

ORDINANCE NO. _____

095

6-22-06

AN ORDINANCE AMENDING ORDINANCE NO. 990408-14 TO REZONE AND CHANGE THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR LAND KNOWN AS THE FORUM PLANNED UNIT DEVELOPMENT TO CHANGE REGULATIONS APPLICABLE TO THE PROJECT KNOWN AS LIFE TIME FITNESS, LOCATED AT 7101 SOUTH MOPAC EXPRESSWAY NORTHBOUND.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Forum Planned Unit Development ("Forum PUD") is comprised of approximately 264 acres of land located along and near South Mopac Boulevard, West William Cannon Drive, Convict Hill Road and Brush Country Road in Travis County and more particularly described by metes and bounds in the land use plan incorporated into Ordinance No. 990408-14. The Forum PUD was approved April 8, 1999 under Ordinance No. 990408-14 (the "Original PUD Ordinance") and amended September 2, 2004 under Ordinance No. 040902-54.

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development district to planned unit development district to change the regulations applicable to property within Forum PUD described in Zoning Case No. C814-98-0001.02, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Block C, Forum PUD Tract III, a subdivision in Travis County, according to the map or plat of record in Document No. 200400241, Official Public Records of Travis County, Texas (the "Property"),

locally known as the Life Time Fitness project area within the Forum PUD, located at 7101 South Mopac Expressway Northbound, in the City of Austin, Travis County, Texas, and generally identified in the map attached with Attachment No. 1 (*Zoning Map*).

PART 3. This ordinance, together with Attachments Nos. 1 through 4, amends the Original PUD Ordinance. The Forum PUD shall conform to the limitations and conditions set forth in this ordinance.

PART 4. The attachments are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The attachments are as follows:

- Attachment No. 1: Zoning Map
Attachment No. 2: Amended PUD Land Use Plan (4 sheets)
Attachment No. 3: Landscape and Exterior Design/Heat Island
Reduction/Exterior Light Pollution Reduction
Attachment No. 4: Building Envelopes

PART 5. The Original PUD Ordinance is modified as shown in this part.

- (A) Exhibit A (*Forum PUD Land Use Plan*) of the Original PUD ordinance is deleted and replaced with Attachment No. 2 (*Amended PUD Land Use Plan*) of this ordinance.
- (B) Exhibit B (*Forum PUD Land Use Plan Development Regulations*) of the Original PUD ordinance is amended to add the following provisions:
48. The water quality facilities required under Note 25 to manage and treat storm water runoff may be located in one or more facilities on Parcels F and J.
 49. For Parcels F and J, a single occupant of a personal improvement services use may exceed the 100,000 square foot maximum size outlined in Note 38 by no more than 11,000 square feet. All other single occupant office or commercial users must comply with Note 37 or 38 of the Original Forum PUD Ordinance.
 50. For Parcels F and J, a hike and bike trail is permitted through the 50 foot-wide vegetative buffer along Convict Hill Road.
 51. For Parcels F and J, notwithstanding anything to the contrary in the Original PUD Ordinance or this ordinance, impervious cover may not exceed a total of 9.52 acres.
 52. For Parcels F and J, the water quality facilities described in Note 25 shall be designed to manage and treat storm water runoff to a capture depth of 1.33 inches.
 53. All commercial development on parcels F and J with a single occupant of personal improvement services use in excess of 100,000 square feet shall comply with Austin Energy Green Building Program (GBP) for a

minimum two-star rating, or shall be designed and built according to the US Green Building Council's Leadership in Energy and Environmental Design ("LEED™") Green Building Rating System, Certified Level. Certification from either GBP or the LEED™ shall be met as specified by the version of the rating system current at the time of design.

54. Development of a building on Parcels F and J with a single occupant of a personal improvement services use in excess of 100,000 square feet is confined to the building areas identified on Attachment No. 4 (*Building Envelopes*) of this ordinance. Administrative revisions to this building envelope which attempt to add a structure outside of the building area are prohibited.

(C) Exhibit D (*Permitted Uses table*) of the Original PUD Ordinance is amended to add the following provision:

- (1) For Parcels F and J, personal improvement services is added as a permitted use.

PART 6. Except as otherwise provided in this ordinance, the terms and conditions of Ordinance No. 990408-14 remain in effect.

