SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C814-2014-0120 – Austin Oaks PUD

REQUEST:
C814-2014-0120 – Austin Oaks PUD – District 10 – Conduct a public hearing and approve 2nd reading of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724, and 3737 Executive Center Drive and 7601, 7718 and 7719 Wood Hollow Drive (Shoal Creek Watershed) from community commercial (GR) district zoning, neighborhood commercial (LR) district zoning, limited office (LO) district zoning and family residence (SF-3) district zoning to planned unit development (PUD) district zoning. The ordinance may include waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property. Zoning and Platting Commission Recommendation: To approve PUD zoning with conditions. City Council: Approved First Reading PUD zoning with conditions, December 15, 2016. Applicant: Graves Dougherty Hearon & Moody (Michael Whellan). Owner: Twelve Lakes LLC, Jon Ruff. City Staff: Andrew Moore, 512-974-7604.

On first reading Council approved ZAP recommendation. Public hearing is left open. The request for PUD zoning is for 31.37 acres at the Mopac Access Road and Spicewood Springs Road intersection. The superiority elements include an overall reduction in impervious cover to 58%, creek restoration, greater parkland dedication and affordable housing. The proposed project will include office, hotel, multifamily and retail providing a mix of uses. There has been extensive public input in the design and proposed uses. A charrette was conducted in January of 2016 which resulted in proposed layout. Subsequently there has been substantial staff review of the other elements (environmental, transportation, drainage, parkland, neighborhood housing) of the PUD to determine superiority.

DISTRICT AREA: 10

PROPERTY OWNER: Twelve Lakes LLC (Jon Ruff)

AGENT: Graves Dougherty Hearon & Moody (Michael Whellan)

ISSUES: Valid Petition at 27.61%

DATE OF FIRST READING/VOTE: December 15, 2016/ 7-1-1
CITY COUNCIL DATE: February 16, 2017
CITY COUNCIL ACTION:

ASSIGNED STAFF: Andrew Moore **PHONE:** 512-974-7604
EMAIL: andrew.moore@austintexas.gov

ZONING CHANGE REVIEW SHEET

CASE: C814-2014-0120 – Austin Oaks Planned Unit Development

Environmental Commission Date: September 6, 2016
Zoning and Platting Commission Date: October 18, 2016
November 1, 2016

DISTRICT: 10

ADDRESS: Southwest Corner of Mo-Pac and Spicewood Springs Road (3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724, and 3737 Executive Center Drive and 7601, 7718 and 7719 Wood Hollow Drive)

OWNER/APPLICANT: Twelve Lakes, LLC (Jon Ruff)

AGENT: Graves Dougherty Hearon & Moody (Michael Whellan)

ZONING FROM: LO, LR, GR, SF-3 **TO:** PUD **AREA:** 31.4 acres

SUMMARY STAFF RECOMMENDATION:
Staff supports Planned Unit Development (PUD) as depicted in the Land Use Plan and supporting exhibits with the following additional conditions:

1. 10% of residential units will be available for household incomes at 60% of or below the median family income (MFI) for rental and 80% MFI for ownership. [*Subsequent to the Zoning and Platting Commission's recommendation, the Law Department has determined that reserving affordable housing based on an employer is outside the scope of the City of Austin's zoning authority. Because of this, designating a percentage of the affordable units for AISD employees has been removed from the staff recommendation]*.
2. Road/Intersection improvements as noted in the Transportation Impact Analysis Memo (Exhibit I).
3. A cocktail lounge use is limited to 5000 square feet.

ENVIRONMENTAL COMMISSION MOTION:
SEPTEMBER 7, 2016 – POSTPONED TO SEPTEMBER 21, 2016 AT THE REQUEST OF THE NEIGHBORHOOD.
SEPTEMBER 21, 2016 – RECOMMENDED THE ITEM BE CONSIDERED BY THE DEVELOPMENT COMMITTEE AND POSTPONED TO OCTOBER 5, 2016.
OCTOBER 5, 2016 - FORWARD TO ZONING AND PLATTING COMMISSION AND CITY COUNCIL WITHOUT AN AFFIRMATIVE VOTE. MOTION TO APPROVE WITH CONDITIONS FAILED, SUBSEQUENT MOTIONS TO APPROVE WITH CONDITIONS FAILED. THE MOTIONS ARE DETAILED IN EXHIBIT M.

ZONING AND PLATTING COMMISSION
OCTOBER 18, 2016: *POSTPONED TO NOVEMBER 1, 2016 AT THE REQUEST OF THE NEIGHBORHOOD*
NOVEMBER 1, 2016:APPROVED STAFF RECOMMENDATION WITH ADDITIONAL CONDITIONS, VOTE 8-3[S. HARRIS, S. LAVANI 2ND FOR - A. AGUIRRE, B. GREENBERG, B. EVANS, Y. FLORES, S. HARRIS, S. LAVANI, G. ROJAS, T. WEBER; AGAINST– A. DENKLER, D. BREITHAUPT, J. KIOLBASSA].

ADDITIONAL CONDITIONS:

1. Measurement of building height will not use mean sea level.
2. A mixed use development is required on Parcel 9 with a commercial ground floor use and multifamily residential above the ground floor.
3. Multifamily residential use is required upon completion of 500,000 square feet of commercial/office use across all parcels.
4. Tree survey is valid until 2033 (20 years).
5. Applicant will pay $420k within one year for TIA mitigation item 1and will fully fund phase 1 items 3, 4, 7, 9, and 10 in the TIA memo. Developer will pay 100% of costs, including design and overhead.
6. Liquor sales is prohibited in all districts.
7. Cocktail Lounge is permitted in Hotel district only.
8. Recommend requiring the Park phasing plan as proposed by the applicant.
9. Neighborhood parkland is dedicated at time 250 apartments or once 500,000 sq. ft. is reached.

COUNCIL ACTION:

NOVEMBER 10, 2016 – POSTPONED BY THE NEIGHBORHOOD TO DECEMBER 15, 2016, VOTE 11-0 [D. ZIMMERMAN, O. HOUSTON 2ND].
DECEMBER 15, 2016 – APPROVE ON 1ST READING ZONING AND PLATTING COMMISSION RECOMMENDATION AN D KEEP THE PUBLIC HEARING OPEN, VOTE 7-1-1 [A. KITCHEN 1st , P. RENTERIA 2ND, K. TOVO AGAINST, L. POOL ABSTAIN, D. GARZA AND E. TROXCLAIR OFF THE DAIS]. STAFF IS DIRECTED TO BRING THE ITEM BACK FOR 2ND READING FEBRUARY 2, 2017.
FEBRUARY 2, 2017 – POSTPONED TO FEBRUARY 16, 2017 AT THE REQUEST OF CM ALTER, VOTE 10-0 [L. POOL 1ST, A. ALTER 2ND, G. CASAR OFF THE DAIS]. THE PUBLIC HEARING WAS LEFT OPEN AND STAFF WAS DIRECTED TO BRING THE ITEM BACK FOR 2ND READING.

ISSUES:

A zoning petition has been received and validated at 27.61%.

EXHIBITS AND ATTACHMENTS TO THE STAFF REPORT:

Exhibit A: Zoning Map
Exhibit B: Aerial Map
Exhibit C: Austin Oaks Land Use Plan
Exhibit D: Tier 1 and Tier 2 Compliance Summary
Exhibit E: Proposed Code Modifications
Exhibit F: Tree Plan
Exhibit G: Parks Plan Exhibit
Exhibit H: Parks and Recreation Memo
Exhibit I: TIA Staff Memo dated October 7, 2016
Exhibit J: Creek Plan
Exhibit K: Streetscape Plans
Exhibit L: Open Space Plan
Exhibit M: Environmental Memo
Exhibit N: Environmental Commission Motions
Exhibit O: Affordable Housing Program Language
Exhibit P: Educational Impact Statement
Other PUD Exhibits
Citizen comments

DEPARTMENT COMMENTS:

The subject property includes 13 parcels that collectively total 31.4 acres of land that was developed as an office park in the 1970's. The office park consists of 12, two to three-story buildings and associated surface parking lots. The properties are divided north and south of Executive Center Boulevard with all parcels having driveway access from Executive Center Drive. The two parcels that are at the northeast and northwest corners of Wood Hollow Drive and Executive Center Drive also have driveway access from Wood Hollow Drive. Executive Center Drive is accessible from Hart Lane, Wood Hollow Drive, and from the south bound Mopac Express Way feeder road.

The property is currently designated with limited office (LO), neighborhood commercial (LR), and community commercial (GR) district zoning (see Exhibit B). There are also two 25-wide family-residence (SF-3) zoned strips along the western boundary of the project at Hart Lane; these strips pre-dated compatibility standards, and were to serve as a buffer to residential properties on the opposite side of the roadway. These SF-3 portions have been incorporated into the PUD, along with the existing LO, LR, and GR zoning tracts.

The property, and surrounding neighborhood, is not part of an active or near-future neighborhood planning effort. Surrounding properties are a mix of residential and commercial uses. North of Spicewood Springs Road lies the Balcones West neighborhood, which is mostly family-residence (SF-3) zoning, with office and commercial zoning (LO, LR, and GR) along Spicewood Springs. Mopac is adjacent to the property along the east of the project, with the Allendale neighborhood beyond. Low-density multifamily residential zoning (MF-2) lies to the south, again with some office and commercial districts (LO, GO, LR, GR, and CS-1) along Mopac and Greystone Drive. Hart Lane marks the western edge of the project, beyond which is predominantly family-residence (SF-3), with some higher density residential (SF-6 and the 1979 Williamsburg PUD) along Spicewood Springs at the north.

The Applicant has requested PUD district zoning in order to build a mixed-use development that will include 250 multifamily residential units, a maximum of 12,800 square feet of restaurant uses, 90,000 square feet of hotel uses and 865,900 square feet of office uses. Per the Land Use Plan submitted on August 30, 2016 (please refer to Exhibit C), buildings in the development will have maximum heights ranging from 35 feet to 92.5 feet.

Additionally, the development will also provide 8.5 acres of dedicated parkland (5.34 acres credited parkland) and trails with a total of 11.01 acres of open space. The amount of credited parkland is 11.3% higher than required by the 2016 Parkland Dedication ordinance (Credited Parkland owed = 4.8 acres; Credited Parkland provided = 5.34 acres) and 100% of the neighborhood park acres is level and suitable for open play. The applicant is also proposing to provide $1,546,500 towards the development of the Neighborhood Park. This amount represents $5,155 per residential unit, 15 times more than the current $317 per unit park-development fee required in 25-1-606. Additional funds will be spent to connect the park areas with trails. Please see attached memo from the Parks and Recreation Department supporting the superiority of these elements (Exhibit H).

Traffic Impact Analysis

The Transportation Impact Analysis review has been completed by the Austin Transportation Department (ATD) and traffic infrastructure modifications have been identified for the proposed development and uses. ATD staff has recommended the following intersection improvements be made by the applicant:

--Install a fully actuated traffic signal at the intersection of Spicewood Springs Road and Hart Lane. This will include an advance flasher west of the intersection on Spicewood Springs Road.
--Provide a free eastbound right-turn movement from Spicewood Springs Road to Loop 1 Southbound Frontage Road.

--Construct a southbound right-turn deceleration lane on Loop 1 Southbound Frontage Road (upstream of Executive Center Drive).
--Construct a southbound acceleration lane on Loop 1 Southbound Frontage Road (downstream of Executive Center Drive).

Please see attached document from Transportation Impact Analysis Memo (Exhibit I).

Affordable Housing

The Applicant is proposing to provide a total of 10% of the residential units to households whose income is 80 percent or below the median family income (MFI) for ownership units and 60 percent MFI or below for rental units. Up to 50% of the affordable units may be provided to households in which one of the members is employed by the Austin Independent School District, so long as their income does not exceed 120% MFI of the Austin metropolitan statistical area for ownership units or rental units **Please Note:** ***The Law Department has determined that reserving affordable housing based on an employer is outside the scope of the City of Austin's zoning authority. As such this provision is removed from the staff recommendation.***

PUD requirements

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

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

As shown in Exhibit C (Land Use Plan), the proposed area has been divided into ten parcels which the applicant intends to redevelop in phases. Below is a table showing each parcel's proposed use and development specifications:

Parcel	Acres	Land Use	Building #	Maximum Floors	Maximum Building Height (feet)	Maximum Building Height (MSL)	Approximate Building square footage
1	4.66	Mopac Office MU	1	6	80	875	150,000
2	3.7	Mopac Office Mixed Use	2	6	80	865	120,000
3	6.72	Mopac Office Mixed Use	3	7	92.5	875	175,000
			4	7	92.5	845	140,000
4	1.02	Restaurant	5	1	35	770	6,400
5	1.17	Restaurant	6	1	35	770	6,400
6	1.8	Hotel	7	5	67.5	835	90,000
7	2.92	Spicewood	8	1	35	815	6,900

		Springs Mixed Use	9	5	67.5	857.5	125,000
8	3.35	Spicewood Springs Office Mixed Use	10	5	67.5	865	125,000
			11	1	35	853	24,000
9	3.69	Mixed Use	12	4	55	830	223,000
10	2.37	Park	0				0
Total	31.4						1,191,700

Proposed Code Modifications

There are 24 modifications to Code requirements requested by the Applicant (Exhibit E).

1. *Section 25-8-25(B)(1) and (3) (Redevelopment Exception in Urban and Suburban Watersheds) are modified to apply to the entirety of the PUD on an overall basis;*

2. *Section 2.4.3 (Buffering) of the Environmental Criteria Manual is modified as to Parcel 1 and Parcel 4, such that plants used as buffering elements shall be planted in a permeable landscape area at least three (3) feet wide, measured from inside of curb or pavement to the property line.*

3. *Section 25-6-477 (Bicycle Parking) for office, residential, and hotel uses is modified;*

4. *Section 25-2-1008(A)(1) (Irrigation Requirements) will be applied on an overall basis;*

5. *Section 2.4.1 D (Street Yard Trees) of the City of Austin Environmental Criteria Manual is modified to increase the requirements;*

6. *Section 3.3.2(A) (General Tree Survey Standards) of the City of Austin Environmental Criteria Manual is modified to lengthen the time period for which the survey can be used;*

7. *Section 25-8-641(B) (Removal Prohibited) is modified as set forth in the Ordinance to allow for the removal of specific Heritage Trees;*

8. *Section 3.5.4 (Mitigation Measures) of the City of Austin Environmental Criteria Manual is modified as set forth in the Ordinance to provide a standard for redevelopment sites and provide that tree mitigation credit shall be granted for removing existing impervious cover from the critical root zone of preserved trees;*

9. *Section 25-7-61(A)(5) (Criteria for Approval of Development Applications), and Section 1.2.2.A and D of the City of Austin Drainage Criteria Manual (General) are modified to apply to the entirety of the PUD on an overall basis;*

10. *Sections 25-7-32 (Director Authorized to Require Erosion Hazard Zone Analysis) is modified so that another Erosion Hazard Zone Analysis is not required for each site plan;*

11. *Section 25-2-1062 (Height Limitations and Setbacks for Small Sites) is modified as set forth on the Land Use Plan;*

12. *Section 25-2-1063 (Height Limitations and Setbacks for Large Sites) is modified as set forth on the Land Use Plan;*

13. *Section 25-2-1065 (Scale and Clustering Requirements) is modified as set forth on the Land Use Plan;*

14. *Subchapter E (Design Standard and Mixed Use) Section 2.2 (Relationship of Buildings to Streets and Walkways) is modified as set forth on the Land Use Plan;*

15. *Subchapter E (Design Standard and Mixed Use) Section 2.3 (Connectivity) is modified as set forth on the Land Use Plan and the Streetscape Plan Exhibit;*

16. *Subchapter E (Design Standard and Mixed Use)Section 2.4 (Building Entryways) is modified as set forth on the Land Use Plan and the Streetscape Plan Exhibit;*

17. *Subchapter E (Design Standard and Mixed Use) Section 3.2 (Glazing and Facade Relief Requirements) shall not apply to the AO Hotel Parcel 6 or the AO Mixed Use Parcel 9;*

18. *Subchapter E (Design Standard and Mixed Use) Article 4 (Mixed Use) is modified as set forth on the Land Use Plan;*

19. *Section 25-10-101(C)(2) and (3)(a) (Signs Allowed in All Sign Districts Without An Installation Permit) is modified to improve directional signage given the topography at the site;*

20. *Section 25-10-130 (Commercial Sign District Regulations) is modified to allow projecting signs and increase sign size within the Property; and*

21. *Section 25-10-154 (Subdivision Identification Sign) is modified to provide for an appropriate number of subdivision signs.*

22. *Section 25-6-472 (Parking Facility Standards) is modified as set forth in the Ordinance to account for a mixed use development.*

23. *Section 25-2-21 of the Land Development Code to allow for the PUD to comply with the site development regulations on an overall contiguous basis, rather than tract by tract.*

24. *Section 25-2-243 of the Land Development Code to allow for the PUD area to be considered contiguous in the zoning application.*

Proposed Benefits/Superiority of the PUD:

Parkland/Open Space

--5.34 acres credited parkland) and trails with a total of 11.01 acres of open space. Applicant will contribute 1,546,500 towards the park development which is $5,155 per residential unit, 15 times more than the current $317 per unit park-development fee.
--Maintain proposed bridge over creek and walkways for ten years.

Environmental/Drainage

--Provide more open space than required – approximately 3.2 extra acres, or 41 percent more open space than required based on the proposed land uses.
-- Limit impervious cover to 58 percent across the entire property, which is eight percent below the maximum that would otherwise be allowed by code. Under the redevelopment exception, the project could maintain but not increase the amount of impervious cover on the site, which is currently 66 percent.
--Provide superior flood mitigation by providing a minimum of 20,000 cubic feet of additional on-site flood detention.

--Exceed the minimum code requirements for landscaping by increasing the percentage of street yard trees that are from the Preferred Plant List, increasing the minimum size to 3" caliper and 8' height, and increasing the species diversity of planted trees [max 50% of same genus or species to max 30% of same genus or species].
--75 percent of plants will be native or adapted species (excluding turf and plants in dedicated parkland).
--Provide an IPM Plan, which will minimize pesticide use in landscaped areas.
--Preserve at least 75 percent of all caliper inches of heritage and protected trees, calculated together, and at least 75 percent of all native caliper inches, including trees 1" in diameter and larger.
--Restore riparian vegetation in degraded Critical Water Quality Zone and Critical Environmental Feature buffer areas. The project shall remove approximately 1.65 acres of existing, non-compliant impervious cover from the CWQZ and CEF buffers.
--Improve the degraded riparian area by laying back the west creek bank on Parcels 4 and 5, as shown on the applicant's Exhibit J – Creek Plan. The project will create an inundation area that will also be restored.

Affordable Housing
10% of residential units will be available for household incomes at 60% of or below the median family income (MFI) for rental and 80% MFI for ownership. Up to 50% of the total affordable units may be available to households in which one of the members is employed by the Austin Independent School District at 120% MFI for either rental or ownership. **Please Note:** ***The Law Department has determined that reserving affordable housing based on an employer is outside the scope of the City of Austin's zoning authority. As such this provision is removed from the staff recommendation.***

Green Building
--Comply with at least a 2-Star Green Building standard.

EXISTING ZONING AND LAND USES:

SITE	ZONING	LAND USES
properties between Hart Lane and Wood Hollow Drive	LO and SF-3	Administrative and Business Office
North	SF-3, LR, LO	Administrative and Business Office, Single Family Residential, Automotive Repair Services
South	LO	Multifamily – Apartments
East	LO, GR	Administrative and Business Office
West	SF-3	Single Family Residential

SITE	ZONING	LAND USES
Site – properties at the corner of MoPac and Spicewood Springs Rd.	GR	Administrative and Business Office
North	LO	Administrative and Business Office
South	MF-2, LR CS-1-CO, GR	Multifamily – Apartments, Administrative and Business Office Service Station, Liquor Sales
East	n/a	MoPac Expressway service road

West	MF-2, LO	Multifamily – Apartments, Administrative and Business Office

SITE	ZONING	LAND USES
Site – properties between Wood Hollow Dr. and MoPac Expwy, South of Executive Center Dr.	LR	Administrative and Business Office
North	GR	Administrative and Business Office
South	CS-1-CO, GR	Service Station, Liquor Sales
East	n/a	MoPac Expressway service road
West	MF-2,	Multifamily – Apartments

TIA: Completed. TIA Memo attached (Exhibit I)
WATERSHEDS: Shoal Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No **SCENIC ROADWAY:** No

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District	742
Northwest Austin Civic Association	53
Austin Neighborhoods Council	511
The Real Estate Council of Austin, Inc.	1236
Austin Heritage Tree Foundation	1340
Sierra Club, Austin Regional Group	1228
SEL Texas	1363
Bike Austin	1528
Balcones Civic Association	5
Homeless Neighborhood Association	1037
Super Duper Neighborhood Objectors and Appealers Organization	1200
North Austin Neighborhood Alliance	283
5702 Wynona Neighbors	769
Allandale Neighborhood Association	3
North Shoal Creek Neighborhood Association	126
Friends of Emma Barrientos MACC	1447
Sustainable Neighborhoods	1396
NW Austin Neighbors	1507

SCHOOLS:
Doss Elementary School Murchison Middle School Anderson High School

RELATED CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C814-2008-0016 – Dell Jewish Community Center, 7300 Hart Lane	SF-3 to PUD	8/19/2008 – Apvd PUD with conditions.	9/29/2008 – Apvd PUD with conditions.

CITY COUNCIL DATE: December 15, 2016. **ACTION:** APPROVED ZAP RECOMMENDATION ON 1ST READING.

ORDINANCE READINGS: **1st** 12/15/16 **2nd** **3rd**

ORDINANCE NUMBER:

CASE MANAGER: Andrew Moore **PHONE:** 512-974-7604
andrew.moore@austintexas.gov

SUMMARY STAFF RECOMMENDATION:

The staff recommendation is to approve the Austin Oaks Planned Unit Development (PUD) zoning as represented in the Exhibits submitted with the application and listed in Tier Charts. In addition, staff recommends:

1. 10% of residential units will be available for household incomes at 60% of or below the median family income (MFI) for rental and 80% MFI for ownership. Up to 50% of the total affordable units may be available to households in which one of the members is employed by the Austin Independent School District at 120% MFI for either rental or ownership (Exhibit N).
2. Road/Intersection improvements as noted in the Transportation Impact Analysis Memo (Exhibit I).
3. A cocktail lounge use is limited to 5,000 square feet.

A Public Restrictive Covenant will include all recommendations listed in the Traffic Impact Analysis memorandum dated October 6,2016.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

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

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

   The staff is recommending PUD zoning at this location because it provides a mix of commercial and residential uses at an intersection of a major arterial and a Freeway. The creation of nodal development is supported Imagine Austin and will provide an opportunity for a mix of uses with greater park and open space and improved environmental protection. The proposed development promotes a greatly improved multi-modal experience with a reduced reliance on single occupancy vehicles. The increased building heights proposed along the Mopac frontage road and Spicewood Springs road are recommended in return for the superior environmental improvements and riparian restoration, removal of impervious cover, affordable housing, green building and park/open space.

3. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

   In addition to providing more office space than currently exists, the mix of uses will provide a substantial increase in employment opportunities (hotel, restaurant and retail). The applicant is proposing to provide affordable housing for the general population and at the request of neighbors, moderate income housing for Austin Independent School District employees.

4. *Zoning should allow for reasonable use of property.*

   The existing office park is typical of a 1970s suburban development with extensive surface parking. The proposed redevelopment will be a mixed-use, pedestrian oriented phased project in what is now a central location. It promotes the type of uses and environmental improvements proscribed in Imagine Austin.

Educational Impact Statement
The Educational Impact Statement conducted by Austin Independent School District Planning Staff was based on the originally proposed PUD application with 277 multifamily units. The project currently proposed will have 250 multifamily units. Using that unit number, the enrollment of Doss Elementary is projected to increase by 30 students; Murchison Middle school will increase by 9 students; and Anderson High School will increase by 18 students. Doss and Murchison are well above their target ranges of 75-115%. Doss is at 169% and Murchison 122%. Anderson High School is within the target range at 108%. AISD is already working on intervention strategies to address overcrowding at Doss and will need to do the same at Murchison with the addition of these units.

<u>Additional Department Review</u>
Imagine Austin Analysis
NPZ Comprehensive Planning Review - Kathleen Fox 512-974-7877
SF-3, LO, LR, GR to PUD

This zoning case is located on a 31.3 acre site located on the south side of Spicewood Springs Road and on either side of Wood Hollow Drive, which is adjacent to Mopac to the west. The property is not located within the boundaries of a neighborhood planning area. The site contains an office complex and the

developer wants to build a mixed use project with residential elements including residential townhomes, multi-family apartments, retail, and office uses. The proposed project will contain approximately 250 dwelling units, 100,000 sq. ft. of retail, and 850,000 sq. ft. for offices.

Imagine Austin
The site is located over the Edwards Aquifer Recharge Zone, as identified on the Imagine Austin's Environmental Resources Map, found in the Image Austin Comprehensive Plan (IACP). An aquifer contributing zone is an area where runoff from precipitation flows to the recharge zone of an aquifer. Streams in the contributing zone flow downstream into the recharge zone and "contribute" water to the aquifer.
It is also located within the boundaries of 'Neighborhood Center'**,** as identified on the Imagine Austin's Growth Concept Map. A Neighborhood Center is the smallest and least intense of the three types of activity centers outlined in the Growth Concept Map, with a focus on creating local businesses and **services**—including doctors and dentists, shops, branch libraries, dry cleaners, hair salons, coffee shops, restaurants, and other small and local businesses that generally serve the center and surrounding neighborhoods. The following IACP policies are also relevant to this case:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **LUT P3.** Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **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.
- **H P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.
- **N P1.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options**.**

Based upon: (1) abutting residential, office, and commercial land uses located in this area, which is along a major corridor; (2) the property being located within the boundaries of a Neighborhood Center, which supports mixed use, including residential, office and retail uses, and; (3) the Imagine Austin policies referenced above, which supports a variety of land uses, including mixed use centers, staff believes that this proposed mixed use development promotes the Imagine Austin Comprehensive Plan as long as environmental ordinances are considered and enforced.

Environmental
Please refer to Exhibit M – Environmental Memo

Transportation
Please refer to Exhibit I – TIA Memo

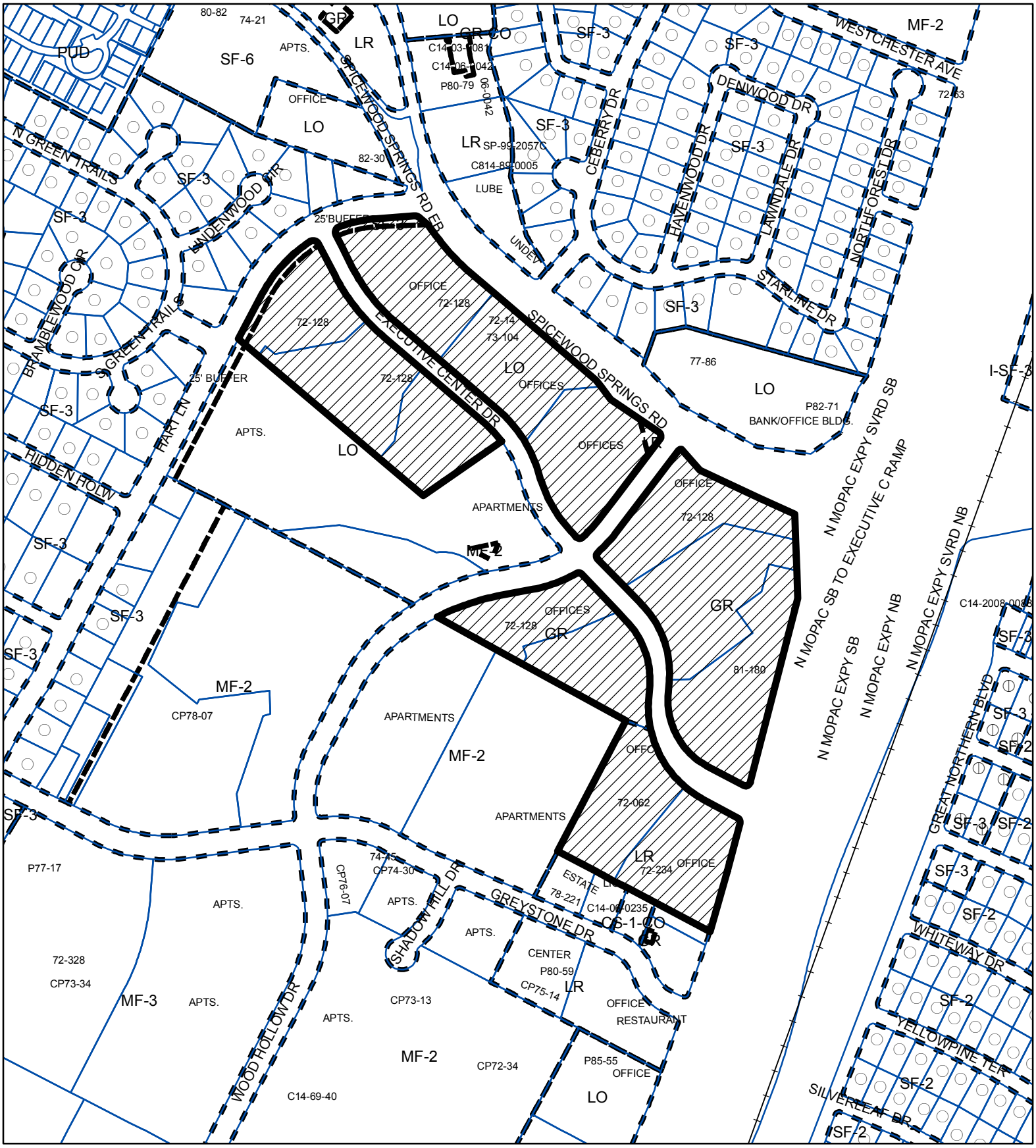
Water and Wastewater
NPZ Austin Water Utility Review – Bradley Barron 512-972-0078
FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and/or abandonments required by the proposed land uses. It is recommended that Service Extension Requests be submitted to the Austin Water Utility at the early stages of project planning. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility in compliance with Texas Commission

of Environmental rules and regulations, the City's Utility Criteria Manual and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fees with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

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

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

1. A minimum separation distance of 5 feet from all other utilities (measured outside of pipe to outside of pipe) and AWU infrastructure;
2. A minimum separation distance of 5 feet from trees and must have root barrier systems installed when within 7.5 feet;
3. Water meters and cleanouts must be located in the right-of-way or public water and wastewater easements;
4. Easements AWU infrastructure shall be a minimum of 15 feet wide, or twice the depth of the main, measured from finished grade to pipe flow line, whichever is greater.
5. A minimum separation of 7.5 feet from center line of pipe to any obstruction is required for straddling line with a backhoe;
6. AWU infrastructure shall not be located under water quality or detention structures and should be separated horizontally to allow for maintenance without damaging structures or the AWU infrastructure.
7. The planning and design of circular Intersections or other geometric street features and their amenities shall include consideration for access, maintenance, protection, testing, cleaning, and operations of the AWU infrastructure as prescribed in the Utility Criteria Manual (UCM)
8. Building setbacks must provide ample space for the installation of private plumbing items such as sewer connections, customer shut off valves, pressure reducing valves, and back flow prevention devices in the instance where auxiliary water sources are provided.



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

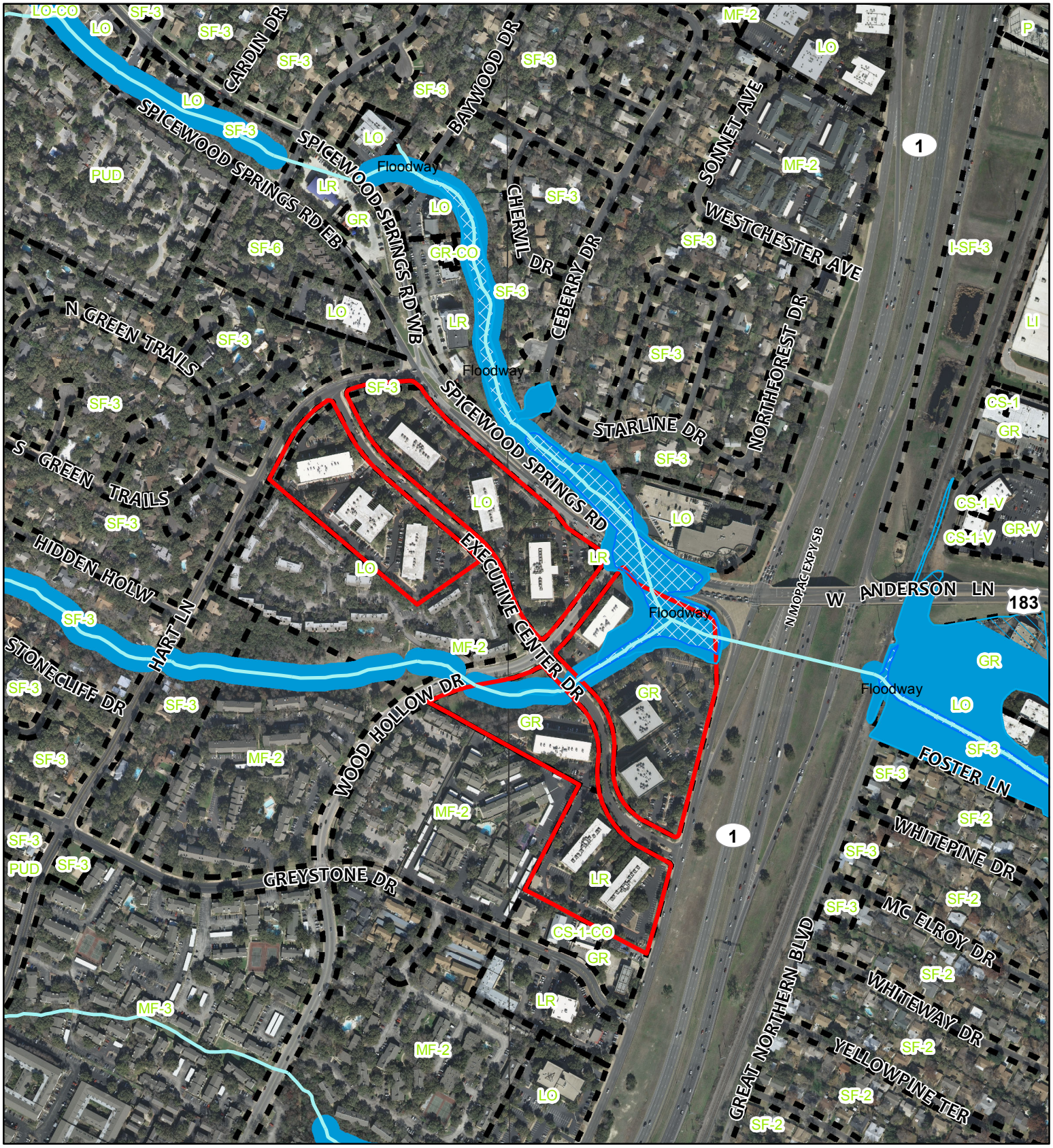
ZONING CASE#: C814-2014-0120

1 " = 400 '

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

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

EXHIBIT A



N

1' = 400'

Creek Centerlines
City of Austin Fully Developed 100-Year Floodplain
City of Austin Fully Developed 25-Year Floodplain
Subject Property
Critical Water Quality Zone
Water Quality Transition Zone

ZONING

ZONING CASE#: C814-2014-0120 - Austin Oaks PUD
LOCATION: MoPac & Spicewood Springs Rd
SUBJECT AREA: 31.37 acres
GRID: H30
MANAGER: ANDREW MOORE

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

MASTER REVIEW REPORT

CASE NUMBER: C814-2014-0120
CASE MANAGER: Andy Moore PHONE #: 512-974-7604

REVISION #: 00 UPDATE: 5
PROJECT NAME: Austin Oaks PUD

SUBMITTAL DATE: August 18, 2016
REPORT DUE DATE: August 28, 2016
FINAL REPORT DATE: September 6, 2016
REPORT LATE: 9 DAYS

LOCATION: Southwest Corner of Mo-Pac and Spicewood Springs Road (3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724, and 3737 Executive Center Drive and 7601, 7718 and 7719 Wood Hollow Drive)

STAFF REVIEW:

- This report includes all comments received to date concerning your proposed planned unit development. The PUD will be scheduled for Commission when all requirements identified in this report have been addressed.
- 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 by an update to your application in order to obtain approval. This report may also contain recommendations for you to consider, which are not requirements.
- ADDITIONAL REQUIREMENTS AND RECOMMENDATIONS MAY BE GENERATED AS A RESULT OF INFORMATION OR DESIGN CHANGES PROVIDED IN YOUR UPDATE.

