MAXIMUM OF SIXTY FEET FROM THE SHORELINE. THE OTHER TWO DOCKS SHALL BE USED AS "DAY DOCKS," WITH NO MECHANICAL EQUIPMENT AND SHALL BE PERMITTED TO EXTEND INTO THE LAKE UP TO FORTY-FIVE FEET FROM THE SHORELINE. THE THREE DOCKS SHALL NOT EXCEED 3,900 SQUARE FEET IN THE AGGREGATE.
11. ALL OTHER PROVISIONS WITHIN SECTION 25-2, ARTICLE 13. DOCKS, BULKHEADS, AND SHORELINE ACCESS, RELATED TO RESIDENTIAL DOCKS SHALL BE MET.

#### **CONSTRUCTION, BUILDING AND NOISE**

12. NEW BUILDINGS CONSTRUCTED FOR THE SITE SHALL INCORPORATE EARTH TONE COLORS AND LOCAL MATERIALS. ROOFS SHALL BE CONSTRUCTED IN A MANNER TO MINIMIZE GLARE.

13. CONSTRUCTION HOURS SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN REGULATIONS AND LIGHTING SHALL BE LIMITED SO AS TO MINIMIZE LIGHT GLARE ON SURROUNDING RESIDENTIAL NEIGHBORS.

14. NO AMPLIFIED NOISE SHALL BE PERMITTED ON THE SITE.

**ENVIRONMENTAL**

15. THE HOLDSWORTH CENTER SHALL PRESERVE ALL HERITAGE TREES ON THE SITE. A MINIMUM OF 75% OF THE CALIPER INCHES ASSOCIATED WITH NATIVE PROTECTED TREES (FOR TREES 19" AND GREATER) SHALL BE PRESERVED. A MINIMUM OF 75% OF ALL NATIVE CALIPER INCHES (6" AND GREATER) SHALL BE PRESERVED.

16. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH CITY OF AUSTIN LAND DEVELOPMENT CODE AND CRITERIA AND THIS PUD ORDINANCE. NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE, CONSTRUCTION IS PROHIBITED AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.



## Request for Special Parking Determination Schedule B

Case Number: Holdsworth Center PUD - C814-2017-0024

|                          |                     |                 |                |
|--------------------------|---------------------|-----------------|----------------|
| <b>Applicant's Name:</b> | David Armbrust      | <b>Phone #:</b> | (512) 435-2301 |
| <b>Location:</b>         | 100 Congress Avenue | <b>Date:</b>    | 9/25/2017      |

### Proposed Uses:

| Type                | Size         | Office Use Only                                 |                  |
|---------------------|--------------|-------------------------------------------------|------------------|
|                     |              | Parking Ratio                                   | Required Parking |
| Dorm Beds           | 250 beds     | 1 space per bed                                 | 250              |
| Holdsworth Staff    | 50 employees | 1.5 spaces per employee                         | 75               |
| Office              | 47,000 SF    | --                                              | 0                |
| Gymnasium/Classroom | 77,000 SF    | --                                              | 0                |
|                     |              | Total Vehicular Parking                         | 325              |
|                     |              | 10% TDM Parking Reduction                       | 33               |
|                     |              | Required Parking after Parking Reductions (10%) | 292              |
|                     |              | Total Bicycle Parking                           | 16               |
|                     |              | Total Off-Street Loading                        | 1                |

**Other Information:**

The Holdsworth Center is a campus facility dedicated to providing training to Texas public educators. The site functions as a closed campus for the attendees and will not be open to the public. The development will provide the following:

- A maximum number of 250 beds, one bed per attendee; therefore, no more than 250 attendees will be sleeping overnight within the facility.
- A maximum of 50 employees to provide basic services during and after the training sessions.
- Guest speakers and lecturers to provide training to the public educators during the training sessions.
- Offices and classrooms for the use of the attendees during the training sessions.
- Various amenities for the use of the attendees during the training sessions.

The facility will provide Transportation Demand Management (TDM) techniques as indicated within the PUD Ordinance or Exhibits. The TDM measures include, but are not limited to, providing shuttle services to the facility for all attendee; therefore, a 10% parking reduction has been granted.

