

THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C814-2012-0163 – Sun Chase PUD

REQUEST:

Approve third reading of an ordinance amending City Code Chapter 25-2 by zoning property locally known as 15201, 15810, and 16070 Pearce Lane, and 7910 Wolf Lane (Dry Creek East Watershed) from interim – single family residence-standard lot (I-SF-2) district zoning and interim – single family residence-small lot (I-SF-4A) district zoning to planned unit development (PUD) district zoning. The Restrictive Covenant covers the recommendations of the Traffic Impact Analysis.

DISTRICT AREA: 2

DEPARTMENT COMMENTS:

Neighborhood Housing and Community Development staff and the Applicant have reached agreement on the affordable housing provisions for single family residential lots. The agreement is that the developer shall donate to the Austin Housing Finance Corporation fully developed, platted lots in an amount equal to 3% of the total single family lots within the PUD. The anticipated number of lots for donation is approximately 75 and will be interspersed throughout three of the four designated MUD areas.

Austin Water Utility has provided a revised fiscal note based on the MUD Consent Agreements executed in 2012. Please see separate attachment.

OWNER & APPLICANT: Qualico CR, L.P. (Vera Massaro)

AGENT: Armbrust & Brown, L.L.P. (Richard Suttle)

DATE OF FIRST READING: February 11, 2016, Approved PUD district zoning with additional direction to the Applicant and Neighborhood Housing and Community Development Department to work on affordable housing provisions, on First Reading (8-0, Mayor Adler, Council Member Casar – off the dais, Council Member Troxclair – abstained).

DATE OF SECOND READING: Approved PUD district zoning, with conditions of the Traffic Impact Analysis, on Second Reading (9-1, Council Member Zimmerman voted nay; Council Member Troxclair – abstained). Note: Staff will work on issues pertaining to the Preliminary Plan life, reclaimed water and affordable housing prior to Third Reading.

CITY COUNCIL HEARING DATE: June 16, 2016

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

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



Neighborhood Housing and Community Development

P.O. Box 1088, Austin, TX 78767 -1088

(512) 974-3100 ♦ Fax (512) 974-3112 ♦ www.austintexas.gov/housing

Date: May 11, 2016

To: Mayor and Council

From: Betsy Spencer, Director, Neighborhood Housing and Community Development

Subject: Council Agenda Item No. 26: Case C814-2012-0163 – Second reading to consider Sun Chase Planned Unit Development and Affordable Housing plan

This memorandum serves to provide additional information related to Item #26 on the May 12th City Council Agenda. Council will consider on second reading an ordinance amending City Code Chapter 25-2 by zoning property locally known as 15201, 15810, and 16070 Pearce Lane, and 7910 Wolf Lane (Dry Creek East Watershed) from interim-single family residence-standard lot (I-SF-2) district zoning and interim-single family residence-small lot (I-SF-4A) district zoning to planned unit development (PUD) district zoning.

Ineligible for S.M.A.R.T.™ Housing certification

The development is not eligible for S.M.A.R.T.™ Housing (Safe, Mixed-Income, Accessible, Reasonably-priced, Transit-Oriented) certification, which renders the development ineligible for specific fee waivers made possible through the S.M.A.R.T.™ Housing certification process. Developments located within limited purpose jurisdiction require City Council approval for S.M.A.R.T. Housing certification. Because the development cannot meet the transit oriented criteria of the program, the Neighborhood Housing and Community Development (NHCD) staff is not recommending certification at this time. NHCD staff has worked with the developer to address policy objectives related to the affordable housing plan of the Planned Unit Development (PUD) application, specifically to address mechanisms to achieve long-term affordability for rental (40 years from the date of occupancy) and ownership housing opportunities (permanent affordability).

Background

The Municipal Utility District (MUD) Consent Agreement approved by Council in March 2012 includes provisions that the Developer agrees to prepare and submit a proposed PUD. In June 2012 the City Council annexed all four Sun Chase MUDs into the limited purpose jurisdiction, and assigned interim-single family residence-standard lot (I-SF-2) zoning to the vast majority of the property and interim-single family residence-small lot (I-SF-4A) district zoning to a ±50 acre tract on the south side of Pearce Lane. The I-SF-2 and I-SF-4A zonings are consistent with the three preliminary plans covering the entire 1,604 acres, and were reviewed and approved in 2009-2010 by the Single Office, also known as joint City / County review.

The MUD Consent Agreement also contains a provision which outlines that until the PUD is approved by the City, the City is not required to issue any site development permits other than those consistent with the uses allowed by the assigned I-SF-2 and I-SF-4A zonings.

The affordable housing plan exhibit for the Southeast Travis County Municipal Utility District, which is the same land that is currently the subject of C814-2012-0163 - Sun Chase Planned Unit Development, is represented in the Strategic Partnership Agreement in 2012 as follows:

- The applicant will make a financial contribution to the City's affordable housing program equal to 2% of the net reimbursements for "hard" construction costs received by the applicant out of the district's bonds.
- 10% of the residential rental units within the district will be set aside for households with an income level of 60% or less of the median family income in the Austin metropolitan statistical area for a period of 40 years.
- 10% of the owner-occupied residential units within the district will be priced, at the time of their initial offering for sale, at a price that is affordable to a household with an income level of 80% of the median family income in the Austin metropolitan statistical area.

Per the developer's PUD application, the development will expect complete buildout in the year 2031 and will consist of the following:

- Detached single family residences – 2,472 dwelling units
- Mixed Residential (this can include accessory dwelling unit, townhouses, 4 to 6-plexes, and mixed use mf buildings with ground floor commercial) – 1,557 dwelling units
- Multifamily – 2,400 dwelling units
- Office/Commercial – 65.5 acres based on Floor to Area Ratio (FAR) of 1:1 = 2,853,180 SF

Proposed PUD Affordable Housing Plan

Following the approval of the Strategic Partnership Agreement in 2012 for the Southeast Travis County MUD, the developer is now seeking approval by City Council to planned unit development district zoning as Sun Chase Planned Unit Development. In an effort to address the policy objective for long-term affordability, the following affordable housing provisions are currently recommended for the Sun Chase PUD:

- **Rental:** 10% of the total number of multifamily rental housing development units located within the Sun Chase PUD will be set aside for households with an income level not to exceed 60% median family income (MFI) (\$46,680 for a family of four) in the Austin metropolitan statistical area for a period of 40 years from the date of occupancy.
- **Ownership.** 2% of developed lots (proposed 50 lots) will be transferred to the Austin Housing Finance Corporation to achieve the objective of long-term affordability. The lots will be fully platted single-family lots located within the Sun Chase PUD with ownership units at a price that is affordable to a household with an income level not to exceed 80% MFI (\$62,250 for a family of four). Donated lots will be interspersed within the Travis County MUDs 2, 3 and 4, with at least 15 lots located throughout each MUD.

The applicant values these lots at \$1,100 a front foot or \$60,000 per lot – estimated total value of \$3 million, which exceeds the estimated \$1.8M anticipated from the 2% of the net reimbursement for "hard" construction costs that would be received out of the district's bonds.

The development will be phased by MUD 1, 2, 3, and 4. Due to the estimated timing of development underway, MUD 1 will be developed first and will not provide any lots to meet the affordability requirement. The developer anticipates roughly 4 years before the Austin Housing Finance Corporation (AHFC) will be conveyed the first scheduled number of finished lots. The developer anticipates transferring approximately 4-5 lots per year over a 10 year period to AHFC. The lots would be provided in MUD 2, 3 and 4. AHFC will initiate a Request for Proposal (RFP) for the development of the lots, which could be completed by a for-profit or non-profit affordable housing builder.

In summary, NHCD bases its recommendation of the Sun Chase PUD on the following affordable housing benefits:

- The PUD proposal provides the rental unit outcome that is consistent with the 2012 MUD Agreement;

- The estimated value of the lots (\$3M) proposed for conveyance to the Austin Housing Finance Corporation exceeds the anticipated value from the district's bonds (\$1.8M) stipulated in the MUD Agreement;
- The ownership language reflected in the MUD Agreement does not guarantee to provide housing to households at 80 percent median family income (MFI) (\$62,250 for a family of four) but rather provides housing at price points that could be available to households at 80 percent and below. The Sun Chase PUD proposal as presented by the developer provides a mechanism for long-term affordability for households at or below 80 percent MFI.

Should you have any questions regarding the PUD zoning, please feel free to contact Greg Guernsey at 512-974-2387. For questions related to the Sun Chase proposed Affordable Housing Plan, please contact Regina Copic at 512.974.3180; regina.copic@austintexas.gov.

cc: Marc A. Ott, City Manager
Bert Lumbreras, Assistant City Manager
Sue Edwards, Assistant City Manager
Greg Guernsey, Director, Planning and Zoning Department

City Council Questions and Answers Council Agenda: May 5, 2016

Transportation:

- **Is the transportation phasing agreement with the County coordinated with the development phasing? Will improvement on Pearce Lane and Wolff Lane be done on time to support the anticipated increase in traffic associated with Sun Chase PUD?**

A: Yes. The County Phasing Agreement requires the developer to widen existing travel lanes and add turn lanes at specific intersections where planned roadways intersect with Pearce Lane and Wolf Lane. For example, the engineering consultant for the Sun Chase PUD has development plans in review for the intersection of Pearce Lane and Sun Chase Parkway which include significant lane widening on Pearce to allow for left turn lanes and right turn deceleration/acceleration lanes. These plans will be repeated as the Project progresses with each specified intersection from the Phasing Plan. City staff has been provided the County Phasing Agreement and has coordinated with the County transportation staff.

- **There are ongoing concerns with County roads in City limits, with that in mind has our transportation staff met and coordinated with County transportation staff on improvements along Pearce Lane and Wolff Lane?**

A: The Sun Chase PUD is within the Limited Purpose jurisdiction of the City of Austin and currently not located within city limits. The roads bordering and within the Sun Chase PUD will be owned and maintained by Travis County until this development is annexed by the City of Austin in the distant future. During the review of the PUD's traffic impact analysis (TIA), city and county transportation staff have met to coordinate the various necessary improvements that were recommended with the TIA.

- **Is the development complying with the City of Austin complete streets approach?**

A: The Sun Chase PUD was initially submitted prior to the city's adoption of the Complete Streets policy. However, the Sun Chase PUD developer has agreed to meet the intent of the complete streets policy as best as possible with the assistance from transportation staff with Travis County and the City of Austin.

Watershed and Flooding:

- **Has our watershed staff overlaid and analyzed the impact of new FEMA maps and the subdivision plat?**

A: The attached map indicates the current, fully-developed floodplain limits compared to the floodplain limits as submitted by the PUD applicant.

- **Based on this analysis, are there any lots found in the floodplain? Based on this analysis, are there any lots found in the floodplain? Would additional setbacks from creeks and creek buffers be required in order to avoid flooding in that area? What other tools can be used to address concerns regarding potential future flooding in this area?**

A: There are some changes in the floodplain delineation based on the current, effective maps. Based on the current preliminary plan, there would be some lots that are in the floodplain. During a plat application, the limits of the current, effective fully-developed floodplain must be within a drainage easement. This may require that some lots be reconfigured in order that they can be developed. Commercial site plan applications or residential building permits must indicate that the development satisfies the floodplain regulations in the Land Development Code.

The intent of the floodplain regulations is to minimize flood risk to new and existing development. Exceeding the standards of the city's floodplain regulations would further reduce the risk of flooding.

NHCD Responses to Council Questions
February 10, 2016
Council Agenda: February 11, 2016

Agenda Item #48: C814-2012-0163 – Sun Chase Planned Unit Development – District 2 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by zoning property locally known as 15201, 15810, 16070 Pearce Lane and 7910 Wolf Lane (Dry Creek East Watershed) from interim-single family residence (I-SF-2) and interim-single family residence-small lot (I-SF-4A) district zoning to planned unit development (PUD) district zoning. Staff Recommendation: To grant planned unit development (PUD) district zoning. Planning Commission Recommendation: To grant planned unit development (PUD) district zoning. Owner/Applicant: Qualico CR, L.P. (Vera Massaro). Agent: Armbrust & Brown, L.L.P. (Richard Suttle). City Staff: Wendy Rhoades, 512-974-7719.

a. QUESTIONS FROM COUNCIL MEMBER ZIMMERMAN'S OFFICE:

1. Who will implement the 10% of owner occupied units at 80% Median Family Income at the initial offering for sale?

RESPONSE: The developer is responsible for ensuring units are sold to income eligible buyers.

2. What will the process be for selecting who will be able to purchase these units?

RESPONSE: The Developer will follow the NHCD income certification process. Buyers must be 80% or below median family income to purchase the units.

3. Will this be just the initial owner or ongoing? If ongoing, who will administer it?

RESPONSE: Currently, the MUD consent agreement says that this is for initial offering. However, NHCD is recommending that the developer explore mechanisms for long term affordability in the development. The developer's proposal will need to address how the affordability requirement will be met and administered.

4. Which entity will be receiving the "financial contribution to the City's affordable housing program equal to 2% of the total "hard" construction cost reimbursements actually received by the Developer out of the proceeds of bonds issued by the District, up to maximum of \$1.8 million"?

RESPONSE: The City of Austin

5. Will this money be used just in this development or throughout the city?

RESPONSE: There are currently no restrictions on where the funds must be spent.

b. QUESTION FROM MAYOR PRO TEM TOVO'S OFFICE

1. Does Sun Chase PUD include a SMART housing component? If so, please describe.

RESPONSE: Sun Chase PUD is not being recommended for S.M.A.R.T. Housing certification. The development does not meet the criteria and would not be recommended at this time to Council for certification and fee waivers.



MEMORANDUM

TO: Mayor and Council

FROM: Gregory I. Guernsey, AICP, Director
Planning and Zoning Department

DATE: April 22, 2016

SUBJECT: Sun Chase Planned Unit Development
Comparison of MUD vs. PUD Terms

As requested, the attached chart is a comparison of the requirements of the Sun Chase MUD (aka Southeast Travis County Municipal Utility Districts 1-4) consent agreement and the proposed Sun Chase Planned Unit Development (PUD). This chart does not list all of the terms of the MUD consent agreement nor does it capture all of the conditions proposed in the PUD, rather it is an explanation of how the MUD requirements are incorporated into the PUD and identifies the PUD enhancements in yellow highlights.

Background:

In February 2011, Council approved a resolution establishing a policy and general criteria under which the Council will consider requests to create municipal utility districts. The policy states that the Council shall consider the following criteria: adherence to the comprehensive plan, extension of public infrastructure with MUD or developer financing, affordable housing, environmental improvement, public transportation facilities, open space, green building, development standards, amenities, school and public safety sites, City provision of water and wastewater services, and financial viability.

In April 2011, City Council approved a resolution consenting to special legislation that would create Southeast Travis County Municipal Utility Districts 1-4, subject to criteria that would protect the City's interests. The City's MUD policy provides for consideration of extraordinary public benefits, superior development, and enhancement of other City interests when negotiating the consent agreement.

In May 2011, the Texas Legislature created the Southeast Travis County Municipal Utility Districts 1-4 conditioned upon the City entering into a consent agreement with

each MUD no later than September 1, 2012. Council approved the consent agreements on May 24, 2012.

In accordance with the Council adopted MUD policy (Resolution No. 20110217-030), a developer requesting City consent to the creation of a MUD should demonstrate that it confers an extraordinary benefit not only to the properties within the MUD, but also to the community in general and to the City. One of these benefits is the extension of land use controls that otherwise would not be available in the City's extra-territorial jurisdiction; this can be achieved through limited purpose annexation and zoning. It is City policy that developers of MUDs pursue PUD zoning so that when the project is eventually annexed into the City limits, the development generally tracks with the City's development standards. The MUDs cover a large area and development will commence in phases over a number of years, so the flexibility of PUD zoning is desirable and provides certainty for both the City and the developer.

The City annexed the area covered by these MUDs for limited purposes in June 2012 and assigned interim-single family residence-standard lot (I-SF-2) and interim – single family residence-small lot (I-SF-4A) district zoning at this time. Full purpose annexation will occur in accordance with the terms of the Strategic Partnership Agreement between the City and Southeast Travis County MUD No. 1 through 4, which was approved by Council on March 22, 2012. The Agreement states that full purpose annexation shall occur no sooner than December 31, 2023. With the exception of Austin Water Utility items, all of the terms of the MUD Consent Agreement were further quantified by review staff during the PUD evaluation process, considered and recommended for approval by the Environmental Commission and the Planning Commission, and are incorporated into the PUD ordinance and restrictive covenant.

The Sun Chase PUD will be placed on the May 5, 2016 City Council agenda. If you have any questions please call Jerry Rusthoven, Manager, Zoning Division, Planning and Zoning Department at 512-974-3207.

Cc Marc A. Ott, City Manager
 Sue Edwards, Assistant City Manager
 Wendy Rhoades, Current Planning, Planning and Zoning Department

C814-2012-0163 – Sun Chase Planned Unit Development

MUD Requirement	Proposed PUD
Affordable Housing: <ul style="list-style-type: none"> - Provide 10% owner occupied units at 80% MFI at initial offering for sale - Provide 10% of rental units for a period of 40 years - Make a financial contribution to the City's affordable housing program equal to 2% of the total "hard" construction cost reimbursements received by the Developer out of bond proceeds, up to a maximum of \$1.8 million. 	Affordable Housing: At First Reading on 2-11-2016, the affordability requirements of the MUD were approved, with direction to the Applicant and NHCD to continue discussions. This item is under negotiation.
Art in Public Places: Participate in the Art in Public Places Program.	Art in Public Places: Participate in the Art in Public Places Program.
Commercial Design Standards: <ul style="list-style-type: none"> - Comply with Core Transit Corridor Standards for sidewalks and building placement for 50% of the commercial, multi-family and village cluster development in certain locations. - Comply with Urban Roadway Standards for sidewalks and building placement for 50% of the commercial, multi-family and village cluster development at three entryways - Establish a minimum block size of 5 acres for commercial, multi-family and village cluster development 	Commercial Design Standards: <ul style="list-style-type: none"> - Comply with Core Transit Corridor Standards for sidewalks and building placement for 50% of the commercial, multi-family and village cluster development in certain locations. - Comply with Urban Roadway Standards for sidewalks and building placement for 50% of the commercial, multi-family and village cluster development at three entryways - Establish a minimum block size of 5 acres for commercial, multi-family and village cluster development
Environmental: <ul style="list-style-type: none"> - Required 602.87 acres of park and open space - Develop a tree preservation plan, a tree care plan for construction-related impacts, and using reclaimed water for irrigation in open space areas under certain circumstances - Provide superior water quality controls by using biofiltration ponds in specified areas - Provide a minimum 50' setback for certain unclassified waterways with a drainage area of 32 to 320 acres - Provide volumetric flood detention for 	Environmental: <ul style="list-style-type: none"> - Provide 613.11 acres of public and private parks, and open space. This includes 144 acres of open space in addition to the protected environmental features such as creek buffers and floodplains. - Develop a tree preservation plan, a tree care plan for construction-related impacts, and using reclaimed water for irrigation in open space areas under certain circumstances - All required tree plantings shall use native Central Texas tree stock and shall be planted with adequate soil

<p>the entire PUD</p> <ul style="list-style-type: none"> - Use natural channel design techniques - Restore floodplain to provide enhanced public amenity, minimize impacts of urbanization, and reduce costs of future, long-term maintenance of the floodplain - Comply and exceed the City's minimum landscaping requirements 	<p>volume.</p> <ul style="list-style-type: none"> - Provide superior water quality controls by using wet ponds and biofiltration ponds to treat the entire PUD area - Increase water quality capture volume by 10% over current Code requirements for all ponds - Provide water quality for a 92 acre offsite area that is currently untreated - Provide a minimum 50' setback for certain unclassified waterways with a drainage area of 32 to 320 acres - Provide volumetric flood detention for the entire PUD - Use natural channel design techniques - Restore areas within the 100-year floodplain that are in "poor" or "fair" condition, except for Sun Chase South - Comply and exceed the City's minimum landscaping requirements - Direct stormwater management from impervious cover surfaces in commercial and multi-family tracts through landscape areas at least equal to the total required landscape area - Provide educational signage at wetland CEFs - Provide an Integrated Pest Management (IPM) Plan for the entire property
<p>Green Building: All buildings within the PUD will be constructed to achieve a 2-star rating or greater under the City's Green Building Program or constructed in a manner sufficient to achieve a reasonably equivalent rating under another program approved by the City.</p>	<p>Green Building: All buildings within the PUD will be constructed to achieve a 2-star rating or greater under the City's Green Building Program or constructed in a manner sufficient to achieve a reasonably equivalent rating under another program approved by the City.</p>
<p>Parkland and Open Space:</p> <ul style="list-style-type: none"> - Provide 600 acres of public park and open space - Parks of all types will be located within ¼ mile of all residences - Provide approximately 8 miles of public trails open to the public - Provide approximately 2 miles of public trails for the extension of the City's Bicycle Plan - Urban Trails Master Plan Dry Creek South Greenway 	<p>Parkland and Open Space:</p> <ul style="list-style-type: none"> - Provide 602 acres of public park and open space - Parks of all types will be located within ¼ mile of all residences - Provide approximately 8 miles of public trails open to the public - Provide approximately 2 miles of public trails for the extension of the City's Bicycle Plan - Urban Trails Master Plan Dry Creek South Greenway

<p>Public Facilities:</p> <ul style="list-style-type: none"> - Dedication of land for two school sites, including bringing water, wastewater and streets to the site at no cost to the Del Valle ISD - Dedication of a 2-net buildable acre site for a future City Fire/EMS station - Reserve a 10 acre site for a transit center for sale to the City / Capital Metro 	<p>Public Facilities:</p> <ul style="list-style-type: none"> - Dedication of land for two school sites, including bringing water, wastewater and streets to the site at no cost to the Del Valle ISD - Dedication of a 2-net buildable acre site for a future City Fire/EMS station - Reserve a 10 acre site for a transit center for sale to the City / Capital Metro
<p>Transportation and Connectivity:</p> <ul style="list-style-type: none"> - Dedicate r-o-w for arterial street alignments (Pearce Ln, Wolf Ln and Sun Chase Pkwy in accordance with the CAMPO 2030 Transportation Plan - Provide bike lanes on all roads designated as residential collector or higher - Compliance with the City's Complete Streets policy on typical street cross sections; standards for internal blocks and street connections; sidewalks, trails and streetscape standards, and bicycle improvements and amenities 	<p>Transportation and Connectivity:</p> <ul style="list-style-type: none"> - Dedicate r-o-w for arterial street alignments (Pearce Ln, Wolf Ln and Sun Chase Pkwy in accordance with the CAMPO 2030 Transportation Plan - Provide bike lanes on all roads designated as residential collector or higher - Compliance with the City's Complete Streets policy on typical street cross sections; standards for internal blocks and street connections; sidewalks, trails and streetscape standards, and bicycle improvements and amenities
<p>Subdivision: Not addressed</p>	<p>Subdivision: Allow an approved preliminary plan to expire 15 years after their approval date</p>

ZONING CHANGE REVIEW SHEET

CASE: C814-2012-0163 – Sun Chase
Planned Unit Development

P.C. DATE: June 11, 2013
December 10, 2013
June 24, 2014
December 9, 2014
June 9, 2015
December 8, 2015
January 12, 2016

ADDRESS: 15201, 15810, and 16070 Pearce Lane and 7910 Wolf Lane

DISTRICT AREA: 2

OWNER: Qualico CR, L.P.
(Vera Massaro)

AGENT: Armbrust & Brown, L.L.P.
(Richard Suttle)

ZONING FROM: I-SF-2; I-SF-4A **TO:** PUD **AREA:** 1,604 acres

SUMMARY STAFF RECOMMENDATION:

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

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated January 8, 2016, as provided in Attachment B.

