

## BRIEFING SUMMARY SHEET

DEVELOPMENT ASSESSMENT CASE NUMBER: CD-2015-0017 – Cascades I at Onion Creek

REQUEST:

Presentation of a Project Assessment Report for the Cascades I at Onion Creek Planned Unit Development, also known as Cascades Municipal Utility District No. 1, located at 11601, 11809, 11811 and 11819 South IH-35 Service Road Northbound, within the Onion Creek Watershed.

DISTRICT AREA: 5

DEPARTMENT COMMENTS:

The Applicant has submitted a project assessment for 223.68 acres to be known as the Cascades I at Onion Creek Planned Unit Development (PUD). The PUD zoning boundary encompasses the 135.796 acre Cascades Municipal Utility District No. 1 and an adjacent  $\pm 88$  acre area within the City's full purpose jurisdiction. The MUD is within the City's limited purpose jurisdiction; full purpose annexation is expected to occur no sooner than December 31, 2024. The approved MUD land use plan identifies the west tract for mixed use / multifamily and the east tract for accessible open space, commercial mixed use, mixed use / multi-family and single family. There are also three amenity centers within the MUD Land use Plan.

The Applicant's PUD consists of up to 2,170 residential units (detached, attached and independent living senior housing); an amenity center adjacent to 59.19 acres of parkland and open space; over 500,000 square feet of office (including medical offices) and retail uses; and a two net buildable acre fire station site. Access through the PUD is proposed to occur from Cascades Parkway, a 112-115 foot wide right-of-way extending from IH-35 to the eastern property line. The PUD Land Use Plan appears to be consistent with the MUD Land Use Plan. On the Imagine Austin Growth Concept Map, this site is located approximately midpoint between a town center generally located at the IH-35 / Slaughter Lane intersection and a regional center generally located on the east side of the IH-35 / SH 45 intersection.

The Staff has reviewed the Applicant's PUD zoning proposal and the stated intent is to comply with all of the Tier One requirements, and consistent with the MUD Consent Agreement approved in August 2014, one of the PUD Additional Tier items (Commercial Design Standards), and several of the Tier Two items (Open Space, Environmental / Drainage, Art, Community Amenities, Transportation, Affordable Housing, and Accessibility). Austin Energy is the electric service provider in this area, and the Applicant is required to construct all occupied buildings to achieve a two-star rating under the City's Austin Energy Green Building program. At this time, only one Code modification to the cut and fill requirements associated with construction of the water quality ponds is requested.

In May 2016, the Environmental Commission considered the Development Assessment when the PUD boundary coincided with the MUD boundary and did not include the ±88 acre tract. At that time, Staff cited concerns that the proposed parkland and open space acreage of the PUD could not be fulfilled through the adjacent ±88 acre tract that was not being considered for PUD zoning. After the Commission meeting, the Applicant revised the PUD boundary to include the ±88 acre tract. The attached Environmental Commission briefing backup also includes an Environmental Features Map and environmental-related portions of the MUD Consent Agreement. The City's completed Project Assessment Report was completed in February 2016 for the entire 223 acres and is also attached.

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

OWNER/APPLICANT: Onion Associates, Ltd. (T. Marc Knutsen)

AGENT: PW Land Development, LLC (Brendan McEntee, P.E.)

ENVIRONMENTAL COMMISSION DATE: May 4, 2016 – Briefing was held. Commissioners requested the following additional information during review of the PUD zoning case: 1) Heritage trees; 2) reclaimed water hookups; 3) erosion control in the creek area (and responsibilities by the MUD); 4) allowing for RSMP and under what conditions; 5) location / conditions of development and road in the floodplain; and 6) the property's location in terms of a regional node in the Imagine Austin Comprehensive Plan.

CITY COUNCIL BRIEFING DATE: June 16, 2016

ASSIGNED STAFF: Wendy Rhoades

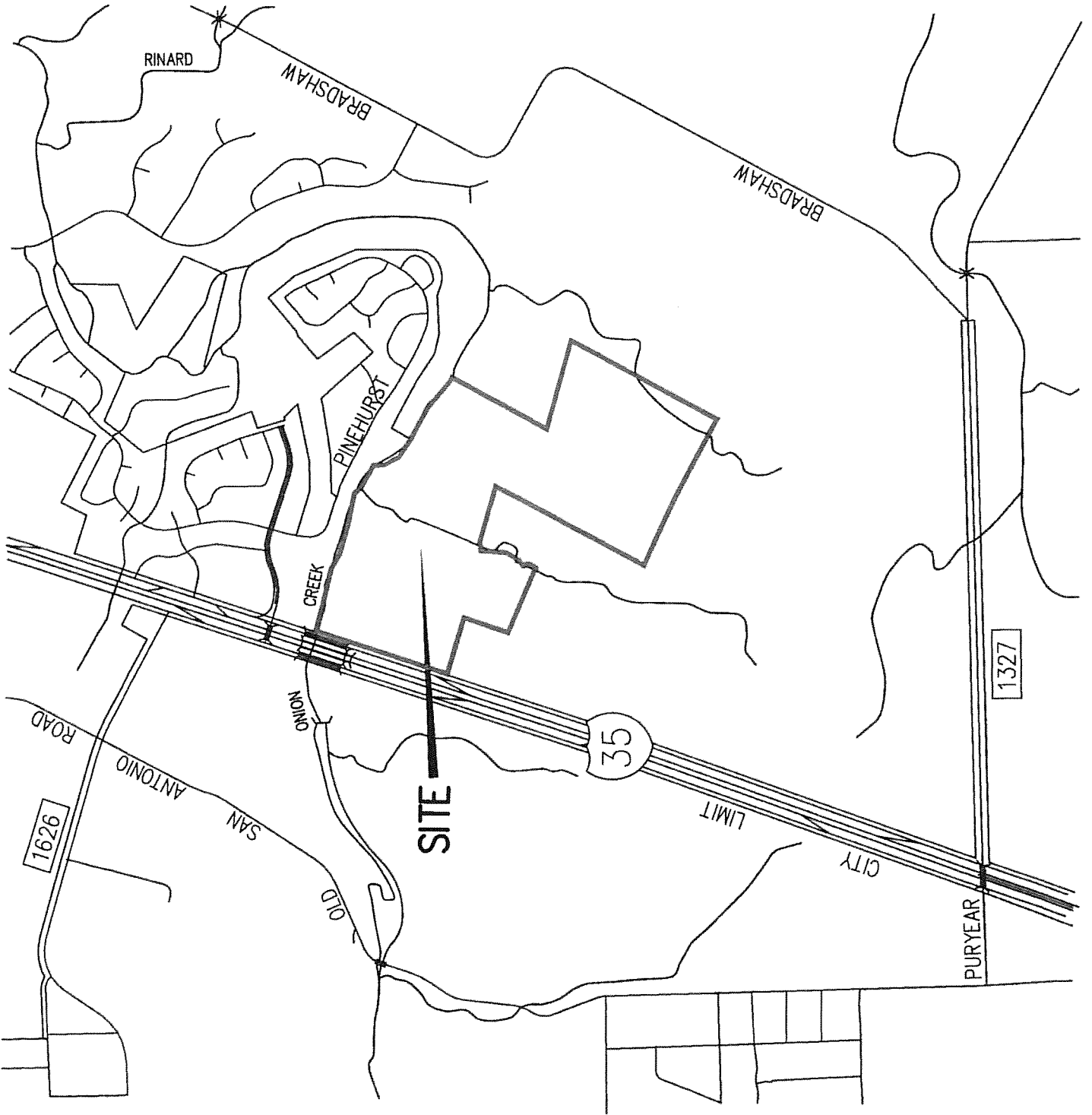
e-mail: [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)



NOT TO SCALE

-EXHIBIT A-

PLANNED UTILITY DISTRICT (PUD)  
LOCATION MAP

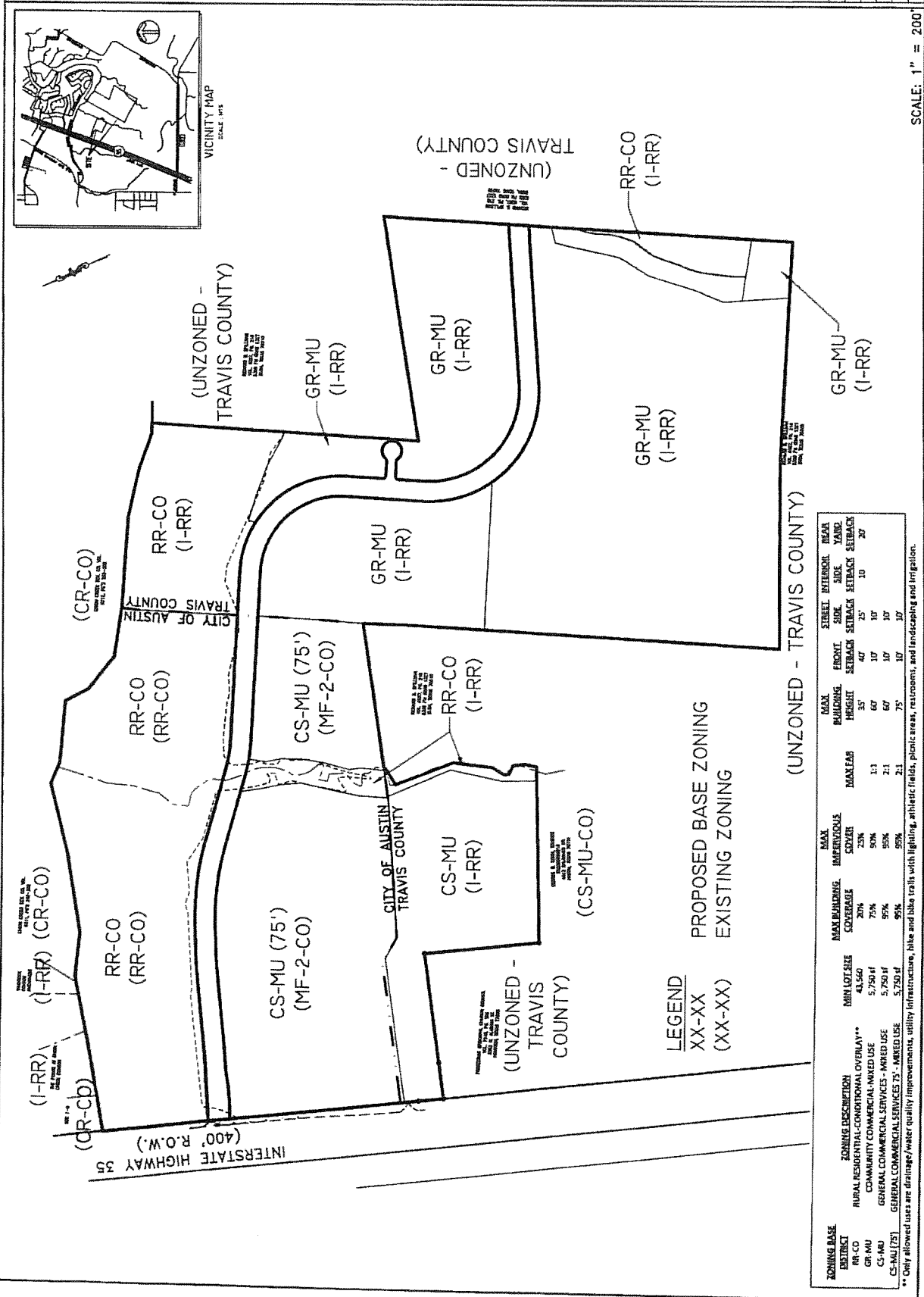




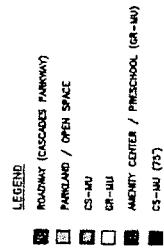
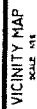
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

$$1'' = 700'$$







[illegible]