AE Green Building Program – Sarah Talkington - 512-482-5393.

Comments cleared

Neighborhood Housing & Community Development – Regina Copic 512-974-3180

Continue working with NHCD to craft specific affordable housing requirements.

Parks & Recreation Dept. Planning – Marilyn Lamensdorf - 512-974-9372

UPDATE 5:

PR1 – 4 **Cleared** in update 4.
PR5**: Cleared**.

PR6: Cleared. It was agreed that any amount remaining of the $1,546,500 for Parcel 10 and a historic marker on Parcel 8, may be spent on Parcel 8 (Heritage Park). Also that Heritage Trail will receive 80% credit for parkland under 25-1-604 (private parkland with public easement.)

PR6: **Cleared.**

PR7: **Cleared**. Language proposed in draft ordinance related to parks describes timing of parkland dedication.

FYI: Work with Environmental, Water Quality and Wetland Biologist reviewer to ensure that enough room exists for a trail to be built through the dedicated park acres on Parcel 4.

WPD Environmental Office Review – Andrea Bates - 512-974-2291

Update 5: Comment numbers have been corrected as needed.

Tier 1 & Tier 2 Compliance (superiority table)

EO 2. *Tier 1, #8, minimum landscaping requirements.* Please specify how the project will exceed the minimum landscaping requirements of the Code, and clarify any references to the "Grow Green Program." Grow Green is an educational program, not a specific set of requirements. Please note that using native and adapted plants from the Grow Green Guide and providing an IPM for the PUD are not sufficient to exceed the minimum landscaping requirements as required by Tier 1.

Update 4: Using native and adapted plants for 50% of plant materials (excluding turf and land within dedicated parkland) and preparing an IPM plan for the PUD are not sufficient to exceed minimum landscaping requirements as required by Tier 1, especially given the requested code modifications. Please work with staff to develop a proposal to exceed the minimum landscaping requirements of the code.

Update 5: Informal, pending document updates. Please incorporate the changes discussed during the meeting with staff on August 24.

EO 5. *Tier 2, #2, environment.* Please revise the Tier 2 table to include all of the Environmental/Drainage criteria listed in the code (Chapter 25-2(B), Article 2, Division 5, §2.4). Each code criterion should be listed in a separate row, and the Compliance and Explanation columns should state whether and how the project is meeting that criterion (i.e., yes, no, or not applicable; for yes, a description of the proposal). Proposed superiority items that do not fit under code criteria can be added under "Employs other creative or innovative measures to provide environmental protection." Please ensure that the description in the Explanation column is specific enough to provide a review standard for future development applications.

Update 4: Please make the following revisions:

a. Add the following Tier 2 element and applicant's response to the table: "Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size."

b. *Complies with current code:* Change "yes" to "not applicable." The property does not have entitlements to follow old code provisions.

c. *Reduces impervious cover:* Add a statement that the maximum impervious cover otherwise allowed under the redevelopment exception is 66 percent.

d. *Volumetric detention:* The PUD is not proposing volumetric detention. Change "yes" to "no," and move the description of the proposed on-site detention to the last row under Environment/Drainage ("Employs other creative or innovative measures to provide environmental protection"). Per the Environmental Officer, staff also requests that the PUD participate in the RSMP for the remaining volume of detention that would be required based on undeveloped conditions. Maximizing on-site detention and participating in RSMP for the remainder would be a significant superiority item.

e. *Tree preservation:* Change "yes" to "yes as modified," since the proposal does not meet all three criteria listed in the code.

f. *Tree plantings:* Please discuss the feasibility of this proposal with staff.

g. *50% increase in setbacks:* Calculate the size of all existing and proposed setbacks, to confirm whether there will be a 50% increase in the CWQZ and each CEF buffer. When measuring existing and proposed setbacks, include undeveloped/restored area within the standard CWQZ and 150' buffer widths.

h. *Clusters impervious cover:* Change "yes" to "no." Credit for the expanded/restored CWQZ and CEF buffers is provided under several other Tier 2 elements.
i. *"This site current has no water quality treatment…":* Delete this statement. Water quality treatment is required under the redevelopment exception, and impervious cover removal from the CWQZ is credited under a different Tier 2 element.
j. *"The existing impervious cover located…":* Delete this statement; impervious cover removal is credited under a different Tier 2 element.
k. *"The project shall provide for the preservation of the [CEFs]…":* Delete this statement; this is a code requirement and restoration is credited under a different Tier 2 element.
l. *"The updated plan preserves more than 7,000 caliper inches…*": Delete this statement; tree preservation is credited under a different Tier 2 element.
m. Please add letters or numbers to each Tier 2 Environment/Drainage element to make it easier to reference specific superiority elements.

Update 5: Comment cleared. Please continue to update the superiority table language as needed to clarify PUD commitments.

EO 7. *Tier 2, #2, environment.* Please provide the existing square footage of impervious cover within the CWQZ and 150' CEF buffers, the square footage of impervious cover proposed to be removed, the square footage of any new non-compliant impervious cover or other development to be located in those areas, and the minimum distance of existing and proposed non-compliant development from the creek and CEF. This analysis should be performed separately for the CWQZ and each CEF setback on each parcel.

Update 4: Please update the exhibits to identify existing and proposed non-compliant development within the CWQZ (including areas that overlap CEF buffers). All of the existing impervious cover is non-compliant, but some of the proposed development may be allowed by code. For example, the pedestrian bridge would be allowed under 25-8-262. Part of the trail running parallel to the creek might comply with 25-8-261(B)(3), but other sections might be non-compliant because they are located within 25 feet of the centerline.

In addition to the exhibits, please prepare a table that includes the following for the CWQZ and each CEF buffer: square footage of existing non-compliant development; existing minimum distance from the feature; square footage of proposed non-compliant development; and proposed minimum distance from the feature. Please coordinate with PARD staff to determine if any other non-compliant park amenities (e.g., picnic table pads, etc.) will need to be located within the CWQZ or CEF buffers. If so, include that square footage in the calculation of proposed non-compliant development.

Update 5: Comment cleared.

EO 8. *Tier 2, #2, environment.* Please provide additional information about the proposed restoration in the CWQZ and CEF buffers. Staff suggests the following draft language:

The PUD shall restore the critical water quality zone and CEF buffer areas identified in Exhibit H, Creek Plan. A restoration plan shall be submitted to the City for review and approval and implemented with each site plan for Parcels 2, 3, 4, and 5. The restoration

plan shall include planting and seeding pursuant to Standard Specification 609S and must demonstrate that the following parameters of Appendix X "Scoring: Zone 2 – Critical Water Quality Zone" shall be raised to "Good (3)" or "Excellent (4)" condition: Gap Frequency, Soil Compaction, Structural Diversity, and Tree Demography.

Per the above language, Exhibit H should show all areas within the CWQZ and 150' CEF setbacks where existing impervious cover will be removed and restoration will be performed.

Update 4: I understand the intent of the changes, but the proposed language is not acceptable. Staff suggests the following revised language, which would apply to CWQZ/floodplain and upland CEF buffer areas:

"The PUD shall restore the critical water quality zone and CEF buffer areas identified in Exhibit H, Creek Plan. A restoration plan shall be submitted to the City for review and approval and implemented with each site plan for Parcels 2, 3, 4, and 5. The restoration plan shall include planting and seeding pursuant to Standard Specification 609S and must demonstrate that revegetation is adequate to achieve a score of "Good (3)" at maturity for the following parameters of Appendix X "Scoring: Zone 1 – Floodplain Health": Gap Frequency, Soil Compaction, Structural Diversity, and Tree Demography. The identified Zone 1 parameters shall apply to all restored areas within the CWQZ and CEF buffers. The restoration plan may accommodate a trail or other permitted park improvements, if the location of the improvements has been identified at the time of site plan submittal."

(Note that the parameters are the same as previously requested, but staff decided Zone 1 is a more appropriate reference.) Staff requests that all restoration areas identified in Exhibit H meet the four identified parameters from Appendix X. Those parameters are appropriate restoration metrics for the CEF buffers/uplands as well as the CWQZ.

As discussed during recent meetings with staff and the Environmental Officer, please update the table to include the commitment to laying back and restoring the western creek bank. Include a drawing showing a conceptual cross section, the area of bank to be laid back, how the pedestrian bridge is to be incorporated, revegetation requirements, etc., as well as text in the Tier 2 table describing the plan with estimated detention volume. Also, include text describing alternative plans in case of subsurface geology preventing maximum lay back area.

Update 5: Informal; please continue to work with staff on document edits as needed.

EO 11. *Tier 2, #2, environment.* Please provide any known details about the proposed inundation area on Parcel 3 (e.g., that it will be located where impervious cover is removed; whether it will be within the CWQZ or CEF buffers; approximate location, size, depth, etc.). Staff understands that the inundation area will be designed at site plan, but any additional information that can be provided at this time would be useful to include. In order to evaluate the level of superiority provided by the detention area, please provide a comparison of the proposed volume to what the detention requirement would be if the PUD were currently undeveloped.

Update 4: Per recent discussions, update the superiority table and exhibits to remove the detention area on the east bank. Update any related drainage information.

Update 5: Informal; please continue to work with staff on document edits as needed.

EO 12. *Tier 2, #2, environment.* Please continue to work with staff to determine whether the proposed tree removal, protection, and mitigation meet code, require a code modification, and/or contribute to environmental superiority.

Update 4: Repeat comment.

Update 5: Comment cleared.

Exhibit C, Land Use Plan

EO 14. Please identify the standard 150' buffer for all CEFs.

Update 4: Please update the label on the inner buffer for the off-site Spicewood Springs; it looks like it should be 150', not 50'.

Update 5: Comment cleared.

EO 15. The CWQZ, 100-year floodplain, and CEF buffers are difficult to read on this plan. Please revise the symbology to better illustrate the environmental features on the land use plan. Can the Erosion Hazard Zone and Drainage Easements be removed to make the plan easier to read?

Update 4: Under 25-8-92(F), the boundaries of a CWQZ in an urban watershed coincide with the boundaries of the 100-year fully developed floodplain, with a minimum width of 50' and a maximum width of 400'. There are several places where the 100-year fully developed floodplain extends beyond the identified CWQZ. Please correct the CWQZ boundaries to follow the 100-year fully developed floodplain in areas where the floodplain width is between 50' and 400' from the creek centerline. (Maintain a minimum CWQZ width of 50' where the floodplain is narrower than 50' from centerline.)

Update 5: Comment cleared.

Exhibit H, Creek Plan

EO 17. As noted in EO [15], the boundaries on this exhibit are difficult to read. Please revise the symbology to better illustrate the environmental features and restoration areas, and remove any information that is not necessary for PUD review (e.g., EHZ, drainage easements, etc.).

Update 4: There are several places where the 100-year fully developed floodplain extends beyond the identified CWQZ. Please correct the CWQZ boundaries to follow the 100-year fully developed floodplain in areas where the floodplain width is between 50' and 400' from the creek centerline. (Maintain a minimum CWQZ width of 50' where the floodplain is narrower than 50' from centerline.)

Update 5: Comment cleared.

EO 18. Please delete notes 1, 2, and 5, and delete or revise notes 3, 4, and 6 to reflect requested changes to the superiority table. All significant elements of the PUD proposal should be included in either the superiority table or a code modification table. Notes on the exhibit can repeat,

reference, or add details to those proposals, but the exhibit notes should not be the only source of this information.

Update 4: Update the restoration language in Note 2 to match the staff suggestion above. Please add a note specifying that the proposed pedestrian bridge must span the erosion hazard zone with one set of piers within the creek channel if necessary.

Note 2 and the restoration language suggested above only apply to areas within the CWQZ and CEF buffer. There are some areas where impervious cover will be removed that are outside of the CWQZ and CEF buffer. Staff suggests specifying that areas outside of the CWQZ and CEF buffer will be planted and seeded pursuant to Standard Specification 609S, but that those areas do not need to achieve a score of "Good" under the floodplain modification parameters.

Update 5: Informal; please continue to work with staff on document edits as needed.

Applicant's Draft Ordinance

EO 21. Please create a code modification table that includes any proposed changes to existing code. It is difficult to identify and understand all of the proposed code modifications from reading the draft ordinance (e.g., Exhibit F contains code modifications but does not always specify current requirements). If the applicant is proposing to use the redevelopment exception, then the only proposed code modifications to Subchapter 25-8(A) should be to §25-8-25. Please delete the proposed code modifications to §25-8-281 and -372 in Part 12 items 1, 2, and 3.

Update 4: Repeat comment; please work with staff to clarify all proposed environmental code modifications, including the following:

- Any standards that will be calculated over the entire PUD;
- Any current code requirements that the PUD will memorialize; and
- Any modifications to current standards.

Update 5: Comment cleared.

EO 26. *Part 9, 4.* Please continue to work with staff to determine whether the proposed tree removal, protection, and mitigation meet code, require a code modification, and/or contribute to environmental superiority.

Update 4: Repeat comment.

Update 5: Comment cleared.

EO 27. *Part 9, 5.* Please delete or propose a specific code modification to §25-8-25.

Update 4: Please work with staff to clarify all proposed environmental code modifications, as requested above. Staff will review the proposed modifications once the request has been clarified. Staff does not agree with the statement that 25-8-25(B)(1) and (3) shall not apply to the PUD; the applicant may request a code modification to allow those requirements to be calculated across the entire PUD.

Update 5: Informal; please continue to work with staff on document edits as needed.

EO 28. *Part 9, 6.* Please delete the first sentence; it is not necessary to restate code requirements.

Update 4: Please work with staff to clarify all proposed environmental code modifications, as requested above. Staff will review the proposed modifications once the request has been clarified.

Update 5: Comment cleared.

EO 29. *Exhibit D, D.* Please revise to clarify that the Creek "development" consists of the restoration and open space development allowed by code and specified in the superiority table and Exhibit H.

Update 4: Will the developer construct the trail and pedestrian bridge in addition to performing the restoration?

Update 5: Comment cleared.

EO 30. *Exhibit F, 4.* Please delete; this code modification is not necessary if the PUD is electing to redevelop under §25-8-25.

Update 4: Please work with staff to clarify all proposed environmental code modifications, as requested above. Staff will review the proposed modifications once the request has been clarified.

Update 5: Comment cleared.

EO 33. *Exhibit F, 11.* This is a code modification to the landscaping requirements. Tier 1 requires PUDs to exceed landscaping requirements. Any code modifications to §25-2-1008(A) must be offset by additional landscaping superiority in order to meet the Tier 1 requirements.

Update 4: The proposed landscape superiority elements are not adequate to exceed landscaping requirements as required under Tier 1, especially given the requested code modifications.

Update 5: Informal, pending document updates. Please incorporate the changes discussed during the meeting with staff on August 24.

Exhibit G, AO Park Plan and Park Space

EO 34. The Parkland Dedication Summary table allocates 14,000 square feet of impervious cover for the Creek Park. Is this number intended to include the trail? If the trail is public it will not count towards the impervious cover limit; however, the square footage of noncompliant development does need to be calculated and incorporated into the PUD. Please clarify whether the 14,000 square feet includes the trail and if so, provide the estimated size of the trail. Any requested park development that would not comply with CWQZ or CEF buffer requirements should be subtracted from the proposed restoration area. See comment EO 7.

Update 5: Comment cleared.

WPD Drainage & Water Quality Engineering Review – Reem Zoun - 512-974-3354

1. Please provide a drainage report with relevant hydrologic and hydraulic analyses showing the proposed detention pond with a volume at least 20,000CF in addition to the existing detention pond on-site (Kroger Pond); the existing and proposed drainage plan for the site; and no adverse impact downstream for 2yr, 10yr, 25yr and 100 yr storm events.
2. Please provide hydrologic analysis to show the required detention pond size for the Austin Oaks site treating the site as green field development and hydraulic analysis to show the impact of such detention volume downstream. Please document this in the drainage report.
3. Consider providing additional detention volume at the water quality pond location.
4. Consider providing detention volume by sloping the banks outward from existing channel.

Hydro Geologist Review - Sylvia R. Pope, P.G. - 512-974-3429

HG 1. There are two geological Critical Environmental Features on Parcel 2 at the southeastern corner of Wood Hollow Drive and Executive Center Drive. These are a canyon rimrock and a seep that is within the canyon rimrock. Their locations are shown on the PUD plan sheets, Exhibits C, H and K. Critical Environmental Feature (CEF) buffers of 50 feet are shown for future reference within this redevelopment. An existing parking lot upslope of the CEFs will be removed within 50 feet of the CEFs. This action may be viewed favorably and contribute to an element of environmental benefit as part of the redevelopment under Chapter 25-8-25. However, additional specific restoration details need to be provided in order for staff to support the proposed restoration as a Tier 2 component.

U4. Applicant responded by saying that the restoration details have been included in the Ordinance. There is a note on Exhibit H that the CWQZ and CEF 50' buffers will be restored per a restoration plan submitted with the site plans for Parcels 2, 3, 4 and 5. The restoration plan shall include planting and seeding pursuant to Standard Specification 609S. This meets current Code and Criteria Manual requirements and may be counted as a Tier 1 component. ***Comment cleared***.

HG 2. There is an offsite spring located to the north of Parcel 7 and north of Spicewood Springs Road. Exhibit K of the Land Use Plan shows a 300-foot radius buffer from the spring and the legend states that the area will be limited to 50% impervious cover. However, this pledged restriction is not repeated in the Tier 1 & Tier 2 compliance table. Please add specific restrictions to the Tier 1 & Tier 2 compliance table.

U4. Applicant responded that the Tier Table has been revised. Tier II, item 2. Environment/Drainage, Page 9 of the table states that the area will be limited to 50%

impervious cover within 300 feet of the spring. Please provide a tally of the existing impervious cover within this area for comparison. ***Comment pending***.

U5. The applicant responded with the following: *"By limiting the impervious cover within 300' of the springs, the proposed redevelopment will reduce the impervious cover within the 300' POS Buffer by 18%. Currently, there is 1.12 acres of impervious cover in this area and by imposing the 50% limitation, the impervious cover cannot exceed .82 acres. The total area within 300 feet of the spring that is contained on the Property is 1.64 acres. We have not calculated the impervious cover on other portions of the 300' buffer, which includes several homes within the neighborhood across Spicewood Springs Road beyond the Subject Property."*

There will be a reduction in impervious cover within 300 feet of the offsite spring and the proposed redevelopment will reduce the impervious cover by 18%. Please be aware that when future site plans are submitted, there will be an evaluation of proposed excavation within this 300' CEF setback area shown on Exhibit K. ***Comment cleared.***

HG 3. Portions of the PUD are within the Recharge Zone of the Northern Edwards Aquifer and portions close to the eastern perimeter are outside, per surface exposure of geologic units. Although not required under the Redevelopment Exception (LDC 25-8-25), the recommendation is that the PUD agreement should comply with the City of Austin's Void and Water Flow Mitigation Rule (LDC 25-8-281 (D), ECM 1.12.0 and COA Item No. 658S of the SSM). This is a standard provision for development over the recharge zone and would demonstrate a commitment to protection of groundwater resources.

U4. The applicant responded that they will consider this at the time of site plan. The net effect will be compliance due to the requirement of LDC 25-8-25 (B)(5) that the redevelopment does not increase non-compliance with LDC 25-8-281. ***Comment cleared***.

HG 4. Please note that construction of underground parking structures has the potential to intercept shallow groundwater. Due to the proximity of Spicewood Springs, disturbance to groundwater flow paths may have an impact to the Jollyville Plateau Salamander habitat at Spicewood Springs. Please describe how this situation has been evaluated and whether any underground parking structures or excavation greater than 8 feet is proposed on Parcels 7, 8, 9 and 10.

U4. Applicant responded that this matter will be considered at the time of site plan. The owner expects some excavation greater than 8 feet below structures and will conduct appropriate geotechnical investigations at the time of design. This response reflects a desire to meet the minimum Code requirements. ***Comment cleared***.

HG 5. A proposed pedestrian trail along the creek is alluded to within the documentation. Please provide additional specific alignment for Parcel 2 and how this will be incorporated into the standard protection for the CEFs. Please evaluate how the area of impervious cover removed and restored contrasts with the area restored within

150 feet of CEFs. Please incorporate proposed measures into the Tier 1 & Tier 2 Compliance table, especially on Item 6.

U4. The applicant provided an exhibit comparing existing impervious cover within 150-feet of CEFs to the proposed land use within the 150-foot radius of the CEFs. Overall, impervious cover will reduce from approximately 1.98 acres to approximately 0.95 acres. The pedestrian trail is shown within the 150-foot radius of the CEFs but only as a tentative location. Future trail construction will be determined at a later time and will be constructed by PARD. ***Comment cleared***.

HG 6. The Tier 1 & Tier 2 Compliance table lists in Item 2 of the Tier 2 section several elements of the project that warrant an "environmentally superior" rating. Please provide specific detail in the Land Use plans and Exhibits to the PUD to support that the project is superior in terms of Critical Environmental Feature protection and restoration.

U4. Applicant responded that the Tier Table has been updated and the Ordinance revised. ***Comment pending***.

U5. The Environmental Office will be making the determination regarding a rating of environmental compliance. Exhibits C, G, H and K and the Demonstrative Exhibit CEF analysis display areas to be protected. Exhibit H, note 2 provides details regarding restoration within the CWQZ and CEF buffer (also referred to as setback). ***Comment cleared.***

FYI, Please address the informal comment from Andrew Clamann, Wetlands Biologist, regarding the terminology used in Note 5 of Exhibit H regarding encountering bedrock in the "Stream Laying Back Area." The current definition includes unlithified earth material such as soil, alluvium and rock fragments but should refer to lithified, consolidated bedrock.

HG 7. The PUD ordinance, Part 12, specifically excludes LDC sections 25-8-281(C)(1)(a) and 25-8-281(C)(2) of the Critical Environmental Feature provisions. Please strike numbers 2 and 3 from this section.

U4. Applicant responded that the Ordinance was revised. ***Comment cleared***.

HG 8. Additional comments may be generated with future updates. ***Comment cleared.***

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

Minor revisions are required to correct the language in Exhibit H to meet the intent of previous discussions. These revisions can be addressed through an Informal Update in which the Site Plan manager works with Wetland Biologist to ensure the Final submittal is corrected accordingly.

WB1. Comment **cleared** (wetland CEFs shown as described in ERI)
WB2. Comment **Cleared**. Applicant intends to pursue requesting using the redevelopment exemption, and has shown and labeled the full 150ft Standard CEF setback
WB3. Comment **Cleared**. (Applicant is preserving CEFs and providing restoration of banks for reduction to CEF setbacks, see WB4)
WB5. Comment **Cleared**. (Provision 7 of Exhibit F related to exemption to wetland protection) was deleted as requested.

WB4. Update 0. Please include language, plan view figures and details in the PUD that unambiguously indicate the riparian buffer restoration activities which will occur within the CEF setback. This should include removal of all impervious cover and restoration of the channel, banks, floodplain benches and riparian corridor to a more natural stream morphology and native plantings. Stream morphology of upstream reach can be used as a template for downstream reach. Proposed restoration shall be approved by ERM prior to PUD approval. Please provide restoration plan to this reviewer.
Update 1. 5/18/2015: In order to mitigate for the reduction to the total area of the Standard CEF Setback for wetland CEFs, applicant must demonstrate compliance with mitigation guidance in ECM 1.10 (formerly ECM 1.3.0). This reviewer recommends enhancement of one bank of the channel north of Executive Center Drive. Currently the historic bank armoring of the channel north of Executive Center Drive has created a narrow cross section which creates increased velocity during storm events that scours in-channel habitat. Restoring a wider cross section to the channel may restore the creek (similar to cross section to the south of Executive Center Drive). Widening the cross section of the channel and restoration of one of the banks north of Executive Center Drive may be considered "enhancement" which shall mitigate for the reduction to the standard CEF setback for wetlands.
Update 2. 8/19/2015: The Note provided (note 52) is ambiguous and does not appear to clearly convey the intent recommended in the two comments above. This reviewer recommends a meeting with applicant to ensure an appropriate and acceptable revision to
Update 3. (7/1/2016): The notes provide in Exhibit H and language in the PUD does not convey the intent for restoration as discussed in previous meetings (see Update 0,1,2). As requested in previous updates, and as discussed in previous meetings, please provide clear language to convey the intent for CEF setback restoration, as described above, to include restoring a wider cross section to the channel by laying back one or both of the banks and installing native revegetation. Revegetation is recommended to accomplish a score of "Good" in accordance with the Functional Assessment described in Zone 1 Appendix F.

If applicant intends to pursue requesting using the redevelopment exemption, then it will be imperative to provide superiority. An element of superiority may include the restoration of a wider cross section to the channel by laying back one or both of the banks and installing native revegetation. Revegetation is recommended to accomplish a score of "Good" in accordance in accordance with the Functional Assessment described in Zone 1 Appendix F.
Update 4. 7/21/2016. Repeat Comment. (same comment as WB3) To demonstrate superiority and demonstrate compliance with mitigation for disturbance within the 150 CEF setback, previous discussions with applicant have included restoration of bank

slopes to a more natural creek cross section to reduce storm velocities and improve the riparian function of the creek. The notes in the Exhibits and language in the PUD does not convey the intent for restoration as discussed in previous meetings (see WB4) and as discussed on-site July 13, 2016. As requested in previous updates, please provide clear language to convey the intent for restoration activities of the creek bank (same as WB3).
Update 5. Applicant has provided notes and details that address restoration of the riparian zone of the tributary, however minor adjustments to the language in Exhibit H in order to convey the intent of previous discussions. To clear this comment, please:

- **Revise Exhibit H, Note 2, third sentence accordingly: " The restoration plan ~~may, at the owner's option~~ shall accommodate at minimum of ten feet at the top of bank for a future trail or other permitted park improvements."**
- **Revise Exhibit H, Note 2, fourth sentence accordingly: "…of the CWQZ or CEF buffer, ~~may~~ shall be planted and …"**
- **Revise Exhibit H, Note 5 accordingly: "…~~unless firmly situated rock beneath the surface deposits of soil, alluvium, rock fragments and fill cannot be readily removed without breaking the rock by blasting air tool (hoe ram or jackhammer) or other destructive mechanical means; at which point, the owner will no longer have an obligation to la back the bank…~~ [replace with]…and to the extent shown on cross section of Exhibit H, unless bedrock is encountered; cohesive and continuous bedrock that would otherwise require blasting or air tool (i.e. hoe ram or jackhammer) will not be excavated, but will be left in place, top dressed with 12inches of soil, stabilized and vegetated/restored pursuant to Note 2…"**
- **Please add the following soil specification to the stream restoration area of the cross section figure "Stream Laying Back Section": twelve inches of topsoil (ECM compliant) and minimum total soil depth of 24".**

NPZ Environmental Review - Atha Phillips - 512-974-6303

Update 4

Informal comments have been given to the Environmental Officer.

City Arborist Review - Keith Mars - 512-974-2755

CA #1: Staff does not support the proposed language in Part 9 statement 4. It is unlikely there is such refinement in conceptual site plans that the specific inches of trees to be removed is known. If submitted plans differ, and removal is greater, then the PUD would grant less mitigation than what is actually proposed on the site plan.
Update #1:**Comment cleared**. Statement has been removed from the proposed ordinance.

CA #2: Part 9 statement 4: Planting mitigation inches "to the extent feasible" shall be amended to "to the extent feasible as determined by staff".
Update #1: **Comment was addressed by applicant and modified in the proposed ordinance.**

CA #3: Part 9 statement 4: Staff does not agree with the statement that mitigation can be transferred within the PUD as transferring requirements between site plans present tracking and owner/developer concurrence issues.
Update #1: **Comment cleared**. Statement has been removed from the proposed ordinance.

CA #4: Part 9 statement 4: Remove the statement regarding mitigation at $200 inch. Mitigation payment, if allowed, will be subject to the rate at site plan submittal.
Update #1: **Comment cleared**. Statement has been removed from the proposed ordinance.

CA #5: Part 9 statement 4: Remove the statement regarding credits as this is not clear nor enforceable.
Update #1: Proposed ordinance language has been amended to reflect alternative mitigation per ECM Section 3.5.0.

CA #6: Part 9 statement 4: Staff does not agree with setting the tree survey date as 2013. Per the ECM surveys must be five years or more recent at the time of site plan submittal.
Update #1: Staff concurs with the timeline for the tree survey.

CA #7: Part 9 statement 4: Staff does not agree with the statement that, "no additional mitigation will be required and no other trees will be identified as protected or heritage trees".
Update #1: Comment **cleared**. Statement has been removed from the proposed ordinance

CA #8: On the Tier 1 and Tier 2 document I do not see any documentation that supports the statement that more than 7,000 inches of trees less than 8" will be preserved.
Update #1: Comment partially addressed. Tier II is partially met.
Tier II
Protect all heritage- The table needs to state "met as modified". Include the % of heritage proposed to be protected and removed.
Protect 75% of protected- Between protected and heritage trees, it appears greater than 75% are preserved. But,as discussed, where you able to identify the additional protected trees/inches to achieve 75% or greater of Protected Trees?
Protect 75% of all native inches- Please identify the size range on the "diameter inches of uportected trees in undisturbed areas" tree sampling so we can modify this to state 75% of all native inches (insert inches). and greater.

CA #9: Provide the tree survey including species and diameter and include the tree assessment.
Update #1: Comment **cleared**.

NPZ Drainage Engineering Review - Danielle Guevara 512-974-3011

Friday, August 26, 2016

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.

This project is located at 3429 EXECUTIVE CENTER DR and is within the Shoal Creek watershed(s), which are classified as Urban Watersheds. This project is not located within the Edwards Aquifer Contributing Zone.

DE1. Please provide a complete Tier 1 and Tier 2 table for review. Tier 1 should speak to how the project is meeting current code and asking for variances when it does not meet the requirements of current code. Tier 2 should speak to how the project will go above and beyond current code.

UPDATE #1: Based on review of the Tier 1 and 2 table provided:

- You stated 'Yes' to volumetric detention. However you are not providing designed volumetric detention. Please change to 'No'
- You stated 'Yes' to no modifications to the existing floodplain; However the proposed pond is in the floodplain and if one of the banks is being asked to be pulled back. FYI – any modifications in a FEMA floodplain may require a LOMR.

UPDATE #2: The item in the Tier 2 table stating "Provides volumetric flood detention as described in the Drainage Criteria Manual" should state "No" – please revise. The PUD is not providing volumetric detention. The definition of volumetric detention is "The VDP method addresses downstream flooding related to timing issues and excess runoff volume by restricting the detention release volume to existing conditions during the Critical Time Period of the watershed."

DE2. Exhibit F – Please remove item #8. Any drainage studies required will be reviewed at the appropriate review process based on what is being proposed. Please also remove the statement regarding drainage studies from item #9.

UPDATE #1: The requirement for additional drainage studies will be determined at the site plan stage per parcel. Typically, the need for onsite detention is determined at the site plan stage per parcel. For this PUD, we request demonstrating you have proposed as much onsite detention as possible. We also request Regional Stormwater Management Participation with a fee calculated based on greenfield conditions. You would receive credit for the onsite detention provided. This is in-line with what is proposed with Code Next for redeveloped properties and is recommended by staff.

UPDATE #2: Please remove the RSMP dollar amount from the PUD documents as it will be calculated at the time of payment. Please remove RSMP from the 'volumetric detention' item and include as its own line item. Please include a statement that the detention flood mitigation and RSMP fee must be completed prior to the issuance of the permit for the first site plan submitted in the PUD; and that the project must show no-adverse impact downstream for the 2, 10, 25 and 100-year storm events down to the confluence with Shoal Creek.

DE3. Part 9 – please remove item #6. The requirement for detention will be reviewed at each parcel's site plan review. Factors in addition to impervious cover amount are reviewed when determining detention requirement.

UPDATE #1: Please see comment DE2 above.

UPDATE #2: Detention should not be required if the analysis is performed for the PUD as a whole, RSMP fee paid, and detention flood mitigation provided prior to the issuance of the permit for the first site plan submitted as stated in DE2 above. This comment will be cleared once the statements from DE2 above are included in the PUD document.

NPZ Water Quality Review - Danielle Guevara 512-974-3011

Friday, August 26, 2016

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.

This project is located at 3429 EXECUTIVE CENTER DR and is within the Shoal Creek watershed(s), which are classified as Urban Watersheds. This project located within the Edwards Aquifer Contributing Zone.

WQ1. Please provide a complete Tier 1 and Tier 2 table for review. Tier 1 should speak to how the project is meeting current code and asking for variances when it does not meet the requirements of current code. Tier 2 should speak to how the project will go above and beyond current code. Providing water quality controls and an IPM plan are listed as superior, however these are items required by Code/Criteria and would not be considered superior.