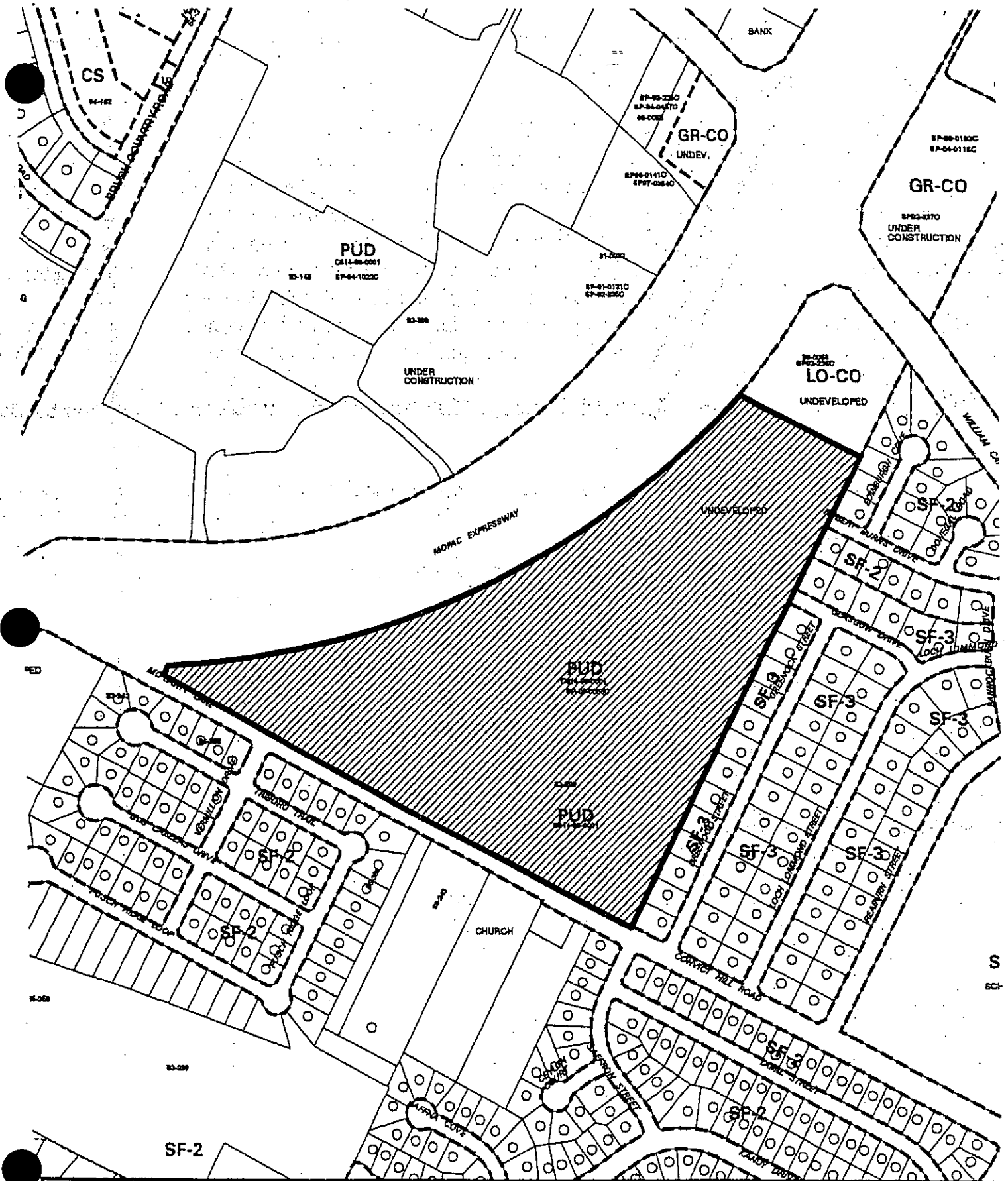
PART 7. This ordinance takes effect on _____.