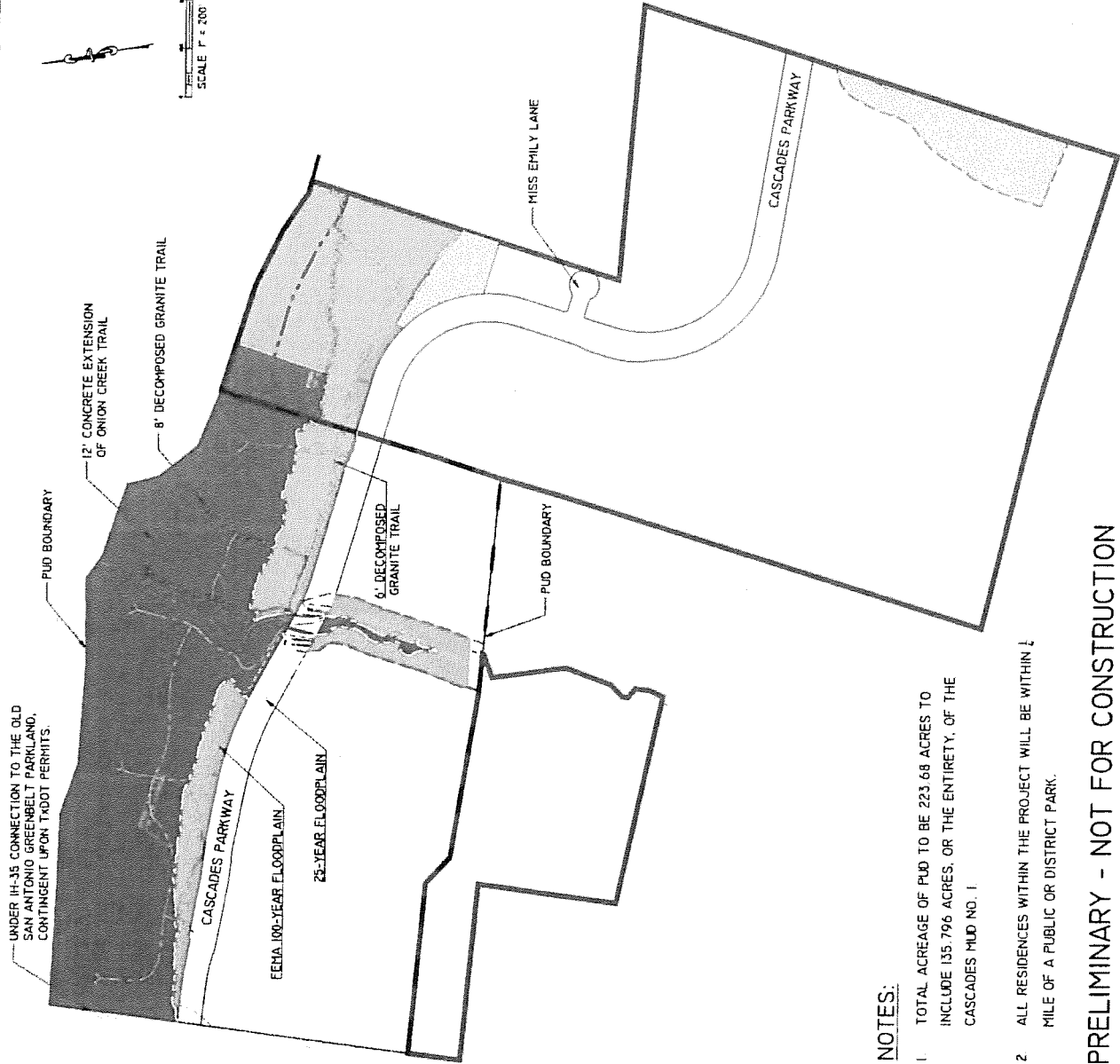
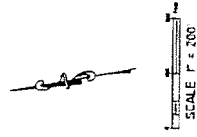
1. TOTAL SITE AREA IS 223.56 ACRES

2. THE STORM RUNOFF FOR THE SITE WILL BE TAKEN UNDERGROUND AND Piped TO ONE OF THE THREE (3) WATER SAMPLING POINTS. OTHER FLOODING THAT DO NOT GO INTO THE DRAINAGE CHANNEL, IN ACCORDANCE WITH THEIR NATURAL FLOW DIRECTION, WILL BE ALLOWED TO REMAIN ON THE PROPERTY. CREDITING, IN ACCORDANCE WITH THEIR NATURAL FLOW DIRECTION, THE PROJECT WILL NOT HAVE ANY DOWNSTREAM IMPACT.

3. THE 100-YEAR FLOOD FLOODPLAIN IS SHOWN PER A 8/14/2011 LMAI AND THE 1/4/2018 FIRM PANEL. THE 25-YEAR AND THE 200M FLOODPLAIN FLOODPLAINS ARE DERIVED FROM THE 200M FLOODPLAIN FLOODPLAIN. THE FLOODPLAIN FLOODPLAIN PROCESS TO NOTIFIED FLOODING ACCORDING THE UNDERPIN AT PLOT AND HALF A SQUARE.

LINE NUMBER		
LINE	REMARKS	EXTENSION
1	1.00000000	1.00000000
2	1.00000000	1.00000000
3	1.00000000	1.00000000
4	1.00000000	1.00000000
5	1.00000000	1.00000000
6	1.00000000	1.00000000
7	1.00000000	1.00000000
8	1.00000000	1.00000000
9	1.00000000	1.00000000
10	1.00000000	1.00000000
11	1.00000000	1.00000000
12	1.00000000	1.00000000
13	1.00000000	1.00000000
14	1.00000000	1.00000000
15	1.00000000	1.00000000
16	1.00000000	1.00000000
17	1.00000000	1.00000000
18	1.00000000	1.00000000
19	1.00000000	1.00000000
20	1.00000000	1.00000000
21	1.00000000	1.00000000
22	1.00000000	1.00000000
23	1.00000000	1.00000000
24	1.00000000	1.00000000
25	1.00000000	1.00000000
26	1.00000000	1.00000000
27	1.00000000	1.00000000
28	1.00000000	1.00000000
29	1.00000000	1.00000000
30	1.00000000	1.00000000
31	1.00000000	1.00000000
32	1.00000000	1.00000000
33	1.00000000	1.00000000
34	1.00000000	1.00000000
35	1.00000000	1.00000000
36	1.00000000	1.00000000
37	1.00000000	1.00000000
38	1.00000000	1.00000000
39	1.00000000	1.00000000
40	1.00000000	1.00000000
41	1.00000000	1.00000000
42	1.00000000	1.00000000
43	1.00000000	1.00000000
44	1.00000000	1.00000000
45	1.00000000	1.00000000
46	1.00000000	1.00000000
47	1.00000000	1.00000000
48	1.00000000	1.00000000
49	1.00000000	1.00000000
50	1.00000000	1.00000000
51	1.00000000	1.00000000
52	1.00000000	1.00000000
53	1.00000000	1.00000000
54	1.00000000	1.00000000
55	1.00000000	1.00000000
56	1.00000000	1.00000000
57	1.00000000	1.00000000
58	1.00000000	1.00000000
59	1.00000000	1.00000000
60	1.00000000	1.00000000
61	1.00000000	1.00000000
62	1.00000000	1.00000000
63	1.00000000	1.00000000
64	1.00000000	1.00000000
65	1.00000000	1.00000000
66	1.00000000	1.00000000
67	1.00000000	1.00000000
68	1.00000000	1.00000000
69	1.00000000	1.00000000
70	1.00000000	1.00000000
71	1.00000000	1.00000000
72	1.00000000	1.00000000
73	1.00000000	1.00000000
74	1.00000000	1.00000000
75	1.00000000	1.00000000
76	1.00000000	1.00000000
77	1.00000000	1.00000000
78	1.00000000	1.00000000
79	1.00000000	1.00000000
80	1.00000000	1.00000000
81	1.00000000	1.00000000
82	1.00000000	1.00000000
83	1.00000000	1.00000000
84	1.00000000	1.00000000
85	1.00000000	1.00000000
86	1.00000000	1.00000000

# PARKLAND AND OPEN SPACE EXHIBIT CASCADES MUNICIPAL UTILITY DISTRICT 1



PARKLAND REQUIRED			
Land Use	Estimated Units	Popul. Calculations	Parkland Required
MUD District			
Single Family Residential	280.0	10'280'2.8/1000	7.84
Multi Family Residential	940.0	10'940'1.7/1000	15.56
Senior Housing Residential	250.0	10'250'1.7/1000	4.25
City Full Purpose	480.0	9'480'1.7/1000	7.67
Multi Family Residential	220.0	9'420'1.7/1000	3.52
Senior Housing Residential	210.0		3.52
			<b>75.36</b>

PARKLAND PROVIDED			
Identified Area	Acres Provided	Credit	Acres Credited
MUD District			
25 year floodplain	4.73	50%	2.37
100 year floodplain, Parkland	5.82	50%	2.91
Parkland	4.84	100%	4.84
City Full Purpose			
25 year floodplain	6.07	50%	3.04
100 year floodplain, Parkland	3.11	100%	3.11
Parkland	24.67		15.36
Subtotal			<b>29.76</b>
			<b>Parkland Required</b>
			<b>Parkland Provided</b>
			<b>Parkland Deficiency</b>
			<b>22.90</b>

OPEN SPACE			
Land Use	Acres	Open Space Provided	Acres Required
Residential (10%)			0.00
Commercial (20%)	155.5		31.10
25 year floodplain, Open Space		34.52	
			<b>Open Space Required</b>
			<b>Open Space Provided</b>
			<b>Extra Open Space Provided</b>
			<b>11%</b>
			<b>59.19</b>

Total Open Space/Parkland Dedication

**LEGEND:**

- M.U.D. BOUNDARY
- OPEN SPACE
- PARKLAND (PUBLIC WITHIN 100-YEAR)
- PARKLAND
- DISTRICT PARKLAND

PW LAND DEVELOPMENT, LLC.  
TBPE F-17647  
CD-2015-0017.R1

- NOTES:**
- TOTAL ACREAGE OF PUD TO BE 223.68 ACRES TO INCLUDE 135.796 ACRES, OR THE ENTIRETY, OF THE CASCADES MUD NO. 1
  - ALL RESIDENCES WITHIN THE PROJECT WILL BE WITHIN 1/2 MILE OF A PUBLIC OR DISTRICT PARK.

**PRELIMINARY - NOT FOR CONSTRUCTION**



## **Cascades I at Onion Creek**

**CD-2015-0017.R1**

### **PUD Summary-5/25/2016 Resubmittal**

#### **Location:**

Located in the City of Austin's Limited Purpose Jurisdiction, approximately 800' south of Onion Creek Parkway and South IH-35 Northbound Service Road.

#### **The PUD contains 223.578 acres of high quality mixed use including:**

- A combination of attached, detached, and senior housing totaling up to 2,170 units.
- A large multi-use amenity center attached to approximately 59.18 acres (26.5% of overall project) of parkland/open space.
- Over 500,000 square feet of office, medical, and retail uses.

#### **Overall Project Request:**

PUD Zoning

#### **Project Superiority Elements:**

- High quality mixed use targeting a live/work/play style of development.
- Located in the Desired Development Zone and adjacent to Imagine Austin Regional Center
- Provides for a superior trail and bicycle network as well as providing for connectivity between proposed parkland trails and an extension of Onion Creek trail. Onion Creek trail extension is proposed to extend under the IH-35 bridges to allow for connection to the City owned Onion Creek Greenbelt and to extend to the eastern limit of the project.
- Provides for large bike lanes, with additional 2' buffer zones, along collector roadways.
- Bicycle parking for age targeted areas, the amenity center area and mixed-use areas is superior to code requirements.
- Provides for superior ADA pedestrian / bicycle connectivity via subsurface tunnel under Cascades Parkway in order to provide access to parks and other destinations without crossing the major boulevard within the project.
- Donation of land for a 2.0 acre Fire/EMS Station.
- Provides for multi-level employment opportunities within the commercial development to enhance a live/work/play concept.
- Provides for superiority to the Commercial Landscape Ordinance, which applies to irrigation, landscaping and use of innovative water management options such as directing storm water to onsite uses (e.g. landscaping) and rainwater harvesting, etc.
- Provides for superior water quality controls through use of Green Water Quality Ponds, which include 25% additional water quality volume, maintained by MUD consisting of sedimentation/biofiltration ponds as well as following an Integrated Pest Management Plan for development within critical water quality zones.

- All buildings within the development will be stepped up to achieve an Austin Energy Green Building two star rating.
- Provides for public and private parkland amenities superior to standard requirements.
- Required open space exceeds requirements by 11% (34.52 ac provided and 31.10 ac required).
- Provides for private parks with amenities to be owned, operated and maintained by the HOA.
- Parks will be within 1/4 mile of all residences.
- A tree corridor planned in consultation with the City's arborist along the Onion Creek trail extension will be proposed as an element of superiority. Additionally, implementation of species diversity in any landscaping or revegetation requirement, providing no more than 25% of any one species is proposed as an element of superiority.
- A minimum of three (3) trees selected from the City's appropriate species list will be provided on each residential lot as an element of superiority.
- A reduction in the use of potable water for onsite irrigation, including providing rainwater harvesting for commercial buildings, is proposed as an element of superiority.
- Restoration of riparian areas using native plant species as well as prohibition of polluting uses, especially within the creek setback area, are additionally proposed as superiority elements.

