

A U S T I N C I T Y C O U N C I L
AGENDA

Thursday, November 30, 2006

+ Back Print

**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION****ITEM No. 61**

Subject: C814-06-0068 - St. David's PUD - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 919-1025 East 32nd Street; 918-1004 East 32nd Street, 900 East 30th Street, and 3000-3018 North IH-35 (Waller Creek Watershed) from general commercial services-neighborhood plan (CS-NP) combining district zoning, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning, and community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning. Staff Recommendation: To deny planned unit development-neighborhood plan (PUD-NP) combining district zoning Planning Commission Recommendation. To grant planned unit development-neighborhood plan (PUD-NP) combining district zoning with conditions. Applicant: Columbia/St. David's Healthcare System, L.P. (Malcolm Belisle); and St. David's Healthcare Partnership (Bruno & Judith Ybarra) Agent. Clark, Thomas & Winters, P.C. (John M. Joseph). City Staff: Jorge E. Rousselin, 974-2975.

**Additional Backup
Material**

(click to open)

Staff Report**For More Information:** Jorge E. Rousselin, 974-2975

ZONING REVIEW SHEET**CASE:** C814-06-0068**P. C. DATE:** August 8, 2006
October 10, 2006
October 24, 2006
November 14, 2006**ADDRESS:** 919-1025 East 32nd Street, 918-1004 East 32nd Street; 900 East 30th Street, and 3000-3018 North IH 35**OWNER:** Columbia/St. David's Helthcare System, L.P. (Malcom Belisle); St. David's Healthcare Partnership (Bruno & Judith Ybarra)**AGENT:** Clark, Thomas & Winters, P C. (John M. Joseph)**REZONING FROM:**

CS-NP (Commercial services-neighborhood plan), CS-CO-NP (Commercial services-conditional overlay-neighborhood plan) and GR-CO-NP (Community commercial -neighborhood plan)

TO: PUD-NP (Planned unit development – neighborhood plan) combining district**AREA:** 14.361 Acres**SUMMARY PLANNING COMMISSION RECOMMENDATION:***November 14, 2006:****APPROVED PUD-NP ZONING WITH STIPULATIONS;***

- 1). 87% IMPERVIOUS COVER MAXIMUM OVER PROJECT AREA;*
 - 2). TRAFFIC CIRCULATION IMPROVEMENTS MUST BE REALIZED WITH ACCESS FROM PARKING GARAGE TO 32ND STREET;*
 - 3). BUILDING HEIGHT GOVERNED AS FOLLOWS:*
 - AREA DESIGNATED AS "175" ON PAGE A9/67 MAY HAVE 30% AT 175-FEET; BALANCE AT 90-FEET;*
 - AREA DESIGNATED AS "125" MAY HAVE 40% AT 125-FEET; BALANCE AT 90-FEET. *EXCEPT THE AREA OF THE PARKING GARAGE PARALLEL TO RED RIVER IS MOVED TO THE WESTERNMOST PORTION DESCRIBED BELOW;*
 - AREA DESIGNATED AS "90" MAY HAVE 90-FEET FOR THE FOOTPRINT OF THE EXISTING ACCUTE CARE FACILITY ONLY; BALANCE AT 60-FEET;*
 - 4). THE CITY OF AUSTIN RECOMMENDATIONS IN THE TRAFFIC IMPACT ANALYSIS ON PAGES A9-11, MUST BE CODIFIED IN A RESTRICTIVE COVENANT;*
 - 5). LANDSCAPING WITH SHADE TREES MUST BE INSTALLED ALONG ALL SURROUNDING AND INTERIOR STREETS AS PER RECOMMENDATIONS FROM THE CITY OF AUSTIN ARBORIST;*
 - 6). REQUIRE 1-STAR GREEN BUILDING RATING ON ALL NEW CONSTRUCTION*
- SEPARATE AND APART FROM THE P.U.D, THE PLANNING COMMISSION RECOMMENDS THE CITY STUDY TRAFFIC ISSUES ON 32ND STREET BETWEEN RED RIVER AND IH-35.*

[J.REDDY, M DEALEY 2ND] (6-2) C.GALINDO, C.RILEY – NAY

SUMMARY STAFF RECOMMENDATION:

At this time, Staff does not recommend the rezoning request from CS-NP, CS-CO-NP, and GR-CO-NP to PUD-NP. The Staff recommendation for disapproval is based on the following consideration:

1. At this time, the proposed PUD has not demonstrated accomplishment of the provisions of LDC [25-2-144 (C)] requiring superiority over development that would occur under conventional zoning and subdivision regulations, and
2. Waiver of compatibility standards will allow an incompatible height abutting residences to the north of the hospital

DEPARTMENT COMMENTS:

The subject rezoning area consists of a 14.361 acre site fronting East 32nd Street, East 30th Street, Interstate 35, and Red River Street zoned CS-NP, CS-CO-NP, and GR-CO-NP and was rezoned as part of the Central Austin Combined Neighborhood Plan by Ordinance No. 040826-59 (Please see Attachment A). The plan designates this site for civic uses in accordance with the Future Land Use Plan. A neighborhood plan amendment is not necessary as the base land use will remain.