ENVIRONMENTAL COMMISSION MOTION:

November 18, 2015: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO DECEMBER 16, 2015 WITH FURTHER DISCUSSION TO OCCUR AT A DEVELOPMENT COMMITTEE MEETING.*

December 16, 2015: *APPROVED STAFF RECOMMENDATION FOR THE ENVIRONMENTAL ASPECTS OF THE PUD, INCLUDING CODE MODIFICATIONS AND ENVIRONMENTAL SUPERIORITY.*

[H. SMITH; M. NEELEY – 2ND] (10-0) E. GOOCH – ABSENT

PLANNING COMMISSION RECOMMENDATION:

June 11, 2013: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF AND THE APPLICANT*

[J. NORTEY; J. STEVENS – 2ND] (8-0) D. ANDERSON – ABSENT

December 10, 2013: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF.*

[J. NORTEY, S. OLIVER – 2ND (5-0) R. HATFIELD, A. HERNANDEZ, B. ROARK AND J. STEVENS WERE ABSENT.

June 24, 2014: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF.*

[R. HATFIELD; B. ROARK – 2ND] (5-0) J. NORTEY, S. OLIVER, J. STEVENS – ABSENT; 1 VACANCY ON THE COMMISSION

December 9, 2014: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF*

[R. HATFIELD; J. STEVENS – 2ND] (5-0) A. HERNANDEZ, J. NORTEY, B. ROARK- ABSENT; S. OLIVER – NOT YET ARRIVED

June 9, 2015: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF*

[J. NORTEY; R. HATFIELD – 2ND] (5-0) A. HERNANDEZ; S. OLIVER; J. STEVENS; N. ZARAGOSA – ABSENT

December 8, 2015: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO JANUARY 12, 2016*

[J. VELA; P. SEEGER – 2ND] (11-0) J. SHIEH – ARRIVED LATE; J. THOMPSON – ABSENT

January 12, 2016: *APPROVED PUD DISTRICT ZONING WITH CONDITIONS OF THE TRAFFIC IMPACT ANALYSIS, AS RECOMMENDED BY STAFF AND THE ENVIRONMENTAL COMMISSION*

[N. ZARAGOSA; J. SHIEH – 2ND] (11-0) S. OLIVER; J. STEVENS – ABSENT

NOTES TO COUNCIL: 1) THE \$1.8 MILLION SHOULD BE SPENT ON THE AFFORDABILITY COMPONENT OF THIS PUD AND 2) THE AFFORDABLE HOUSING SHOULD BE INTERSPERSED THROUGHOUT THE PUD.

ISSUES:

None at this time.

EXHIBITS AND ATTACHMENTS TO THE STAFF REPORT:

Exhibits A, A-1, A-2 and A-3: Vicinity Map, Zoning Map, Aerials / Project Area Map, and MUD Land Use Plan

Exhibits B and B-1: Basis for Superiority Table and Code Modification Table

Exhibit C: Sun Chase PUD Land Use Plan

Exhibit D: Parks & Open Space Master Plan

Exhibit E: Parks & Open Space – ¼ Mile Radius Map

Exhibit F: Permitted Land Uses

Exhibit G: Site Development Regulations

Exhibit H: Subchapter E Roadway Classification Exhibit
Exhibit I: Environmental Exhibit
Exhibit J: Stormwater, Drainage and Water Quality and Environmental Protection Requirements
Exhibit K: Offsite Untreated Runoff Exhibit
Exhibit L: Critical Water Quality Zone Detention Pond A
Exhibit M: Slope Map
Exhibit N: Proposed CEF Mitigation (from the approved Preliminary Plan)
Exhibit O: Transportation Requirements
Exhibit P: Connectivity Exhibit
Exhibit Q: Possible Locations for Public Art
Exhibit R: Proposed Affordable Housing Program

Attachment A: Environmental Commission support material
Attachment B: Traffic Impact Analysis Memo
Attachment C: Educational Impact Statement
Attachment D: Floodplain Delineations

Correspondence Received

DEPARTMENT COMMENTS:

The proposed Sun Chase Planned Unit Development (PUD) consists of undeveloped land zoned interim – rural residence (I-RR) and interim – single family residence-small lot (I-SF-4A) districts and covers both sides of Pearce Lane on property that is east of Dry Creek and west of Wolf Lane, the latter of which touches the Bastrop County line. The land surrounding the PUD is within unincorporated Travis County, undeveloped, and has a rural character. For context, State Highway 130 is to the west, East State Highway 71 is to the north, Dry Creek is to the northwest and the Moore’s Crossing Municipal Utility District is to the southeast. Please refer to Exhibits A (Vicinity Map), A-1 (Zoning Map), A-2 (Aerial View) and A-3 (MUD Land Use Plan).

The proposed zoning area encompasses all four Southeast Travis County (renamed Sun Chase) Municipal Utility District (MUD) areas that were established in 2012. In accordance with the MUDs, the Applicant is requesting PUD district zoning for a 1,604 acre mixed use development that is primarily residential in nature and may be developed with approximately 617 acres of single family residential uses, 50 acres of single family residential-small lot uses, 117 acres of mixed residential uses, 64 acres of multi-family residential uses, 65.5 acres of mixed commercial uses, 75 acres of civic uses, 13 acres of community recreation-private uses, and 602 acres of community recreation-public / greenbelt parkland / water quality / drainage uses. Approximately 613 acres of public and private parks, and open space, two Del Valle Independent School District sites and one fire station/EMS site will also be provided. A donation of a net-buildable 2 acre tract at no cost to the City of Austin for a Fire / EMS station site is proposed to be located on the north side of Pearce Lane, at a central location.

As shown in Exhibit C (Land Use Plan), the area has been divided into eight general land use areas described below. Pearce Lane and Wolf Lane, and three entrances to the Sun Chase north of Pearce Lane (Sun Chase Parkway, Rumworth Drive and Misu Drive) are classified as Urban Roadways, and an east-west street north of Pearce Lane (Flower Cup Loop) is classified as a Core Transit Road.

- The *Single Family* areas (mix of detached, attached single family residences, as well as duplexes, and two family residences) are proposed with SF-3 base district zoning and the *Single Family-Small Lot* areas are proposed with the SF-4A base district. Both areas are interspersed throughout the PUD.
- The *Mixed Residential* area includes detached single family residential lots that can accommodate an accessory dwelling unit over the garage (a yard house); attached 2-3 story townhouses on a lot (a row / shop house); four-to-six plexes (a mansion house) and residential multi-family. The *Multi-Family Residential* area is designed for larger multi-family residential structures. The Mixed Residential areas are proposed with MF-1 base district zoning and the Multi-Family Residential area is proposed for the MF-3 base district. Both areas are located along or in close proximity to Pearce Lane and Wolf Lane.
- There are four *Mixed Commercial* areas oriented toward Pearce Lane and Wolf Lane and are proposed under GR base district zoning. All are located along or in close proximity to Pearce Lane and Wolf Lane.
- The *Civic*, *Community Recreation-Private* and *Community Recreation-Public* areas include private Homeowners Association parks, public parks and greenbelt, public open space, as well as the two school sites, a fire station, an area reserved as a transit center, and a wastewater treatment plant. These areas are interspersed throughout the PUD.

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

City Council approved revisions to the PUD regulations that became effective June 29, 2008. To help evaluate the superiority of a proposed PUD, requirements are divided into two categories: Tier 1, which is requirements that all PUDs must meet, and Tier 2 which provides criteria in 13 topical areas in which a PUD may exceed code requirements and therefore demonstrate superiority. A PUD need not address all criteria listed under Tier 2, and there is no minimum number of categories or individual items required.

As more fully detailed in the Tier Table and Land Use Plan (please refer to Exhibits B and C), this proposed PUD meets all 12 of the applicable Tier 1 items, meets all three additional

Tier 1 items (pertaining to *Commercial Design Standards*), and offers some elements of superiority in seven of the 13 Tier 2 categories (*Open Space; Environment/Drainage; Art; Community Amenities, Transportation, Building Design and Affordable Housing*).

Code Modifications

There are 30 modifications to Code requirements requested by the Applicant and recommended by Staff (please refer to Exhibit B-1 – Code Modification Table for details). Because the PUD is within the City's limited purpose jurisdiction, the code sections for the subdivision and environmental modifications reference the City's Land Development Code and Title 30, Austin/Travis County Subdivision Regulations. As summarized below, these include allowing a site to cross a right-of-way; Green Building requirements; roadway types; land uses; site development regulations and compatibility standards; expiration of a preliminary plan; street alignment; street design characteristics; net site area; waterway classifications; critical water quality zone modifications; water quality transition zone modifications; water quality controls and related funding; and, cut and fill requirements.

- Section 25-2-243 (*Proposed District Boundaries*) – Is amended to provide that the boundaries of the Sun Chase PUD may be non-contiguous
- Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.1.D (*Minimum Requirements*) – Modified to allow a two star rating under Austin Energy's Green Building Program or a reasonably equivalent rating under another program approved by the City.
- Chapter 25-2, Subchapter E – Establishes roadway types within the PUD for applying Subchapter E regulations.
- Section 25-2-491 (*Permitted, Conditional, and Prohibited Uses*) – Establishes a specific set of permitted land uses for the PUD.
- Section 25-2-492 (*Site Development Regulations*) – Establishes a specific set of site development regulations for the PUD.
- Section 25-2-517 (*Requirements for Amphitheaters*) – Modified so that Land Use Commission approval is not required for amphitheaters in the PUD.
- Section 30-2-62 (*Expiration of Approved Preliminary Plan*) – Modified to allow an approved preliminary to expire 15 years after their approval date (instead of 10 years as allowed by Title 30).
- Sections 25-4-151 and 30-2-151 (*Street Alignment and Connectivity*) – Continues the variance to not connect Sun Chase with Navarro Creek Road to the north. This variance was approved with the Sun Chase Phase 1 Preliminary Plan.
- Sections 25-4-154 and 30-3 (*Street Design and Construction*) – Establishes roadway cross sections and striping for the PUD.

- Sections 25-8-62 and 30-5-62 (*Net Site Area*) – Modified to apply within Sun Chase PUD.
- Sections 25-8-341 and 30-5-341 (*Cut Requirements*) and Sections 25-8-342 and 30-5-342 (*Fill Requirements*) – Modified to continue the cut and fill variances granted with the approved Preliminary Plans for Sun Chase South, Sun Chase Phase One and Sun Chase Phase Two.

Note: All of the following code modifications are based on the project returning to the Comprehensive Watershed Ordinance (CWO) standards:

- Sections 25-8-91(B) and 30-5-91(B) (*Waterway Classifications*) – Establishes the drainage area size for a minor waterway, an intermediate waterway and a major waterway.
- Sections 25-8-92(B) and 30-5-92(B) (*Critical Water Quality Zones Established*) – Establishes the boundaries of the critical water quality zones within the PUD and how minor, intermediate and major waterways may be reduced and replaced. Also establishes the boundaries of CWQZs for selected unclassified waterways and that a CWQZ does not apply to a previously modified drainage feature serving a public roadway right-of-way under certain circumstances.
- Sections 25-8-93(A) and 30-5-93(A) (*Water Quality Transition Zones*) – Establishes that water quality transition zones apply within the Sun Chase PUD.
- Sections 25-8-211(B)(3) and 30-5-211(B)(3) (*Water Quality Control Requirement*) – Modified provided the total of new and redeveloped impervious cover exceeds 20% of net site area.
- Sections 25-8-232(A)(B)(C) and 30-5-232(A)(B)(C) (*Dedicated Fund*) – Establishes that the Dedicated Fund for water quality controls does not apply to the Sun Chase PUD.
- Sections 25-8-261 and 30-5-261 (*Critical Water Quality Zone Development*) – Modified to allow a detention pond and a wet pond in the CWQZ as shown in Exhibit L.
- Sections 25-8-392 and 30-5-392 (*Uplands Zone*) – This section is modified to establish that Comprehensive Watershed Ordinance (CWO) regulations for the ETJ apply.
- Sections 25-8-393 and 30-5-393 (*Transfer of Development Intensity*) – This section is modified to establish regulations for the transfer of development intensity within the PUD.

- Sections 25-8, Article 9 and 30-5, Article 9 – (*Suburban Watershed Requirements*) – Modified to establish the amount of impervious cover in the water quality transition zone (WQTZ), to exclude the land in the 100-year floodplain, and to allow water quality controls in the WQTZ.

Staff recommendation and conditions:

Given the number and breadth of items offered in the PUD that exceed current code standards, Staff believes the proposal can result in superior development along a major thoroughfare in southeastern Travis County. Therefore, Staff recommends PUD zoning based on the following factors in Affordable Housing, Art, Commercial Design Standards, Environment and Landscaping, Green Building, Parkland and Open Space, Public Facilities, and Transportation and Connectivity, which make this project superior:

Affordable Housing

- Provide 10% of owner occupied units at 80% Median Family Income at the initial offering for sale
- Provide 10% of rental units at 60% Median Family Income, for a period of 40 years
- Make a financial contribution to the City's affordable housing program equal to 2% of the total "hard" construction cost reimbursements actually received by the Developer out of the proceeds of bonds issued by the District, up to maximum of \$1.8 million

Art

- Participate in the Art in Public Places Program. The Public Art Master Plan identifies opportunities, guiding principles and locations within the PUD for outdoor art installations to be implemented and managed by the Developer. All subsequent operations and maintenance of the artwork will be the responsibility of the Developer.

Commercial Design Standards

- Compliance with Subchapter E – Core Transit Corridor standards for sidewalks and building placement for 50% of the commercial, multi-family and village cluster development on Flower Cup Loop between Sun Chase Parkway and Misu Drive, as shown in Exhibit H
- Compliance with Subchapter E – Urban Roadway standards for sidewalks and building placement for 50% of the commercial, multi-family and village cluster development at three of the development's entrances, as shown on Exhibit H.
- Establish a maximum block size of five acres for commercial, multi-family and village cluster development

Environmental and Landscaping

Note: The baseline for the environmental aspects of the PUD review is the Comprehensive Watershed Ordinance (CWO) regulations for the extra-territorial jurisdiction.

- Provide 144 acres of open space in addition to the protected environmental features such as creek buffers and floodplains. This is a 48% increase from the 98 acres of open space required.
- Developing a tree preservation plan, selecting all required trees from Appendix F (*Descriptive Categories of Tree Species*) of the City Environmental Criteria Manual, providing a tree care plan for construction-related impacts, and using reclaimed water for irrigation in open space areas under certain circumstances (but not in the CWQZ or flood plain).
- Providing superior water quality controls by using wet ponds and biofiltration ponds to treat 100% of the required water quality treatment volume.
- Provide water quality treatment for a 92 acre offsite area (single family lots and streets) that is currently untreated.
- Provide a minimum 50-foot wide setback for 75% of unclassified waterways with a drainage area of 32 to 320 acres.
- Provide volumetric flood detention for the entire PUD.
- Use natural channel design techniques.
- Restore areas within the 100-year floodplain that are in “poor” or “fair” condition. All 100-year floodplain areas within the PUD, except for the areas in the southern portion for which a final plat application is currently under review, shall be evaluated and restored if applicable.
- Direct stormwater runoff from impervious surfaces in commercial and multi-family tracts through landscape areas at least equal to the total required landscape area.
- Provide educational signage at wetland CEFs.
- Provide an Integrated Pest Management (IPM) Plan for the entire property.

Green Building

- The PUD is located within the Bluebonnet Electric Cooperative service territory, and thus is entirely outside the Austin Energy service territory. However, all buildings within the PUD will be constructed to achieve two star rating or greater under the City’s Austin Energy Green Building Program or such buildings will be constructed in a manner sufficient to achieve a reasonably equivalent rating under another program approved by the City.

Parkland and Open Space

- Providing 600 acres of public park and open space; this figure includes 144 acres in addition to environmental features
- Parks of all types will be located within ¼ mile of all residences, superior to existing policy of locating parks within ½ mile of all residences in the suburban core, as shown in Exhibit E.
- Provide approximately 8 miles of public trails open to the public to provide recreation and bike and pedestrian connectivity between parkland and throughout the development.
- Provide approximately 2 miles of public trails will be provided for the extension of the City of Austin Bicycle Plan – Urban Trails Master Plan Dry Creek South Greenway

Public Facilities

- Dedication of land for two school sites (each at least 18 buildable acres), including bringing water, wastewater and streets to the site at no cost to the Del Valle ISD
- Dedication of a 2-net buildable acre site for a future City of Austin Fire / EMS station
- Reservation of a 10 acre site for a transit center for sale to the City / Capital Metro Transit Authority

Transportation and Connectivity

- Dedicate right-of-way for arterial street alignments (Pearce Lane, Wolf Lane, Sun Chase Parkway) in accordance with the CAMPO 2030 Transportation Plan
- Provide bike lanes on all roads that are designated as residential collector or higher
- Provide 8 miles of public trails open to the public to provide recreation and bike and pedestrian connectivity between parkland and throughout the development
- Provide approximately 2 miles of public trails will be provided for the extension of the City of Austin Bicycle Plan – Urban Trails Master Plan Dry Creek South Greenway
- Compliance with the Complete Streets policy on: 1) typical street cross-sections; 2) Standards for internal blocks and street connections; 3) Sidewalks, Trails and Streetscape Standards; and 4) Bicycle improvements and amenities

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR; I-SF-4A	Rural farmland and agricultural grazing land
<i>North</i>	County	Commercial; Residences on large lots and tracts; Agricultural
<i>South</i>	County	Residences on large lots and tracts; Agricultural
<i>East</i>	County	Residences on large lots and tracts; Agricultural
<i>West</i>	County	Residences on large lots and tracts; Agricultural

MUNICIPAL UTILITY DISTRICT: Southeast Travis County MUD Nos. 1 through 4

TIA: Is required – Please refer to Attachment B

WATERSHED: Dry Creek East – Suburban **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

627 – Onion Creek Homeowners Association

774 – Del Valle Independent School District 1005 – Elroy Neighborhood Association

1224 – Austin Monorail Project

1228 – Sierra Club, Austin Regional Group

1258 – Del Valle Community Coalition

SCHOOLS:

The property is within the Del Valle Independent School District.

Del Valle Elementary School Del Valle Middle School Del Valle High School

Note: An Educational Impact Statement (EIS) is required. Please refer to Attachment C.

CASE HISTORIES:

There are no recent cases in the vicinity.