**Cascades I at Onion Creek PUD - CD-2015-0017.R1**  
**Basis for Superiority and Recommendation-6/06/2016 Resubmittal**

Item	Code Requirement	PUD Proposal / Superiority
<b>*TIER 1*</b>		
<b>General</b>	<p><b>PUD: Tier 1A</b></p> <ul style="list-style-type: none"> <li>● Meet the objectives of the City Code</li> </ul> <p><b>PUD: Tier 1B</b></p> <ul style="list-style-type: none"> <li>● Provide for development standards that achieve equal or greater consistency with general PUD intent and exceed standard Code regulations</li> </ul>	<ol style="list-style-type: none"> <li>1. Providing for environmental, community, design and regional goals that meet or exceed Code standards and encourages high quality mixed use in the Desired Development Zone with a public and open space.</li> <li>2. Providing for preservation of the natural and historical environment, encouraging high quality development</li> <li>3. Provides for mixed use development in District.</li> <li>4. Located near Imagine Austin Regional Center.</li> </ol>
<b>Open Space</b>	<p><b>PUD: Tier 1C</b></p> <ul style="list-style-type: none"> <li>● Provide open space at 10% Residential 20% Commercial</li> </ul>	<ol style="list-style-type: none"> <li>1. Required open space exceeds requirements by 11% (34.52 acres provided and 31.10 acres required).</li> <li>2. Additional 24.67 acres of developed parkland dedicated to the MUD and open to the public. Amenities include trails, ball fields, observation pier, trailhead, and hike and bike internal system and high priority Onion Creek Greenbelt system that will lead to Onion Creek Metro Park.</li> <li>3. Private parks with amenities to be owned, operated and maintained for the residents by the HOA.</li> <li>4. Additional private common open space will be provided as required by SubChapter E.</li> </ol>
<b>Green Building Program</b>	<p><b>PUD: Tier 1D</b></p> <ul style="list-style-type: none"> <li>● Comply with the City Planned Unit Development Green Building Program</li> </ul>	<ol style="list-style-type: none"> <li>1. All buildings will achieve a minimum two-star rating under the Austin Energy Green Builder program</li> </ol>

<b>Neighborhood Plans and Historic Areas</b>	<b>PUD: Tier 1E</b> ● Be consistent with applicable neighborhood plans and surrounding uses	1. The proposed design meets the requirements of compatibility with adjacent land uses and preserving historic features and monuments including connection to Onion Creek cart paths and educational placards along Onion Creek.
<b>Compatibility</b>		1. Proposed land use ties in with Onion Creek Country Club community and development to the north.
<b>Environmental</b>	<b>PUD: Tier 1F</b> ● Provide for environmental preservation	1. Providing waterway setbacks as applicable 2. Providing for compliance with the Commercial Landscape Ordinance, which applies to irrigation, landscaping and use of innovative water management options.
<b>Public Facilities</b>	<b>PUD: Tier 1G</b> ● Provide for public facilities and services	3. Providing green water quality controls to be maintained by the MUD 1. 24" waterline will be provided along Cascades Parkway. 2. A 2 acre has been provided for Fire/EMS Station 3. A site will be provided to CapMetro upon extension of service. 4. Sanitary sewer will be run through the District and easements provided to allow future extension to adjoining parcels.
<b>Landscaping</b>	<b>PUD: Tier 1H</b> ● Exceed minimum landscaping requirements in City Code	1. Applying City of Austin Native/Adaptive plant list. 2. Providing additional landscape buffers throughout the community. Final buffer locations will be determined during PUD approval process.
<b>Connectivity</b>	<b>PUD: Tier 1I</b> ● Provide appropriate transportation connections and mitigate impacts	1. Six foot, 6 inch buffered bike lanes will be provided along main roadway and five foot lanes on connecting roadways 2. Providing network of trails to connect MUD residents and surrounding residents to proposed Parkland and trails and to provide pedestrian and bicycle connectivity under IH-35 to the City's Old San Antonio Greenbelt parkland.
<b>Gated Roadways</b>	<b>PUD: Tier 1J</b> ● Gated Roadways Prohibited	3. Continue conversations with Capital Metro about transit services 1. Gated roadways are prohibited on public roadways

Architectural, historical, cultural and archaeological areas	PUD: Tier 1K ●Protect areas of significance	1. Architectural, historical, cultural or archaeological areas will be preserved where applicable
PUD Size and uniqueness	PUD: Tier 1L ●Minimum 10 acre size unless special issues	1. The PUD encompasses more than 223 acres.
<b>*ADDITIONAL*</b>		
Commercial Design Standards	PUD Additional Tier ●Comply with Commercial Design Standards ●Comply with Core Transit Corridor if in urban area ●Contain pedestrian-orientated uses on the first floor of a multi-story commercial or mixed use building.	1. Commercial and mixed use sections of the PUD will comply with Suburban Standards of Subchapter E.
<b>*TIER 2*</b>		
Open Space	PUD Tier 2 ●Provide Open Space in excess of 110% of required area	2. Required open space exceeds requirements by 11% (34.52 acres provided and 31.10 acres required plus parkland). The Parkland/Open Space exhibit reflects the Parkland Calculations made by PARD in the MUD Consent Agreement. Additional private common open space will be provided in the developments as required by Subchapter E.
Environmental / Drainage	PUD Tier 2 ●Does not request exemptions/modifications  ●Provides superior water quality controls  ●Uses green water controls to treat 50% of required WQV. ●Provides WQ treatment for 10 acres + offsite area ●Provides 5% reduction in IC or density ●Provide 50' setback for 50% of waterways with DA> 32 acres	1. Exemptions/modifications are not anticipated outside a cut and fill variance for WQ pond construction and crossing of minor creek twice within 1,000'. 2. PUD will provide for superior water quality control thru use of green water controls with additional capture volume. 3. District will provide a minimum of 125% of required WQ volume in green water quality ponds. 4. District will not provide for offsite WQ treatment 5. District does not propose reduction in allowable IC or density 6. District does not propose additional setbacks for minor streams

	<ul style="list-style-type: none"> <li>● Provides volumetric detention for project.</li> <li>● Proposes no modification to 100-yr floodplain.</li> <li>● Uses natural channel design per DCM.</li> <li>● Restores riparian vegetation in CWQZ areas.</li> <li>● Removes existing impervious cover from CWQZ.</li> <li>● Preserves all heritage trees, 75% of protected tree caliper inches, and 75% of native caliper inches.</li> <li>● Tree plantings with local seed stock and adequate soil volume.</li> <li>● Provide 50% increase in CEF and waterway setbacks.</li> <li>● Cluster IC and disturbance to protect most sensitive areas</li> <li>● Provide 20% or greater porous pavement for non pedestrian areas.</li> <li>● Provide 50% or greater porous pavement for pedestrian areas</li> <li>● Provide rainwater harvesting to serve at least 50% of landscaped areas.</li> <li>● Directs runoff to landscape areas equal to required landscape areas.</li> <li>● Employs other innovative measures to provide environmental protection.</li> </ul>	<ul style="list-style-type: none"> <li>7. Project will participate in RSMP as detention ponds within lower Onion Creek may exacerbate flooding due to delaying peak discharges.</li> <li>8. Minor modifications to 100-yr floodplain are proposed for park/recreational improvements.</li> <li>9. Natural stream channel design will be followed.</li> <li>10. Riparian zones will be evaluated/restored per functional assessment of floodplains per ECM Appendix X.</li> <li>11. No existing IC is within CWQZ.</li> <li>12. Project will attempt to comply. Final calculations will be determined prior to PUD acceptance.</li> <li>13. Project will comply.</li> <li>14. Project will meet code as it relates to CEF, CWQZ buffers, and stream buffer averaging.</li> <li>15. Disturbance has been clustered to protect the lowland areas and environmental sensitive areas along Onion Creek.</li> <li>16. Project does not propose use of pervious pavement.</li> <li>17. Project does not propose use of pervious pavement.</li> <li>18. Project will utilize rainwater harvesting at MUD amenity center and will recommend its use for commercial developments within the project area.</li> <li>19. Project will attempt to comply. Final calculations will be determined prior to PUD acceptance.</li> <li>20. Project will attempt to comply. Final determination will be made prior to PUD acceptance.</li> </ul>
	<b>Art</b>	<ul style="list-style-type: none"> <li><b>PUD Tier 2</b></li> <li>● Participate in the Art In Public Places</li> </ul>
	<b>Community Amenities</b>	<ul style="list-style-type: none"> <li><b>PUD Tier 2</b></li> <li>● Provide for various community services and amenities</li> </ul>
		<ul style="list-style-type: none"> <li>1. The District will participate in the Art In Public Places.</li> <li>1. Providing a community center to serve residents.</li> <li>2. Providing a 2.0 acre Fire / EMS Station.</li> <li>3. Providing a network of trails throughout the community.</li> <li>4. Providing potential site for day-care operator.</li> </ul>



	<p><b>Transportation</b></p> <p><b>PUD Tier 2</b></p> <ul style="list-style-type: none"> <li>● Provide bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by Code.</li> </ul>	<p>5. Parks will be within 1/2 mile of any proposed residence.</p> <p>6. A tree corridor planned in consultation with the City's arborist along the trail extension.</p> <p>1. Providing a trail and bicycle network throughout the community that connects to the existing and proposed trail system within the overall Cascades community.</p> <p>2. Provide connectivity between the proposed trails and other existing trails.</p> <p>3. Bike lanes will be provided along collector roads and tie-in to future shared use path proposed by TXDOT along IH 35 frontage road.</p> <p>4. Provide cart crossing over Union Creek to OC Golf Course.</p> <p>5. Install ADA-compliant pedestrian / bicycle connectivity under Cascades Parkway to provide connectivity to parks and other destinations within the District.</p>
<p><b>Affordable Housing</b></p>	<p><b>PUD Tier 2</b></p> <ul style="list-style-type: none"> <li>● Provide for affordable housing</li> </ul>	<p>1. District will set aside 10% of residential rental units for households with 60% MFI for forty years and 10% of initial sales for owner occupied housing for qualified applicants at 80% MFI.</p> <p>2. District will contribute 3% of bonded hard construction costs to City's affordable Housing Program.</p>
<p><b>Accessibility</b></p>	<p><b>PUD Tier 2</b></p> <ul style="list-style-type: none"> <li>● Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements</li> </ul>	<p>1. Commercial and mixed use sections of the PUD provide accessibility for persons with disabilities to a degree exceeding legal requirements including expanded landings/refuge areas and flatter ramp slopes where practical.</p>



## MEMORANDUM

**TO:** Marisa Perales, Vice Chair, and Members of the Environmental Commission

**FROM:** Andrea Bates, Environmental Program Coordinator  
Watershed Protection Department

**DATE:** April 29, 2016

**SUBJECT:** Cascades I at Onion Creek Planned Unit Development Project Assessment –  
CD-2015-0017

The applicant has submitted a project assessment for the proposed Cascades I at Onion Creek Planned Unit Development (PUD). A project assessment is the first step in the review process for PUD zoning and must be completed before an applicant submits a PUD application. The purpose of the project assessment is to provide preliminary feedback on the PUD Tier 1 and Tier 2 requirements and identify issues that should be addressed during subsequent review of the formal application. Planning and Zoning staff prepares a project assessment report for the applicant, and the proposed project is presented to City Council for additional comment.

In December 2015, the Environmental Commission asked to review PUD project assessment reports prior to the Council briefing. This will enable the Commission to become familiar with a proposed PUD at its earliest stages and provide feedback on potential environmental code modifications and superiority elements. This summary is being provided to the Environmental Commission as a supplement to the Planning and Zoning Department project assessment report for the Cascades I at Onion Creek PUD. This memo provides an overview of the property's environmental features, the requested modifications to environmental code requirements, and the elements of the project that may provide environmental superiority.

If a formal PUD application is submitted, code modifications and environmental superiority elements may change during review of the project. After formal submittal and staff review the application will return to the Environmental Commission, Planning Commission, and Council for review and approval.

### **Description of Property**

The proposed Cascades I at Onion Creek PUD consists of approximately 136 acres of undeveloped land located along the South IH 35 Northbound Service Road just south of Onion Creek. The PUD area is comprised of the Cascades Municipal Utility District (MUD) No. 1,

which was approved by the City Council in August 2014. As part of the MUD Consent Agreement, the developer agreed to annex the property into the City's limited purpose zoning jurisdiction and prepare a PUD for the project.

The Cascades I at Onion Creek PUD is located in the Onion Creek watershed, which is classified as Suburban and is within the Desired Development Zone. The PUD is not within the Edwards Aquifer recharge or contributing zones. The property contains three classified waterways.<sup>1</sup> The main stem of Onion Creek, which is classified as a major waterway, runs from west to east along the northern boundary of the east section of the PUD. Two tributaries to Onion Creek, which are classified as minor waterways, flow from south to north along the western boundaries of both sections of the PUD. Onion Creek has a 300-foot critical water quality zone (CWQZ) on each side of the stream centerline, and both tributaries have 100-foot CWQZs. Onion Creek's 100-year fully developed floodplain is significantly larger than the CWQZ, extending approximately 775 feet south from the centerline. (See Attachment A – Environmental Features Map.)

The site's topography generally slopes from south to north, toward Onion Creek. Elevations range from approximately 710 to 566 feet above mean sea level. Slopes range between 0 and 15 percent on the majority of the property. Vegetation on the site is primarily grassland, but there are scattered trees along Onion Creek and a wooded area on the west section of the PUD. The applicant will submit an Environmental Resource Inventory with the PUD application to identify any critical environmental features on the property.

### **Description of Project**

The proposed project is primarily residential in nature and includes the following development:

- ~280 single family residential units;
- ~1,190 multifamily residential units, including 600 units of senior housing;
- An amenity center, fire station, and community center; and
- ~21 acres each of parks and open space.