Completed By:



Natalia Rodriguez, Planner III

Development Services Department

512-974-3099

Phone

September 25, 2017

Date



EXHIBIT F  
REC'D  
9-28-2017

CH-2017-002

EXHIBIT F

Project: The Holdsworth Center  
Sheet: 1 of 1

City of Austin  
Department of Public Works  
Planning and Development  
2017-09-28



EXHIBIT F - HERITAGE TREES  
HOLDSWORTH CENTER PUD  
THE HOLDSWORTH CENTER  
4437 BAY 2222  
City/Project: THE HOLDSWORTH CENTER  
4437 BAY 2222



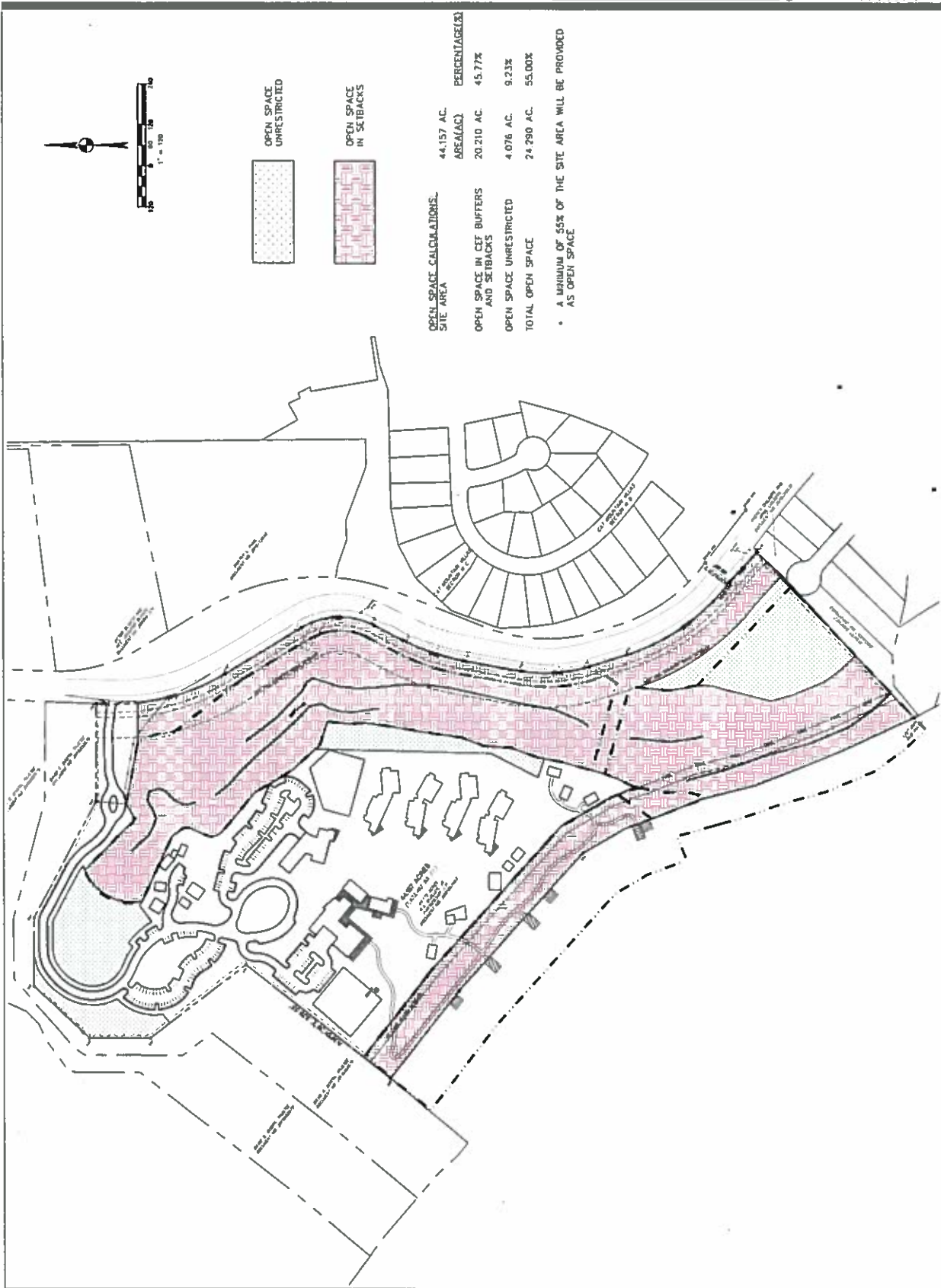
| PROTECTED TREE      | PROTECTED TREE LIST |
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| Area                    | Acres         | Percentage    |
|-------------------------|---------------|---------------|
| Open Space Unrestricted | 44.157        | 45.77%        |
| Open Space in Setbacks  | 4.076         | 9.23%         |
| <b>Total Open Space</b> | <b>48.233</b> | <b>55.00%</b> |