Portions of the site were rezoned to CS-CO-NP under Ordinance 030130-28 which included a restrictive covenant and to GR-CO-NP under Ordinance 920820-1. (Please see Attachments B and C). The applicant seeks to rezone the property to PUD-NP to allow the expansion of the existing hospital to include exceeding heights ranging from 60 feet to 175 feet in height. A Board of Adjustment variance to height was granted on May 8, 2006 allowing a maximum height of 120 feet (Please see Attachment D). A list of permitted land uses was submitted and is included as Attachment E.

As part of an update to the PUD document, the applicant offered the following:

- 2% impervious cover reduction than currently allowed,
- Implementation of Integrated Pest Management (IPM),
- Green builder Standards for commercial development,
- Grow green guidelines for landscaping if possible,
- Tree mitigation at higher than standard rate within the Hancock and Easterwood Neighborhoods;
- Great Streets concept in accordance with Attachment F and with conditions as outlined,
- Base zoning district CS,
- Minimum lot size: 5,750 square feet,
- Minimum lot width: 50 feet,
- Maximum building coverage: 90%,
- Maximum impervious cover: 90%; and
- Maximum floor to area ratio
 - Main campus = 2.15:1
 - Garage site = 0.80:1,

The following maximum heights are offered (Please refer to Attachment G – from right to left):

Current hospital tract abutting IH-35

- 50% of the site at 175', and
- 50% of the site at 90'

Current hospital tract (center area)

- 50% of the area at 125', and
- 50% of the area at 90'

Current hospital tract (at the intersection of East 32nd Street and Red River)

- 90' at current emergency room location, and
- 60' on remainder of tract

Current tract north of main campus on East 32nd Street

- 80' abutting medical office

The applicant has also identified the following variances to the Land Development Code:

- 1 Waiver from the provisions of LDC [25-2-243] requiring that the boundaries of the districts proposed in a zoning or rezoning application must be contiguous; and
- 2 Waiver of compatibility standards under Article 10 of the LDC [25-2-1051 through 25-2-1082]

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-NP, CS-CO-NP, and GR-CO-NP	St David's Hospital
<i>North</i>	CS-CO-NP, MF-4-NP, GO-MU-NP, and GO-NP	Retail, Single family residences, parking, Concordia University
<i>South</i>	LO-MU-CO-NP, GR-MU-NP, and CS-MU-NP	Apartments / Condominiums
<i>East</i>	N/A	Interstate 35
<i>West</i>	LO and MF-3	Apartments

NEIGHBORHOOD PLAN:

Central Austin Combined –
Hancock Neighborhood

TIA: Yes (Please see Transportation comments)

WATERSHED: Waller Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

SCENIC ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

25--Eastwoods Association
31--Hancock Neighborhood Assn.
141--Cherrywood Neighborhood Assn
493--Dellwood Neighborhood Assn
511--Austin Neighborhoods Council
603--Mueller Neighborhoods Coalition
689--Upper Boggy Creek Neighborhood Planning Team
700--Keep the Land
742--Austin Independent School District
754--Central Austin Neighborhoods Planning Area Committee
937--Taking Action Inc
972--PODER People Organized in Defense of Earth & Her R
981--Anberly Airport Assn

SCHOOLS:

Austin Independent School District

- Lee Elementary School
- Kealing Middle School
- McCallum High School

RELATED CASES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-92-0071	LO and MF-3 to GR-CO	08/18/92 APVD GR-CO. GO USES AND COMMERCIAL OFF-STREET PARKING	8/20/92 APVD GR-CO ALL 3 READINGS
C14-02-0150	GO to CS	12/11/02 DENIED CS-CO (5-3-1)	01/16/03: APVD STAFF ALT REC OF CS-CO (6-0); 1ST RDG, 01/30/03: APVD CS-CO (7-0), 2ND/3RD RDG
C14-06-063	Variance for additional height	05/08/06 BOA APVD 120' HEIGHT (7-0)	N/A

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0190	SF-2-CO-NP to SF-3-CO-NP	<ul style="list-style-type: none"> ▪ 02/22/05 PP TO 3-22-05 (STAFF/NEIGH), (7-0) ▪ 03/22/05 PP TO 4-12-05 (7-0) ▪ 04/12/05 PP TO 5-10-05 (STAFF), (8-0) ▪ 05/10/05 PP TO 5-24-05 (STAFF), (7-0) ▪ 05/24/05 NOT ON AGENDA 	05/26/05 W/D BY CC (7-0)
C14-04-0191	SF-2-CO-NP to SF-3-CO-NP	<ul style="list-style-type: none"> ▪ 02/22/05 PP TO 3-22-05 (STAFF/NEIGH), (7-0) ▪ 03/22/05 PP TO 4-12-05 (7-0) ▪ 04/12/05 PP TO 5-10-05 (STAFF), (8-0) ▪ 05/10/05 PP TO 5-24-05 (STAFF), (7-0) ▪ 05/24/05 NOT ON AGENDA 	05/26/05 W/D BY CC (7-0)
C14-04-0192	SF-2-CO-NP to SF-3-CO-NP	<ul style="list-style-type: none"> ▪ 02/22/05 PP TO 3-22-05 (STAFF/NEIGH), (7-0) ▪ 03/22/05 PP TO 4-12-05 (7-0) ▪ 04/12/05 PP TO 5-10-05 	05/26/05 W/D BY CC (7-0)