### **Requested Environmental Code Modifications**

At this time the applicant is proposing one code modification, to allow cut up to ten feet for construction of water quality ponds. Under current code, cut greater than four feet for a water quality pond requires an administrative variance to Section 25-8-341.

### **Proposed Environmental Superiority Elements**

When the Cascades MUD No. 1 was approved in 2014, the City and the developer agreed that the project would meet specific requirements for drainage, water quality, environmental protection, landscaping, and tree protection. These MUD commitments are included in Attachment B – MUD Consent Agreement Exhibits F and G. Some of the MUD requirements may count toward the PUD's environmental superiority. Staff will determine the regulatory

---

<sup>1</sup> Per LDC Section 25-8-91, a minor waterway has a drainage area of 64 to 320 acres, an intermediate waterway has a drainage area of 320 to 640 acres, and a major waterway has a drainage area greater than 640 acres. Waterways with a drainage area smaller than 64 acres are unclassified.

baseline, compare the project to applicable code, and evaluate the proposed superiority elements during PUD review. Unfortunately, the superiority table submitted with the project assessment does not provide enough information to evaluate the proposal for superiority, nor does it address the correct Tier 2 Environment/Drainage criteria as outlined in code. Staff has requested that the applicant revise the superiority table and provide additional information with the PUD application.

**Attachments**

- A Environmental Features Map
- B MUD Consent Agreement Exhibits F and G



# **Cascades I at Onion Creek PUD Project Assessment Attachment A - Environmental Features Map**

**EXHIBIT F**  
**Stormwater, Drainage and Water Quality and Environmental Protection**  
**Requirements**

**Storm Water Management**

The Developer agrees to participate in the City's Regional Storm Management Plan ("RSMP") for the entire Project. 215 acres of the Project has received conditional approval to participate in the RSMP by letter dated May 1, 2007 and 12 acres has received conditional approval to participate in the RSMP by letter dated September 19, 2012. If participation in RSMP is not approved for any portion of the Project, the Developer will design any required detention ponds to meet the City's Volumetric Design Procedure.

**Watershed Protection**

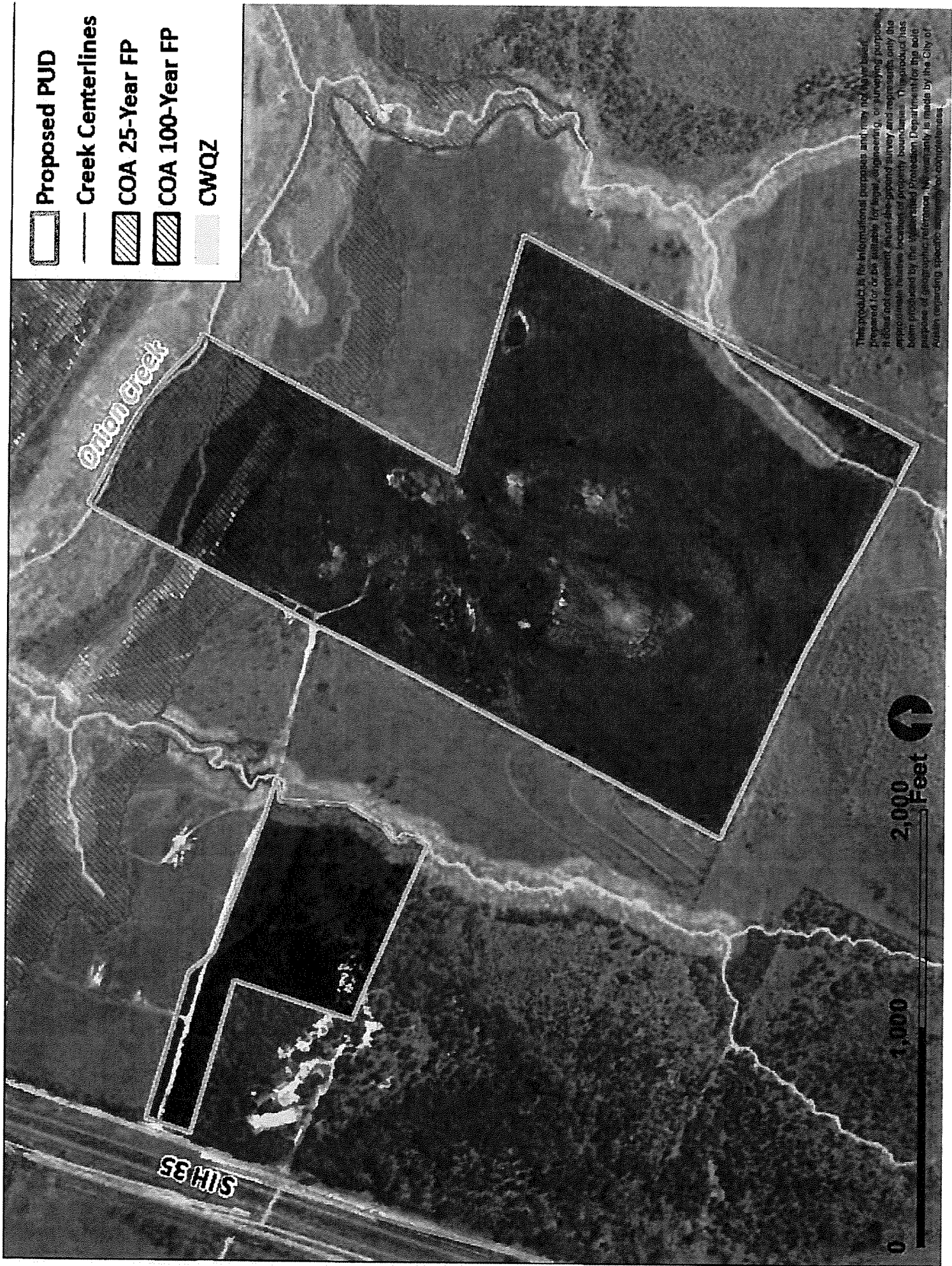
The Developer agrees that the following requirements will be applicable within the District:

1. Green water quality controls will be provided, including additional capture volume for approximately 25%. An example is the use of bio-filtration and vegetative filter strips.
2. The use of potable water for onsite irrigation will be reduced, including by providing rainwater harvesting for the Civic Reserve Community Center. Commercial developers will be encouraged to provide rainwater harvesting for their buildings within the District.
3. An Integrated Pest Management Plan in accordance with City of Austin criteria will be implemented.
4. Areas disturbed by development will be revegetated with native plant species (landscaping will not be subject to this requirement).
5. Creek setbacks will be provided consistent with the October 2013 amendments to the City's Watershed Protection Ordinance.
6. Areas of the creek bank that require stabilization will be stabilized using non-engineered methods.
7. Ribbon curbs and vegetative filter strips will be used adjacent to parking in commercial areas.
8. The City's commercial landscape ordinance will apply.
9. Polluting uses will be prohibited through the imposition and enforcement of appropriate restrictive covenants.
10. These requirements will also apply to any additional areas added to the District in the future.
11. Developer agrees to use reasonable efforts to ensure that the Project will not negatively impact surrounding property when considering flood conditions (as determined by the City).

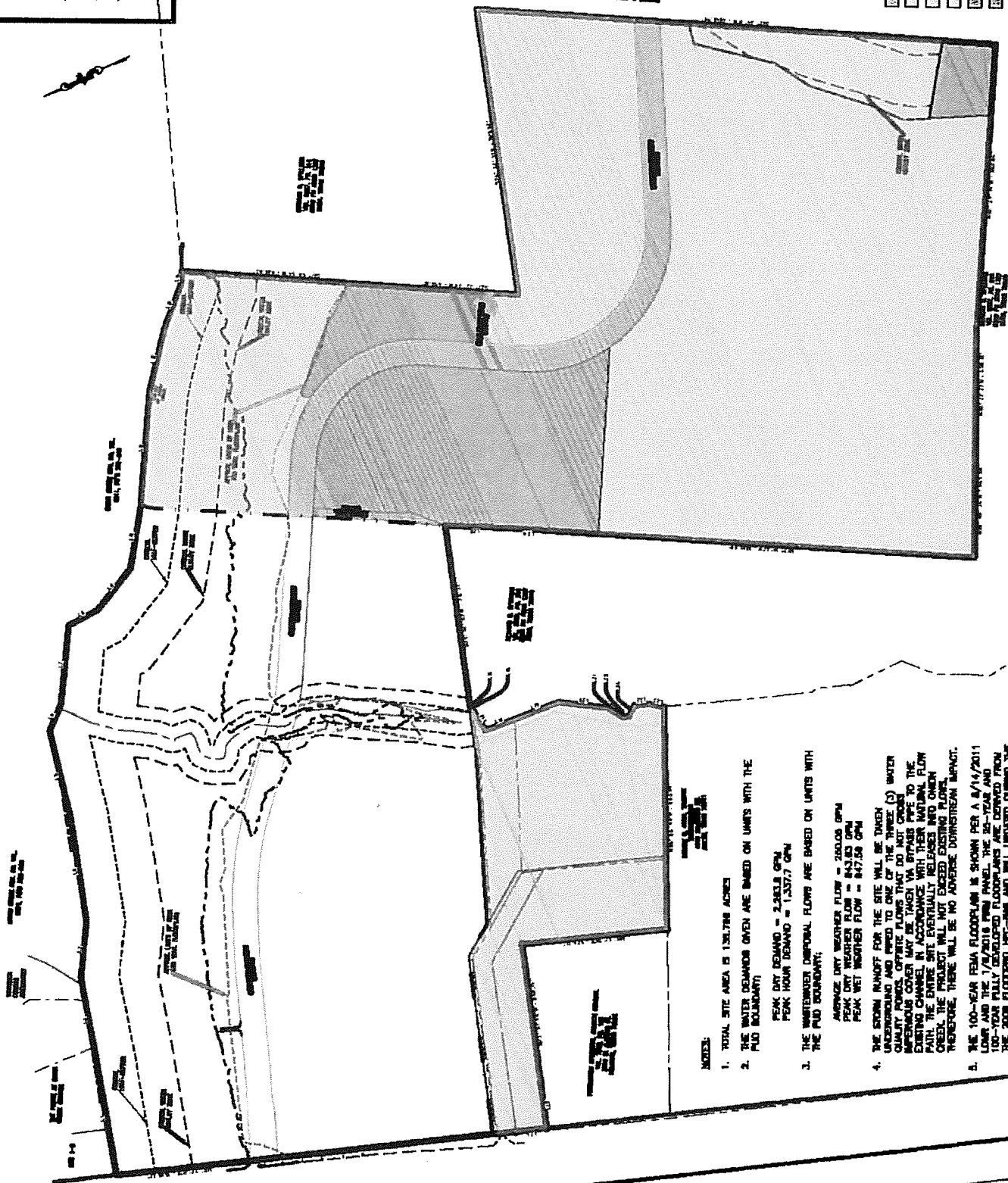
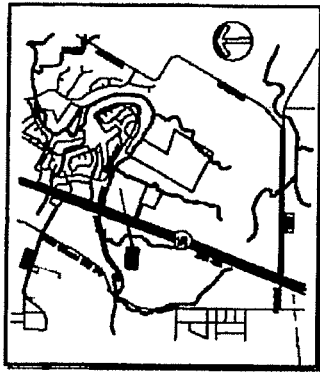


**EXHIBIT G**  
**Tree and Landscaping Requirements**

1. The Developer will prepare a tree preservation plan in consultation with the City's arborist during the PUD process that, at a minimum, will satisfy the requirements of the City's Tree Preservation Ordinance, Protected and Heritage Tree, with additional emphasis given to trees less than 19" in diameter, where feasible, counting towards or fulfilling the tree planting/preservation requirements.
2. A tree care plan, prepared by a certified arborist, will be provided for construction-related impacts within the critical root zone of all trees that are required to be preserved.
3. The Developer and the District will each properly maintain its landscaping, subject to any applicable water use or other restrictions imposed by the City or other governmental authority.
4. Upon Reclaimed Water being brought to the Project, the District will use Reclaimed Water for irrigation in open space areas where such use is economically feasible, subject to applicable water use restrictions imposed by the City.
5. The Developer will provide a tree corridor, planned in consultation with the City's arborist, along the Onion Creek Trail extension.
6. The Developer will implement species diversity in any landscaping or revegetation requirement, using no more than 25% of any one species.
7. A minimum of three trees selected from the City's appropriate species list will be provided on each residential lot.