THE HOLDSWORTH CENTER  
HOLDSWORTH CENTER PUD  
0923 04-2022



EXHIBIT G  
OPEN SPACE



**OPEN SPACE CALCULATIONS:**

| Category                | Area (Ac)     | Percentage (%) |
|-------------------------|---------------|----------------|
| Open Space Unrestricted | 44.157        | 45.77%         |
| Open Space in Setbacks  | 4.076         | 9.23%          |
| <b>Total Open Space</b> | <b>48.233</b> | <b>55.00%</b>  |

\* A MINIMUM OF 55% OF THE SITE AREA WILL BE PROVIDED AS OPEN SPACE

08/14/2017/0024

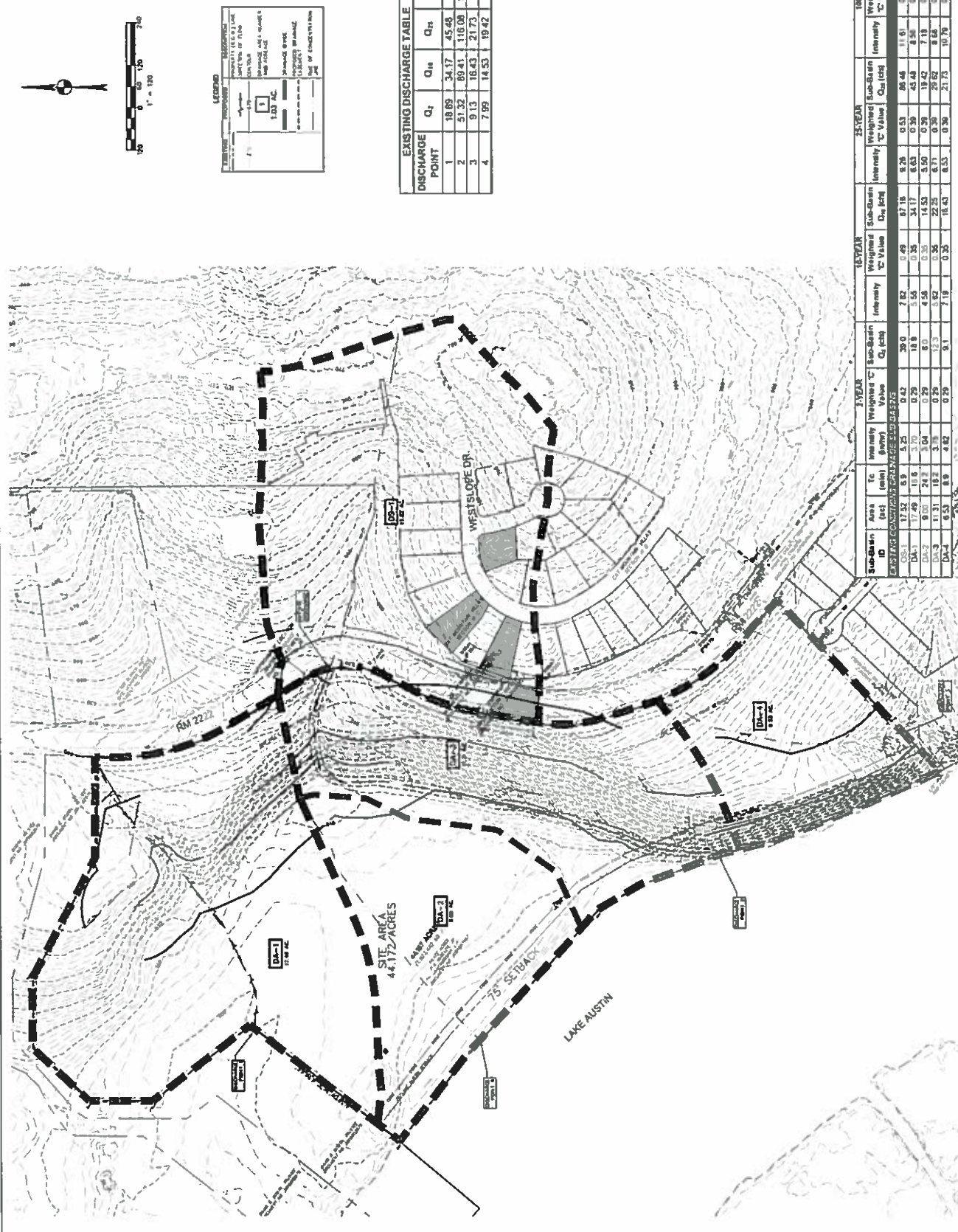
EXHIBIT G  
REC'D  
9.29.2017



|                |                           |
|----------------|---------------------------|
| Project Number | 2281031                   |
| Job Name       | Supply for new water pump |
| Job Cost       | 1000.00                   |
| Drawing No.    |                           |
| Revision       | Sheet                     |

|                       |                            |
|-----------------------|----------------------------|
| Client/Project        | THE HOLDSWORTH CENTER      |
| HOLDSWORTH CENTER PUD |                            |
| 4907 N.W. 2222        |                            |
| 1/80                  | EXHIBIT H - EXISTING DRAIN |

