BRIEFING SUMMARY SHEET

DEVELOPMENT ASSESSMENT CASE NUMBER: CD-2018-0008 – Austin Green

REQUEST:

Presentation of a Project Assessment Report for the Austin Green Planned Unit Development, located at 11600-12337 Harold Green Road, within the Colorado River Watershed and the Elm Creek Watershed.

DISTRICT AREA: Within the 2-mile Extraterritorial Jurisdiction (proposed to be annexed)

DEPARTMENT COMMENTS:

The Applicant has submitted a project assessment for a proposed 2,122.27 acre mixed use development to be known as the Austin Green Planned Unit Development (PUD). The project area contains an active sand and gravel operation with existing mining permits, and is located on north shore of the Colorado River, extending along both sides of SH 130 and generally north to FM 969 Road. The property is currently within the City's 2-mile extra-territorial jurisdiction (ETJ) and is proposed to be annexed into the City's limited purpose jurisdiction through a Municipal Utility District consent agreement.

The Applicant's PUD consists of up to 12,000 residential units (detached, attached and apartments), 2.25 million square feet of commercial uses, 700 acres of park and open space, and a three acre fire station site. Access to the PUD is proposed to occur from FM 973, SH 130, FM 969, Harold Green Road (including an extension through the property), and Platt Lane which will necessitate Applicant and City coordination with TXDOT and Travis County, the entities that maintain these roadways. On the Imagine Austin Growth Concept Map, this site straddles the Rio De Vida Town Center; a town center is intended to support a variety of housing types and a range of employers, and function as a mid-size activity center.

The Staff has reviewed the Applicant's PUD zoning proposal and the stated intent is to comply with all of the Tier One requirements, and several of the Tier Two items (Environmental / Drainage, Art, Great Streets, Community Amenities, Transportation, Affordable Housing, and Local Small Business). Austin Energy and Bluebonnet Electric Cooperative are the electric service providers to this area, and the Applicant is required to construct all occupied buildings to achieve a two-star rating under the City's Austin Energy Green Building program. At this time, Code modifications are requested to the General Definitions and Parkland Requirements, and the Zoning, Subdivision, Transportation, Drainage and Environmental chapters.

The Applicant's desires to transform the site into a planned community and during the PUD zoning review process, Staff and the Applicant will work on more clearly defining the areas to be retained for longer-term active mining and the related timeframes. Other topics that call for additional discussion are compatibility with planned residential, commercial and civic uses, floodplain modifications, environmental features and parkland.

The City's completed Project Assessment Report was completed on November 20, 2018 and is attached.

Additional information is necessary to demonstrate how the PUD would meet the objectives of the City Code, or provide for development standards that achieve equal or greater consistency with the Code.

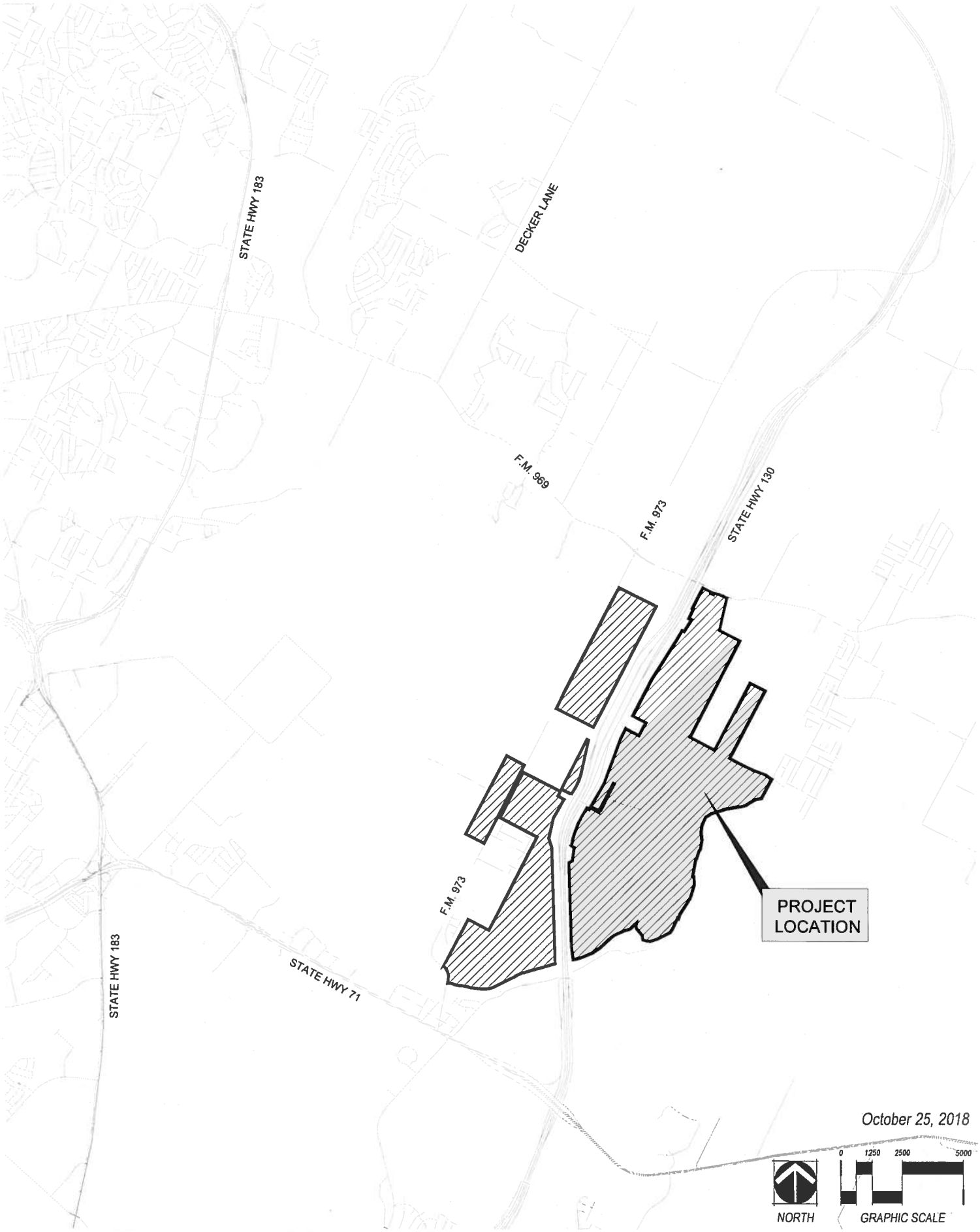
OWNER/APPLICANT: Martin Marrieta Materials, Inc. (Kate Glaze)

AGENT: MG Realty Investments, LLC (dba GroundWork) (Steven Spears)

ENVIRONMENTAL COMMISSION DATE: December 5, 2018

CITY COUNCIL BRIEFING DATE: December 13, 2018

ASSIGNED STAFF: Wendy Rhoades e-mail: wendy.rhoades@austintexas.gov



AUSTIN GREEN PUD LOCATION MAP

groundwork | Kimley»Horn | LIONHEART | HDR | Jackson Walker | aci | Terracon | RCLCO | CAPITOL MARKET RESEARCH



N

SUBJECT TRACT

ZONING BOUNDARY

DEVELOPMENT ASSESSMENT

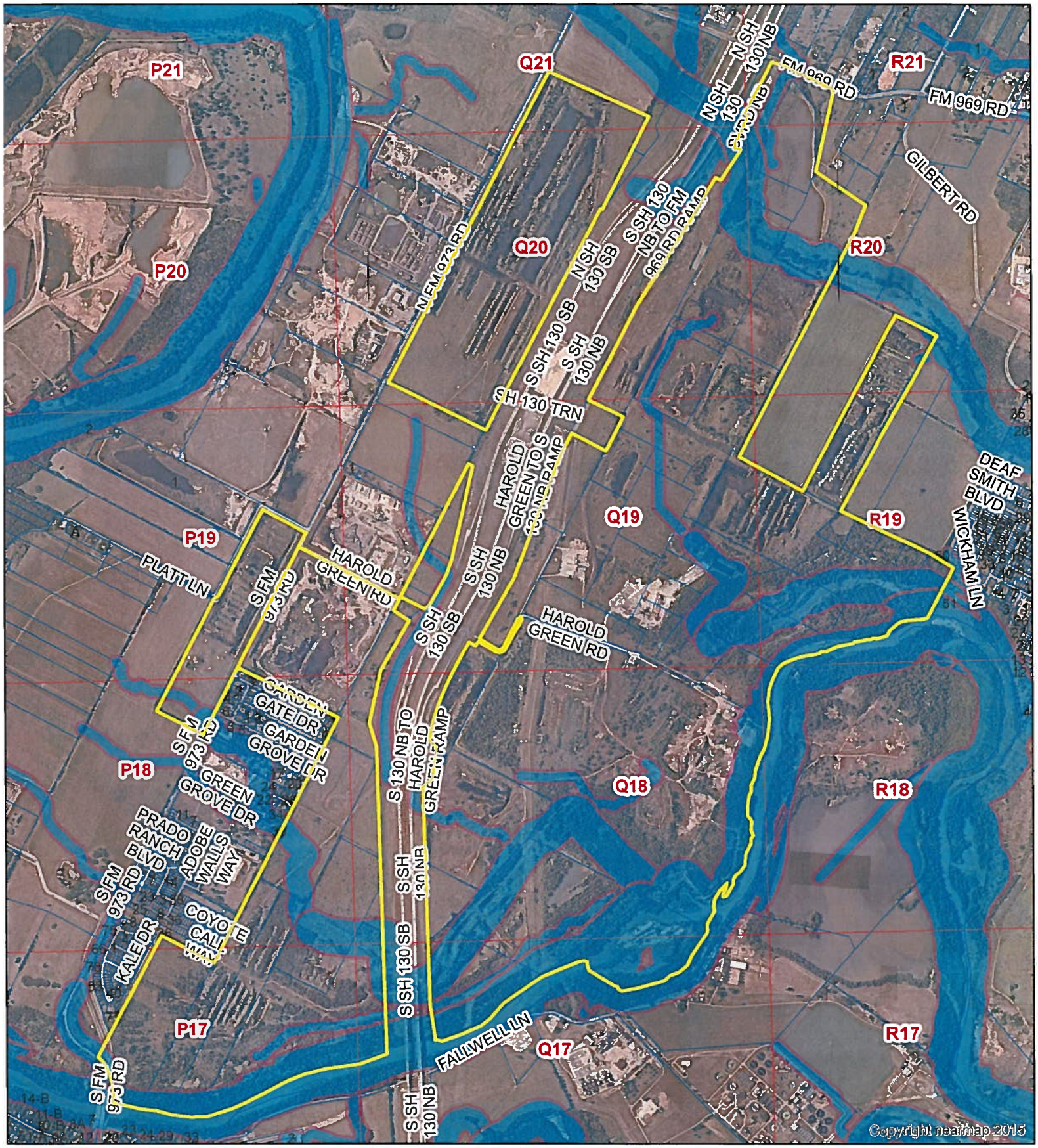
CASE#: CD-2018-0008

1 " = 1,925 '

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

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

CITY OF AUSTIN · FOUNDED 1839



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CREEK BUFFER

1" = 2,000'

AUSTIN GREEN

ZONING CASE#: CD-2018-0008
LOCATION: SH130 AND HAROLD GREEN ROAD
SUBJECT AREA: 2,122.27 ACRES
GRID: P17-19, Q17-21, R18-21
MANAGER: WENDY RHOADES

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.

September 27, 2018

VIA HAND DELIVERY

Greg Guernsey
Director
Planning and Development Review
City of Austin
505 Barton Springs Road, 5th Floor
Austin, TX 78704

Re: Austin Green PUD Development Assessment

Dear Mr. Guernsey

As the local developer and authorized agent of the owner of the Austin Green, GroundWork respectfully submits this Planned Unit Development (PUD) Development Assessment application for Austin Green. Primarily located at the intersection of SH-130 and Harold Green Road, this 2,122-acre property and its natural resources have been integral to growth in the region for over sixty years. After settlement, this land was primarily used for agriculture and ranching purposes. Shortly after WWII, mining plans were developed, and sand and gravel mining operations commenced. Since then, the natural resources have been used in major construction projects across Central Texas including State Highway 130 and numerous buildings throughout Austin. The natural resources from this site are literally part of the foundation on which the Austin-area has been built.

Today, the entire property is an active sand and gravel mining site with active mining permits, but the future is to adapt the land to the values of Imagine Austin. We want to make the land's next chapter as important to the shaping of our city's future as its previous importance in building our city. Our vision is to collaborate with the stakeholders to create a world-class community reflecting both the natural assets of the site and the needs of the Austin-area market. We want to achieve the following goals for the citizenry of Austin:

- Create a model project that results in a great live, work, play community and enhances ecological systems through reclamation.
- Balance reclamation for development and open space.
- Capitalize on the site's location, access and visibility to achieve long term goals the City has outlined in Imagine Austin, including providing:
    - Attainable and diverse housing;
    - Create job opportunities where people live to reduce dependency on overburdened transportation systems; and
    - Pursue a compact development strategy that provides substantial future tax base to help the city fund its operations.
- Move growth to less environmentally sensitive areas and on transportation corridors.
- Embrace the outdoor environment as a part of the living and working experience.
- Catalyze the Colorado River Corridor.
- Align transportation goals from various agencies with practical solutions.

Property Description

The property is located one mile north of TX-71 and SH130. It is made up of five tracts defined by SH130, FM973, FM969 and Harold Green Road. It is approximately eight miles from downtown and just three miles from Austin-Bergstrom International Airport. In addition, the site offers three miles of Colorado River frontage, which is longer than the Lady Bird Lake downtown frontage between the Mopac Bridge and I-35 bridge. The property is in Travis County and is part of the 2-mile extra-territorial jurisdiction (ETJ) of the City of Austin. Active mining permits include minimal to no reclamation requirements.

In 2011, the former owners of the property and mining operation, TXI Operations, LP, submitted a Water District Application for a development on the site called "Rio de Vida", upon the heels of a Senator Watson supported and signed Municipal Utility District (MUD) legislation. Ultimately, that legislation expired, and Rio de Vida was shelved. On July 1, 2014 Martin Marietta Materials, Inc. purchased TXI. Last year, Senator Watson and Representative Rodriguez successfully sponsored a bill to form a Municipal Utility District (or series of districts) on the site. The MUD legislation requires that the City of Austin consent to the MUD on or before February 14, 2020. In April 2018, Martin Marietta teamed with our company, MG Realty Investments LLC (doing business as GroundWork), as the local developer, with the first task of obtaining approvals for a Water District Application, and Planned Unit Development and Strategic Partnership for Agreement, all before the February 14, 2020 expiration date.

Plan Description

The plan for Austin Green will be to reclaim the property to bring to life Imagine Austin, which envisions a mixed use, integrated and intense Town Center. To assist in resolving the stress of our community's housing challenges, a mix of residential product types, densities and price points has been envisioned over the requested 12,000 units. The residential areas would be integrated with a proposed 2.25 million square feet of commercial uses ranging from office to retail, providing opportunities for employment and goods/services for residents. We understand the best developments are the ones planned for the long-term future of Austin – and creating a density node town center as recommended by Imagine Austin can help to provide attainable housing, job opportunities within walking distance, add significantly to the City's tax base, and help to relieve the pressures (housing prices, traffic) currently burdening our urban core.

Travis County is to extend Harold Green Road between SH130 and Austin Colony Boulevard, which is a part of the 2017 Travis County bond election. The new 2-lane road will have dedicated bike lanes and sidewalks at a cost of $11.8 million and is intended to provide an alternative access for this portion in Travis County. We have been coordinating with the County to plan Harold Green to accomplish the County's goals and to have Harold Green be integrated into the Austin Green plan. We envision Harold Green linking a Town Center to a riverfront Village Center inspired by Gruene or Wimberley, TX and Habersham, SC, before it leaves our property to connect with the Austin Colony neighborhood. We also envision a key transportation corridor that connects Austin Colony neighborhood to FM973, going under the SH-130 Colorado River bridge. Additional connections are made to FM973, SH130 and neighboring developments on FM973. We will work with Capitol Metro to address future transit needs in this area.

We are most excited about the 33% (700 acres) of the site we are preserving for open space and parks as part of this project. This land will be used for a variety of recreational and ecological functions. As the decision to change from mining to community development occurs, the plan will inform specific approaches to reclamation. We envision reclamation occurring at four levels, all exceeding the minimum requirements of the active mining permits: 1) reclamation for the purposes of development, 2) reclamation for parks and recreation, 3) reclamation for ecological services (floodplain and water quality enhancements, etc.), and 4) reclamation to simply make the land safe. Most of the parkland and open space network will be contiguous to the Colorado River, providing ecological services, trails, water access and passive recreation, thus helping to fulfill the Colorado River Corridor Plan. We have the opportunity to create a first-class mixed-use community here that all of Austin will enjoy.

As described in the attached Superiority Chart, we believe that the proposed PUD meets all Tier I and achieves numerous Tier II requirements, thus resulting in a superior development that could not be achieved via conventional zoning. Code modifications are requested with the PUD as outlined in the attached Code Modification Chart.

