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October 26, 2017

VIA HAND DELIVERY

Wendy Rhoades
City of Austin
505 Barton Springs
Austin, TX 78704

Re: Holdsworth Center PUD Notes

Dear Ms. Rhoades:

As you know, the Holdsworth Center, neighborhood groups, Council Member offices and City staff have been in constant discussion regarding the PUD for over ten months. After the Zoning and Planning Commission unanimously recommended the Holdsworth Center on October 17th, the parties continued talks to refine and finalize language that is acceptable to all parties.

Words matter, and the language contained in the attached notes has been carefully negotiated between the Applicant and surrounding neighborhood representatives after extensive discussions to address the concerns of all concerned. We respectfully request the City adopt this language in the final PUD ordinance. To date, there has been total consensus between the Applicant and the neighborhood representatives with respect to the issues addressed in the PUD notes, and any revisions have the potential to upset that balance. We are glad to discuss any concerns about the language, if there are legitimate concerns about enforcement or other matters from the City's perspective, but again we respectfully request inclusion of the attached PUD notes as part of the final ordinance.

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Respectfully,

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David Armbrust

Enclosure

cc: Kurt Cadena-Mitchell
Eric deYoung
Deb Libert
Kevin Libert
Jerry Rusthoven
Ben Scott

HOLDSWORTH CENTER PUD UPDATE

Summary

The Holdsworth Center team has actively engaged the neighborhoods located adjacent to the property throughout the PUD process. The parties have all worked together in an effort to make the educational leadership facility a “win-win” for everyone. PUD zoning provides an opportunity to address specific concerns in a direct manner to alleviate any future discrepancies. Along those lines, the parties along with City staff have been amending the draft PUD Notes Exhibit throughout the process.

After the Holdsworth Center was discussed and unanimously recommended at the Zoning and Planning Commission on October 17th, the parties sought to clarify a few outstanding issues before the item is heard by City Council on November 9th.

Proposed Revisions

The proposed revisions have been agreed upon between the Holdsworth Center and the neighborhood stakeholders. The changes are illustrated as “redlines” below.

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 FOR UP TO 50 STAFF MEMBERS, 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~~ FACILITIES MAY BE LEASED FOR OTHER PURPOSES FOR UP TO A MAXIMUM OF 150 DAYS PER YEAR. ANY RENTAL OF THE FACILITIES FOR ALL OR PART OF A DAY FOR ANY PURPOSE BY A PARTY OTHER THAN THE HOLDSWORTH FOUNDATION FULFILLING ITS EDUCATIONAL MISSION SHALL BE COUNTED AS ONE OF THE 150 DAYS. AS AN EXAMPLE, A LUNCHEON OR OTHER RENTAL BY A THIRD PARTY THAT DOES NOT LAST AN ENTIRE DAY ON SITE SHALL BE CALCULATED AS ONE DAY TOWARDS THE ANNUAL MAXIMUM DAYS ALLOWED. BY CONTRACT WITH POTENTIAL USERS AND THE PUD ITSELF, ANY SUCH USES SHALL BE REQUIRED TO COMPLY WITH ALL OF THE CONDITIONS OF THE PUD, INCLUDING BUT NOT LIMITED TO TRAFFIC IMPACT ~~MAXIMUM DAILY TRIPS, PARKING, VAN POOLING, LIGHTING AND SIMILAR REQUIREMENTS,~~ NOISE LEVELS AND SO ON. NOTWITHSTANDING THE FOREGOING, BEGINNING IN 2024, THE TOTAL NUMBER OF DAYS THE FACILITIES ARE LEASED TO THIRD PARTIES SHALL NOT EXCEED THE TOTAL NUMBER OF DAYS THE FACILITY IS UTILIZED FOR PURPOSES OF IMPROVING AND ENHANCING PUBLIC EDUCATION.

Comment – This revision seeks to clarify the potential use of the site and facilities by third parties as requested by the neighborhood leadership and agreed by the Holdsworth Center.

5. THE FOLLOWING USES SHALL BE PROHIBITED: HOTEL/MOTEL USE FOR RENTAL USE AVAILABLE TO THE GENERAL PUBLIC AND SHOOTING FACILITY (AS DEFINED IN CHAPTER 4-3, ARTICLE 2 OF

THE CITY CHARTER). NO COMMERCIAL FIREWORKS DISPLAY PERMIT SHALL BE SOUGHT FROM THE AUSTIN FIRE DEPARTMENT.

Comment – This revision seeks to eliminate certain uses as requested by the neighborhood leadership and agreed by the Holdsworth Center.

7. AT TIME OF SITE PLAN, AN 8 FOOT WIDE MULTI-MODAL EASEMENT ALONG RM 2222 SHALL BE DEDICATED TO THE CITY OF AUSTIN.

Comment – This revision is a result of discussion between City staff, Council Member Alter, the neighborhood leadership, and Holdsworth Center, agreed by all of the parties.