UPDATE #1: Based on review of the Tier 1 and 2 table provided:

- Under the Tier 2 items, you still have included a statement regarding this project providing water quality treatment. Please remove this from the Tier 2 table as this would be a requirement per current code – it is not a Tier 2 item.

UPDATE #2: Though this is still present in the Tier 2 table under 'reason', the item of "provides water quality controls superior to those otherwise required by code" is listed as "No". Therefore, this comment is cleared.

WQ3. EHZ Analysis – Please provide an EHZ analysis that complies with the Drainage Criteria Manual, Appendix E. At a minimum, the channel geometry, side slope, incision factor, and 2-year WSE should be provided.

UPDATE #1: I suggest handling the EHZ analysis review at the site plan stage per parcel. Otherwise, the current analysis will need to be reviewed by our Streambank

Restoration group of Watershed Protection since you are using an alternative method of analysis. Please let me know how you would like to proceed.
UPDATE #2: Pending approval by Watershed Protection of revised EHZ analysis submitted.

WQ6. Exhibit D – the IPM plan should be done at the site plan stage for each parcel as it should be specific to what is being proposed with that particular site plan.
UPDATE #1: Please remove this from the Tier 2 items in the table provided.
UPDATE #2: Item no longer found in the Tier 2 table. Comment cleared.

DSD Transportation Review - Bryan Golden - 512-974-3124

Tuesday, August 30, 2016

<u>TIER I REQUIREMENTS</u> (Division 5. Planned Unit Developments)

TR1. ***Comment cleared.***

TR2. **Requirement #9**: Bike and Trails will review PUD and may provide additional recommendations. The "Heritage Trail" needs to be within a dedicated public easement to ensure access.

- Provide a mid-block pedestrian and bicycle pathway within a public easement between Parcel 8 and Parcel 7 connecting Executive Center Drive and Spicewood Springs (Min 8' width). Specific location to be determined at time of site plan.

  U1: Please revise Streetscape Plan, Note #2 to read "with specific location subject to owner discretion."
  U2: *Comment cleared.*

- ***Comment cleared.***

- Additional comments pending final recommendations of the TIA.

  U1: Comments pending.

TR3. ***Comment cleared.***

TR4. **Additional Requirements for Mixed-Use: Requirement #1.)** The proposed cross section of Wood Hollow Drive does not meet the minimum standard requirements of 25-2, Subchapter E. Planting zones should be 7' minimum. Minimum requirements of Core Transit Corridor standards required for mixed-use projects within the Urban Roadway boundary (with trees 30' on center where possible).

U1: Add a note that trees 30' on center required, where feasible. Please note that an additional 2' from the edge of the existing sidewalks is needed for maintenance. An easement, if necessary, may be established at the time of site plan or included as a note in these cross sections. Re: the west side of Wood Hollow, a note may be added: *Due to topography constraints, planting zone may be reduced to 6' where necessary, otherwise 7' required.
U2: Please add a note that sidewalk easement is required on all streets where the required sidewalk is on-site.

TR5. ***Comment cleared.***

TR6. **Additional Requirements for Mixed-Use: Requirement #2.)** Internal and abutting (Hart and Spicewood Springs) roadways must meet Subchapter E, Core Transit Corridor requirements. To comply:

- Executive Center Drive – Min. 6' sidewalks requirement. Must provide public access/sidewalk easement for "Heritage Trail" and street trees are required in the planting zone at no greater than 30' on center, where possible.

  U1: Note that a sidewalk easement may be required on the south side of Executive Center Drive.
  U2: Comment not addressed. Please add a note that sidewalk easement is required on all streets where the required sidewalk is on-site.

- Wood Hollow - Min. 6' sidewalks requirement. Must provide public access/sidewalk easement where the sidewalk enters private property and street trees are required in the planting zone at no greater than 30' on center, where possible.

  U1: Add a note that trees 30' on center required, where feasible. Please note that an additional 2' from the edge of the existing sidewalks is needed for maintenance. An easement, if necessary, may be established at the time of site plan or included as a note in these cross sections.
  A Hart Lane streetscape plan is recommended. Please include a streetscape cross section or include a note on the Streetscape Plan that Hart Lane is subject to Subchapter E Core Transit Corridor standards.
  U2: ***Comment cleared.***

<u>TIER II REQUIREMENTS</u>

TR7. **4.)** ***Comment cleared.***

- Include the "Heritage Trail" approximate location in the Land Use or Park exhibit or a new transportation exhibit. The cross section of Wood Hollow Drive does not meet the minimum standard requirements of 25-2, Subchapter E. Planting zones must be 7' minimum; please revise. Recommend upgrading min. requirements to Core Transit Corridor standards for roadways.

U1: Add a note that trees 30' on center required, where feasible. Please note that an additional 2' from the edge of the existing sidewalks is needed for maintenance. An easement, if necessary, may be established at the time of site plan or included as a note in these cross sections.
U2: ***Comment cleared.***

- ***Comment cleared (duplicate of TR 2).***

<u>DRAFT ORDINANCE COMMENTS</u>
GENERAL PROVISIONS

TR8. ***Comment cleared with proposed tracking table.***

TR9. ***Comment cleared.***

TR10. Staff does not support Note #12. Off-street loading and delivery must be off-street. Recommend revising comment to note that off-street loading is permitted to use alternative sizing and number of spaces requirement; to be subject to approval by Staff at the time of site plan.

TR11.

U1: Using the public right-of-way for maneuvering should be an administrative waiver (currently under the TCM), to be reviewed at the time of site plan. A blanket waiver for all public ROW maneuvering is not supported at the time. All other amendments are supported, however alternate sizing and number of spaces requirement may be permitted "<u>by the Director</u>" at the time of site plan. Please revise the language.
U2: ***Comment cleared.***

TR12. ***Comment cleared.***

Part 8:

TR13. Recommend combining with Part 11 for a collective "Transportation" section.

U1: Exhibit E: General Provision #2: Surface parking provision for retail conflicts with the structured parking requirement/provision (for retail) within the same note. "Visitor or customer parking" is too vague without limitation. How will

surface parking be limited in general? A combined transportation section of draft ordinance is still recommended.
U2: If the 'surface parking' is solely in reference to on-street parking then this needs to be stated so.

TR14. Note #3: Pending TIA review and TR 4 and TR 22.

U1: Please add, "…and as required by the TIA."
U2: This edit does not appear to have been made. Reference Part 8, Note #3.

TR15. ***Comment cleared.***

TR16. ***Comment cleared.***

Part 11:

TR17. Note #1: Revise "shared parking" to "cumulative" or "reciprocal."

U1: Please include a reference to the provided tracking table under Note #3 (on-street parking). Note #1 comment is cleared.
U2: ***Comment cleared.***

EXHIBIT C: LAND USE PLAN

TR18. Note the proposed approximate location of the "Heritage Trail."

U1: Please add the Heritage Trail (approx.) location to the Streetscape Exhibit.
U2: ***Comment cleared.***

EXHIBIT I (STREETSCAPE PLAN)

TR19. ***Comment cleared.***

<u>GENERAL ZONING</u>

TR20. ***Comment cleared.***

TR21. ***Comment cleared.***

TR22. Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

U2: Comments pending. Please <u>email a pdf of the streetscape exhibits</u> to the reviewer to coordinate review with other disciplines.

TR23. Additional comments pending TIA review. Results will be provided via separate memorandum.

U2: Comments pending.

TR24. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Loop 1/ Mopac	400’	380’	Freeway	Yes	No	Yes
Spicewood Springs	118’-140’	82’	Arterial	Yes	No	No
Executive Center Drive	70’	30’	Collector	Yes	No	No
Wood Hollow Drive	70’-80’	40’	Collector	Yes	No	Yes
Hart Lane	70’	40’	Collector	Yes	Yes	Yes

NEW COMMENT (EXHIBIT D)

TR25. Note B) #2 and B) #3 – remove these notes and replace with a reference to the phasing that will be established with the TIA final memo.

U2: Comment not addressed. The TIA addresses the phasing of mitigation.

TR26. Note G) – How will the parking requirement for existing uses be tracked? Recommend adding an existing parking count by parcel to the proposed parking tracking table.

U2: *Comment cleared.*

TR27. Additional comments may be provided when more complete information is obtained.

Austin Transportation Dept. TIA Review – Scott James 512-974- 2208

TIA still under review.

Public Works Bicycle Program Review – Nathan Wilkes 512-974-7016

Comments pending.

P & ZD Zoning Review – Andrew Moore 512-974-7604

1. PART 2 – Remove the last sentence of this paragraph that refers to grandfathering.
   Still in discussion.

2. PART 5, no. 1, definitions for H and K - STREETSCAPE" and "CREEK" should not be land use classifications. If the intent is to define these areas only, please remove the reference to a land use classification in the definition.
   Still in discussion.

3. PART 7, no. 2 – this is a restatement of current code and is not necessary to state in the PUD ordinance.
   Still in discussion.

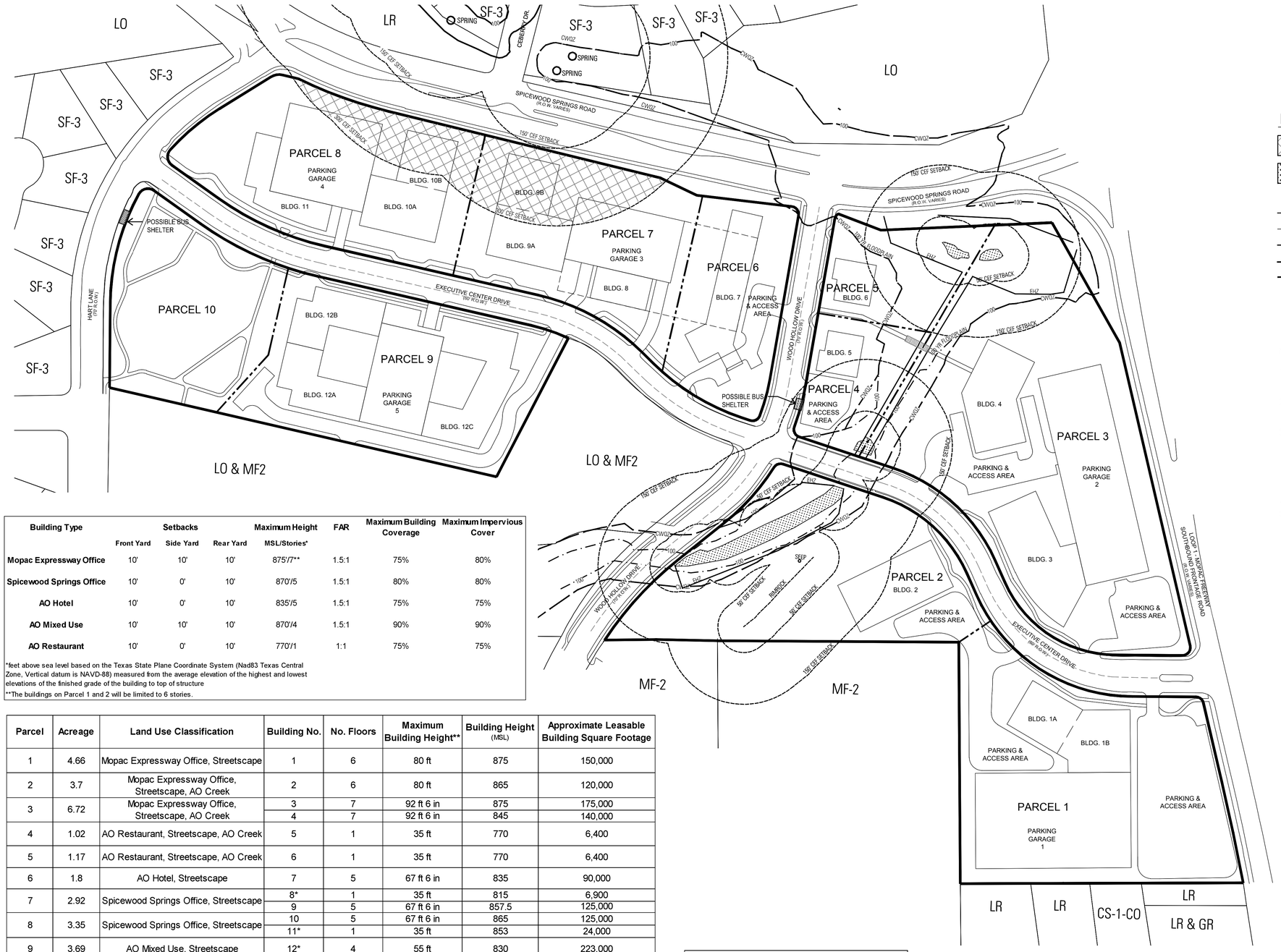
4. PART 11, no. 3 – this is a restatement of current code and is not necessary to state in the PUD ordinance.
   Still in discussion.

5. Exhibit C – LUP - Provide a legend.
   Still in discussion.

6. Exhibit E - Review the proposed permitted use table with Staff.
   Still in discussion.

7. Exhibit F, no. 3 – this is a restatement of current code and is not necessary to state in the PUD ordinance.
   Still in discussion.

8. Exhibit F, no. 4 – this is a restatement of current code and is not necessary to state in the PUD ordinance.
   Still in discussion.



GRAPHIC SCALE
100 0 50 100 200
(IN FEET)

LEGEND

- AREA (1.64 AC.) LIMITED TO 50% IMPERVIOUS COVER.
- WETLANDS
- SEEP
- RIMROCK AND WETLAND CEF SETBACK
- EHZ — EROSION HAZARD ZONE
- 100 — 100 YEAR FLOODPLAIN
- CWQZ — CWQZ - CRITICAL WATER QUALITY ZONE
- PARCEL BOUNDARY

Notes:

1. Impervious cover may be adjusted among parcels; however, the overall impervious cover shall not exceed 58% of the total 31.4 acres.
2. Building square footage is approximate and can be transferred among buildings so long as the total leasable square footage does not exceed 1,191,700 sf.
3. Pursuant to Sections 25-1-133 (Notice of Applications and Administrative Decisions), notice shall be provided prior to approval of an amendment to this Exhibit C under Section 3.1.3 (Approval Director) that is not a substantial amendment described under Subsection 3.1.2 (Substantial Amendments) of Chapter 25-2, Subchapter B, Article 2, Division 5 (Planned Unit Developments).
4. Bus shelter subject to Capital Metro need and approval.
5. The buildings, structures, parking, sidewalks, trails and other improvements shown on this exhibit are graphic representations and are not exact. The exact locations and specifications for the buildings, structures, parking, and other improvements shall be determined as site development permits are issued as is consistent with the provisions and intent of this ordinance.

In addition to the other provisions of this Ordinance and the Exhibits, the following provisions of City Code and the City Environmental Criteria Manual ("ECM") have been replaced, otherwise satisfied or exceeded and do not apply within the PUD:

1. Section 25-8-25(B)(1) and (3) (Redevelopment Exception in Urban and Suburban Watersheds) are modified to apply on an overall basis;
2. ECM Section 2.4.3 (Buffering) is modified as to Parcel 1 and Parcel 4;
3. Section 25-6-477 (Bicycle Parking) is modified for office, residential, and hotel uses;
4. Section 25-2-1008(A)(1) (Irrigation Requirements) will be applied on an overall basis;
5. ECM Section 2.4.1 D (Street Yard Trees) is modified to increase the requirements;
6. ECM Section 3.3.2(A) (General Tree Survey Standards) is modified to lengthen the time period for which the survey can be used;
7. Sections 25-7-32 (Director Authorized to Require Erosion Hazard Zone Analysis) is modified;
8. Section 25-2-1062 (Height Limitations and Setbacks for Small Sites) is modified as set forth on the Exhibits;
9. Section 25-2-1063 (Height Limitations and Setbacks for Large Sites) is modified as set forth on the Exhibits;
10. Section 25-2-1065 (Scale and Clustering Requirements) is modified as set forth on the Exhibits;
11. Subchapter E (Design Standard and Mixed Use) Section 2.2 (Relationship of Buildings to Streets and Walkways) is modified as set forth on the Exhibits;
12. Subchapter E (Design Standard and Mixed Use) Section 2.3 (Connectivity) is modified as set forth on the Exhibits;
13. Subchapter E (Design Standard and Mixed Use)Section 2.4 (Building Entryways) is modified as set forth on the Exhibits;
14. Subchapter E (Design Standard and Mixed Use) Section 3.2 (Glazing and Facade Relief Requirements) shall not apply to the AO Hotel Parcel 6 or the AO Mixed Use Parcel 9;
15. Subchapter E (Design Standard and Mixed Use) Article 4 (Mixed Use) is modified as set forth on the Exhibits;
16. Section 25-10-101(C)(2) and (3)(a) (Signs Allowed in All Sign Districts Without An Installation Permit) is modified to improve directional signage;
17. Section 25-10-130 (Commercial Sign District Regulations) is modified to allow projecting signs and increase sign size; and
18. Section 25-10-154 (Subdivision Identification Sign) is modified to provide for an appropriate number of subdivision signs.

Building Type	Setbacks Front Yard	Setbacks Side Yard	Setbacks Rear Yard	Maximum Height MSL/Stories*	FAR	Maximum Building Coverage	Maximum Impervious Cover
Mopac Expressway Office	10'	10'	10'	875'/7**	1.5:1	75%	80%
Spicewood Springs Office	10'	0'	10'	870'/5	1.5:1	80%	80%
AO Hotel	10'	0'	10'	835'/5	1.5:1	75%	75%
AO Mixed Use	10'	10'	10'	870'/4	1.5:1	90%	90%
AO Restaurant	10'	0'	10'	770'/1	1:1	75%	75%

*feet above sea level based on the Texas State Plane Coordinate System (Nad83 Texas Central Zone, Vertical datum is NAVD-88) measured from the average elevation of the highest and lowest elevations of the finished grade of the building to top of structure
**The buildings on Parcel 1 and 2 will be limited to 6 stories.

Parcel	Acreage	Land Use Classification	Building No.	No. Floors	Maximum Building Height**	Building Height (MSL)	Approximate Leasable Building Square Footage
1	4.66	Mopac Expressway Office, Streetscape	1	6	80 ft	875	150,000
2	3.7	Mopac Expressway Office, Streetscape, AO Creek	2	6	80 ft	865	120,000
3	6.72	Mopac Expressway Office, Streetscape, AO Creek	3	7	92 ft 6 in	875	175,000
			4	7	92 ft 6 in	845	140,000
4	1.02	AO Restaurant, Streetscape, AO Creek	5	1	35 ft	770	6,400
5	1.17	AO Restaurant, Streetscape, AO Creek	6	1	35 ft	770	6,400
6	1.8	AO Hotel, Streetscape	7	5	67 ft 6 in	835	90,000
7	2.92	Spicewood Springs Office, Streetscape	8*	1	35 ft	815	6,900
			9	5	67 ft 6 in	857.5	125,000
8	3.35	Spicewood Springs Office, Streetscape	10	5	67 ft 6 in	865	125,000
			11*	1	35 ft	853	24,000
9	3.69	AO Mixed Use, Streetscape	12*	4	55 ft	830	223,000
10	2.37	AO Park, Streetscape	-	-	-	-	-
Total	**31.4**						**1,191,700**

Baseline for Determining Development Bonuses per Section 1.3.3	**1,082,126**
Bonus area square footage	**109,574**
x 10% (Requirement per Section 2.5.3)	**10,957 (Approx. 11 units)**

***To include retail.**

****The maximum heights of buildings are subject to the exceptions in City Code Section 25-2-531 (Height Limit Exceptions), which shall apply to the PUD.**

Parking Garage Summary			
Parcel	Garage No.	No. Levels	Garage Height (Includes Parapet)
1	1	5	50 ft
3	2	6.5	65 ft
7	3	6.5	65 ft
8	4	6	60 ft
9	5	6	60 ft

REVISED : SEPTEMBER 13, 2016

AUSTIN OAKS 15-864

UDG
Urban Design Group PC
TX Registered Engineering Firm #F-1343
3660 Stoneridge Road
Suite E101
Austin, TX 78746
512.347.0040

TBG
Landscape Architects Planners
1705 Guadalupe Street, Suite 500
Austin, Texas 78701
(512) 327-1011 Fax: (512) 327-0488
Austin Dallas Houston San Antonio

AUSTIN OAKS PUD

LAND USE PLAN

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY		
REVIEWED BY		

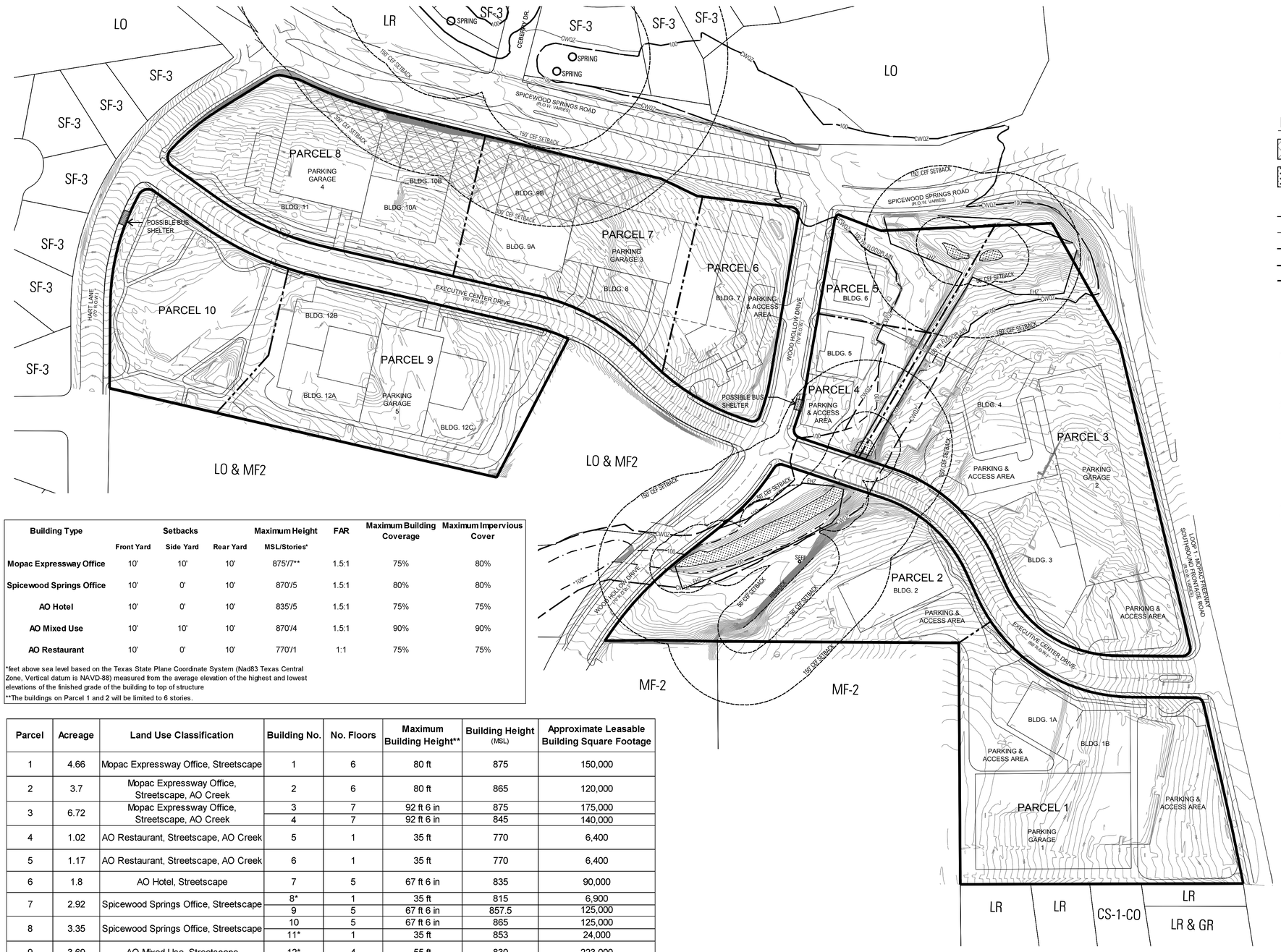
EXHIBIT C

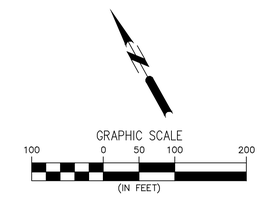
AUGUST 30, 2016

UDG JOB NO. 15-864

1"=100'

CASE NUMBER: C814-2014-0120





LEGEND

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- SEEP
- RIMROCK AND WETLAND CEF SETBACK
- EHZ — EROSION HAZARD ZONE
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- PARCEL BOUNDARY

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5. The buildings, structures, parking, sidewalks, trails and other improvements shown on this exhibit are graphic representations and are not exact. The exact locations and specifications for the buildings, structures, parking, and other improvements shall be determined as site development permits are issued as is consistent with the provisions and intent of this ordinance.

In addition to the other provisions of this Ordinance and the Exhibits, the following provisions of City Code and the City Environmental Criteria Manual ("ECM") have been replaced, otherwise satisfied or exceeded and do not apply within the PUD:

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3. Section 25-6-477 (Bicycle Parking) is modified for office, residential, and hotel uses;
4. Section 25-2-1008(A)(1) (Irrigation Requirements) will be applied on an overall basis;
5. ECM Section 2.4.1 D (Street Yard Trees) is modified to increase the requirements;
6. ECM Section 3.3.2(A) (General Tree Survey Standards) is modified to lengthen the time period for which the survey can be used;
7. Sections 25-7-32 (Director Authorized to Require Erosion Hazard Zone Analysis) is modified;
8. Section 25-2-1062 (Height Limitations and Setbacks for Small Sites) is modified as set forth on the Exhibits;
9. Section 25-2-1063 (Height Limitations and Setbacks for Large Sites) is modified as set forth on the Exhibits;
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11. Subchapter E (Design Standard and Mixed Use) Section 2.2 (Relationship of Buildings to Streets and Walkways) is modified as set forth on the Exhibits;
12. Subchapter E (Design Standard and Mixed Use) Section 2.3 (Connectivity) is modified as set forth on the Exhibits;
13. Subchapter E (Design Standard and Mixed Use)Section 2.4 (Building Entryways) is modified as set forth on the Exhibits;
14. Subchapter E (Design Standard and Mixed Use) Section 3.2 (Glazing and Facade Relief Requirements) shall not apply to the AO Hotel Parcel 6 or the AO Mixed Use Parcel 9;
15. Subchapter E (Design Standard and Mixed Use) Article 4 (Mixed Use) is modified as set forth on the Exhibits;
16. Section 25-10-101(C)(2) and (3)(a) (Signs Allowed in All Sign Districts Without An Installation Permit) is modified to improve directional signage;
17. Section 25-10-130 (Commercial Sign District Regulations) is modified to allow projecting signs and increase sign size; and
18. Section 25-10-154 (Subdivision Identification Sign) is modified to provide for an appropriate number of subdivision signs.

Building Type	Setbacks			Maximum Height	FAR	Maximum Building Coverage	Maximum Impervious Cover
	Front Yard	Side Yard	Rear Yard	MSL/Stories*			
Mopac Expressway Office	10'	10'	10'	875/7**	1.5:1	75%	80%
Spicewood Springs Office	10'	0'	10'	870'/5	1.5:1	80%	80%
AO Hotel	10'	0'	10'	835'/5	1.5:1	75%	75%
AO Mixed Use	10'	10'	10'	870'/4	1.5:1	90%	90%
AO Restaurant	10'	0'	10'	770'/1	1:1	75%	75%

*feet above sea level based on the Texas State Plane Coordinate System (Nad83 Texas Central Zone. Vertical datum is NAVD-88) measured from the average elevation of the highest and lowest elevations of the finished grade of the building to top of structure

**The buildings on Parcel 1 and 2 will be limited to 6 stories.

Parcel	Acreage	Land Use Classification	Building No.	No. Floors	Maximum Building Height**	Building Height (MSL)	Approximate Leasable Building Square Footage
1	4.66	Mopac Expressway Office, Streetscape	1	6	80 ft	875	150,000
2	3.7	Mopac Expressway Office, Streetscape, AO Creek	2	6	80 ft	865	120,000
3	6.72	Mopac Expressway Office, Streetscape, AO Creek	3	7	92 ft 6 in	875	175,000
			4	7	92 ft 6 in	845	140,000
4	1.02	AO Restaurant, Streetscape, AO Creek	5	1	35 ft	770	6,400
5	1.17	AO Restaurant, Streetscape, AO Creek	6	1	35 ft	770	6,400
6	1.8	AO Hotel, Streetscape	7	5	67 ft 6 in	835	90,000
7	2.92	Spicewood Springs Office, Streetscape	8*	1	35 ft	815	6,900
			9	5	67 ft 6 in	857.5	125,000
8	3.35	Spicewood Springs Office, Streetscape	10	5	67 ft 6 in	865	125,000
			11*	1	35 ft	853	24,000
9	3.69	AO Mixed Use, Streetscape	12*	4	55 ft	830	223,000
10	2.37	AO Park, Streetscape	-	-	-	-	-
Total	31.4						1,191,700

Baseline for Determining Development Bonuses per Section 1.3.3	1,082,126
Bonus area square footage	109,574
x 10% (Requirement per Section 2.5.3)	10,957 (Approx. 11 units)

*To include retail.

**The maximum heights of buildings are subject to the exceptions in City Code Section 25-2-531 (Height Limit Exceptions), which shall apply to the PUD.

Parking Garage Summary			
Parcel	Garage No.	No. Levels	Garage Height (Includes Parapet)
1	1	5	50 ft
3	2	6.5	65 ft
7	3	6.5	65 ft
8	4	6	60 ft
9	5	6	60 ft

REVISED : SEPTEMBER 13, 2016

AUSTIN OAKS 15-864

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Austin Dallas Houston San Antonio

AUSTIN OAKS PUD

TOPOGRAPHY AND LAND USE PLAN

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY		
REVIEWED BY		

EXHIBIT K

AUGUST 30, 2016

UDG JOB NO. 15-864

1"=100'

CASE NUMBER: C814-2014-0120

Austin Oaks
Tier 1 & Tier 2 Compliance
September 1, 2016

Tier I Requirement	Compliance	Explanation
1. Meet the objectives of the City Code.	Yes.	The property is 31.4 acres located within an Urban Watershed and is situated at the intersection of a Highway and a Major Arterial, and consists of a dated and conventional office park with surface parking developed in the 1970's and 1980's. Due to its age and the intervening regional infill and development of the area, it is a prime candidate for redevelopment. As the result of a week-long design charrette facilitated by nationally recognized architect Doug Farr, at which representatives of various neighborhood associations as well as the City and other interested stakeholders participated and provided input, a balanced and cohesive plan was developed. The resulting plan reflects a walkable and multi-modal, mixed-use project integrating residential, retail, hotel, restaurant and parkland uses in addition to office use.
2. Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 than development under the regulations in the Land Development Code.	Yes.	The project will improve the natural environment by reducing the amount of impervious cover that presently exists on the site and is less than the amount that could be developed under existing entitlements. Additionally, such design allows a high percentage of Protected and Heritage trees to be preserved. The project will replace an outdated office project that has no water quality controls with a mixed-use project that provides water quality facilities and that provides public open space areas and uses. The project will remove approximately 1 acre of existing untreated surface parking lot impervious cover located in or immediately adjacent to the Critical Water Quality Zone and Critical Environmental Features and will provide some restoration as well as habitat enhancements to a creek and natural areas. The project provides enhancement of pedestrian and bicycle access to and throughout the site, including on-street bike lanes and development of a pedestrian “Heritage Trail” connecting the Neighborhood Park and creek, and preservation and enhancement of many of the existing Oak trees along most of Executive Center Drive. The project includes approximately 8.50 acres of on-site parkland, which will be improved in accordance with a plan developed during the charrette with neighborhood and City staff input (e.g. Neighborhood Park on Parcel 10 and Heritage Park on Parcel 8). More than 5.22 acres of on-site parkland are

		within the AO Creek Plan.
3. Provide a total amount of open space that equals or exceeds 10% of the residential tracts, 15% of the industrial tracts, and 20% of the nonresidential tracts within the PUD, except that: a. A detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity, and b. The required percentage of open space may be reduced for urban property with characteristic that make open space infeasible if other community benefits are provided.	Yes.	The project will provide open space equal to more than 35% of the Property's total area (approximately 11.01 acres of 31.4 acres), which exceeds the minimum open space requirements by 41%. This percentage exceeds the cumulative requirements of 10% of residential tracts and 20% of the nonresidential tracts within the PUD. Filtration areas are excluded from the calculation. A new Exhibit L has been added to the draft ordinance, which sets forth most of the open space that will be provided throughout the Property; however, Exhibit L only shows the primary open space areas and does not include additional open space areas within the Property between buildings, parking areas and streets -- all of which would further increase the overall open space. Exhibit L shows a minimum of 11.01 acres of open space, which is 41% more open space than is required.
4. Comply with the City's Planned Unit Development Green Building Program.	Yes.	The project will comply with the requirements of the Austin Energy Green Building (AEGB) rating system using the applicable rating version in effect at the time a rating application is submitted for a building at a 2-Star Level.

5. Be consistent with the applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations and compatible with adjacent property and land uses.	Yes.	The Property is not located within a City of Austin Neighborhood Planning Area nor a neighborhood conservation or combining district. The uses and design of the project are compatible with the surrounding properties and are based on design strategies, objectives and measures established by the neighborhood stakeholders and provided to the design team at the charrette. While the project is not fully compliant with all compatibility regulations, it is based on established urban design principles to create a unified context sensitive to the built environment that has lower heights in the areas closest to single family residential uses across Spicewood Springs Road and Hart Lane to minimize the impact on single family residential uses. In addition to this step-down plan, on-site parkland and open space is located along the western and northern edge of the project, closest to single family residential uses across Hart Lane and north of Spicewood Springs Road. The project will remove approximately 1.6 acres of existing untreated surface parking impervious cover located within the Critical Water Quality Zone and CEF buffers. The project is designed to utilize far less impervious cover than (a) is located on the site in its existing condition (proposed 58% versus existing 66%) and (b) is available under existing zoning and watershed rules (proposed 58% versus 70/90%). As part of the charrette outcome, it was determined that additional impervious coverage with the buildings on the updated plan was more compatible with the adjacent neighborhood to less impervious cover with the taller buildings, as submitted in the initial proposals for the project.

6. Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography and the natural and traditional character of the land.	Yes.	The updated plan as submitted includes a Park Plan, Creek Plan, a Streetscape Plan, a Tree Plan, and an Open Space Plan which provide for environmental preservation and protection of open space and greenbelt areas throughout the development, and pedestrian linkages that are designed around the natural features and the existing Oaks along Executive Center Drive. The project is designed to preserve a meaningful number of the Heritage trees on the site, and the updated plan additionally preserves more than 7,000 caliper inches of trees less than 8" caliper, which could otherwise be removed. The Property currently has no water quality controls and has impervious cover such as surface asphalt parking areas within the Critical Water Quality Zone. The updated plan as submitted will provide water quality controls and will remove impervious cover from the Critical Water Quality Zone. Impervious cover will also be removed around tree critical root zones, and trees and landscaping will be featured and protected along the Heritage Trail, as shown on the exhibits to the submittal. The PUD designates three types of Critical Environmental Features, a Rimrock, Wetlands and Seep, and provides for a minimum 50-foot buffer from each feature. Existing surface parking lot impervious cover will be removed from the 50' buffer designation. There is approximately 2.2 acres of impervious cover within the floodplain, CWQZ and CEF buffers. The proposed redevelopment plan calls for a reduction of approximately 1.6 acres of impervious cover.
7. Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service and police facilities.	Yes.	Based on City of Austin record data, sufficient infrastructure exists on the Property, with the exception of a water line that would need to be enlarged at the site plan phase; this would be done at the owner's expense. In addition to paying a pro rata share for future traffic improvements, traffic mitigation measures also include specific improvements at nearby intersections such as Hart Lane and Spicewood Springs Road.

		The Park Plan contains 2.37 acres, which currently comprise an office building and surface parking, and will be redeveloped as a Neighborhood Park as provided in the Park Plan at the developer's cost of approximately $1,546,500 before it is deeded to the City; this money can also be used to redevelop the Heritage Park located on Parcel 8. The Creek Plan will also have more than 5 acres of public parkland. The Heritage Trail will provide pedestrian connectivity between these two park destinations.
8. Exceed the minimum landscaping requirements of the City Code.	Yes.	The project will exceed the minimum landscaping requirements of the Code and require the utilization of native and adaptive species and non-invasive plants per the Grow Green Program. Specifically, at least 75% of the total plant material planted, exclusive of turf and land within dedicated Parkland, shall be native to Central Texas or on the Grow Green Native and Adapted Landscape Plants. An Integrated Pest Management program will be implemented following the guidelines developed by the Grow Green Program in order to limit the use of pesticides on site. In addition, the owner will increase the requirements set forth in Section 2.4.1(D) of the Environmental Criteria Manual related to Street Yard Trees to provide the following: •75% of the street trees planted from the Preferred Plan List, rather than 60%; •Planted street trees will be no less than 8 feet in initial height, rather than 6 feet; •Planted street trees will be no less than 3 inch caliper measured at six inches above grade, rather than 1.5 inch caliper; •No more than 30% of planted street trees will be from the same species, rather than 50%.
9. 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.	Yes.	The project is situated in close proximity to entrance/exit point of the MoPac Expressway Managed Lane, currently under construction, allowing access into and out of the areas served by MoPac. The Imagine Austin Plan designates the adjacent Mopac/Anderson Lane intersection as a "High Capacity Transit Stop". Additionally, a Metro Rapid station is located at Anderson Lane east of Mopac, and on-street bicycle lanes are located along Spicewood Springs, Hart Lane, and Wood Hollow

		Drive allowing direct access to the Metro Rapid Bus Station. Currently, Executive Center Drive does not provide bike lanes; the redevelopment plan includes on-street bicycle lanes for Executive Center Drive. The cross-section of the Heritage Trail along Executive Center Drive illustrates the focus on pedestrian orientation; and separated sidewalks along other portions of the streets, along with dedicated bike lanes on Executive Center Drive, reflect a high level of connectivity for bicyclists, pedestrians, and drivers. Additionally, a pedestrian walk and bridge will be built before conveyed to the City in order to provide connectivity across the creek. An updated TIA has been completed for the updated plan and will be reviewed by staff to determine appropriate (and proportional) transportation improvements needed in the area.
10. Prohibit gated roadways.	Yes.	No gated public roadways will be permitted within the PUD
11. Protect, enhance and preserve the areas that include structures or sites that are of architectural, historical, archaeological or cultural significance.	Not Applicable.	The property does not have any known architectural, historical or archeological areas of significance.
12. Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.	Yes.	The project is over 31 acres and exceeds the 10 acre requirement.

Tier II Requirement	Compliance	Explanation
Tier I - Additional PUD Requirements for a mixed use development	**Compliance**	**Explanation**
1. Comply with Chapter 25-2, Subchapter E *(Design Standards and Mixed Use)*	Yes.	The plan substantially complies with the intent of the Commercial Design Standards and reflects alternative equivalent compliance to obtain full compliance that is responsive to the existing site conditions and incorporate and account for the environmental features. The mixed use design standards developed during the design charrette are reflected in the Land Use Plan and accompanying exhibits. In fact, the Land Use Plan and the exhibits reflect what is believed to be a superior approach to planting zones, clear zones, and building placement appropriate for the site conditions, given the existing environmental constraints and preservation of trees.
2. Inside the Urban Roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 (*Design Standards and Mixed Use*), comply with the sidewalk standards in Section 2.2.2, Subchapter E, Chapter 25-2 *(Core Transit Corridor Sidewalk and Building Placement).*	Yes.	The updated plan substantially complies with the intent of the Commercial Design Standards and reflects alternative equivalent compliance to obtain full compliance, as developed during the design charrette and reflected in the Land Use Plan and required by the accompanying exhibits. In fact, the Land Use Plan and the exhibits reflect what is believed to be a superior approach to planting zones, clear zones, and building placement appropriate for the site conditions, given the existing environmental constraints.
3. Contain pedestrian oriented uses as defined in Section 25-2-691(C) (*Waterfront Overlay District Uses*) on the first floor of a multi-story commercial or mixed use building.	Yes.	The updated plan allows pedestrian-oriented uses on the ground floor of buildings fronting on Executive Center Drive and the pedestrian Heritage Trail, and has designated specific retail spaces fronting or combined into parking garages along Executive Center Drive and within the Mixed Use Parcel.

1. Open Space – Provide open space at least 10% above the requirements of Section 2.3.1.A (*Minimum Requirements)*. Alternatively, within the Urban Roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (*Design Standards and Mixed Use*), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department.	Yes.	35% of gross site area (more than 11 acres) is proposed as open space, which is 41% more open space than required per Tier 1 regulations for residential and commercial uses (3 acres more than required). The Property is within the Urban Roadway boundary and the owner will provide bike lanes, pedestrian paths, and sidewalks throughout -- see Land Use Plan and Streetscape Plan. A new Exhibit L has been added to the draft ordinance, which sets forth most of the open space that will be provided throughout the Property; however, Exhibit L only shows the primary open space areas and does not include additional open space areas within the Property between buildings, parking areas and streets -- all of which would further increase the overall open space. Exhibit L shows a minimum of 11.01 acres of open space, which is 41% more open space than is required. Exhibit G has been further revised to show that a total of 8.50 acres of Park space will be dedicated and available to the public; however, the credited parkland is 5.34 acres which is what would be required for 250 multifamily units and 100 hotel rooms (actual required amount would be 4.79 acres under the current code; under the parkland dedication requirements that applied at the time the rezoning application was filed, the parkland dedication amount is 2.125 acres). A portion of the dedicated property that is located between the 50' and 150' setback from a CEF and currently includes surface parking will be reclaimed and restored to provide an area that may be used for park improvements under Section 25-8-25 (Redevelopment provision of the Code). Moreover, the owner is also contributing $1,546,500, which is 5x more than would be required if the owner paid a fee-in-lieu for the parkland dedication requirement under the current ordinance. Restoration and enhancement of the drainageways within the PUD shall be provided in accordance with the Creek Plan.
2. Environment/Drainage a	Yes.	Complies with current code instead of asserting entitlement to follow older code provisions by application of law or agreement. **Reason:** Because this is an existing development with structures built in the 1970s and 1980s, the owner will redevelop pursuant to current code provision Section 25-8-25 of the City Code applied on an overall basis, which requires the level of water quality treatment prescribed by current regulations. The owner is not

		asserting entitlement to follow older code provisions.
b	No	Provides water quality controls superior to those otherwise required by code. **Reason:** The site currently has *NO* water quality treatment facilities and currently has a considerable amount of impervious cover within the Critical Water Qaulity Zone and within CEF buffers. The redevelopment will provide water quality facilities meeting current code and remove existing surface parking within the CWQZ that would not be required under current code.
c	No	Uses green water quality controls as described in the Environmental Criteria Manual to treat at least 50 percent of the water quality volume required by code. **Reason:** The opportunity to use green water quality controls is explicitly provided for; however, the site conditions - including tree preservation and topography - make it impossible to commit to such a benchmark without full site plan engineering and substantial regrading of the site.
d	N/A	Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size. **Reason:** Off-site areas do not readily drain to areas of the site that would allow for capture by proposed site water quality ponds. Other environmental Tier II factors have been achieved.
e	Yes	Reduces impervious cover by five percent below the maximum otherwise allowed by code or includes off-site measures that lower overall impervious cover within the same watershed by five percent below that allowed by code. **Reason:** Impervious cover is limited to (58%) for the entire Property and is calculated on an aggregate (i.e., entire site) basis. The updated plan reduces impervious cover by more than 5% below the maximum otherwise allowed by the Code; the maximum impervious cover otherwise allowed under the current code is 66%. In addition, impervious cover within the portion of the PUD located within 300 feet of the existing off-site springs as shown on Exhibit C (Land Use Plan) shall be limited to 50%.

f	N/A	Provides minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres.
g	No See Additional Benefit of laying back the creek.	Provides volumetric flood detention as described in the Drainage Criteria Manual. **Reason:** The Owner has agreed to a minimum of 20,000 cubic feet of detention either by laying back a portion of the West side of the unnamed creek bank on Parcels 4 and 5, or creating a dual-use detention/parkland area within the AO Creek Boundary on the East side of the unnamed creek bank; either of which will create flood detention. See Additional Benefit below. An updated AO Creek Plan includes the layback area.
h	No	Provides drainage upgrades to off-site drainage infrastructure that does not meet current criteria in the Drainage or Environmental Criteria Manuals, such as storm drains and culverts that provide a public benefit.
i	Yes	Proposes no modifications to the existing 100-year floodplain.
j	Yes	Uses natural channel design techniques as described in the Drainage Criteria Manual. **Reason:** An Erosion Hazard Zone report has been provided which establishes that the natural channel was originally reconfigured to its current embankment condition. "Natural channel design techniques" are proposed to partially re-establish and improve the channel character.
k	Yes	Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas. **Reason:** Construction within the CWQZ and the CEF Buffer shall include the removal of existing surface parking lots and restoration of such areas. A restoration plan for each site plan for Parcels 2, 3, 4 and 5 shall be submitted to the City for review and approval if it complies with the following: (i) Planting and seeding pursuant to the Standard Specification 609S, and (ii) Revegetation adequate to achieve a score of "Good (3)" at maturity for the following parameters of Environmental Criteria Manual Appendix X "Scoring: Zone 1 - Floodplain Helath": Gap Frequency, Soil Compaction, Structural Diversity, and Tree Demography. The identified Zone 1 Parameters shall apply to all restored areas

		within the CWQZ and CEF buffers. The restoration plan may accommodate a trail or other permitted park improvements. Restoration of existing parking lot areas within the AO Creek Plan, and outside of the CWQZ or CEF buffer, shall be planted and seeded pursuant to Standard Specification 609S..
l	Yes	Removes existing impervious cover from the Critical Water Quality Zone. **Reason:** There is approximately 2.2 acres of impervious cover within the floodplain, CWQZ and CEF buffers. The proposed redevelopment plan calls for a reduction of approximately 1.6 acres of impervious cover.
m	Yes, as modified.	Preserves all heritage trees; preserves 75% of the caliper inches associated with native protected size trees; and preserves 75% of all of the native caliper inches. **Reason:** The owner will preserve 75% of all of the native caliper inches (1 inch or greater) and will preserve 75% of the total caliper inches of protected and heritage trees together. In addition, the updated plan preserves more than 7,000 caliper inches of trees less than 8" caliper, which could otherwise be removed.
n	No	Tree plantings use Central Texas seed stock native and with adequate soil volume. **Reason:** Given the number of trees on the site, as staff noted, it would be very difficult (if not impossible in many cases) to achieve the increased standards that the City has suggested for soil volume without damaging the critical root zone of preserved trees. In the conditions on this site, the City's suggested soil volume would necessitate root ball intrusion among the preserved trees.
o	Yes, as modified.	Provides at least a 50 percent increase in the minimum waterway and/or critical environmental feature setbacks required by code. **Reason:** Although no removal of the current impervious cover would otherwise be required under Section 25-8-25 - even in the waterway and CEF buffers -- there is a 95% reduction of impervious cover in the CWQZ (the only proposed impervious cover in the redevelopment plan are sidewalks to a pedestrian bridge), a 58% reduction in impervious cover within the rimrock/seep setback, and a 74% reduction of impervious cover within the wetland setback.
p	Yes	Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected. **Reason:** One objective of the Design Charrette was to find a way to reduce

		impervious cover and create open space (in this case 41% more open space than required). In order to achieve the park space, Heritage Trail, and Creek area, the redevelopment was clustered. For example, the redevelopment plan has focused the most significant redevelopment density in areas closer to MoPac frontage. In addition, areas that would otherwise be opportune for redevelopment will remain either open space or be credited as parkland; especially the more than 1 acre reduction of impervious cover within the CEF buffers. In addition, impervious cover within the portion of the PUD located within 300 feet of the existing off-site springs as shown on Exhibit C (Land Use Plan) shall be limited to 50%.
q	No.	Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas.
r	No.	Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use. **Reason:** The majority of the paved areas - such as the Heritage Trail - will be dedicated to the public and will be multi-use paths and would not be appropriate for porous pavement; park trails in the Neighborhood Park and Creek area constructed by the Owner are proposed as low-maintenance concrete paving.
s	No.	Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.
t	No.	Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.
u	Additional Benefit	Additionally, the project prohibits uses that may contribute air and water quality pollutants (e.g., Automotive Repair Services, Automotive Washing (except as accessory use to office)), which are otherwise presently permitted uses under the existing zoning and other regulations.
v	Additional Benefit	The Owner has agreed to provide a minimum of 20,000 cubic feet of detention storage prior to and as a condition precedent for the issuance of a permanent Certificate of Occupancy for the building(s) to be constructed on the last of Parcel 4 or Parcel 5 to be developed. The Owner has agreed to lay back a portion of the West side of the unnamed creek bank on Parcels 4 and 5, which will create additional flood detention within the existing "Koger" pond as simulated in the City's

		hydrologic model. The expectation is that potentially up to 43,000 cubic feet of detention may be provided as a result of the creek lay back plan. The total amount of flood detention is unknown and depends on whether the firmly situated rock that lies beneath the surface deposits of soil, alluvium, rock fragments and fill can be readily removed without breaking the rock by blasting, air tool (hoe ram or jackhammer) or other destructive mechanical means. If the Owner is unable to achieve a minimum of 20,000 cubic feet of additional detention by laying back the West side of the unnamed creek bank, the Owner will create a dual-use detention/parkland area within the AO Creek Boundary on the East side of the unnamed creek bank such that at least a total of 20,000 cubic feet of detention is provided between the lay back on the West side and the detention/parkland area on the East side of the unnamed creek. Each site plan must show no-adverse impact downstream for the 2, 10, 25 and 100-year storm events down to the confluence with Shoal Creek, based on a PUD-wide analysis; however, for purposes of any drainage analysis or evaluation, the entire PUD Property will be considered a single site for the drainage analysis and such drainage analysis will utilize the existing impervious cover of the PUD Property as the underlying benchmark, which is 66% of the gross site area.
3. Community Amenities – Provides community or public amenities, which may include space for community meetings, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.	Yes.	The updated plan provides a minimum of 11 acres of open space. Parcel 10 will be redeveloped as a neighborhood park as provided in the Park Plan at the developer's cost before it is deeded to the City. Parkland is distributed through the redevelopment plan to encourage community use. Additionally, a variety of multimodal connections (including proposed bus shelters) promote access to the parkland.
4. Transportation – Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation	Yes.	The proposed on-site and off-site improvements for the project include enhancing pedestrian and bicycle access to and through the site, including the development of a pedestrian Heritage Trail linking Hart Lane to Wood Hollow as reflected in the Streetscape Plan and the Tree and Landscaping Plan to highlight and preserve the oak trees along most of Executive Center Drive. Dedicated on-street bike lanes will be provided along the length of Executive Center Drive to connect to existing bike lanes along Hart Lane and Wood Hollow Dr.

features not required by code.		The Cross-section of the "Heritage Trail" within the Streetscape Plan along Executive Center Drive illustrates the pedestrian orientation promoted within the development. In addition, separated pedestrian walks along other portions of the streets as well as the pedestrian bridge and trails shown in the Creek Plan will provide a high level of connectivity for pedestrians and bicyclists. Bus stops are designated at Wood Hollow Drive and Executive Center Drive, and Hart Lane and Executive Center Drive, subject to Capital Metro necessity and approval. The multi-modal routes promote accessibility to public destinations within the updated plan.
5. Affordable Housing – Provides for affordable housing or participation in programs to achieve affordable housing.	Yes.	The project will comply with Planned Unit Development regulations for affordable housing. Participation will be provided with on-site units. 5% of the residential units as a Tier 2 item and 5% of the units for purposes of tier 3, for a total of 10% of the residential units to households whose income is 80 percent or below the median family income of the Austin metropolitan statistical area for ownership units and 60 percent or below the Austin metropolitan statistical area for rental units. Sales or leases of residential units to households in which one of the members is employed by the Austin Independent School District, so long as their income does not exceed 120 percent of the median family income of the Austin metropolitan statistical area for ownership units or rental units, as applicable, shall be considered to be affordable units for purposes of complying with the affordable housing requirements; however, not more than 50% of the total of the required number of affordable units may be such sales or leases to employees of the Austin Independent School District.

EXHIBIT E

Austin Oaks PUD

Proposed Code Modifications

There are 24 modifications to Code requirements requested by the Applicant.

1. *Section 25-8-25(B)(1) and (3) (Redevelopment Exception in Urban and Suburban Watersheds) are modified to apply to the entirety of the PUD on an overall basis;*

2. *Section 2.4.3 (Buffering) of the Environmental Criteria Manual is modified as to Parcel 1 and Parcel 4, such that plants used as buffering elements shall be planted in a permeable landscape area at least three (3) feet wide, measured from inside of curb or pavement to the property line.*

3. *Section 25-6-477 (Bicycle Parking) for office, residential, and hotel uses is modified;*

4. *Section 25-2-1008(A)(1) (Irrigation Requirements) will be applied on an overall basis;*

5. *Section 2.4.1 D (Street Yard Trees) of the City of Austin Environmental Criteria Manual is modified to increase the requirements;*

6. *Section 3.3.2(A) (General Tree Survey Standards) of the City of Austin Environmental Criteria Manual is modified to lengthen the time period for which the survey can be used;*

7. *Section 25-8-641(B) (Removal Prohibited) is modified as set forth in the Ordinance to allow for the removal of specific Heritage Trees;*

8. *Section 3.5.4 (Mitigation Measures) of the City of Austin Environmental Criteria Manual is modified as set forth in the Ordinance to provide a standard for redevelopment sites and provide that tree mitigation credit shall be granted for removing existing impervious cover from the critical root zone of preserved trees;*

9. *Section 25-7-61(A)(5) (Criteria for Approval of Development Applications), and Section 1.2.2.A and D of the City of Austin Drainage Criteria Manual (General) are modified to apply to the entirety of the PUD on an overall basis;*

10. *Sections 25-7-32 (Director Authorized to Require Erosion Hazard Zone Analysis) is modified so that another Erosion Hazard Zone Analysis is not required for each site plan;*

11. *Section 25-2-1062 (Height Limitations and Setbacks for Small Sites) is modified as set forth on the Land Use Plan;*

12. *Section 25-2-1063 (Height Limitations and Setbacks for Large Sites) is modified as set forth on the Land Use Plan;*

13. *Section 25-2-1065 (Scale and Clustering Requirements) is modified as set forth on the Land Use Plan;*

14. *Subchapter E (Design Standard and Mixed Use) Section 2.2 (Relationship of Buildings to Streets and Walkways) is modified as set forth on the Land Use Plan;*

15. *Subchapter E (Design Standard and Mixed Use) Section 2.3 (Connectivity) is modified as set forth on the Land Use Plan and the Streetscape Plan Exhibit;*

16. *Subchapter E (Design Standard and Mixed Use)Section 2.4 (Building Entryways) is modified as set forth on the Land Use Plan and the Streetscape Plan Exhibit;*

17. *Subchapter E (Design Standard and Mixed Use) Section 3.2 (Glazing and Facade Relief Requirements) shall not apply to the AO Hotel Parcel 6 or the AO Mixed Use Parcel 9;*

18. *Subchapter E (Design Standard and Mixed Use) Article 4 (Mixed Use) is modified as set forth on the Land Use Plan;*

19. *Section 25-10-101(C)(2) and (3)(a) (Signs Allowed in All Sign Districts Without An Installation Permit) is modified to improve directional signage given the topography at the site;*

20. *Section 25-10-130 (Commercial Sign District Regulations) is modified to allow projecting signs and increase sign size within the Property; and*

21. *Section 25-10-154 (Subdivision Identification Sign) is modified to provide for an appropriate number of subdivision signs.*

22. *Section 25-6-472 (Parking Facility Standards) is modified as set forth in the Ordinance to account for a mixed use development.*

23. ***Section 25-2-21 of the Land Development Code to allow for the PUD to comply with the site development regulations on an overall contiguous basis, rather than tract by tract.***

24. ***Section 25-2-243 of the Land Development Code to allow for the PUD area to be considered contiguous in the zoning application.***

TREES LEGEND:

70	EXISTING HERITAGE TREES ON-SITE
57	HERITAGE TREES PRESERVED
97	EXISTING PROTECTED TREES ON-SITE
66	PROTECTED TREES PRESERVED
566	NON PROTECTED/REGULATORY TREES ON-SITE
327	NON PROTECTED/REGULATORY TREES PRESERVED
13	HERITAGE TREES - TO BE REMOVED
31	PROTECTED TREES TO BE REMOVED
239	NON-PROTECTED/REGULATORY TREES TO BE REMOVED

EXHIBIT F

AUSTIN OAKS 15-864

UDG
Urban Design Group PC
TX Registered Engineering Firm #F-1043
3660 Stoneridge Road
Suite E101
Austin, TX 78746
512.347.0040

TBG
Landscape Architects Planners
1705 Guadalupe Street, Suite 500
Austin, Texas 78701
(512) 327-1011 Fax: (512) 327-0488
Austin Dallas Houston San Antonio

AUSTIN OAKS PUD

TREE PLAN

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY		
REVIEWED BY		

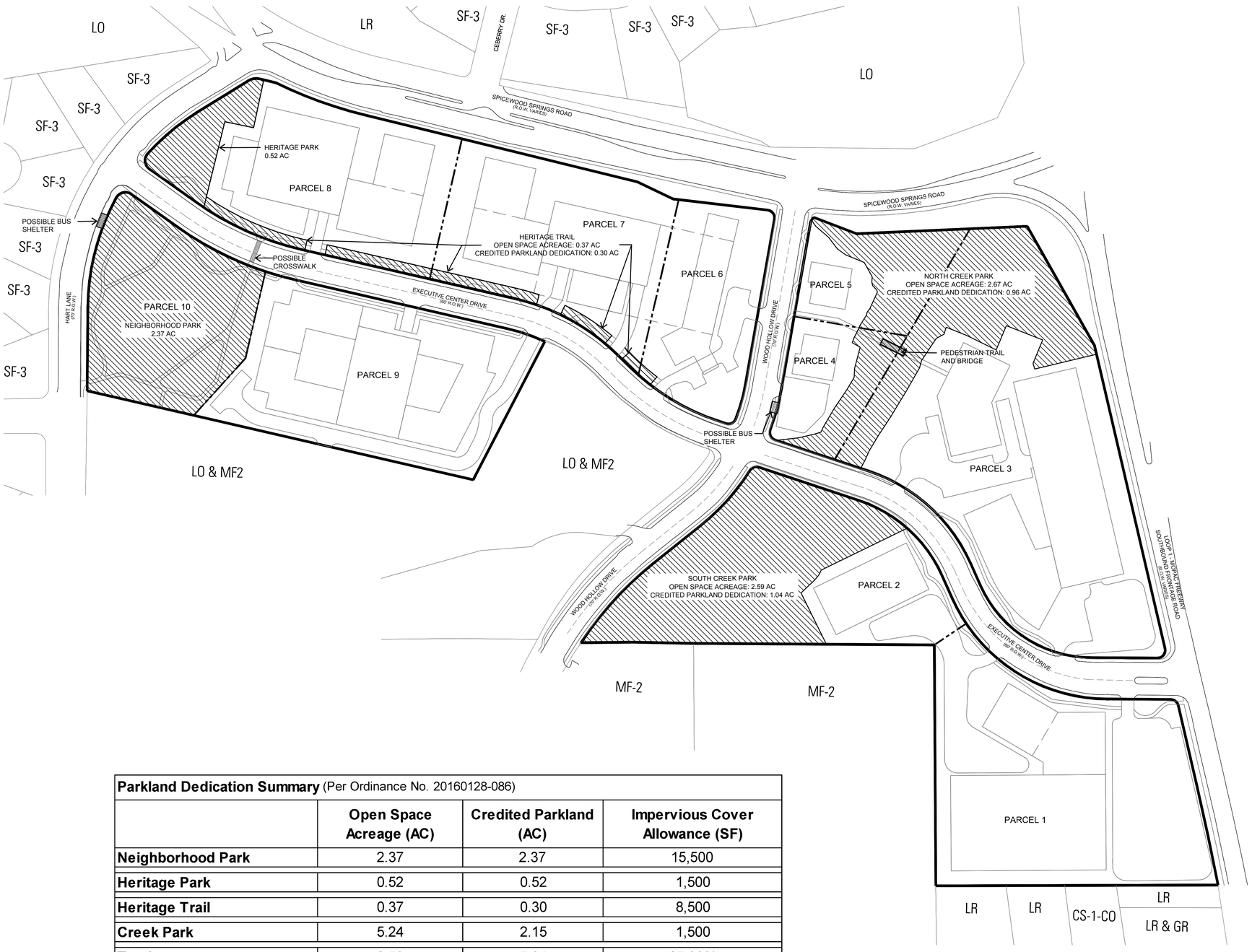
EXHIBIT J

AUGUST 30, 2016

UDG JOB NO. 15-864

1"=80'

CASE NUMBER: C814-2014-0120



GRAPHIC SCALE
100 0 50 100 200
(IN FEET)

LEGEND

PARKLAND DEDICATION

Parkland Dedication Summary (Per Ordinance No. 20160128-086)			
	Open Space Acreage (AC)	**Credited Parkland (AC)**	**Impervious Cover Allowance (SF)**
Neighborhood Park	2.37	2.37	15,500
Heritage Park	0.52	0.52	1,500
Heritage Trail	0.37	0.30	8,500
Creek Park	5.24	2.15	1,500
Total	**8.50**	**5.34**	**27,000***

*Impervious Cover Not to Exceed **27,000 SF** overall and may be allocated in any of the parkland areas.

Notes:

1. The Owner will spend up to $1,546,500 to redevelop Parcel 10 as a park and provide improvements prior to deeding the Parcel 10 property to the City as a city parkland and with the approval of the City of Austin; after the redevelopment of the neighborhood Park on Parcel 10, if the cost did not exceed $1,546,500, the remaining amount may be used toward redeveloping the Heritage Park on Parcel 8. Parkland dedication requirements set forth herein shall satisfy all parkland requirements of the City with respect to the PUD, including parkland dedication and parkland development fees. A portion of the improvement expenditures may be spent on placing of a historic marker or interpretive signage on Parcel 10 and Parcel 8 (within the Heritage Park).
2. Bus shelter subject to Capital Metro need and approval.
3. The buildings, structures, parking, sidewalks, trails and other improvements shown on this exhibit are graphic representations and are not exact. The exact locations and specifications for the buildings, structures, parking, and other improvements shall be determined as site development permits are issued as is consistent with the provisions and intent of this ordinance.
4. Per 25-8-63(C), multi-use trails on the parkland and trail easements shall be excluded from impervious calculations.

REVISED : SEPTEMBER 13, 2016

AUSTIN OAKS 15-864

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AUSTIN OAKS PUD

AO PARK PLAN AND PARK SPACE

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY		
REVIEWED BY		

EXHIBIT G

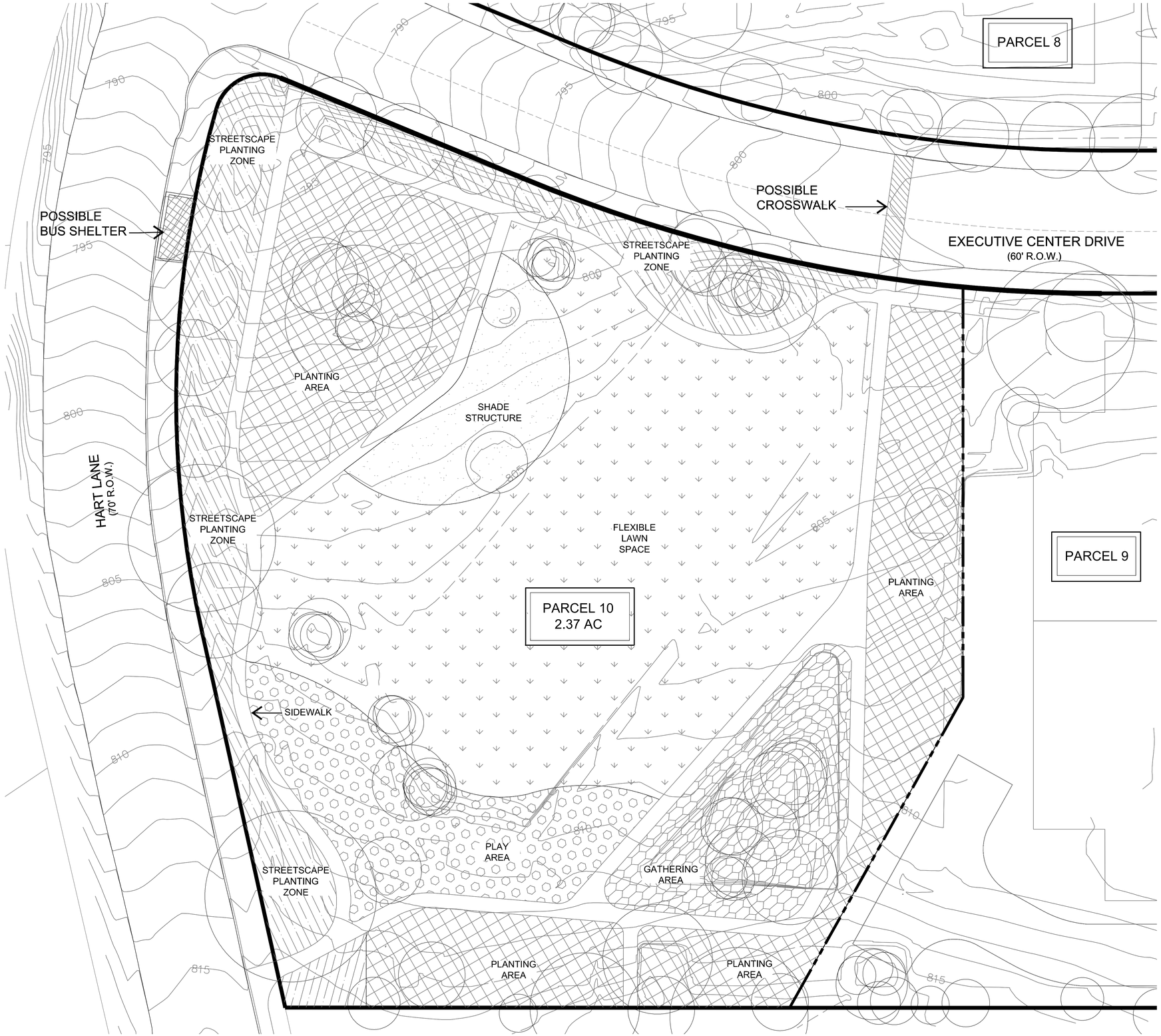
PAGE 1 OF 2

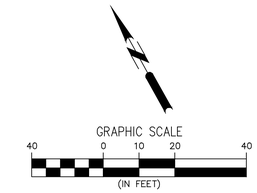
AUGUST 30, 2016

UDG JOB NO. 15-864

1"=100'

CASE NUMBER: C814-2014-0120





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2. Bus shelter subject to Capital Metro need and approval.
3. The buildings, structures, parking, sidewalks, trails and other improvements shown on this exhibit are graphic representations and are not exact. The exact locations and specifications for the buildings, structures, parking, and other improvements shall be determined as site development permits are issued as is consistent with the provisions and intent of this ordinance.
4. Per 25-8-63(C), multi-use trails on the parkland and trail easements shall be excluded from impervious calculations.

REVISED : SEPTEMBER 13, 2016

AUSTIN OAKS 15-864

UDG
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Austin Dallas Houston San Antonio

AUSTIN OAKS PUD

AO PARK PLAN AND PARK SPACE

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY		
REVIEWED BY		

EXHIBIT G

PAGE 2 OF 2

AUGUST 30, 2016

UDG JOB NO. 15-864

1"=20'

CASE NUMBER: C814-2014-0120

EXHIBIT H

MEMORANDUM

TO: Jerry Rusthoven, Planning and Zoning Department Manager

FROM: Ricardo Soliz, Division Manager
Parks and Recreation Department

DATE: August 30, 2016

SUBJECT: Austin Oaks Planned Unit Development (PUD)

A PUD district provides greater design flexibility by permitting modifications of site development regulations. The code reads that the purpose of the PUD is to "***preserve the natural environment, encourage high quality development and innovative design and ensure adequate public facilities and services for development within the PUD."***

The Parks and Recreation Department finds that the Austin Oaks PUD is superior to traditional zoning as it pertains to parks. The following items contribute to the superiority:

- The parkland being provided is 11.3% higher than required by the **2016** Parkland Dedication ordinance and 100% of the neighborhood park acres is level and suitable for open play.

  Credited Parkland owed = 4.8 acres; Credited Parkland provided = 5.34 acres

- The Neighborhood Park will be developed by the applicant in an amount of $1,546,500. This amount is $5,155 per unit, 15 times more than the current $317 per unit park-development fee required in 25-1-606. Additional funds will be spent to connect the park areas with trails.

- The plan to develop the neighborhood park will receive staff and neighborhood input and be presented to the Parks and Recreation Board for approval to ensure ample public involvement.

If you need further information, contact me at 974-9452.