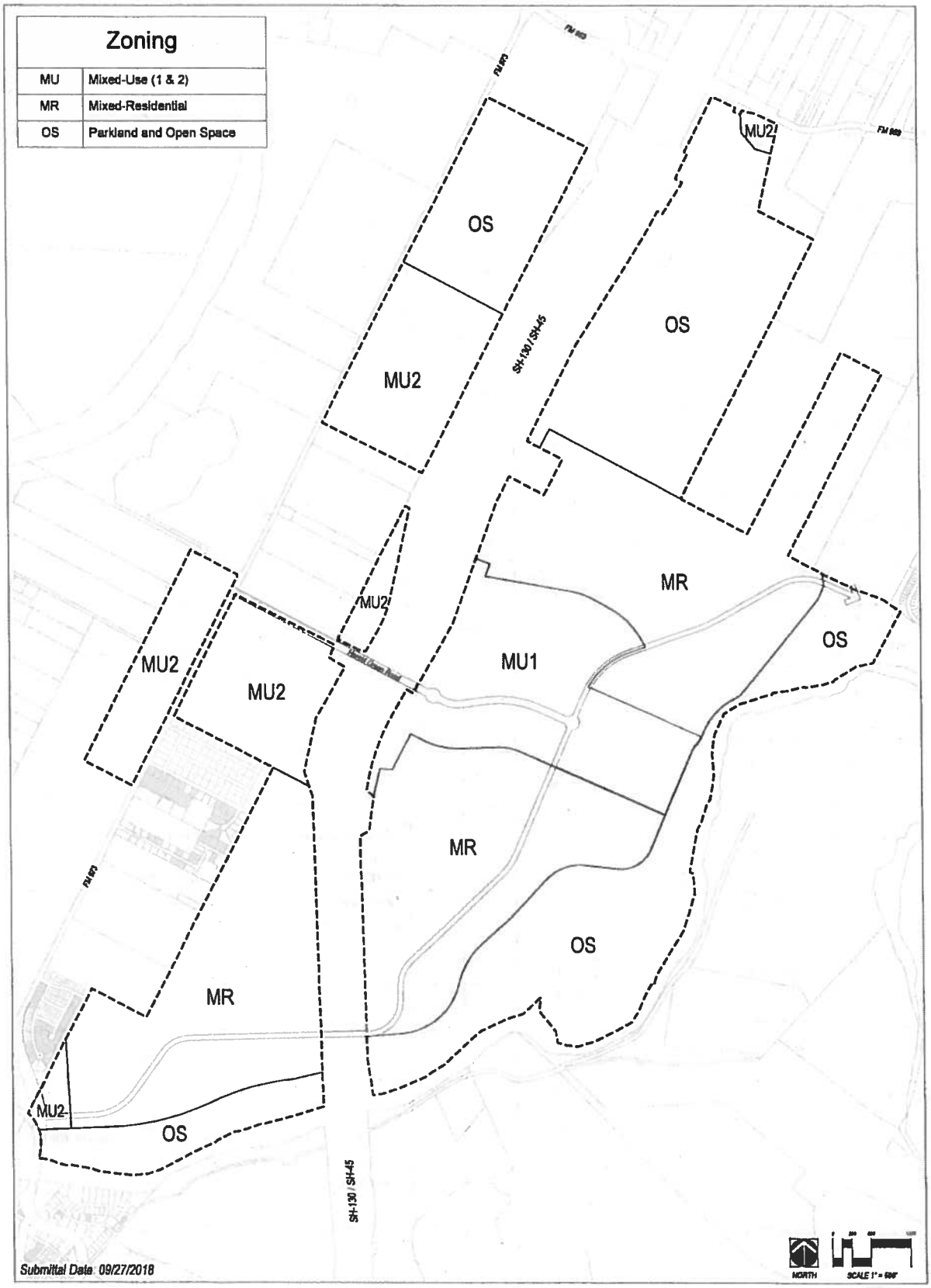
Due to the large project size and alternative mixed-use efforts, the proposed exhibits are intended to supersede standard site development and zoning use regulations including land use, site development regulations, commercial design standards, and environmental regulations as outlined in the City's Land Development Code (LDC).

Please let us know if your team requires additional information or has any questions. We are grateful for this opportunity to collaborate with the City. Given that the property is under active mining, if your team desires access, a 72-hour notice is required so that Martin Marietta can ensure that the facility is safe for public access. Thank you for your time and attention to this project.

Respectfully,

Steven Spears, FASLA, AICP, PLA
Principal
GROUNDWORK

Cc: Terry Mitchell, Bob Gass, Pam Madere and Kate Glaze


Zoning
MU Mixed-Use (1 & 2)
MR Mixed-Residential
OS Parkland and Open Space
FM 969
SH-130 / SH-45
MU2
OS
MR
MU1
Submittal Date: 09/27/2018
NORTH
SCALE 1" = 600'

P (Permitted) | C (Conditional Use Permitted) | - (Not Permitted)

Mixed Use (MU) | Mixed Residential (MR) | Parks and Open Space (OS)

LAND USE	MU – 1	MU – 2	MR	OS	NOTES
Printing and Publishing	P*	P*	P**	-	*A single occupant may not exceed 5,000 square feet of gross floor area or produce external noise, vibration, smoke, odor, heat, glare, fumes, electrical interference or waste runoff. Outdoor storage of materials and wholesale distribution of goods is prohibited. The use is limited to printing equipment typically used in a business office. **A single occupant may not exceed 2,500 square feet of gross floor area or produce external noise, vibration, smoke, odor, heat, glare, fumes, electrical interference or waste runoff. Outdoor storage of materials and wholesale distribution of goods is prohibited. The use is limited to printing equipment typically used in an office.
Professional Office	P	P	P	-	
Recreational Equipment Maintenance & Storage	-	P	-	-	
Recreational Equipment Sales	P	P	-	-	
Research Assembly Services	-	P	-	-	
Research Services	-	P	-	-	
Research Testing Services	-	P	-	-	
Research Warehousing Services	-	P	-	-	
Restaurant (General)	P	P	P	C	
Restaurant (Limited)	P	P	P	C	
Scrap and Salvage	-	-	-	-	
Service Station	P*	P	P*	-	*May have the capability of fueling not more than eight vehicles at one time.
Software Development	P	P	P	-	
Special Use Historic	-	-	-	-	
Stables	-	-	-	P	
Theater	P	P	-	P	
Vehicle Storage	-	-	-	-	
Veterinary Services	-	P	-	-	
INDUSTRIAL USES	MU – 1	MU – 2	MR	OS	
Basic Industry	-	-	-	-	
Custom Manufacturing	P*	P	P**	-	*A single occupant may not exceed 5,000 square feet of grow floor area or produce external noise, vibration, smoke, odor, heat, glare, fumes, electrical interference or waste runoff. Outdoor storage of materials and wholesale distribution of goods is prohibited. **A single occupant may not exceed 2,500 square feet of gross floor area or produce external noise, vibration, smoke, odor, heat, glare, fumes, electrical inference or waste runoff. Outdoor storage of materials and wholesale distribution of goods is prohibited.
General Warehousing and Distribution	-	P	-	-	
Light Manufacturing	-	P	-	-	
Limited Warehousing and Distribution	-	P	-	-	
Recycling Center	-	P	-	-	

P (Permitted) C (Conditional Use Permitted) - (Not Permitted)

Mixed Use (MU) Mixed Residential (MR) Parks and Open Space (OS)

LAND USE	MU – 1	MU – 2	MR	OS	NOTES
Resource Extraction	P	P	P	P	Prohibited after platting of residential & commercial projects in specific platted areas.
AGRICULTURAL USES	MU – 1	MU – 2	MR	OS	
Animal Production	-	-	-	-	
Community Garden	P	P	P	P	
Crop Production	-	-	P	P	
Horticulture	P	P	-	-	
Indoor Crop Production	-	P	-	-	
Support Housing	-	C	-	-	
Urban Farm	P	P	P	P	
CIVIC USES	MU – 1	MU – 2	MR	OS	
Administrative Services	P	P	P	P	
Aviation Facilities	-	-	-	-	
Camp	-	-	-	P	This will include all applicable facilities.
Cemetery	P	P	P	-	
Club or Lodge	P	P	-	-	
College and University Facilities	P	P	-	-	
Communication Service Facilities	P	P	P	-	
Community Events	P	P	P	P	
Community Recreation (Private)	P	P	P	P	Applicable to all passive, active, and adventure-based recreation.
Community Recreation (Public)	P	P	P	P	Applicable to all passive, active, and adventure-based recreation.
Congregate Living	P	P	P	-	
Convalescent Services	P	P	P	-	
Convention Center	P	P	-	-	
Counseling Services	P	P	P	-	
Cultural Services	P	P	P	P	
Day Care Services (Commercial)	P	P	P	P	
Day Care Services (General)	P	P	P	P	
Day Care Services (Limited)	P	P	P	P	
Detention Facilities	-	-	-	-	
Employee Recreation	P	P	-	-	
Family Home	P	P	P	-	
Group Home, Class I (General)	P	P	P	-	
Group Home, Class I (Limited)	P	P	P	-	
Group Home, Class II	P	P	P	-	
Guidance Services	P	P	-	-	
Hospital Services (General)	P	P	-	-	
Hospital Services (Limited)	P	P	-	-	
Local Utility Services	P	P	P	P	
Maintenance and Service Facilities	-	P	-	P*	*Only if serving parks, open space service or maintenance function.
Major Public Facilities	C	C	C	C	
Major Utility Facilities	C	C	C	C	

Section 8 - Zoning Use Table

P (Permitted) | C (Conditional Use Permitted) | - (Not Permitted)

Mixed Use (MU) | Mixed Residential (MR) | Parks and Open Space (OS)

LAND USE	MU – 1	MU – 2	MR	OS	NOTES
Military Installations	C*	C*	-	-	*Allowable for office and research and development, and medical facilities. Prohibits live/blank/laser ordnance ranges, military combat/infantry training, ordnance storage, combat/heavy/infantry equipment storage, heavy equipment training, airborne operations training, or warehousing facilities.
Park and Recreation Services (General)	P	P	P	P	Applicable to all passive, active, and adventure-based recreation.
Park and Recreation Services (Special)	P	P	P	P	Applicable to all passive, active, and adventure-based recreation.
Postal Facilities	P	P	P	-	
Private Primary Educational Facilities	P	P	P	P	
Private Secondary Educational Facilities	P	P	P	P	
Public Primary Educational Facilities	P	P	P	P	
Public Secondary Educational Facilities	P	P	P	P	
Railroad Facilities	-	-	-	-	
Religious Assembly	P	P	P	P	
Residential Treatment	C	C	C	-	
Safety Services	P	P	P	P	
Telecommunication Tower	P*	P	-	P*	*A telecommunications tower must be located on top of a building (or other structure-transmission?) or be an architectural component of the building. Free standing towers are prohibited.
Transitional Housing	C	C	C	-	
Transportation Terminal	C	C	-	-	
All other Civic Uses	-	-	-	-	

P (Permitted) | C (Conditional Use Permitted) | - (Not Permitted)

Mixed Use (MU) | Mixed Residential (MR) | Parks and Open Space (OS)

LAND USE	MU – 1	MU – 2	MR	OS	NOTES
RESIDENTIAL					
Bed & Breakfast (Group 1)	P	P	P	-	
Bed & Breakfast (Group 2)	P	P	P	-	
Condominium Residential	P	P	P	-	
Conservation Single Family Residential	P	P	P	-	
Duplex Residential	P	P	P	-	
Group Residential	P	P	-	-	
6-Plex	P	P	P	-	
Mobile Home Residential	-	-	P	-	*This includes tiny home product.
Multifamily Residential	P	P	P	-	
Retirement Housing (Small Site)	P	P	P	-	
Retirement Housing (Large Site)	P	P	P	-	
Row House	P	P	P	-	
Shophouse	P	P	P	-	
Single-Family Attached Residential	P	P	P	-	
Single-Family Residential	P	P	P	-	
Small Lot Single-Family Residential	P	P	P	-	
Townhouse Residential	P	P	P	-	
Two-Family Residential	P	P	P	-	
Yard House	P	P	P	-	
COMMERCIAL					
Short -Term Rental 13	P	P	P	-	
Administrative and Business Offices	P	P	P	-	
Agricultural Sales and Services	-	P	-	-	
Alternative Financial Services	P	P	-	-	
Art Gallery	P	P	P	-	
Art Workshop	P	P	P	-	
Automotive Rentals	P*	P	-	-	*An automotive rental use may keep not more than 20 vehicles on site. Maximum cumulative site area is 22,000 square feet in each Land Use Area.
Automotive Repair Services	-	P*	-	-	*A single occupant may not exceed 3,500 square feet of gross building area.
Automotive Sales	-	P	-	-	
Automotive Washing (of any type)	-	P	-	-	
Bail Bond Services 10	P	P	-	-	
Building Maintenance Services	-	P	-	-	
Business or Trade School	P	P	-	-	
Business Support Services	P	P	-	-	
Campground	-	P	-	P	
Carriage Stable	-	-	-	-	
Cocktail Lounge	P*	P*	C	C	*A single occupant may not exceed 10,000 square feet unless greater square footage is approved as a condition.
Commercial Blood Plasma Center	-	-	-	-	
Commercial Off-Street Parking	P	P	-	C	*In OS considerations for parking for uses like arboretum, zoo, and other applicable park destinations.

P (Permitted) C (Conditional Use Permitted) - (Not Permitted)

Mixed Use (MU) Mixed Residential (MR) Parks and Open Space (OS)

LAND USE	MU – 1	MU – 2	MR	OS	NOTES
Communications Services	P	P	-	-	
Construction Sales and Services	-	P	-	-	
Consumer Convenience Services	P	P	P	-	
Consumer Repair Services	P	P	P	-	
Convenience Storage	-	P*	-	-	* Does not apply to internal storage of housing or other mixed-use projects.
Drop-Off Recycling Collection Facility	-	C	-	-	
Electronic Prototype Assembly15	-	P	-	-	
Electronic Testing16	-	-	-	-	
Equipment Repair Services	-	P	-	-	
Equipment Sales	-	P	-	-	
Exterminating Services	-	-	-	-	
Financial Services	P	P	P	-	
Food Preparation	P	P	-	-	
Food Sales	P	P	P	-	
Funeral Services	-	P	-	-	
General Retail Sales (Convenience)	P	P	P	-	
General Retail Sales (General)	P	P	-	-	
Hotel-Motel	P	P	-	-	
Indoor Entertainment	P	P	-	-	
Indoor Sports and Recreation	P	P	-	-	
Kennels	P*	P*	-	-	*A kennel use must be conducted entirely within an enclosed structure.
Laundry Services	P*	P	P*	-	*A single occupant may not exceed 2,000 square feet.
Liquor Sales	P	P	-	-	
Marina	P	-	-	P	
Medical Offices (> 5000 sq. ft. gross floor area)	P	P	-	-	
Medical Offices (< 5000 sq. ft. gross floor area)	P	P	P	-	
Monument Retail Sales	-	-	-	-	
Off-Site Accessory Parking14	P	P	-	-	
Outdoor Entertainment	P	-	C	P	
Outdoor Sports and Recreation	-	-	-	P	Allows for all applicable public or private sports facilities and accessories.
Pawn Shop Services	-	P	-	-	
Pedicab Storage and Dispatch	P	P	-	-	
Personal Improvement Services	P	P	P	-	
Personal Services	P	P	P	-	
Pet Services	P	P	C	-	
Plant Nursery	P	P	-	P	

In accordance with City Code Chapter 25-2, Subchapter B, Article 2, Division 5 (*Planned Unit Developments)* of the Code, the following site development regulations apply to the PUD instead of otherwise applicable City regulations.

THE ORIGINAL CODE HAS BEEN PROVIDED IN IN THE "PROPOSED PUD REGULATION" COLUMN IN BLACK, WITH MODIFIED OR REMOVED TEXT HIGHLIGHTED IN RED.

CODE SECTION	PROPOSED PUD REGULATION	JUSTIFICATION
General		
25-1-21 – Definitions. (11)	Modify: BLOCK means one or more lots, tracts, or parcels of land bounded by streets (public or private), 30' wide or larger pedestrian paseo with a minimum 5' sidewalk or trail, public or private park space/open space, easement, or plaza space, railroads, or subdivision boundary lines.	Creative use of open space, parks, plazas and paseos will be used throughout the development to achieve maximum walkability, connectivity and value for the development.
25-1-21 – Definitions. (98)	Modify: ROADWAY means the portion of a street right-of-way, alley and/or private road, used for vehicular travel.	This project will promote the essence of Imagine Austin, as compacted and connected.
25-1-21 – Definitions. (105) 30-1-21 – Definitions. (73)	Modify: SITE means a contiguous area intended for development, or the area on which a building has been proposed to be built or has been built. ~~A site may not cross a public street or right-of-way.~~ A site within the Austin Green PUD boundary may cross a public street or right-of-way.	Project site is split in to five tracts by SH 130, FM 973 and Harold Green Road.
25-1-21 – Definitions. (107)	Modify: SMALL LOT means a lot with an area of less than ~~5,750~~ 2,500 square feet.	To achieve the qualities of a Town Center as defined in Imagine Austin, and to keep housing prices attainable densities will need to be increased.
25-1-21 – Definitions. (110)	Modify: STANDARD LOT means a lot of at least ~~5,750~~ 2,500 square feet and less than 10,000 square feet.	To achieve the qualities of a Town Center as defined in Imagine Austin, and to keep housing prices attainable densities will need to be increased.
25-1-602 – Dedication of Parkland (A)	Modify: (A) A subdivision or site plan applicant shall provide for the parkland needs of the residents by the dedication of suitable land for park and recreational purposes under the terms of Exhibit X ~~this article or by payment of a fee in lieu of dedication under Section 25-1-605 (Fee In-Lieu of Parkland Dedication)~~. *(this exhibit will be similar to Exhibit D from the approved Sun Chase PUD and will be submitted with our PUD application)*	Because there may be reclamation and enhancement of the Colorado River corridor, we propose that the acreage of parkland and open space for the development will exceed the parkland dedication required acreage.