		(STAFF), (8-0) ▪ 05/10/05 PP TO 5-24-05 (STAFF); (7-0) ▪ 05/24/05 NOT ON AGENDA	
C14-04-0193	SF-2-CO-NP to SF-3-CO-NP	▪ 02/22/05 PP TO 3-22-05 (STAFF/NEIGH), (7-0) ▪ 03/22/05 PP TO 4-12-05 (7-0) ▪ 04/12/05 PP TO 5-10-05 (STAFF), (8-0) ▪ 05/10/05 PP TO 5-24-05 (STAFF); (7-0) ▪ 05/24/05 NOT ON AGENDA	05/26/05 W/D BY CC (7-0)
C14-04-0194	SF-2-CO-NP to SF-3-CO-NP	▪ 02/22/05 PP TO 3-22-05 (STAFF/NEIGH), (7-0) ▪ 03/22/05 PP TO 4-12-05 (7-0) ▪ 04/12/05 PP TO 5-10-05 (STAFF); (8-0) ▪ 05/10/05 PP TO 5-24-05 (STAFF), (7-0) ▪ 05/24/05 NOT ON AGENDA	05/26/05 W/D BY CC (7-0)
C814-06-0075	GO-NP to PUD-NP	PENDING	PENDING

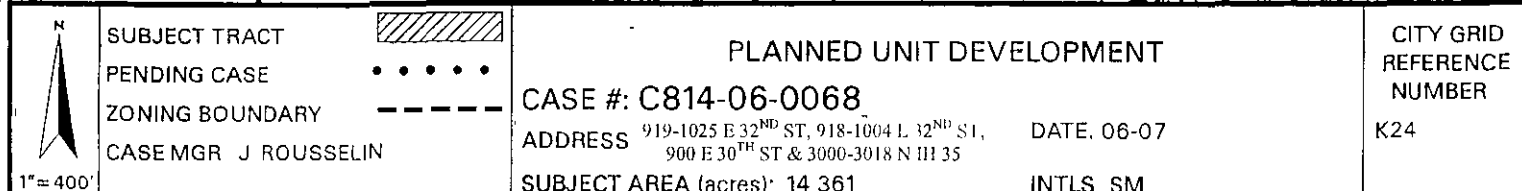
ABUTTING STREETS:

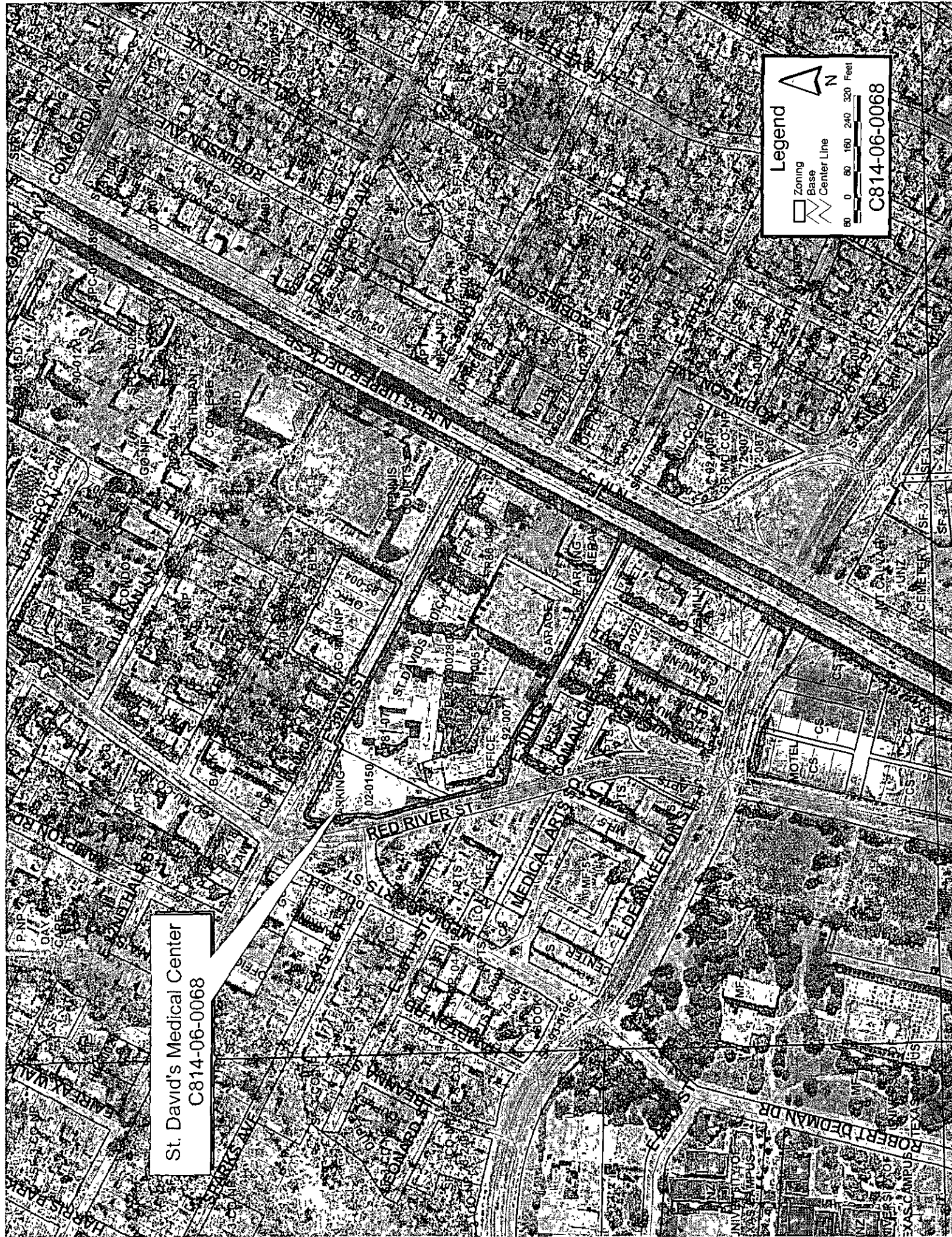
Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Route
30 TH Street	Varies	Varies	Collector	Yes	No	Yes
IH-35	Varies	Varies	Arterial	No	No	No
32 ND Street	Varies	Varies	Collector	Yes	No	Yes