EXHIBIT M - EXISTING DRAINAGE AREA MAP

[illegible]

| DISCHARGE POINT | Q <sub>1</sub> | Q <sub>10</sub> | Q <sub>15</sub> | Q <sub>100</sub> |
|-----------------|----------------|-----------------|-----------------|------------------|
| 1               | 18.69          | 34.17           | 45.48           | 69.21            |
| 2               | 51.32          | 89.41           | 116.06          | 168.94           |
| 3               | 91.3           | 164.3           | 217.3           | 324.0            |
| 4               | 7.99           | 14.53           | 19.42           | 29.66            |

| Sub-System ID                 | Area (m <sup>2</sup> ) | Tc (min) | 1-YEAR                        |                             |                             | 16-YEAR                       |                             |                             | 25-YEAR                       |                             |                             | 100-YEAR                      |                             |                             |
|-------------------------------|------------------------|----------|-------------------------------|-----------------------------|-----------------------------|-------------------------------|-----------------------------|-----------------------------|-------------------------------|-----------------------------|-----------------------------|-------------------------------|-----------------------------|-----------------------------|
|                               |                        |          | Intensity (m/s <sup>2</sup> ) | Weighted C <sub>u</sub> (g) | Weighted C <sub>u</sub> (g) | Intensity (m/s <sup>2</sup> ) | Weighted C <sub>u</sub> (g) | Weighted C <sub>u</sub> (g) | Intensity (m/s <sup>2</sup> ) | Weighted C <sub>u</sub> (g) | Weighted C <sub>u</sub> (g) | Intensity (m/s <sup>2</sup> ) | Weighted C <sub>u</sub> (g) | Weighted C <sub>u</sub> (g) |
| EXISTING COMPONENTS 2005-2075 |                        |          |                               |                             |                             |                               |                             |                             |                               |                             |                             |                               |                             |                             |
| OS-1                          | 17.52                  | 6.9      | 5.25                          | 0.42                        | 30.0                        | 7.82                          | 0.49                        | 8.76                        | 0.53                          | 86.46                       | 11.61                       | 6.61                          | 123.79                      |                             |
| DA-1                          | 17.49                  | 11.6     | 3.70                          | 0.29                        | 11.8                        | 3.55                          | 0.36                        | 14.17                       | 0.39                          | 45.48                       | 8.36                        | 5.46                          | 90.21                       |                             |
| DA-2                          | 24.7                   | 3.04     | 2.93                          | 0.23                        | 8.9                         | 4.58                          | 0.35                        | 14.53                       | 0.50                          | 39.52                       | 11.39                       | 6.88                          | 79.66                       |                             |
| DA-3                          | 18.2                   | 3.3      | 0.28                          | 0.02                        | 3.2                         | 0.28                          | 0.02                        | 22.42                       | 0.36                          | 38.52                       | 6.62                        | 3.46                          | 28.66                       |                             |
| OS-2                          | 6.51                   | 10.9     | 6.02                          | 0.39                        | 9.1                         | 7.19                          | 0.35                        | 16.43                       | 0.56                          | 21.75                       | 10.79                       | 5.46                          | 32.40                       |                             |