# Land Use Plan



- LEGEND**
- ROADWAY (CASCADE PARKWAY)
  - PARKLAND
  - MULTI-FAMILY RESIDENTIAL
  - SINGLE FAMILY RESIDENTIAL
  - AMENITY CENTER / PRESCHOOL
  - MULTI-FAMILY RESIDENTIAL / SENIOR HOUSING

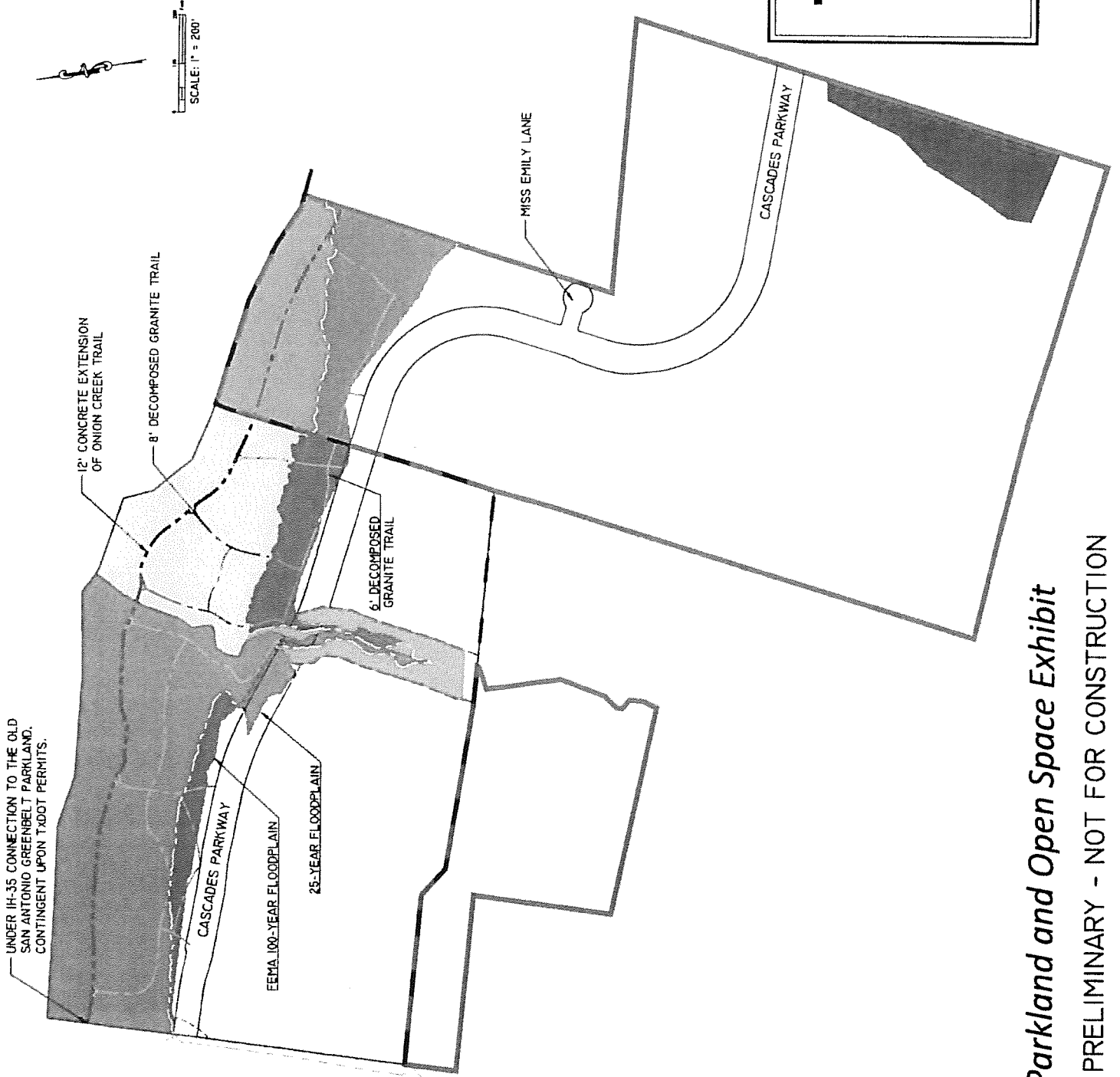
- NOTES:**
1. TOTAL SITE AREA IS 138.786 ACRES
  2. THE WATER DEMANDS GIVEN ARE BASED ON UNITS WITH THE PLD BOUNDARY
  3. THE WATER DEMANDS GIVEN ARE BASED ON UNITS WITH THE PLD BOUNDARY
  4. THE STORM RUNOFF FOR THE SITE WILL BE TAKEN UNDERGROUND AND PIPED TO ONE OF THE THREE (3) WATER QUALITY PONDERS OFFSITE FLOWS THAT DO NOT CROSS EXISTING ROADS. THE PONDERS WILL BE TAKEN VIA BYPASS PIPE TO THE EXISTING PONDERS. THE PONDERS WILL BE TAKEN WITH THEIR NATURAL FLOW PATH. THE ENTIRE SITE EVENTUALLY WILL BE TAKEN WITH THEIR NATURAL FLOW PATH. THERE WILL BE NO ADVERSE DOWNSTREAM IMPACT.
  5. THE 100-YEAR FEMA FLOODPLAIN IS SHOWN PER A 8/14/2011 LOMR AND THE 1/100-YEAR FLOODPLAIN. THE 25-YEAR AND 100-YEAR FULLY DEVELOPED FLOODPLAINS ARE DERIVED FROM THE 100-YEAR FLOODPLAIN. THE 25-YEAR AND 100-YEAR FULLY DEVELOPED FLOODPLAINS ARE DERIVED FROM THE 100-YEAR FLOODPLAIN. THE 25-YEAR AND 100-YEAR FULLY DEVELOPED FLOODPLAINS ARE DERIVED FROM THE 100-YEAR FLOODPLAIN.

## Description of Project

- ~280 single family residential units
- ~1,190 multifamily residential units
- Amenity center, fire station, and community center
- ~21 acres each of parks and open space



UNDER I-35 CONNECTION TO THE OLD  
SAN ANTONIO GREENBELT PARKLAND.  
CONTINGENT UPON TXDOT PERMITS.



**LEGEND:**

	MUD BOUNDARY
	PARKLAND (M.U.D. IN 25-YEAR)
	PARKLAND (M.U.D. IN 100-YEAR)
	M.U.D. ADDITIONAL PARKLAND
	C.O.A. PARKLAND (25-YEAR)
	C.O.A. PARKLAND (100-YEAR)
	C.O.A. ADDITIONAL PARKLAND
	C.O.A. OPEN SPACE (25-YEAR)

# *Parkland and Open Space Exhibit*

PRELIMINARY - NOT FOR CONSTRUCTION

PW LAND DEVELOPMENT, LLC.  
TBPE F-17647  
CD-2015-0017.R1

## Requested Code Modification

- 25-8-341 – Cut requirements
  - Allow cut up to 10 feet for construction of water quality ponds
  - Currently requires an administrative variance



# MUD Commitments

## **EXHIBIT F** **Stormwater, Drainage and Water Quality and Environmental Protection** **Requirements**

### **Storm Water Management**

The Developer agrees to participate in the City's Regional Storm Management Plan ("RSMP") for the entire Project. 215 acres of the Project has received conditional approval to participate in the RSMP by letter dated May 1, 2007 and 12 acres has received conditional approval to participate in the RSMP by letter dated September 19, 2012. If participation in RSMP is not approved for any portion of the Project, the Developer will design any required detention ponds to meet the City's Volumetric Design Procedure.

### **Watershed Protection**

The Developer agrees that the following requirements will be applicable within the District:

1. Green water quality controls will be provided, including additional capture volume for approximately 25%. An example is the use of bio-filtration and vegetative filter strips.
2. The use of potable water for onsite irrigation will be reduced, including by providing rainwater harvesting for the Civic Reserve Community Center. Commercial developers will be encouraged to provide rainwater harvesting for their buildings within the District.
3. An Integrated Pest Management Plan in accordance with City of Austin criteria will be implemented.
4. Areas disturbed by development will be revegetated with native plant species (landscaping will not be subject to this requirement).
5. Creek setbacks will be provided consistent with the October 2013 amendments to the City's Watershed Protection Ordinance.
6. Areas of the creek bank that require stabilization will be stabilized using non-engineered methods.
7. Ribbon curbs and vegetative filter strips will be used adjacent to parking in commercial areas.
8. The City's commercial landscape ordinance will apply.
9. Polluting uses will be prohibited through the imposition and enforcement of appropriate restrictive covenants.
10. These requirements will also apply to any additional areas added to the District in the future.
11. Developer agrees to use reasonable efforts to ensure that the Project will not negatively impact surrounding property when considering flood conditions (as determined by the City).

(W0560799.6)

Exhibit F - Page 1

## **EXHIBIT G** **Tree and Landscaping Requirements**

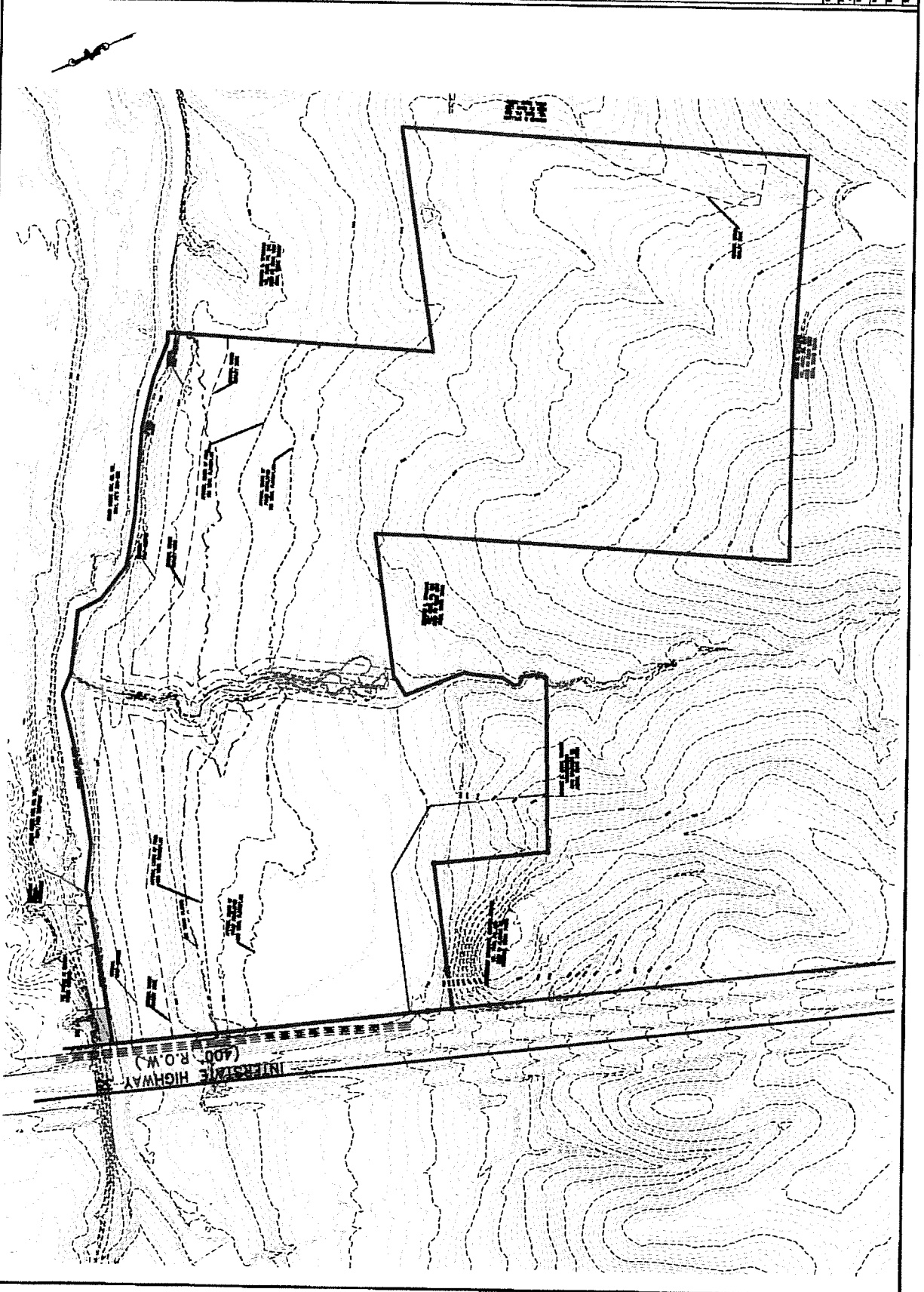
1. The Developer will prepare a tree preservation plan in consultation with the City's arborist during the PUD process that, at a minimum, will satisfy the requirements of the City's Tree Preservation Ordinance, Protected and Heritage Tree, with additional emphasis given to trees less than 10" in diameter, where feasible, counting towards or fulfilling the tree planting/preservation requirements.
2. A tree care plan, prepared by a certified arborist, will be provided for construction-related impacts within the critical root zone of all trees that are required to be preserved.
3. The Developer and the District will each properly maintain its landscaping, subject to any applicable water use or other restrictions imposed by the City or other governmental authority.
4. Upon Reclaimed Water being brought to the Project, the District will use Reclaimed Water for irrigation in open space areas where such use is economically feasible, subject to applicable water use restrictions imposed by the City.
5. The Developer will provide a tree corridor, planned in consultation with the City's arborist, along the Onion Creek Trail extension.
6. The Developer will implement species diversity in any landscaping or revegetation requirement, using no more than 25% of any one species.
7. A minimum of three trees selected from the City's appropriate species list will be provided on each residential lot.