CITY COUNCIL DATE

November 30, 2006

ACTION:**ORDINANCE READINGS:**1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Jorge E. Rousselm, NPZD**PHONE:** 974-2975**E-MAIL:** jorge.rousselm@ci.austin.tx.us





St. David's Medical Center
C814-06-0068

Legend

- Zoning
- Base
- Center Line

80 0 80 160 240 320 Feet

C814-06-0068

Central Austin Combined Neighborhood Plan

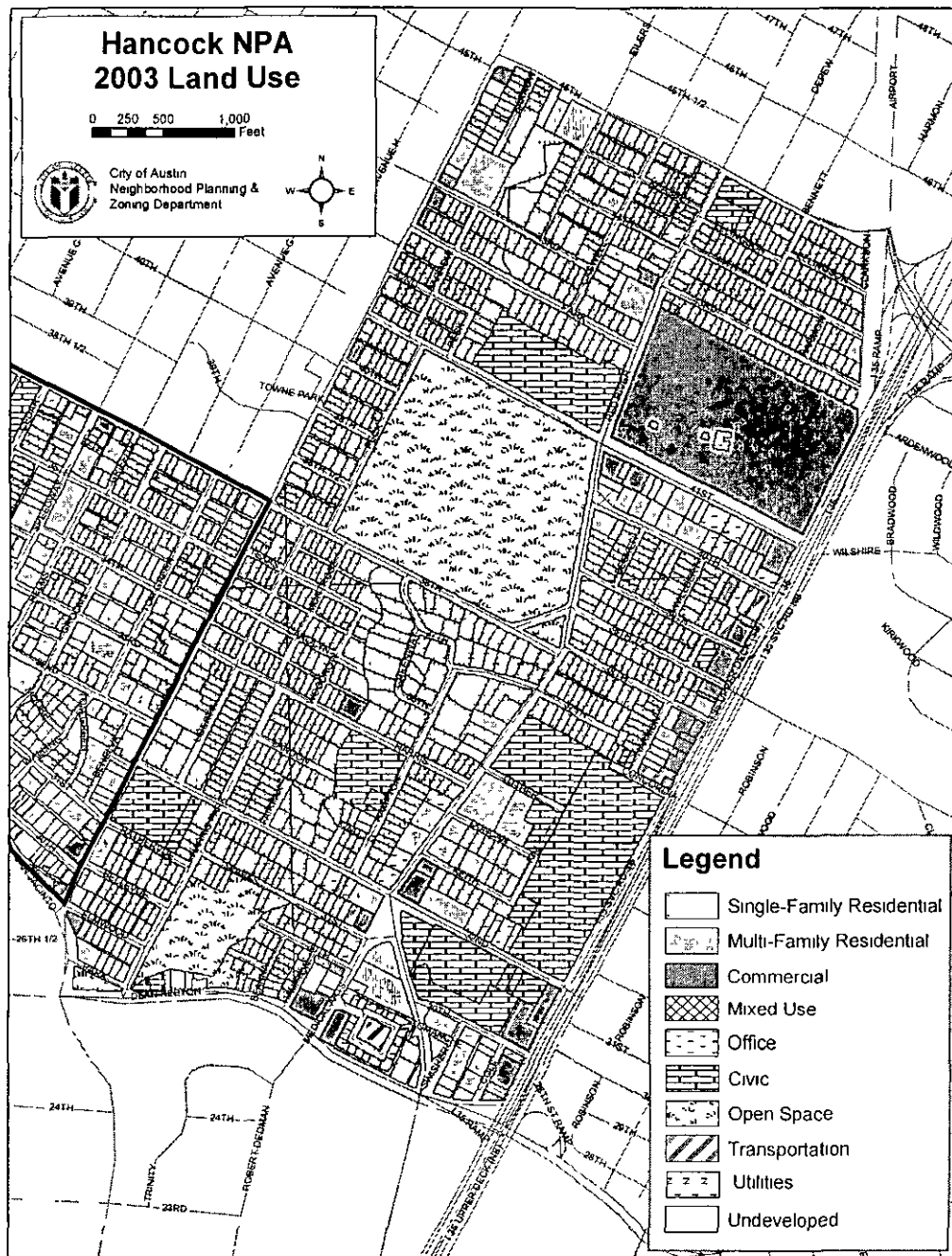
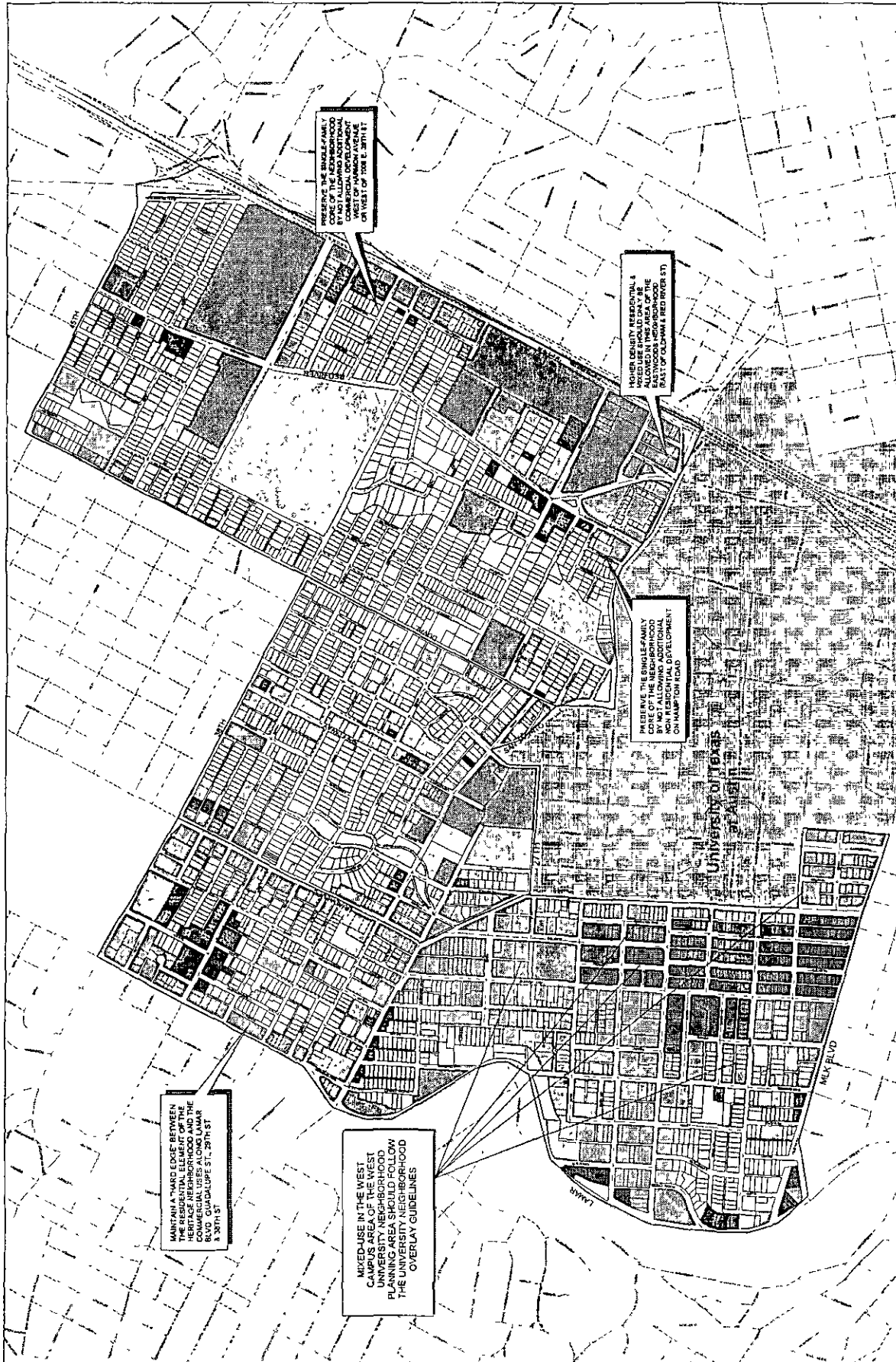
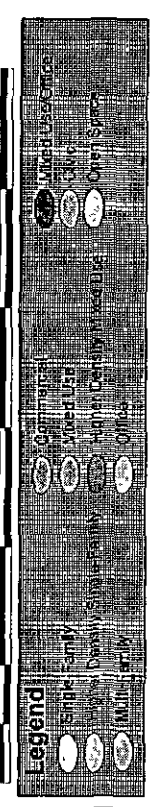