RELATED CASES:

As background, it is City policy that developers of MUDs pursue PUD zoning so that when the project is eventually annexed into the City limits, the development generally tracks with the City's development standards. The City annexed the area covered by the MUDs for limited purposes in June 2012 and assigned interim-single family residence-standard lot (I-SF-2) and interim – single family residence-small lot (I-SF-4A) district zoning at this time (C7L-2012-006; C7L-2012-007; C7L-2012-008; C7L-2012-009). Full purpose annexation will occur in accordance with the terms of the Strategic Partnership Agreement between the City and Southeast Travis County MUD No. 1 through 4, that was approved by Council on March 22, 2012. The Agreement states that full purpose annexation shall occur no sooner than December 31, 2023.

A Development Assessment for Sun Chase PUD was submitted on April 20, 2012 and in accordance with the revised regulations for PUDs, a briefing was presented to Council on June 28, 2012 (CD-2012-0005). On December 21, 2012, the Applicant filed a formal application for PUD zoning.

In 2009-2010, three preliminary plans that covered the entire 1,604 acres were reviewed and approved by the Single Office, also known as joint City / County review (C8J-2008-0176 – Sun Chase South; C8J-2008-0212 – Sun Chase Phase I; C8J-2008-0239 – Sun Chase Phase 2 Preliminary Plan).

CITY COUNCIL DATE: February 11, 2016

ACTION: Approved PUD district zoning with conditions for the Traffic Impact Analysis as Planning Commission recommended, on First Reading. Vote: 8-0, Mayor Adler, Council Member Casar – off the dais, Council Member Troxclair – abstained.
Note: Applicant and Neighborhood Housing and Community Development Department to work on affordable housing provisions prior to Second and Third Readings.

April 14, 2016	Approved a Postponement request by Staff to May 5, 2016 (11-0).
May 5, 2016	Approved a Postponement request by the Applicant to May 12, 2016 (10-0, Council Member Renteria was off the dais).
May 12, 2016	Approved PUD district zoning, with conditions of the Traffic Impact Analysis, on Second Reading (9-1, Council Member Zimmerman voted nay; Council Member Troxclair – abstained). <u>Note</u> : Staff will work on issues pertaining to the Preliminary Plan life, reclaimed water and affordable housing prior to Third Reading.

June 16, 2016

ORDINANCE READINGS: 1st February 11, 2016 2nd May 12, 2016 3rd

ORDINANCE NUMBER:

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

PHONE: 512-974-7719

SUMMARY STAFF RECOMMENDATION:

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

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated January 8, 2016, as provided in Attachment B.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

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

2. Zoning changes should result in a balance of land uses, provides an orderly and compatible relationship among land uses, and incorporates environmental protection measures.

Given the number and breadth of items offered in the PUD that exceed current code standards, Staff believes the proposal can result in superior development along a major thoroughfare in southeastern Travis County. Therefore, Staff recommends PUD zoning based on the following factors in Affordable Housing, Art, Commercial Design Standards, Environment and Landscaping, Green Building, Parkland and Open Space, Public Facilities, and Transportation and Connectivity, which make this project superior:

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EXISTING CONDITIONS

Site Characteristics

The PUD site is currently used as rural farmland and agricultural grazing land. The site is within the Blackland Prairies vegetational area of Texas. Vegetation is characterized as crops and post oak woods/forest dominated by cedar elm, American elm, Ashe juniper, mesquite, hackberry, honey locust, common sunflower, giant ragweed, Texas croton,

greenbriar, Indian sea oats and johnsongrass. The topography is gently rolling, with elevations ranging from 425 to 550 feet above mean sea level. Slopes range between 0 and 15 percent on approximately 99 percent of the property. There are approximately 15 acres of slopes between 15 and 25 percent, 2 acres of slopes between 25 and 35 percent, and 0.2 acres of slopes greater than 35 percent. Drainage on the subject site occurs primarily by overland sheet flow in a south-to-north direction into Dry Creek. Part of the site is within the 100-year floodplain. The property has predominately clayey soils.

Critical Environmental Features/Endangered Species Habitat

An Environmental Assessment (EA) was prepared for project site by Horizon Environmental Services, Inc. in February 2008, revised October 2, 2013. The EA identified one critical environmental feature (CEF) within the PUD site which is a large lake in the northern portion of the property. There is also one water well on the subject site.

Impervious Cover

The proposed percentages of impervious cover are as follows: up to 55% for the single family residence portion (includes attached / detached / single family residences, duplex residence, two family residence under an SF-3 base district), 60% for small lot single family residence (SF-4A base district), 70% for yard house, row/shop house, mansion house and residential multi-family (MF-1 base district), multi-family residence (MF-3 base district) and 85% for mixed commercial and civic uses (GR base district) and 75% for community recreation-private (GR base district) and 50% for community recreation-public (GR base district).

Comprehensive Planning

The proposed Sun Chase PUD is a 1,604 acre site and is planned to be a walkable, mixed use residential community. The proposed project calls for over half the acreage of this project to be developed as residential, while the remaining property will be used for mixed commercial, civic, community recreational, and as a greenbelt/drainage land uses. This rezoning is not located within the boundaries of a neighborhood planning area. This property is bounded by undeveloped land and the single family residences to the north, single family residences and undeveloped land to the south, undeveloped land to the east, and undeveloped land and the Del Valle Motocross Park to the west.

The Imagine Austin Comprehensive Plan (IACP) Growth Concept Map designates a portion of Pearce Lane as 'Future Open Space', which the IACP defines as, "*The open space network includes existing and future open space. Elements of the open space network include parks, greenways, nature preserves, agricultural land, and environmentally sensitive land. Areas within floodplains, on steep slopes, or with significant environmental features, such as sinkholes, caves, or significant wildlife habitat, are classified as environmentally sensitive.*" The overall goal of the IACP is to achieve 'complete communities' across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. Page 107 of the IACP states, "*While most new development will be absorbed by*

*centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development **should be sensitive to and complement its context**. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city. Not all land within the city limits will be developed. Some may remain or enter into agricultural production; continue as single-family houses, duplexes, and apartments; or become part of the planned open space network. **The Growth Concept Map not only guides where Austin may accommodate new residents and jobs but also reflects the community intent to direct growth away from environmentally sensitive areas including, but not limited to, the recharge and contributing zones of the Barton Springs segment of the Edwards Aquifer, and to protect the character of neighborhoods by directing growth to areas identified by small area plans.***

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses mixed use development, developing over environmentally sensitive lands, and promoting a compact and connected city:

- **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 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.
- **LUT P10.** Direct housing and employment growth to activity centers and corridors, and preserving and integrating existing affordable housing where possible.
- **LUT P22** Protect Austin's natural resources and environmental systems by limiting land use and transportation development in sensitive environmental areas and preserving areas of open space.
- **N P1.** 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.

Based on the Imagine Austin policies referenced above, staff believes that this proposed Sun Chase PUD mixed use project is supported by the Imagine Austin Comprehensive Plan.

Environmental

Please refer to Attachment A.

Transportation

Please refer to Attachment B.

Water and Wastewater

In accordance with the consent agreement, the City will be the sole provider of water and wastewater services within the Municipal Utility District and will provide water / wastewater services to customers within the District in the same manner and conditions that the City provides these services to other retail customers within its corporate limits.

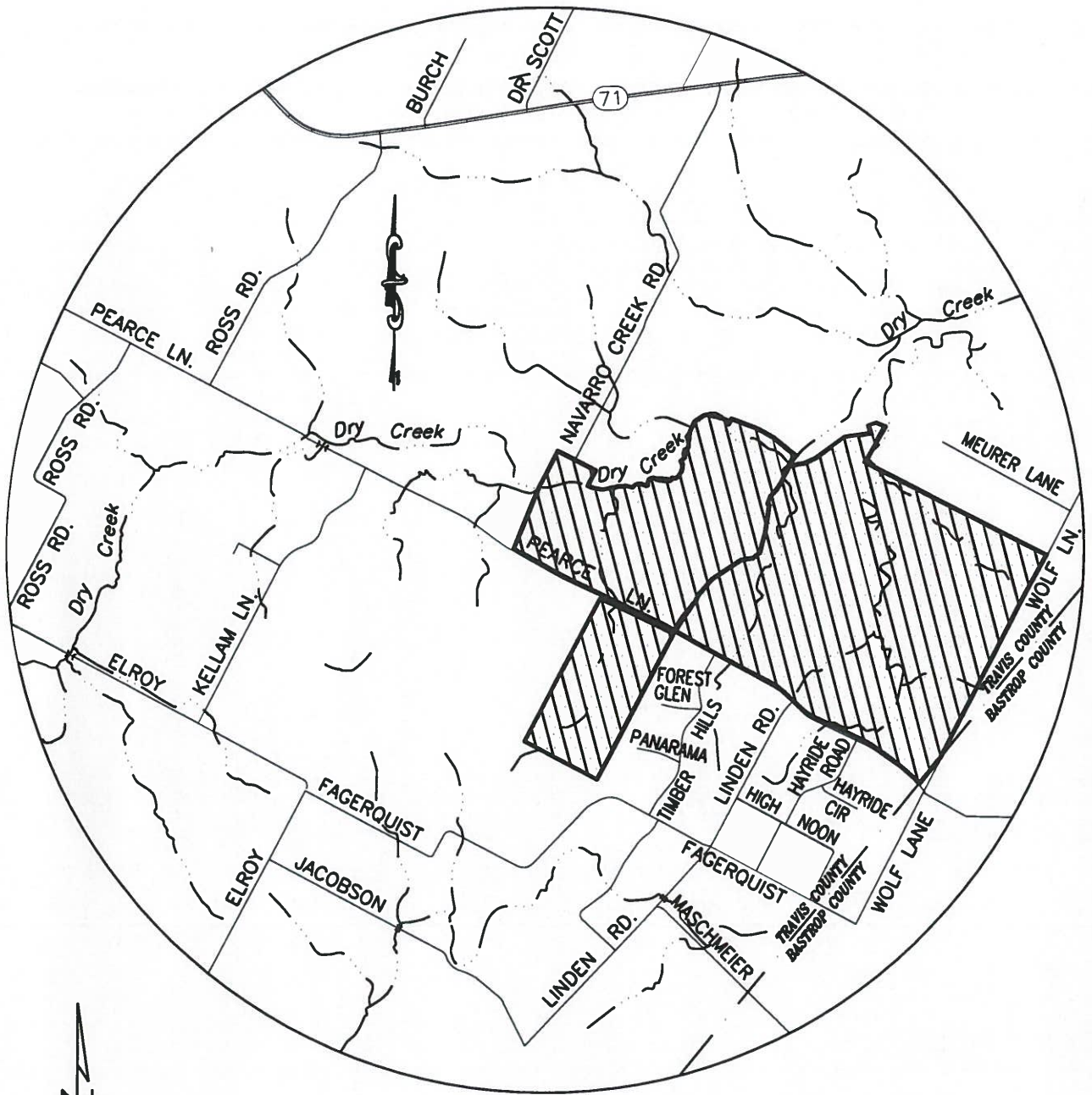
The proposed development intends to obtain retail water and wastewater service from the Austin Water Utility under a consent agreement. The proposed development will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. Each lot in the PUD shall have separate wastewater taps, separate water meters, and their respective private water and wastewater service lines shall be positioned or located in a manner that will not cross lot lines. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.

Subdivision

Applications for subdivision preliminary plan(s) and final subdivision plat(s) will be need to be approved prior to approval of any site plan or issuance of any development permit.

Site Plan

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

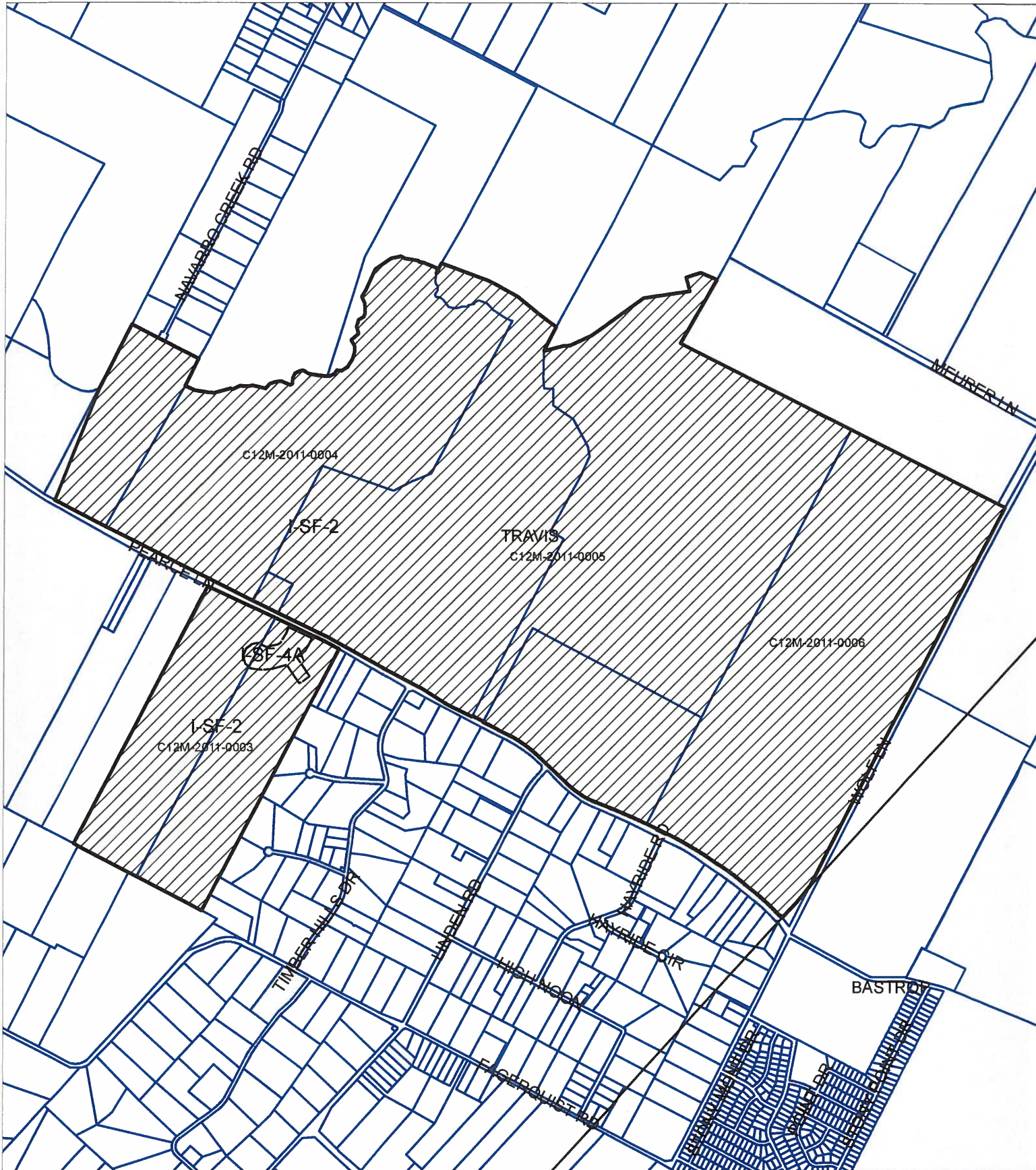






SCALE: 1" = 4000'

SUN CHASE PUD
LOCATION MAP

EXHIBIT A

	Carlson, Brigrance & Doering, Inc.	
	<small>FIRM ID #79791</small>	<small>REG. # 10034900</small>
	<small>Civil Engineering</small>	<small>Surveying</small>
	<small>5001 West Williams Canyon Phone No. (512) 280-5160</small>	<small>Austin, Texas 78749 Fax No. (512) 280-5165</small>



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT *Exhibit A-1*
ZONING CASE#: C814-2012-0163

1" = 1,800'

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.





EXHIBIT A-2

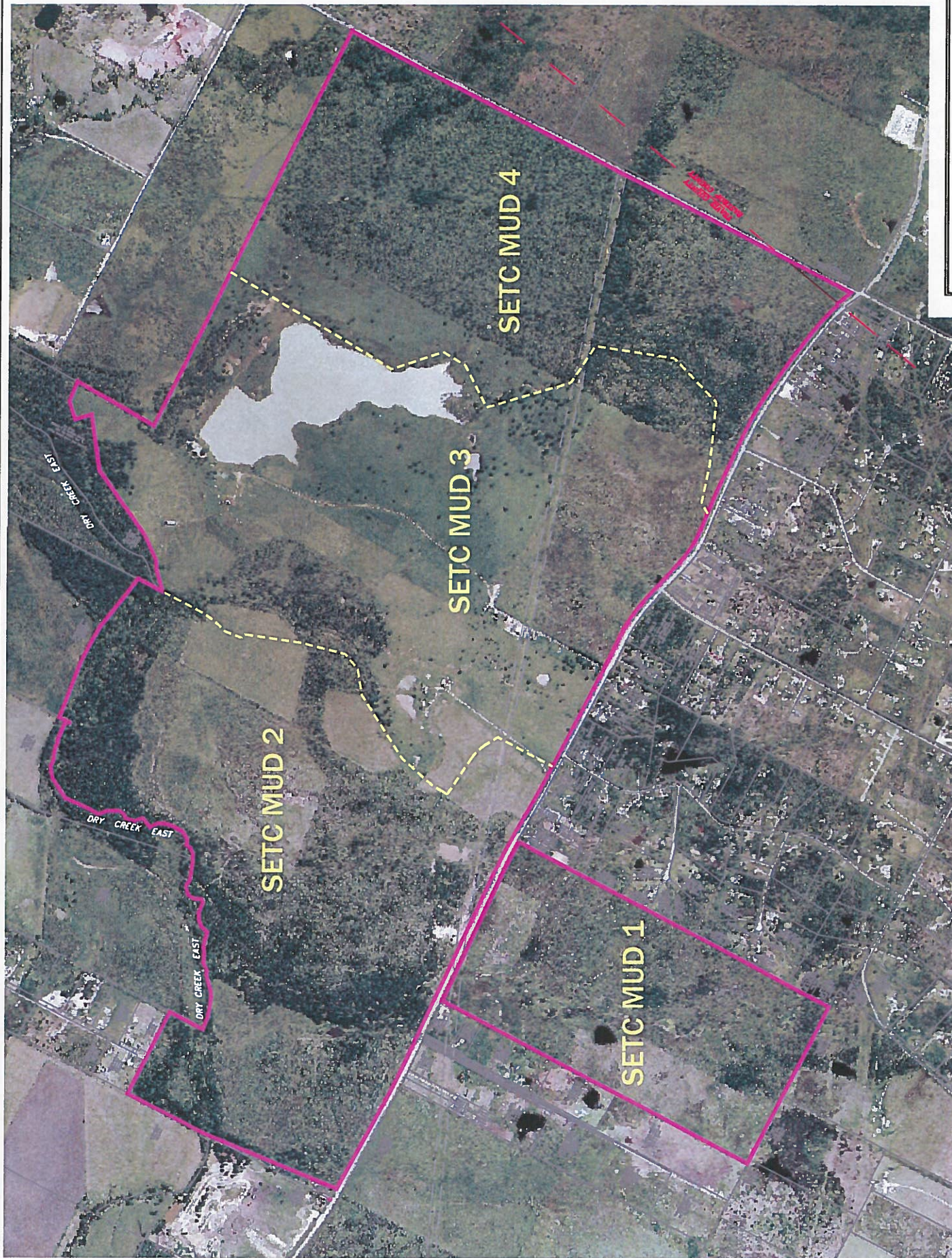


SCALE: 1" = 1500'

SUN CHASE PUD
AERIAL OVERLAY



Carlson, Brigrance & Doering, Inc.
 PUD ID #03791 • REG. # 1100400
 Civil Engineering • Surveying
 3304 West Williams Canyon • Aurora, Texas 78749
 Phone No. (512) 280-5160 • Fax No. (512) 280-5165



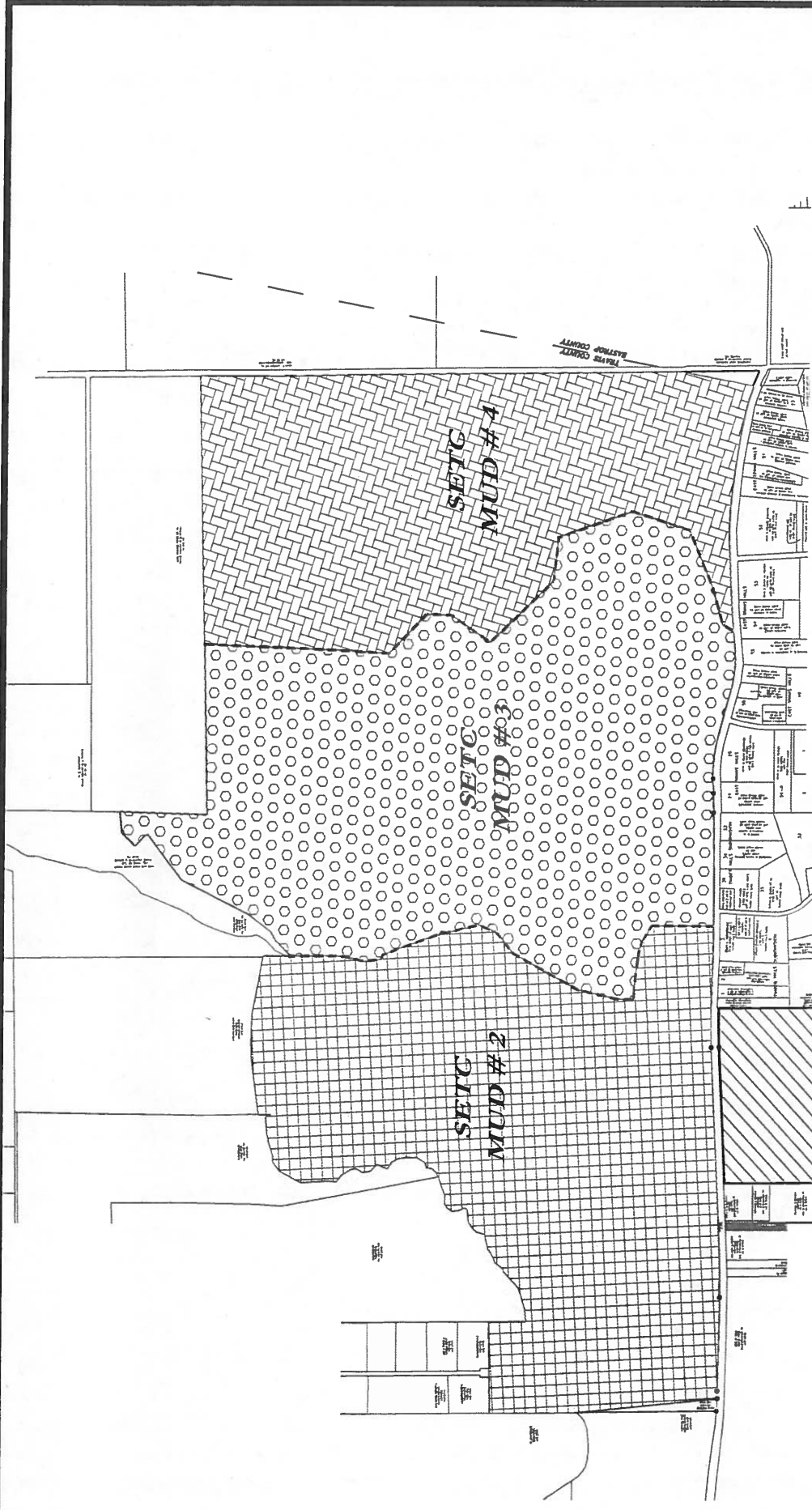
SCALE: 1" = 1500'

SUN CHASE PUD MUD BOUNDARIES AERIAL OVERLAY




Carlson, Brigrance & Doring, Inc.