16. ~~NO AMPLIFIED NOISE SHALL BE PERMITTED ON THE SITE.~~ MAY NOT USE SOUND EQUIPMENT THAT PRODUCES SOUND AUDIBLE BEYOND THE PROPERTY LINE BETWEEN 10:00 P.M. AND 10:00 A.M. IN ADDITION, THE NUMBER OF DAYS IN WHICH SOUND AUDIBLE BEYOND THE PROPERTY LINE IS ALLOWED IS A MAXIMUM OF 30 DAYS PER YEAR. THIS IS INCLUSIVE OF EDUCATIONAL PURPOSES AS WELL AS FACILITIES USE BY THIRD PARTIES.

Comment – This revision is a result of discussion between the neighborhood leadership and Holdsworth Center to allow for practical use of the property and has been agreed by all of the parties.

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 FOR UP TO 50 STAFF MEMBERS, 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~~ FACILITIES MAY BE LEASED FOR OTHER

PURPOSES FOR UP TO A MAXIMUM OF 150 DAYS PER YEAR. ANY RENTAL OF THE FACILITIES FOR ALL OR PART OF A DAY FOR ANY PURPOSE BY A PARTY OTHER THAN THE HOLDSWORTH FOUNDATION FULFILLING ITS EDUCATIONAL MISSION SHALL BE COUNTED AS ONE OF THE 150 DAYS. AS AN EXAMPLE, A LUNCHEON OR OTHER RENTAL BY A THIRD PARTY THAT DOES NOT LAST AN ENTIRE DAY ON SITE SHALL BE CALCULATED AS ONE DAY TOWARDS THE ANNUAL MAXIMUM DAYS ALLOWED. BY CONTRACT WITH POTENTIAL USERS AND THE PUD ITSELF, ANY SUCH USES SHALL BE REQUIRED TO COMPLY WITH ALL OF THE CONDITIONS OF THE PUD, INCLUDING BUT NOT LIMITED TO ~~TRAFFIC IMPACT~~ MAXIMUM DAILY TRIPS, PARKING, VAN POOLING, LIGHTING ~~AND SIMILAR REQUIREMENTS~~, NOISE LEVELS AND SO ON. NOTWITHSTANDING THE FOREGOING, BEGINNING IN 2024, THE TOTAL NUMBER OF DAYS THE FACILITIES ARE LEASED TO THIRD PARTIES SHALL NOT EXCEED THE TOTAL NUMBER OF DAYS THE FACILITY IS UTILIZED FOR PURPOSES OF IMPROVING AND ENHANCING PUBLIC EDUCATION.

5. THE FOLLOWING USES SHALL BE PROHIBITED: HOTEL/MOTEL USE FOR RENTAL USE AVAILABLE TO THE GENERAL PUBLIC AND SHOOTING FACILITY (AS DEFINED IN CHAPTER 4-3, ARTICLE 2 OF THE CITY CHARTER). NO COMMERCIAL FIREWORKS DISPLAY PERMIT SHALL BE SOUGHT FROM THE AUSTIN FIRE DEPARTMENT.
6. ~~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.
7. AT TIME OF SITE PLAN, AN 8 FOOT WIDE MULTI-MODAL EASEMENT ALONG RM 2222 SHALL BE DEDICATED TO THE CITY OF AUSTIN.

PARKING AND LOADING

8. ~~6.~~ THE HOLDSWORTH CENTER SHALL COMPLY WITH THE SPECIAL PARKING DETERMINATION SCHEDULE B.
9. ~~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.
10. ~~8.~~ ALL PEDESTRIAN, BICYCLE, AND VEHICULAR ACCESS SHALL BE PROVIDED ACCORDING TO EXHIBIT K, ACCESS AND MOBILITY PLAN.
11. ~~9.~~ THE HOLDSWORTH CENTER SHALL COMPLY WITH CURRENT CITY, STATE AND FEDERAL ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.

BOAT DOCK

- 12.** ~~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 THIRTY FEET FROM THE SHORELINE. THE THREE DOCKS SHALL NOT EXCEED 3,900 SQUARE FEET IN THE AGGREGATE.
- 13.** ~~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

- 14.** ~~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.
- 15.** ~~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.~~
- 16.** MAY NOT USE SOUND EQUIPMENT THAT PRODUCES SOUND AUDIBLE BEYOND THE PROPERTY LINE BETWEEN 10:00 P.M. AND 10:00 A.M. IN ADDITION, THE NUMBER OF DAYS IN WHICH SOUND AUDIBLE BEYOND THE PROPERTY LINE IS ALLOWED IS A MAXIMUM OF 30 DAYS PER YEAR. THIS IS INCLUSIVE OF EDUCATIONAL PURPOSES AS WELL AS FACILITIES USE BY THIRD PARTIES.

ENVIRONMENTAL

- 17.** ~~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.
- 18.** ~~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.