Figure 4
Hancock Neighborhood Planning Area 2003 Land Use



Central Austin Combined Neighborhood Planning Area: Future Land Use Map As Amended on 5/19/05

1000 0 1000 2000 3000 4000 5000 Feet



City of Austin
Neighborhood Planning and
Zoning Department
Revised July 29, 2005

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries



Date: August 22, 2006
To: Jorge Rousselin, Case Manager
CC: John Hickman, John F. Hickman and Associates
Kelly Cannon, Minter, Joseph and Thornhill
Carol Barnes, COA Fiscal Officer
Reference: St David's PUD at 32nd Street ~ C814-06-0068

The Transportation Review Section has reviewed the Traffic Impact Analysis for the St. David's PUD at 32nd Street, dated February 2006, prepared by John Hickman, John F. Hickman and Associates, and offers the following comments:

TRIP GENERATION

St David's development is located in central Austin at the southwest corner of IH-35 and 32nd Street

The property is currently developed with a hospital and associated medical offices and is zoned Community Commercial with a conditional overlay (GR-CO), Commercial Services with a conditional overlay (CS-CO), Commercial Services (CS), and General Office (GO). The applicant has requested a zoning change to Planned Unit Development (PUD). The estimated completion of the project is expected in the year 2025.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the hospital expansion will generate approximately 6,766 unadjusted average daily trips (ADT).

The table below shows the adjusted trip generation by land use for the proposed development:

Table 1. Adjusted Trip Generation				
LAND USE	Size (sf)	ADT	AM Peak	PM Peak
Hospital Expansion	455,220	6,428	532	529

ASSUMPTIONS

1. Traffic growth rates provided by the City of Austin were as follows:

Table 2. Growth Rates per Year	
Roadway Segment	%
All Roads	2%

2. In addition to these growth rates, background traffic volumes for 2005 included estimated traffic volumes for the following projects:

SP-01-0466C	River City Lofts
SP-04-0336C	Paragon Condos
SPC-01-0389C	Concordia University Beto Academic Center

3. No reductions were taken for pass-by or internal capture.
4. A 5% reduction was taken for transit use.

EXISTING AND PLANNED ROADWAYS

IH-35 – This roadway is classified as a freeway with future plans to include high occupancy vehicle (HOV) lanes. IH-35 serves as the site's eastern border.

Red River – This roadway is classified as a major arterial and is the western boundary of the subject site. Red River is included in the Bicycle Plan.

30th Street – This roadway is the southern border of the site and is classified as a collector.

32nd Street – This roadway is classified as a collector street and forms the northern border of the site.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 8 intersections, 3 of which are or will be signalized. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built:

Table 3. Level of Service				
Intersection	2006 Existing		2025 Site + Forecasted	
	AM	PM	AM	PM
IH-35 EFR and 32 nd Street*	A	A	C	C
IH-35 WFR and 32 nd Street*	C	C	D	C
Red River and 32 nd Street*	A	A	B	D
Red River and 30 th Street*	B	C	A	B
IH-35 WFR and 30 th Street	B	B	B	D

* = SIGNALIZED

RECOMMENDATIONS

- 1) Prior to 3rd reading at City Council, fiscal is required to be posted or a phasing agreement completed for the following improvements:

Intersection	Improvements	Total Cost	Pro Rata Share %	Pro Rata Share \$
Red River and 30 th Street	Signal	\$140,000	6.93	\$9,702
TOTAL			\$9,702	

- 2) Approval from TXDOT and DPWT is required prior to scheduling the case for City Council
- 3) Driveways will be required to be analyzed once the site plan(s) are submitted. Additional improvements may be required upon review of those intersections.
- 4) Two copies of the final TIA are required to be submitted prior to 3rd Reading at City Council.
- 5) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2788.

Emily M. Barron
Sr Planner ~ Transportation Review Staff
Watershed Protection and Development Review

STAFF RECOMMENDATION

At this time, Staff does not recommend the rezoning request from CS-NP, CS-CO-NP, and GR-CO-NP to PUD-NP. The Staff recommendation for disapproval is based on the following consideration:

1. At this time, the proposed PUD has not demonstrated accomplishment of the provisions of LDC [25-2-144 (C)] requiring superiority over development that would occur under conventional zoning and subdivision regulations, and
2. Waiver of compatibility standards will allow an incompatible height abutting residences to the north of the hospital.

BASIS FOR RECOMMENDATION

1. *The Planned Unit Development District (PUD) is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater flexibility for development proposed within the PUD.*

The proposed PUD does not provide benefits that could not be accomplished through standard zoning. The staff does not support the increase in height as there is no transition in the intensity of uses away from the established residential neighborhood.

2. *Use of a PUD District should result in development superior to that which would occur using conventional zoning and subdivision regulations. PUD zoning is appropriate if the PUD enhances preservation of the natural environment; encourages high quality development and innovative design; and ensures adequate public facilities and services for development within the PUD.*

At this time, the proposed PUD will not result in a superior development than that which could have occurred using conventional zoning. In this application, the applicant is requesting additional height, inclusion of incompatible land uses, and waiver of compatibility standards and has not demonstrated benefits/improvements to the PUD that will result in superior development of the site. Therefore, the staff cannot determine the overall impact of the increase in the intensity of uses and development standards to the PUD and to surrounding developments.