EXHIBIT I

INTERNAL MEMORANDUM

TO: Andrew Moore, Case Manager
Planning and Zoning Department

FROM: SJS Scott A. James, P.E., PTOE, Land Use Review/Transportation
Bryan Golden, Planner III
Development Services Department

DATE: October 6, 2016

SUBJECT: Traffic Impact Analysis for Austin Oaks PUD
Zoning Case No. C814 – 2014 - 0120

The Transportation Review Section has reviewed the Traffic Impact Analysis (TIA) for the proposed Austin Oaks Planned Unit Development, dated July 26, 2016, and offers the following comments:

The project site (31.27 acres) is located at the southwest corner of Loop 1 (Mo-Pac Expressway) and Spicewood Springs Road in north Austin. The current zoning is LO, SF-3, GR and LR, and the request is for PUD zoning. The proposal is for up to 250 apartment dwelling units, approximately 673,000 SF of general office, approximately 169,000 SF of medical-dental office, approximately 46,700 SF of restaurant and a 100 room hotel within the site.

The proposed development is to be built in phases with the planned removal of existing office space concurrent with the construction of the proposed development. Twelve (12) driveways are proposed to serve the site, ten (10) intersecting Executive Center Drive and two (2) intersecting Wood Hollow Drive. All vehicle access to the site will use the current public roadway network. No new public roads are proposed.

The table below presents the proposed changes in current and future land use:

Table 1 – Current and proposed land uses for the Austin Oaks redevelopment

Development		Existing Office		Proposed Austin Oaks Land Use				
Phase	Year	Removed	Remaining	General Office	Medical Office	Restaurant	Apartment	Hotel
Existing	2016	-	445,322 SF	-	-	-	-	-
Phase I	2018	87,837 SF	357,485 SF	215,000 SF	55,000 SF	0 SF	0	0
Phase II	2020	105,893 SF	339,429 SF	0 SF	0 SF	15,000 SF	250 DU	0
Phase III	2022	149,822 SF	295,500 SF	207,000 SF	55,000 SF	31,700 SF	0	100 Rooms
Phase IV	2024	101,770 SF	343,552 SF	250,995 SF	59,000 SF	0 SF	0	0
Total		**445,322 SF**	**-**	**672,995 SF**	**169,000 SF**	**46,700 SF**	**250 DU**	**100 Rooms**

Roadways

Mo-Pac Expressway (Loop 1) is identified in the *2025 Austin Metropolitan Area Transportation Plan (AMATP)* as a freeway. In the vicinity of the site, the southbound frontage road is a three-lane, undivided, one-way facility. The northbound frontage road provides access to the site via the interchanges of Far West Boulevard and Spicewood Springs Road, respectively. The posted speed limit for both frontage roads is 50 MPH.

Spicewood Springs Road is an east to west direction, major arterial. In the vicinity of the site, Spicewood Springs Road is a five-lane, median-divided facility with bike lanes on either side. The posted speed limit is 35 mph and speed data collected along Spicewood Springs Road near Hart Lane indicated the 85th percentile speed to be greater than 40 mph.

Far West Boulevard is an east to west direction major six-lane divided arterial roadway east of Hart Lane. West of Hart Lane, the roadway is classified a minor undivided arterial roadway. The posted speed limit is 35 MPH and dedicated bicycle lanes exist on both sides of the roadway.

Steck Avenue is an east to west direction minor undivided arterial roadway as described in the AMATP. Currently, it is a two-lane undivided roadway west of Loop 1 and east of Loop 1 is a two-lane roadway with a two-way-left-turn-lane (TWLTL). In the vicinity of the site, the posted speed limit is 30 MPH and dedicated bicycle lanes exist on both sides of Steck Avenue.

Executive Center Drive is presently a two lane neighborhood collector. It runs east to west and is wholly contained within the boundaries of the site.

Greystone Drive is two lane neighborhood collector, running east to west, and it is located to the south of the site.

Hart Lane is a two lane neighborhood collector with bicycle facilities. It runs north to south and borders the northwestern edge of the site.

Wood Hollow Drive is a two lane residential collector street with bicycle facilities. It runs north to south and bisects the site.

Site Trip Generation Estimates

Section 25-6-114 of the Land Development Code requires that a traffic impact analysis (TIA) be conducted for a project proposed with a zoning application if the project is anticipated to generate more than 2,000 daily trips.

Based on the ITE publication Trip Generation, 9th Edition, the proposed development will generate up to 15,562 net new trips daily. As documented in the scoping agreement, reductions for internal capture and pass-by traffic were granted in the study. The following table present the estimated number of daily trips anticipated from the (re)development of the site.

Table 1 – Estimated Trip Generation for the proposed land uses (at full build out in 2024)

Land Use	Amount	Units	ITE Code	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
					In	Out	Total	In	Out	Total
Existing General Office Building	445.322	1,000 Sq Ft	710	4,086	556	76	632	98	479	577
Existing General Office Building (To Remain)	0	1,000 Sq Ft	710	0	0	0	0	0	0	0
Reduction in Existing Office Trips				4,086	556	76	632	98	479	577
Apartment	250	Dwelling Unit(s)	220	1,640	25	101	126	101	54	155
Hotel	100	Room(s)	310	818	31	22	53	31	29	60
General Office Building	672.995	1,000 Sq Ft	710	5,591	774	106	880	141	691	832
Medical-Dental Office Building	169.000	1,000 Sq Ft	720	6,695	319	85	404	131	336	467
Retail/High-Turnover (Sit-Down) Restaurant	46.700	1,000 Sq Ft	932	5,938	278	227	505	276	184	460
2024 Net New Trips				16,596	871	465	1,336	582	815	1,397
Internal Capture Trip Reduction (5%)				1,034	71	27	98	34	65	99
2024 Trips (at Site Driveways)				**19,648**	**1,356**	**514**	**1,870**	**646**	**1,229**	**1,875**
2024 Net New External Trips				**15,562**	**800**	**438**	**1,238**	**548**	**750**	**1,298**

The applicant assigned site related trip to the existing roadway network with respect to the current traffic volumes and travel patterns. The table below presents the assumed choice of access route to and from the site:

Table 2 - Expected distribution of vehicle trips

Direction	Roadway	Site Traffic
From the north	Mo-Pac/Loop 1	25%
From the south	Hart Ln.	5%
From the south	Mo-Pac/Loop 1	25%
From the east	Anderson Ln.	20%
From the west	Spicewood Springs Rd.	20%
From the west	Far West Blvd.	5%

Data Collection

For this study, traffic counts were conducted in March 2014 when public schools were in session. The data collected was adjusted to reflect an average 2% annual growth rate. To verify this adjustment, daily volumes (using 24-Hour recording machine counts) were collected in March 2016 while public schools were in session and the prior 2014 counts were compared to the 2016 daily volumes. The results of the comparison indicate that the 2014 counts used for the analysis reflected higher volumes than those from 2016 and were within an acceptable margin of error. Table 4 below provides the results of the comparison.

Table 4 – Existing and Projected Count Comparison

Roadway	24-Hour	TMC	% Difference
Executive Center Drive	176	190	8%
Far West Blvd	4,418	5,142	16%
Hart Lane	939	1,020	9%
Spicewood Springs Road	4,174	4,791	15%
Wood Hollow Drive	1,013	1,148	13%

Traffic Analysis Methodology

The applicant reviewed the traffic operations, both existing and forecast to determine potential capacity deficiencies at the study area intersections. The results of the analyses provide the output values (as derived from the traffic simulation software) used to determine the estimated delay per vehicle during the peak periods of travel. The software applies the methodology of the Transportation Research Board/Highway Capacity Manual, which is the industry standard for the calculation of delay as experienced by individual motorists while driving.

The following table presents the HCM definitions of 'levels of service' for both *signalized and* unsignalized intersections. Within the City of Austin, LOS "D" is considered the threshold for acceptable operations for signalized intersections. For intersections where the LOS is projected at "E" or lower, mitigation should be proposed.

Table 5 – Summary of Level of Service as defined by Highway Capacity Manual

Level of Service	Signalized Intersection Average Total Delay (Sec/Veh)	Unsignalized Intersection Average Total Delay (Sec/Veh)
A	≤10	≤10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

The following tables present a summary of the analysis performed within the TIA. Each table will include the intersection studied, the type of traffic control existing or proposed, the volume to capacity ration (V/C), the estimated delay in seconds for an individual vehicle, and the corresponding level of service category assigned. Staff from ATD and TxDOT reviewed these results in order to evaluate the likely consequences generated by the development in terms of traffic impact. Explanatory text will accompany certain key findings within a given table.

Table 6 shows the estimated delays for the current traffic conditions during the AM peak hour. The City of Austin assumes the morning peak hour traffic will occur between 7 and 9 AM during the regular workweek (Monday – Friday). The analysis below is used to estimate the current conditions without site related traffic.

Table 6 - 2016 AM PEAK HOUR ANALYSIS RESULTS					
Required Study Area			**2016 Existing Condition (AM Peak)**		
Intersection	**Traffic Control**	**Approach**	**V/C**	**Delay**	**LOS**
Spicewood Springs Road & Hart Lane	TWSC/ Signalized	EB	0.33	0	A
		WB	0.25	1.9	A
		NB	0.54	28.7	C
Spicewood Springs Road & Wood Hollow Drive	Signalized	EB	0.46	19	B
		WB	0.84	18.8	B
		NB	0.2	45.1	D
		SB	0.01	43.3	D
		INT		20.8	C
Spicewood Springs Road & Loop 1 SBFR	Signalized	EB	***1.45***	***198.6***	***F***
		WB	0.85	15.3	B
		SB	***1.19***	***72.1***	***E***
		INT		***91.7***	***F***
Spicewood Springs Road & Loop 1 NBFR	Signalized	EB	0.4	2.1	A
		WB	0.76	38.7	D
		NB	***1.31***	***99.9***	***F***
		INT		44.1	D
Executive Center Drive & Hart Lane	TWSC	WB	0.04	11.5	B
		NB	0.16	0	A
		SB	0.07	2.2	A
Executive Center Drive & Wood Hollow Drive	TWSC/ AWSC	EB	0.09	17.4	B
		WB	0.07	13	B
		NB	0.02	1.1	A
		SB	0.08	2.5	A
Executive Center Dr. & Loop 1 SBFR	TWSC	EB	0.02	9.4	A
		SB	0.66	0	A
Greystone Drive & Hart Lane	AWSC	NB	0.435	14.3	B
		EB	0.442	13.6	B
		WB	0.343	14	B
		SB	0.618	18.8	B
		INT		15.4	B

Table 6 (con't) - 2016 AM PEAK HOUR ANALYSIS RESULTS					
Required Study Area			**2016 Existing Condition (AM Peak)**		
Intersection	**Traffic Control**	**Approach**	**V/C**	**Delay**	**LOS**
Greystone Drive & Wood Hollow Drive	AWSC	NB	0.319	11.9	B
		EB	0.302	11.1	B
		WB	0.347	12.2	B
		SB	0.367	12.5	B
		INT		11.8	B
Greystone Drive & Loop 1 SBFR	TWSC	EB	***0.79***	***56.4***	***E***
		SB	0.62	0	A
Far West Boulevard & Hart Lane	Signalized	EB	0.65	34.7	C
		WB	0.58	37.5	D
		NB	***0.8***	***62.9***	***E***
		SB	***0.89***	***65.6***	***E***
		INT		46.5	D
Far West Boulevard & Wood Hollow Drive	Signalized	EB	0.57	30.2	C
		WB	0.49	29.4	C
		NB	***0.72***	***68.8***	***E***
		SB	0.67	45.6	D
		INT		37.9	D
Far West Boulevard & Loop 1 SBFR	Signalized	EB	0.57	20.2	C
		WB	0.41	2.8	A
		SB	0.89	26.8	C
		INT		20.4	C
Far West Blvd. & Loop 1 NBFR	Signalized	EB	0.42	3.3	A
		NB	0.57	41	D
		INT		17	B
Steck Avenue & Loop 1 SBFR	Signalized	EB	***0.88***	***62***	***E***
		WB	0.4	5.2	A
		SB	***1.3***	***143.8***	***F***
		INT		***114.7***	***F***
Steck Avenue & Loop 1 NBFR	Signalized	EB	0.61	4.1	A
		WB	0.73	54.8	D
		NB	***2.58***	***610***	***F***
		INT		***203***	***F***

Table 7 shows the estimated delays for the current traffic conditions during the PM peak hour. The City of Austin assumes the evening peak hour traffic will occur between 4 and 6 PM during the regular workweek (Monday – Friday). The analysis below is used to estimate the current conditions without site related traffic.

Table 7 - 2016 PM PEAK HOUR ANALYSIS RESULTS

Required Study Area			2016 Existing Condition (PM Peak)		
Intersection	**Traffic Control**	**Approach**	**V/C**	**Delay**	**LOS**
Spicewood Springs Road & Hart Lane	TWSC/ Signalized	EB	0.25	0	A
		WB	0.34	1	A
		NB	***1.01***	***77.4***	***E***
Spicewood Springs Road & Wood Hollow Drive	Signalized	EB	0.33	11.7	B
		WB	0.46	10	A
		NB	***0.76***	***64.2***	***E***
		SB	0.03	49.1	D
		INT		20.3	C
Spicewood Springs Road & Loop 1 SBFR	Signalized	EB	***1.1***	***108***	***F***
		WB	0.74	10.5	B
		SB	***1.09***	***86.1***	***F***
		INT		***66.4***	***E***
Spicewood Springs Road & Loop 1 NBFR	Signalized	EB	0.77	7.3	A
		WB	0.72	34.3	C
		NB	***1.35***	***161.1***	***F***
		INT		50.6	D
Executive Center Drive & Hart Lane	TWSC	WB	0.23	12.3	B
		NB	0.21	0	A
		SB	0.02	0.8	A
Executive Center Drive & Wood Hollow Drive	TWSC/ AWSC	EB	0.48	23.3	C
		WB	0.3	14.1	B
		NB	0.01	0.3	A
		SB	0.02	0.9	A
Executive Center Dr. & Loop 1 SBFR	TWSC	EB	0.49	23.1	C
		SB	0.48	0	A
Greystone Drive & Hart Lane	AWSC	NB	0.525	14.6	B
		EB	0.209	10.6	B
		WB	0.405	12.8	B
		SB	0.309	11.3	B
		INT		12.8	B

Table 7 (con't) - 2016 PM PEAK HOUR ANALYSIS RESULTS					
Required Study Area			**2016 Existing Condition (PM Peak)**		
Intersection	**Traffic Control**	**Approach**	**V/C**	**Delay**	**LOS**
Greystone Drive & Wood Hollow Drive	AWSC	NB	0.486	13.9	B
		EB	0.2	10.8	B
		WB	0.562	16.1	B
		SB	0.263	11.6	B
		INT		13.9	B
Greystone Drive & Loop 1 SBFR	TWSC	EB	0.63	34.7	C
		SB	0.46	0	A
Far West Boulevard & Hart Lane	Signalized	EB	0.32	18.8	B
		WB	0.32	6.3	A
		NB	***0.75***	***60.7***	***E***
		SB	***0.73***	***60.5***	***E***
		INT		26.3	C
Far West Boulevard & Wood Hollow Drive	Signalized	EB	0.45	15.7	B
		WB	0.76	30.3	C
		NB	***0.82***	***65.2***	***E***
		SB	***0.75***	***65.9***	***E***
		INT		36.6	D
Far West Boulevard & Loop 1 SBFR	Signalized	EB	0.68	18.6	B
		WB	0.25	3.7	A
		SB	***1.38***	***151.5***	***F***
		INT		***78.7***	***E***
Far West Blvd. & Loop 1 NBFR	Signalized	EB	0.93	32.2	C
		NB	0.29	25.4	C
		INT		30.8	C
Steck Avenue & Loop 1 SBFR	Signalized	EB	***0.87***	***59.4***	***E***
		WB	0.31	0.7	A
		SB	***1.34***	***202.5***	***F***
		INT		***132.2***	***F***
Steck Avenue & Loop 1 NBFR	Signalized	EB	0.97	15.9	B
		WB	***0.91***	***56.9***	***E***
		NB	***2.02***	***458.2***	***F***
		INT		***169.8***	***F***

Note: where the V/C ratio is greater than 1.0, the intersection is saturated and cannot process all of the vehicles which seek to enter the service area.

Summary of existing conditions

As shown in the tables above, certain intersections already exhibit LOS at "E" or below. These analyses reflect the baseline conditions to which site traffic (and proposed mitigations) will be added. Where the V/C ratio is shown greater than 1.0, staff interprets the analysis to indicate that more vehicles seek to enter the intersection than can be served.

Traffic analysis of future conditions

The TIA proposed phasing the development and determined the necessary improvements accordingly. The applicant provided the level of analysis for each phase (years 2018, 2020, 2022, and 2024), however, the following tables present the results of the analysis for the 'no build' conditions, the 'build conditions without mitigation' and the 'build conditions with mitigation' for only the final 2024 phase year.

Table 8 shows the estimated delays for the future traffic conditions during the AM peak hour. The City of Austin assumes the morning peak hour traffic will occur between 7 and 9 AM during the regular workweek (Monday – Friday). The analysis below is used to estimate the future conditions without site related traffic.

Table 8 - 2024 AM PEAK HOUR ANALYSIS RESULTS

Required Study Area			2024 No Build Condition (AM Peak)		
Intersection	**Traffic Control**	**Approach**	**V/C**	**Delay**	**LOS**
Spicewood Springs Road & Hart Lane	TWSC/ Signalized	EB	0.38	0	A
		WB	0.34	2.3	A
		NB	0.84	53.7	D
		INT			
Spicewood Springs Road & Wood Hollow Drive	Signalized	EB	0.57	22.4	C
		WB	1	28	C
		NB	0.23	45.4	D
		SB	0.01	43.3	D
		INT		26.7	C
Spicewood Springs Road & Loop 1 SBFR	Signalized	EB	***1.78***	***284.1***	***F***
		WB	0.99	19	B
		SB	***1.4***	***147.4***	***F***
		INT		***150.2***	***F***
Spicewood Springs Road & Loop 1 NBFR	Signalized	EB	0.46	2.4	A
		WB	0.89	45.4	D
		NB	***1.53***	***157.6***	***F***
		INT		***63.3***	***E***
Executive Center Drive & Hart Lane	TWSC	WB	0.05	12.5	B
		NB	0.18	0	A
		SB	0.08	2.4	A

Table 8 (con't) - 2024 AM PEAK HOUR ANALYSIS RESULTS					
Required Study Area			**2024 No Build Condition (AM Peak)**		
Intersection	**Traffic Control**	**Approach**	**V/C**	**Delay**	**LOS**
Executive Center Drive & Wood Hollow Drive	TWSC/ Signalized	EB	0.13	21.2	C
		WB	0.09	14.9	B
		NB	0.03	1.1	A
		SB	0.1	2.7	A
		INT			
Executive Center Dr. & Loop 1 SBFR	TWSC	EB	0.04	11	B
		SB	0.77	0	A
Greystone Drive & Hart Lane	AWSC	NB	0.571	19.8	B
		EB	0.575	17.8	B
		WB	0.451	17.5	B
		SB	0.806	32.3	C
		INT		22.7	C
Greystone Drive & Wood Hollow Drive	AWSC	NB	0.403	13.9	B
		EB	0.382	12.9	B
		WB	0.438	14.5	B
		SB	0.464	15.1	B
		INT		14	B
Greystone Drive & Loop 1 SBFR	TWSC	EB	***1.19***	***172.1***	***F***
		SB	0.72	0	A
Far West Boulevard & Hart Lane	Signalized	EB	0.82	43.3	D
		WB	0.82	53.5	D
		NB	***0.86***	***67.8***	***E***
		SB	***0.96***	***75.1***	***E***
		INT		***56.7***	***E***
Far West Boulevard & Wood Hollow Drive	Signalized	EB	0.73	41.4	D
		WB	0.72	35.6	D
		NB	***1.04***	***115***	***F***
		SB	0.71	43.9	D
		INT		50.7	D
Far West Boulevard & Loop 1 SBFR	Signalized	EB	0.67	19.6	B
		WB	0.48	1.9	A
		SB	***1.16***	***69***	***E***
		INT		39.5	D

Table 8 (con't) - 2024 AM PEAK HOUR ANALYSIS RESULTS					
Required Study Area			**2024 No Build Condition (AM Peak)**		
Intersection	**Traffic Control**	**Approach**	**V/C**	**Delay**	**LOS**
Far West Blvd. & Loop 1 NBFR	Signalized	EB	0.47	3.1	A
		NB	0.7	47.6	D
		INT		19.3	B
Steck Avenue & Loop 1 SBFR	Signalized	EB	***1.03***	***88***	***F***
		WB	0.47	5.9	A
		SB	***1.52***	***233.9***	***F***
		INT		***184.3***	***F***
Steck Avenue & Loop 1 NBFR	Signalized	EB	0.72	4.9	A
		WB	***0.85***	***62.8***	***E***
		NB	***3.04***	***766.6***	***F***
		INT		***253.9***	***F***

Table 9 shows the estimated delays for the future 2024 traffic conditions during the PM peak hour, assumed to occur between 4 and 6 PM during the regular workweek (Monday – Friday). The analysis below is used to estimate the future conditions without site related traffic.

Table 9 - 2024 PM PEAK HOUR ANALYSIS RESULTS					
Required Study Area			**2024 No Build Condition (PM Peak)**		
Intersection	**Traffic Control**	**Approach**	**V/C**	**Delay**	**LOS**
Spicewood Springs Road & Hart Lane	TWSC/ Signalized	EB	0.3	0	A
		WB	0.4	1.1	A
		NB	***1.75***	***381.1***	***F***
		INT			
Spicewood Springs Road & Wood Hollow Drive	Signalized	EB	0.39	12.6	B
		WB	0.54	11.2	B
		NB	***0.89***	***73.6***	***E***
		SB	0.03	49.1	D
		INT		22.7	C
Spicewood Springs Road & Loop 1 SBFR	Signalized	EB	***1.29***	***162.4***	***F***
		WB	0.87	12.1	B
		SB	***1.28***	***125.3***	***F***
		INT		***97.2***	***F***
Spicewood Springs Road & Loop 1 NBFR	Signalized	EB	0.9	8.7	A
		WB	0.84	39.2	D
		NB	***1.66***	***233***	***F***
		INT		***68.5***	***E***

Table 9 (con't) - 2024 PM PEAK HOUR ANALYSIS RESULTS					
Required Study Area			**2024 No Build Condition (PM Peak)**		
Intersection	**Traffic Control**	**Approach**	**V/C**	**Delay**	**LOS**
Executive Center Drive & Hart Lane	TWSC	WB	0.3	13.8	B
		NB	0.25	0	A
		SB	0.02	0.9	A
Executive Center Drive & Wood Hollow Drive	TWSC/ Signalized	EB	0.69	39.2	D
		WB	0.4	16.8	B
		NB	0.01	0.3	A
		SB	0.02	0.9	A
		INT			
Executive Center Dr. & Loop 1 SBFR	TWSC	EB	0.69	37.8	D
		SB	0.56	0	A
Greystone Drive & Hart Lane	AWSC	NB	0.667	20.5	C
		EB	0.267	12	B
		WB	0.516	15.8	B
		SB	0.399	13.5	B
		INT		16.4	B
Greystone Drive & Wood Hollow Drive	AWSC	NB	0.616	18.3	B
		EB	0.258	12.1	B
		WB	0.71	23.1	C
		SB	0.339	13.4	B
		INT		18.3	B
Greystone Drive & Loop 1 SBFR	TWSC	EB	***0.92***	***81.6***	***F***
		SB	0.54	0	A
Far West Boulevard & Hart Lane	Signalized	EB	0.39	21.7	C
		WB	0.42	7.6	A
		NB	***0.78***	***61.4***	***E***
		SB	***0.78***	***62.3***	***E***
		INT		28.1	C
Far West Boulevard & Wood Hollow Drive	Signalized	EB	0.55	17.4	B
		WB	1.12	47.7	D
		NB	***0.92***	***80.9***	***F***
		SB	***0.81***	***69.2***	***E***
		INT		47.1	D

Table 9 (con't) - 2024 PM PEAK HOUR ANALYSIS RESULTS					
Required Study Area			**2024 No Build Condition (PM Peak)**		
Intersection	**Traffic Control**	**Approach**	**V/C**	**Delay**	**LOS**
Far West Boulevard & Loop 1 SBFR	Signalized	EB	0.83	23.2	C
		WB	0.29	3.8	A
		SB	***1.86***	***277.7***	***F***
		INT		***139.4***	***F***
Far West Blvd. & Loop 1 NBFR	Signalized	EB	***1.09***	***70.8***	***E***
		NB	0.35	26	C
		INT		***61.7***	***E***
Steck Avenue & Loop 1 SBFR	Signalized	EB	***1.02***	***84.9***	***F***
		WB	0.36	0.7	A
		SB	***1.57***	***303.2***	***F***
		INT		***196.9***	***F***
Steck Avenue & Loop 1 NBFR	Signalized	EB	1.14	46.5	D
		WB	***1.12***	***86.7***	***F***
		NB	***2.36***	***594.3***	***F***
		INT		***234***	***F***

Summary of future 2024 'no build' conditions

As shown in the tables above, certain intersections are project to operate at LOS at "E" or below, independent of the proposed development. These analyses reflect the baseline conditions to which site traffic (and proposed mitigations) will be added. Where the V/C ratio is shown greater than 1.0, staff interprets the analysis to indicate that more vehicles seek to enter the intersection than can be served.

Presentation of future 2024 "build without mitigation" conditions

Table 10 shows the estimated delays for the future traffic conditions during the AM peak hour with the site developed and no mitigations provided. The City of Austin assumes the morning peak hour traffic will occur between 7 and 9 AM during the regular workweek (Monday – Friday). The following analysis is used to estimate the future conditions without any mitigation provided to accommodate site traffic.

Table 10 - 2024 AM PEAK HOUR ANALYSIS RESULTS					
Required Study Area			**2024 Build w/o mitigation (AM Peak)**		
Intersection	**Traffic Control**	**Approach**	**V/C**	**Delay**	**LOS**
Spicewood Springs Road & Hart Lane	TWSC/ Signalized	EB	0.75	25.4	C
		WB	0.49	10.6	B
		NB	0.52	25.5	C
		INT		19.8	B
Spicewood Springs Road & Wood Hollow Drive	Signalized	EB	0.83	37.4	D
		WB	1	31.4	C
		NB	0.34	26.5	C
		SB	0.01	38.5	D
		INT		33.6	C
Spicewood Springs Road & Loop 1 SBFR	Signalized	EB	***1.2***	***91.2***	***F***
		WB	1.17	52.4	D
		SB	***1.44***	***125.1***	***F***
		INT		***94.1***	***F***
Spicewood Springs Road & Loop 1 NBFR	Signalized	EB	0.52	2.5	A
		WB	***1.03***	***68.7***	***E***
		NB	***1.73***	***236.4***	***F***
		INT		***96.3***	***F***
Executive Center Drive & Hart Lane	TWSC	WB	0.3	16.7	B
		NB	0.2	0	A
		SB	0.22	5.1	A
Executive Center Drive & Wood Hollow Drive	TWSC/ Signalized	EB	0.348	15.3	B
		WB	0.305	14.5	B
		NB	0.675	24.9	C
		SB	1.074	53.3	D
		INT		33.8	C
Executive Center Dr. & Loop 1 SBFR	TWSC	EB	free	free	free
		SB	free	free	free
Greystone Drive & Hart Lane	AWSC	NB	0.698	26.6	C
		EB	0.61	19.7	B
		WB	0.504	20	B
		SB	0.885	44.9	D
		INT		29	C
Greystone Drive & Wood Hollow Drive	AWSC	NB	0.848	41.1	D
		EB	0.527	18.9	B
		WB	0.54	18.9	B
		SB	4.9	0.675	C
		INT			C

Table 10 (con't) - 2024 AM PEAK HOUR ANALYSIS RESULTS					
Required Study Area			**2024 Build w/o mitigation Condition (AM Peak)**		
Intersection	**Traffic Control**	**Approach**	**V/C**	**Delay**	**LOS**
Greystone Drive & Loop 1 SBFR	TWSC	EB	***1.42***	***254.9***	***F***
		SB	0.63	0	A
Far West Boulevard & Hart Lane	Signalized	EB	0.67	29.6	C
		WB	0.74	43.1	D
		NB	0.74	51.4	D
		SB	0.85	54.9	D
		INT		42	***D***
Far West Boulevard & Wood Hollow Drive	Signalized	EB	0.54	33.1	C
		WB	***0.61***	***56.7***	***E***
		NB	***0.96***	***88.2***	***F***
		SB	0.72	44.5	D
		INT		49.4	D
Far West Boulevard & Loop 1 SBFR	Signalized	EB	0.68	22.4	C
		WB	0.57	5.7	A
		SB	0.63	13.6	B
		INT		15.3	B
Far West Blvd. & Loop 1 NBFR	Signalized	EB	0.56	5.5	A
		NB	0.71	43.7	D
		INT		20.1	C
Steck Avenue & Loop 1 SBFR	Signalized	EB	***1.03***	***88***	***F***
		WB	0.47	6	A
		SB	***1.57***	***250.7***	***F***
		INT		***197.4***	***F***
Steck Avenue & Loop 1 NBFR	Signalized	EB	0.72	4.9	A
		WB	***0.85***	***62.8***	***E***
		NB	***3.04***	***765***	***F***
		INT		***253.4***	***F***

Table 11 shows the estimated delays for the future 2024 traffic conditions during the PM peak hour, assumed to occur between 4 and 6 PM during the regular workweek (Monday – Friday). The analysis below is used to estimate the future conditions <u>without any</u> mitigation performed to serve site related traffic.

Table 11 - 2024 PM PEAK HOUR ANALYSIS RESULTS					
Required Study Area			**2024 Build w/o mitigation (PM Peak)**		
Intersection	**Traffic Control**	**Approach**	**V/C**	**Delay**	**LOS**
Spicewood Springs Road & Hart Lane	TWSC/ Signalized	EB	0.61	28.1	C
		WB	0.5	11.9	B
		NB	0.77	35.9	D
		INT		22.1	C
Spicewood Springs Road & Wood Hollow Drive	Signalized	EB	0.6	17.7	B
		WB	0.8	25.8	C
		NB	0.74	42.9	D
		SB	0.02	35	C
		INT		26.3	C
Spicewood Springs Road & Loop 1 SBFR	Signalized	EB	***1.48***	***219.5***	***F***
		WB	0.97	14.7	B
		SB	***1.28***	***105.2***	***F***
		INT		***111.2***	***F***
Spicewood Springs Road & Loop 1 NBFR	Signalized	EB	1.03	14.9	B
		WB	0.92	44.5	D
		NB	***1.86***	***309.2***	***F***
		INT		***91.4***	***F***
Executive Center Drive & Hart Lane	TWSC	WB	0.74	29.9	C
		NB	0.26	0	A
		SB	0.13	4	A
Executive Center Drive & Wood Hollow Drive	TWSC/ Signalized	EB	0.825	42.9	D
		WB	0.878	42.6	D
		NB	***0.925***	***62.2***	***E***
		SB	0.926	52.5	D
		INT			
Executive Center Dr. & Loop 1 SBFR	TWSC	EB	free	free	free
		SB	free	free	free
Greystone Drive & Hart Lane	AWSC	NB	0.735	25	C
		EB	0.279	12.5	B
		WB	0.569	17.7	B
		SB	0.458	15	B
		INT		18.9	B

Table 11 (con't) - 2024 PM PEAK HOUR ANALYSIS RESULTS					
Required Study Area			**2024 Build w/o mitigation (PM Peak)**		
Intersection	**Traffic Control**	**Approach**	**V/C**	**Delay**	**LOS**
Greystone Drive & Wood Hollow Drive	AWSC	NB	0.934	47.7	D
		EB	0.339	15.5	B
		WB	0.835	33.2	C
		SB	3.3	0.554	B
		INT			C
Greystone Drive & Loop 1 SBFR	TWSC	EB	***1.17***	***143.4***	***F***
		SB	0.5	0	A
Far West Boulevard & Hart Lane	Signalized	EB	0.36	17.5	B
		WB	0.42	31.5	C
		NB	0.73	54.5	D
		SB	0.74	54	D
		INT		34.5	C
Far West Boulevard & Wood Hollow Drive	Signalized	EB	0.47	35.6	D
		WB	0.79	45.7	D
		NB	0.82	51.2	D
		SB	***0.83***	***69.2***	***E***
		INT		46.3	D
Far West Boulevard & Loop 1 SBFR	Signalized	EB	0.9	29.5	C
		WB	0.33	3.3	A
		SB	***1.32***	***78.6***	***E***
		INT		49.5	D
Far West Blvd. & Loop 1 NBFR	Signalized	EB	***1.2***	***117***	***F***
		NB	0.4	26.8	C
		INT		***97.9***	***F***
Steck Avenue & Loop 1 SBFR	Signalized	EB	***1.02***	***84.9***	***F***
		WB	0.36	0.7	A
		SB	***1.61***	***321.6***	***F***
		INT		***209.4***	***F***
Steck Avenue & Loop 1 NBFR	Signalized	EB	1.14	46.5	D
		WB	***1.12***	***86.7***	***F***
		NB	***2.36***	***594.3***	***F***
		INT		***234***	***F***

Summary of future 2024 'build without mitigation' conditions

As shown in Tables 10 and 11, should the development be permitted without mitigation, several intersections will not operate satisfactorily. As was shown in the 2024 'no build' condition, current conditions continue to degrade and secondary consequences result. These analyses help to identify which intersections require mitigation as a part of development, and which may be deferred.

Presentation of future 2024 'build with mitigation' conditions

Table 12 shows the estimated delays for the future traffic conditions during the AM peak hour with the site developed and mitigations provided. The analysis below is used to estimate the future conditions with the improvements proposed to mitigate the impact of site related traffic.