CODE SECTION	PROPOSED PUD REGULATION	JUSTIFICATION
25-1-603 – Standards for Dedicated Parkland.	Modify: (C) Unless otherwise required under the Parkland Dedication Operating Procedures, ~~fifty~~ one hundred percent of acreage in the 100-year floodplain that is dedicated as parkland may be credited toward fulfilling the requirements of this article. ~~If any adjoining land within the 25 year floodplain is also dedicated as parkland. The land within the 25 year floodplain may not be credited toward fulfilling the requirements of this article.~~ For the purposes of the Austin Green PUD, Park Land (or parkland) may also include 50 percent credit of the 25-year floodplain that is part of a linear greenbelt system including a trail. Parkland acreage counts towards Open Space requirements.	Due to ATLAS 14, the property's area outside of the new 100-year floodplain will significantly decrease. In accordance with existing future park plans, if possible we would like to provide a trail access to the Colorado River. In order to this, portions of and/or large segments of the trials will occur within the 25-year floodplain.
25-1-606 (C) – Parkland Development Fee	Modify: (C) The director may allow an applicant to construct recreational amenities on public parkland, ~~or~~ private parkland or land not specifically designated as "parkland" if the recreational amenity is usable and accessible to the public. One hundred percent of the cost of all publicly accessible amenities shall be applied as a credit towards the required parkland development fee. ~~If applicable, in lieu of paying the development fee required by this section.~~	This project is anticipated to have a wide range of mixed uses and public amenities, all of which may not fall within designated "parkland areas". We would like the flexibility to provide public plazas, paseos and other innovated public amenities without spot zoning within the development. 100 percent of the cost of all publicly accessible amenities (public and private) shall be applied as credit.
Zoning		
25-2-243 – Proposed District Boundaries Must Be Contiguous (A).	Modify: The district zoning boundary for the Project Area may include noncontiguous tracts of land.	Project site is split into five tracts by SH 130, FM 973 and Harold Green Road. These five tracts, totaling 2122.27 acres are the same boundaries as the MUD boundaries created by Senators Watson and Rodriguez.
25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.1 (Compliance Required)	Modify: An applicant who seeks to have property designated as a PUD zoning district must demonstrate that the proposed development complies with this division. Additional land area that is located adjacent to the PUD boundaries may be amended into the Austin Green PUD without having to demonstrate additional compliance and superiority with this division.	Over time, land immediately adjacent to the site may become controlled by the applicant and will help to achieve other mutually shared goals such as better connectivity.
25-2, Subchapter B, Article 2, Subpart C, Section 3.2.2. (C) (Residential Uses)	Remove: ~~(C) for multifamily development, the maximum floor to area ratio;~~	In an effort to remain compacted and connected, the primary criteria for density shall be based on a contribution to overall impervious coverage, unit count and height maximums.

CODE SECTION	PROPOSED PUD REGULATION	JUSTIFICATION
25-2, Subchapter B, Article 2, Subpart C, Section 3.2.3. (B) (Nonresidential Uses)	Remove: ~~(B) the maximum floor area ratio, which may not be greater than the maximum floor to area ratio permitted in the most restrictive base zoning district in which proposed use is permitted;~~	In an effort to remain compacted and connected, the primary criteria for density shall be based on a contribution to overall impervious coverage, unit count and height maximums.
	Modify: (D) the minimum front yard and street side yard setbacks, shall be modified as stated in the "Austin Green PUD Site Development Regulations" table. ~~which must be not less than the greater of:~~ ~~1. 25 feet for a front yard, and 15 feet for a street side yard; or~~ ~~2. those required by Subchapter C, Article 10 (Compatibility Standards);~~	Building locations shall be tied to street types and building types.
25-2, Subchapter B, Article 2, Subpart C, Section 3.1.2. – Substantial Amendment.	Modify: (E) increasing land use intensity in a phase of development of the PUD without decreasing land use intensity an equivalent amount in ~~the~~ current or future phases of development; (F) shifting development intensity in a manner that results in an "E" or "F" level of service ~~on a roadway segment or~~ at an intersection included in the traffic impact analysis governing the PUD is only a substantial amendment if shifting development intensity is the sole reason for the "E" or "F" level of service.	This a large project with many phases. While we can anticipate the location of land uses and their intensities, it necessary to be allow flexibility in their placement in order to respond to current market conditions.
25-2-491 – Permitted, Conditional, And Prohibited Uses.	Modify: (A) The "Austin Green PUD Zoning Use Summary Table" ~~The table in Subsection (C)~~ provides the permitted and conditional uses for each base district. "P" means a use is a permitted use, "C" means a use is a conditional use, and "~~X~~" "-" means a use is prohibited. Endnotes provide additional information.	Zone districts are planned to be more mixed-use than the base zoning district would allow.
25-2-492 – Site Development Regulations.	Modify: (A) The "Austin Green PUD Site Development Regulations" table ~~in Subsection (D)~~ establishes the principal site development regulations for each zoning district.	The PUD is proposing denser and more compact uses to maximize the open space and ecological amenities of the site. To achieve this goal, it is necessary to have more flexibility in the minimum lot size and setbacks for the PUD land uses.
25-2-1003 – General Requirements	Modify: (B) At least 20 percent of the area of the landscape yard of a lot must be landscaped area. A street yard 1,000 square feet or less in size is not required to be landscaped.	Compacted and connected can encourage the functional utilization of outdoor space which may not include landscaping.

CODE SECTION	PROPOSED PUD REGULATION	JUSTIFICATION
25-2-1006 – Visual Screening	Modify: (A) (1-2) Only the structural components of a water quality control or stormwater drainage facility must be screened as required by Section 25-2-1006(A) and that water quality control facilities and stormwater drainage facilities that serve as amenities do not require screening.	Environmentally sensitive approaches to stormwater management triggers vegetation as a primary surface. Therefore, screening requirements should be focused on structural components.
25-2-1007 – Parking Lots	Remove: Waive section in its entirety.	This does not apply to development within the PUD.
25-2-1008 – Irrigation Requirements	Remove: Subpart A.	The property is an active mine with active mining permits. Currently, there is limited land that is "undisturbed natural areas". Any reclamation that may occur will continue to disturb the area.
25-2-1051 – Applicability (Compatibility Standards)	Modify: (C) Under this article, residential property in a planned unit development (PUD) zoning district is treated as property in an SF-5 zoning district if the PUD land use plan establishes the density for the residential area at 12.44 units per acre or less. Compatibility is not triggered between tracks within the Austin Green Project Area, but only to tracts outside and adjacent to the Austin Green PUD exterior boundaries.	Compatibility from one of the five parcels to another is not required.
25-2-1052 – Exceptions (Compatibility Standards)	Addition: (4) Areas within the Austin Green Project Area.	Compatibility from one of the five parcels to another is not required.
Traditional Neighborhood District		
25-3-86 – Compatibility Standards	Remove: Subparts (A – E). Compatibility is not triggered between development within the Austin Green Project Area, but only to areas adjacent to the Austin Green PUD exterior boundaries.	Compatibility from one of the five parcels to another is not required. The intent of this project for the entire property to function as one holistic community. Flexibility between parcels is key to attaining this vision.
Subdivision		
25-4-62 – Expiration of Approved Preliminary Plan	Modify: An approved preliminary plan does not expire ~~expires five years~~ after the date the application for approval of the preliminary plan is submitted.	This a large project with many phases and has the added complexity of being an active mining site. Because of the activities still occurring under the existing mining permits, redevelopment and applicable reclamation may take additional time.
30-2-62 – Expiration of Approved Preliminary Plan	Remove: Unnecessary if the preliminary plan does not expire.	This a large project with many phases and has the added complexity of being an active mining site. Because of the activities still occurring under the existing mining permits, redevelopment and applicable reclamation may take additional time.

CODE SECTION	PROPOSED PUD REGULATION	JUSTIFICATION
25-4-86 – Effect of Preliminary Plan Expiration 30-2-86 – Effect of Preliminary Plan Expiration	Remove: Unnecessary if the preliminary plan does not expire.	This a large project with many phases and has the added complexity of being an active mining site. Because of the activities still occurring under the existing mining permits, redevelopment and applicable reclamation may take additional time.
25-4-152 – Dead End Streets 30-2-152 – Dead-End Streets	Remove: Waive section in its entirety.	Given the active mining, large amount of floodplain/open space and other encumbrances to connectivity, dead end streets may be necessary at times.
25-4-153 – Block Length 30-2-153 – Block Length	Modify: (A) A block may not exceed ~~1,200~~ 1,600 feet in length, except as provided in this section. A block may exceed 1,600 feet if future connections will be constructed that will reduce the block to not more than 1,600 feet, and such streets are depicted on plans.	Given the active mining, large amount of floodplain/open space and other encumbrances to connectivity, large blocks may be necessary at times.
	Modify: (B) A residential block that is parallel and adjacent to an arterial street may be up to ~~1,500~~ 2,000 feet in length. A block may exceed 2,000 feet if future connections will be constructed that will reduce the block to not more than 2,000 feet, and such streets are depicted on plans.	Given the active mining, large amount of floodplain/open space and other encumbrances to connectivity, large blocks may be necessary at times.
	Modify: (D) A commercial or industrial block may be up to ~~2,000~~ 3,000 feet in length if the director determines that there is adequate traffic circulation and utility service. A block may exceed 3,000 feet if future streets will be constructed that will reduce the block to not more than 3,000 feet, and such streets are depicted on plans.	Given the active mining, large amount of floodplain/open space and other encumbrances to connectivity, large blocks may be necessary at times.
	Addition: A block adjacent to open space, utility easements, mine land or other encumbrances to connectivity are exempt from these requirements.	Given the active mining, large amount of floodplain/open space and other encumbrances to connectivity, large blocks may be necessary at times.
25-4-171 – Access to Lots	Modify: (A) Each lot in a subdivision shall abut a dedicated public or private street, common courtyard or access lot. When abutting a common courtyard, a public or private alley shall be provided.	Austin Green will have a variety of product types, some of which will open on to courtyards and open space.
25-4-174 – Lot Size. 30-2-174 – Lot Size.	Modify: Residential lot standards are determined within the Austin Green PUD Site Development Regulations" table	To achieve the qualities of a Town Center as defined in Imagine Austin, development standards will be amended.
25-4-232 (C) (1-21) – Small Lot Subdivisions. 30-2-232 (C) (1-21) – Small Lot Subdivisions.	Modify: Residential lot standards are determined within the Austin Green PUD Site Development Regulations" table	To achieve the qualities of a Town Center as defined in Imagine Austin, development standards will be amended.

CODE SECTION	PROPOSED PUD REGULATION	JUSTIFICATION
25-4-232 (C) (22) and (D) (5) – Small Lot Subdivisions. 30-2-232 (C) (22) and (D) (5) – Small Lot Subdivisions.	Modify: (22) Maintenance of a common area or access easement is the responsibility of the adjoining property owner, the Municipal Utility District or the homeowners' association, in accordance with the required Declaration of Covenants, Easements, and Restrictions. (5) provisions obligating the adjoining property owner, the Municipal Utility District or the homeowners' association to maintain common areas and access easements.	The Municipal Utility District is able to use funds for maintenance.
25-4-233 – Single-Family Attached Residential Subdivision. 30-2-233 – Single-Family Attached Residential Subdivision.	Modify: Residential lot requirements are determined within the Austin Green PUD Site Development Regulations" table	To achieve the qualities of a Town Center as defined in Imagine Austin, development standards will be amended.
30-2-216 – Private Parkland	Modify: (B) ~~If the city is the park service provider, the director may allow~~ The subdivider may be allowed up to a 100 percent credit toward fulfilling the requirements of this part for private parkland in a subdivision located outside the city limits, if the subdivider agrees to dedicate the private parkland to the city when the city annexes the subdivision for all purposes.	Austin Green is processing a Special Purpose Annexation agreement at the same time as the PUD.
Transportation		
25-6-2 – Driveway Approaches Described	Modify: (A) A type 1 driveway approach is a concrete driveway approach that provides access from a roadway to property on which ~~a one or two family residence~~ a residential land use exists with a driveway that serves six or fewer parking spaces is located. (B) A type 2 driveway approach is a concrete driveway approach that provides access from a roadway to property on which a residential land use exists with a driveway that serves six or fewer parking spaces is located ~~to property used for a purpose other than a one- or two-family residence~~.	In order to have create a compact and connect development, Austin Green would like to propose a variety of dense residential land uses options. Flexibility in what is allowed on driveways is key to this vision.
25-6-113 – Traffic Impact Analysis Required	Remove: Waive section in its entirety.	A TIA will be reviewed and approved with the rezoning to PUD. Therefore, a TIA will not need to be updated as long as development proceeds as approved in the PUD.
25-6-114 – Neighborhood Traffic Analysis Required	Remove: Waive section in its entirety.	A TIA will be reviewed and approved with the rezoning to PUD. Therefore, an NTA will not need to be updated as long as development proceeds as approved in the PUD.

CODE SECTION	PROPOSED PUD REGULATION	JUSTIFICATION
25-6-116 – Desirable Operating Levels for Certain Streets	Remove: Waive section in its entirety.	A TIA will be reviewed and approved with the rezoning to PUD. The TIA will focus on intersection operations and will recommend street c/s based primarily on the anticipated function of the roadway.
25-6-171 – Standards for Design and Construction.	Modify: (A) Except as provided in Subsections (B) and (C), a roadway, street, or alley must be designed and constructed in accordance with the Transportation Criteria Manual and City of Austin Standards and Standard Specifications and Section C – Street Sections. Travis County and The City of Austin Transportation Departments may also administratively approve the use of innovative and/or alternative roadway designs not listed in the Transportation Criteria Manual, City of Austin Standards and Standard Specifications, or Section C – Street Sections.	In order to provide a compact and connected community, we would like to provide a few alternative street sections that allow for additional pedestrian and bike connections.
25-6-292 – Design and Construction Standards	Modify: (C) Access to a lot from an alley is permitted ~~must be approved by the city manager~~.	With a compacted and connected development, along with the desired densities to help ensure attainability, alley access will be necessary, as applicable.
Drainage		
25-7-152 – Dedication of Easements and Rights of Way	Modify: (A) The owner of real property proposed to be developed shall dedicate to the public a non-exclusive easement or right-of way for a drainage facility, open or enclosed, and stormwater flow to the limits of the 100-year floodplain~~, as prescribed in the Drainage Criteria Manual~~.	Due to the proposed clustering of development and associated impervious cover, other utilities (water, wastewater, dry utilities) will be required to overlap with the drainage easement.
Environmental		
25-8-62 – Net Site Area 30-5-62 – Net Site Area	Remove: Waive section in its entirety.	Due to the proposed parkland and open space superiority, the Project is requesting impervious cover calculations be based on total, gross site area. Net Site area calculations will not apply.
25-8-92 – Critical Water Quality Zones Established 30-5-92 – Critical Water Quality Zones Established	Modify: ~~(A) In the water supply rural watersheds, water supply suburban watersheds, and Barton Springs zone, a critical water quality zone is established along each waterway classified under Section 25-8-91 (Waterway Classifications).~~ (A) In the Colorado River and Elm Creek waterways, a critical water quality zone will be established if and when reclamation occurs. The CWQZ will be similar to the area that would be assumed on a site without severe sand and gravel mining practices.	These are the only waterways on the site. Any assumed CWQZ has been severely altered over the years of mining.

CODE SECTION	PROPOSED PUD REGULATION	JUSTIFICATION
25-8-93 - Water Quality Transition Zones Established 30-5-93 – Water Quality Transition Zones Established	Modify: ~~(A) In the water supply rural watersheds, water supply suburban watersheds, and in the Barton Springs zone, excluding Lake Austin, Lake Travis, and Lady Bird Lake, a water quality transition zone is established adjacent and parallel to the outer boundary of each critical water quality zone.~~ (A) In the Colorado River and Elm Creek waterways, a water quality transition zone will be established if and when reclamation occurs. The WQTZ will be similar to the area that would be assumed on a site without severe sand and gravel mining practices.	These are the only waterways on the site. Any assumed WQTZ has been severely altered over the years of mining.
25-8-213 – Water Quality Control Standards 30-5-213 – Water Quality Control Standards	Addition: (E) Notwithstanding the foregoing, nothing shall be construed in this section as prohibiting the Owner/Developer from modifying the existing mine pits for the purposes of stormwater management including, but not limited to, construction of water quality structures.	If reclamation is required by the active, existing mining permit, it may require grading operations throughout the majority of the project site, including the utilization of the existing mine pits for water quality treatment as available.
25-8-261 – Critical Water Quality Zone Development	Modify: In ~~all watersheds~~, the Colorado River and Elm Creek Waterways development is prohibited in a critical water quality zone except as provided in this Division.	These are the only waterways on the site. Any assumed CWQZ has been severely altered over the years of mining.
25-8-281 – Critical Environmental Features 30-5-281 – Critical Environmental Features	Remove: Waive section in its entirety.	There are no existing critical environmental features on site.
25-8-321 – Clearing of Vegetation 30-5-321 – Clearing of Vegetation	Addition: (D) Clearing of vegetation is allowed provided, however, that the clearing is in accordance with a subdivision construction plan or site plan.	This property is an active mining site with active permits, some of which include reclamation. Where reclamation occurs, it may go above and beyond the minimum requirements, which would necessitate clearing of existing vegetation to reshape the land into a safe and usable space.
25-8-341 – Cut Requirements 30-5-341 – Cut Requirements	Remove: Waive section in its entirety.	This is an active mining site, with active mining permits. The continuation of mining until recording of final plat for a development area, as well as the reclamation process (if any) will not be possible with the City cut requirements and impossible to track and balance.
25-8-342 – Fill Requirements 30-5-342 – Fill Requirements	Remove: Waive section in its entirety.	This is an active mining site, with active mining permits. The continuation of mining until recording of final plat for a development area, as well as the reclamation process (if any) will not be possible with the City cut requirements and impossible to track and balance.