EXISTING CONDITIONS

Site Characteristics

The subject rezoning area consists of a 14.361 acre site fronting East 32nd Street, East 30th Street, Interstate 35, and Red River Street zoned CS-NP, CS-CO-NP, and GR-CO-NP and was rezoned as part of the Central Austin Combined Neighborhood Plan by Ordinance No. 040826-59 (Please see Attachment A). The plan designates this site for civic uses in accordance with the Future Land Use Plan. A neighborhood plan amendment is not necessary as the base land use will remain.

Portions of the site were rezoned to CS-CO-NP under Ordinance 030130-28 which included a restrictive covenant and to GR-CO-NP under Ordinance 920820-1 (Please see Attachments B and C). The applicant seeks to rezone the property to PUD-NP to allow the expansion of the existing hospital to include exceeding heights ranging from 60 feet to 175 feet in height. A Board of Adjustment variance to height was granted on May 8, 2006 allowing a maximum height of 120 feet (Please see Attachment D). A list of permitted land uses was submitted and is included as Attachment E.

Drainage Construction - KEVIN SELFRIDGE, P.E. 974-2706

Acceptance or approval 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.

Please contact this reviewer to discuss implementation of DC 2.

DC1 Drainage and detention shall comply with the City's Drainage Criteria Manual and Land Development Code current at time of site development application(s) for PUD construction.

DC2 Revise the note detention note on Sheet 1 of 2 to read as follows:

"Prior to construction on lots in this , drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at November 1986 by ponding or other approved methods"

[Ref: LDC 25-7-61, DCM 1 2.2, DCM 8.2.1, DCM 8.3 2]

Industrial Waste - MICHAEL NEBERMAN 972-1060

IW1 No Comment

Transportation - EMILY BARRON 974-2788

TR1 A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA [LDC, Sec 25-6-142]. Comments will be provided in a separate memo.

Electric - DAVID LAMBERT 322-6109

- EL1. Austin Energy has no objection to the proposed building heights, however, National Electric Safety Code clearances between any new building and existing electric lines must be observed
- EL2 For information on Green Building standards, you may contact Katie Jensen at 482-5407

<p>Site Plan - SUE WELCH 974-3294</p>

- SP1. For all non-residential development provide a summary table indicating the site development regulations for each existing and proposed use by tract and/or phase. Uses shall be listed at a level of detail sufficient for Traffic Impact Analysis review as required in Section 25-6. Include the following information [Sec. 25-2-411(I)]:
- a The maximum floor-area ratio (*to be no greater than the maximum authorized in the most restrictive base zoning district where the most intense proposed use on a tract is first authorized as a permitted use*)
 - b Total square footage and whether structured parking facilities are proposed.
 - c. Maximum impervious cover;
 - d Maximum height limitation,
 - e *Minimum setbacks, with a minimum front yard of no less than 25 feet and minimum street site yard no less than 15 feet, and in no event shall the setback be less than required pursuant to the Compatibility Standards,*
 - f The number of curb cuts or driveways serving a non-residential project, which shall be the minimum necessary to provide adequate access to the site;
 - g All civic uses by type and proposed site development regulations
 - h Additional site development regulations may be specified by the City Council
- SP2 Open space of *no less than 20% of a tract used for a non-residential use* or 15% of a tract used for an industrial use shall be reserved within each tract. This requirement may be adjusted depending upon the total open space provided for the PUD [Sec. 25-2-411(K)]
- SP3 For PUD - If structures are proposed in *excess of sixty feet in height*, schematic drawings shall be provided which illustrate the height, bulk and location of such buildings and line of sight analyses from adjoining properties and/or rights-of-way. See submittal requirements
- SP4. Identify any waivers to be requested from the City Ordinances or development standards pursuant to Chapter 25-2-402
- SP5 A variance from the requirements of the Compatibility Standards for development in a PUD may only be granted by **the land use plan** or by amendment of the land use plan. [Sec. 25-2-412] *The proposed heights would require variance*
- SP6 FYI - A helifacility, helicopter landing site, or heliport is a conditional use in all commercial, industrial, and special purpose base districts. May want to request this as a permitted use in the PUD
- SP7 It is unclear from the reference in your letter, if SPC-02-0028C will be revised? The site plan expired 2/11/06 (it appears everything was built out)

SP8 This site is within the Hancock Neighborhood Plan

SP9 FYI – There is a Capitol View Corridor running down Medical Arts Street

Water Quality - Kevin Selfridge, P.E. 974-2706

Acceptance or approval 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.

The proposed commercial development is located in the Waller Creek watershed, an urban watershed. The project is not located in the Edward's Aquifer or Barton Springs Recharge or Contributing Zones.