EXHIBIT H  
REC'D  
1.28.2017

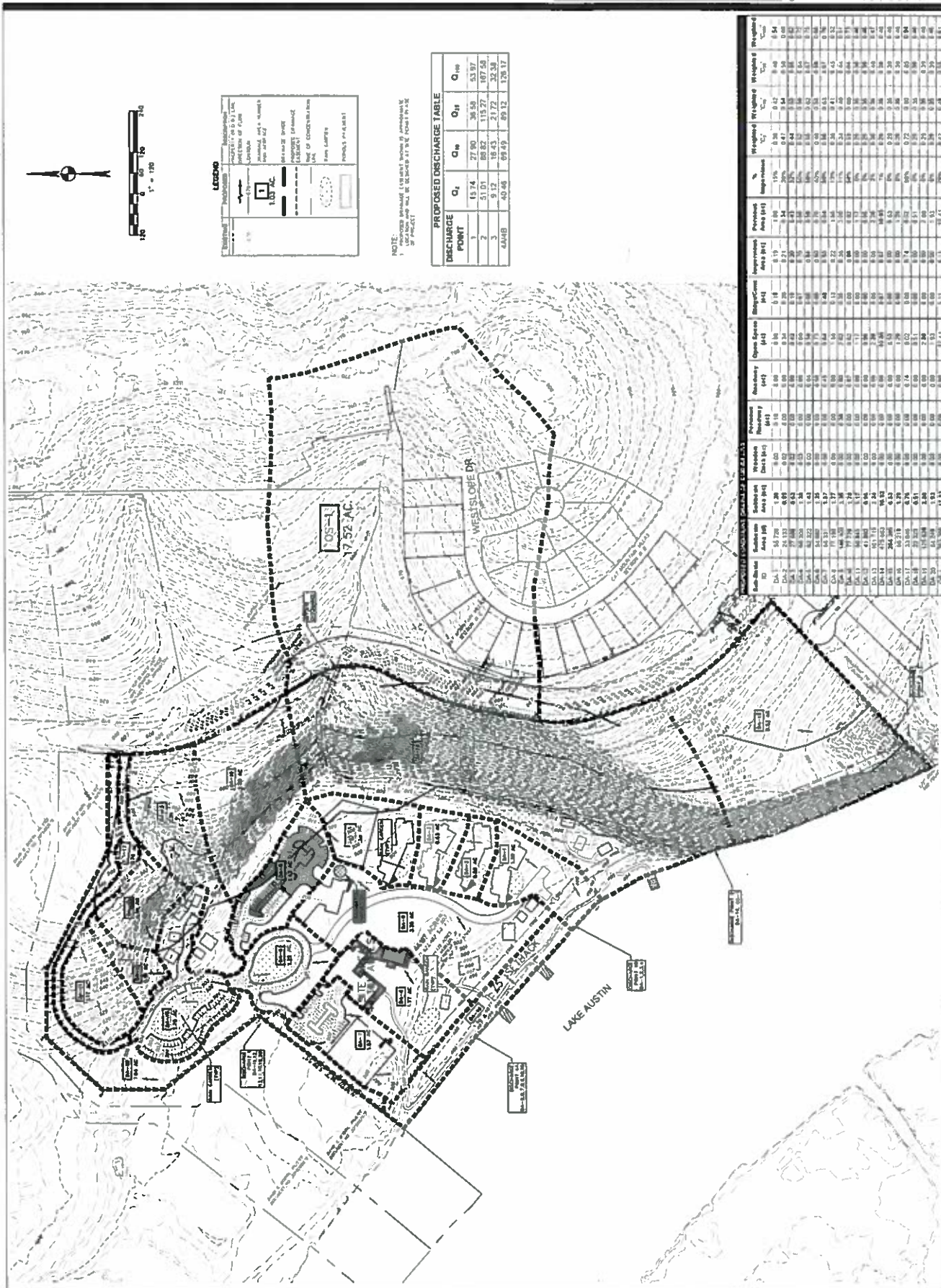


EXHIBIT I  
REC'D  
9.28.2015



Environmental Services, Inc.

**CONCEPTUAL MITIGATION PLAN  
HOLDSWORTH CENTER  
Case No. C814-2017-0024  
September 4, 2017**

The Holdsworth Center site on Lake Austin contains a wetland CEF along the shoreline of Lake Austin consisting largely of a line of cypress trees with other mixed vegetation. Proposed plans for the development of the Holdsworth Center site indicates three dock structures and a hiking trail along the lake front. These proposed features will have minimal effects on the wetland CEF, but constitute regulated development within the required CEF buffer. To minimize and avoid impacts to the CEF buffer and to mitigate the minimal effects, the project proponent provides the following conceptual mitigation plan.