(W0560799.6)

Exhibit G - Page 1

## MUD Commitments

- Provide green water quality controls
- Increase water quality capture volume by 25%
- Provide/encourage rainwater harvesting
- Use ribbon curbs and vegetative filter strips adjacent to parking lots
- Prepare tree preservation plan and tree care plan
- Use reclaimed water for irrigation in open space areas
- Provide tree corridor along Onion Creek Trail extension
- Plant at least 3 trees on each residential lot



## MASTER REVIEW REPORT

CASE NUMBER: CD-2015-0017  
CASE MANAGER: Wendy Rhoades

PHONE #: 512-974-7719

PROJECT NAME: Cascades I at Onion Creek

SUBMITTAL DATE: September 15, 2015  
REPORT DUE DATE: October 15, 2015  
FINAL REPORT DATE: February 5, 2016  
REPORT LATE: 94 BUSINESS DAYS

LOCATION: 11601, 11809, 11811 and 11819 South IH 35 Service Road Northbound

### STAFF REVIEW:

- This report includes all comments received to date concerning your development assessment for a Planned Unit Development.
- PLEASE NOTE: IF YOU HAVE ANY QUESTIONS, PROBLEMS, CONCERNS OR IF YOU REQUIRE ADDITIONAL INFORMATION ABOUT THIS REPORT, PLEASE DO NOT HESITATE TO CONTACT YOUR CASE MANAGER (referenced above) at the CITY OF AUSTIN, PLANNING AND ZONING DEPARTMENT, P.O. BOX 1088, AUSTIN, TX.

### REPORT:

- The attached report identifies those requirements that must be addressed with a PUD zoning application. This report may also contain recommendations for you to consider, which are not requirements.
- ADDITIONAL REQUIREMENTS AND RECOMMENDATIONS MAY BE GENERATED AS A RESULT OF INFORMATION OR DESIGN CHANGES PROVIDED IN YOUR PUD ZONING APPLICATION.

**Austin Energy/Green Building - Liana Kallivoka- 512-482-5406**

The entire Cascades I at Onion Creek PUD is within the Austin Energy Service territory; therefore all occupied buildings will be required to achieve an AEGB 2-Star Rating. Below is language we recommend to be incorporated into the PUD agreement:

### Green Building Rating

1. A building in the District that is served by Austin Energy must achieve a two-star rating under the City's Austin Energy Green Building program using the applicable rating version in effect at the time a rating application is submitted for the building.
2. A single family residential building in the District that is not served by Austin Energy must achieve a two-star rating under the Austin Energy Green Building extended area rating network using the applicable rating version in effect at the time a rating application is submitted for the building.
3. A multifamily or commercial building in the District that is not served by Austin Energy must achieve a rating that is reasonably equivalent to the City's two-star rating under a program approved by the City.

An AEGB 3-star requirement is one of a menu of options that may be imposed if Council were to elect to impose Tier Two PUD superiority criteria on the development. We do not recommend increasing the baseline AEGB requirement to the Tier Two Superiority Criteria of 3-Star.

Other comments / feedback:

- Is or will the development be subject to the Complete Streets policy? Some aspects of Complete Streets are represented in the PUD but some are in direct conflict with the policy and with Imagine Austin. For example, the prohibition of on-street parking in residential portions of the PUD (See PUD Summary, Pg. 2) runs counter to principles of complete streets where on-street parking buffers pedestrian traffic from vehicle traffic.
- The developer has voluntarily committed to providing 51.76 acres of open space which represents 23% of the site area. This open space will benefit the PUD and the green building ratings of all the projects within the development. Is there the ability or potential for the developer to renege on that commitment and reduce the provided open space to the 12% minimum requirement? How could we ensure that these acres remain as open space?
- It appears from the AWU Reclaimed Water System masterplan that reclaimed water will eventually be provided to the Onion Creek Country Club to the north of the development. Has there been any discussion of when the main will be provided, and if the service will be extended to service the Cascades I at Onion Creek PUD? Again, availability of reclaimed water will substantially benefit the ratings of the buildings in the PUD.
- There are a few references to the Green Building requirements for the PUD but some inconsistency. Ordinance 20140807-128 Section 5.04 language should be modified to the language referenced above. The “Basis for Superiority and Recommendations” table indicates “The rating of the buildings will be determined once the land use has been finalized and approved.” This language should be consistent in stipulating the minimum 2-Star Green Building Rating.
- In Exhibit F, is it possible to incorporate the stipulation that 100% of landscaping must be native or adapted?
- Exhibit G indicates each residential lot will receive 3 trees from the City’s appropriate species list but the PUD Summary document indicates only 2 trees will be provided. This discrepancy should be clarified.
- Other provisions that would benefit the green building rating process and outcome for buildings within the PUD:
  - District wide use of pervious paving techniques and/or light colored concrete in lieu of asphalt paving
  - Public transportation access within ¼ mile of all buildings
  - District EV Charging requirements or central facilities
  - Central recycling and compost storage and collection facilities
  - Solar ready design standards

- Reduce the maximum distance from residential to a park from 1-mile to ½ mile.

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

This zoning case is located on the south side of IH-35 in south Austin, on an undeveloped parcel of land that is approximately 224 acres in size, and is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes vacant land to the north, east, west, and vacant land and a homestead to the south.

The PUD developer proposes to create a mixed use center with commercial, single family units, multi-family units, a daycare center, a 51 acres of parkland, a park and ride site and CapMetro stop, a civic/community center, bike trails, a community center, and a site dedicated for a fire/EMS station (see chart below). The proposal also calls for two ADA compliant 16 ft. wide pedestrian/bike tunnels under Cascades Parkway to provide access to schools, parks, and other destinations without having to cross a major roadway. A bike route will include a connection to the Onion Creek Greenway, and a golf course path will be installed across Onion Creek. Sidewalks and a bike lane will be installed along all collector streets. The developer has also agreed to set aside 10 percent of the residential rental units, by restrictive covenant, for households below 60 percent MFI for 40 years, and at time of the initial sale of the owner-occupied residential housing, offer 10 percent of the total units to applicants qualifying for 80 percent MFI.

TOTAL ACREAGE	TOTAL BLDG. AREA (SQ.FT)	FLOOR TO AREA RATIO	NUMBER UNITS	DENSITY	OTHER INFORMATION
41.15	414517	4.32			Commercial
18.52	145480	5.55	348	18.79	Multi-Family
13.23	188340	3.06	924	74.94	Mixed Use
18.00	164400	4.77	360	20.00	Multi-Family
62.13	852000	3.18	355	5.71	Single Fam.
3.30	4500	31.94			Amenity Cen
2.66	13000	8.91			Daycare
12.93					Roadway
51.76					Parkland

### Imagine Austin Analysis and Conclusions

The property is located to the north of the boundaries of a **'Regional Center'**, as identified on the Imagine Austin's Growth Concept Map, found in the Imagine Austin Comprehensive Plan. A Regional Center is the most urban of the three activity centers outlined in the growth concept map. These centers are and will be the retail, cultural, recreational, and entertainment destinations for Central Texas. These are also the places where the greatest density of people and jobs and the tallest buildings in the region will be located.

Page 107 of the IACP also 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."*

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

- **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 P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.
- **UD P1.** Develop accessible community gathering places such as plazas, parks, farmers' markets, sidewalks, and streets in all parts of Austin, especially in the Downtown, future TODs, in denser, mixed-use communities, and other redevelopment areas, that encourage interaction and provide places for people of all ages to visit and relax.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

## Conclusions

While the conceptual plan seems to indicate that this mixed use project will be a 'complete community' staff needs a complete PUD land use plan submittal to fully analyze this project for compliance to the IACPs vision of developing a complete community, which will not only be beneficial to people living in the project area and to the people living in the adjoining area. More specifically, the project appears meets a number of Imagine Austin core principles for action (p. 10 - 11) including: (1) **Grow as a Compact, Connected city** (compact growth contains costs by capitalizing on the land and infrastructure already in place and also enhances human connections, innovation, and urban vibrancy); and (2) **Develop as an Affordable and Healthy Community** (people of all income levels can afford to live in the project area); (3) **Integrates Nature Into the City** (providing parks and open spaces); and (4) **Sustainably Manage Water, Energy and Other Environmental Resources** (promoting community health, encouraging walking, biking, and other daily exercise) . However, more information is needed to determine if this project: (5) **Provide Paths to Prosperity for All**, by demonstrating that this mixed use project not only provides workforce housing, recreational areas and parks, but median income jobs to people living within and around the project area. It would be helpful for the reviewing this project, for

the developer to demonstrate their proposed connectivity connections (trails, bikeways, bike tunnels, golf cart paths, CapMetro Station) to commercial, parks and residential areas within and outside the context of the site plan.

In conclusion, based on an incomplete PUD site plan submittal that does not provide a detailed layout of the site, including connectivity connections, the staff review based on the Imagine Austin Comprehensive Plan will be pending.

<b>Drainage Engineer - Jay Baker - 512-974-2636</b>
---

### **GENERAL COMMENTS**

DE 1. This development is overlapping with a previous approved preliminary plan known at Cascades at Onion Creek (C8J-2007-0130.02), which was designed under Comprehensive Watershed Ordinance (CWO) regulations. The current PUD will need to be designed to be in accordance with Watershed Protection Ordinance (WPO) regulations, which may result in substantial changes to the subdivision design.

DE 2. In 2007-2008, substantial grading development occurred in this area without permits which also impacted the floodplain. Mitigation plans were prepared and submitted in 2008 but it is unclear if the mitigation plans were permitted or constructed and accepted. Please contact me to obtain additional information regarding these activities, and to discuss further the mitigation plans.

DE 3. A detailed review cannot be made at this time because the information provided on the land plan does not meet the application requirements. See the application packet for future submittals. The following information was not provided on the land use plan:

- Environmental characteristics of the site, such as, but not limited to, 100 year and 25 year floodplains, slopes, environmentally sensitive areas and protected areas as defined in applicable watershed ordinances.
- The phasing of the development and the manner in which each phase can exist as a stable independent unit consistent with the provision of adequate public facilities and services.
- The location of collector and arterial roadways proposed within the development, right of way widths, the location of access points to abutting streets and roadways and a Traffic Impact Analysis, if required by Article III of Chapter 25-6. (The number of copies of the required TIA will be determined by the Transportation Review) Location of proposed median breaks.
- Preliminary stormwater management analysis.

DE 4. This development is proposing access from TXDOT maintained ROW. Concurrent review and approval will be required.

### **FISCAL AND FEES**

DE 5. This development will be subject to the fiscal and fees requirements as specified in LDC 25-4-37, 25-4-101 and specific ordinances pertaining to this area.

### **FLOODPLAIN**

DE 6. This development contains or is immediately adjacent to the floodplain. Please delineate the 25 and 100 year floodplain for upstream fully developed conditions as specified in LDC 25-7-5. If floodplain modifications are proposed, please delineate the floodplain for both existing and proposed conditions. Provide a floodplain study to substantiate the floodplain delineation with sufficient detail for review. Ensure that all proposed crossings are included in the floodplain model.

### **STORM WATER CONVEYANCE**

DE 7. This development must convey storm water from adjacent upstream properties without adverse impact to downstream properties as specified in LDC 25-7-151. Provide a drainage report with sufficient detail to demonstrate that conveyance is provided.

### **EASEMENTS AND ROW**

DE 8. Drainage facilities containing the floodplain and enclosed or open drainage facilities will need to be contained within the ROW or easements as specified in LDC 25-7-152. Delineate all proposed easements and ROW on the land use plan and provide schematic drainage plan substantiating the layout of the subdivision.

### **INCREASED RUNOFF**

DE 9. This development is proposing additional impervious cover that will result in an increase of storm water runoff. Peak flows shall not be increased at any location for the 2,10,25 and 100 year storm frequency which causes increased inundation of any building or roadway surface, as specified in DCM 1.2.2.C. This effect is typically mitigated by providing on-site detention facilities or through participation in the Regional Stormwater Management Program (RSMP). See DCM Section 8 for additional information about storm water management.

### **STORM WATER FACILITIES**

DE 10. All storm water facilities within ROW or drainage easements will need to meet minimum standards as specified in DCM 1.2.4. Ensure that sufficient space is provided to meet these standards.

### **STREET DESIGN CRITERIA**

DE 11. All proposed streets within ROW will need to meet minimum standards for geometric design as specified in TCM 1.3.0. Ensure that sufficient space is provided to meet these standards.

## **Electric Review**

EL 1. As an FYI, any **relocation** of electric facilities shall be at landowner's/developer's expense.

EL 2. As an FYI, the applicant will need to contact **Jim Rowin at 512-505-7665** to discuss how electric service will be brought in to the proposed site / development.

<b>Environmental - Atha Phillips - 512-974-6303</b>
---

EV 1 Ordinance No. 20140807-128 and No. 20140828-038 apply.