FIELD ID #07791 • INDEX # 1026000
 Civil Engineering • Surveying
 3501 West 10th Avenue • Anchorage, Alaska 99503
 Phone No. (907) 260-5160 • Fax No. (907) 260-5165



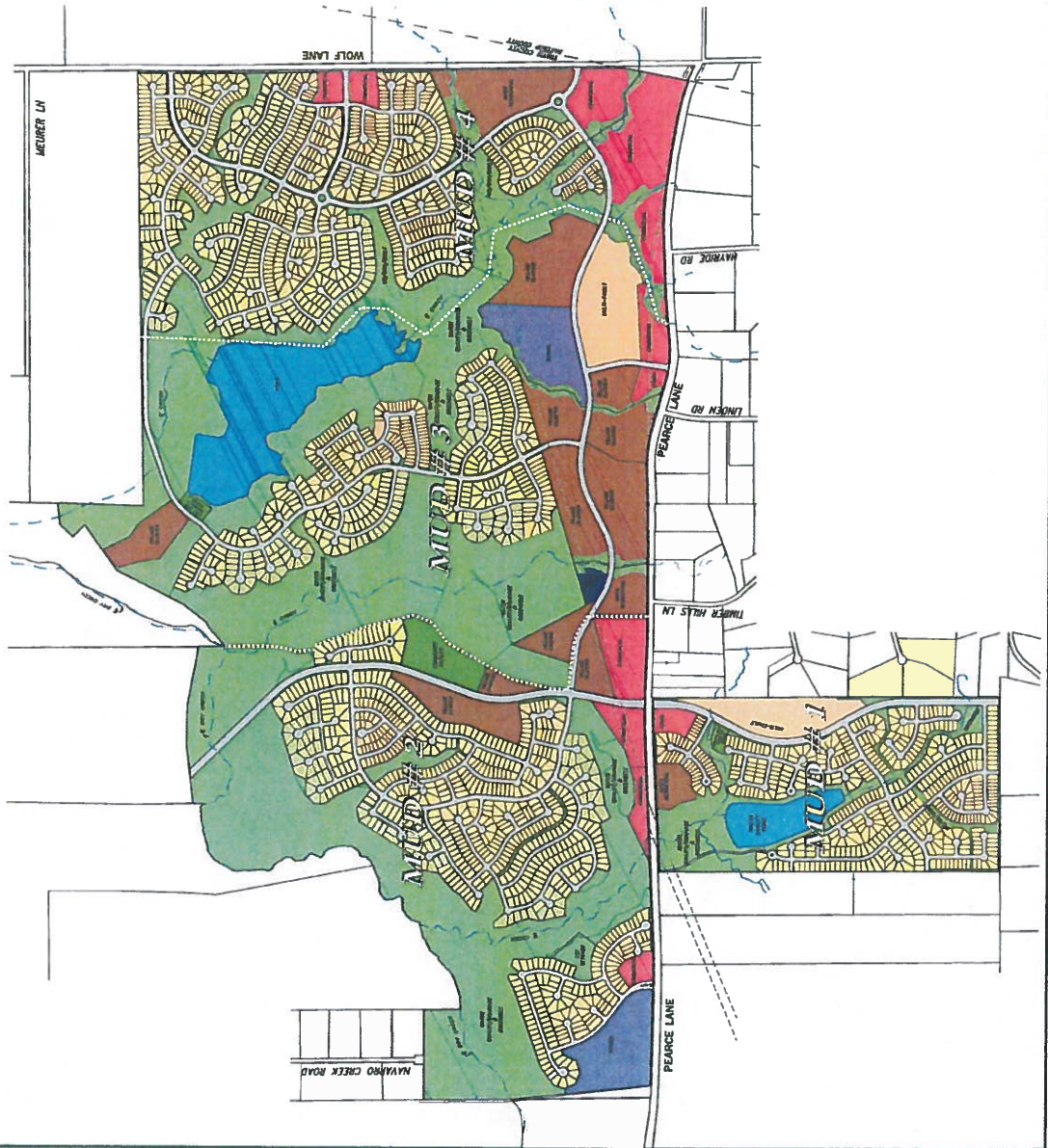
SUN CHASE PUD PROJECT MAP

- LEGEND**
- SETC MUD #1 LAND
 - SETC MUD #2 LAND
 - SETC MUD #3 LAND
 - SETC MUD #4 LAND
 - PROJECT AREA BOUNDARY



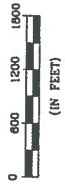
Carlson, Brigrance & Doering, Inc.
 FIRM ID #F3791 ♦ REG. # 10024990
 Civil Engineering ♦
 5501 West William Cannon ♦
 Austin, Texas 78749 ♦
 Phone No. (512) 280-5160 ♦
 Fax No. (512) 280-5165 ♦

SOUTHEAST TRAVIS COUNTY MUDs #1, #2, #3 & #4



SCALE: 1"=600'

GRAPHIC SCALE



Legend:	MUD #1	MUD #2	MUD #3	MUD #4	TOTAL
Single Family Detached	81	82	83	84	
40'-45'	90	53	61	121	325
50'	255	274	139	536	1204
60'	125	305	155	234	819
70'	0	95	84	39	218
Total Single Family Detached	470	727	439	930	2566
Single Family / Other (10 Units/Ac)	45	205	839	208	1297
Attached/Detached/Townhomes/Condos	288	0	462	0	750
Multi-Family (10 Units/Ac)	2.92	22.54	9.09	49.78	84.33
Commercial (Acres)	51.42	205.3	300.4	77.87	635.09
Water Quality/Drainage & Greenbelt (Ac)	0	18.29	18.52	0	37.21
Schools (Acres)	0	0	2.1	0	2.1
Fire Station Site (Acres)	0	0	2.1	0	2.1

APPROVED BY CITY COUNCIL 03-22-2012



EXHIBIT A-3

Sun Chase PUD

§2.3 - TIER ONE REQUIREMENTS

All requirements in this section (Tier One Requirements) must be met.

LDC Reference (Chapter 25-2, Subchapter B, Division 5)	Subject	Code Requirement	Sun Chase PUD meets or exceeds this requirement by:
2.3.1.A 2.3.1.B		<p>Meet the objectives of the City Code. 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.</p> <p><i>Section 1.1 General Intent goals: preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services.</i></p>	<p>Addressed in Section 5.04 - approved and executed MUD Consent Agreements - Development and Construction Standards. The Developer agrees that all development, construction, and infrastructure within the District will comply with City design standards, specifications, and requirements, unless otherwise provided in this Agreement or executed by the City, including building permit requirements. The Developer agrees that the Restrictive Covenants for the Land will require that either (a) (i) all commercial buildings within the District be constructed in a manner sufficient to achieve an Energy Star rating, and (ii) all residential buildings within the District be constructed in a manner sufficient to achieve a rating of two stars or greater under the City's Austin Energy Green Building Program, or (b) such buildings be constructed in a manner sufficient to achieve a reasonably equivalent rating under another program executed by the City. The Developer also agrees that the Restrictive Covenants will require that toilets, bathroom sink faucets and shower heads that are labeled as meeting the standards of the EPA WaterSense program, or a comparable program executed by the Developer and the City, be installed in all residential buildings within the District and that all residential irrigation system components are certified as meeting the standards of the EPA WaterSense program, or a comparable program executed by the Developer and the City, or, if the EPA WaterSense program ceases to exist, that such fixtures and irrigation system components be labeled, certified or executed through a comparable program established or executed by the EPA or the City. The Tier I requirements were agreed to in the executed Consent Agreements.</p>

EXHIBIT B

REC'D 12-9-2015

{W0670602.3}

Sun Chase PUD

2.3.1.C	Open Space	<p>Provide a total amount of open space that equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts, and 20 percent of the nonresidential tracts within the PUD, except that:</p> <ol style="list-style-type: none"> 1. a detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity; and 2. the required percentage of open space may be reduced for urban property with characteristics that make open space infeasible if other community benefits are provided. 	<p>The Sun Chase PUD Parks & Open Space Master Plan and 1/4 Mile Radius Maps approved by staff are attached. The maps include a summary table of required and provided open space and parkland. The PUD exceed above and beyond the requirements. Tier I requires 98 acres of Open Space. 600 Acres of Public Park and Open Space are being provided. The 600 Ac of Greenbelt is comprised of the following: 162.09 Ac. in CWQZ + 34.37 Ac. in WQTZ (outside of floodplain) + 201.91 Ac. in Developed 100 Yr. Flood Plain outside of the CWQZ and WQTZ + 59.39 Ac. in CEF for a total of 457.76 Acres. Greenbelt = (601.93-457.76) 144.76 Ac. The 144.76 Ac of Greenbelt (net of CWQZ, WQTZ, 100 yr. flood plain and CEF) is 48% increase above the minimum requirement of 98 Ac. Additionally, an estimated 8 miles of public trails will be provided and +/- 2 miles for the extension of City of Austin Bicycle Plan - Urban Trails Master Plan Dry Creek South Greenway</p>
2.3.1.D	Green Building Program	<p>Comply with the City's Planned Unit Development Green Building Program.</p>	<p>The project is located outside of Austin Energy's service area. However, under Section 5.04 of the executed Consent Agreements it states: The Developer agrees that the Restrictive Covenants for the Land will require that either (a) (i) all commercial buildings within the District be constructed in a manner sufficient to achieve an Energy Star rating, and (ii) all residential buildings within the District be constructed in a manner sufficient to achieve a rating of two stars or greater under the City's Austin Energy Green Building Program, or (b) such buildings be constructed in a manner sufficient to achieve a reasonably equivalent rating under another program executed by the City. The Developer also agrees that the Restrictive Covenants will require that toilets, bathroom sink faucets and shower heads that are labeled as meeting the standards of the EPA WaterSense program, or a comparable program executed by the Developer and the City, be installed in all residential buildings within the District and that all residential irrigation system components are certified as meeting the standards of the EPA WaterSense program, or a comparable program executed by the Developer and the City, or, if the EPA WaterSense program ceases to exist, that such fixtures and irrigation system components be labeled, certified or executed through a comparable program established or executed by the EPA or the City.</p>
2.3.1.E	Neighborhood Plans, Historic Areas & Compatibility	<p>Be consistent with applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses.</p>	<p>The Sun Chase PUD is located in southeast Travis County in the City's Desired Development Zone. Existing land uses consist of open pasture land, residential, schools and some supporting commercial services. The Sun Chase PUD has been planned as a master planned community to include various types of residential uses, multifamily, supporting commercial, and open space/recreational.</p>

Sun Chase PUD

2.3.1.F	Environmental Protection	Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography, and the natural and traditional character of the land.	<p>The project will meet and exceed the requirements of the Comprehensive Watershed Ordinance (vested at the time of preliminary plan approval), as described under Tier 2. The project will also meet and exceed the current tree protection and landscape requirements, as described below under landscaping. Further environmental preservation and protection have been agreed to and are addressed in Exhibit F of the Consent Agreements.</p>
2.3.1.G	Public Facilities	Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities.	<p>Public and Civic Facilities were agreed to and incorporated in Exhibit E of the Consent Agreements: " the Developer agrees to donate two sites within the Project to the Del Valle Independent School District ("the School District"), at the locations shown on the executed Preliminary Plans, for school uses mutually agreed to between the Developer and the School District, upon the following terms: (a) Each site will be donated to the School District at such time as the School District has funding available and is ready, willing and able to construct the school facilities on the site in question. (b) Each site will consist of at least 18 buildable acres. (c) Any changes to the location of a school site will be subject to approval by the Developer, the School District and the City. (d) The Developer will extend water, wastewater and streets to each school site at no cost to the School District. 2. The Developer agrees to dedicate the fire station site shown on the Land Plan to the City at no cost to the City. Additionally, in Exhibit H of the Consent Agreement, Developer will reserve a ten-acre transit site at a location to be mutually agreed upon by the Developer and the City during the PUD process. This site may be purchased by the City or, at the City's option, another governmental entity designated by the City by written notice to the Developer at any time prior to the date the first District or one of the other Southeast Travis County Districts is annexed for full purposes by the City. During the development of the Project, to maintain an on-going dialogue with Capital Metropolitan Transit Authority and any other mass transit service provider regarding mass transit options and transportation issues.</p>

Sun Chase PUD

2.3.1.H	Landscaping	Exceed the minimum landscaping requirements of the City Code.	<p>Addressed in Section 5.07 - The project will meet and exceed the landscaping requirements as described in Exhibit G of the Consent Agreements. A tree preservation plan has been developed; all planted trees will be selected from Appendix F of the Environmental Criteria Manual; and a tree care plan will be provided for construction-related impacts. The District agreed to the minimum landscaping requirements of the City Code by doing the following: Properly maintaining its property, subject to any applicable water use or restrictions imposed by the City; and upon reclaimed water being brought to the project, to use reclaimed water for irrigation in open space areas where such use is economically feasible, subject to any applicable water use restrictions imposed by the City. Reclaimed water will not be used in the CWQZ or flood plain.</p>
2.3.1.I	Transportation & Connectivity	Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails, and roadways.	<p>Exhibit H of the Consent Agreement, Developer will reserve a ten-acre transit site at a location to be mutually agreed upon by the Developer and the City during the PUD process. This site may be purchased by the City or, at the City's option, another governmental entity designated by the City by written notice to the Developer at any time prior to the date the first District or one of the other Southeast Travis County Districts is annexed for full purposes by the City. During the development of the Project, to maintain an on-going dialogue with Capital Metropolitan Transit Authority and any other mass transit service provider regarding mass transit options and transportation issues. Additionally, Transportation Requirements are outlined on Exhibit H of the Consent Agreements. In order to provide improved internal connectivity, two additional internal roadways connections have been added to the PUD plan. Internal trails are shown on the attached Sun Chase PUD Parks & Open Space Master Plan and 1/4 Mile Radius Maps.</p>
2.3.1.J	Transportation & Connectivity	Prohibit gated roadways.	Gated roadways are not currently being proposed.
2.3.1.K	Historical Preservation	Protect, enhance and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance.	No significant historical, archaeological or cultural sites exist on the property.
2.3.1.L	PUD Size	Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.	Sun Chase PUD tracts total 1,604 acres.
2.3.2.A	Commercial Design Standards	Comply with Chapter 25-2, Subchapter E (Design Standards And Mixed Use).	Building and Urban Design is addressed in Section 5.09 of the Consent Agreements which states, the Developer agrees that the design standards set forth on the attached Exhibit I will be included in the PUD

Sun Chase PUD

2.3.2.B	Commercial Design Standards	Inside the urban roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 (Design Standards and Mixed Use), comply with the sidewalk standards in Section 2.2.2., Subchapter E, Chapter 25-2 (Core Transit Corridors: Sidewalks And Building Placement).	<p>Building and Urban Design is addressed in Section 5.09 of the Consent Agreements which states, the Developer agrees that the design standards set forth on the attached Exhibit I will be included in the PUD. This includes:</p> <ul style="list-style-type: none"> • Subchapter E Core Transit Corridor standards shall apply for sidewalks and building placement for 50% of the commercial, multi-family and village cluster development on Flower Cup Loop between Sun Chase Parkway and Misu Drive; • Subchapter E Urban Roadway standards for sidewalks and building placement for 50% commercial, multi-family and village cluster development along Sun Chase Parkway from Pearce Lane to Flower Cup Loop, along Rumworth Drive from Pearce Lane to Flower Cup Loop, and along Misu Drive from Wolf Lane to Flower Cup Loop
2.3.2.C	Commercial Design Standards	Contain pedestrian-oriented uses as defined in Section 25- 2-691(C) (Waterfront Overlay District Uses) on the first floor of a multi-story commercial or mixed use building.	<p>Building and Urban Design is addressed in Section 5.09 of the Consent Agreements which states, the Developer agrees that the design standards set forth on the attached Exhibit I will be included in the PUD.</p>

Sun Chase PUD

§2.4 - TIER TWO REQUIREMENTS

This section contains criteria for determining the extent to which development proposed for a PUD district would be superior to that which would occur under conventional zoning and subdivision regulations as required under Section 1.1 (General Intent). A proposed PUD need not address all criteria in this section to achieve superiority, and the council may consider any other criteria the council deems appropriate.

Subject	Superiority Criteria listed in §2.4	Sun Chase PUD meets or exceeds requirements by:
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.	The Sun Chase PUD Parks & Open Space Master Plan approved by staff are attached. The maps include a summary table of required and provided open space and parkland. The PUD exceeds above and beyond the requirements. Tier I requires 98 acres of Open Space. 600 Acres of Public Park and Open Space are being provided. The 600 Ac of Greenbelt is comprised of the following: 162.09 Ac. in CWQZ + 34.37 Ac. in WQQTZ (outside of floodplain) + 201.91 Ac. in Developed 100 Yr. Flood Plain outside of the CWQZ and WQQTZ + 59.39 Ac. in CEF for a total of 457.76 Acres. Greenbelt = (601.93-457.76) 144.76 Ac. The 144.76 Ac of Greenbelt (net of CWQZ, CWQQTZ, 100 yr. flood plain and CEF) is 48% increase above the minimum requirement of 98 Ac.
Environment / Drainage	Provides water quality controls superior to those otherwise required by code.	Per the attached Exhibit F of the Consent Agreements - water quality controls, including Biofiltration Ponds, and Wet Detention Ponds will be incorporated for 100% of the required water quality treatment volume. The required water quality capture volume will be increased by 10% over the standard requirement for all water quality ponds. The drainage areas for each of the proposed Wet Ponds are as follows; Pond "D" = 302.54 ac., Pond 2 = 207.95 ac., Pond 3 = 39.50 ac., Pond 4 = 209.26 ac., Pond 12 = 47.20., Pond 13 = 64 ac., Pond 14 = 52.40 ac., Pond 16 = 38.46. The drainage areas for each wet pond are large enough to avoid the use of makeup water. The design criteria requires a minimum of 20 acres drainage basin for wet ponds to ensure adequate make up water. The wet ponds exceed this criteria.
		Although Wet Ponds are not considered "green" water quality controls, they do provide a level of water quality treatment beyond what is provided by sedimentation-filtration ponds. We have conducted a water balance for each wet pond, and have concluded that they will only have minimal, short term need for make-up water. The watersheds for each wet pond will be developed with roadway IC immediately along with improved drainage conveyance and lot impervious cover within an estimated 3 years after pond construction.