**CONCEPTUAL MITIGATION PLAN**

1. There will be a 100 ft buffer setback (generally equal to the CWQZ) from the wetland fringe CEF along the lake front.
2. Within 50 ft of the wetland fringe CEF, there will be no construction activities with the exception of vegetation management (defined below), allowed boat docks or piers, and pedestrian path development on the existing levee (limited to mulch trail surfacing). Within the next 50 ft landward, development would be limited to vegetation management, riparian enhancement, wetland development, and connecting pedestrian paths of the same design.
3. Vegetation management within the wetland CEF and CEF setback would include removal of non-native, invasive species by cutting and/or selective herbicide application to trunks and/or stumps of woody species and targeted spray application to foliage of herbaceous species, minor limb trimming along trails and for view shed, thinning of grape vines in cypress trees, and addition of native grasses, shrubs, and trees in areas where invasives are removed. Native vegetation replacement would generally follow the City of Austin's 609S specification.
4. Riparian enhancement along the lake front would include the vegetation management above and creation of wetland areas landward of the existing levee by excavation to take advantage of shallow ground water. The benefits of the riparian enhancements would be assessed and documented on an area basis (square feet or acres) of treatments rather than by the Zone 4 Lake Shore functional assessment procedure. Existing conditions would be documented

**CORPORATE HEADQUARTERS**

1507 South IH 35 ★ Austin, Texas 78741 ★ 512.328.2430 ★ Fax 512.328.1804 ★ [www.horizon-esi.com](http://www.horizon-esi.com)  
An LJA Company

*EXHIBIT J*  
*REC'D 9-28-2017*

based on tree surveys and quantitative assessment of invasive species by stem counts or canopy cover. Predicted future condition would be based on assumptions of similar metrics for the proposed enhancements. (i.e., stem counts, species diversity, habitat structure and diversity, etc). Invasive or non-native species include, but are not limited to, Chinese tallow, privet, nandina, red-tip photenia, chinaberry, sweet autumn clematis, bermudagrass, johnsongrass, and others to be determined by a biological survey.

The area landward of the existing levee within the CEF buffer currently is completely dominated by Chinese tallow. This area is proposed for wetland and riparian enhancement. The general plan will include the removal of all Chinese tallow by bulldozer in preparation for excavation to create wetland habitat. Portions of the area comprising at least 60 percent will be excavated 1 to 3 feet to encounter groundwater or moist soil conditions related to shallow groundwater. The created wetland areas and other non-excavated areas within the CEF buffer will then be planted with desirable wetland and riparian trees, shrubs, and herbaceous plants, including, but not limited to bald cypress, green ash, sycamore, pecan, buttonbush, deciduous holly, and various species of *Eleocharis*, *Juncus*, *Pontederia*, *Schoenoplectus*, *Carex*, and *Persicaria*. Following planting, invasive species control measures will be implemented for two years to reduce the re-infestation by Chinese tallow and other non-native or noxious plants.

MOBILITY & ACCESS  
VEHICULAR & PEDESTRIAN



EXHIBIT K

REC'D 9-28-2017

RR 2222

SLOPED WOODS

LAKE AUSTIN

MOBILITY  
VEHICULAR & PEDESTRIAN

VEHICLE ACCESS

OFFICE

LEARNING  
CENTER

WILLOW  
CADDIS  
VILLAGE

PEDESTRIAN CIRCULATION

PROPERTY BOUNDARY



**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant planned unit development (PUD) district zoning with the condition that environmental superiority is met as outlined in Attachment A, and as shown in the Land Use Plan as provided in Exhibit C, and supporting Exhibits D through K.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

*1. The proposed zoning should be consistent with the purpose statement of the district sought.*

The Planned Unit Development (PUD) zoning district is intended for large or complex developments under unified control, planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provides greater design flexibility for development proposed within the PUD. Use of the PUD district should result in development superior to that which would occur using conventional zoning and subdivision regulations. PUD zoning is appropriate if the development enhances preservation of the natural environment; encourages high quality development and innovative design; and ensures adequate public facilities and services for development within the PUD.

*2. Zoning should promote clearly identified community goals, and incorporate environmental protection measures.*

The increase in building height and fence height, reduction in parking spaces, increase in cuts for the driveway, reduction in CEF buffer, and modifications to other development standards are recommended in return for the superior open space, green building, environmental, drainage and landscaping improvements, and transportation facility enhancements.

***Open Space***

- Providing 24.29 acres of open space; this figure excludes detention or filtration areas

***Green Building***

- All buildings in the Holdsworth Center PUD will achieve a three star or greater rating under Austin Energy Green Building program using the applicable rating version in effect at the time a rating registration application is submitted for the building.

***Environmental Preservation, Drainage, and Landscaping***

- Provide approximately 55% open space which significantly exceeds the 20% requirement for PUDs.
- Preserve all Heritage trees onsite. A minimum of 75% of the caliper inches associated with native protected size trees (19" or greater) shall be preserved. A minimum of 75% of all native caliper inches (6" or greater) shall be preserved.
- Enhance the riparian zone near Lake Austin by preserving the natural woods near the shoreline and removing invasive tree and plant species in this area. The project will

provide approximately 1 acre of wetland mitigation area to offset 0.5 acres of disturbance.