EV 2 This property is located in the Onion Creek Watershed, which is classified as a Suburban Watershed.

EV 3 This property is not located over the Edwards Aquifer Recharge Zone.

EV 4 No tree survey was provided but from aerials not many trees exist on site and the MUD recognizes the intent to preserve existing trees on-site.

EV 5 Landscape requirements in accordance **25-2 Article 9 - Landscaping** will be required for the proposed development.

EV 6 It appears that the Land Plan will be finalized in the PUD, the allowable impervious cover in this watershed per LDC 25-8-392 is:

**ARTICLE 9. - SUBURBAN WATERSHED REQUIREMENTS.**

**§ 25-8-392 - 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.*

*(B) This subsection applies in the extraterritorial jurisdiction and in the portions of the Lake, Rattan, Buttercup, South Brushy, and Brushy Creek watersheds that are in the zoning jurisdiction.*

*(1) Impervious cover for a single-family residential use with a minimum lot size of 5,750 square feet may not exceed:*

*(a) 45 percent; or*

*(b) if development intensity is transferred under Section 25-8-393 (Transfer Of Development Intensity), 50 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:*

*(a) 55 percent; or*

*(b) if development intensity is transferred under Section 25-8-393 (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 (Transfer Of Development Intensity), 65 percent.*
    - (4) *Impervious cover for a commercial use may not exceed:*
      - (a) *65 percent; or*
      - (b) *if development intensity is transferred under Section 25-8-393 (Transfer Of Development Intensity), 70 percent.*
    - (5) *Impervious cover for mixed use may not exceed:*
      - (a) *the limits in subsection (B)(3) for the portion of the ground floor that is multifamily residential;*
      - (b) *the limits in subsection (B)(4) for the portion of the ground floor that is commercial; and*
      - (c) *impervious cover for the entire site shall be based on the ratios determined on the ground floor.*
- (C) *This subsection applies in the portion of the zoning jurisdiction that is outside the Lake, Rattan, Buttercup, South Brushy, and Brushy Creek watersheds.*
  - (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 (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:*
    - (a) *55 percent; or*
    - (b) *if development intensity is transferred under Section 25-8-393 (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 (Transfer Of Development Intensity), 70 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 (Transfer Of Development Intensity), 90 percent.*
  - (5) *Impervious cover for mixed use may not exceed:*
    - (a) *the limits in subsection (C)(3) for the portion of the ground floor that is multifamily residential.*

- (b) the limits in subsection (C)(4) for the portion of the ground floor that is commercial; and*
- (c) impervious cover for the entire site shall be based on the ratios determined on the ground floor.*

EV 7 A landscape inspection fee will be required for all site plans prior to permit approval.

EV 8 Fiscal surety must be provided for erosion / sedimentation control for all site plans prior to permit approval. [LDC 25-7-65, ECM 1.2.1, ECM Appendix S-1]

EV 9 Erosion / sedimentation control will be required for all site plans.

EV 10 Tree mitigation will be required for tree removal.

EV 11 Cut or fill is limited to 4' unless seeking a variance.

EV 12 Per 25-8-261, only certain developments are allowed in the Critical Water Quality Zone. Onion Creek CWQZ extends 300' from the centerline and the tributary flowing into Onion Creek has a CWQZ of 100' on each side of the centerline.

EV 13 Per 25-8-364, development within a floodplain is prohibited unless it meets certain requirements.

EV 14 Per 25-8-302, construction on slopes is limited.

EV 15 Due the presence of several CWQZs and Floodplain, an Environmental Resource Inventory would be required to determine if any environmental features were located on site. It is possible the 25-8-281 and 25-8-282 could apply.

EV 16 The Tier 1 requirement for landscaping are vague and the PUD would need to have this defined.

<b>Environmental Officer - Chuck Lesniak - 512-974-1726</b>
---

#### **General Comments**

EO 1. To determine whether the project is environmentally superior, staff will compare the proposal to the current regulations in Chapter 25-7 – Drainage, Chapter 25-8 – Environment, and Chapter 25-2, Subchapter C, Article 9 – Landscaping. Per the Consent Agreement, staff will count the environmental superiority elements included in the MUD Consent Agreement toward PUD superiority. However, the MUD superiority items by themselves are not necessarily sufficient to achieve environmental superiority.

EO 2. The Overall Topography sheet includes the creek buffers established under the City's prior environmental regulations, the Comprehensive Watershed Ordinance. These are no longer



the applicable creek buffers for the project. At the time of PUD application, please submit an environmental exhibit that includes creek centerlines, current critical water quality zones (CWQZs), 25- and 100-year City of Austin fully developed floodplains, critical environmental features (CEFs), and standard CEF buffers.

EO 3. The materials submitted with the Development Assessment state that no code modifications are proposed. Please let staff know if that is still the case, or if the project will be requesting environmental code modifications, prior to the briefings for the Environmental Commission and City Council.

### **Superiority Table**

EO 4. In general, the superiority table's description of "PUD Proposal/Superiority" is too vague. Many responses do not contain enough information to determine how the project is meeting or exceeding code. The table should be revised to provide additional information prior to PUD submittal. Please note that Tier 2 of the superiority table should only include elements of the project that exceed code requirements. Items that simply meet current code should not be included under Tier 2.

EO 5. Tier 1H requires a project to exceed the minimum landscaping requirements. Number 1, applying the preferred plant list where required, appears to be meeting rather than exceeding code requirements. Number 2, providing additional landscape buffers, is too vague. Please provide detail about the size and location of landscape buffers to be provided. The superiority elements in the MUD Consent Agreement Exhibit G, Tree and Landscaping Requirements, should also be added to the superiority table with additional details provided as needed to specify how, where, and/or when the requirement will be met.

EO 6. Please add the Tier 2 Open Space element to the table and describe if and how the project is superior. To count toward environmental superiority, the provided open space must exceed the acreage of environmental features that must be protected – including floodplain, CWQZ, and 150' CEF buffers. Please calculate and provide the required acreage of floodplain, CWQZ, and standard CEF buffers, including acreage totals for each of the three categories and a combined total that accounts for any overlap. Staff will then confirm how much larger the provided open space is than the floodplain/CWQZ/CEF buffers that must be protected anyway.

EO 7. Please revise the Tier 2 table to include all of the Environmental/Drainage criteria in the code. Each criterion should be listed on a separate row, and the PUD Proposal/Superiority column should state whether and how the project is meeting that criterion. Additional superiority items not listed in the code can be added under "Employs other creative or innovative measures to provide environmental protection."

EO 8. The proposed superiority elements under Tier 2 Environmental/Drainage are too general. Please provide additional detail regarding the proposed superiority elements. The superiority elements in the MUD Consent Agreement Exhibit F, Stormwater, Drainage and Water Quality and Environmental Protection Requirements, should be added to the superiority table under the applicable code criteria. The PUD will need to provide additional details about how, where, and/or when each superiority element will be implemented.

EO 9. MUD Consent Agreement Exhibit F states that the project will use green water quality controls. A list of green controls can be found in the Environmental Criteria Manual Section 1.6.7; please note that wet ponds are not considered green water quality controls.

EO 10. As proposed, the Tier 2 environmental elements provide minimal environmental benefits beyond what is required by code. Additional superiority elements will be necessary to achieve environmental superiority.

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

FP 1. The applicant will be required to determine the limits of the 100-year floodplain for creeks which have a contributing drainage area of 64 acres or greater which do not currently have mapped floodplains (ie the creek that traverses the site from south to north).

FP 2. All floodplain regulations are based on the fully developed 100-year floodplain which is not the FEMA 100-year floodplain.

### Fire Review - Christine Thies - 512-974-4119

I have reviewed the Cascade for overall fire service delivery. Project must meet the requirements of the 2012 International Fire Code.

#### Comments:

1. Austin Fire Department will need a 2 acre net-buildable site donated, consistent with the MUD Consent Agreement. The site must be accessible to a main thoroughfare and must be approved by AFD prior to final approval. Since the project has limited access into and out of the development, the site will need to be close to the entrance of the development. Please show the proposed fire station site on the PUD Land Use Plan.
2. I am concerned about the perceived limited access to the MUD. From the maps submitted, it looks like there is only one way in and one way out. Are their plans for this development to connect to another development for additional access? If not, this is a major issue/problem for accessibility by AFD during a major event (Ex: Halloween Floods, Onion Creek). Please provide additional information regarding future plans for improved access to the neighborhood.

### Heritage Tree Review - Patti Dodson - 512-974-9371

HT1. Protected and heritage tree ordinances apply assuming current code.

## Hydrogeologist Review - Scott Hiers - 512-974-1916

HG 1. Please be advised that this reviewer may generate additional comments as information is updated.

HG 2. Pursuant to LDC 25-8-121 or 30-5-121, please provide an Environmental Resource Inventory Report (ERI) that identifies all Critical Environmental Features, proposes protection, and is compliant with ECM 1.3.0.

HG 3. If identified in the ERI, please clearly show the boundaries of all Critical Environmental Features and clearly label the feature(s): "CRITICAL ENVIRONMENTAL FEATURE"

HG 4. If identified in the ERI, clearly show the boundaries of all CEF Buffers as a shaded or hatched area and clearly label the buffers: "CRITICAL ENVIRONMENTAL FEATURE BUFFER."

HG 5. If identified in the ERI, Pursuant to LDC 25-8-281(C)(2)(a) or 30-5-121(C)(2)(a), please add a note stating that: "All activities within the CEF buffer must comply with the City of Austin Code and Criteria. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited."

## Industrial Waste - Anthony Mueske - 512-972-1060

IW 1. There are no IW requirements at this stage of the development process. A review of the water and wastewater configuration as it relates to Chapter 15-10 of the Austin City Code (Wastewater Regulations) will occur when a site development permit application is submitted.

## MUD Program - Virginia Collier - 512-974-2022

The proposed PUD is located within the Cascades Municipal Utility District No. 1 (MUD). The City and the MUD entered into a Consent Agreement effective August 28, 2014. The agreement states that the developer agrees to prepare and submit a proposed PUD consistent with the Consent Agreement and the Land Plan which is Exhibit C to the agreement. The proposed PUD appears to be in compliance with the terms of the Consent Agreement. There are no outstanding MUD comments.

## Parks & Recreation - Marilyn Lamensdorf -512-974-9372

In order for PARD to determine whether the MUD consent agreement is being met the following items must be addressed in a full zoning submittal.

1) Provide a Park Plan Exhibit similar in size to the Land Use Plan. On that plan include floodplain, CQWZ, wet ponds, CEFs (if applicable) CEF buffers (if applicable) and approximate locations of trails discussed in the MUD Consent Agreement Exhibit O, first paragraph. The trail line can be stated to be approximate but it should show an alignment outside any CEFs and CEFs buffers. The trail lines should show connectivity between the parkland and the adjacent northern neighborhood and the neighborhoods to be constructed within the PUD. Specifically, show how the trails will bring MUD District residents to the parkland and trails across Cascades Parkway.

2) Clarify the following items related to **park** acreage.

- On the Park Plan Exhibit, the 51.76 plus acreage should not include any of the amenity centers (private parks not open to the public). Please put the 51.76 acres in one color and the amenity centers or private parks not open to the public in another color. The Community Center should be colored the same as Amenity Centers if it is not open to the public.
- In the Basis for Superiority document, separate Open Space acreage from Parkland acreage. 20.3 is the amount of **Open Space** acreage required. The development is Superior on Open Space in providing 31.46 or 50% above what is required. Number 1. should say "Providing for Open Space exceeding standard requirements."
- According to PARD documentation the acreage required for 1,458 units was 28.86 acres. The MUD agreement allowed for 13.825 acres of credited parkland acreage plus fees in lieu of land of \$204,657.22. The development is now proposing an additional 560 MF units and an additional 14 units, requiring an additional 10 acres of credited park acreage. Please contact PARD prior to Zoning submittal to determine how this additional parkland dedication will be provided and to understand when, how and to whom park acreage will be dedicated. This will need to be stated in the PUD language. If land is not dedicated to the City, a public recreation easement will need to be discussed in PUD language for the trail.
- The PUD Summary Project Superiority states that parks will be provided within one-mile of all residents. This is **not** superior because Council resolution calls for parks within the suburban area to be within ½ mile of all residents. In addition, the City already has parkland within one mile of all these residents just east of I-35 in the Old San Antonio Greenbelt. In addition, the whole development is not one mile across. Either take this item out or provide superiority by adding parkland within ½-mile or ¼-mile (infill standard showing superiority) of all residents and state that. These can be private parks for resident use only or MUD district parks open to the public. If this goal will be provided for superiority, place a note on the parks plan exhibit that says additional public or private parkland will be provided within ¼-mile of all residents.

- Clarify Item 3. in the Open Space section of the Basis for Superiority and Recommendation Table. That is vague. Instead of saying “Private Parks,” use the word, “District” Parks.