CODE SECTION	PROPOSED PUD REGULATION	JUSTIFICATION
Site Development		
25-5-21 – Phased Site Plan	Modify: (B) The director may approve development phasing if the date proposed for beginning construction on the final phase is not more than ~~three years~~ ten years after the approval date for the site plan. Planning Commission approval is required for development phasing if the date proposed for beginning construction of a phase is more than ~~three years~~ ten years after the approval date of the site plan.	Site plans may include plans for reclamation. Therefore, additional time may be necessary given the unconventional nature of the project.
25-5-81 – Site Plan Expiration	Modify: (B) Except as provided in Subsections (C), (D), and (E) of this section, a site plan expires ~~three years~~ ten years after the date of its approval.	Site plans may include plans for reclamation. Therefore, additional time may be necessary given the unconventional nature of the project.

ITEM	REQUIREMENT	PROPOSED PUD SUPERIORITY
Tier 1		
General	Tier 1A: **(MEET)** • Meet the objectives of the City Code.	• Austin Green will meet the objectives of the City Code;
	Tier 1B: **(MEET)** • Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 (*General Intent*) than development under the regulations in the Land Development Code.	• Austin Green will provide for environmental, community, design and regional goals that meet or exceed Code standards and encourage high-quality mixed-use development. • Austin Green will encourage high-quality development with extensive open space areas. • Austin Green will provide a mixed-use project that adds employment, housing and other activities as described for this Town Center location in the Imagine Austin Comprehensive Plan.
Open Space/Parkland	Tier 1C: **(MEET)** • 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.	• Austin Green will provide parkland and open space which exceed standard requirements as of 2018 o 700 acres combined parkland and open space will be provided.
Green Building Program	Tier 1D: **(MEET)** • Comply with the City's Planned Unit Development Green Building Program.	• Austin Green will meet 2-Star Green Building or comparable green building standards outside of Austin Energy service area.
Neighborhood Plans and Historic Compatibility	Tier 1E: **(MEET)** • Be consistent with applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses.	• The proposed design meets the requirements of compatibility with adjacent land uses as of 2018. • When applicable reclamation occurs, it will include interpretation about the former use.
Water Quality/Environmental	Tier 1F: **(MEET)** • 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/traditional character of the land.	• The project will include water quality controls that exceed the minimum requirements as of 2018. Active mining permits require minimal to no reclamation. However, the goal of the project is to restore vegetation, improve air quality, plant trees, create greenbelts, improve soils, and help restore the overall traditional character of the land beyond the minimum to no requirements set forth in the active, mining permit. • Water quality attenuation will include innovative pilot projects. • The project will include transitional vegetation areas showing comparison to fallowed land and restored blackland prairie or riparian woodland as applicable.

ITEM	REQUIREMENT	PROPOSED PUD SUPERIORITY
Public Facilities	Tier 1G: **(MEET)** • Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities.	• The SER is currently under review by Austin Water Utility. Any additional utility needs related to sizing and routing will be coordinated during the final SER application process. • Anticipated utility extensions include: o Water Utility extensions to Austin Green along FM 973, FM 969 and SH 130. o Wastewater extensions under the Colorado River to serve Austin Green along SH 130 and FM 973. o Reclaimed Water extensions north adjacent to SH 130. • Austin Green will provide a minimum 3.0-acre site for a Fire/EMS Station. • Austin Green's vast park and open space network will provide unparalleled recreation and ecosystem services in this part of the city.
Grown Green Landscaping	Tier 1H: **(MEET)** • Exceed the minimum landscaping requirements of the City Code.	• Austin Green will provide landscape areas and plantings that exceeds the minimum requirements as of 2018.
Connectivity	Tier 1I: **(MEET)** • 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.	• Extension of Harold Green Road will be coordinated with Travis County. • Austin Green will provide bike lanes along certain roadways • Austin Green will provide a network of trails throughout the development to enhance the overall connectivity. • Austin Green will contact Cap Metro every five years regarding transit services. • The potential of providing a Cap Metro Park and Ride facility is being explored.
Gated Roadways	Tier 1J: **(MEET)** • Prohibit gated roadways.	• Austin Green will prohibit gated roadways on public roadways.
Architectural, historical, cultural and archeological areas	Tier 1K: **(MEET)** • Protect, enhance and preserve areas that include structures or sites that are of architectural, historical, archaeological or cultural significance.	• Architectural, historical, cultural, or archaeological areas will be preserved where applicable. • If reclamation of mining areas occurs, it will include interpretation of the former sand and gravel mining. • If reclamation of mining occurs, it will include historical research of the historic use of the site, pre-mining agricultural, historic mining, and modern mining and the economic benefit to the area.
PUD size and uniqueness	Tier 1L: **(MEET)** • Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.	• The PUD boundary encompasses 2,122.27 acres.

ITEM	REQUIREMENT	PROPOSED PUD SUPERIORITY
Tier 2		
Open Space	Provides open space at least 10% above the requirements of Section 2.3.1.A. (*Minimum Requirements*). 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.	• Austin Green will provide at least 10 percent more open space than the requirements of Section 2.3.1.A (minimum). • Austin Green will include enhanced parks and trails throughout the development and along the Colorado River corridor. • Austin Green will utilize applicable terrain for parkland. • Austin Green anticipates providing two water recreation put-in points along the Colorado River.
Environment / Drainage	Complies with current code instead of asserting entitlement to follow older code provisions by application of law or agreement.	• Austin Green will include drainage facilities that meet and/or exceed current code requirements as of 2018.
	Provides water quality controls superior to those otherwise required by code.	• Austin Green will utilize additional water quality measures above and beyond the minimum requirements as of 2018. • Water quality attenuation will include innovative pilot projects. • Water quality will be integrated with park and open space.
	Uses green water quality controls as described in the Environmental Criteria Manual to treat at least 50 percent of the water quality volume required by code.	• Green water quality ponds will be provided for at least 50 percent of the volume required by code. • Water quality will be integrated with parkland, open space and ecological networks. • Water quality attenuation will include innovative pilot projects.
	Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.	• Not applicable. New residential developments along FM 973 include on-site water quality treatment. Austin Green could potentially serve a portion along FM 973, but that subdivision appears to be under 20 percent impervious coverage which does not require structural controls.
	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.	• Overall impervious cover for the entire site will be based on gross site area and be less than or equal to 65%. The impervious cover gross site area calculations will include floodplain, open space, CWQZ, and park and open space.
	Provides minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres.	• Project will provide 50-foot setbacks for unclassified waterways where possible. We will remove applicable erosion hazard areas that were created by the mining operations.
	Provides volumetric flood detention as described in the Drainage Criteria Manual.	• Not applicable. Detention should not be required due to proximity to Colorado River and Elm Creek.

ITEM	REQUIREMENT	PROPOSED PUD SUPERIORITY
Environment / Drainage	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.	• Does not apply, unless we improve the Elm Creek crossing at SH130. We are exploring options to help alleviate the backwater flooding that has occurred as a result of the SH 130 construction and narrow opening when it crosses Elm Creek.
	Proposes no modifications to the existing 100-year floodplain.	• Not applicable. Project will include modifications to the 100-year floodplain
	Uses natural channel design techniques as described in the Drainage Criteria Manual.	• Portions of the project will include natural channel design techniques as described in the Design Criteria Manual. • Water quality attenuation will include innovative pilot projects.
	Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.	• Due to active mining, the assumed Critical Water Quality Zones have been severely degraded over the years. Within the open space, recreational areas, and along the Colorado river, the project will include riparian restoration projects and improvements to the Critical Water Quality Zones where applicable. This may include Colorado or Elm Creek frontage, and other created drainageways.
	Removes existing impervious cover from the Critical Water Quality Zone.	• Not applicable. The site is subject to active, existing mining permits, which will remain active until final plats for the new development are approved and recorded. Where reclamation occurs, it may go above and beyond the minimum requirements of the existing permits in an environmentally sensitive manner.
	Preserves all heritage trees; preserves 75% of the caliper inches associated with native protected size trees; and preserves 75% of all the native caliper inches.	• Not applicable. The site is subject to existing mining permits which will remain active until final plats of the new development are recorded. Where reclamation occurs, it may go above and beyond the minimum requirements of the existing permits in an environmentally sensitive manner. • The project has considered mature woodlands as a component of the land suitability analysis in developing open space and recreation areas where applicable.
	Tree plantings use Central Texas seed stock native and with adequate soil volume.	• Tree plantings in Austin Green will utilize Central Texas seed stock native to this area and with adequate soil volume. • Tree planting in riparian restoration areas will use well-suited species in coordination with COA staff recommendations.

ITEM	REQUIREMENT	PROPOSED PUD SUPERIORITY
Environment / Drainage	Provides at least a 50 percent increase in the minimum waterway and/or critical environmental feature setbacks required by code.	• There is limited land that is undisturbed natural area on site. The reclamation process may be required in both areas of development and non-development (park and open space) to make the areas safe for their intended use. When it occurs, this reclamation process will take into consideration the land suitability process and post-reclamation use (development, park and open space, etc.). Our intent is to use the land suitability process to guide the park and open space within the Austin Green site.
	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 project has used environmentally sensitive areas as a component of the land suitability analysis in determining development, open space and recreation areas. To the extent practicable, Austin Green is clustering, compacting, and connecting the development away from environmentally sensitive areas.
	Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas.	• Not applicable.
	Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use.	• Not applicable.
	Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.	• Not applicable. This project plans to utilize the existing COA the purple pipe reclaimed water system for landscape irrigation in public parks and open spaces.
	Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.	• Not applicable.
Austin Green Builder Program	Provides a rating under the Austin Green Builder Program of three stars or above.	• Not applicable.
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.	• Austin Green anticipates providing for a public art master plan, which will be developed and managed by the owner/developer. • Austin Green anticipates repurposing gravel/ stone from the previous mining use as part of an interpretive art program.
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*).	• Austin Green will adhere to the City of Austin Great Streets program as of 2018 for Commercial area of MU-1.
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.	• Community gardens will be allowed in the park land. The project is exploring options for a school site, fire/ems, and library.

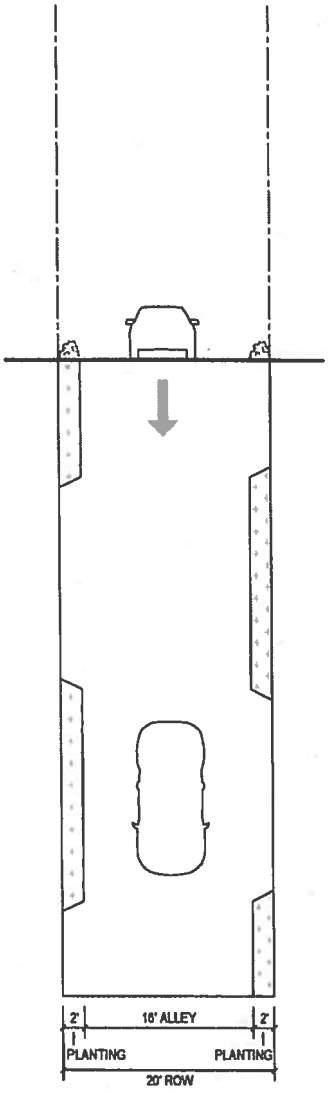
ITEM	REQUIREMENT	PROPOSED PUD SUPERIORITY
Community Amenities	Provides publicly accessible multi-use trail and greenway along creek or waterway.	• A multi-use trail system will be included throughout the development, as well as along the Colorado River corridor, where possible.
Transportation	Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	• Austin Green will provide bicycle facilities throughout the development as shown in the preliminary street sections.
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*).	• Austin Green anticipates providing Building Design Options from Subchapter E that exceed the minimum points.
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.	• Commercial or mixed-use buildings will comply if parking garages are provided in areas of MU-1.
Affordable Housing	Provides for affordable housing or participation in programs to achieve affordable housing.	• Five percent (5%) of the residential units (rental or for sale) will be affordable.
Historic Preservation	Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	• There are no historic structures on site. However, Austin Green will have interpretive signs about the previous sand and gravel mining at key areas throughout the community.
Accessibility	Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	• Not applicable.
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.	• The project will have at least one space of retail or restaurant use that is affordable.

Location of environmentally sensitive areas (e.g. faults, fractures, sinkholes, bluffs, seeps, and springs); environmentally protected areas, as defined in watershed ordinances (e.g. water quality zones); scientific vegetation areas showing major tree and vegetation clusters and types from aerial photos or site checks.

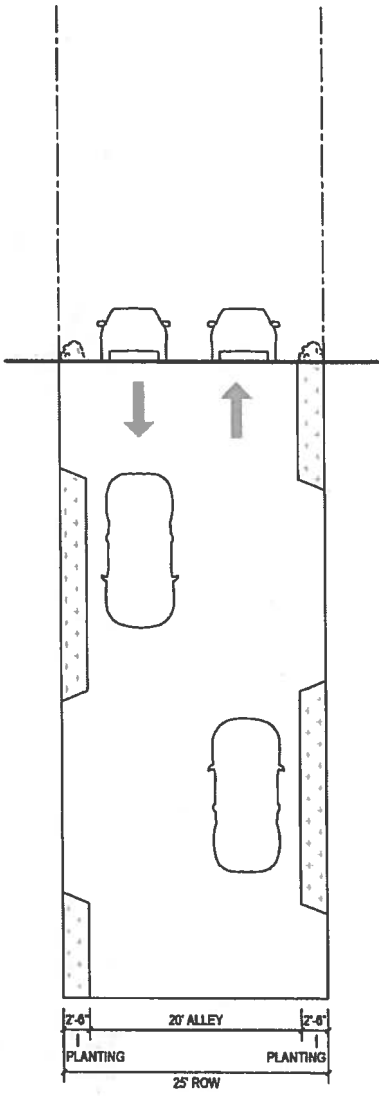
Environmentally Sensitive Areas: The Austin Green tract is located off the Edwards Aquifer recharge zone or contributing zone as defined by TCEQ or the City of Austin. No faults, fractures, sinkholes, seeps or springs have been observed onsite. No karst limestone is mapped within the site and none has been observed onsite. The City of Austin staff noted springs located upstream and west of the site along the south shore of the Colorado River where a Taylor clay contact occurs at the surface. No springs have been observed on the Austin Green site. The Austin Green team is currently investigation the potential for Taylor clay contacts along the north shore of the Colorado River, but no springs have been observed based on current field investigations.

Watershed Ordinances: The Austin Green team is requesting code modifications for the Critical Water Quality Zone (CWQZ) and Water Quality Transition Zone (WQTZ) so that these environmentally protected areas only apply to the Colorado River and Elm Creek. The CWQZ and WQTZ for these two watercourses will be delineated and protected in compliance with current City of Austin Code.

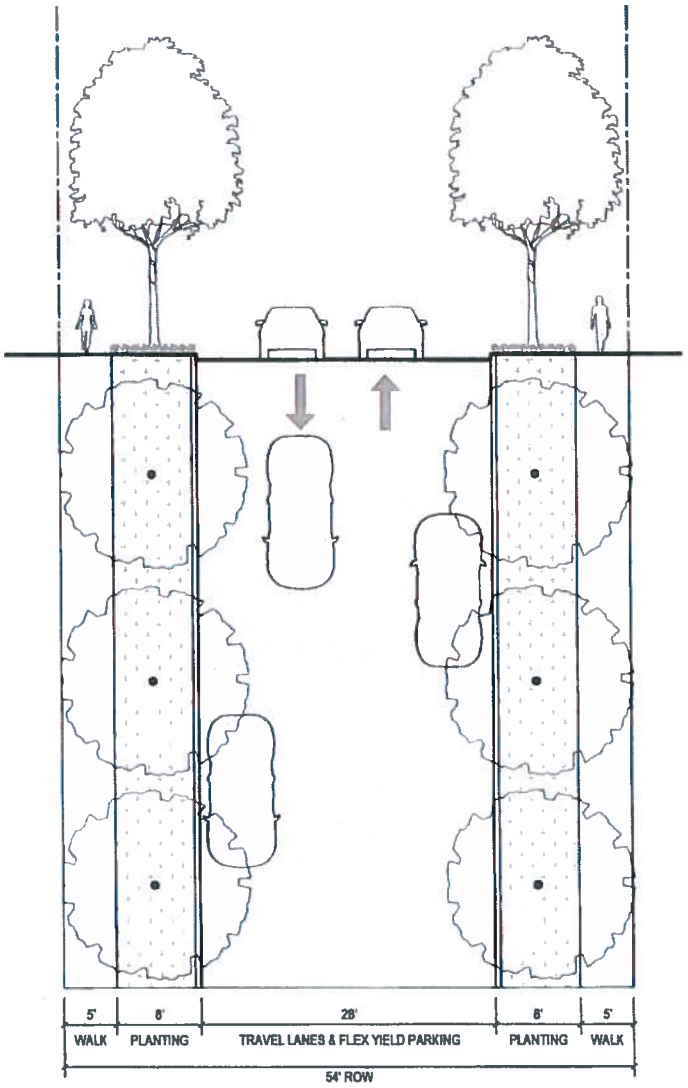
Scientific Vegetation Areas: The Austin Green site contains several transition woodlands grown within the historically oldest active mine areas. These areas contain woodland vegetation of varying maturity and density. In general, these areas include early to mid-successional species. Additionally, one area remains of a historic pecan orchard within generally mined areas. The health and condition of the various pecan trees have not been assessed to date.