Sun Chase PUD

Environment / Drainage	Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.	Currently untreated developed single-family residential lots and streets to the south and southeast drain to and will be treated by proposed water quality controls. (See attached map titled "Offsite Untreated Runoff Exhibit"). A 92 acre off site area will be treated by a wet pond in MUD No. 1.
Environment / Drainage	Provides minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres.	Setbacks have been provided per the attached Exhibit F of the Consent Agreements for approximately 75% of the waterways with contributing drainage basins of 32 - 320 acres are being protected. The calculations are as follows; 26,940 linear feet streams with a DA 32 ac or more, 20,364 linear feet with a DA or more protected, (20,364 lf / 26,940 lf = 75%). Buffer setback is 50 ft. either side of the centerline of the creek for a total of 100 ft. (minimum).
Environment / Drainage	Provides volumetric flood detention as described in the Drainage Criteria Manual.	Volumetric flood detention will be provided for the entire PUD. This was confirmed with the Consent Agreements. On October 24, 2011 the volumetric analysis letter was delivered to staff. The volumetric analysis letter was re-sent to staff on January 23, 2015. A copy of the e-mail transmitting the letter and associated map as well as the letter itself is attached. Volumetric detention will be provided for the entire PUD area.
Environment / Drainage	Uses natural channel design techniques as described in the Drainage Criteria Manual.	Natural channel design techniques will be incorporated into the storm water management and treatment system using the cross section approved as Exhibit F-1 of the Consent Agreements . No concrete lined channels are proposed. We propose the use of natural materials and restrict the use of concrete in channels except for culvert headwalls.
Environment / Drainage	Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.	The PUD will provide riparian restoration for areas in the 100-year floodplain that are in "Poor" (1) or "Fair" (2) condition. Areas will be restored to "Good" (3) or "Excellent (4)" as described in Appendix X of the Environmental Criteria Manual. Evaluation of the riparian areas will be required at time of subdivision construction plan approval for residential development, and at time of site plan approval for commercial development. Provided however, that the following final plat applications currently under review shall be exempt from this requirement: Sun Chase South Section 1 (C8J-2008-0176.01.1A), Sun Chase South Section 2 (C8J-2008-0176.01.2A), Sun Chase South Section 3 (C8J-2008-0176.01.3A), Sun Chase South Section 4 (C8J-2008-0176.01.4A) and Sun Chase South Section 5 (C8J-2008-0176.01.5A).
Environment / Drainage	Removes existing impervious cover from the Critical Water Quality Zone.	N/A -there is no existing impervious cover in the CWQZ

Sun Chase PUD

Environment / Drainage	Tree plantings use Central Texas seed stock native and with adequate soil volume.	<p>All required tree plantings shall use native Central Texas tree stock and shall be planted with adequate soil volume in accordance with the following soil volume standards:</p> <ul style="list-style-type: none"> • Small trees (less than 30 ft. mature height): minimum of 600 cubic feet soil volume. • Medium trees (30 to 50 ft. mature height): minimum of 1,000 cubic feet soil volume. • Large trees (greater than 50 ft. mature height): minimum of 1,500 cubic feet soil volume. <p>The topsoil and subsoil may be from naturally occurring native soils or amended within the tree planning pit in order to achieve the requirements. Soil depth shall be three feet for all three sizes. The soil in the plating pit shall be composed of 4 parts of soil mixed with 1 part compost, by volume. The compost shall meet the definition of compost as defined by TxDOT Specification Item 161. The soil shall be locally available native soil that meets the following specifications:</p> <ul style="list-style-type: none"> • Shall be free of trash, weeds, deleterious materials, rocks, and debris. • 100% shall pass through a 1.5-inch (38-mm) screen. • Soil to be a loamy material that meets the requirements of the table below in accordance with the USDA textural triangle. Soil known locally as "red death" is not an allowable soil. <p>Textural composition shall meet the following criteria:</p> <table border="1"> <thead> <tr> <th>Textural Class</th><th>Minimum</th><th>Maximum</th></tr> </thead> <tbody> <tr> <td>Clay</td><td>5%</td><td>50%</td></tr> <tr> <td>Silt</td><td>10%</td><td>50%</td></tr> <tr> <td>Sand</td><td>15%</td><td>67%</td></tr> </tbody> </table> <ul style="list-style-type: none"> • An owner/engineer may propose use of onsite salvaged topsoil which does not meet the soil texture class required above by providing a soil analysis and a written statement from a qualified professional in soils, landscape architecture, or agronomy indicating the onsite topsoil will provide an equivalent growth media and specifying what, if any, soil amendments are required. • Soil amendments shall be worked into the existing onsite topsoil with a disc or tiller to create a well-blended material. <p>Topsoil salvaged from the existing site may often be used, but it should meet the same standards as set forth in these standards. For areas where the soil volume is under pavement, the subgrade may not be compacted. Refer to Exhibit " " for an example of an acceptable tree planting detail.</p>	Textural Class	Minimum	Maximum	Clay	5%	50%	Silt	10%	50%	Sand	15%	67%
Textural Class	Minimum	Maximum												
Clay	5%	50%												
Silt	10%	50%												
Sand	15%	67%												

Sun Chase PUD

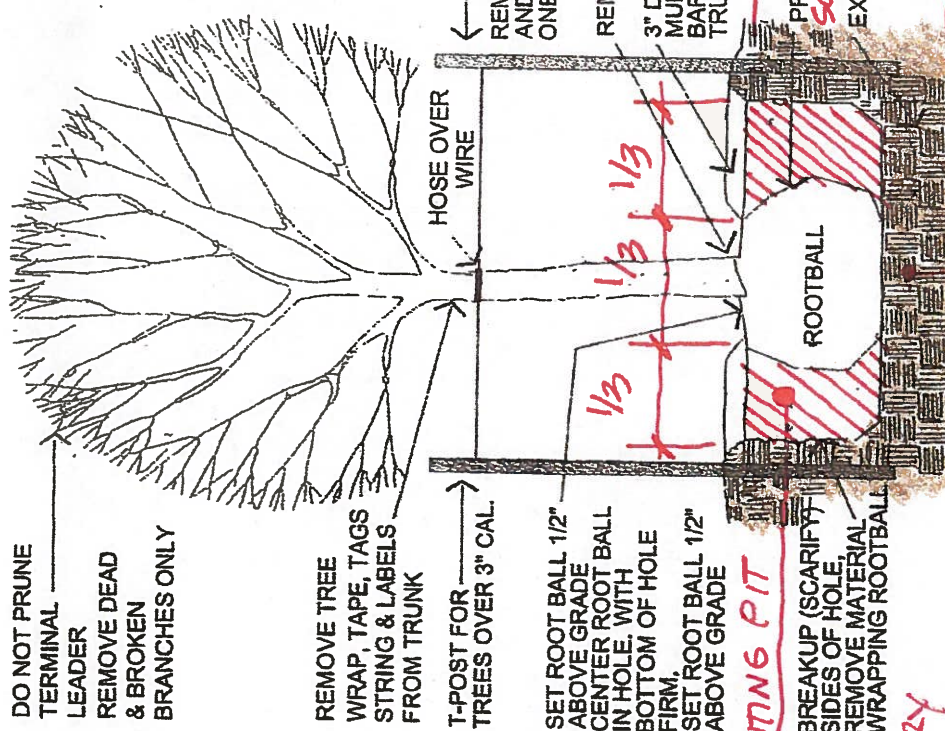
Environment / Drainage	Directs Stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.	Runoff from impervious surface areas within commercial and multifamily tracts will be directed through landscape areas at least equal to the total required landscape area.
Environment / Drainage	Employs other creative or innovative measures to provide environmental protection.	Additional innovative environmental protection will be provided, including educational signage at critical areas and implementation of an Integrated Pest Management Plan. The IPM will apply to the entire PUD.
Austin Green Builder Program	Provides a rating under the Austin Green Builder Program of three stars or above.	The project is located outside of Austin Energy's service area. However, under Section 5.04 of the Consent Agreements it states: Addressed in Section 5.04 - Consent Agreement - The Developer agrees that the Restrictive Covenants for the Land will require that either (a) (i) all commercial buildings within the District be constructed in a manner sufficient to achieve an Energy Star rating, and (ii) all residential buildings within the District be constructed in a manner sufficient to achieve a rating of two stars or greater under the City's Austin Energy Green Building Program, or (b) such buildings be constructed in a manner sufficient to achieve a reasonably equivalent rating under another program executed by the City. The Developer also agrees that the Restrictive Covenants will require that toilets, bathroom sink faucets and shower heads that are labeled as meeting the standards of the EPA WaterSense program, or a comparable program executed by the Developer and the City, be installed in all residential buildings within the District and that all residential irrigation system components are certified as meeting the standards of the EPA WaterSense program, or a comparable program executed by the Developer and the City, or, if the EPA WaterSense program ceases to exist, that such fixtures and irrigation system components be labeled, certified or executed through a comparable program established or executed by the EPA or the City.
Art	Provides art executed 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.	Yes - In accordance with Section 5.10 and Exhibit J of the Consent Agreement a Public Art Master Plan will be prepared which will identify opportunities, guiding principles and locations within the PUD for outdoor art installations to be implemented by the Developer. Following installation, all subsequent management, operation and/or maintenance of the artwork will be the responsibility of the Developer or the Owners Association.
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).	Street cross sections are being proposed that will facilitate and enhance pedestrian and bicycle mobility above standard requirements. Additionally, the Complete Street Policy will apply to, (i) lands within the Sun Chase PUD that has not been subdivided, and (ii) approved preliminary plans that would be subject to any major revisions in the future. Notwithstanding the foregoing, approval is subject to Travis County consent and approval for any modification to the transportation requirements.

Sun Chase PUD

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.	The Sun Chase PUD Parks & Open Space Master Plan and 1/4 Mile Radius Maps approved by staff are attached. The maps include a summary table of required and provided public and private open space / parkland, hike and bike trails and pedestrian connectivity. The PUD exceed above and beyond the standard requirements.
Community Amenities	Provides publicly accessible multi-use trail and greenway along creek or waterway.	An estimated 8 miles of public trails will be provided and +/- 2 miles for the extension of City of Austin Bicycle Plan - Urban Trails Master Plan Dry Creek South Greenway
Transportation	Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	The PUD will provide +/- 2 miles for the extension of City of Austin Bicycle Plan - Urban Trails Master Plan Dry Creek South Greenway.
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).	On-going dialogue will continue with Capital Metropolitan Transit Authorities and any other mass transit service provider regarding mass transit options and transportation issues. See Section 5.09 and Exhibit I of the Consent Agreements and attached for reference.
Parking Structure Frontage	In a commercial or mixed-use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) in ground floor spaces.	Not applicable
Affordable Housing	Provides for affordable housing or participation in programs to achieve affordable housing.	Participation in the Affordable Housing Program as follows: <ul style="list-style-type: none"> • Ten percent of the rental units within the Project will be set aside for households with an income level of 60% or less of the median family income in Austin metropolitan statistical area for a period of 40 years form the Effective Date of the Consent Agreement. • Ten percent of the owner-occupied units within the Project will be priced, at the time of their initial offering for sale, at a price that is affordable to a household with an income level of 80% of the median family income in the Austin metropolitan statistical area. • A financial contribution to the City's affordable housing program equal to two percent of the total "hard" construction cost reimbursements actually received by the Developer out

Sun Chase PUD

		of the proceeds of bonds issued by the MUDs, up to a maximum total contribution of \$1.8 Million.
Historic Preservation	Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	No significant historical, archaeological or cultural sites exist on the property.
Accessibility	Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	Development will meet all applicable accessibility requirements.
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.	N/A



Minimum Soil Volume for Small Tree: 600CF
Medium Tree: 1,000CF
Large Tree: 1,500CF

TREE PLANTING PIT

**AMEND
SOIL MIX
ONLY AS
NECESSARY**

**BREAKUP (SCAR
SIDES OF HOLE,
REMOVE WATER
WRAPPING ROO**

DO NOT AMMEND SOIL UNLESS POOR CONDITIONS EXIST. WATER TO SETTLE, AND REMOVE AIR POCKETS. FIRMLY SET TREE, TAMP IF NEEDED.
HOLE WIDTH = 3 TIMES WIDTH OF ROOTBALL, HEIGHT. TO MATCH ROOTBALL

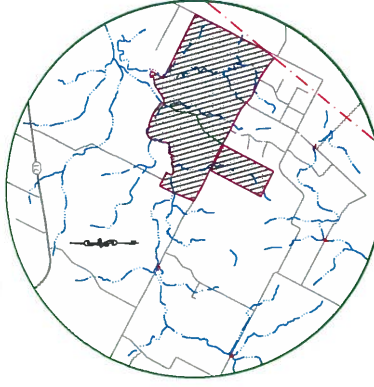
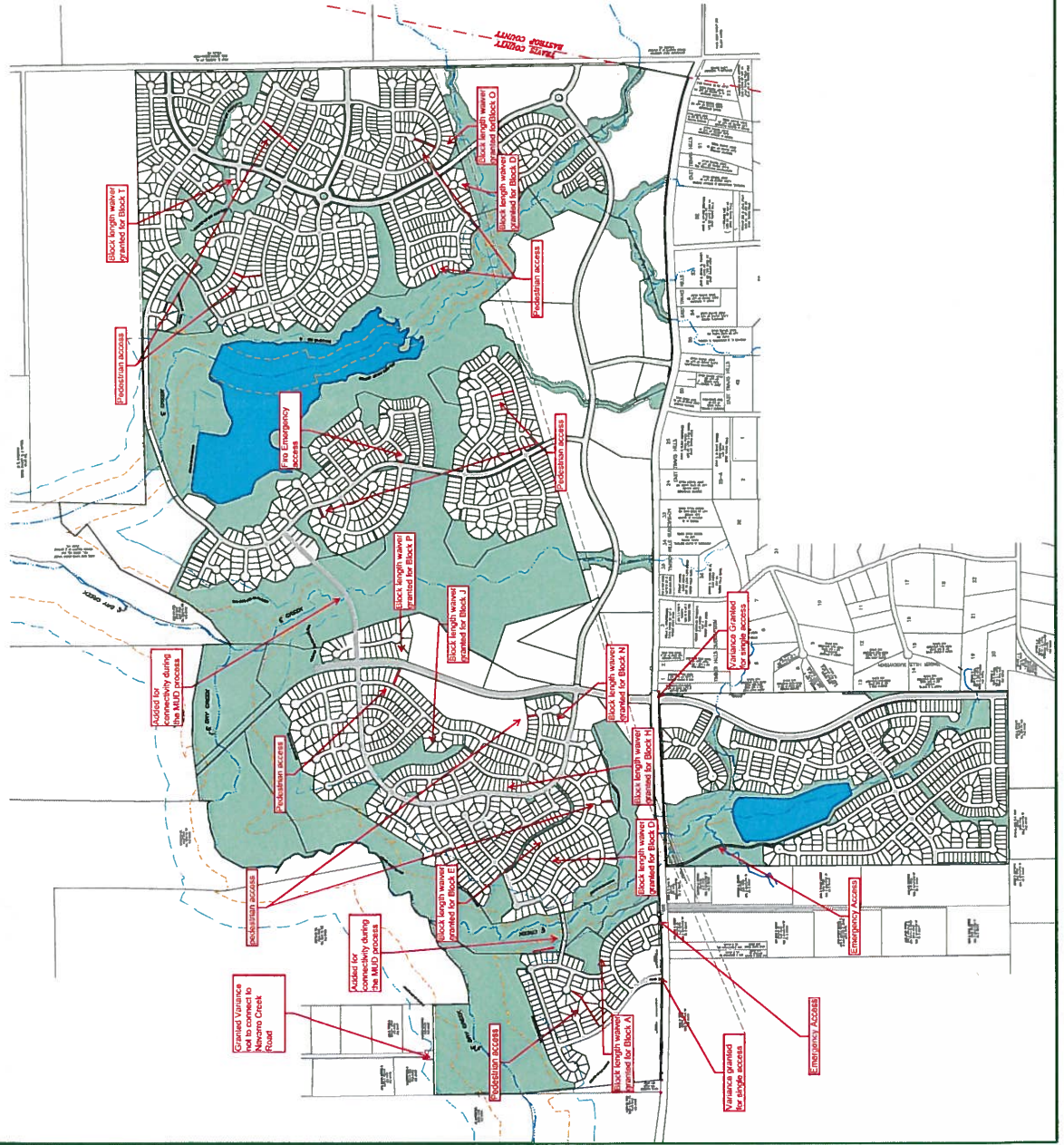
Sun Chase PUD

EQUIVILANT TO FIGURE 3-14

EXHIBIT

REC'D 12-9-2015

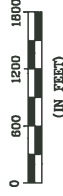
SUN CHASE PUD



LOCATION MAP
SCALE: 1" = 400'

SCALE: 1" = 600'

GRAPHIC SCALE



Legend	Acreage
GREENBELT AREAS	601.93
CWQZ	162.09
WQZT (ACREAGE NOT IN 100 YR FP)	34.37
DEVELOPED 100 YEAR FLOODPLAIN (ACREAGE NOT IN CWQZ)	201.91
GREENBELT (LESS CWQZ, WQZT & 100 YR FP)	203.56

Sun Chase PUD – Requested Code Modifications to Development Regulations

Category	Code Reference	Description	Sun Chase PUD
Environmental - WPO	25-8-62 (C) and 30-5-62 (C) NET SITE AREA	Net site area does not apply in the urban and suburban watersheds -	25-8-62 (C) and 30-5-62 (C) is modified to apply within Sun Chase PUD.
	25-8-91 (B) and 30-5-91 (B) – WATERWAY CLASSIFICATIONS	Waterway Classifications	A minor waterway has a drainage area of at least 320 acres and not more than 640 acres. An intermediate waterway has a drainage area of at least 640 acres but not more than 1,280 acres, and a major waterway has a drainage area of more than 1,280 acres.
	25-8-92 (B) and 30-5-92 (B) CRITICAL WATER QUALITY ZONES ESTABLISHED	Not included	25-8-92 (B) and 30-5-92 (B) 1. the boundaries of a critical water quality zone coincides with the boundaries of the boundaries of the 100 year flood plain except as follows: 2. for a minor waterway, the boundaries of the critical water quality zone are located not less than 50 feet and not more than 100 feet from the centerline of the waterway
		1. for a minor waterway, the boundaries of the critical water quality zone are located 100 feet from the centerline of the waterway 2. for an intermediate waterway, the boundaries of the critical water quality zone are located 200 feet from the centerline of the waterway; and 3. for a major waterway, the boundaries of the critical water quality zone are located 300 feet from the centerline of the waterway;	3. for an intermediate waterway, the boundaries of the critical water quality zone are located not less than 100 feet and not more than 200 feet from the centerline of the waterway; and 4. for a major waterway, the boundaries of the critical water quality zone are located not less than 200 feet and not more than 400 feet from the centerline of the waterway;

{W0670587.4}

1 Sun Chase PUD Code Modification Table (W0670587-4)

EXHIBIT B-1
REC'D 1-6-2016

Sun Chase PUD – Requested Code Modifications to Development Regulations

			<p>5. for selected unclassified waterways, the boundaries of the critical water quality zone are located either 50 feet from the centerline of the waterway, or along the boundaries of the fully developed 100 year floodplain as shown on the Environmental Exhibit.</p> <p>6. Critical Water Quality Zone buffer averaging does not apply in the Sun Chase PUD.</p>
		<p>4. The critical water quality zone boundaries may be reduced to not less than 50 feet from the centerline of a minor waterway, 100 feet from the centerline of an intermediate waterway, and 150 feet from the centerline of a major waterway if the overall surface area of the critical water quality zone is the same or greater than the surface area that would be provided without the reduction, as prescribed in the Environmental Criteria Manual.</p>	
		<p>5. Notwithstanding the provisions of Subsections (B)(1), (2), and (3), a critical water quality zone does not apply to a previously modified drainage feature serving a public roadway right-of-way that does not possess any natural and traditional character and cannot reasonably be restored to a natural condition.</p>	<p>7. Notwithstanding the provisions of Subsections (B)(1), (2), and (3), a critical water quality zone does not apply to a previously modified drainage feature serving a public roadway right-of-way that does not possess any natural and traditional character and cannot reasonably be restored to a natural condition.</p>
25-8-93 (A) and 30-5-93 (A) WATER QUALITY TRANSITION ZONES ESTABLISHED		<p>Water Quality Transition Zones do not apply in Suburban Watersheds.</p>	<p>25-8-93 (A) and 30-5-93 (A) Water Quality Transition Zones apply within the Sun Chase PUD.</p>

{W0670587.4}

2 Sun Chase PUD Code Modification Table (W0670587-4)

Sun Chase PUD – Requested Code Modifications to Development Regulations

	25-8-211 and 30-5-211 WATER QUALITY CONTROL REQUIREMENT (B) (3)	if the total of new and redeveloped impervious cover exceeds 8,000 square feet.	if the total of new and redeveloped impervious cover exceeds 20% of net site area.
	25-8-232 and 30-5-232 DEDICATED FUND (A), (B), (C)		25-8-232 and 30-5-232 (A), (B) and (C) will not apply to the Sun Chase PUD. The MUD Consent Agreements establish that drainage facilities within the Districts will be owned, financed, operated and maintained by the Districts, therefore we're requesting clarification that the Dedicated Fund will not apply to the PUD.
	25-8-261 and 30-5-261 CRITICAL WATER QUALITY ZONE DEVELOPMENT	(F) Detention basins and wet ponds are prohibited in the critical water quality zone unless the requirements of Section 25-8-364 and 30-5-364 (Floodplain Modification), Chapter 25-7 (Drainage) and 30-4 (Drainage), and the other provisions of this subchapter are met.	Detention basins and wet ponds are prohibited in the critical water quality zone except as depicted on the attached Exhibit, "CWQZ DETENTION POND A".
	25-8-392 and 30-5-392 UPLANDS ZONE	(A) This section applies to development in an uplands zone. Impervious cover limits in this section are expressed as percentages of gross site area.	This section applies to development in an uplands zone. Impervious cover limits in this section are expressed as percentages of net site area.
		(1) Impervious cover for a single-family residential use with a minimum lot size of 5,750 square feet may not exceed: (a) 50 percent; or (b) if development intensity is transferred under Section 25-8-393 and 30-5-393 (Transfer Of Development Intensity), 60 percent.	(1) Impervious cover for a single-family residential use with a minimum lot size of 5,750 square feet may not exceed: 45 percent or if development intensity is transferred under Section 25-8-393 and 30-5-393 (Transfer of Development Intensity), 50 percent.