Table 12 - 2024 AM PEAK HOUR ANALYSIS RESULTS

Required Study Area			2024 Build and Mitigated Condition (AM Peak)		
Intersection	**Traffic Control**	**Approach**	**V/C**	**Delay**	**LOS**
Spicewood Springs Road & Hart Lane	TWSC/ Signalized	EB	0.75	25.4	C
		WB	0.49	10.6	B
		NB	0.52	25.5	C
		INT		19.8	B
Spicewood Springs Road & Wood Hollow Drive	Signalized	EB	0.83	37.4	D
		WB	1	31.4	C
		NB	0.34	26.5	C
		SB	0.01	38.5	D
		INT		33.6	C
Spicewood Springs Road & Loop 1 SBFR	Signalized	EB	***1.2***	***91.2***	***F***
		WB	1.17	52.4	D
		SB	***1.44***	***125.1***	***F***
		INT		***94.1***	***F***
Spicewood Springs Road & Loop 1 NBFR	Signalized	EB	0.52	2.5	A
		WB	***1.03***	***68.7***	***E***
		NB	***1.73***	***236.4***	***F***
		INT		***96.3***	***F***
Executive Center Drive & Hart Lane	TWSC	WB	0.15	14.7	B
		NB	0.2	0	A
		SB	0.22	3.6	A
Executive Center Drive & Wood Hollow Drive	TWSC/ Signalized	EB	0.24	21.7	C
		WB	0.22	21.2	C
		NB	0.77	31.9	C
		SB	0.92	38.2	D
		INT		31.7	C

Table 12 (con't) - 2024 AM PEAK HOUR ANALYSIS RESULTS					
Required Study Area			**2024 Build and Mitigated Condition (AM Peak)**		
Intersection	**Traffic Control**	**Approach**	**V/C**	**Delay**	**LOS**
Executive Center Dr. & Loop 1 SBFR	TWSC	EB	-	-	-
		SB	-	-	-
Greystone Drive & Hart Lane	AWSC	NB	0.719	28.6	C
		EB	0.592	18.5	B
		WB	0.488	18.9	B
		SB	0.483	17.3	B
		INT		20.5	C
Greystone Drive & Wood Hollow Drive	AWSC	NB	0.475	17.6	B
		EB	0.503	17.6	B
		WB	0.518	17.6	B
		SB	0.65	22	C
		INT		18.7	B
Greystone Drive & Loop 1 SBFR	TWSC	EB	***1.42***	***254.9***	***F***
		SB	0.63	0	A
Far West Boulevard & Hart Lane	Signalized	EB	0.67	29.6	C
		WB	0.74	32.4	C
		NB	0.74	51.4	D
		SB	0.85	54.9	D
		INT		39.3	D
Far West Boulevard & Wood Hollow Drive	Signalized	EB	0.52	29.6	C
		WB	0.47	42.9	D
		NB	***0.83***	***64.8***	***E***
		SB	0.85	54.7	D
		INT		42.3	D
Far West Boulevard & Loop 1 SBFR	Signalized	EB	0.68	22.2	C
		WB	0.57	5.7	A
		SB	0.63	13.6	B
		INT		15.3	B
Far West Blvd. & Loop 1 NBFR	Signalized	EB	0.56	5.5	A
		NB	0.71	43.7	D
		INT		20	B

Table 12 (con't) - 2024 AM PEAK HOUR ANALYSIS RESULTS					
Required Study Area			**2024 Build and Mitigated Condition (AM Peak)**		
Intersection	**Traffic Control**	**Approach**	**V/C**	**Delay**	**LOS**
Steck Avenue & Loop 1 SBFR	Signalized	EB	***1.03***	***88***	***F***
		WB	0.47	6	A
		SB	***1.57***	***250.7***	***F***
		INT		***197.4***	***F***
Steck Avenue & Loop 1 NBFR	Signalized	EB	0.72	4.9	A
		WB	***0.85***	***62.8***	***E***
		NB	***3.04***	***765***	***F***
		INT		***253.4***	***F***

Table 13 shows the estimated delays for the future 2024 traffic conditions during the PM peak hour, assumed to occur between 4 and 6 PM during the regular workweek (Monday – Friday). The analysis below is used to estimate the future conditions with the mitigation measures to accommodate site related traffic.

Table 13 - 2024 PM PEAK HOUR ANALYSIS RESULTS					
Required Study Area			**2024 Build and Mitigated Condition (PM Peak)**		
Intersection	**Traffic Control**	**Approach**	**V/C**	**Delay**	**LOS**
Spicewood Springs Road & Hart Lane	TWSC/ Signalized	EB	0.61	28.1	C
		WB	0.5	11.9	B
		NB	0.77	35.9	D
		INT		22.1	C
Spicewood Springs Road & Wood Hollow Drive	Signalized	EB	0.64	18.8	B
		WB	0.86	31.5	C
		NB	0.67	34.4	C
		SB	0.02	31.6	C
		INT		27.3	C
Spicewood Springs Road & Loop 1 SBFR	Signalized	EB	***1.48***	***220.5***	***F***
		WB	0.97	14.7	B
		SB	***1.28***	***105.2***	***F***
		INT		***111.5***	***F***
Spicewood Springs Road & Loop 1 NBFR	Signalized	EB	1.03	14.8	B
		WB	0.92	44.5	D
		NB	***1.86***	***309.2***	***F***
		INT		***91.4***	***F***

Table 13 (con't) - 2024 PM PEAK HOUR ANALYSIS RESULTS					
Required Study Area			**2024 Build and Mitigated Condition (PM Peak)**		
Executive Center Drive & Hart Lane	TWSC	WB	0.5	17.6	B
		NB	0.26	0	A
		SB	0.16	3.1	A
Executive Center Drive & Wood Hollow Drive	TWSC/ Signalized	EB	0.49	20.7	C
		WB	0.44	20	B
		NB	0.81	33.4	C
		SB	0.81	49.1	D
		INT		30.4	C
Executive Center Dr. & Loop 1 SBFR	TWSC	EB	free	free	free
		SB	free	free	free
Greystone Drive & Hart Lane	AWSC	NB	0.808	33.5	C
		EB	0.284	12.8	B
		WB	0.579	18.4	B
		SB	0.297	12.5	B
		INT		21.7	C
Greystone Drive & Wood Hollow Drive	AWSC	NB	0.596	20.9	C
		EB	0.329	14.9	B
		WB	0.814	30.7	C
		SB	0.574	19.2	B
		INT		22.9	C
Greystone Drive & Loop 1 SBFR	TWSC	EB	***1.17***	***143.4***	***F***
		SB	0.5	0	A
Far West Boulevard & Hart Lane	Signalized	EB	0.36	17.5	B
		WB	0.42	31.5	C
		NB	0.73	54.5	D
		SB	0.74	54	D
		INT		34.5	C
Far West Boulevard & Wood Hollow Drive	Signalized	EB	0.47	35.6	D
		WB	0.79	45.7	D
		NB	0.82	51.2	D
		SB	***0.83***	***69.2***	***E***
		INT		46.3	D

Table 13 (con't) - 2024 PM PEAK HOUR ANALYSIS RESULTS					
Required Study Area			**2024 Build and Mitigated Condition (PM Peak)**		
Far West Boulevard & Loop 1 SBFR	Signalized				
		EB	0.9	29.5	C
		WB	0.33	3.3	A
		SB	***0.71***	***78.6***	***E***
		INT		49.5	D
Far West Blvd. & Loop 1 NBFR	Signalized	EB	***1.2***	***117***	***F***
		NB	0.4	26.8	C
		INT		***97.9***	***F***
Steck Avenue & Loop 1 SBFR	Signalized	EB	***1.02***	***84.9***	***F***
		WB	0.36	0.7	A
		SB	***1.61***	***321.6***	***F***
		INT		***209.4***	***F***
Steck Avenue & Loop 1 NBFR	Signalized	EB	1.14	46.5	D
		WB	***1.12***	***86.7***	***F***
		NB	***2.36***	***594.3***	***F***
		INT		***234***	***F***

Summary of future 2024 'build with mitigation' conditions evaluation

As shown in Tables 12 and 13, the development proposes to address its site related traffic impact with improvements to the intersections along Spicewood Springs Road and the southbound frontage road of Mo-Pac Expressway. The interchanges of Far West Boulevard and Spicewood Springs/Anderson Lane with Mo-Pac have limited options, due to right-of-way limitations and the needs of larger regional traffic operations (apart from the site related traffic). As such, staff review of the TIA indicates that site related traffic will be adequately mitigated by the proposed improvements. The exception to these findings is the identified degradation of traffic operations along the Mo-Pac frontage roads in the vicinity of the site.

Discussion of results of TIA analysis

As illustrated in the above findings, existing capacity concerns are identified along the Loop 1 corridor. The impacts of these regional issues were observed at intersections in the study area in the Existing (2016) analysis. Although major improvements are necessary at intersections along Loop 1, these would need to be undertaken as regional improvements to achieve an acceptable LOS. The findings reflect a level of investment and analysis greater than can be offered by site development review. The applicant has requested the City consult with TxDOT to identify how best to determine the long range improvements required.

2024 Build Analysis Results – detailed intersection elements

- *Executive Center Drive & Hart Lane*. Vehicles making the 'westbound' left-turn movement from Executive Center Drive have difficulty finding gaps onto Hart Lane. Because the westbound approach is a single lane, the delay at the westbound left-turn movement is also experienced by vehicles waiting to turn right onto Hart Lane.

- *Executive Center Drive & Wood Hollow Drive*. The northbound approach of Wood Hollow Drive at Executive Center Drive experience an unacceptable LOS due to the high volume expected at this approach.

- *Greystone Drive & Hart Lane*. The southbound approach of Hart Lane at Greystone Drive experiences an unacceptable LOS due to the high volume at this approach and the capacity limitations of an all-way stop-controlled (AWSC) intersection.

- *Greystone Drive & Wood Hollow Drive*. The northbound approach of Wood Hollow Drive at Greystone Drive experiences an unacceptable LOS due to the high volume at this approach and the capacity limitations of an AWSC intersection.

- *Spicewood Springs Road & Loop 1*. Similar to existing conditions the intersection of Spicewood Springs Road and Loop 1 continues to operate at an unacceptable LOS.

- *Greystone Drive & Loop 1.* Similar to existing conditions the eastbound approach of Greystone Drive at Loop 1 SBFR continues to operate at an unacceptable LOS.

- *Far West Boulevard & Loop 1*. Similar to existing conditions the intersection of Far West Boulevard and Loop 1 continues to operate at an unacceptable LOS.

- *Steck Avenue & Loop 1*. Similar to existing conditions the intersection of Steck Avenue and Loop 1 continues to operate at an unacceptable LOS.

Traffic Signal Warrant Analysis

As part of the analysis of 2024 Build conditions, a traffic signal warrant analysis was performed at the intersection of Executive Center Drive and Wood Hollow Drive. The number of vehicles at the eastbound approach of Executive Center Drive throughout the day is consistently above the minor street volume threshold for warranting a signal. A traffic signal is warranted based on the 2024 projected traffic volumes at the intersection.

Transportation System Improvements

The TIA identified a series of improvements to the surrounding public infrastructure which would serve to mitigate the calculated impact to traffic resulting from this development. The following is a summation of the proposed improvements, organized by Phase:

Developer proposed Phase 1 (2018) improvements:

- *Spicewood Springs Road & Hart Lane.* Consider installing a fully actuated traffic signal at the intersection of Spicewood Springs Road and Hart Lane. Install an advance warning flasher west of the intersection synchronized with the traffic signal and widen the northbound approach of Hart Lane to include dual left-turns.

- *Hart Lane between Executive Center Drive and Spicewood Springs Road.* Widen Hart Lane between Executive Center Drive and Spicewood Springs Road to accommodate a three-lane northbound approach at the intersection of Hart Lane at Spicewood Springs Road. Restripe the northbound approach of Hart Lane to include dual-left-turn lanes and an exclusive right-turn lane (three 10' approach lanes); a single northbound receiving lane (14') and southbound bike lane (5') will remain.

- *Spicewood Springs Road & Wood Hollow Drive.* Extend the westbound left-turn bay of Spicewood Springs Road to Wood Hollow Drive to provide adequate storage for vehicles making a left-turn movement and prevent spill-back into the adjacent lane. 15% of the inbound trips generated by the Austin Oaks development were assigned to the westbound left-turn movement of Spicewood Springs Road to Wood Hollow Drive. The proposed left-turn bay extension will mitigate the impact of site traffic at this movement.

- *Spicewood Springs Road & Wood Hollow Drive.* Provide a right-turn overlap operation at the northbound right-turn movement of Wood Hollow Drive to Spicewood Springs Road. This will allow the northbound right-turn phase and the westbound left-turn phase to operate simultaneously and decrease delay at the northbound approach of Wood Hollow Drive. 15% of the outbound trips generated by the Austin Oaks development were assigned to the right-turn movement of Wood Hollow Drive to Spicewood Springs Road. The proposed right-turn overlap operation will mitigate the impact of site traffic at this movement.

- *Wood Hollow Drive between Executive Center Drive and Spicewood Springs Road.* Concurrently with the right-turn overlap improvement at the northbound right-turn movement of Wood Hollow Drive to Spicewood Springs Road, restripe Wood Hollow Drive between Executive Center Drive and Spicewood Springs Road to allow two northbound lanes, one southbound lane, and bike lanes on both sides of the roadway. Restricting parking and extending the northbound right-turn lane will maximize the operations at the northbound approach of Wood Hollow Drive at Spicewood Springs Road.

- *Spicewood Springs Road & Loop 1 southbound frontage road.* Provide a free, channelized operation at the southbound right-turn movement from Loop 1 SBFR to Spicewood Springs Road (westbound). On Spicewood Springs the existing pavement can accommodate a free movement; however, there are design constraints due to the existing bike lane. Where feasible, an eight foot wide (8') sidewalk will be provided along Mo-Pac Southbound Frontage Road. Any improvements at Mo-Pac Frontage Road are subject to TxDOT approval.

- *Spicewood Springs Road & Loop 1 southbound frontage road.* Provide striping and vertical panels (or other barrier) at the southbound receiving lanes of Loop 1 southbound frontage road to facilitate a free eastbound right-turn movement from Spicewood Springs Road to Loop 1 southbound frontage road. This movement is currently channelized and a merge with Loop 1 southbound frontage road can be accomplished with existing pavement. Twelve foot (12') wide receiving lanes should be maintained along Mo-Pac southbound frontage road. Where feasible, an eight foot wide (8') sidewalk will be provided along Mo-Pac southbound frontage road. Any improvements at Mo-Pac Frontage Road are subject to TxDOT approval.

- *Executive Center Drive & Wood Hollow Drive.* Implement stop-control at the northbound and southbound approaches of Wood Hollow Drive. Restripe the northbound approach of Wood Hollow Drive at Executive Center Drive to include a shared thru-left and a shared thru-right. The shared thru-right lanes will also be marked as shared bike lanes. This will require the north-leg of the intersection to be restriped to provide two receiving lanes. Restripe the southbound approach of Wood Hollow Drive at Executive Center Drive to include an exclusive right-turn lane and a shared thru-left. The proposed cross sections can be accomplished using existing pavement.

- *Executive Center Drive & Loop 1 southbound frontage road.* Construct a southbound right-turn deceleration lane on Loop 1 SBFR (upstream of Executive Center Drive). Additionally, install vertical panels (or other physical barrier) along Loop 1 Southbound Off-Ramp to prevent access to Executive Center Drive from southbound Loop 1 Southbound Off-Ramp and reduce

weaving in this section of the frontage road. Where feasible, an eight foot wide (8') sidewalk will be provided along Mo-Pac Southbound Frontage Road. Any improvements at Mo-Pac Frontage Road are subject to TxDOT approval.

- *Executive Center Drive at Loop 1 southbound frontage road.* Construct a southbound acceleration lane on Loop 1 southbound frontage road, downstream of Executive Center Drive to provide a free operation at the eastbound right-turn movement of Executive Center Drive. Where feasible, an eight foot wide (8') sidewalk will be provided along Mo-Pac Southbound Frontage Road. Any improvements at Mo-Pac Frontage Road are subject to TxDOT approval.

- *Greystone Drive & Loop 1 southbound frontage road.* Construct a southbound right-turn deceleration lane on Loop 1 southbound frontage road (upstream of Greystone Drive). The proposed southbound right-turn deceleration lane will mitigate the impact of site traffic at eastbound approach by removing vehicles turning right from the southbound thru lane. Where feasible, an eight foot wide (8') sidewalk will be provided along Mo-Pac Southbound Frontage Road. Any improvements at Mo-Pac Frontage Road are subject to TxDOT approval.

- *Far West Boulevard & Hart Lane.* Widen the northbound approach of Hart Lane to a five-lane cross-section at the intersection of Far West Boulevard. The northbound approach should include an exclusive left-turn lane, exclusive thru lane, and exclusive right-turn lane; two southbound receiving lanes with remain. Concurrent with the widening, a five foot (5') wide sidewalk should be reconstructed adjacent to the northbound approach of Hart Lane. Restripe the southbound approach of Hart Lane to include an exclusive left-turn lane, exclusive thru lane, and shared thru-right lane; a single northbound receiving lane will remain.

- *Far West Boulevard & Wood Hollow Drive.* Provide a right-turn overlap operation at the northbound right-turn movement from Wood Hollow Drive to Far West Boulevard. Restripe the northbound approach to extend the existing right-turn lane.

- *Far West Boulevard & Loop 1 southbound frontage road.* Provide a free, channelized operation at the southbound right-turn movement from Loop 1 southbound frontage road to Far West Boulevard (westbound). The existing lane configurations can accommodate a free operation because there are three westbound receiving lanes. The right-turn-only lane along Far West Boulevard is recommended to be restriped as a shared thru-right lane between Loop 1 and the first driveway (approximately 400'). Where feasible, an eight foot wide (8') sidewalk will be provided along Mo-Pac southbound frontage road. Any improvements along Mo-Pac are subject to TxDOT approval.

Developer proposed Phase 2 (2020) improvement:

- *Far West Boulevard & Wood Hollow Drive* Adjust signal timing at the intersection of Far West Boulevard and Wood Hollow Drive.

Developer proposed Phase 3 (2022) improvements:

- *Executive Center Drive & Wood Hollow Drive.* Restripe the eastbound approach of Executive Center Drive at Wood Hollow Drive to include a shared thru-left and a shared thru-right. The shared thru-right lanes will also be marked as shared bike lanes. This will require the east leg of the intersection to be restriped to provide two receiving lanes. Restripe the westbound approach of Executive Center Drive at Wood Hollow Drive to include an exclusive right-turn lane and a shared thru-left.

- *Far West Boulevard & Wood Hollow Drive.* Restripe the eastbound approach of Far West Boulevard at Wood Hollow Drive. The outside lane of the eastbound approach is currently striped as an exclusive right-turn lane and there are three eastbound receiving lanes. To prevent weaving downstream of Wood Hollow Drive the City should consider restriping the outside lane of Far West Boulevard as a shared thru-right until Loop 1 SBFR.

Developer proposed Phase 4 (2024) improvements:

- *Executive Center Drive & Hart Lane.* Restripe the westbound approach of Executive Center Drive at Hart Lane to include two lanes: exclusive left-turn lane and exclusive right-turn lane. This improvement will allow the left-turn and right-turn movements to operate independently and improve the LOS of this approach.

- *Hart Lane between Executive Center Drive and Spicewood Springs Road.* Restripe Hart Lane between Executive Center Drive and Spicewood Springs Road to provide a southbound left-turn bay from Hart Lane to Executive Center Drive. The storage provided in this bay will be minimal as space must be preserved to accommodate the dual left-turn lanes at the northbound approach from Hart Lane to Spicewood Springs Road.

- *Executive Center Drive & Wood Hollow Drive.* Consider installing a fully actuated traffic signal at the intersection of Executive Center Drive and Wood Hollow Drive. The City should consider split phase operation for northbound and southbound approaches. The recommended all-way stop should remain and be monitored until the signal is necessary.

- *Greystone Drive & Hart Lane.* Restripe the southbound approach of Hart Lane at Greystone Drive to include two thru lanes. This will require the south-leg of the intersection to be restriped to provide two receiving lanes. A cross-section which will accommodate three travel lanes and two bike lanes can be accomplished using existing pavement.

- *Greystone Drive & Wood Hollow Drive.* Restripe the northbound approach of Wood Hollow Drive at Greystone Drive to include two thru lanes. This will require the north-leg of the intersection to be restriped to provide two receiving lanes. A cross-section which will accommodate three travel lanes and two bike lanes can be accomplished using existing pavement.

- *Far West Boulevard & Wood Hollow Drive.* Adjust signal timing at the intersection of Far West Boulevard and Wood Hollow Drive.

As a part of the TIA, the applicant provided probable cost estimates to perform the identified improvements. These cost estimates were used to determine percentage cost participation ('pro-rata') from the developer. The following tables present the description, probable cost, percentage of site related traffic assigned to the location, along with the developer's estimate of the fiscal contribution (according to overall traffic volumes).

Phase 1 - 2018 improvements				
Location	**Improvement Description**	**Probable Cost ($)**	**Site Traffic (%)**	**Pro-Rata Cost Share ($)**
1. Spicewood Springs Road & Hart Lane (2018)	Install a fully actuated traffic signal.	$420,000	11.0%	$46,200
2. Spicewood Springs Road & Hart Lane (2018)	Widen Hart Lane.	$150,000	11.0%	$16,500
3. Spicewood Springs Road & Wood Hollow Drive (2018)	Extend westbound left-turn bay.	$50,000	42.5%	$21,250
4. Spicewood Springs Road & Wood Hollow Drive (2018)	Provide a right-turn overlap operation.	$10,000	29.3%	$2,930
5. Executive Center Drive & Wood Hollow Drive (2018)	Restripe Wood Hollow Drive.	$20,000	40.1%	$8,020
6. Spicewood Springs Road & Loop 1 SBFR (2018)	Create channelized turn from Mo-Pac to Spicewood Springs	$175,000	7.3%	$12,780
7. Spicewood Springs Road & Loop 1 SBFR (2018)	Provide channelized turn from Spicewood Springs Road to Mo-Pac SBFR	$35,000	7.3%	$2,560
8. Executive Center Drive & Wood Hollow Drive (2018)	Install multi-way stop signs	$10,000	52.6%	$5,260
9. Executive Center Drive & Loop 1 SBFR (2018)	Construct right turn deceleration lane	$160,000	77.5%	$124,000
10. Executive Center Drive & Loop 1 SBFR (2018)	Construct acceleration lane.	$130,000	85.6%	$111,280
11. Greystone Drive & Loop 1 SBFR (2018)	Construct right turn deceleration.	$160,000	39.5%	$63,200

Phase 1 - 2018 improvements (con't)				
Location	**Improvement Description**	**Probable Cost ($)**	**Site Traffic (%)**	**Pro-Rata Cost Share ($)**
12. Far West Blvd & Hart Lane (2018)	Widen northbound approach and restripe southbound approach Hart Lane	$110,000	8.6%	$9,460
13. Far West Blvd & Wood Hollow Drive (2018)	Provide a right-turn overlap operation	$20,000	5.8%	$1,160
14. Far West Blvd & Loop 1 SBFR (2018)	Provide channelized turn from Loop 1 SBFR to Far West Boulevard	$175,000	7.5%	$13,130
Phase I Improvements Subtotal		**$1,625,000**	**-**	**$437,730**

Phase 2 - 2020 improvement				
Improvement (Year)	**Description**	**Probable Cost ($)**	**Site Traffic (%)**	**Pro-Rata Share ($)**
1. Far West Boulevard & Wood Hollow Drive (2020)	Adjust signal.	$10,000	5.6%	$560
Phase 3 - 2022 improvements				
1. Executive Center Drive & Wood Hollow Drive (2022)	Widen Executive Center Drive to a four-lane cross-section	$20,000	52.6%	$10,520
2. Far West Boulevard & Wood Hollow Drive (2022)	Restripe the eastbound approach	$10,000	3.0%	$300
Phase 4 - 2024 improvements				
1. Executive Center Drive & Hart Lane (2024)	Restripe westbound approach of Executive Center Drive and Hart Lane	$20,000	79.1%	$15,820
2. Executive Center Drive & Hart Lane (2024)	Restripe Hart Lane	$20,000	79.1%	$15,820
3a. Executive Center Drive & Wood Hollow Drive (2024)	Conduct traffic signal warrant analysis.	$10,000	52.6%	$5,260
3b. Executive Center Drive & Wood Hollow Drive (2024)	Install a fully actuated traffic signal	$250,000	52.6%	$131,500

Phase 4 - 2024 improvements (con't)				
4. Greystone Drive & Hart Lane (2024)	Restripe southbound approach.	$20,000	9.7%	$1,940
5. Greystone Drive & Wood Hollow Drive (2024)	Restripe northbound approach.	$20,000	40.2%	$8,040
6. Far West Boulevard & Wood Hollow Drive (2024)	Adjust signal timing.	$10,000	5.6%	$560
Phase II, III, & IV Improvements Subtotal		**$390,000**	**-**	**$190,320**
Recommended Improvements Total		**$2,015,000**	**-**	**$628,000**

City of Austin Staff recommended improvements

Staff discussed the need to implement physical improvements concurrently with the development of the site and thus prioritized the infrastructure elements accordingly. Staff recognized and acknowledged the need to distinguish site related traffic congestion from larger (or preexisting) regional traffic concerns. Therefore, after review and acceptance of the TIA findings, the following terms were set forth:

1) Wherever feasible, staff prefers to have the developer construct physical improvements instead of posting fiscal towards the estimated costs of construction.

2) In locations where more than one improvement is identified, staff would accept a fully constructed single improvement in the place of several partial funded elements.

3) Texas Department of Transportation facilities also serve the interests of the general traveling public and are therefore incorporated into City of Austin objectives for site mitigation.

Conclusions and recommendations

While not all of the identified improvements necessary will be constructed as part of this site development, review staff are in agreement that the applicant will satisfactorily mitigate the impact determined in the TIA document if certain critical improvements are made as a part of site development. Therefore, staff recommends approval of this zoning application subject to the following conditions:

1) Prior to the 3rd Reading of City Council, the applicant should commit to constructing the following identified improvements as part of their site development application:

   A. Within 1 year of the effective date of the rezoning ordinance, the owner will pay $420,000 to the City of Austin Transportation Department, to be used exclusively for the installation of a traffic signal at Hart Lane and Spicewood Springs Road

B. The owner will enter into an agreement with TxDOT[i] to complete the work for the following three projects that were identified in the TIA:

   i. Construct free eastbound right-turn movement from Spicewood Springs Road to Mo-Pac (Loop 1) southbound frontage road,

   ii. Construct a southbound right-turn deceleration lane on Mo-Pac (Loop 1) southbound frontage road (upstream of Executive Center Drive), and

   iii. Construct a southbound acceleration lane on Mo-Pac (Loop 1) southbound frontage road (downstream of Executive Center Drive).

2) Per the Texas Dept. of Transportation (TxDOT), design of all elements which access the southbound frontage road of Mo-Pac (Loop 1) is subject to review for compliance with safety standards and requirements.

3) Development of this property should not vary from the approved uses, nor exceed the approved intensities and estimated traffic generation assumptions within the TIA document (dated July 26, 2016), including land uses, trip generation, trip distribution, traffic controls and other identified conditions.

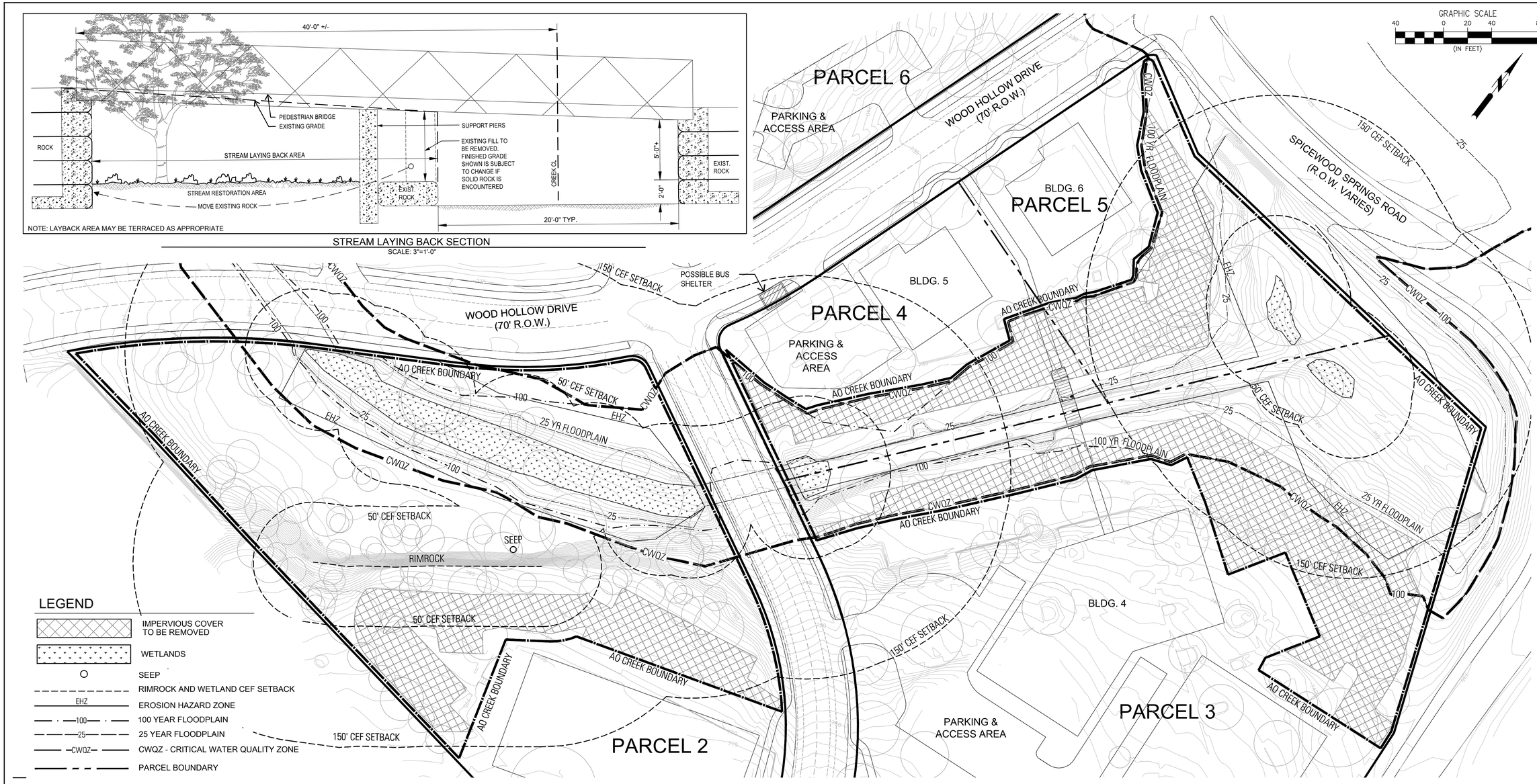
If you have any questions or require additional information, please contact me at (512) 974 – 2208. Thank you.

Scott A. James

Scott A. James, P.E., PTOE
Development Services Department
Land Use Review Division/ Transportation Review

[i] The implementation of the construction will be done through an agreement with TxDOT that either (i) allows for the owner to design and construct the improvements with TxDOT approval or (ii) permits the owner to pay TxDOT to construct the improvements

STREAM LAYING BACK SECTION
SCALE: 3"=1'-0"



Notes:

1. Construction within the CWQZ and CEF buffer shall include the removal of existing surface parking lots and restoration of such areas. A restoration plan shall be submitted to the City for review and approval and implemented with each site plan for Parcels 2, 3, 4, and 5. The restoration plan shall be approved if it complies with the following: (i) planting and seeding pursuant to the standard specification 609s, and (ii) revegetation shall be adequate to achieve a score of "Good (3)" at maturity for the following parameters of Environmental Criteria Manual Appendix X "Scoring: Zone 1 - Floodplain Health": gap frequency, soil compaction, structural diversity, and tree demography. The identified Zone 1 parameters shall apply to all restored areas within the CWQZ and CEF buffers. Restoration of existing parking lot areas within the AO Creek Plan, and outside of the CWQZ or CEF buffer, shall be planted and seeded pursuant to standard specification 609s. The restoration plan shall be implemented prior to certificate of occupancy, and restoration shall be considered complete if the goals of the restoration plan have been met following a one year warranty period.

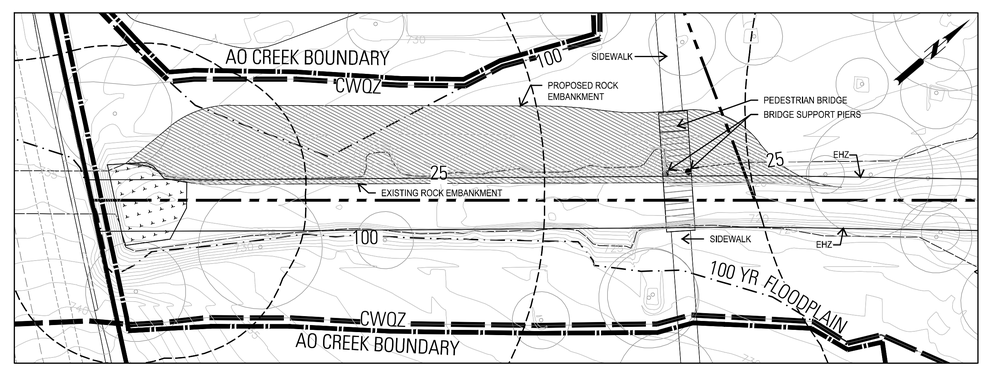
2. Construction of the pedestrian bridge to be pre-engineered steel frame with concrete decking at a minimum of 8 ft wide and shall allow for pier supports on the inundation bench. The pedestrian bridge is to be constructed as part of Parcel 3 and maintained by the Owner for ten years from the date of installation and maintained by the City thereafter.

3. The West side of the unnamed creek bank on Parcels 4 and 5 will be laid back to create an inundation bench as shown on this Exhibit H, unless uniform cohesive bedrock prevents excavation to the depth shown. The Owner will not be required to excavate further if blasting or cutting of bedrock is required. The inundation bench will be restored pursuant to Note 1 above, unless subsurface conditions such as shallow bedrock make restoration infeasible as determined by Watershed Protection Department staff. The design shall accommodate a minimum of 10 feet at the top of the bank for a future trail or other permitted improvements. To the extent the Owner is unable to achieve 20,000 cubic feet of detention storage by laying back the West side of the unnamed creek bank on Parcels 4 and 5, the Owner will create a dual-use detention/parkland area within the AO Creek boundary on the East side of the unnamed creek bank such that a total of at least 20,000 cubic feet of detention is provided.

4. Except as provided in Note 3 above, the existing stable banks, including the sections consisting of stacked limestone boulders, shall remain undisturbed except for enhancements and repairs, including, but not limited to, any work required to eliminate existing flumes which direct untreated runoff directly to the creek area. The construction in the CWQZ may also include hard surfaced paths/trails/walkways, a pedestrian bridge with support piers, and access and utility easements, including utility lines and systems and necessary connections to such lines and systems to provide services to the buildings and improvements within the PUD pursuant to, City Code Sections 25-8-261 (Critical Water Quality Zone Development) and 25-8-262 (Critical Water Quality Zone Street Crossings).

5. Bus shelter subject to Capital Metro need and approval.

6. The buildings, structures, parking, sidewalks, trails and other improvements shown on this exhibit are graphic representations and are not exact. The exact locations and specifications for the buildings, structures, parking, and other improvements shall be determined as site development permits are issued as is consistent with the provisions and intent of this ordinance.