ALLEY - ONE WAY

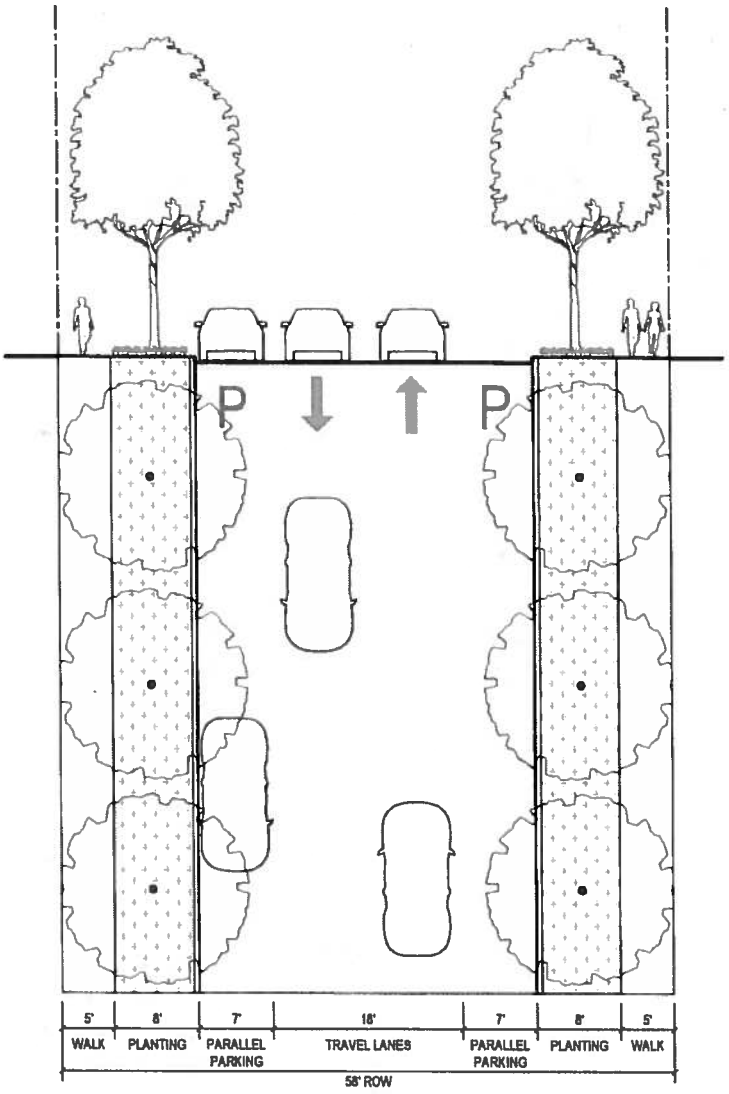


ALLEY - TWO WAY



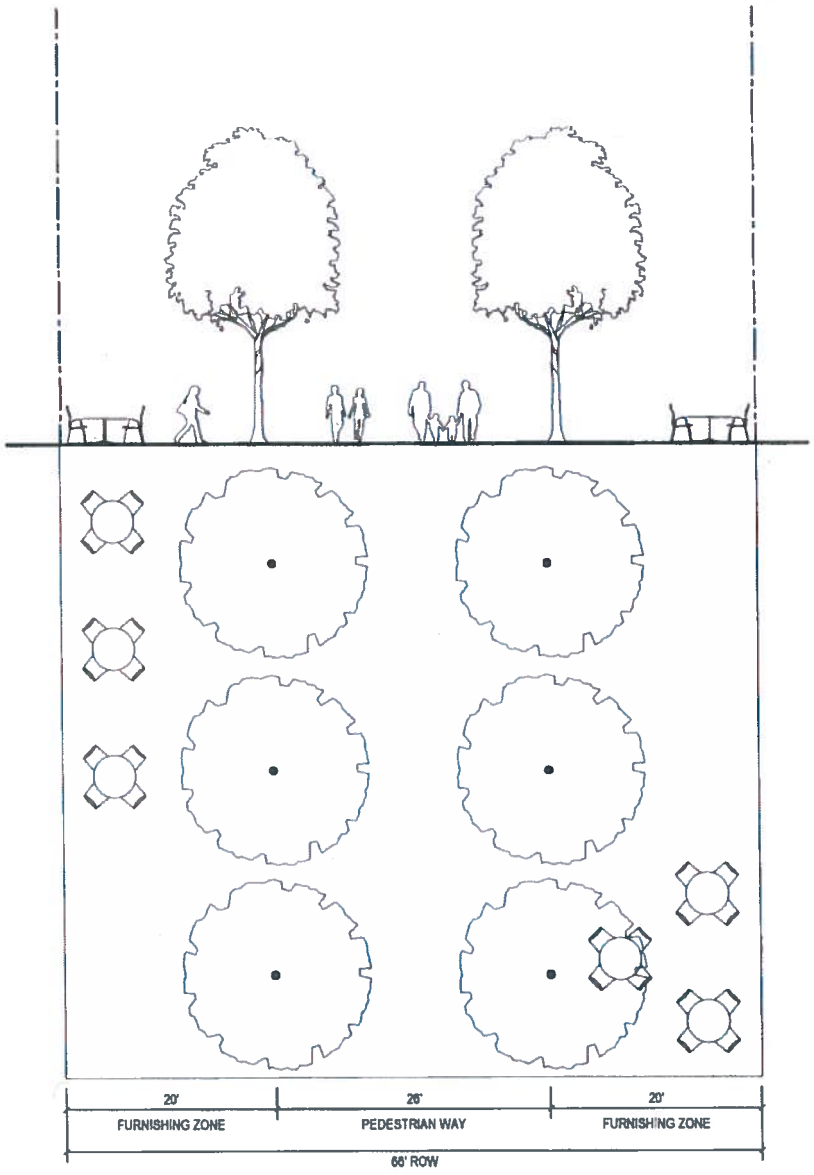
LOCAL STREET WITH FLEX YIELD PARKING

INSPIRED BY LEVEL 1 - 50' STREET SECTION IN
CITY OF AUSTIN DRAFT STREET GUIDE

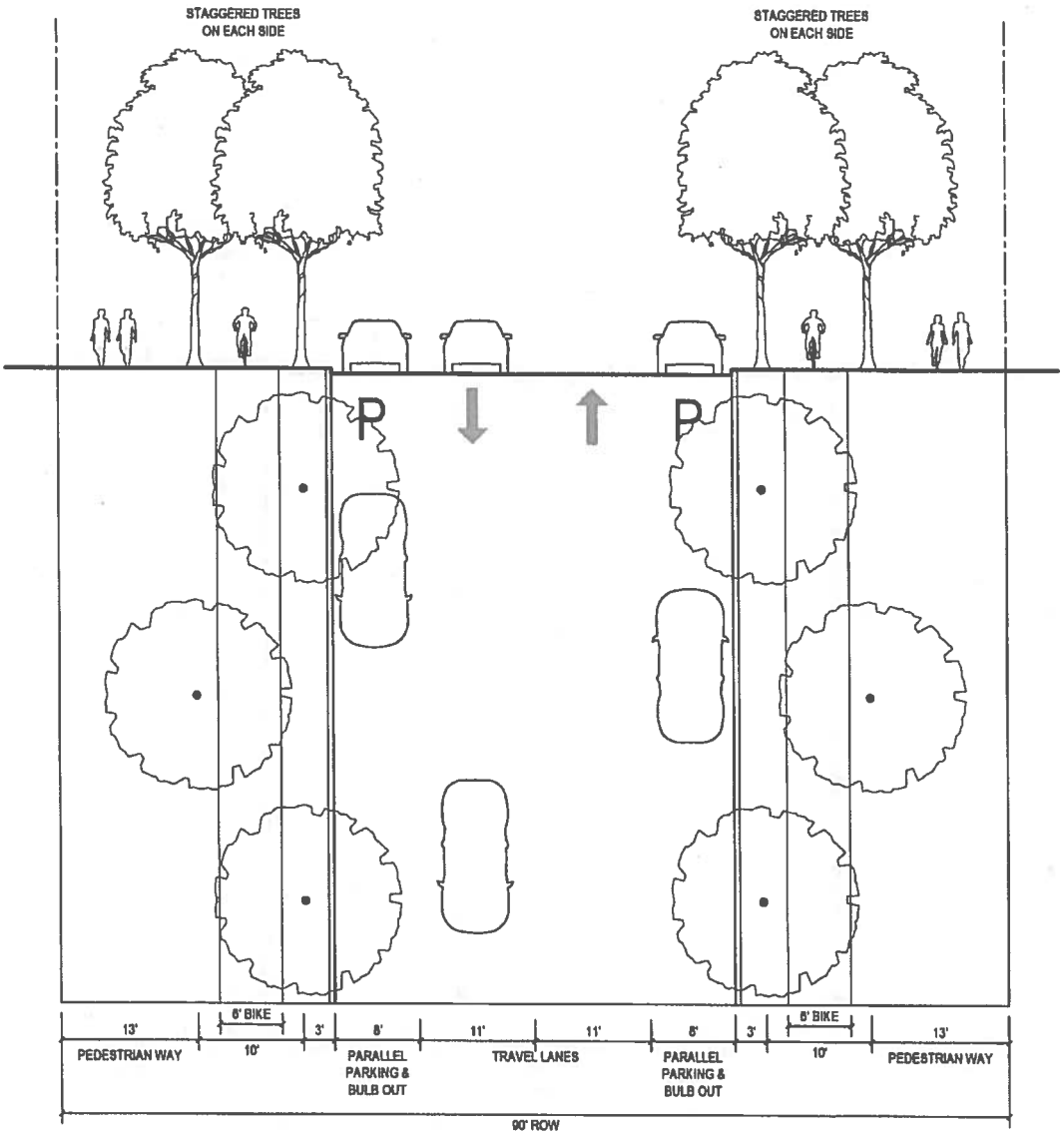


LOCAL STREET WITH PARALLEL PARKING

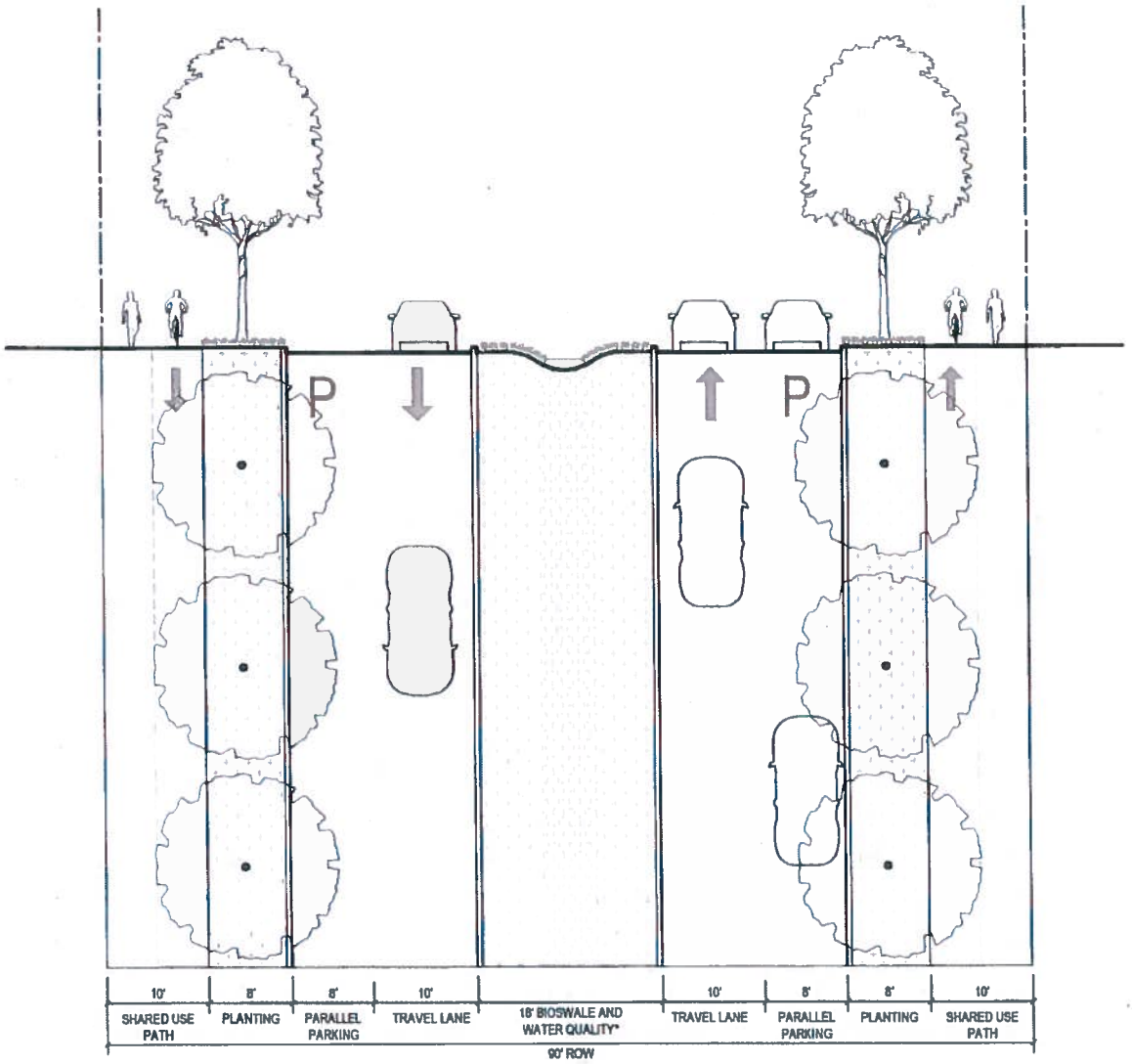
INSPIRED BY LEVEL 1 - 60' STREET SECTION IN
CITY OF AUSTIN DRAFT STREET GUIDE



URBAN PEDESTRIAN "STREET"