Sun Chase PUD – Requested Code Modifications to Development Regulations

		(2) Impervious cover for a duplex or single-family residential use with a lot smaller than 5,750 square feet in size may not exceed: (a) 55 percent; or (b) if development intensity is transferred under Section 25-8-393 30-5-393 (Transfer Of Development Intensity), 60 percent.	(2) Impervious cover for a duplex or single-family residential use with a lot smaller than 5,750 square feet in size may not exceed: 55 percent or if development intensity is transferred under Section 25-8-393 and 30-5-393 (Transfer of Development Intensity), 60 percent
		(3) Impervious cover for a multifamily residential use may not exceed: (a) 60 percent; or (b) if development intensity is transferred under Section 25-8-393 and 30-5-393 (Transfer Of Development Intensity), 70 percent.	(3) Impervious cover for a multifamily residential use may not exceed: 60 percent or if development intensity is transferred under Section 25-8-393 and 30-5-393 (Transfer of Development Intensity), 65 percent.
		(4) Impervious cover for a commercial use may not exceed: (a) 80 percent; or (b) if development intensity is transferred under Section 25-8-393 and 30-5-393 (Transfer Of Development Intensity), 90 percent.	(4) Impervious cover for a commercial use may not exceed: 65 percent or if development intensity is transferred under Section 25-8-393 and 30-5-393 (Transfer of Development Intensity), 70 percent.
	25-8-393 and 30-5-393	Transfer of Development Intensity	<p>An applicant who complies with a provision of this subsection qualifies for the development intensity transfer described in the provision, subject to the requirements in subsection (B) and the impervious cover limitations in section 25-8-392 (Uplands Zone).</p> <p>(A) For transfers between two subdivided tracts;</p> <p>(1) For each acre of land in a critical water quality zone that and applicant dedicates in fee simple to the City or a Municipal Utility District or another entity approved by the Watershed Protection</p>

{ W0670587.4 }

Sun Chase PUD – Requested Code Modifications to Development Regulations

			<p>Department director in fee simple, the applicant may transfer 20,000 square feet of impervious cover to an upland zone. Land dedicated under this section may also be credited toward the parkland dedication requirements of Chapter 25-4, Article 3, Division 5 (Parkland Dedication);</p> <p>(2) For each acre of land in the water quality transition zone that an applicant leaves undeveloped and undisturbed and does not include in impervious cover calculations elsewhere, the applicant may transfer 20,000 square feet of impervious cover to the uplands zone;</p> <p>(3) For each acre of land in a water quality transition zone than an applicant used for a golf course or other recreational use, restores using predominantly native plants and grasses, and provides a plan for minimizing the use and effect of pesticides, herbicides and fertilizers, the applicant may transfer 17,000 square feet of impervious cover to an uplands zone;</p> <p>(4) For each acre of land in and uplands zone that is located in the buffer zone of a critical environmental feature and that an applicant leaves natural and undisturbed, the applicant may transfer 20,000 square feet of impervious cover to an uplands zone. The buffer area may be included in the net site area calculations for the uplands zone;</p>
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{W0670587.4}

Sun Chase PUD – Requested Code Modifications to Development Regulations

		<p>(5) For each acre of land in an uplands zone that an applicant uses for wastewater irrigation, restricts against future development, and leave in a natural state, other than for necessary irrigation lines and tailwater control berms, the applicant may transfer 20,000 square feet of impervious cover to an uplands zone.</p> <p>(B) An applicant who qualifies for a development intensity transfer under Subsection (A) must comply with requirements of this subsection to affect the transfer.</p> <p>(1) An applicant may transfer development intensity to a receiving tract that is within the same watershed classification as the transferring tract. This limitation does not apply if the transferring and receiving tracts are both owned by the applicant and are separated only by property that is also owned by the applicant.</p> <p>(2) An applicant must concurrently plat the transferring and receiving tracts and must transfer all development intensity at that time</p> <p>(3) An applicant must note the development intensity transfer on the plats of the transferring and receiving tracts, in a manner determined by the director.</p> <p>(4) An applicant must file in the deed records a restrictive covenant, approved</p>
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{W0670587.4}

Sun Chase PUD – Requested Code Modifications to Development Regulations

			<p>by the city attorney that runs with the transferring tract and describes the development intensity transfer.</p> <p>(C) For transfers between two site plans:</p> <p>(1) An applicant may transfer development intensity to a receiving tract that is within the same watershed classification as the transferring tract. This limitation does not apply if the transferring and receiving tracts are both owned by the applicant and are separated only by property that is also owned by the applicant.</p> <p>(2) the receiving and transferring site plans;</p> <p>(3) An applicant must file in the deed records a restrictive covenant, approved by the City Attorney that runs with the transferring tract and describes the development intensity transfer.</p> <p>(4) The transfer must occur before the receiving and transferring site plans are released.</p> <p>(D) For transfers within a single site plan, an applicant must file in the deed records a restrictive covenant, approved by the City Attorney that runs with the transferring tract and describes the development intensity transfer.</p>
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Sun Chase PUD – Requested Code Modifications to Development Regulations

	Section 25-8, Article 9 and Section 30-5, Article 9 - Suburban Watershed Requirements –	Water Quality Transition Zone	(A) In a Water Quality Transition Zone, the impervious cover of the land area of a site may not exceed 30%. In determining land area, land in the 100 year floodplain is excluded. (B) Water Quality Controls may be located in a Water Quality Transition Zone.
Zoning	25-2-243 -Proposed District Boundaries Must be Contiguous	Requires boundaries of zoning application to be contiguous	To allow for the PUD boundaries to not be contiguous
	Subchapter E – DESIGN STANDARDS AND MIXED USE	Commercial Design Standards	To allow the PUD to follow the terms of the approved Consent Agreement(s) for Southeast Travis County MUDs 1-4 related to Subchapter E requirements. Refer to Exhibit "I" of the Consent Agreements.
	25-2-491 Permitted, Conditional and Prohibited Uses	Outlines uses permitted, conditional and prohibited	Allow for specific set of permitted and prohibited uses to be applicable per the Zoning Use Summary Table submitted with PUD application
	25-2-492 Site Development Regulations		Allow the PUD to follow the attached Site Development Regulation
Transportation	25-2-517 Requirements for Amphitheaters		Is modified so that Land Use Commission approval is not required
	25-4-154 and 30-3 Design and Construction	Roadway Design Standard	To allow the PUD to adhere to the terms of the approved Consent Agreements for Southeast Travis County MUDs 1-4 related to the Transportation Requirements Plan. Refer to Exhibit "H" of the Consent Agreements. Roadway cross sections and striping subject to

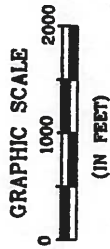
{W0670587.4}










Sun Chase PUD – Requested Code Modifications to Development Regulations

Subdivision			approval by Travis County Transportation and Natural Resources Department
	25-4-151 and 30-2-151 Street Alignment and Connectivity	Requirements for street alignment and connectivity	To allow the existing approved variance to not connect to Navarro Creek Road approved with the Sun Chase Phase 1 Preliminary Plan to remain in effect
	30-2-62 - Expiration of Approved Preliminary Plan		To allow the previously approved Sun Chase South, Sun Chase Phase 1 and Sun Chase Phase 2 to expire 15 years after their approval date.

**SUN CHASE PUD
LAND USE PLAN**

EXHIBIT C



LAND USE SUMMARY			
Legend	Land Use	Maximum Density	Base Zoning
	Single Family	5.0 UPA	SR-3
	Single Family - Small Lot	6.0 UPA	SR-4A
	Mixed Residential	12 UPA	RMF-1
	Multi-Family Residential	36 UPA	RMF-3
	Mixed Commercial	748 1:1	CM
	Club		CM
	Community Recreation Private		CM
	Community Recreation Public		CM
	Greenbelt/Arboretum/Water Quality/Drainage		CM

* Future Transit

TOTAL TRACT ACREAGE: 1404.0219 ACRES

①

TOTAL TRACT ACREAGE: 1604.019 ACRES

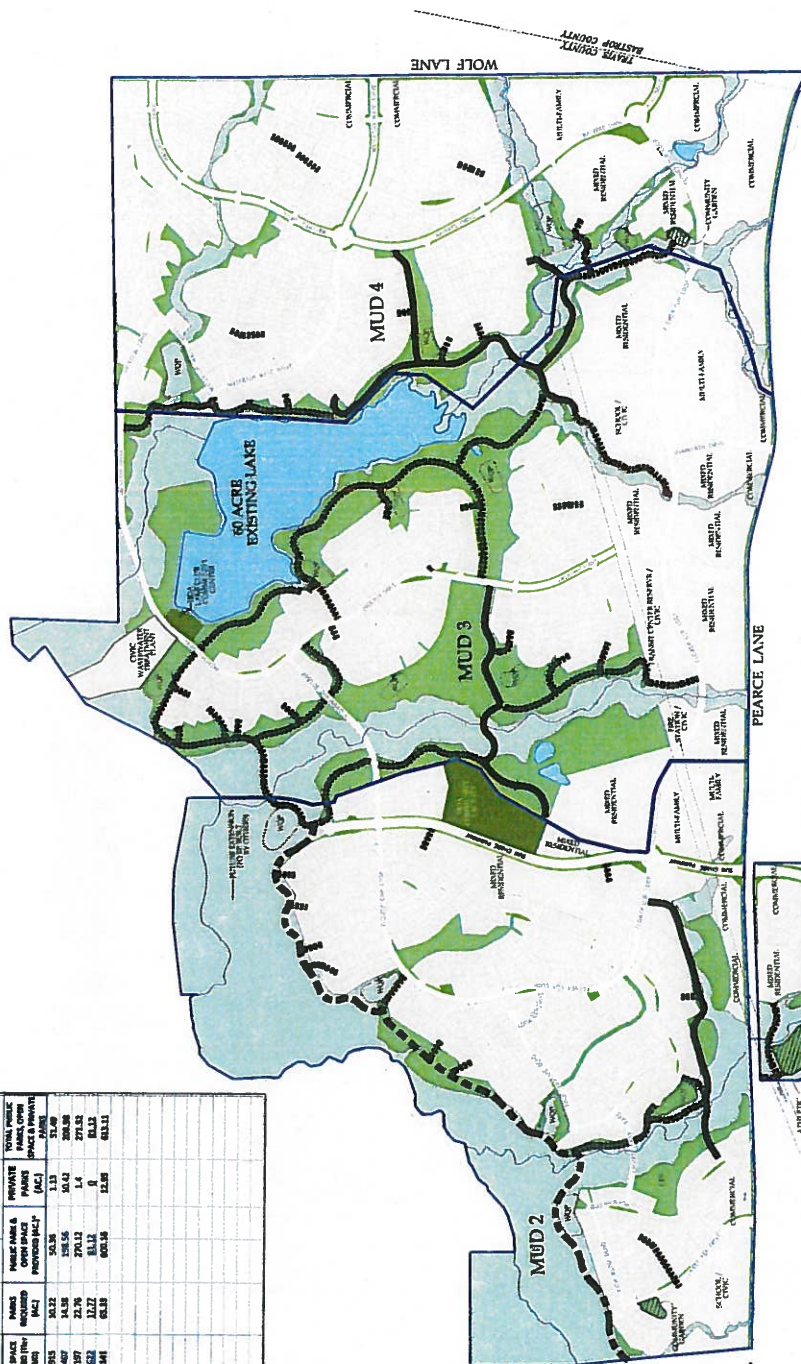
**Unclassified Waterways
with Buffer near S.E. Travis**

**County M.U.D. 1, 2, 3 and 4
Consent Agreements**

SUN CHASE PUD
LAND USE PLAN

EXHIBIT C


BRAINARDSON OF PUBLIC PARK & OPEN SPACE - ACRES									
688.18 TOTAL ACRES of Public Park & Open Space Broken Down as Follows:									
11.15% Greenfield and Open Space in 25 Yr. Flood plain									
11.15% Greenfield and Open Space in 25 Yr. Flood plain									
Between 25 Yr. and 100 Yr. Flood plain									
275.38 Public Parks & Open Space									
Less Liability Encumbrance									
188.15 Total Public Park Facilities									
Add Storm water Easements that will serve as Public Amenities:									
61.11 Water Quality Flood No. 1									
11.15 Water Quality Flood No. 1									
206.99 Total Public Park Acres to be supported by SEFC-MNDP									



November 26, 2013

EXHIBIT D

NORTH
SCALE



1,000' 2,000'

LEGEND

MUD BOUNDARY

PRIVATE: HOA PARKS (TO INCLUDE PLAYS
BASKETBALL COURTS & ATHLETIC FIELDS)

PUBLIC PARKS & GREENBELT- TO INCLUDE OUTDOOR TRAILS, ACCESSIBLE TRAILS AND TRAILS THAT CONNECT TO URBAN TRAIL AND BIKE PLAN, COMMUNITY GARDENS AND ATHLETIC FIELDS. (OWNED AND OPERATED BY MUDS)

PUBLIC OPEN SPACE- FLOOD PLAIN, UTILITY EASEMENTS AND STORMWATER FACILITIES DESIGNED AS AMENITIES. (OWNED AND OPERATED BY MUDS)



PROPOSED PUBLIC TRAIL TO MEET ACCESSIBILITY GUIDELINES FOR OUTDOOR DEVELOPED AREA / ADA. (6.26 MILES ESTIMATED)

PROPOSED PUBLIC ADA ACCESSIBLE TRAIL TO MEET TAS 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (DEPT. OF JUSTICE: SEPT. 15, 2010) 2.57 MILES ESTIMATED

City of Austin Bicycle Plan / Urban Trails Master Plan Dry Creek South Greenway (1.78 Miles Estimated)

RESIDENTIAL/COMMERCIAL/CIVIC

SUN CHASE PUD PARKS & OPEN SPACE MASTER PLAN

(SOUTH EAST TRAVIS COUNTY MUD 1-4)



**SUN CHASE PUD
PARKS & OPEN SPACE
1/4 MILE RADIUS**

SOUTHEAST TRAVIS COUNTY MUD 1-4)

SUN CHASE PUD LAND USE ZONING TABLE

	SINGLE FAMILY	SMALL LOT SINGLE FAMILY	MIXED RESIDENTIAL	MULTIFAMILY RESIDENTIAL	MIXED COMMERCIAL	CIVIC USES	COMMUNITY RECREATION PRIVATE	COMMUNITY RECREATION PUBLIC
RESIDENTIAL USES								
Bed and Breakfast (Group 1)	P	P	P	P	P			
Bed and Breakfast (Group 2)	P	P	P	P	P			
Condominium Residential		P	P	P	P			
Conservation Single Family Residential								
Duplex Residential	P	P	P	P				
Group Residential								
Mobile Home Residential								
Multifamily Residential			P	P	P			
Retirement Housing (Small Site)			P	P	P			
Retirement Housing (Large Site)			P	P	P			
Single Family Attached Residential	P	P	P	P	P			
Single Family Residential	P	P	P	P				
Small Lot Single Family Residential		P	P	P				
Townhouse Residential		P	P	P				
Two-Family Residential	P		P	P				
Short-Term Rental	P	P	P	P	P			

COMMERCIAL USES								
Administrative and Business Offices				P	P			
Agricultural Sales and Services					P			
Alternative Financial Services					P			
Art Gallery				P	P			
Art Workshop	P	P	P	P	P		P	P
Automotive Rentals					P			
Automotive Repair Services					P			
Automotive Sales					P			
Automotive Washing (of any type)					P			
Bail Bond Services								
Building Maintenance Services					P			

{W0670590.1}

EXHIBIT F

SUN CHASE PUD LAND USE ZONING TABLE

	SINGLE FAMILY	SMALL LOT SINGLE FAMILY	MIXED RESIDENTIAL	MULTIFAMILY RESIDENTIAL	MIXED COMMERCIAL	CIVIC USES	COMMUNITY RECREATION PRIVATE	COMMUNITY RECREATION PUBLIC
COMMERCIAL USES (CONTINUED)								
Business or Trade School					P			
Business Support Services					P			
Campground					P			P
Carriage Stable								P
Cocktail Lounge					P			
Commercial Blood Plasma Center					P			
Commercial Off-Street Parking					P			
Communication Services					P			
Construction Sales and Services					P			
Consumer Convenience Services				P	P			
Consumer Repair Services				P	P			
Convenience Storage					P			
Drop-Off Recycling Collection Facility					P			
Electronic Prototype Assembly					P			
Electronic Testing								
Equipment Repair Services					P			
Equipment Sales					P			
Exterminating Services					P			
Financial Services					P			
Food Preparation					P	P	P	
Food Sales				P	P	P	P	P
Funeral Services					P			
General Retail Sales (Convenience)					P			
General Retail Sales (General)					P			
Hotel-Motel					P			
Indoor Entertainment				P	P	P	P	P
Indoor Sports and Recreation				P	P	P	P	P
Kennels					P			

SUN CHASE PUD LAND USE ZONING TABLE

	SINGLE FAMILY	SMALL LOT SINGLE FAMILY	MIXED RESIDENTIAL	MULTIFAMILY RESIDENTIAL	MIXED COMMERCIAL	CIVIC USES	COMMUNITY RECREATION PRIVATE	COMMUNITY RECREATION PUBLIC
COMMERCIAL USES (CONTINUED)								
Laundry Services					P			
Liquor Sales					P			
Marina							P	P
Medical Offices-exceeding 5000 SF gross floor area					P			
Medical Offices-not exceeding 5000 SF gross floor area				P	P			
Monument Retail Sales					P			
Off-Site Accessory Parking					P			
Outdoor Entertainment					P	P	P	P
Outdoor Sports and Recreation				P	P	P	P	P
Pawn Shop Services								
Pedicab Storage & Dispatch				P	P	P	P	P
Personal Improvement Services				P	P		P	
Personal Services				P	P			
Pet Services				P	P			
Plant Nursery					P			
Printing and Publishing					P			
Professional Office					P			
Recreational Equipment Maint.&Storage								
Recreational Equipment Sales								
Research Assembly Services					P			
Research Services					P			
Research Testing Services								
Research Warehousing Services								
Restaurant (General)					P			
Restaurant (Limited)				P	P		P	
Scrap and Salvage								
Service Station					P			

SUN CHASE PUD LAND USE ZONING TABLE

	SINGLE FAMILY	SMALL LOT SINGLE FAMILY	MIXED RESIDENTIAL	MULTIFAMILY RESIDENTIAL	MIXED COMMERCIAL	CIVIC USES	COMMUNITY RECREATION PRIVATE	COMMUNITY RECREATION PUBLIC
COMMERCIAL USES (CONTINUED)								
Software Development					P			
Special Use Historic								
Stables							P	P
Theater				P	P			
Vehicle Storage								
Veterinary Services					P			

INDUSTRIAL USES								
Basic Industry					C			
Custom Manufacturing					P			
General Warehousing and Distribution					P			
Light Manufacturing					P			
Limited Warehousing and Distribution					P			
Recycling Center								
Resource Extraction								

AGRICULTURAL USES								
Animal Production								
Community Garden	P	P	P	P	P	P	P	P
Crop Production								
Horticulture					P			
Support Housing								
Urban Farm	P	P	P	P	P	P	P	P

CIVIC USES								
Administrative Services					P	P	P	P
Amphitheater					P	P	P	P
Aviation Facilities						P	P	P
Camp							P	P