- Utilize a minimum of three different types of innovative water quality controls for 100% of onsite control and 100% offsite drainage as described in the ECM Section 1.6.7 (*Green Stormwater Quality Infrastructure*) including vegetative filter strips, rainwater harvesting, porous pavement, non-required vegetation, and rain gardens for development. The design will utilize overland natural drainage and incorporate signage with a minimum size of 12" x 12" for the water quality design and vegetation throughout the site. Porous pavement shall be provided for a minimum of 50% of all paved areas limited to pedestrian use.
- Provide water quality controls for a minimum of 10 acres of the 17.5 acres of offsite area coming from an upstream residential subdivision and RM 2222 that is conveyed through the site.
- Impervious cover is limited to 8.8 acres which is a 9 percent reduction in the amount of impervious cover allowed by the LA zoning district
- All landscaping will be native or adaptive, from Appendix F (*Descriptive Categories of Tree Species*) or Appendix N (*City of Austin Preferred Plant List*) of the ECM.
- Planted trees for landscape requirements shall utilize Central Texas native seed stock as specified in Appendix F of the ECM.
- Direct stormwater runoff from impervious surfaces through landscape areas at least equal to the total required landscaped area.
- An integrated pest management (IPM) Plan that complies with the ECM must be submitted for approval.
- Outdoor lighting will be designed to incorporate "dark sky" design guidelines and techniques.

#### ***Transportation***

- Improvements to RM 2222 to provide 1) a left-turn bay for northbound traffic turning into the site (which allows for through traffic to continue without being impeded by turning traffic) and 2) a southbound right turn taper to allow southbound right turning vehicles to move out of the southbound through lanes and into the site.
- The Holdsworth Center PUD shall comply with a Transportation Demand Management (TDM) program approved by the Director of the Austin Transportation Department (ATD) to reduce vehicular trips to and from the property. The TDM program may implement both on-site and off-site demand measures, including vanpools, shuttles or other transportation coordination efforts, and is limited to 400 daily trips (full occupancy).

### **EXISTING CONDITIONS**

#### **Site Characteristics**

The PUD site is currently used as agricultural land, and includes a residence and a few outbuildings. The site is within the Cross Timbers vegetational area of Texas and consists of densely wooded vegetation. Vegetation includes hackberry, pecan, live oak, Ashe juniper (Woodland species), Bermuda grass (Grassland/prairie/savanna species), pecan, spikerush

and bald cypress (Hydrophytic plant species). Topographically, the site is approximately 550 feet above mean sea level. Based on a net site area, slopes range between 0 and 15 percent on 26.5 acres; between 15 and 25 percent on 1.64 acres, and between 25 and 35 percent on 0.46 acres. The elevation change between RM 2222 and Lake Austin is approximately 100'. Drainage on the subject site occurs primarily by overland sheet flow in a north-to-south direction into Lake Austin. The property consists of unconsolidated gravel, sand, silt, and clay soils.

### ***Critical Environmental Features***

An Environmental Assessment (EA) identified seven critical environmental features on site including one seep, one bluff, one wetland and four canyon rimrocks. The critical water quality zone parallels the property's Lake Austin frontage. There is also one water well in use on the subject site.

### **Impervious Cover**

The proposed percentage of impervious cover is 8.8 acres or 19.92 percent on a gross site basis.

### **Comprehensive Planning**

This PUD zoning case is located at the east side of Lake Austin and the west side on FM 2222, on a 44.17 acre site, which has been partially cleared in the center of the site (with a few outbuildings) and is now undeveloped. Much of the site is still covered with natural cover. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes a single family residence to the north; Lake Austin to the south and west; and residential housing to the east. The proposed use is construct a training and leadership retreat center for public school professionals, which includes housing and food service for overnight accommodations. The developer wants to:

- Develop the property mostly under LA zoning district standards;
- Increase the building height from 35 ft. to 40 ft. for some buildings while retaining many of the original buildings on the site;
- Dedicated 55 percent of the property to open space, exceeding the LDC requirement, which is 20 percent;
- Preserve all heritage trees on the site;
- Restore the riparian buffer system along Lake Austin;
- Provide a maximum impervious cover of 19.92 percent (8.8 acres) on the site; impervious surface cover under the maximum impervious surface coverage allowed; and
- Install three boat docks along Lake Austin.