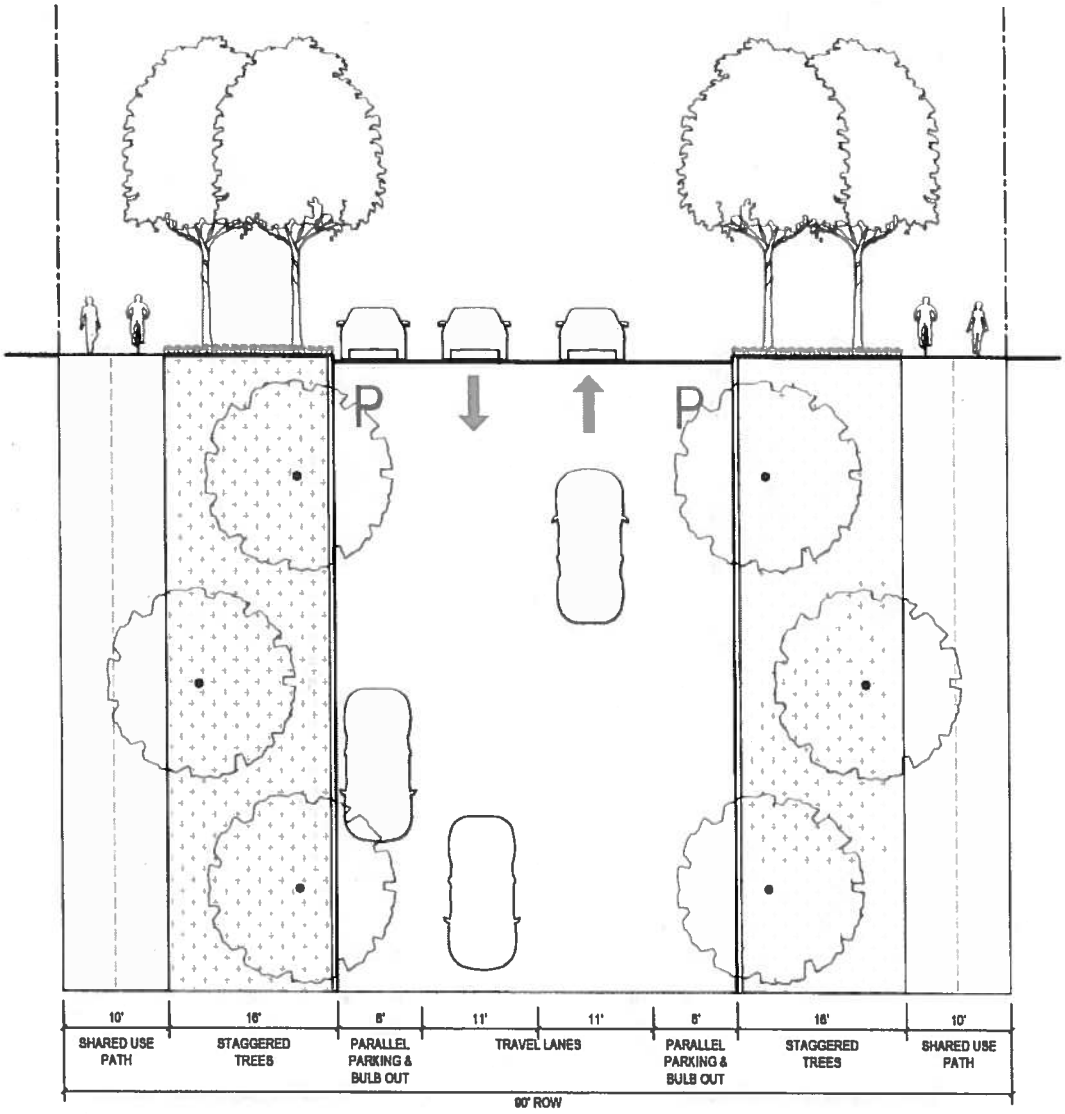


URBAN GREEN STREET

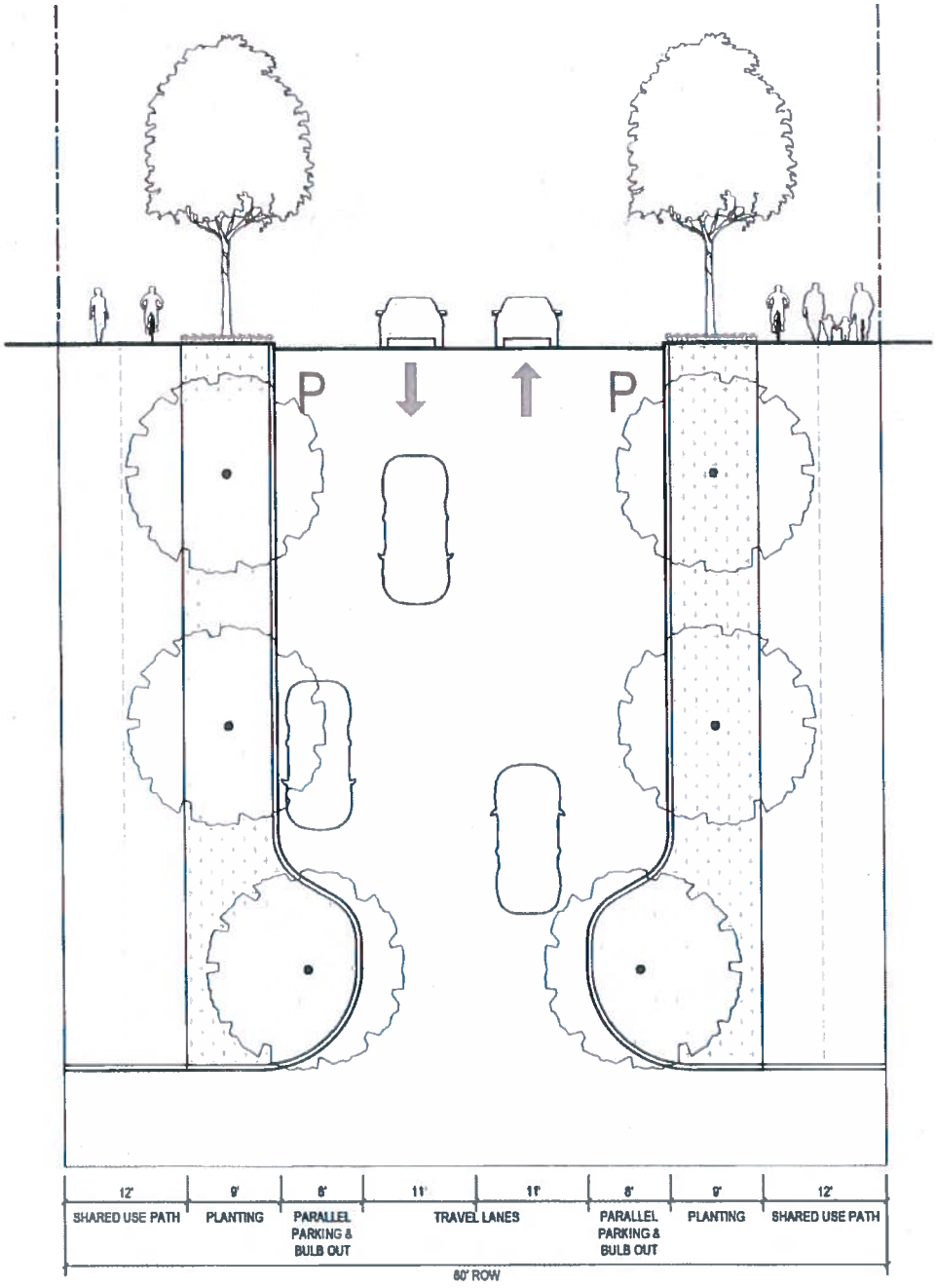


* LEFT TURN LANE AND MEDIAN, WHERE APPLICABLE

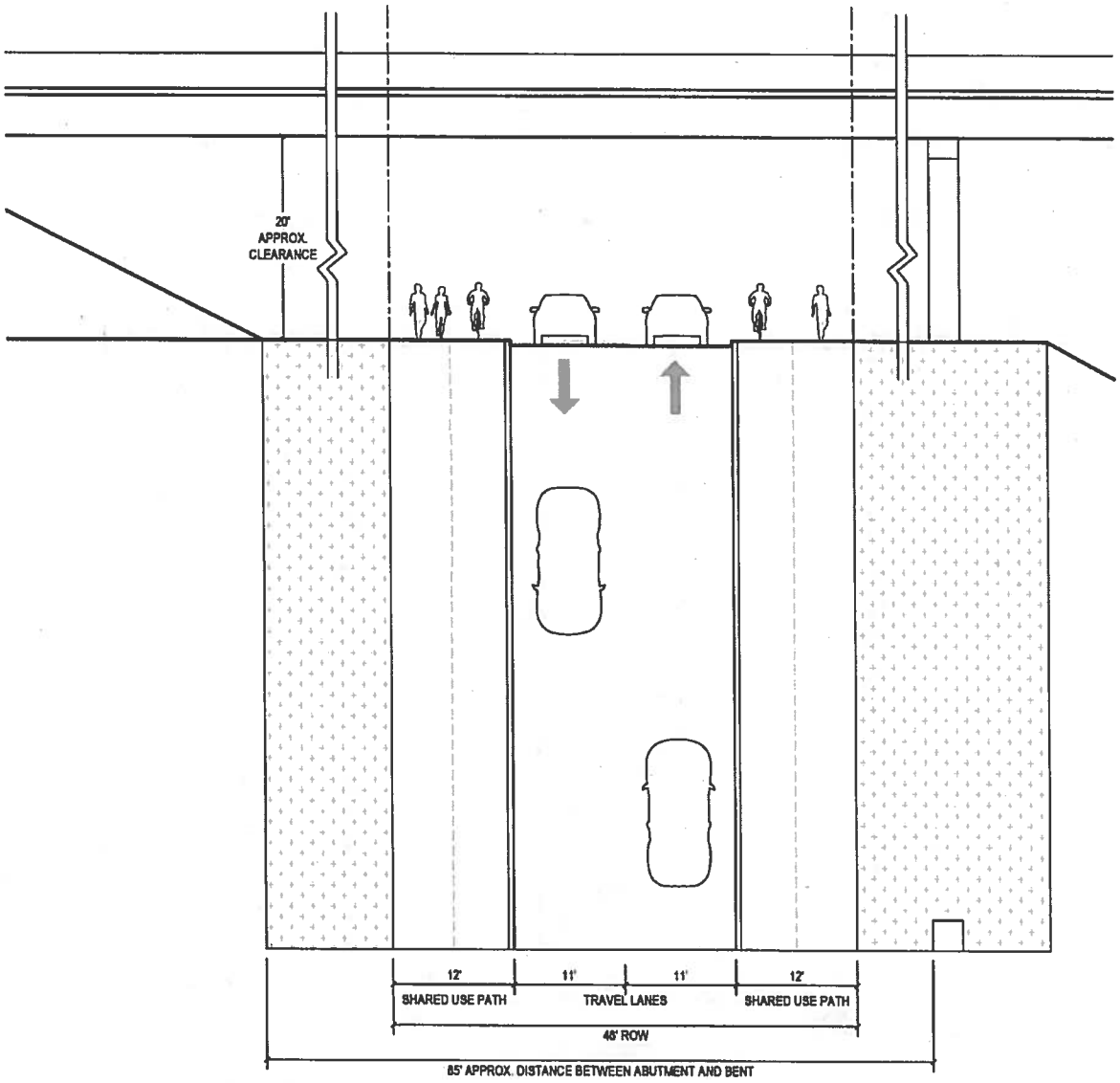
BIOSWALE GREEN STREET



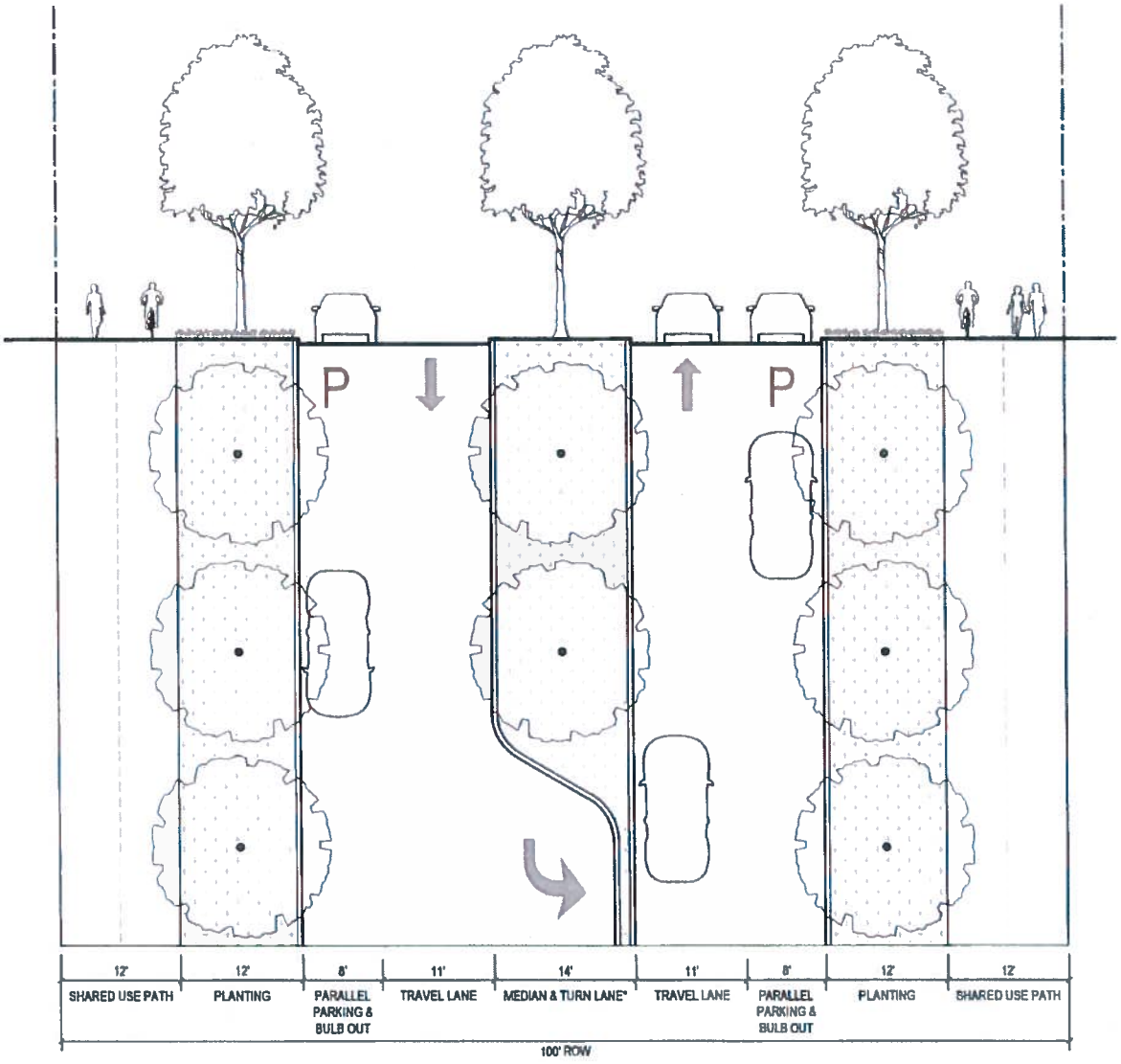
DOUBLE ALLEE GREEN STREET



2-LANE NEIGHBORHOOD COLLECTOR WITH SHARED USE PATH

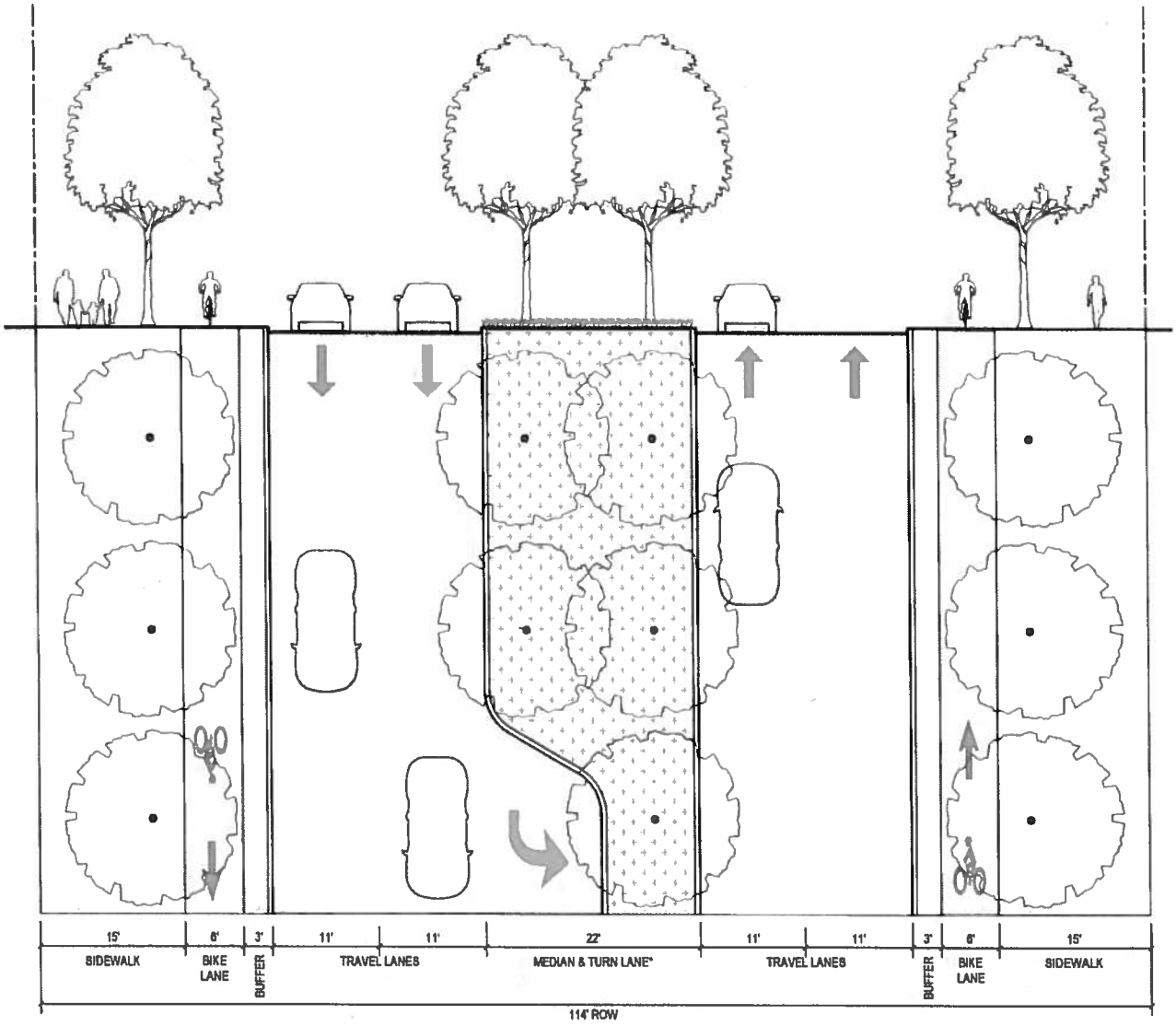


2-LANE MINOR ARTERIAL UNDER SH 130 ONLY



2-LANE MINOR ARTERIAL WITH SHARED USE PATH

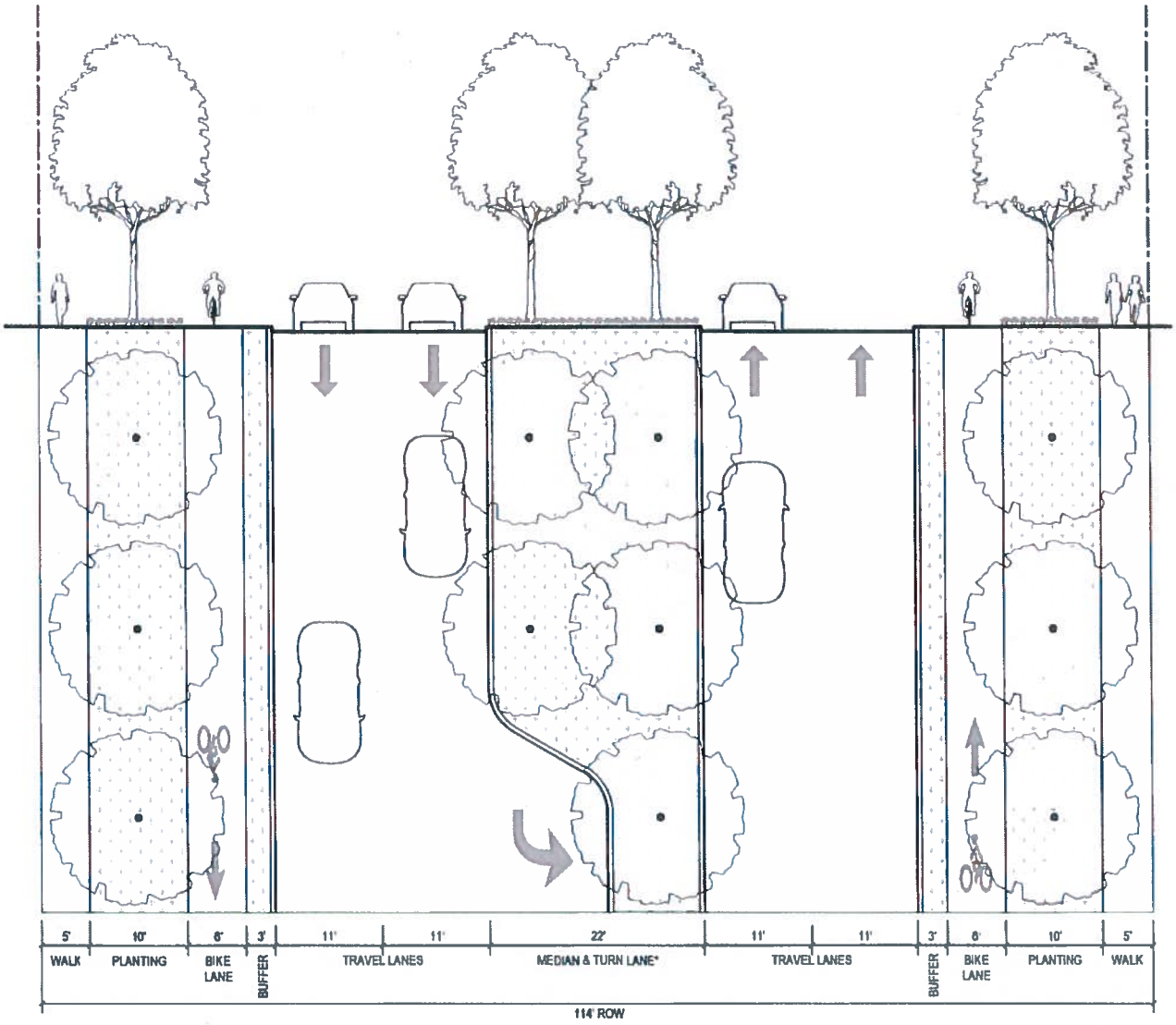
* COULD INCLUDE BIOSWALE CONVEYANCE AND WATER QUALITY TREATMENT



* COULD INCLUDE BIOSWALE CONVEYANCE AND WATER QUALITY TREATMENT

4-LANE MINOR ARTERIAL WITH BICYCLE LANES - TYPE I

INSPIRED BY LEVEL 3 - URBAN 116' STREET SECTION IN CITY OF AUSTIN DRAFT STREET GUIDE



* COULD INCLUDE BIOSWALE CONVEYANCE AND WATER QUALITY TREATMENT

4-LANE MINOR ARTERIAL WITH BICYCLE LANES - TYPE II

INSPIRED BY LEVEL 3 - URBAN 116' STREET SECTION IN CITY OF AUSTIN DRAFT STREET GUIDE

MASTER REVIEW REPORT

CASE NUMBER: CD-2018-0008
CASE MANAGER: Wendy Rhoades PHONE #: 512-974-7719

PROJECT NAME: Austin Green

SUBMITTAL DATE: September 28, 2018
REPORT DUE DATE: October 22, 2018
FINAL REPORT DATE: November 20, 2018
REPORT LATE: 20 BUSINESS DAYS