PASSED AND APPROVED

_____, 2006 §
§
Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

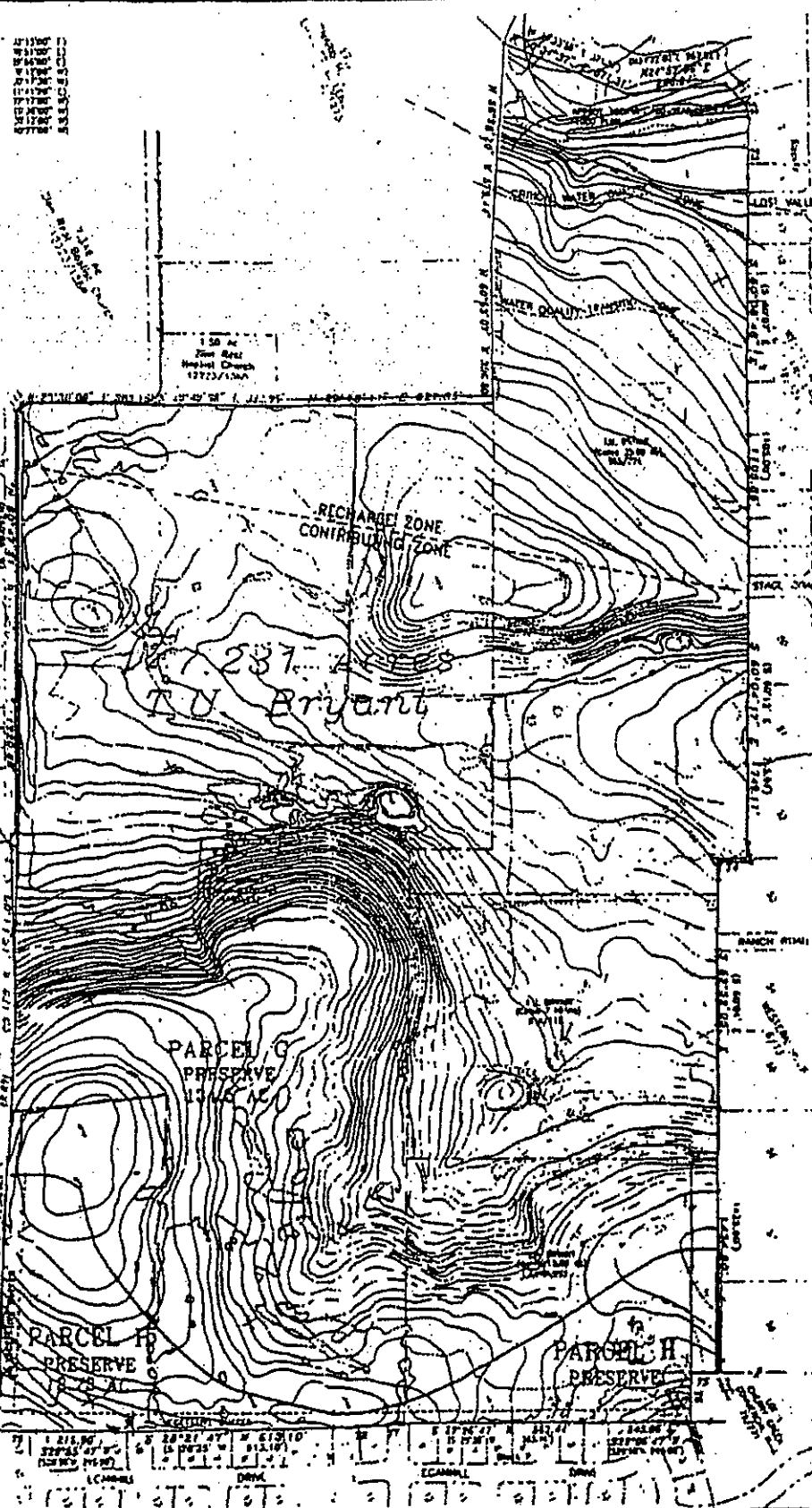
ATTEST: _____
Shirley A. Gentry
City Clerk



 1" = 400'	SUBJECT TRACT 	ATTACHMENT NO. 1 PLANNED UNIT DEVELOPMENT		CITY GRID REFERENCE NUMBER D18
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C814-98-0001.02	DATE: 08-03	
	CASE MGR: W. WALSH	ADDRESS: 7101 S MOPAC EXPY NB	INTLS: SM	
SUBJECT AREA (acres): 37.540				

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THE FORUM P.U.D.

APPENDIX

Figure 1

Abstract

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INDEX

Attachment No. 3
Landscape and Exterior Design / Heat Island Reduction /
Exterior Light Pollution Reduction

Landscape and Exterior Design / Heat Island Reduction

A. Shade

1. For Parcels F and J, one of the following must be incorporated into site design: (i) provide shade (within 15 years) on at least 30% of non-roof impervious surfaces, including parking lots, walkways, plazas, etc. using trees or trellises with vines or (ii) use light colored / high albedo materials (with a reflectance of at least 0.3) for 30% of the Parcels' non-roof impervious surfaces.
 - a. **Mandatory**
 - b. **Documentation Requirement:** Depending on the option(s) chosen, provide (i) drawings showing 15-year shading plan with non-roof impervious surface calculations, (ii) specifications for high-albedo materials used and non-roof impervious surface calculations, (iii) parking plan with count of surface vs. underground spaces, or (iv) drawings showing areas of pervious pavement.
2. When considering placement of pedestrian and bicycle pathways on a Parcel, consider locating such pathways in existing shaded areas, and creating additional areas of shade, employing native trees and trellises with vines using plants from the approved list (see Appendix A), buildings, canopies, and / or any other permissible shade provider.
 - a. **Optional**
 - b. **Documentation requirement:** Provide site plan and / or other drawings showing pedestrian and bicycle pathways and showing shade areas, with calculations.