STREAM LAYING BACK AREA
SCALE: 1"=30'-0"

EXHIBIT J

REVISED : SEPTEMBER 15, 2016

AUSTIN OAKS 15-864

UDG
Urban Design Group PC
TX Registered Engineering Firm #F-1043
3660 Stoneridge Road
Suite E101
Austin, TX 78746
512.347.0040

TBG
Landscape Architects Planners
1705 Guadalupe Street, Suite 500
Austin, Texas 78701
(512) 327-1011 Fax: (512) 327-0488
Austin Dallas Houston San Antonio

AUSTIN OAKS PUD

AO CREEK PLAN

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY		
REVIEWED BY		

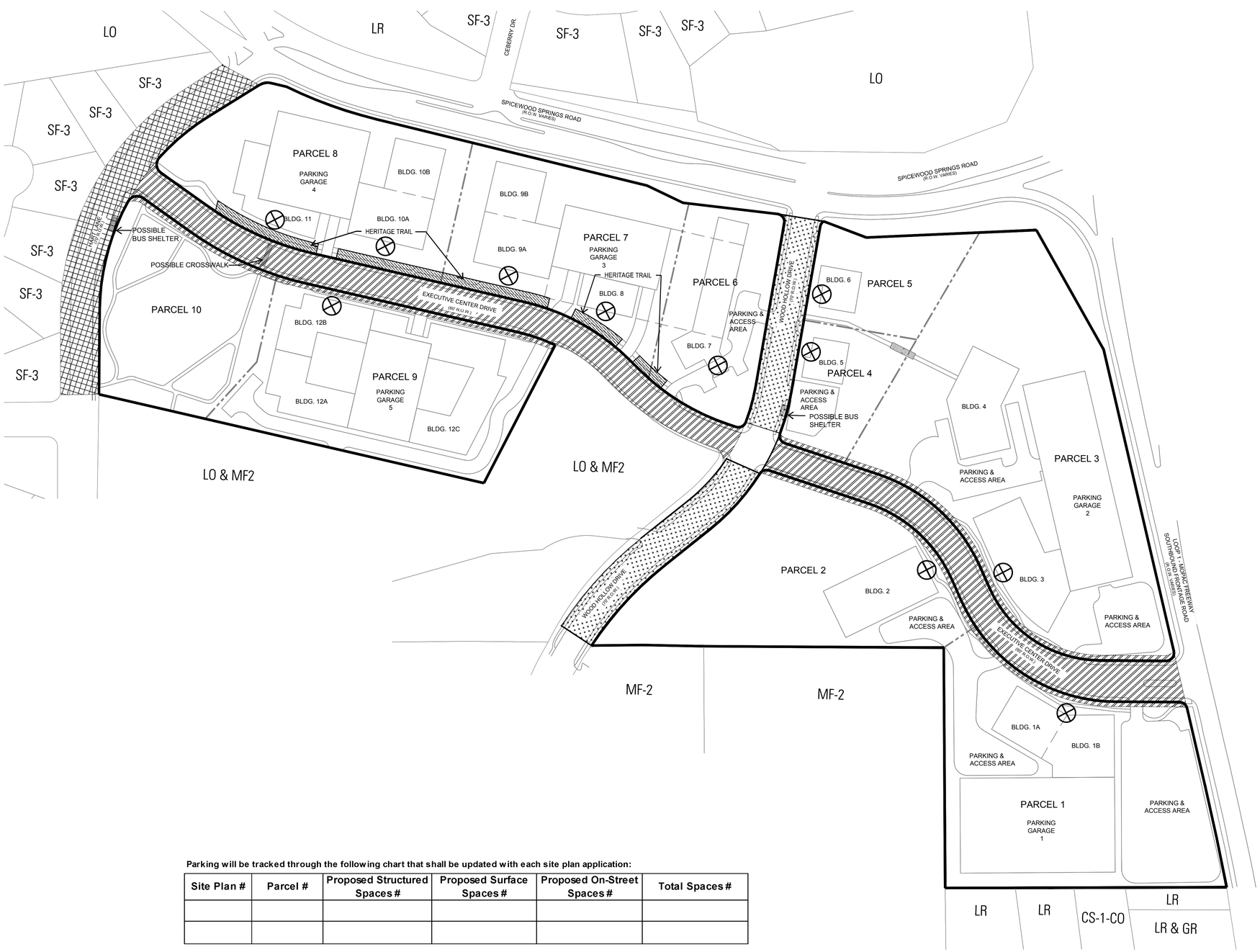
EXHIBIT H

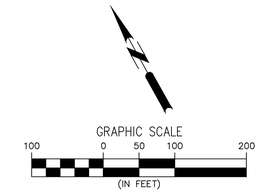
AUGUST 30, 2016

UDG JOB NO. 15-864

1"=40'

CASE NUMBER: C814-2014-0120





LEGEND

- EXECUTIVE CENTER DRIVE STREETSCAPE
- WOOD HOLLOW DRIVE STREETSCAPE
- HART LANE STREETSCAPE
- INDICATES AT LEAST ONE ENTRY ON STREET FACING FACADE OF BUILDING

NOTES:

1. AT THE TIME OF SITE PLAN, A PUBLIC ACCESS/SIDEWALK EASEMENT WILL BE PROVIDED FOR THE PORTION OF THE HERITAGE TRAIL LOCATED WITHIN THE PARCEL FOR WHICH A SITE DEVELOPMENT PERMIT PLAN IS BEING SOUGHT.
2. AT THE TIME OF SITE PLAN (AND AT THE OWNER'S DISCRETION) A PEDESTRIAN PATHWAY WITHIN A PUBLIC EASEMENT THAT IS A MINIMUM OF 8' WIDE WILL BE LOCATED FROM EXECUTIVE CENTER DRIVE TO SPICEWOOD SPRINGS ROAD ON EITHER PARCEL 7 OR PARCEL 8, WITH SPECIFIC LOCATION SUBJECT TO OWNER DISCRETION.
3. STREETSCAPE DESIGN WITHIN R.O.W. ARE SUBJECT TO TRAFFIC IMPACT ANALYSIS IMPROVEMENTS AND CITY APPROVAL.
4. BUS SHELTER SUBJECT TO CAPITAL METRO NEED AND APPROVAL.
5. THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.

Parking will be tracked through the following chart that shall be updated with each site plan application:

Site Plan #	Parcel #	Proposed Structured Spaces #	Proposed Surface Spaces #	Proposed On-Street Spaces #	Total Spaces #

EXHIBIT K

AUSTIN OAKS 15-864

UDG
Urban Design Group PC
TX Registered Engineering Firm #F-1343
3660 Stoneridge Road
Suite E101
Austin, TX 78746
512.347.0040

TBG
Landscape Architects Planners
1705 Guadalupe Street, Suite 500
Austin, Texas 78701
(512) 327-1011 Fax: (512) 327-0488
Austin Dallas Houston San Antonio

AUSTIN OAKS PUD

STREETSCAPE PLAN

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY		
REVIEWED BY		

EXHIBIT I

PAGE 1 OF 5

AUGUST 30, 2016

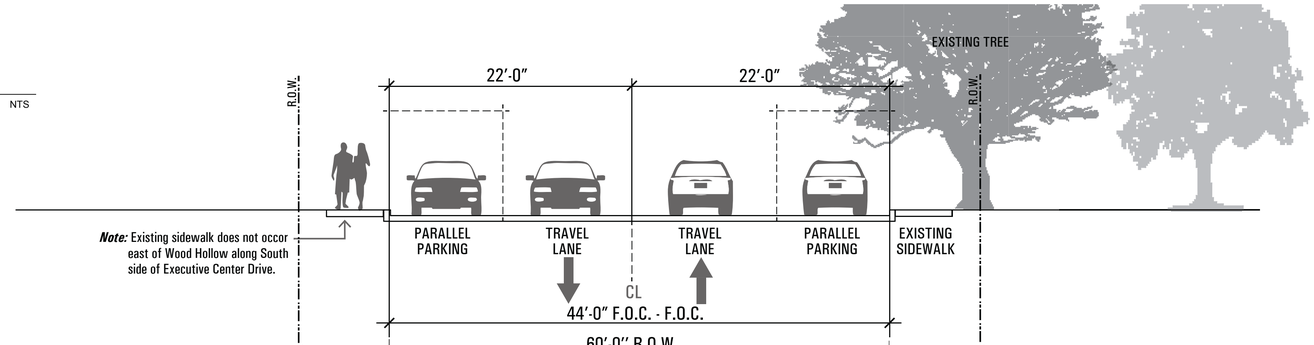
UDG JOB NO. 15-864

1"=100'

CASE NUMBER: C814-2014-0120

EXECUTIVE CENTER DRIVE - **EXISTING** CONDITIONS

NTS



EXECUTIVE CENTER DRIVE - **PROPOSED** CONDITIONS

NTS

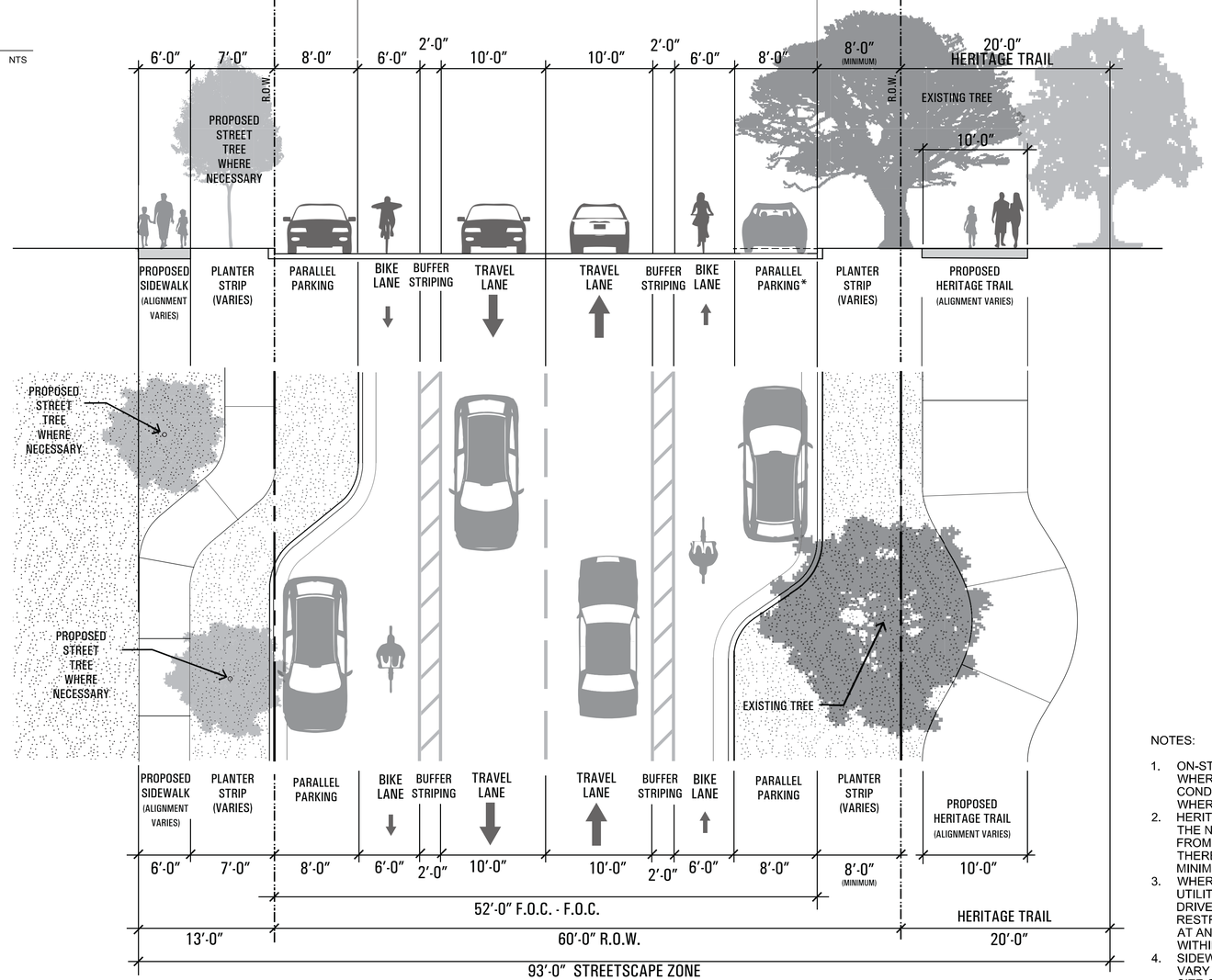


EXHIBIT K

NOTES:

1. ON-STREET PARALLEL PARKING MAY BE LOCATED WHERE NOT IN CONFLICT WITH EXISTING SITE CONDITIONS. EXISTING SIDEWALK TO BE REMOVED WHERE PARALLEL PARKING OCCURS.
2. HERITAGE TRAIL (10 FT WIDE) EXTENDS ALONG THE NORTH SIDE OF EXECUTIVE CENTER DRIVE FROM HART LANE TO WOOD HOLLOW. THEREAFTER, THE SIDEWALK WIDTH IS 6 FT MINIMUM TO MOPAC FRONTAGE.
3. WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, DRIVEWAYS AND OTHER REQUIRED REGULATORY RESTRICTIONS, STREET TREES SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP.
4. SIDEWALK AND PLANTER STRIP ALIGNMENT WILL VARY DEPENDING ON EXISTING TREES AND OTHER SITE CONDITIONS.
5. POSSIBLE STREET AND CURB VARIATION TO ALLOW FOR ON-STREET PARKING AND LANDSCAPE BUMPOUTS, AT OWNER'S DISCRETION.

AUSTIN OAKS 15-864

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512.347.0040

TBG
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Austin, Texas 78701
(512) 327-1011 Fax: (512) 327-0488
Austin Dallas Houston San Antonio

AUSTIN OAKS PUD

STREETSCAPE PLAN

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY		
REVIEWED BY		

EXHIBIT I

PAGE 2 OF 5

AUGUST 30, 2016

UDG JOB NO. 15-864

CASE NUMBER: C814-2014-0120

WOOD HOLLOW DRIVE - **EXISTING** CONDITIONS

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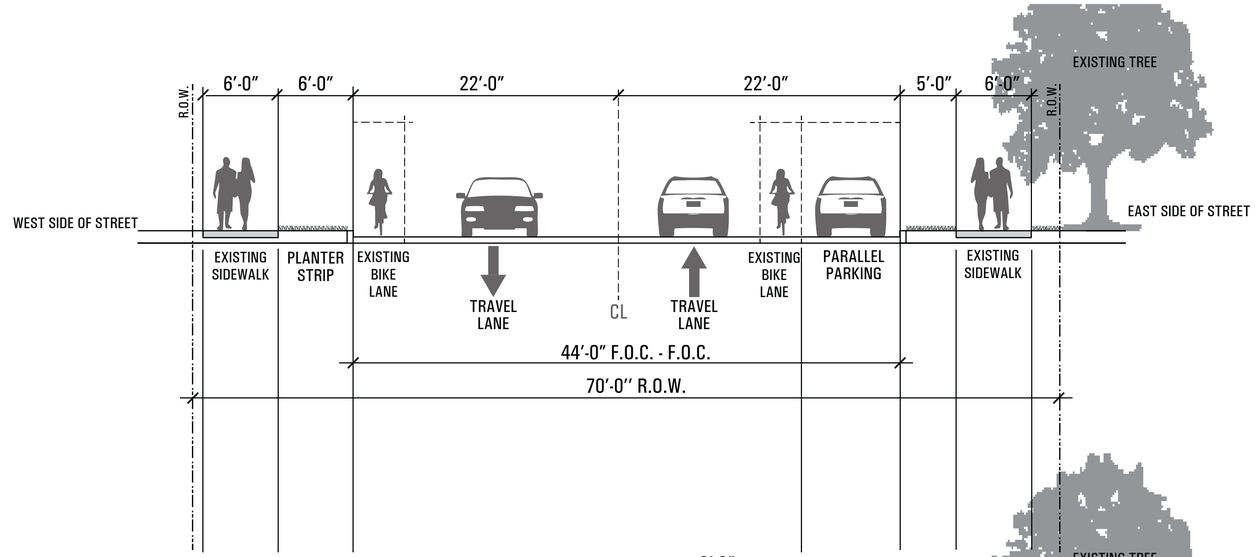

WOOD HOLLOW DRIVE - **PROPOSED** CONDITIONS

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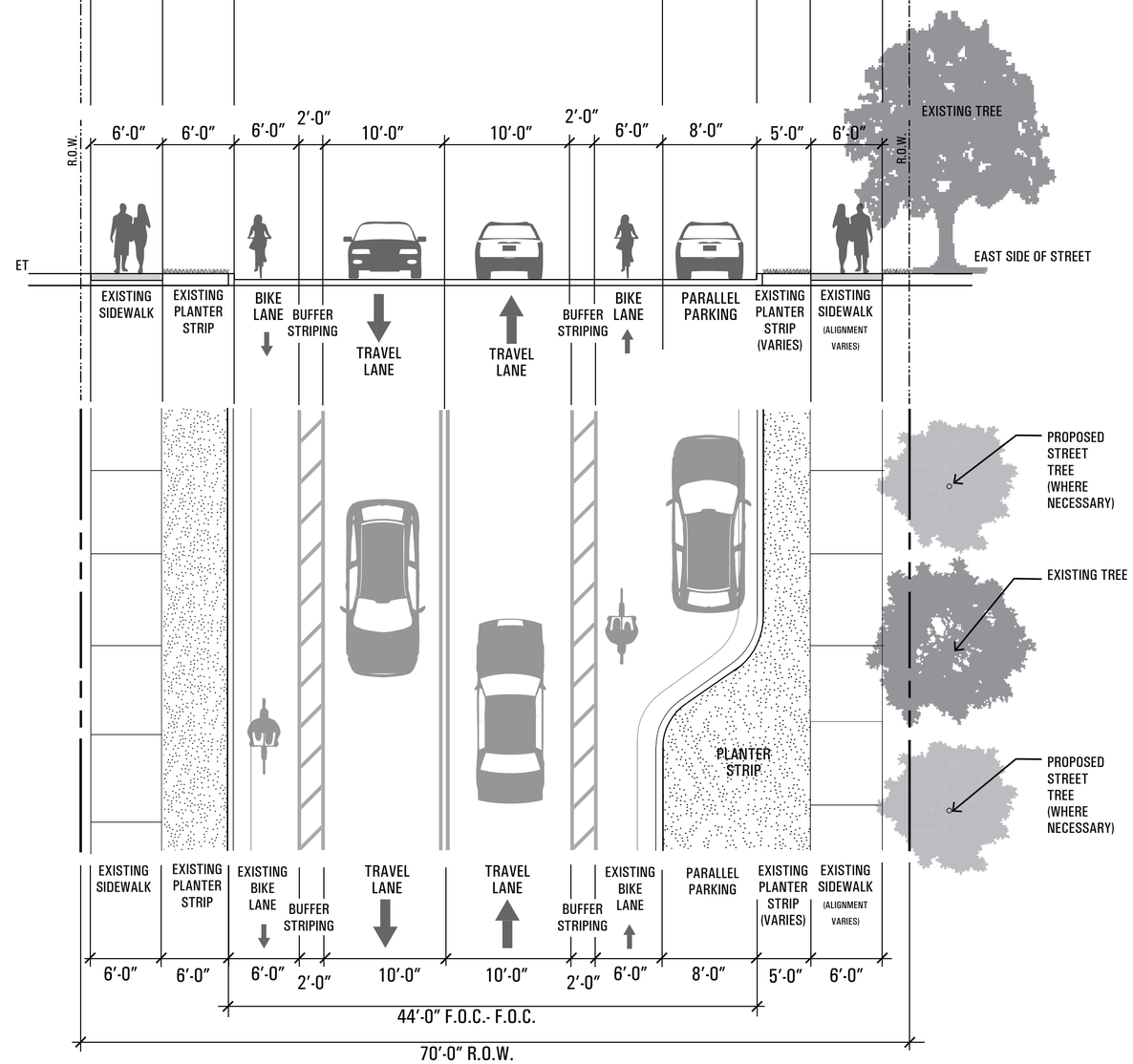

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EXHIBIT I

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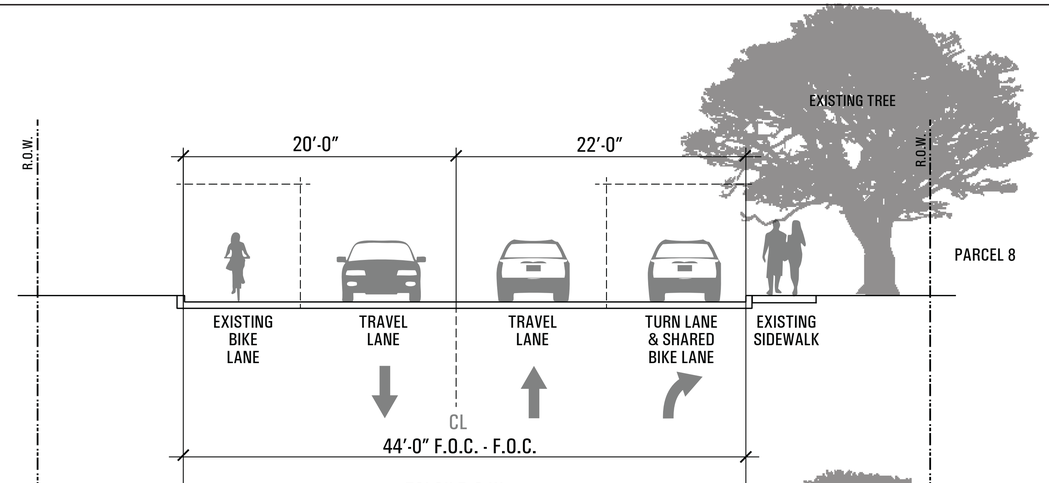
AUGUST 30, 2016

UDG JOB NO. 15-864

CASE NUMBER: C814-2014-0120

HART LANE- **EXISTING** CONDITIONS AT PARCEL 8

NTS



HART LANE- **PROPOSED** CONDITIONS AT PARCEL 8

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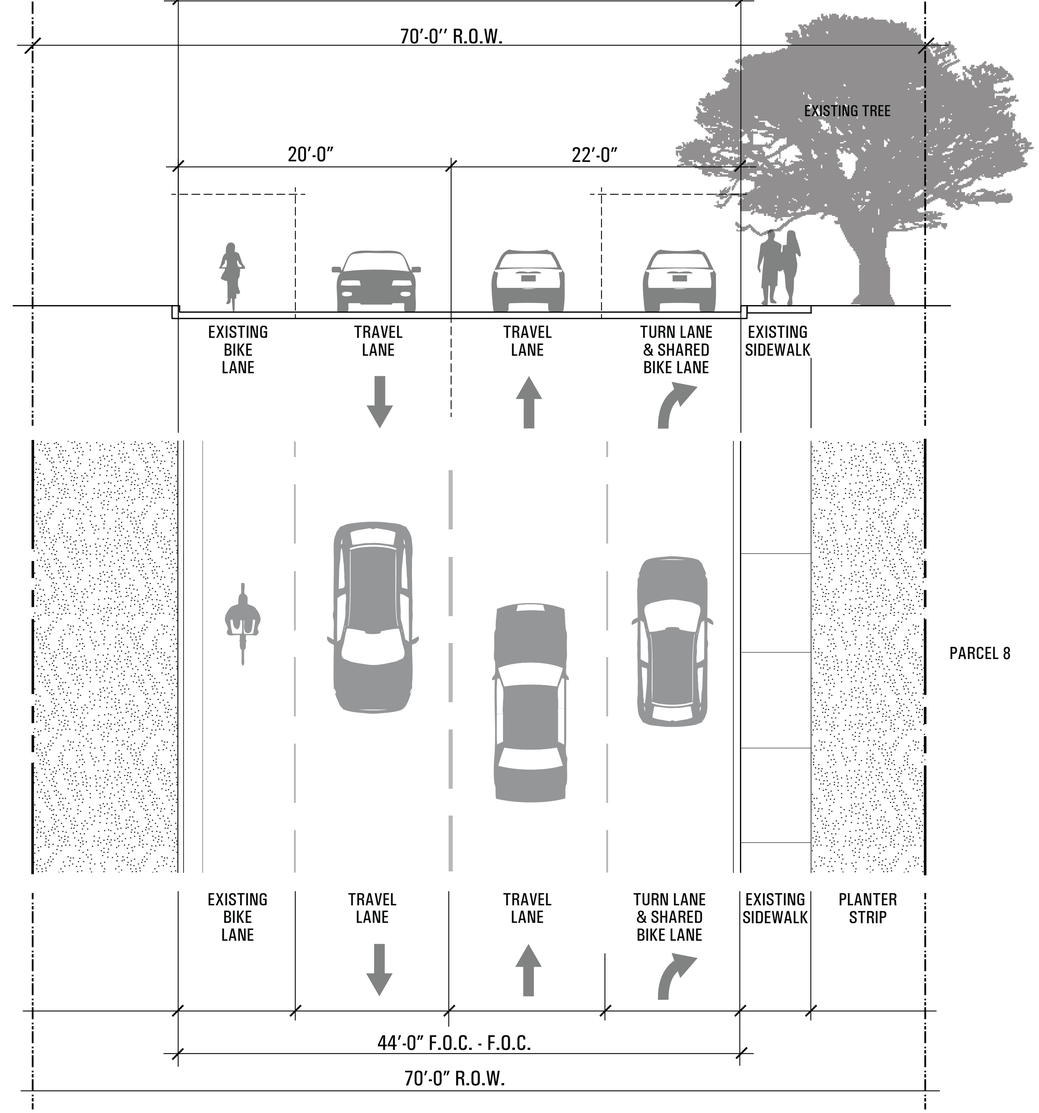

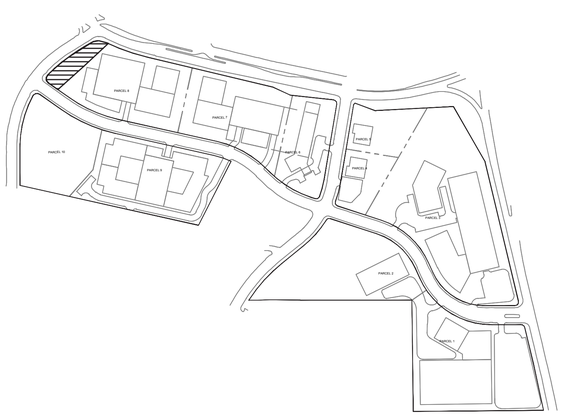

LOCATION MAP

PLAN OF HART LANE STREETSCAPE ALONG PARCEL 8

NOTES:

1. WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, DRIVEWAYS AND OTHER REQUIRED REGULATORY RESTRICTIONS, STREET TREES SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP ALONG PARCEL 8 FRONTAGE.

EXHIBIT K

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EXHIBIT I

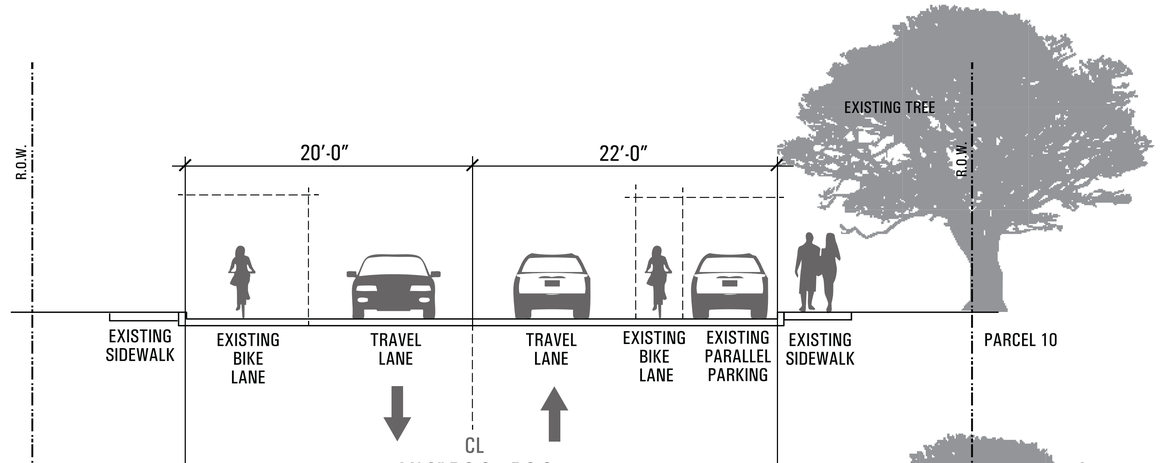
AUGUST 30, 2016

UDG JOB NO. 15-864

CASE NUMBER: C814-2014-0120

HART LANE - **EXISTING** CONDITIONS AT PARCEL 10

NTS



HART LANE - **PROPOSED** CONDITIONS AT PARCEL 10

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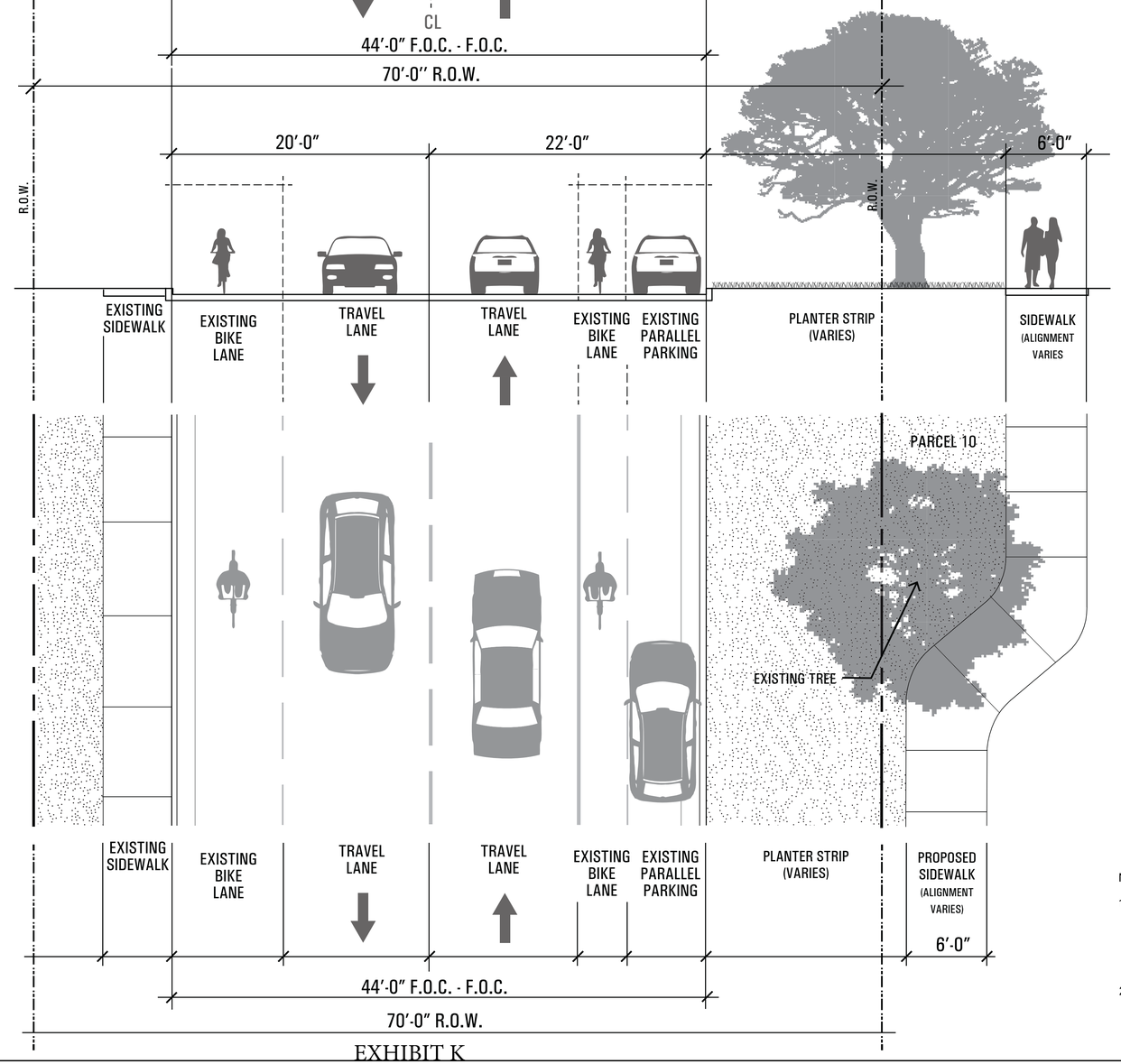

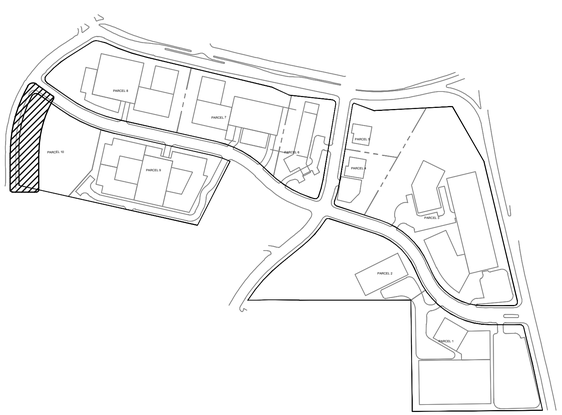

LOCATION MAP

PLAN OF HART LANE STREETSCAPE ALONG PARCEL 10

NOTES:

1. WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, DRIVEWAYS AND OTHER REQUIRED REGULATORY RESTRICTIONS, STREET TREES SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP ALONG PARCEL 10 FRONTAGE.
2. SIDEWALK AND PLANTER STRIP ALIGNMENT WILL VARY DEPENDING ON EXISTING TREES AND OTHER SITE CONDITIONS.