LOCATION: 11600-12337 Harold Green Road

STAFF REVIEW:

- This report includes all comments received to date concerning your proposed Planned Unit Development.
- PLEASE NOTE: IF YOU HAVE ANY QUESTIONS, PROBLEMS, CONCERNS OR IF YOU REQUIRE ADDITIONAL INFORMATION ABOUT THIS REPORT, PLEASE DO NOT HESITATE TO CONTACT YOUR CASE MANAGER (referenced above) at the CITY OF AUSTIN, PLANNING AND ZONING DEPARTMENT, 505 Barton Springs Road, 5th Floor, AUSTIN, TX 78704.

REPORT:

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

Comprehensive Planning Review - Kathleen Fox - 512-974-7877

This property consists of five tracts of land, which when combined are approximately 2,122.27 acres in size. The properties are located on the east side of N FM 973, the east and west sides of SH 130, and north and south sides of Harold Green Road. The properties were previously used for sand and gravel mining and have environmental and geographic constraints that have impacted most of the site. Surrounding uses includes mining, and undeveloped land in all four directions. There are two single family subdivisions abutting the property to the east. Residential subdivisions are also located to the west. The proposal according to the developer is to create '***a mixed use, integrated and intense Town Center'*** which will include a variety of mixed residential uses (12,000 units of housing – single family, townhouse, apartments), commercial (2,250,000 SF), a public school, office and industrial uses, and parkland and open space, which be inspired by Gruene or Wimberley, Texas. See chart below.

PROPOSED:

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use
1	223.487	300,000	PUD	Light Ind.
		400 DU		Single Family
		400 DU		Townhomes
2	67.935	225 DU	PUD	Single-Family
		225 DU		Townhomes
3	18.082	120,000	PUD	Shopping Cen
4	442.935	750 DU	PUD	Single Family
		750 DU		Townhome
		600 DU		Apart. (Mid-R)
		250,000		Shopping Cen
5	1369.833	2,125 DU	PUD	Single Family
		2,125 DU		Townhome
		1,900 DU		Apart. (Mid-R)
		500 students		Elem School
		600,000		Gen Office
		150,000		Med Office
		280,000		Shopping Cen

The proposed maximum building height on the site is 120 ft.
The project also calls for a number of mobility and recreational amenities including: shaded public sidewalks, bike lanes, shared paths, and connectivity options linking to Austin Colony neighborhood. The Applicant also want to work with Cap Metro to get transit into the project area. The developer proposes to preserve 33 percent of the site (or approximately 700 acres) for open space and a park.

Connectivity
The Walkscore for this area is 0/100, Car Dependent, meaning almost all errands require a car. There are no transit stops, public sidewalks or bike lanes in this area. Because this area was used for mining, connectivity and mobility options (beyond a car) are almost non-existent.

Imagine Austin
The project area straddles the **Rio De Vida Town Center** on the Imagine Austin Growth Concept Map. Town Centers are intended to **support a variety of housing types and a range of employers** with regional customer and employee bases. Town Centers are the mid-sized of the three activity centers outlined in the Growth Concept Map. These centers are intended to have a variety of housing types and a range of employers with regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas.

The following Imagine Austin policies are also applicable to this case.

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.

- **LUT P3.** Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.

Complete Community Policies

- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

- **LUT P5.** Create healthy and family-friendly communities through development that includes **a mix of land uses and housing types** and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

- **HN P10.** Create complete neighborhoods across Austin that have a **mix of housing types and land uses**, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Analysis and Conclusions

Growing as a '***compact and connected city***' to create '***complete communities***' is the basis of the Imagine Austin vision statement and the hundreds of policies and actions developed throughout the plan. Growing as a compact and connected city, "*... enhances human connections, innovation, and urban vibrancy. Creating a more compact and efficient city is critical to our ability to connect people to homes, jobs, schools, and other destinations with a more complete transportation system that is affordable to build, operate, and maintain. (p 10)*

The proposed PUD mixed use project appears to contribute towards making this area a more complete community by including a mixture of uses (live, work and play) in an area that currently offers few of these options. The project also appears meets a number of Imagine Austin core principles for action (p. 10 - 11) including: (1) **Grow as a Compact, Connected city** by including a mix of uses (residential, industrial, office and commercial, along with a variety of mobility options – shared path, bike lanes and public sidewalks; (2) **Integrates Nature Into the City** providing parks and open spaces. and (5) **Provide Paths to Prosperity for All,** by providing a variety of housing types, and jobs within the project area.

In summary, the conceptual plan seems to indicate that this mixed use project will be a 'complete community' by including a variety of residential, commercial, office, industrial, recreational and civic uses and enough density in terms of jobs and residential units to make project a true Town Center. However, more information is needed to review the project during the PUD process to analyze the land use plan and review how this project will be beneficial to people living within and outside the project area.

Drainage Engineering Review - Joydeep Goswami - 512-974-3568

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DE 1. An overall drainage area map should be provided at the time of final plat and site plan that includes any off-site flows conveyed to the subject site. Conveyance of off-site flows through the subject site may require dedication of drainage easements [LDC 25-7-151, 25-7-152].

DE 2. Portions of the subject site are located within the City of Austin fully-developed and FEMA floodplain for the 25-yr and 100-yr storm. Please see the assigned Floodplain Reviewer's comments.

DE 3. Portions of the subject site are located with the Erosion Hazard Zone buffer. An Erosion Hazard Zone analysis will be required [LDC 25-7-32]. Please see the Drainage Criteria Manual (DCM) Appendix E for guidance.

DE 4. Per note #3 on the Preliminary Stormwater Analysis provided, detention is not anticipated due to the subject site's proximity to the Colorado River. Please note that for those developments which are immediately adjacent and discharge directly into the Colorado River, on-site detention is not required [DCM 1.2.2(F)]. For any portion of the subject site that is not immediately adjacent and does not discharge directly into the Colorado River, on-site detention or alternatives to on-site detention will be required.

DE 5. Per Sheet 11 of 13 of the code modifications provided in the Engineer's Report, allowance of non-exclusive drainage easements will require approval from the City of Austin Law Department.

Electric - Karen Palacios - 512-322-6110

EL 1 – The following note needs to be added to the Land Use Table:

- "Unless suitable easements are otherwise provided with subdivision or site plan, a 15-ft electrical easement is required along public ROW. Additional electrical easements within Districts shall be determined at subdivision."

EL2- The zoning use table must add major electrical facilities and major utility facilities as a permitted use within all districts.

EL 3 – The Code doesn't explicitly allow minor electric facilities as a land use. Please add the following note:

- "Utility services and facilities are allowed within all districts."

EL4 - "Item" needs to add: Austin Energy- Requirements – Building setbacks subject to required easements, clearance and safety requirements per Austin Energy Design Criteria for electrical facilities.
https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE

Environmental Officer - Chris Herrington & Atha Phillips – 512-974-2132

- This site is in the Elm Creek and Colorado River watersheds. These watersheds are classified as Suburban.
- This site is an active gravel mining site.
- Over 50% of this site lies within the 25, 100, and 500-year floodplain.

EO 1 This site will need to cut and fill above four feet. Provide a cut and fill exhibit with the PUD submittal.

EO 2 This site has slopes over 15%. Please provide a slope exhibit with the PUD submittal showing the extents of natural and manmade slopes.

EO 3 Please provide a CEF exhibit that shows the location of all existing CEFs and their associated buffers, even if proposing to modify these buffers.

EO 4 Show the creek centerlines and the associated CWQZ.

EO 5 Provide an exhibit showing that development is not encroaching into the CWQZ.

EO 6 Impervious cover may not exceed 60% GSA for Mixed Use or Multi-family and 65% for Commercial.

EO 7 This project is subject to the Floodplain Modification rule per 25-8-364. Please provide information at the time of PUD showing how this will be addressed.

EO 8 Mining sites require a Pollution Attenuation Plan per ECM 1.3.4, please provide a copy of this mine's existing plan.

EO 9 Please show the 25, 100, and 500-year floodplain on all exhibits.

EO 10 Please provide a recent Environmental Resource Inventory for the site.

EO 11 We recognize this site to be a reclaimed landscape and realize that the environmental rules may not apply absolutely. Please provide a list of proposed superior items per 25-2 PUD requirements.

EO 12 Please clearly show the limits of the Parks and Open Space.

EO 13 Please provide a copy of the mine reclamation plan(s), or documentation to otherwise establish what the baseline requirements for required reclamation at the conclusion of mining activities should the PUD not be approved.

EO 14 Please identify any areas within the proposed PUD that would continue to be mined after PUD approval and describe how long these areas would be mined.

Environmental Review - Jonathan Garner - 512-974-1665

EV 01 This property is located in the Elm Creek and Colorado River Watersheds, both of which are classified as a Suburban Watershed. The property is located in the Desired Development Zone.

EV 02 The property is proposed to be annexed into the City limits. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

EV 03 Per LDC 25-8-392, the allowable impervious cover, based on gross site area, in these watersheds is:

Suburban **N. Edwards / ETJ**		
	Max Percent	
Zone	Standard	w Transfer
Single-family Res. (Lot >5,750 ft^2)	45%	50%
Single-family Res. (Lot <5,750 ft^2)	55%	60%
Multi-family Residential	60%	65%
Commercial	65%	70%

EV 04 Erosion / sedimentation controls will be required during construction. Fiscal surety must be provided for erosion / sedimentation control prior to site plan permit approval [LDC 25-7-65, ECM 1.2.1, ECM Appendix S-1].

EV 05 Cut or fill on a tract of land outside the Urban watershed classification is restricted to 4' in depth. Since development is proposed on an active mining site, all cut and fill regulations will apply to the site's topography prior to the mining operations [LDC 25-8-341 and 342].

EV 06 Development on slopes exceeding 15 percent in grade is subject to regulations in LDC 25-8-301 and 302. Since development is proposed on an active mining site, all development on slopes regulations will apply to the site's topography prior to the mining operations.

EV 07 Development within a critical water quality zone or critical environmental feature is subject to regulations in LDC 25-8-261, 25-8-262, and 25-8-281; including the location of trails, utilities, and all-weather access roads for utilities.

EV 08 An environmental inspection fee will be required prior to site plan permit approval.

Fire Review - Tom Migl - 512-974-0164

1. Please schedule a meeting with this reviewer and the Fire Marshal. Many of the proposed street sections do not comply with the Fire Code for access and/or operational area. Only the Fire Marshal has the authority to allow modification to the adopted Fire Code. Private roads shall be minimum of 25 feet wide void of parked vehicles. One way private roads providing fire access shall be a minimum 15 feet wide void of parked vehicles. Unless adjacent to buildings, the private road shall be a minimum 25 feet wide void of parked vehicles, landscaping and landscape furniture.

2. Fire protection is a Tier One activity per the City's PUD ordinance. Any deviation from the adopted Fire Code must be explicitly written in the development's PUD zoning ordinance or related exhibits.

3. Please identify any industrial activities within 1000 feet of the project area with zoning plan.

Flood Plain Review - Henry Price - 512-974-1275

Reviewer notes: Portions of the site are located within the limits of the 100-year floodplains of Elm Creek and the Colorado River. Site is currently has active permitted mining operations.

FP1- Our understanding of flood risk in Austin is changing. What is now known as the 500-year floodplain is a good representation of what the 100-year floodplain will be according to a National Weather Service publication called Atlas 14. This could affect the layout of this development, including the location of lots, drainage easements, and roadways. The City will likely be using the current 500-year floodplain as the design floodplain for site development permits by the end of 2018/beginning of 2019. In order to minimize flood risk to our community and better ensure that development can be in compliance with future floodplain regulations, the City of Austin recommends that the Applicant consider the 500-year floodplain as a surrogate for the 100-year floodplain when designing this development. Please contact this reviewer if you have any questions.

FP2- Not withstanding comment FP1, the Applicant should still consider the current 100-year floodplain of the Colorado River as the regulatory floodplain going forward instead of the 500-year floodplain.

FP3- For purposes of determining no adverse floodplain impacts within the site, the Applicant should use existing regulatory floodplain modeling and mapping revised to incorporate what the post mining terrain will be as allowed by the current mining permit.

FP4- FEMA map changes will be coordinated as follows: portions of the site within the full purpose and planning jurisdiction of the City of Austin will be reviewed and acknowledged by the City, and portions of the site located within the ETJ will be handled by Travis County.

FP5- Any proposed diversions of flood water that contain or direct flow from Elm Creek across the site to the Colorado River will likely require a CLOMR application.

FP6- The requested code modification of LDC 25-7-152 may be unnecessary. The code requirement does not require an exclusive drainage easement. Other easements may be overlapped or combined with the drainage easement.

FP7- Applicant will be required to meet floodplain regulations in effect at the time of site development permit.

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates in order to confirm positive plan set changes.

Heritage Tree/City Arborist Review - Jim Dymkowski - 512-974-2772

FYI—ADDITIONAL COMMENTS MAY BE GENERATED WHEN THE REQUESTED INFORMATION HAS BEEN PROVIDED.

HT 0 The current PUD development assessment does not indicate that the PUD will be requesting any code modifications for Heritage or any other tree category tree review and will follow current Code.

The PUD does propose the following modifications to Code that may affect tree preservation or the planting of new trees. Please provide Staff additional information to allow us to review these requests or remove these code modifications from the PUD request. See below.

HT 1 Section 25-2-1008 Irrigation. PUD requests removal of Subpart A from this section of code. This section covers leaving a certain amount of a development natural or discharging site runoff overland to a new landscape area for additional irrigation

opportunities. Staff agrees, that since most of the PUD area is an active mine operation, there are limited areas to remain natural. However, since this Code section contains an "or", then there are ample opportunities available to provide runoff with new construction to new landscape areas that may contain new tree plantings. This section of Code should remain intact.

HT 2 Sections 25-8 and 30-5-321. Staff is not finding the code intent difference between current Code as written and your requested addition. Please provide additional explanation for the requested change.

Tier 1 and Tier 2 Superiority

HT 3 Staff appreciates the PUDs numerous indications of habitat restoration that would most certainly include more trees planted than what current Code would require without the PUD. Please provide additional explanation on how these restorations as mentioned meet the Tier 1 F water quality/environmental section for superiority.

HT 4 As it pertains to mitigation and landscape tree planting, please clarify how the PUD will meet the Tier 1 H Grow Green/Landscaping section by explaining by how much the PUD will exceed the current Code minimum requirements.

HT 5 Staff understands that this area currently has active mining permits and some of the areas remain active. This does not though affect the applicability of this new PUD request to meet or not meet the Tier 2 requirements if wishing to use these as an overall superiority element of the PUD. As a Tier 2 requirement, the PUD has options as it pertains to tree preservation. The PUD can choose preservation of all heritage trees, preservation of 75% of the caliper inches associated with native protected size trees, and preservation of 75% of all of the native caliper inches. If it were to do so, it would receive Staff support as meeting fully this Tier 2 option. The Applicant could also propose to modify this element, for example if the PUD identified the location and poor condition of a heritage tree and have its removal approved with the PUD modifications. Alternatively, the PUD may choose to meet current Code for all tree review and would not be able to claim superiority for this particular element. Please clarify how the PUD will proceed on this particular element.