**Connectivity:** The area within and around the subject property has no available public sidewalks, bike trails, or public transportation options within or to the site. The Walkscore for this site 29/100, meaning this area is Car-Dependent and all errands require a car.

### **Imagine Austin**

The Growth Concept Map does not identify this area as being located by an Activity Center or Corridor. However the overall goal of the Imagine Austin Comprehensive Plan (IACP) is to achieve 'complete communities' across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. On page 107, found in Chapter 4 of the IACP it states, *"While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on undeveloped land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city."*

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses development within environmentally sensitive areas:

- **LUT P22.** Protect Austin's natural resources and environmental systems by limiting land use and transportation development in sensitive environmental areas and preserving areas of open space.
- **CE P6.** Enhance the protection of creeks and floodplains to preserve environmentally sensitive areas and improve the quality of water entering the Colorado River through regional planning and improved coordination.

### **Imagine Austin**

Imagine Austin allows institutional and educational facilities to be located outside of Activity Centers and Corridors. The proposed project appears to be supported by two out of eight Imagine Austin's Priority Programs, namely: #2) Sustainably manage our water resources; and #3) Use green infrastructure to protect environmentally sensitive areas and integrate nature into the city.

### **Environmental**

Please refer to Attachment A.

### **Floodplain**

The location of the PUD zoning case is on Lake Austin near the confluence of Bull Creek. The Applicant is not requesting any code modifications regarding floodplain ordinances.

The Applicant has stated in the superiority table that there will be no modification to the existing 100-year floodplain.

### **Site Plan**

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

### **Transportation**

The Austin Metropolitan Area Transportation Plan calls for a total of 100 feet of right-of-way for FM 2222. If the requested zoning is granted, then at the time of site plan, 50 feet of right-of-way should be dedicated from the existing centerline of FM 2222 in accordance with the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].

FYI – A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

FYI – Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

FYI – This site shall comply with current Land Development Code and Transportation Criteria Manual requirements, which include driveway criteria, site distance, sidewalks within the right-of-way, right-of-way dedication, block length criteria, etc.

### **Water and Wastewater**

FYI: Service Extension Requests 3961 and 3962 are currently in review for this proposed development and must be approved. 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 use. When construction plans are submitted the water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria, the approved SERs, and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin.

## PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2017-0024

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: August 15, 2017, Zoning and Platting Commission

Elizabeth Chan

Your Name (please print)

5830 Westslope Dr. Austin, TX 78731

Your address(es) affected by this application

*Shelley Chan*

Signature

8/7/17

Date

Daytime Telephone:

Approve With

Comments: RESTRICTIONS to be added to PUD: ① Restricted to Educational use only at anytime ② height to max 25' on any sound above 510' in elevation, to 40' for below 510' in elevation ③ Reduce traffic trips to 200 max a day ④ adhere to outdoor lighting ordinance Sec 102-210 nonresidential for Westlake, TX ⑤ No amplified noise & low decibel level, esp. below 10 pm-1 am ⑥ maintain tree line along Lake Austin as well as heritage trees ⑦ no heli pad ever ⑧ Sound mitigation barrier along 2222

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

☒ I am in favor  
☐ I object

RESTRICTIONS  
below

## PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2017-0024

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: August 15, 2017, Zoning and Platting Commission

*Joseph Tatum Moore*  
 Your Name (please print)

*5842 Whitslope Dr. Austin 78731*  
 Your address(es) affected by this application

*[Signature]*  
 Signature

*8-16-17*  
 Date

Daytime Telephone: *512 577-3023*

Comments:

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

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

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Case Number: C814-2017-0024

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: August 15, 2017, Zoning and Platting Commission

Curtis J. Hall, Ms. Theresa Monk  
Your Name (please print)

☐ I am in favor  
☒ I object

4813-3 Belvedere

Your address(es) affected by this application

4813-3 Belvedere 8-12-17  
Signature Date

Signature

Date

Daytime Telephone: 512-350-4474

Comments: We feel this project

would greatly affect our view of Lake  
Austin & would greatly increase  
traffic adjacent to our property

Curtis J Hall

Theresa Monk

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Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearing: August 15, 2017, Zoning and Platting Commission**

Your Name (please print) \_\_\_\_\_

☐ I am in favor  
☒ I object

Your address(es) affected by this application \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

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

Comments: RR 2222 is already  
a dangerous rd. that can  
not accommodate more  
traffic safely. A PUD  
w/ grid-lock traffic, raise,  
and no longer being residential.

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