WQ 1 Water Quality controls are required in an Urban Watershed regardless of the amount of impervious cover proposed. Replace Note 1 on Sheet 1 of 2 with the following:
In an urban watershed water quality controls are required in accordance with the Environmental Criteria Manual; and new development must provide for removal of floating debris from stormwater runoff as per LDC 25-8-211

WQ 2. Control is of the two – year storm is required per LDC Section 25-7-61. Please add the following note to the General Notes

WQ 3 Please arrange to meet with this reviewer and Forrest Nikorak to discuss implementation of additional requirements for removal of oils from runoff in parking garages and parking areas or other treatment alternatives which may be incorporated into the P.U.D

Informal Update: 11/08/2006:

Acceptance or approval 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.

The proposed commercial development is located in the Waller Creek watershed, an urban watershed. The project is not located in the Edward's Aquifer or Barton Springs Recharge or Contributing Zones.

General: This informal update has been provided to make clarifications to expectations for water quality requirements. Both new and redeveloped impervious cover will be required to meet current water quality requirements with structural water quality controls. During site development it may be possible to explore a combination of structural controls complying with E.C.M. 165 and alternative water quality controls complying with E.C.M. 167.

Based upon the size of this proposed P.U.D., the proposed location within the watershed and the proposed density, development within this P.U.D. is not eligible for participation for optional payment instead of structural controls in urban water sheds [LDC 25-8-214].

WQ 1 Update: The following shall be included in the P U D ordinance

"On-site treatment of water quality is required in accordance with LDC 25-8-211 and 25-8-213. Participation in the City's optional payment instead of structural controls in urban watershed program for water quality per LDC 25-8-214 is not allowed."

"On-site control of the two-year peak flow, as determined under the Drainage Criteria Manual and the Environmental Criteria Manual is required per LDC 25-7-61."

Prior Update: The current note on the cover does not meet requirements and must be changed prior to approval. **Prior:** Water Quality controls are required in an Urban Watershed regardless of the amount of impervious cover proposed. Replace Note 1 on Sheet 1 of 2 with the following:

In an urban watershed water quality controls are required in accordance with the Environmental Criteria Manual, and new development must provide for removal of floating debris from stormwater runoff as per LDC 25-8-211.

WQ 2. Control of the two – year storm is required per LDC Section 25-7-61. Please add the following note to the General Notes: *Control of the two – year storm is required per LDC Section 25-7-61*

WQ 3. Update: *Requested information has not been received as of this writing*

Added 09/22/06: Indicate schematically on Sheet 2 of 2 feasible location(s) for water quality pond(s) at full build-out of the PUD.

Environmental - BETTY LAMBRIGHT 974-2696

EV1. FYI—Additional comments may be generated when the requested information has been provided.

In lieu of contributions to the Urban Reforestation Fund, staff suggests the following

- Utilization of Grow Green guidelines for landscaping
- Utilization of an IPM program
- Rainwater harvesting
- Tree mitigation at higher than the standard rate

Subdivision - DON PERRYMAN 974-2786

- SR1. Based upon the legal descriptions provided, it appears that the subject tract has either been legally subdivided or has an approved land status determination. Unless any of the acreage has not been legally subdivided or issued and positive land status determination, a subdivision will not be necessary.

WWW - PAUL URBANEK 974-3017

- WW 1. The sites are currently served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility adjustments, or utility relocation are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City of Austin design criteria. The utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

Zoning/Land Use - JORGE E. ROUSSELIN 974-2975

Formal update required

- ZN1 Please provide justification for PUD zoning for this tract of land. Identify how the proposed PUD is superior to current land development code requirements [Please refer to LDC 25-2-144].
- ZN2. Please declare a base zoning district to which the PUD modifications will be applied to and include minimum setbacks, minimum lot size, minimum lot width, maximum building coverage, maximum impervious cover, units per acre, and maximum floor to area ratios) for development on these Tracts within the PUD.
- ZN3 Please identify outright and conditional land uses on all parcels.
- ZN4 On the PUD Land Use Plan, please provide a table that lists the types of the commercial, retail, and civic uses allowed within the PUD.
- ZN5 Please provide site development calculations per phase as applicable.
- ZN6 Please clarify if the applicant is utilizing Green Builder standards for the commercial development within the PUD and which standards are proposed.
- Will the applicant prohibit the use of coal tar sealants within the proposed PUD?
 - Will the applicant plan to use Integrated Pest Management (IPM)?

- ZN7 Please provide a list of all of the variances to the Land Development Code requirements that the applicant will be requesting in this PUD zoning application (e.g. compatibility standards).
- ZN8. On land use plan, please provide the maximum floor to area ratio for each structure. [LDC 25-2-411]
- ZN9 On land use plan, please provide the minimum setbacks for all structures. [LDC 25-2-411]
- ZN10. On land use plan, please identify the number of driveway cuts. [LDC 25-2-411]
- ZN11. On land use plan, please provide the maximum floor to area ratio for each structure [LDC 25-2-411]
- ZN12. On land use plan, please provide the maximum floor to area ratio for each structure [LDC 25-2-411]
- ZN13 On land use plan, please identify open space areas. [LDC 25-2-411]
- ZN14 Please clarify building coverage on all parcels vs the total impervious cover and state the amount of impervious cover reduction proposed

Above comments are not conducive of a recommendation for approval by Neighborhood Planning and Zoning Staff. Additional comments may be generated as the above information is provided.