B. Heat Island Reduction

1. In order to achieve a reduction in the effect of urban heat island, one of the following must be used: (i) ENERGY STAR Roof-compliant, high reflectance and high emissivity roofing (with initial reflectance of at least 0.65 and 3-year aged reflectance of at least 0.5 when tested in accordance with ASTM E903 and emissivity of at least 0.9 when tested in accordance with ASTM 408) for at least 75% of the roof surface, or (ii) install a vegetated roof for at least 50% of the roof area.

- a. Optional
 - b. Documentation Requirement: Provide (i) specifications of materials and roof area calculations, or (ii) plans and roof area calculations.
2. Conduct a life cycle cost analysis for the use of concrete for all non-pervious paved parking and roadway surfaces.
- a. Mandatory
 - b. Documentation Requirement: Provide a cost / benefit analysis for the anticipated life of the facility comparing construction and maintenance costs for concrete versus asphalt paving surfaces.

C. Exterior Light Pollution Reduction

1. In order to improve night sky access and reduce development impact on the nocturnal environment, the Illuminating Engineering Society of North America (IESNA) footcandle level requirement as stated in IESNA's "Recommended Practice Manual: Lighting for Exterior Environments" cannot be exceeded. Interior and exterior lighting must be designed such that no direct-beam illumination leaves the building site.
- a. Mandatory
 - b. Documentation Requirement: Provide exterior lighting design plan highlighting footcandle contours and demonstrating compliance with IESNA requirements. Provide design narrative showing that no direct-beam illumination leaves the site.
2. Develop an exterior lighting plan for all development that sets maximum lighting levels for commercial areas at three footcandles, average maintained, measured horizontally at finished ground level with a 4:1 illumination ratio.
- a. Optional
 - b. Documentation Requirement: Provide exterior lighting design plan and narrative demonstrating compliance with this requirement.
3. If permissible by City Code, freestanding light fixtures shall not exceed 30 feet measured from the ground / pavement to the bottom base of the fixture.
- a. Optional
 - b. Documentation Requirement: Provide narrative including measurements.

4. Fixture wattage shall not exceed 350 lamp watts and shall contain the lowest available mercury content at the time of purchase, consistent with fulfilling performance requirements.
 - a. Optional
 - b. Documentation Requirement: Provide specifications regarding fixtures.
5. Fixtures shall be limited to two per pole, and shall have no uplight or lamps / light refracting lenses extending below the plane of the lowest point of the fixture housing. Fixtures will provide a cutoff not to exceed 90 degrees from nadir so that light is not emitted above the horizontal plane.
 - a. Optional
 - b. Documentation Requirement: Provide exterior lighting design plan highlighting lighting fixtures and describing light emissions.
6. Building-mounted wall packs shall not exceed a lamp wattage of 200 watts and shall be mounted no higher than 28 feet from the ground / pavement to the bottom of the fixture. Wall packs shall be configured with a full front metal shield with a sharp cutoff of at least 85 degrees to block the lamp source from line of sight view. Open-faced wall packs of any wattage or size are prohibited.
 - a. Optional
 - b. Documentation Requirement: Provide exterior lighting design plan highlighting lighting fixtures.
7. All lighting fixtures to illuminate outdoor advertising shall utilize downlighting, backlighting, or internal illumination (using lamps of 100 watts or less).
 - a. Optional
 - b. Documentation Requirement: Provide exterior lighting design plan highlighting lighting fixtures and a narrative showing that no direct-beam illumination leaves the site.
8. Lamp wattage for outdoor advertising signs constructed of translucent materials and wholly illuminated from within shall not exceed 75 watts.