SUN CHASE PUD LAND USE ZONING TABLE

	SINGLE FAMILY	SMALL LOT SINGLE FAMILY	MIXED RESIDENTIAL	MULTIFAMILY RESIDENTIAL	MIXED COMMERCIAL	CIVIC USES	COMMUNITY RECREATION PRIVATE	COMMUNITY RECREATION PUBLIC
CIVIC USES (CONTINUED)								
Cemetery								
Club or Lodge	P	P	P	P	P	P	P	P
College and University Facilities			P	P	P	P		
Communication Service Facilities	P	P	P	P	P	P	P	P
Community Events				P	P	P	P	P
Community Recreation (Private)	P	P	P	P	P	P	P	P
Community Recreation (Public)	P	P	P	P	P	P	P	P
Congregate Living	P	P	P	P	P			
Convalescent Services			P	P	P			
Convention Center					P	P		
Counseling Services			P	P	P	P		
Cultural Services			P	P	P	P	P	P
Day Care Services (commercial)			P	P	P			
Day Care Services (General)			P	P	P	P	P	
Day Care Services (Limited)	P	P	P	P	P	P	P	
Detention Facilities								
Employee Recreation					P	P		
Family Home	P	P	P	P	P			
Group Home, Class I (General)	P	P	P	P	P			
Group Home, Class I (Limited)	P	P	P	P	P			
Group Home, Class II				P	P			
Guidance Services								
Hospital Services (General)					P	P		
Hospital Services (Limited)			P	P	P	P		
Local Utility Services	P	P	P	P	P	P	P	P
Maintenance and Service Facilities					P	P		
Major Public Facilities						P		
Major Utility Facilities						P		
Military Installations								

SUN CHASE PUD LAND USE ZONING TABLE

	SINGLE FAMILY	SMALL LOT SINGLE FAMILY	MIXED RESIDENTIAL	MULTIFAMILY RESIDENTIAL	MIXED COMMERCIAL	CIVIC USES	COMMUNITY RECREATION PRIVATE	COMMUNITY RECREATION PUBLIC
CIVIC USES (CONTINUED)								
Park and Recreation Services (General)			P	P	P	P	P	P
Park and Recreation Services (Special)					P	P	P	P
Postal Facilities			P	P	P	P		
Private Primary Educational Facilities	C	C	P	P	P	P		
Private Secondary Educational Facilities	C	C	P	P	P	P		
Public Primary Educational Facilities	P	P	P	P	P	P		
Public Secondary Educational Facilities	C	C	C	P	P	P		
Railroad Facilities								
Religious Assembly	P	P	P	P	P	P	P	P
Residential Treatment								
Safety Services	P	P	P	P	P	P		
Telecommunication Tower (1)	PC	PC	PC	PC	PC	PC	PC	PC
Transitional Housing								
Transportation Terminal					P	P	P	
All other Civic Uses								

P = Permitted Use; C = Conditional Use Permit; Blank (no symbol) = Not Permitted - The following uses are prohibited in the PUD: Concrete batch plants, Poultry Processing, Diaper Services, Quarries, Sand or Gravel Operations, Mining Operations, Automotive Wrecking Yards, Junkyards, Auction yards, Stockyards, and Animal Sales (1) Subject to 25-2-839 - PC Permitted in the district, but under some circumstances may be conditional

SUN CHASE PUD LAND USE ZONING TABLE

Industrial Uses abutting a property developed with Residential Uses, a fifty (50') wide buffer zone shall be established and maintained between the Residential Uses and the following Industrial Uses:

- Basic Industry
- Custom Manufacturing
- General Warehouse & Distribution
- Light Manufacturing
- Limited Warehouse and Distribution

Improvements permitted within the buffer zone are limited to streets, access easements, driveways, parking facilities, solid fence, wall, pedestrian trails, hike and bike pathways, recreation facilities, detention and water quality, re-irrigation facilities, underground utility improvements, overhead electric or communication lines, or other improvements that may be otherwise be required by the City of Austin.

A 100-foot wide buffer zone shall be established and maintained between property developed with Residential Uses and the following Industrial Uses:

- Custom Manufacturing
- Limited Warehousing and Distribution

The 100-foot buffer zone shall be measured from the property lines for property developed with Residential Uses to a building with an industrial use.

If a portion of the property developed with Residential Uses is in the flood plain, the buffer zone shall be measured from the boundary of the flood plain within that residential lot, or from the property line for property developed with Residential Uses.

Improvements permitted within the buffer zone are limited to streets, access easements, driveways, parking facilities, solid fences, walls, pedestrian trails, hike and bike pathways, recreational facilities, detention, water quality including re-irrigation facilities, underground utility improvements, overhead electric or communication lines, or those improvements the may be required by the City of Austin.

Notwithstanding the requirements of this section, a driveway, access easement, or private street that services a building with an industrial use, may not be constructed within 50 feet of a property line or flood plain, as applicable, of a lot with Residential Uses.

SUN CHASE PUD LAND USE ZONING TABLE

A 150-foot wide buffer zone shall be established and maintained between property developed with Residential Uses and the following Industrial Uses:

- General Warehouse and Distribution
- Light Manufacturing

If a portion of the property developed with Residential Uses is in the flood plain, the buffer zone shall be measured from the boundary of the flood plain within that residential lot, or from the property line for property developed with Residential Uses.

Improvements permitted within the buffer zone are limited to streets, access easements, driveways, parking facilities, solid fences, walls, pedestrian trails, hike and bike pathways, recreational facilities, detention, water quality including re-irrigation facilities, underground utility improvements, overhead electric or communication lines, or those improvements the may be required by the City of Austin.

Notwithstanding the requirements of this section, a driveway, access easement, or private street that services a building with an industrial use, may not be constructed within 75 feet of a property line or flood plain, as applicable, of a lot with Residential Uses.

A 200-foot wide buffer zone shall be established and maintained between property developed with Residential Uses and the following Industrial Uses:

- Basic Industry

If a portion of the property developed with Residential Uses is in the flood plain, the buffer zone shall be measured from the boundary of the flood plain within that residential lot, or from the property line for property developed with Residential Uses.

Improvements permitted within the buffer zone are limited to streets, access easements, driveways, parking facilities, solid fences, walls, pedestrian trails, hike and bike pathways, recreational facilities, detention, water quality including re-irrigation facilities, underground utility improvements, overhead electric or communication lines, or those improvements the may be required by the City of Austin.

Notwithstanding the requirements of this section, a driveway, access easement, or private street that services a building with an industrial use, may not be constructed within 100 feet of a property line or flood plain, as applicable, of a lot with Residential Uses.

Sun Chase PUD - Site Development Regulations (Page 1 of 5)

Single Family - (Using SF-3 as Base District) - PUD Maximum at 5 UN/AC

	Single Family Residential			
	Single Family Residential	Single Family Attached Residential	Duplex Residential Use	Two-Family Residential Use
Minimum Site Area (square feet)		7000		
Minimum Lot Size (square feet)	5,750	3,000	6,250	6,250
Minimum Lot Width	50	25	50	50
Maximum Dwelling Units/Lot	1	2 (attached)	2	2
Maximum Dwelling Units/Site		2 (attached)		
Maximum Height	35	35	35	35
Minimum Setbacks: (2)				
Front Yard	15 (1)	15 (1)	15 (1)	15 (1)
Street Side Yard	10	10	10	10
Interior Side Yard	5	5	5	5
Rear Yard	5	5	5	5
Maximum Building Coverage	50%	50%	50%	50%
Maximum Impervious Cover	55% (3)	55% (3)	55% (3)	55% (3)

(1) - Garages - for units where the garage doors face the street and the garage extends past the front face of the units' living area, the minimum front yard setback shall be 20'

(2) - A porch or stoop may project into the setback lines

(3) - Section 25-2-556 - (Additional Impervious Cover in SF-2 and SF-3 Districts) does not apply

Additional Requirements:

- Two trees at least two inches in diameter measured six inches above root flare of two different species listed in the Environmental Criteria Manual), Appendix F (Descriptive Categories of Tree Species) can be planted anywhere on the lot

For Duplex Residential:

- On a lot less than 10,000 sf, a duplex structure may not exceed 4,500 sf of gross floor area or contain more than 6 bedrooms
- On a lot of 10,000 sf or more, a duplex structure may not exceed a floor-to-area of 0.60 to 1

EXHIBIT G

Sun Chase PUD - Site Development Regulations (Page 2 of 5)
Single Family - Small Lot (Using SF-4A as Base District) - PUD Maximum at 6 UN/AC

Minimum Lot Size (square feet)	3,600
Minimum Lot Size Corner Lot (square feet)	4,500
Minimum Interior Lot Width	40 (1)
Minimum Corner Lot Width	50 (1)
Lot Widths for Lots fronting cul-de-sac	40 (1)
Maximum Dwelling Units/Lot	1
Maximum Height	35
Minimum Setbacks: (3)	
Front Yard	15 (2)
Street Side Yard	10
Interior Side Yard	3.5 (4)
Rear Yard	5 (5)
Maximum Building Coverage	55%
Maximum Impervious Cover	60% (6)

- (1) 40 feet for an interior lot, or 35 feet if access to the lot is provided by a joint access driveway at the front of the lot or by a paved alley or paved private access easement at the rear of the lot;
- (1) 50 feet for a corner lot, or 45 feet if access to the lot is provided by a joint access driveway at the front of the lot or by a paved alley or paved private access easement at the rear of the lot; and
- (1) 40 feet for a lot on a cul-de-sac or curved street, except it may be 33 feet at the front lot line
- (2) Garages - for units where the garage doors face the street and the garage extends past the front face of the units' living area, the minimum front yard setback shall be 20'
- (3) A porch or stoop may project into the setback lines
- (4) interior side yard setback is not required if the interior side yard is adjacent to property zoned SF-4A and the combined width of the interior side yards of a lot may not be less than 7 feet
- (5) Minimum rear yard setback is 5 feet excluding easements
minimum setback between a rear access easement and building or fence is 10 feet
- (6) Section 25-2-556 - (Additional Impervious Cover in SF-2 and SF-3 Districts) does not apply

Additional Requirements:

- Two off-street parking spaces are required for each dwelling unit
- Two trees at least two inches in diameter measured six inches above root flare of two different species listed in the Environmental Criteria Manual, Appendix F (Descriptive Categories of Tree Species) can be planted anywhere on the lot

Sun Chase PUD - Site Development Regulations (Page 3 of 5)
Mixed Residential (Using MF-1 as Base District) - PUD Maximum at 12 UN/AC

	Residential Detached (Yard House) (1)	Residential Attached (Row/Shop House) (1)	Residential 4 to 6 Plex (Mansion House)	Residential Multi-Family (2)
Minimum Lot Size (square feet)	2,250	1,400	9,000	8,000
Minimum Corner Lot Size (square feet)	2,700	1,750	10,000	-
Minimum Lot Width	25	20	90	0
Minimum Corner Lot Width	30	25	100	0
Maximum Dwelling Units/Lot				
Maximum Height	35	40 or 3 stories	40 or 3 stories	0
Minimum Setbacks: (3)				
Front Yard	10	10	15	15
Street Side Yard	5	5	10	0
Interior Side Yard	5	0	5	0
Rear Yard	5	5	5	0
Maximum Building Coverage				
Maximum Impervious Cover	70%	70%	70%	70%

- (1) 2,000 SF of site area is required for each dwelling unit
- (2) The minimum site area for each dwelling unit for Residential Multi-Family:
 - 1,600 SF for each efficiency dwelling unit
 - 2,000 SF for each one bedroom dwelling unit
 - 2,400 SF for each dwelling unit with two or more bedrooms
- (3) A porch or stoop may project into the setback lines

GENERAL NOTES:

1. Mixed use multi-family buildings with ground level commercial use shall follow commercial site development regulations

DEFINITIONS:

Yard House - means a detached single family-resident

An accessory dwelling unit may be constricted over the garage

Row / Shop House - means an attached two or three story townhouse on its own lot

Residential 4 to 6 Plex = Mansion House - means a Structure on one lot designed to appear like a large single family residence, but that is divided into four to six units each with an individual entry

Sun Chase PUD - Site Development Regulations (Page 4 of 5)
Multi-Family Residential - MF3 Base Zoning - (PUD Maximum at 36 UN/AC)

Minimum Lot Size (square feet)	8,000
Minimum Lot Width	50
Maximum Dwelling Units/Lot	(1)
Maximum Height	40
Minimum Setbacks: (2)	
Front Yard	15
Street Side Yard	10
Interior Side Yard	5
Rear Yard	10
Maximum Building Coverage	60%
Maximum Impervious Cover	70%
Maximum Floor Area Ratio	.80:1

(1) The minimum site area for each dwelling unit is:

- 1,000 sf, of an efficiency dwelling unit
- 1,250 sf, for a one bedroom dwelling unit
- 1,500 sf, for a dwelling unit with two or more bedrooms

(2) - A porch or stoop may project into the setback lines

Section 25-2-567 - (Special Requirements for Affordable Housing in Certain Multifamily Districts) will be in accordance with the Consent Agreements for Southeast Travis County Municipal Utility Districts No(s) . 1, 2, 3, and 4 . Corresponding Case and Ordinance numbers are as follows:

<u>Case Number</u>	<u>Ordinance Number</u>
C12M-2011-0003	20120322-036
C12M-2011-0004	20120322-037
C12M-2011-0005	20120322-038
C12M-2011-0006	20120322-039

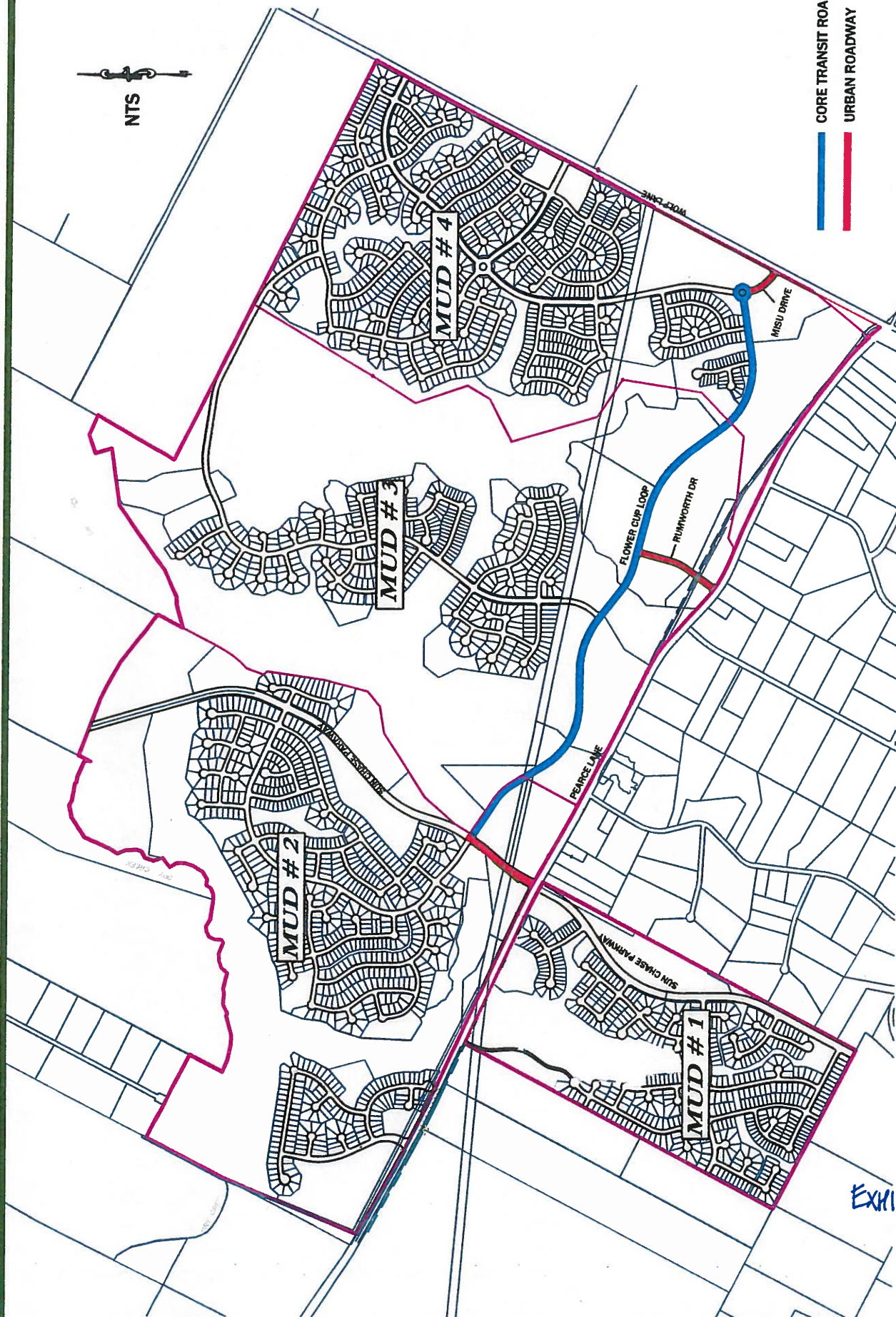
Sun Chase PUD - Site Development Regulations (Page 5 of 5)

Mixed Commercial - GR Base Zoning

	Mixed Commercial	Civic	Community Recreation (Private)	Community Recreation (Public)
Minimum Lot Size (square feet)	5,570	2,500	2,500	2,500
Minimum Lot Width	50	30	25	25
Maximum Height	60	40 FT or 3 stories	60	35
Minimum Setbacks:				
Front Yard	10	10	5	5
Street Side Yard	10	10	5	5
Interior Side Yard	-	-	-	-
Rear Yard	-	-	-	-
Maximum Building Coverage	70%	70%	65%	50%
Maximum Impervious Cover	85%	85%	75%	50%
Maximum Floor Area Ratio	1:1	1:1	1:1	.05:1



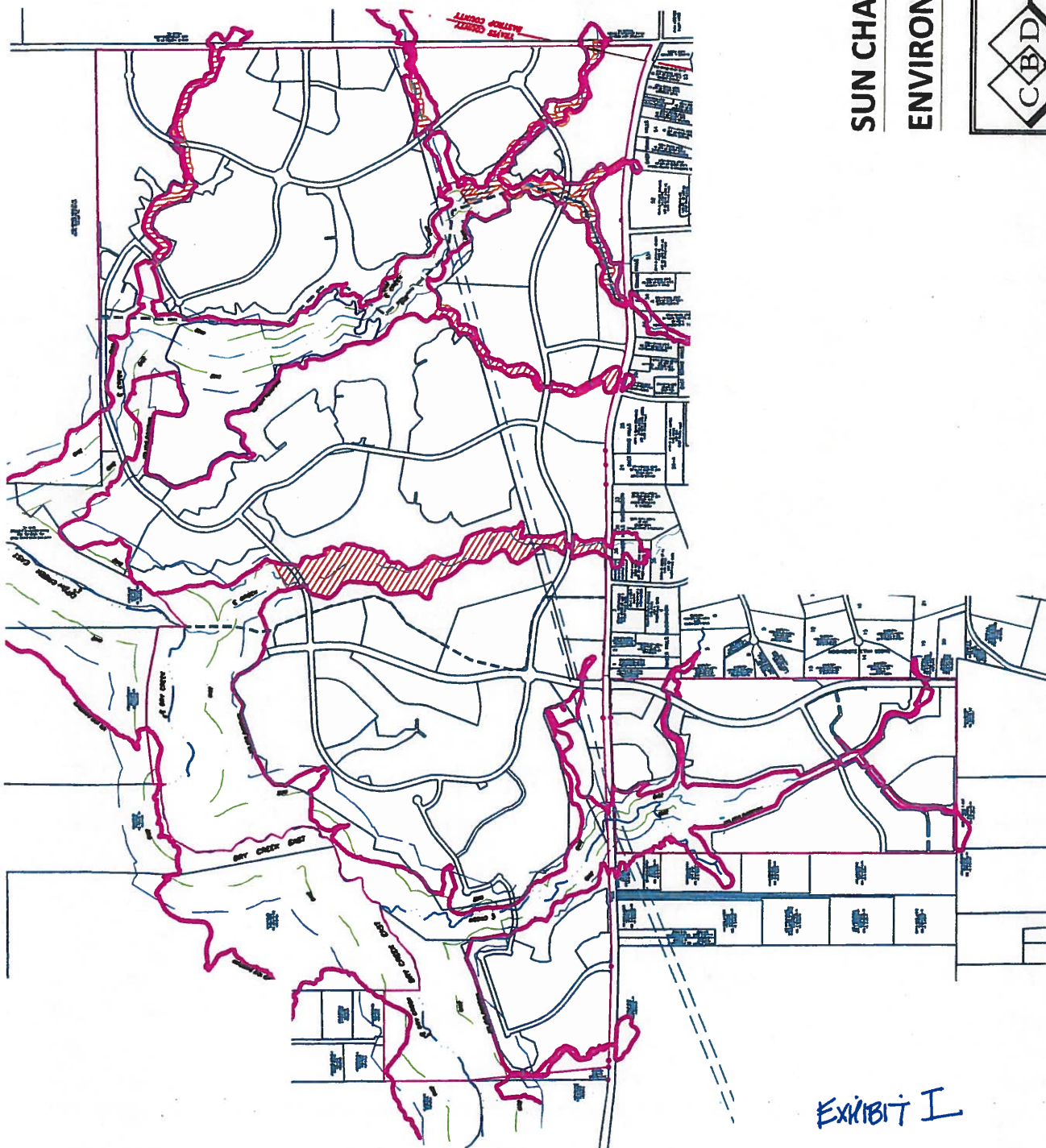
CORE TRANSIT ROAD
URBAN ROADWAY



SUN CHASE PUD
SUBCHAPTER E ROADWAY
CLASSIFICATION EXHIBIT

CBD
Carlson, Brigrance & Doering, Inc.
FIRM ID #E7791 ♦ REG. # 10024900
Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