HT 6 Please provide an overall assessment and plan for the trees within the PUD area. This should include species and sizes, and approximate locations and amounts of trees. It should also include the health and growing conditions of the tree areas. For example, are the trees growing in areas of open tailings mounds or mine pits that will be filled or leveled or in areas along the River or some other area that might be easier to preserve in place?

Hydrogeologist Review - Scott Hiers - 512-974-1916

HG1 Update 0 - Please be advised that this reviewer may generate additional comments as information is updated.

HG2 Update 0 - Pursuant to LDC 25-8-121 or 30-5-121, please provide an Environmental Resource Inventory Report (ERI) that identifies all Critical Environmental Features, proposes protection, and is compliant with ECM 1.3.0.

HG3 Update 0 - If present on site, clearly show the boundaries of all Critical Environmental Features and clearly label the feature(s): "CRITICAL ENVIRONMENTAL FEATURE".

HG4 Update 0 - If present on site, clearly show the boundaries of all CEF Buffers as a shaded or hatched area and clearly label the buffers: "CRITICAL ENVIRONMENTAL FEATURE BUFFER"

Industrial Waste - Tammy West - 512-972-1066

IW1. The requirements under Chapter 15-10 of the Austin City Code (Wastewater Regulations) do not apply to this project based on the plans submitted.
APPROVED

Neighborhood Housing & Community Development - Travis Perlman - 512-974-3156

NHCD is looking for the Applicant to ensure that 10% of the rental units developed are rented to households at 60% MFI or below for a period of 40 years, and that 10% of ownership units are sold to households at or below 80% MFI and are subject to an agreement that caps the appreciation of equity and provides the Austin Housing Finance Corporation a first right of refusal in the event of sale by the homeowner.

PARD / Planning & Design Review - Kelsey Veazey - 512-974-9457

PR 1: Please provide Exhibit X (mentioned on page 5) and show locations of public parkland, private parkland, and connectivity to Colorado River. Further discussions with PARD will determine which entities will maintain and/or operate each park.

PR 2: With the proposed modification to 25-1-603 Standards for Dedicated Parkland (page 6), PARD would not consider this development superior as it pertains to parks. Superior parkland dedication will earn at maximum 50% credit for the 100-year floodplain and 0% credit for the 25-year floodplain.

PR 3: Amenities can fulfill PUD requirements only on public parkland or private parkland. Please refer to page 6, modification to 25-1-606 (C) Parkland Development Fee.

PR 4: There are 12,000 proposed residential units. PUDs require superior acreage of parks and open space, 10.4 per 1,000 population (according to 14.3.9 of the PDOP), which totals about 212 acres in this high-density residential development. 212 of the 700 total acres of parks and open space need to receive credit. In the PUD submittal, please provide a plan showing boundaries of Open Space with all overlapping symbolized land showing the 25-year floodplain, the 100-year floodplain, and any CWQZs and CEF buffers. Please provide the following table, completed with calculated acreages for credit to accompany the plan.

	Acres	Percent Credit	Credited Acres
Open Space Outside of 100-year floodplain	XXXX	100%	XXXX
Open Space between 25-year and 100-year floodplain	XXXX	50%	XXXX
Open Space within 25-year floodplain	XXXX	0%	0
Open Space within CEF buffer	XXXX	50%	XXXX
Open Space containing a water quality or detention pond	XXXX	50%	XXXX
Open space within a Critical Water Quality Zone	XXXX	50%	XXXX
Total Acres			XXXX
Total Required Acres			212*

**value is subject to change slightly based on residential density*

Refer to Parkland Dedication Operating Procedures: § 14.3.8 Partial Credit for Dedication and Easement Acreage:

"If land is located within a Critical Environmental Feature (CEF) buffer or within a Critical Water Quality Zone, as established under City Code Chapter 25-8 or a successor Code, PARD may credit the acreage at 50% per acre if recreational amenities are allowed under applicable

Land Development Code requirements. If recreational amenities are not allowed, the acreage may be included but will not receive credits toward acreage owed."

"Land containing a water quality or detention pond may be accepted at 50% per acre credit if the pond is designed and developed with PARD approved recreational amenities."

"Land within the 100-year floodplain may be accepted at 50% per acre credit if: (a) PARD determines that the land meets the criteria described in Subsection (B); and (b) the dedication also includes any adjacent land on the same site that is located within the 25-year floodplain, which shall receive no credit towards meeting the required parkland dedication."

PR 5: Water quality easements and detention/drainage easements will need to be recorded with metes and bounds, and then recorded as easements with separate documents. Detention ponds must have some amenities such as fishing piers, trails along the perimeter, etc. to gain any credit according to the PDOP § 14.3.8, shown above.

Site Plan - Jeremy Siltala - 512-974-2945

SP1. It is unclear whether the intent for this PUD is to establish its own set of site development regulations or to simply modify certain sections of the Land Development Code's site development regulations (§ 25-2-492).

SP2. Application does not appear to fully address Development Bonuses (LDC § 25-2, Subchapter B, Article 2, Division 5, § 1.4.1C-D and § 2.5).

Section 8 - Zoning Use Table

SP3. The following uses (6-plex, Row House, Shop House, Yard house) unfortunately do not yet exist in the LDC. Further definition and development standards will be necessary if anything is to be constructed using these use classifications.

Section A – Superiority

Tier 1

SP5. Green Building Program (1D) states it will meet 2-star but page Tier 2 (4 of 6) states it is non-applicable. Section 2.4.1(D) states a two-star AE GB Rating is required.

SP6. Public Facilities (1G) makes no mention of schools or police facilities.

SP7. Grow Green (1H) states is will exceed landscape requirements but other areas of application state landscaping may not be provided.

Tier 2

SP8. Building Design states it will exceed minimum points of Subchapter E with no explanation of how that will be achieved.

SP9. Affordable Housing states 5% of residential units will be affordable but at what MFI? Section 2.5.3 and 2.5.4 Requirements for Rental and Ownership Housing.

SP10. Address how the PUD intends to comply or exceed with the Commercial Design Standards in Subchapter E:
§ 2.2 – Relationship of Buildings to Streets and Walkways
§ 2.3 – Connectivity Between Sites
§ 2.4 – Building Entryways
§ 2.5 – Exterior Lighting
§ 2.6 – Screening of Equipment and Utilities
§ 2.7 – Private Common Open Space and Pedestrian Amenities
§ 2.8 – Shade and Shelter
§ 3 – Building Design Standards
§ 4 – Mixed Use

Subdivision - David Wahlgren - 512-974-6455

SR 1. Preliminary plan and final platting will be required for the site after the PUD zoning is established.

Transportation - Ivan Naranjo - 512-974-7649

TRAFFIC IMPACT ANALYSIS

TR1. A Traffic Impact Analysis will be required at the time of the PUD submittal [LDC, 25-6-113]. The traffic consultant preparing the study must meet with the DSD Transportation Engineer (Scott.James@austintexas.gov) to discuss the scope and requirements of the study before beginning the study.

TR2. Additional right-of-way, participation in roadway improvements, traffic signals, or limitations on development intensity may be recommended based on the review of the TIA [LDC 25-6-142].

STREETS / BLOCK LENGTH

TR3. On boundary streets with a width less than specified in the Transportation Plan or TCM, dedication of additional right-of-way is required. Survey ties across all existing streets bordering or traversing this development must be provided to verify existing right-of-way width and help determine if additional right-of-way is needed (or provide a copy of the street deeds) [LDC 30-3-71]. This comment applies to FM 969 and FM 973.

TR4. The PUD should meet or exceed the current Land Development Code and Transportation Criteria Manual requirements for Dead-End Streets which include: street design criteria, right-of-

way, emergency access criteria, etc. The PUD proposes to waive the entire section regarding dead-end streets and therefore does not demonstrate "Superiority".

TR5. The PUD Zoning Plan shows a proposed collector which intersects with FM 973, creates a "T" intersection with the extension of Harold Green Road, but does not include a connection at the N-E end to eliminate a 4900' single-outlet. The PUD must integrate roadways to provide connectivity with adjacent properties for future developments plus will align and connect with existing streets on adjoining properties unless the Land Use Commission determines that the Comprehensive Plan, topography, requirements of traffic circulation, or other considerations make it desirable to depart from the alignment or connection.

TR6. The PUD proposes to comply with Great Streets only for the commercial area of MU-1. Please provide information to clarify why the MU-2 areas are excluded.

TR7. Coordination with ATD and Travis County will be necessary to approve the proposed street sections and create an appropriate multi-modal network of streets, bicycle lanes, trails, transit facilities, and sidewalks for the proposed PUD. Transportation Demand Management strategies may be required upon further discussion.

TR8. The PUD should meet or exceed the current Land Development Code and Transportation Criteria Manual requirements. The PUD proposes block lengths which exceed the maximum allowed by Code and therefore do not demonstrate "Superiority".

ACCESS TO LOTS

TR9. Harold Green Road is a Travis County roadway. Driveway access to a county road will require the approval from Travis County.

TR10. SH 130, FM 969 and FM 973 are State-maintained roadways. Driveway access to a State maintained roadway will require the approval from the Texas Dept. of Transportation (TxDOT).

TR11. State law requires each lot to abut a dedicated public road. The PUD proposes to also abut private streets, common courtyards, private alleys, etc. which would require a Commission variance.

TR12. The proposed section regarding Driveway Approaches is in conflict since Type 1 driveways are for residential uses and Type II are for commercial uses.

OTHER ISSUES

TR13. According to the Austin Urban Trails Master Plan and the Austin 2014 Bicycle Plan approved by the Austin City Council in November, 2014, a Tier II urban trail is proposed along the south border of the PUD. The urban trail must be shown on the PUD Land Use Plan to be approved by Public Works and the Austin Transportation Department.

TR14. It is unclear why the proposed PUD Superiority indicates that Accessibility is "Not applicable" for this development since the commercial land uses and roadways are subject to compliance with ADA and all applicable accessibility requirements. Please provide additional information to clarify how the PUD will meet or exceed the applicable legal requirements for accessibility.

TR15. Additional comments may be generated as more complete information is received.

Water Quality - Joydeep Goswami - 512-974-3568

Release of this application does not constitute a verification of all data, information, and calculations supplied by the Applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

WQ 1. Compliance must be demonstrated with § 25-1-83 which requires all commercial and multi-family applications for subdivision, site plan, and building permit on tracts greater than one acre or on tracts one acre or less, but within an abandoned landfill buffer as shown on the City of Austin closed landfill map to provide a:

1. City of Austin Certification of Compliance Form;
2. Certificate sealed by a Professional Engineer certifying the site is not over a closed landfill and describing the basis for that determination, or;
3. Development permit from the TCEQ, or;
4. Letter from TCEQ stating that the project is not subject to the requirements of TAC Ch. 330, Subchapter T.

The form may be found on the City of Austin website at http://www.ci.austin.tx.us/watershed/downloads/engineers_cert_form.pdf.

WQ 2. Current code requires that sites not located within the Barton Springs Zone, that water quality controls are required if the new and/or redeveloped impervious cover exceeds 8,000 sf. [LDC 25-8-211].

WQ 3. Per Sheet 3 of 6 of the superiority section in the Engineer's Report, innovative pilot projects are proposed. Please note that any alternative water quality controls not included in the Environmental Criteria Manual (ECM) will require approval from the Watershed Protection Department – Environmental Resource Management (ERM) Division. [LDC 25-8-151, ECM 1.6.1]

WQ 4. Please note that superiority of a water quality facility is not demonstrated by treating a water quality volume greater than the required volume. However, a facility may be considered superior if off-site impervious cover that is currently not being treated is treated by a proposed water quality facility.

WQ 5. Dispersed innovative water quality controls rather than centralized controls are encouraged.

AW Utility Development Services - Neil Kepple - 512-972-0077

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and/or abandonments required by the proposed land uses. SERs are in review and must be approved. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility in compliance with Texas Commission of Environmental rules and regulations, the City's Utility Criteria Manual and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fees with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

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

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

1. A minimum separation distance of 5 feet from all other utilities (measured outside of pipe to outside of pipe) and AWU infrastructure;
2. A minimum separation distance of 5 feet from trees and must have root barrier systems installed when within 7.5 feet;
3. Water meters and cleanouts must be located in the right-of-way or public water and wastewater easements;
4. Easements for AWU infrastructure shall be a minimum of 15 feet wide, or twice the depth of the main, measured from finished grade to pipe flow line, whichever is greater.
5. A minimum separation of 7.5 feet from center line of pipe to any obstruction is required for straddling line with a backhoe;
6. AWU infrastructure shall not be located under water quality or detention structures and should be separated horizontally to allow for maintenance without damaging structures or the AWU infrastructure.

7. The planning and design of circular Intersections or other geometric street features and their amenities shall include consideration for access, maintenance, protection, testing, cleaning, and operations of the AWU infrastructure as prescribed in the Utility Criteria Manual (UCM)

8. Building setbacks must provide ample space for the installation of private plumbing items such as sewer connections, customer shut off valves, pressure reducing valves, and back flow prevention devices in the instance where auxiliary water sources are provided.

FYI: Dedication of private streets and public utility easements does not obligate the City to approve the placement of City water and wastewater mains within same. Water and wastewater service shall be provided to each lot at their Right-of-Way frontage.

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

Review cannot be conducted without an ERI.

WB1. Please provide an ERI.

WB2. Please clearly show and label all Wetland CEFs.

WB3. Please clearly show and label all Wetland CEF Setbacks.

WB4. Please demonstrate compliance with all Wetland CEF and associated setbacks.

WB5. Please provide standard note that describes wetland protection:
"All activities within the Critical Environmental Feature and associated setback must comply with the City of Austin Land Development Code. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited."

WB6. Please demonstrate compliance with Floodplain Modification rules 25-8-364 or 30-5-364.

Zoning Review - Wendy Rhoades - 512-974-7719

ZN 1. Retitle the Zoning Map to the Land Use Plan and add the following information with the PUD submittal:

- Add acreages associated with each district in the table at the left corner and within each specific area depicted on the plan
- Label Tracts 1-5 on the Land Use Plan and identify if these are associated with phases and general timing of development

- Provide a summary table showing the number of units or maximum square footage associated and development standards for each of the three land use categories and for each specific area. Which specific MU-1 tract(s) and land uses are proposed to have a maximum height of 120 feet? Staff will consider this height request when additional information is provided at the time of the PUD application.
- Please ensure that the number of residential units and office / commercial / industrial / civic square footages in the Applicant's summary letter, the summary table (described above) and TIA Determination worksheet are consistent figures (or explain the difference).
- What are the differences in terms of land uses, density and other development standards (besides height) between MU 1 and MU 2?
- Label the Colorado River
- Delineate the jurisdictional lines of Travis County and the City of Austin
- Increase the font of the street names in order to provide better context of the project area
- Identify the general land uses of the adjoining tracts and the names of the residential subdivisions
- Identify the collector road (or other road classification) that begins in the MU2 area near the southwest corner of the site and extends to the northeast corner of the site
- Add a vicinity map to the Land Use Plan

ZN 2. *Permitted Use Chart* – Please provide specific information and development standards for the proposed tiny home product. If this is the only housing type associated with the Mobile Home Residential classification, then please add this land use classification to the chart and delete the mobile home residential classification.

ZN 3. *Permitted Use Chart* – Why is the Short Term Rental 13 in the Commercial land use category? What is the significance of the number 13?

ZN 4. *Permitted Use Chart* – Please provide a specific request for Commercial Off-Street Parking in the OS district (sentence needs additional clarity).

ZN 5. *Permitted Use Chart* – Please provide clarification of the note for Convenience Storage.

ZN 6. *Permitted Use Chart* – Please provide clarification of the phrase "and accessories" in the note for Outdoor Sports and Recreation. Is this phrase meant for accessory uses or accessory structures?

ZN 7. *Permitted Use Chart* – Staff has received guidance from the Law Department to refrain from prohibiting telecommunication towers. Please remove this phrase from the chart.

ZN 8. Code Modification to 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.1. *(Compliance Required)* – At the time of the PUD application, provide an exhibit showing the MUD boundaries which include the tracts that may be added to the PUD.

ZN 10. Please remove the Code Modification request to Section 25-3-86 *(Traditional Neighborhood District)*. PUD zoning rather than TND zoning is proposed, and the Code modifications to compatibility standards will occur through Section 25-2.

ZN 11. Code modifications to the expiration of preliminary plan and site plan applications may be requested with PUD application, however, please be aware that Development Services Department staff has generally not been supportive of these modifications.

ZN 12. Tier 1 *(Neighborhood Plans and Historic Compatibility)* – Please provide more specific information about what is proposed to occur in this sentence: "When applicable reclamation occurs, it will include interpretation about the former use."

ZN 13. Tier 1 *(Public Facilities)* – The TIA worksheet references an elementary school for 500 students but this is not reflected in the proposed Superiority chart. Please address this discrepancy with the PUD submittal.

ZN 14. Tier 1 *(Connectivity)* – Staff at the Planning and Research section of AFD will need specific information, including location and access of the proposed 3 acre fire station to be located within the PUD. This will be reviewed at the time of the PUD application.

ZN 15. Tier 1 *(Architectural, historical, cultural and archeological areas)* – In the absence of specific information, this section may not be applicable to the proposed PUD.

ZN 16. Does the Applicant intend to pursue any Tier 1 *(Additional Requirements)* at the time of PUD submittal? If so, please add to the proposed Superiority Chart.

ZN 17. Tier 2 *(Art)* – If a public art master plan is proposed, please identify the potential locations on an exhibit to be included in the PUD application. Review by the Cultural Arts Division staff at the Economic Development Department will be necessary.

ZN 18. Tier 2 *(Local Small Business)* – More specific information is needed with the PUD application about the proposed size and location of the retail or restaurant space that will be affordable, including its affordability level and the length of time that it will be affordable.