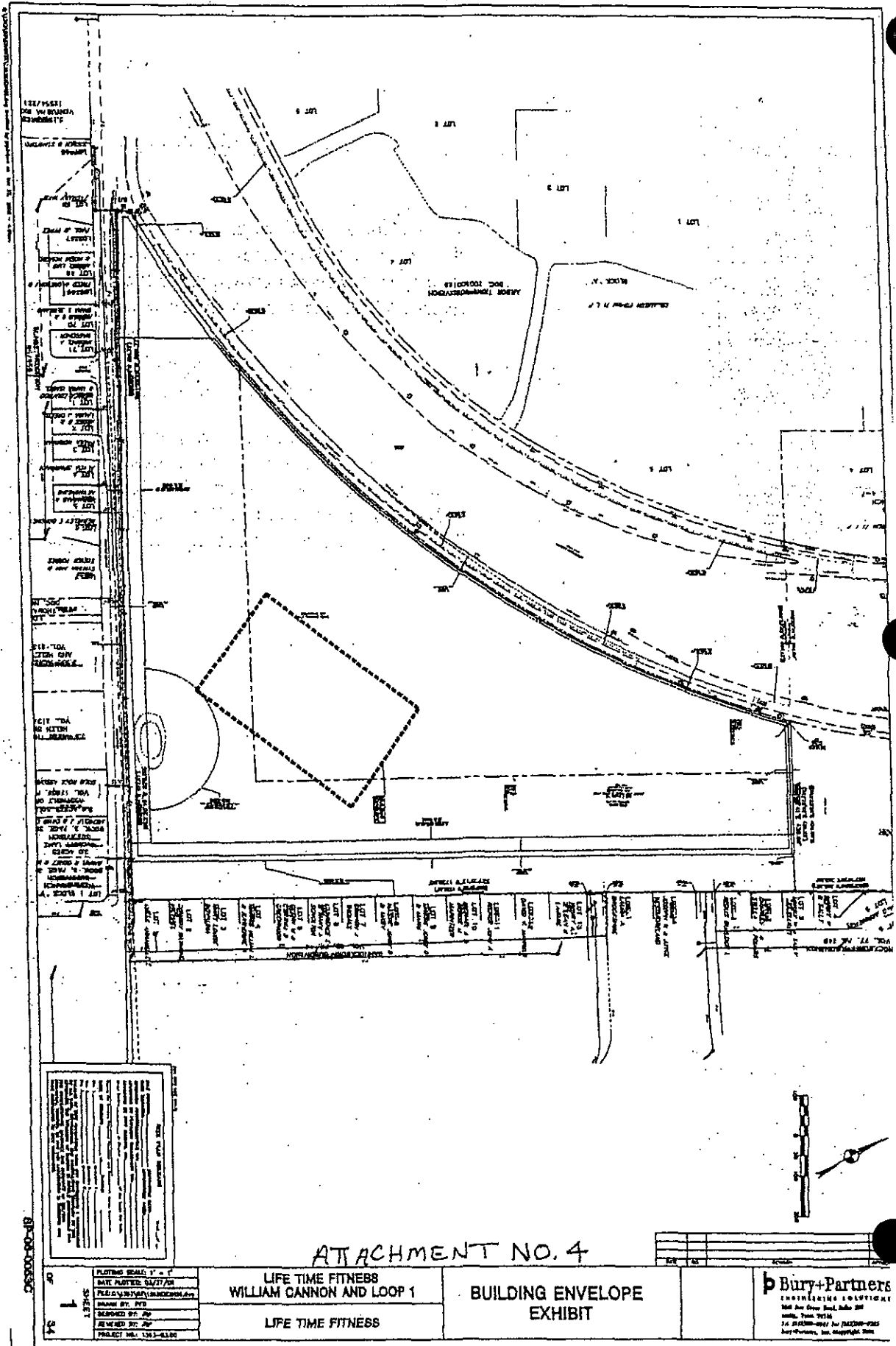
a. Optional

b. Documentation Requirement: Provide specifications regarding fixtures and lamps.

9. If and to the extent that Owner chooses to pursue an optional standard under these Part C Exterior Light Pollution Reduction provisions, and such an option is in conflict with otherwise applicable provisions of the City of Austin's Code, Owner will need to obtain a waiver of or variance from such conflicting Code provisions, as appropriate.

a. Mandatory

b. Documentation Requirement: Provide such documentation to the City as is necessary under applicable law to obtain the waiver or variance in question. In pursuit of such waiver or variance, Owner may rely on the advice of legal counsel rather than only a licensed engineer, licensed architect or LEED accredited professional as described herein.



ATTACHMENT NO. 4

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LIFE TIME FITNESS
WILLIAM CANNON AND LOOP 1
LIFE TIME FITNESS

BUILDING ENVELOPE
EXHIBIT

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