EXHIBIT H



SCALE: 1"=1700'

GRAPHIC SCALE
0 500 1000 1500
(IN FEET)

LEGEND

- W.Q.T.Z. = 140.81 AC
- C.W.Q.Z. = 162.09 AC
- FULLY DEVELOPED
100 YEAR FLOODPLAIN
= 284.00 AC
- UNCLASSIFIED WATERWAYS
WITH BUFFER PER L.E. TRAVIS
COUNTY M.U.D. 1, 2, 3, AND 4
CONSENT AGREEMENTS

SUN CHASE PUD ENVIRONMENTAL EXHIBIT

CBD

Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791 ♦ REG. # 10024900

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5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

EXHIBIT I

EXHIBIT J

Stormwater, Drainage and Water Quality and Environmental Protection Requirements

1. The District will own, operate, and maintain the District's drainage infrastructure until full-purpose annexation of the District by the City.
2. Each water quality or detention pond which contains all or a portion of runoff water from industrial, commercial, or mixed-use development (as defined by the City) will be owned, operated, and maintained by the District or the owner of the property on which the pond is located.
3. The Developer and the District each agree to fully comply with the City's ordinances, regulations, and procedures related to drainage, as defined by the City Code. The Developer's construction plans will be consistent with this commitment.
4. The District and the Developer each agree to be good stewards of the environment relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography, and the natural and traditional character of the land located within the District.
5. Unless otherwise specified herein or as modified by the PUD, the District and Developer each agree to fully comply with the City's ordinances, regulations, and procedures related to water quality and environmental preservation and protection, as defined by the City Code, as to the portion of the Land owned by it.
6. In all phases of development, the Developer agrees to:
 - a. except for Land contained within the Sun Chase South Preliminary Plan (C8J-2008-0176), design modified channels based on geomorphic stability for full build-out hydrology. This design requires a series of nested channels as shown on **Exhibit J-1** that includes a bankfull (1 yr. return interval) channel within the floodplain (100 yr) channel with distinct connections to an inset floodplain terrace. The top width to depth ratio of the bankfull channel shall be designed per accepted geomorphic principles (e.g., Osterkamp et al. 1983 or Osborn and Stypula 1987). The channel longitudinal profile (slope) shall be designed and demonstrated by calculation to be non-erosive via permissible shear or velocity calculations that consider the particle size of the native soil comprising the channel. If topographic and/or development constraints make the design of a non-erosive natural channel infeasible, the use of armoring (such as with geotextiles) will be allowed.
 - b. restore floodplain, including through the use of native prairie grass species and riparian trees species, in order to provide an enhanced public amenity, minimize impacts of urbanization, and reduce costs of future, long-term maintenance of the floodplain;
 - c. provide water quality controls superior to those otherwise required by Austin City Code for those areas set forth on the attached **Exhibit J-2** (Proposed Bio-Filtration Ponds) and **Exhibit J-3** (Headwater Buffer Plan);
 - d. provide volumetric flood control detention in accordance with the volumetric detention analysis prepared by Carlson Brigrance & Doering, Inc. dated October 24, 2011, which has been reviewed and approved by the City;

d. provide protection of headwaters of unclassified waterways for those areas depicted on the attached **Exhibit J-3** (Headwater Buffer Plan);

e. prohibit, through Restrictive Covenants, the uses listed on **Exhibit J-4** which the City and the Developer agree may contribute to air or water quality pollutants; and

f. cluster impervious and disturbed areas in an environmentally sensitive manner as approved by the City in conjunction with its review and approval of the Preliminary Plans.

7. The District (as to the portion of the Land owned by the District) and the Developer (as to the portion of the Land owned by the Developer) each agrees to comply with the integrated pest management plan approved by the City in conjunction with the Approved Preliminary Plans.

8. The Developer agrees to provide pervious paving for all pedestrian sidewalks, trails and walkways included in the OA Amenities.

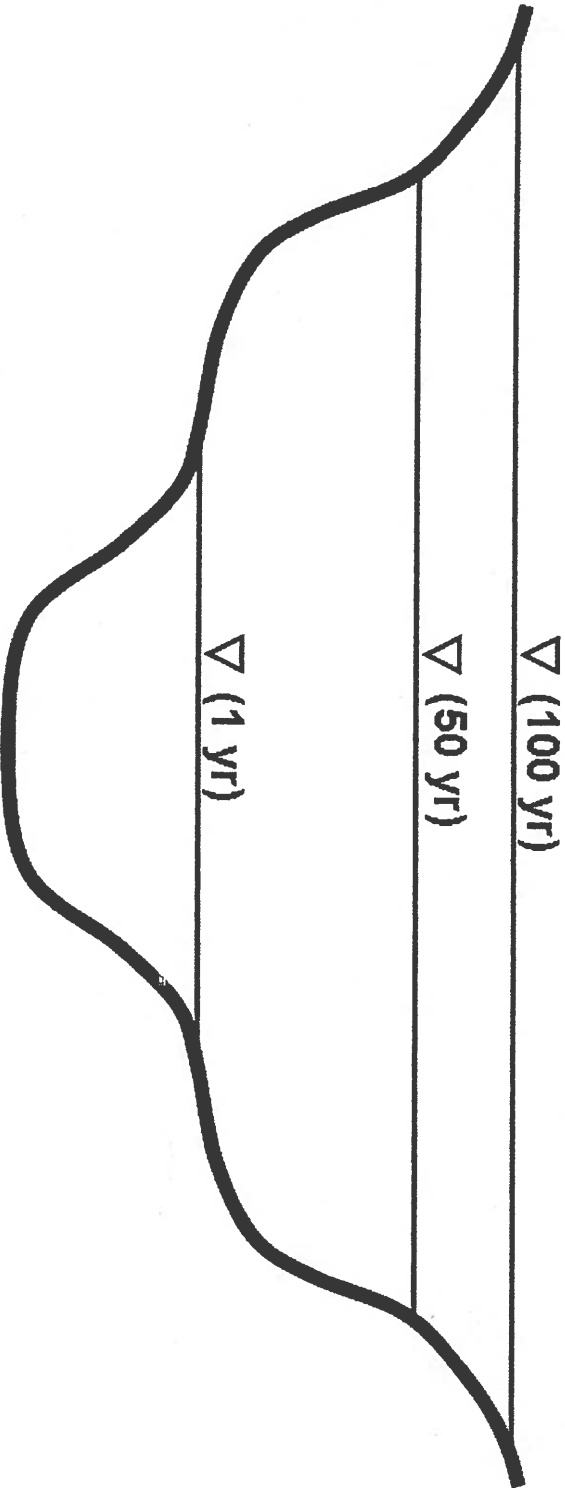
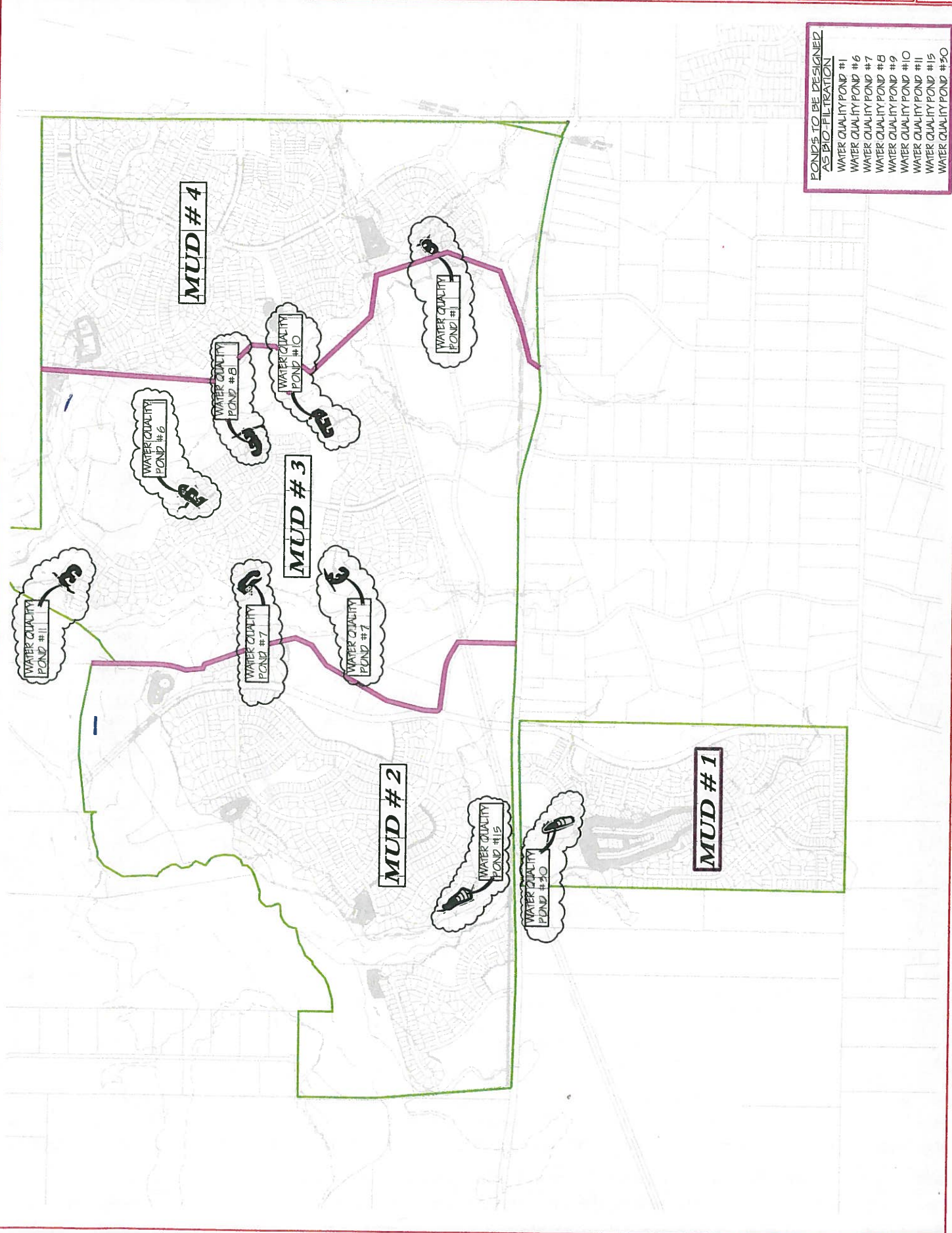


Figure __. Typical modified channel cross-section. Designer shall ensure channel longitudinal slope meets non-erosive permissible shear requirements.

- PONDS TO BE DESIGNED
AS BIO-FILTRATION**
- WATER QUALITY POND #1
 - WATER QUALITY POND #6
 - WATER QUALITY POND #7
 - WATER QUALITY POND #8
 - WATER QUALITY POND #9
 - WATER QUALITY POND #10
 - WATER QUALITY POND #11
 - WATER QUALITY POND #15
 - WATER QUALITY POND #30





Caldson, Bragance & Boering, Inc.
Civil Engineering & Surveying
1401 Douglas Lane West • Austin, Texas 78748
Phone No. (512) 280-5188 • Fax No. (512) 280-5183

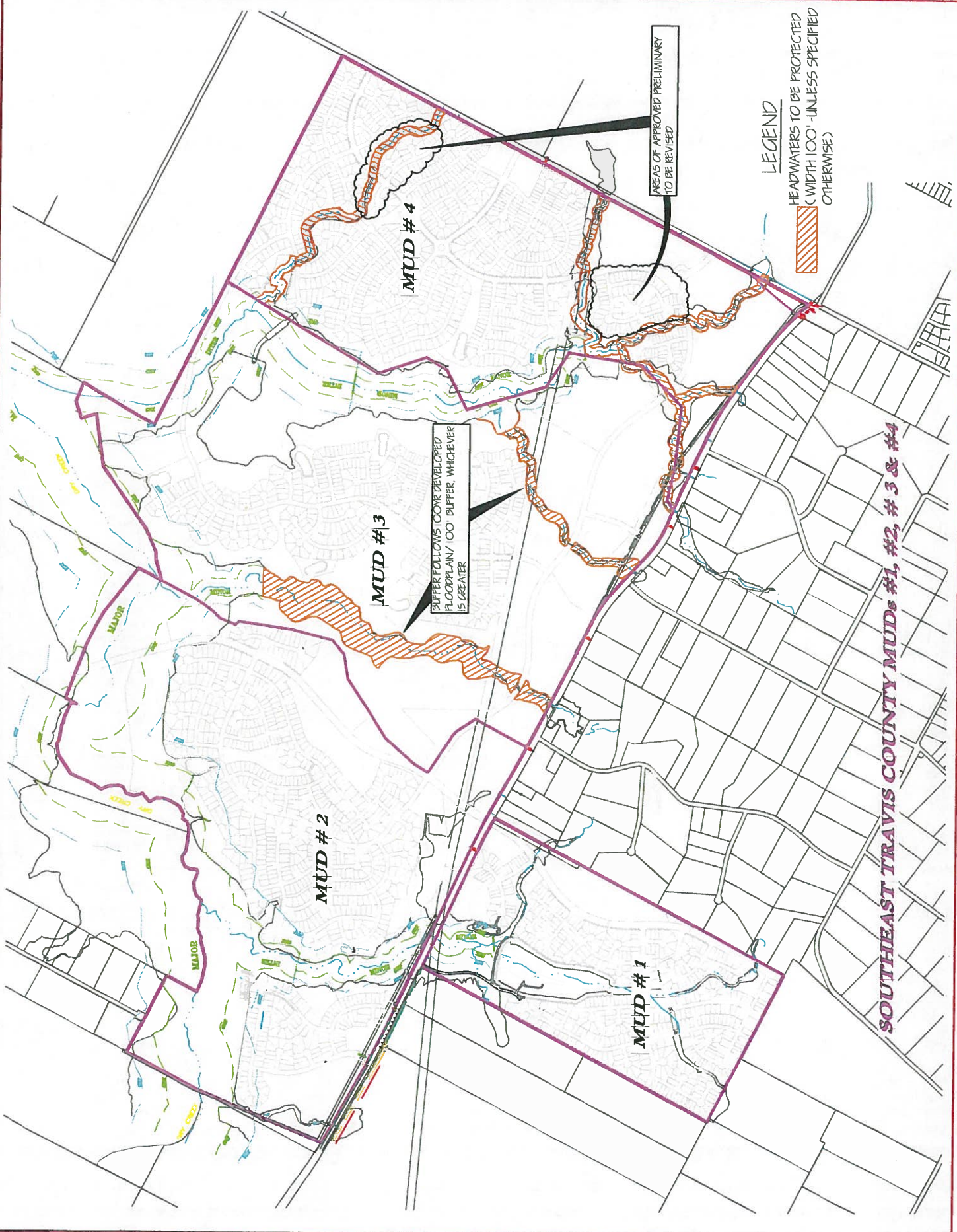
LEGEND

HEADWATERS TO BE PROTECTED
(WIDTH 100'-UNLESS SPECIFIED
OTHERWISE)



AREAS OF APPROVED PRELIMINARY
TO BE REVISED

BUFFER FOLLOWS 100' DEVELOPED
FLOODPLAIN / 100' BUFFER, WHICHEVER
IS GREATER



SOUTHEAST TRAVIS COUNTY MUDs #1, #2, #3 & #4

Southeast Travis County MUDs 1-4
PROPOSED - Prohibited Land Uses:

Basic Industry – Prohibited Land Uses limited to:

Concrete batch plants
Poultry Processing

Laundry Services – Prohibited Land Uses limited to:

Diaper services

Resource Extraction – Prohibited Land Uses limited to:

Quarries
Sand or gravel operations
Mining Operations

Scrap and Salvage Services – Prohibited Land Uses limited to:

Automotive wrecking yards
Junkyards
Auction yards

Stockyards – Prohibited land uses limited to:

Stockyards
Animal sales
Auction yards

SETC MUDs Proposed Prohibited Land Uses 11.11.2011.docx

SCALE: 1" = 1000'

MUD # 3

MUD # 2

MUD # 1

SUN CHASE PUD
OFFSITE UNTREATED
RUNOFF EXHIBIT

OFFSITE
UNTREATED
AREA TO
POND "D"

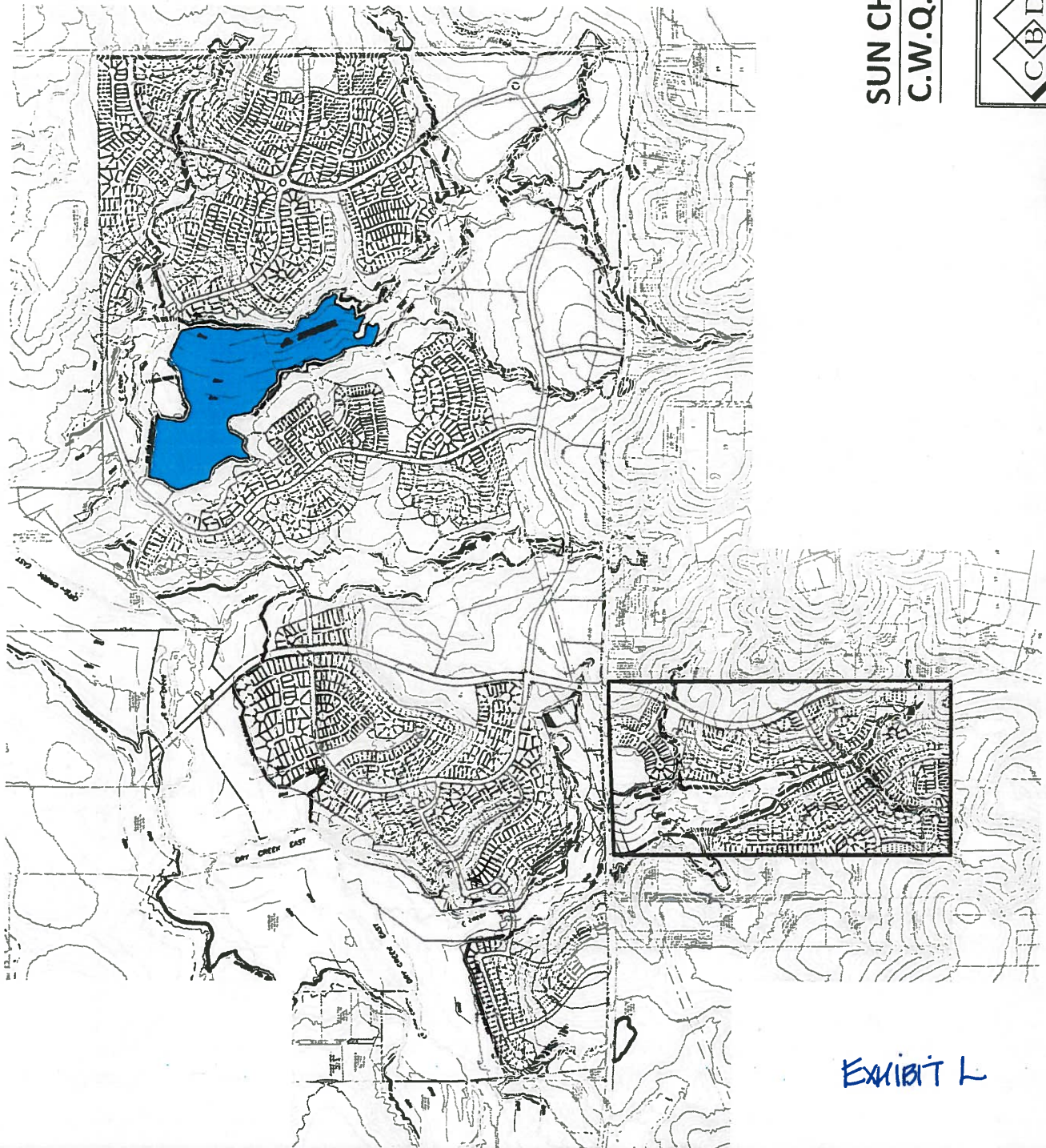
92.13 AC

Exhibit K

CBD

Carlson, Brigrance & Doering, Inc.
11700 10th St. N.E.
FARM ID #13791 ♦ REG. # 10020000

Surveying
Civil Engineering ♦
5501 West William Canyon ♦ Austin, Texas 78749
Phone No. (512) 290-5160 ♦ Fax No. (512) 290-5165



SCALE: 1"=1700'

GRAPHIC SCALE
0 500 1000 1500
(IN FEET)


LEGEND



DETENTION POND A
LOCATED IN C.W.Q.Z.

**SUN CHASE PUD
C.W.Q.Z. DETENTION POND A**

EXHIBIT L



Carlson, Brigrance & Doering, Inc.
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5501 West William Cannon ♦ Austin, Texas 78749
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