3) Prior to PUD zoning submittal, contact this reviewer related to the Cascades Municipal Utility District No. 1 Master Park Plan Report submitted to Development Review office in February of 2015. PARD returned a letter to Sue Littlefield in March of 2015 related to changes that were needed in the Parks Plan. Those changes shall be made prior to PUD approval. Parks can provide a copy of this March 2015 letter signed by the PARD Director, if needed.

4) Exhibit O of the MUD requires the Applicant to obtain approval from TXDOT to allow the Developer to build the portion of the trail underneath IH-35 to ensure adequate connection to parkland. This item was not mentioned in the Connectivity section of the Basis for Superiority table and should be considered a priority item for the Connectivity section. Please submit a letter from TXDOT with the PUD application submittal clarifying TXDOT’s position on the trail construction under I-35. PARD and Public Works should be invited to any meetings with TXDOT to ensure trail standards are being followed.

5) The 2. Item in the Connectivity Section on the Basis for Superiority table should read. “Providing network of trails to connect MUD residents and surrounding residents to proposed Parkland and trails and to provide pedestrian and bicycle connectivity under I-35 to the City’s Old San Antonio Greenbelt parkland.”

**Neighborhood Housing & Community Development – Jessi Koch -512-974-3184**

The following language is proposed to be included in the Cascades I at Onion Creek PUD ordinance:

- A. Ten percent of the total number of multifamily rental housing development units located within the Cascades I at Onion Creek PUD will be set aside for occupancy by households whose income is less than 60 percent of the median family income (each an “Affordable Rental Unit,” collective “Affordable Rental Units”) in the Austin metropolitan statistical area for a rental affordability period of forty (40) years (collectively, the “Rental Affordability Requirement”) from the date of a certificate of occupancy.
- B. Ten percent of the total number of lots or units sold as owner-occupied residential housing units located within the Cascades I at Onion Creek PUD will be priced at the time of their initial offering for sale and set aside for occupancy by households whose income is equal or less than 80 percent of the median family income of the Austin metropolitan statistical area (each an “Affordable Ownership Unit,” collectively, the “Affordable Ownership Units” and the “Ownership Affordability Requirement”).

- C. The Developer will make a financial contribution to the City's affordable housing program equal to three percent of the total "hard" construction cost reimbursements actually received by the Developer out of the proceed of bonds issued by the Cascades Municipal Utility District No. 1.

## Site Plan - Nikki Hoelter - 512-974-2863

### SUBCHAPTER E REQUIREMENTS

- SP1. Open space is required for sites 5 acres or greater, based on Subchapter E Section 2.7. – Open space was identified in the PUD proposal/Superiority, however it's a requirement. It may be helpful to identify or specify in the PUD whether open space will be provided based on the gross site area of the PUD or individually for each site.

All development subject to Section 2.7 of Subchapter E shall devote a minimum of 5% gross site area to one or more of the following types of private common open space or pedestrian amenities:

1) Natural, undeveloped private common open space, for use of residents, employees, and visitors 2) Landscape area beyond minimum landscape requirements, meeting specified standards , 3) A plaza with outdoor seating areas, provided it has a minimum depth and width of 20 feet and minimum total area of 650 sq. ft, with pedestrian amenities as described in 2.7., 4) A play area with amenities or equipment suitable for children under 9 years of age, subject to details described in section 2.7; 5) Spaces that provide educational, historic, or cultural features, or sensory experiences as described in 2.7, 6) Swimming pools, wading pools, or splash pads, 7) Water quality and storm detention ponds designed as an amenity and approved by the Director, 8) A multi-use trail proposed in the COA Trails Master Plan, Austin Parks and Rec Long-Range Plan, Sidewalk Master Plan, or Bicycle Plan, 9) Basketball, tennis, volleyball, or other sport courts or play fields, 10) A combination of above

The following not counted for open space/pedestrian amenity: 1) Open space in a required street yard, 2) Public/private streets or ROW, 3) Off-street parking, loading, driveway, or service areas, 4) Water quality/stormwater detention ponds ,

Area shall meet specified location and design criteria (Subchapter E, 2.7.D)

Area shall be maintained by owners of development (§ 2.7.3.E.)

- SP 2. Sites of 5 acres or greater will be required to comply with the Internal Circulation Roadway standards. ICR's are public streets or private drives edged by a planting zone and clear zone within a development. Section 2.2.5.

It's important to note these requirements are to encourage better connectivity with developments and adjacent developments. This would include pedestrians, cyclist, and vehicular traffic.

- SP 3. Please show on the land use plan the proposed 6 foot bike lanes along Cascade Parkway.

- SP 4. The base zoning districts proposed are GR-MU and CS-MU, both of which require compliance Subchapter E standards.

#### MU – MIXED USE REQUIREMENTS

- SP 5. Mixed use zoning district standards in Section 4.2 are required to comply with density standards; 800 square feet for an efficiency, 1,000 square feet for a one bedroom dwelling unit and 1,200 square feet for a dwelling unit with two or more bedrooms.

#### COMPATIBILITY STANDARDS

- SP 6. Compatibility Standard requirements are triggered from adjacent SF-5 or more restrictive land use or zoning district.
- SP 7. An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining property used or zoned as SF-5 or more restrictive. [Sec. 25-2-1067(F)]
- SP 8. If a community recreation use is a conditional use, baseball, softball, and football fields and other similar outdoor athletic fields must be at least 300 feet from an SF-5 or more restrictive zoning district. [Sec. 25-2-837(E)]

#### OTHER PUD REQUIREMENTS

- SP 9. High quality mixed use will need to be defined.
- SP 10. Phasing of the PUD development is recommended to ensure adequacy of existing or proposed off-site roadways, utility systems, or other public facilities.
- SP 11. Describe the type of existing and proposed residential uses per tract and/or phase, including: maximum density (if multi-family development is proposed, maximum FAR, maximum height, minimum lot size and width, and any other site development requirements deemed appropriate.
- SP 12. Describe all mixed uses proposed, with maximum FAR, maximum height, minimum lot size and width, and any other site development requirements deemed appropriate.
- SP 13. If structures are proposed in excess of sixty feet in height, schematic drawings shall be provided which illustrate the height, bulk and location of such buildings and line of sight analyses from adjoining properties and/or rights-of-way. See submittal requirements.
- SP 14. For all non-residential development provide a summary table indicating the site development regulations for each existing and proposed use by tract and/or phase. Uses shall be listed at a level of detail sufficient for Traffic Impact Analysis review as required in Section 25-6. Include the following information [
- The maximum floor-area ratio (to be no greater than the maximum authorized in the most restrictive base zoning district where the most intense proposed use on a tract is first authorized as a permitted use).
  - Total square footage and whether structured parking facilities are proposed.



- c. Maximum impervious cover;
  - d. Maximum height limitation;
  - e. Minimum setbacks, with a minimum front yard of no less than 25 feet and minimum street site yard no less than 15 feet, and in no event shall the setback be less than required pursuant to the Compatibility Standards;
  - f. The number of curb cuts or driveways serving a non-residential project, which shall be the minimum necessary to provide adequate access to the site;
  - g. All civic uses by type and proposed site development regulations.
- Additional site development regulations may be specified by the City Council.

SP 15. Identify any waivers to be requested from the City Ordinances or development standards pursuant to Chapter 25-2-402.

### Subdivision Review - David Wahlgren - 512-974-6455

SR 1. Preliminary plan and platting will be required prior to development.

### Transportation - Amanda Couch - 512-974-2881

TR1. The proposed zoning tract must comply with all transportation requirements of the Cascades Municipal Utility District.

#### **ROW/ TxDOT**

TR2. All sidewalks, driveways, a roadways proposed on TxDOT roadways must be reviewed and approved by TxDOT.

TR3. Additional right-of-way maybe required at the time of zoning, subdivision and/or site plan.

#### **TIA**

TR4. A Traffic Impact Analysis (TIA) is required but has not been received.

TR5. Provide an approved and signed scope with the TIA. The TIA cannot be reviewed without a signed scope.

#### **PUD**

TR6. This project must 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. Provide direct access to the Onion Creek Trail located to the north of the property (25-2, Division 5, 2.3).

TR7. A park and ride station, proposed under PUD: Teir 1G, must be approved by Capital Metro at time of zoning.

- TR8. All gated roadways must be prohibited (25-2, Division 5, 2.3). This applies to private roadways, in addition to public roadways. Update chart “Basis for Superiority and Recommendation” under Tier 1J to reflect this.
- TR9. This project should provide bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code (25-2, Division 5, 2.4).
- TR10. Appropriately dispersed bicycle parking is already a requirement of code, therefore the transportation section of PUD Tier 2, # 4 is not an element of superiority. Please remove.
- TR11. At time of zoning, specific ADA facilities “exceeding legal requirements” must be identified in order to qualify as an element of superiority (Accessibility, PUD Tier 2, #1).
- TR12. Considering the size of the project, multiple accessible crossings should be provided to cross the proposed cascades crossway (Transportation, PUD Tier 2, # 5). Also, accessible crossings will be a requirement at all intersections where the site is broken up by roadways to reduce block lengths.

#### **BLOCK LENGTHS**

- TR13. Block lengths may not exceed 1200 feet in length LDC, 25-4-153. Roadways must be extended and stubbed out to the property line to reduce block lengths.
- TR14. A variance to Sec. 25-4-171 must be granted by the Planning Commission in order to allow private streets in a new subdivision. Request a variance for all roadways within the PUD which are proposed to be private.

#### **PRIVATE STREETS**

- TR15. Private streets must conform to City of Austin standards (or County standards in Suburban subdivisions). The appropriate standards include geometric design criteria, pavement design, sidewalks, and clear zones and will be determined by the functional classification of the street. TCM, 1.4.3.E.
- TR16. A private street must be identified on the subdivision as a separate lot, and any easements needed must be dedicated with the final plat. TCM, 1.4.3.E
- TR17. New subdivisions must have at least two access streets, and each must connect to a different external street, unless otherwise approved by the Director. LDC, 25-4-157(B).

#### **SUBCHAPTER E**

- TR18. All of the PUD is subject to the requirements of Subchapter E, including specified exemptions. Remove reference from table stating that only commercial and mixed use sections of the PUD must comply.
- TR19. The application indicates that the tract is exempt from subchapter E due to the following being in one of the following zoning districts: Agriculture (AG), Aviation (AV), or

Traditional Neighborhood (TN). It does not appear to be in any of these zoning districts, additionally, the application is to PUD, which is not exempt from Subchapter E.

## Water Quality - Jay Baker - 512-974-2636

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

WQ 1. This development is overlapping with a previous approved preliminary plan known at Cascades at Onion Creek (C8J-2007-0130.02), which was designed under Comprehensive Watershed Ordinance (CWO) regulations. The current PUD will need to be designed to be in accordance with Watershed Protection Ordinance (WPO) regulations, which may result in substantial changes to the subdivision design.

WQ 2. This project is located in the Onion Creek Watershed which is classified as suburban. Therefore, on-site water quality controls will be required if the impervious cover proposed exceeds 8000 SF (LDC 25-8-211).

WQ 3. See LDC 25-8-213 water quality control standards for this project. The water quality control must capture, isolate and treat the water draining to the control from the contributing drainage area. The required capture volume is ½ inch plus 1/10 inch for each 10% of impervious cover over 20%.

WQ 4. In addition to the controls provided for stormwater management, provisions will need to be made to control the 2 year storm runoff discharging from the site in order to minimize downstream erosion. See ECM 1.6.8 for criteria. If on-site detention is provided, the 2 year control can be provided in the detention pond. If not, the 2 year control can be provided for in the water quality pond.

WQ 5. Water quality controls for development are normal requirements so should not be considered as an element of PUD superiority.

## Water/Wastewater - Bradley Barron - 512-972-0078

WW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. Each lot in the P.U.D. 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. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system. 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. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

WW2. There is an outstanding contractual obligation with the City that has not been met in regards to required reimbursements to the Austin Water Utility. Approval will not be granted for any development projects until such time that the obligation is satisfied.

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

## Zoning - Wendy Rhoades - 512-974-7719

ZN 1. Add a vicinity map to the PUD Land Use Plan (re-label from Overall Site Plan) and submit an 8 ½ x 11 copy to the case manager.

ZN 2. Please identify adjacent land uses on the PUD Land Use Plan.

ZN 3. Label the floodplain areas on the PUD Land Use Plan.

ZN 4. Label Cascades Parkway on the PUD Land Use Plan.

ZN 5. Please identify the zoning base districts for each land use area on the PUD Land Use Plan. You may wish to designate each land use area by tract number, for easier identification.

ZN 6. Sheet 10 of the Development Assessment shows that 75 foot building areas are proposed. Please identify the land use area(s) where 75 foot buildings are proposed on the PUD Land Use Plan.

ZN 7. Please identify the proposed location of the Civic Reserve Community Center on the PUD Land Use Plan, as described in Exhibit E of the MUD Consent Agreement.

ZN 8. The list of Permitted and Prohibited Uses has similarities to that originally submitted for Sunfield PUD. If this is correct, please refer to Ordinance No. 20150910-015 for the finalized list, and revise accordingly with the PUD zoning application.