EXHIBIT K

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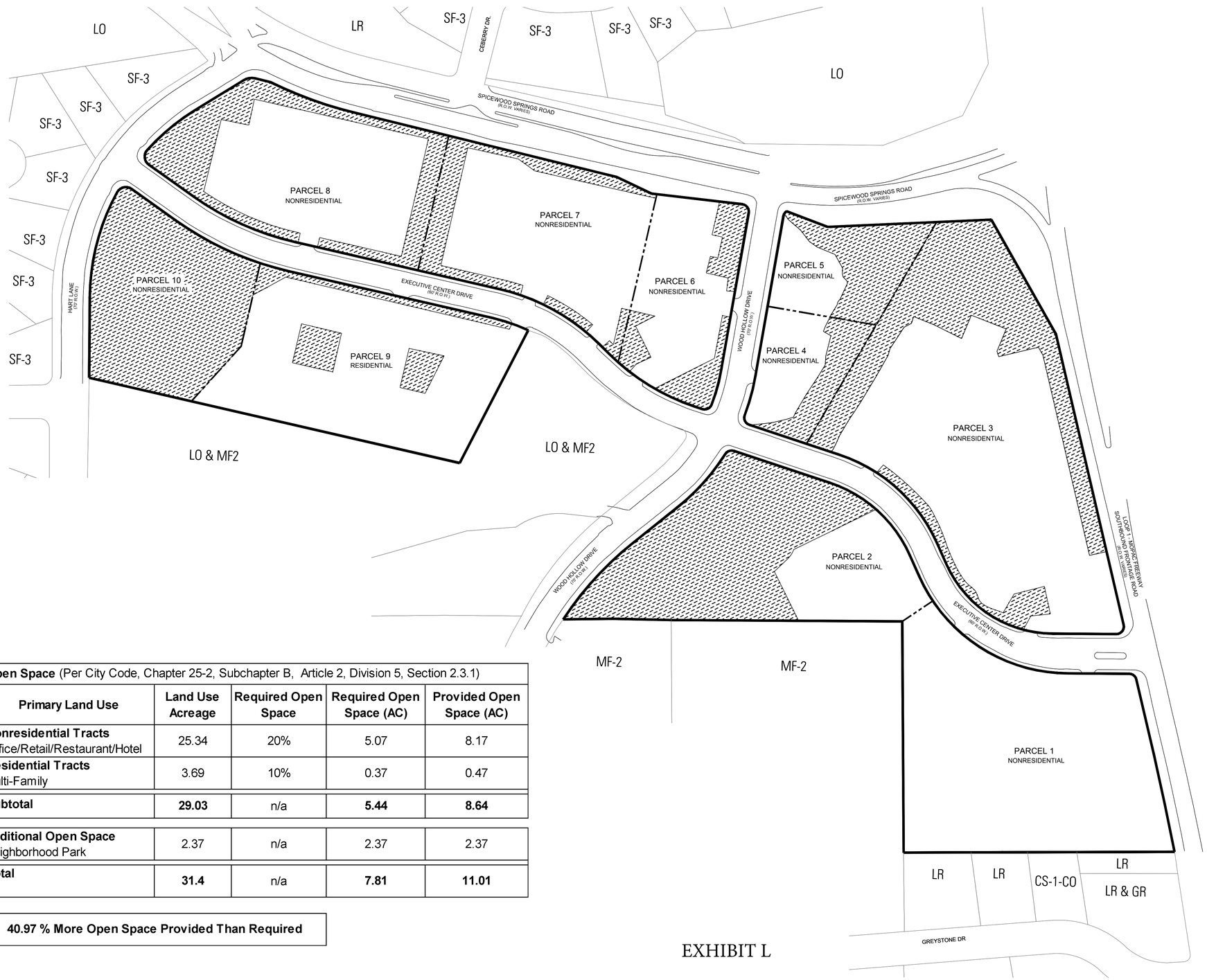
EXHIBIT I

PAGE 5 OF 5

AUGUST 30, 2016

UDG JOB NO. 15-864

CASE NUMBER: C814-2014-0120



GRAPHIC SCALE
100 0 50 100 200
(IN FEET)

LEGEND

PROVIDED OPEN SPACE

Open Space (Per City Code, Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.3.1)				
Primary Land Use	**Land Use Acreage**	**Required Open Space**	**Required Open Space (AC)**	**Provided Open Space (AC)**
Nonresidential Tracts Office/Retail/Restaurant/Hotel	25.34	20%	5.07	8.17
Residential Tracts Multi-Family	3.69	10%	0.37	0.47
Subtotal	**29.03**	n/a	**5.44**	**8.64**
Additional Open Space Neighborhood Park	2.37	n/a	2.37	2.37
Total	**31.4**	n/a	**7.81**	**11.01**

40.97 % More Open Space Provided Than Required

EXHIBIT L

NOTES:

1. OPEN SPACE REQUIREMENTS FOR THE PROPERTY ARE PROVIDED AND CALCULATED ON AN OVERALL P.U.D. BASIS AND EXCEED THE MINIMUM REQUIREMENTS OF CITY CODE; THEREFORE, INDIVIDUAL PARCELS DO NOT HAVE TO ACHIEVE OPEN SPACE REQUIREMENTS AT THE TIME OF SITE PLAN.
2. THIS EXHIBIT INCLUDES PRIMARY OPEN SPACE AREAS. IT DOES NOT INCLUDE ADDITIONAL OPEN SPACE AREAS INCIDENTAL TO THE PROPERTY LOCATED BETWEEN BUILDINGS, PARKING AREAS AND STREETS ALL OF WHICH WOULD FURTHER INCREASE THE OVERALL OPEN SPACE PROVIDED.

AUSTIN OAKS 15-864

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AUSTIN OAKS PUD

OPEN SPACE PLAN

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY		
REVIEWED BY		

EXHIBIT L

AUGUST 30, 2016

UDG JOB NO. 15-864

1"=100'

CASE NUMBER: C814-2014-0120

ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

MEETING DATE REQUESTED:	September 21, 2016
NAME & NUMBER OF PROJECT:	Austin Oaks Planned Unit Development C814-2014-0120
OWNER:	Twelve Lakes, LLC (Jon Ruff)
AGENT:	Graves Dougherty Hearon & Moody (Michael Whellan)
LOCATION:	Southwest corner of Mopac Expressway and Spicewood Springs Road (3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724, and 3737 Executive Center Drive and 7601, 7718, and 7719 Wood Hollow Drive)
COUNCIL DISTRICT:	10
PROJECT FILING DATE:	July 16, 2014
WATERSHED PROTECTION DEPARTMENT STAFF:	Andrea Bates, 974-2291 andrea.bates@austintexas.gov
PLANNING AND ZONING CASE MANAGER:	Andrew Moore, 974-7604 andrew.moore@austintexas.gov
WATERSHED:	Shoal Creek Watershed (Urban) Desired Development Zone
ORDINANCE:	Watershed Protection Ordinance (current Code)
REQUEST:	Review and consider for recommendation the environmental aspects of the proposed Planned Unit Development (PUD), including code modifications and environmental superiority.
STAFF RECOMMENDATION:	Recommended with conditions.

MEMORANDUM

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

FROM: Chuck Lesniak, Environmental Officer
Watershed Protection Department

DATE: September 2, 2016

SUBJECT: Austin Oaks Planned Unit Development – C814-2014-0120

This summary is being provided to the Environmental Commission as a supplement to the Planning and Zoning Department analysis for Austin Oaks Planned Unit Development (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 provide environmental superiority. Staff finds that the proposed development is environmentally superior to what could be built without the PUD.

Description of Property

Austin Oaks PUD consists of approximately 31.4 acres of land located in northwest Austin, at the intersection of Spicewood Springs Road and Mopac Expressway (see Attachment A – Location Map). The property is comprised of 13 parcels, which are currently zoned limited office (LO), neighborhood commercial (LR), and community commercial (GR). The site is developed with 12 office buildings and associated surface parking lots.

Austin Oaks PUD is located in the Shoal Creek Watershed, which is classified as Urban and is within the Desired Development Zone. The PUD is within the north Edwards Aquifer recharge zone. The property contains two creeks: Foster Branch, which flows west to east across the northeast corner of the PUD, and an unnamed tributary to Foster Branch, which flows south to north just east of Wood Hollow Drive (see Attachment B – Critical Water Quality Zone and Floodplain).[1]

[1] Per Land Development Code Section 25-8-91, waterways within an Urban Watershed are not classified. However, per Section 25-8-92, a critical water quality zone (CWQZ) is established along all waterways with a drainage area of at least 64 acres. The boundaries of the CWQZ coincide with the boundaries of the 100-year floodplain calculated under fully developed conditions, provided that the boundary is not less than 50 feet and not more than 400 feet from the centerline of the waterway.

Existing Topography/Soil Characteristics/Vegetation
The site's topography generally slopes from the southern property boundary toward Spicewood Springs Road and Foster Branch. Elevations range from approximately 712 to 818 feet above mean sea level. Slopes range between 0 and 15 percent on the majority of the property but increase to over 35 percent in some locations along the creeks and the Spicewood Springs Road frontage. The property has stony, clayey soils.

The property contains a large number of heritage and protected trees, including 63 heritage live oaks, three heritage cedar elms, two heritage Spanish oaks, and two heritage pecans. Most of the heritage and protected trees are located within the surface parking lots, but there are also groves of trees along the creek corridor. Predominant tree species on the site include live oak, cedar elm, and hackberry.

Critical Environmental Features
An Environmental Resource Inventory (ERI) was prepared for the project site by Horizon Environmental Services in August 2015. The ERI identified six critical environmental features (CEFs) within the PUD site: four wetlands, a seep, and a canyon rimrock (see Attachment D – Applicant's Environmental Resource Inventory). The PUD will comply with the current code requirement to provide a 150-foot buffer zone for CEFs; however, some development will be allowed to remain within the CEF buffers pursuant to Land Development Code Section 25-8-25, *Redevelopment Exception in Urban and Suburban Watersheds* ("the redevelopment exception"). See below for a discussion of the redevelopment exception.

Description of Project

The proposed project contains approximately 20.4 acres of mixed use development, including office, retail, restaurant, hotel, and multifamily residential uses, and 11 acres of parks and open space.

Requested Environmental Code Modifications

Austin Oaks PUD is subject to the Watershed Protection Ordinance, the City's current environmental regulations. Since the site is currently developed, the applicant has chosen to comply with Section 25-8-25, *Redevelopment Exception in Urban and Suburban Watersheds*. The purpose of the redevelopment exception is to provide an option for redevelopment of older sites that may not meet all of the requirements of Chapter 25-8(A). To comply with the redevelopment exception, a project must meet nine conditions, including providing water quality treatment, not increasing the amount of impervious cover on the site, and not increasing non-compliance with critical water quality zone (CWQZ) or CEF requirements. If the conditions for the redevelopment exception are met, the other requirements of Chapter 25-8(A) do not apply to the project.

The applicant has chosen to use the redevelopment exception for all development within the Austin Oaks PUD. The baseline for evaluating the PUD's environmental superiority is therefore the requirements of Section 25-8-25, rather than all of Chapter 25-8(A).

The proposed PUD includes multiple modifications to code requirements. Most of the proposed modifications change current code standards, which is typical for a PUD. However, the applicant

is also proposing to memorialize certain code requirements. That means the PUD is not proposing to change current requirements, but it is specifying that current requirements will continue to apply to the property even if the code changes in the future.

The following summarizes the proposed modifications to environmental requirements:

- **25-2-1008(A), *Irrigation Requirements*** – Section 25-2-1008(A) is modified to apply to the PUD overall rather than on a parcel-by-parcel basis.
- **Environmental Criteria Manual (ECM) Section 2.4.3, *Buffering*** – The buffering requirements are modified to allow plants (excluding trees) used as buffering elements on Parcels 1 and 4 to be planted in a permeable landscape area at least three feet wide, rather than eight feet wide as currently required.
- **25-7-32, *Director Authorized to Require Erosion Hazard Zone Analysis* –** An analysis was performed and the erosion hazard zone was identified with the PUD application. Additional analysis shall not be required for any future development applications.
- **25-7-61(A)(5), *Criteria for Approval of Development Applications*, and Drainage Criteria Manual 1.2.2.A and D, *General* –** The analysis of additional adverse flooding impact shall be based on the PUD boundaries rather than parcel boundaries.
- **25-8-25(B)(1) and (3), *Redevelopment Exception in Urban and Suburban Watersheds* –** Sections 25-8-25(B)(1) and (3) (impervious cover and trip limits) shall apply to the PUD overall rather than on a parcel-by-parcel basis.
- **25-8-641(B), *Heritage Tree Removal Prohibited*** – Thirteen heritage trees identified on the applicant's Exhibit F – Tree Plan may be removed without an administrative or land use commission variance as required by current code.
- **ECM Section 3.3.2.A, *General Tree Survey Standards*** – The tree survey submitted with the PUD, dated November 22, 2013, may be used for 25 years instead of five years as currently required. Applications filed after November 22, 2038 will require a new tree survey.
- **ECM Section 3.5.4, *Mitigation Measures*** – Tree mitigation credit shall be granted for removing existing impervious cover from the critical root zone of preserved trees.
- The PUD will memorialize the following code requirements:
    - **25-8-25, *Redevelopment Exception in Urban and Suburban Watersheds***, except as modified above;
    - Impervious cover calculations exclude multi-use trails open to the public and located on public land or in a public easement, pursuant to **25-8-63(C)(2), *Impervious Cover Calculations***;
    - Hard surface trails, pedestrian bridges, and utility lines are allowed in the CWQZ pursuant to **25-8-261, *Critical Water Quality Zone Development* and 25-8-262, *Critical Water Quality Zone Street Crossings***;
    - Water quality facilities may be covered, decked, or buried (and landscaped) pursuant to **ECM Section 1.6.2.E, *Subsurface Ponds***;

- Green water quality controls are allowed pursuant to **ECM Section 1.6.7, *Green Storm Water Quality Infrastructure***.

Proposed Environmental Superiority Elements

The project is proposing to provide the following environmental superiority elements (please see the applicant's Exhibit D – Tier 1 and Tier 2 Compliance Summary for additional details):

1. The PUD will provide at least 11.01 acres of open space, which is 41% higher than the 7.81 acres required based on the proposed land uses.
2. The PUD will exceed the minimum code requirements for landscaping. The PUD will exceed the requirements related to street yard trees as follows:
    a. 75% of planted street yard trees shall be from the Preferred Plant List, rather than 60%;
    b. Planted trees shall be no less than eight feet in initial height and no less than three inch caliper, rather than six feet in height and 1.5 inch caliper.
    c. No more than 30 percent of planted trees will be from the same genus or species, rather than 50 percent.

    In addition, the PUD will require that a minimum of 75 percent of plant materials, excluding turf and plantings within dedicated parkland, be native to Central Texas or included in the Grow Green Native and Adapted Landscape Plants guide. The PUD will also prepare and implement an Integrated Pest Management plan for the property.
3. The PUD will preserve a minimum of 75 percent of all caliper inches of heritage and protected trees (calculated together) and a minimum of 75 percent of all native caliper inches (including trees one inch in diameter at breast height or larger).
4. The PUD will limit impervious cover to 58 percent across the entire property, which is eight percent below the maximum that would otherwise be allowed by code. Under the redevelopment exception, the project could maintain but not increase the amount of impervious cover on the site, which is currently 66 percent. The project is proposing to decreasing impervious cover from 66 percent to 58 percent. In addition, the project is limiting impervious cover to 50 percent within 300 feet of Spicewood Springs.
5. The PUD will provide superior flood mitigation by providing a minimum of 20,000 cubic feet of additional on-site flood detention. The detention will be provided by either laying back the west creek bank, as shown on the applicant's Exhibit J – Creek Plan, or creating a non-structural, vegetated detention area along the east bank.
6. The PUD will restore riparian vegetation in degraded CWQZ and CEF buffer areas. The project shall remove approximately 1.65 acres of existing, non-compliant impervious cover from the CWQZ and CEF buffers. The areas shall be restored to "good" condition based on the functional assessment methodology in Appendix X of the ECM.
7. The PUD will improve the degraded riparian area by laying back the west creek bank on Parcels 4 and 5, as shown on the applicant's Exhibit J – Creek Plan. The project will create an inundation area that will also be restored to "good" condition based on the functional assessment methodology in Appendix X of the ECM.

8. The PUD will provide a 40 percent increase in undeveloped CWQZ and a 33 percent increase in undeveloped CEF buffers. The project will remove approximately 1.65 acres of existing impervious cover from the CWQZ and CEF buffers, which would be allowed to remain under the redevelopment exception. This results in a 95 percent reduction in impervious cover within the CWQZ, a 58 percent reduction in impervious cover within the canyon rimrock/seep buffer, and a 74 percent reduction in impervious cover within the wetland buffers.[2]

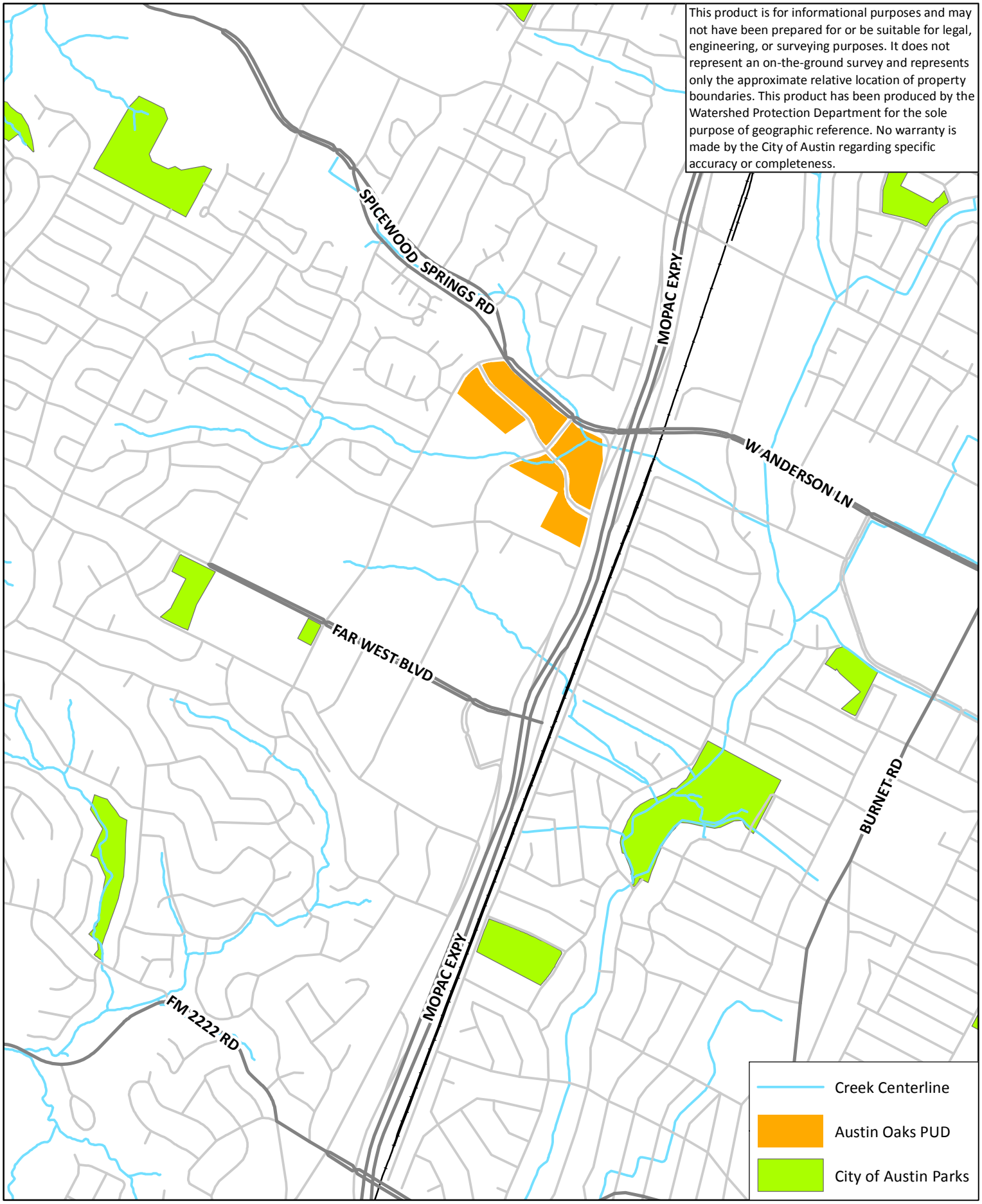
Determination

Based on the superiority elements described above, staff finds that the proposed development is environmentally superior to what could be built without the PUD.

Attachments

A Location Map
B Critical Water Quality Zone and Floodplain
C Site Photos
D Applicant's Environmental Resource Inventory

[2] In Exhibit D – Tier 1 and Tier 2 Compliance Summary, the applicant states that five additional superiority elements – items a, i, j, p, and u – are also being met. Staff does not agree with the applicant's analysis, and these five items were not considered in staff's review for environmental superiority.



Attachment A
Austin Oaks PUD Location Map

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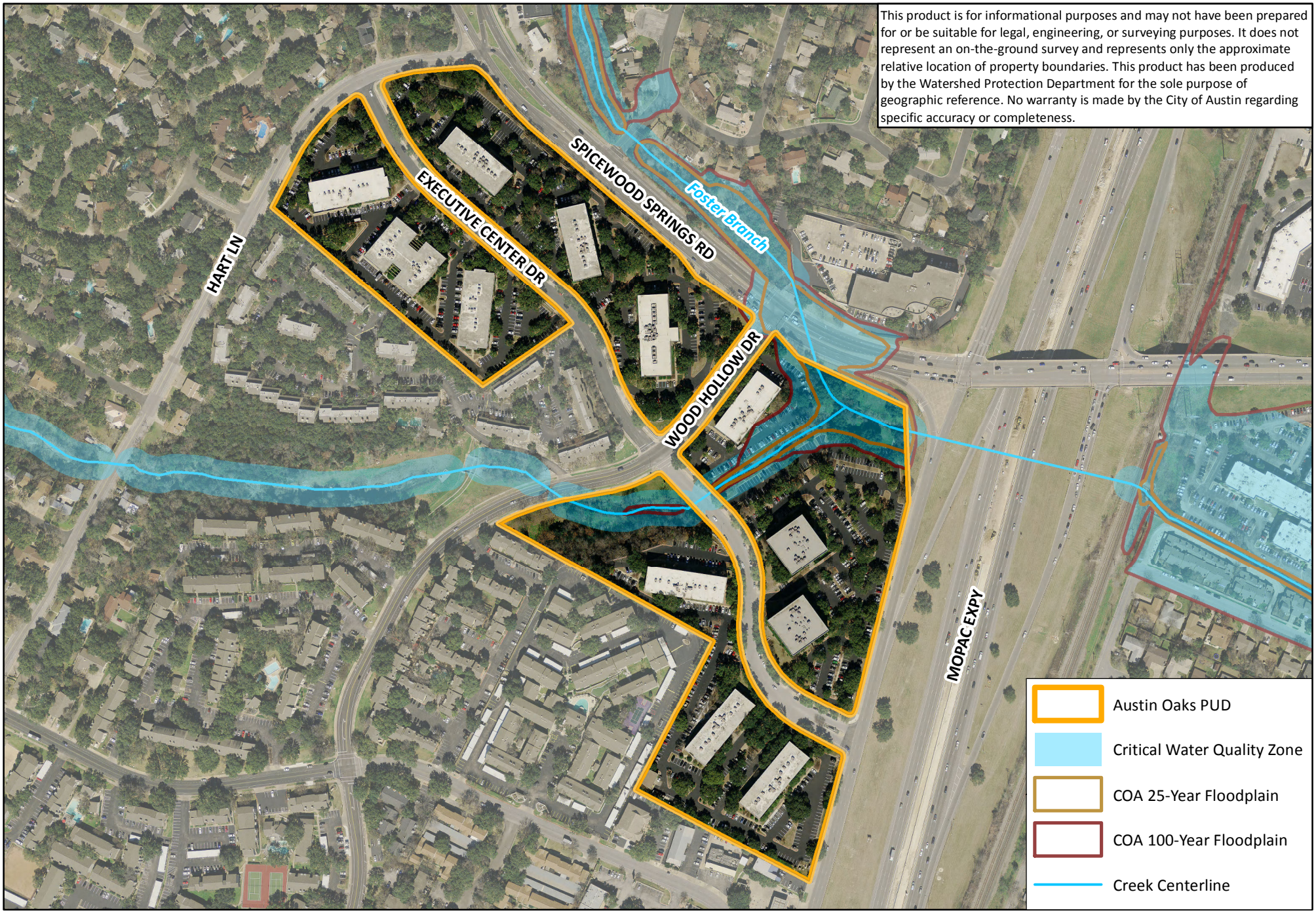


Attachment B

Austin Oaks PUD - Critical Water Quality Zone and Floodplain

Attachment C

Austin Oaks PUD Site Photos

View of creek and parking lots within the CWQZ and CEF buffer

Portion of west creek bank area to be restored

Canyon rimrock CEF

Canyon rimrock CEF

Wetland CEF

Wetland CEF

Attachment D

Case No.: _____
(City use only)

Environmental Resource Inventory

For the City of Austin
Relating to the Land Development Code (LDC) Section 25-8, Title 30-5, ECM 1.3.0 & 1.10.0
Effective October 28, 2013

1. SITE/PROJECT NAME: Austin Oaks Property

2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): _____

3. ADDRESS/LOCATION OF PROJECT: Spicewood Springs Road and MOPAC

4. WATERSHED: Shoal Creek Watershed

5. THIS SITE IS WITHIN THE *(Check all that apply)*:

Edwards Aquifer Recharge Zone* *(See note below)*..... ☒YES ☐ NO
Edwards Aquifer Contributing Zone* ..... ☐YES ☒ NO
Edwards Aquifer 1500-ft Verification Zone* ..... ☐YES ☒ NO
Barton Springs Zone* ..... ☐YES ☒ NO
**(as defined by the City of Austin – LDC 25-8-2)*

Note: If the property is over the Edwards Aquifer Recharge zone, the Hydrogeologic Report and karst surveys must be completed and signed by a Professional Geoscientist Licensed in the State of Texas.

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?.... ☐YES** ☒NO
If yes, then check all that apply:

☐ *(1) The floodplain modifications proposed are necessary to protect the public health and safety;*

☐ *(2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a **functional assessment** of floodplain health as prescribed by the Environmental Criteria Manual, or*

☐ *(3) The floodplain modifications proposed are necessary for development allowed in the critical water **quality zone under Section 25-8-261 or 25-8-262 of the LDC.***

☐ *(4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.*

**** If yes, then a functional assessment must be completed and attached to the ERI (see Section 1.7 and Appendix X in the Environmental Criteria Manual for forms and guidance) unless conditions 1 or 3 above apply.**

7. IF THE SITE IS WITHIN AN URBAN OR SUBURBAN WATERSHED, DOES THIS PROJECT PROPOSE A UTILITY LINE PARALLEL TO AND WITHIN THE CRITICAL WATER QUALITY ZONE?..... ☐YES*** ☐NO

*****If yes, then riparian restoration is required by Section 25-8-261(E) of the LDC and a functional assessment must be completed and attached to the ERI (see Section 1.5 and Appendix X in the Environmental Criteria Manual for forms and guidance).**

8. There is a total of _6_ (#'s) Critical Environmental Feature(s)(CEFs) on or within150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the **CEF WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site (*Please provide the number of CEFs*):

_1_ (#'s) Spring(s)/Seep(s) _0_ (#'s) Point Recharge Feature(s) _0_ (#'s) Bluff(s)
_1_ (#'s) Canyon Rimrock(s) _4_ (#'s) Wetland(s)

Note: Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is <u>not provided</u>, you must provide a written request for an administrative variance from Section 25-8-281(C)(1) and provide written findings of fact to support your request. <u>Request forms for administrative variances from requirements stated in LDC 25-8-281 are available from Watershed Protection Department.</u>

9. The following site maps are attached at the end of this report *(Check all that apply and provide):*

<u>All ERI reports must include:</u>

- ☒ **Site Specific Geologic Map with 2-ft Topography**
- ☒ **Historic Aerial Photo of the Site**
- ☒ **Site Soil Map**
- ☒ **Critical Environmental Features and Well Location Map on current Aerial Photo with 2-ft Topography**

<u>Only if present on site</u> *(Maps can be combined):*

- ☒ **Edwards Aquifer Recharge Zone with the 1500-ft Verification Zone**
  (Only if site is over or within 1500 feet the recharge zone)
- ☐ **Edwards Aquifer Contributing Zone**
- ☐ **Water Quality Transition Zone (WQTZ)**
- ☒ **Critical Water Quality Zone (CWQZ)**
- ☐ **City of Austin Fully Developed Floodplains for all water courses with up to 64-acres of drainage**

10. **HYDROGEOLOGIC REPORT –** Provide a description of site soils, topography, and site specific geology below *(Attach additional sheets if needed):*

Surface Soils on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
Tarrant soils and Urban land, 0 to 2 percent slopes, (TeA)	B	0.3 to 1.2
Tarrant soils and Urban land, 5 to 18 percent slopes, (TeE)	B	0.3 to 1.2
Volente soils and Urban land, 1 to 8 percent slopes, (VuD)	C	0.2 to 4.6

*Soil Hydrologic Groups Definitions *(Abbreviated)*

A. Soils having a <u>high infiltration</u> rate when thoroughly wetted.

B. Soils having a <u>moderate infiltration</u> rate when thoroughly wetted.

C. Soils having a <u>slow infiltration</u> rate when thoroughly wetted.

D. Soils having a <u>very slow infiltration</u> rate when thoroughly wetted.

**Subgroup Classification – See <u>Classification of Soil Series</u> Table in County Soil Survey.

Description of Site Topography and Drainage *(Attach additional sheets if needed)*:

Topographically, the site is approximately 700 feet above mean sea level (USGS, 1988). Drainage on the subject site occurs primarily by overland sheet flow in a west-to-east direction, towards Foster Branch of Shoal Creek.

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
Fredericksburg Group	Undivided (Kfr)	N/A
Fredericksburg Group	Edwards Limestone (Ked)	N/A

Brief description of site geology *(Attach additional sheets if needed)*:

The subject site is underlain by Fredericksburg Group, undivided (Kfr) and Edwards Limestone (Ked) (UT-BEG, 1995).

The Fredericksburg Group is an undivided mixture of Edwards Limestone (Ked), Comanche Peak Limestone (Kc), Keys Valley Marl (Kkv), Cedar Park Limestone (Kcp), and Bee Cave Marl (Kbc).

The Edwards Limestone is a thinly to massively bedded, hard to soft, cherty, fossiliferous, fine-grained limestone and dolomite that commonly have red clay and calcite associated with solution features, such as caves and collapsed zones. The Edwards Limestone is known to form caves and voids.

Wells– Identify all recorded and unrecorded wells on site (test holes, monitoring, water, oil, unplugged, capped and/or abandoned wells, etc.):

There are 0 (#) wells present on the project site and the locations are shown and labeled

0 (#'s) The wells are not in use and have been properly abandoned.
0 (#'s) The wells are not in use and will be properly abandoned.
0 (#'s) The wells are in use and comply with 16 TAC Chapter 76.

There are 2 (#'s) wells that are off-site and within 150 feet of this site.

11. **THE VEGETATION REPORT** – Provide the information requested below:

Brief description of site plant communities *(Attach additional sheets if needed)*:

The subject site is situated within the Blackland Prairie vegetational area of Texas (Gould, 1975).

There is woodland community on site ..... ☒YES ☐ NO *(Check one).*
If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
plateau live oak	*Quercus fusiformis*
hackberry	*Celtis laevigata*
cedar elm	*Ulmus crassfolia*
Chinese tallow	*Triadica sebifera*

There is grassland/prairie/savanna on site ..... ☐YES ☒ NO *(Check one).*
If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name

There is hydrophytic vegetation on site ..... ☒YES ☐ NO *(Check one).*
If yes, list the dominant species in table below *(next page):*

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status
black willow	*Salix nigra*	FACW
common spikerush	*Eleocharis palustris*	OBL
common rush	*Juncus effusus*	OBL

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.
☐YES ☒ NO *(Check one).*

12. **WASTEWATER REPORT –** Provide the information requested below.

Wastewater for the site will be treated by *(Check of that Apply)*:

☐ On-site system(s)

☒ City of Austin Centralized sewage collection system

☐ Other Centralized collection system

Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with Chapter 15-12 of Austin City Code and wells must be registered with the City of Austin

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.
☒YES ☐ NO *(Check one).*

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.
☐YES ☐ NO ☒ Not Applicable *(Check one).*

Wastewater lines are proposed within the Critical Water Quality Zone?
☐YES ☒ NO *(Check one)*. If yes, then provide justification below:

Is the project site is over the Edwards Aquifer?
☒YES ☐ NO *(Check one).*

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses or the Edwards Aquifer.

City of Austin already supplies wastewater disposal for the site.

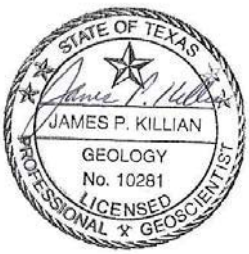
13. One (1) hard copy and one (1) electronic copy of the completed assessment have been provided.

Date(s) ERI Field Assessment was performed: 7-25-2014 6-14-2015
Date(s)

My signature certifies that to the best of my knowledge, the responses on this form accurately reflect all information requested.

James Killian, PG	512-328-2430
Print Name	Telephone
James P. Killian	james_killian@horizon-esi.com
Signature	Email Address
Horizon Environmental Services, Inc.	August 3, 2015
Name of Company	Date

For project sites within the Edwards Aquifer Recharge Zone, my signature and seal also certifies that I am a licensed Professional Geoscientist in the State of Texas as defined by ECM 1.12.3(A).



City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

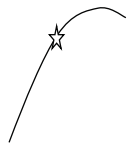
1	Project Name:	Austin Oaks Property
2	Project Address:	Spicewood Springs Road and MOPAC
3	Site Visit Date:	7-25-2014
4	Environmental Resource Inventory Date:	7-29-2014

5	Primary Contact Name:	Jon Ruff
6	Phone Number:	
7	Prepared By:	Greg Sherrod
8	Email Address:	gsherrod@horizon-esi.com

9	FEATURE TYPE {Wetland,Rimrock, Bluffs,Recharge Feature,Spring}	FEATURE ID (eg S-1)	FEATURE LONGITUDE (WGS 1984 in Meters)		FEATURE LATITUDE (WGS 1984 in Meters)		WETLAND DIMENSIONS (ft)		RIMROCK/BLUFF DIMENSIONS (ft)		RECHARGE FEATURE DIMENSIONS				Springs Est. Discharge
			coordinate	*notation*	*coordinate*	*notation*	X	Y	Length	Avg Height	X	Y	Z	Trend	cfs
	Wetland 1	CEF-1	620484.1	m	3359454.5	m	40	20							
	Wetland 2	CEF-2	620470.5	m	3359465.7	m	44	17							
	Wetland 3	CEF-3	620367.4	m	3359390.9	m	47	30							
	Rim Rock 1	CEF-4	620287.4	m	3359337.5	m			190	6					
	Wetland 4	CEF-5	620290.6	m	3359372.0	m	340	30							
	Seep	CEF-6	620307.19	m	3359344.08	m									0

City of Austin Use Only CASE NUMBER:	

For rimrock, locate the midpoint of the segment that describes the feature.



For wetlands, locate the approximate centroid of the feature and the estimated area.

For a spring or seep, locate the source of groundwater that feeds a pool or stream.

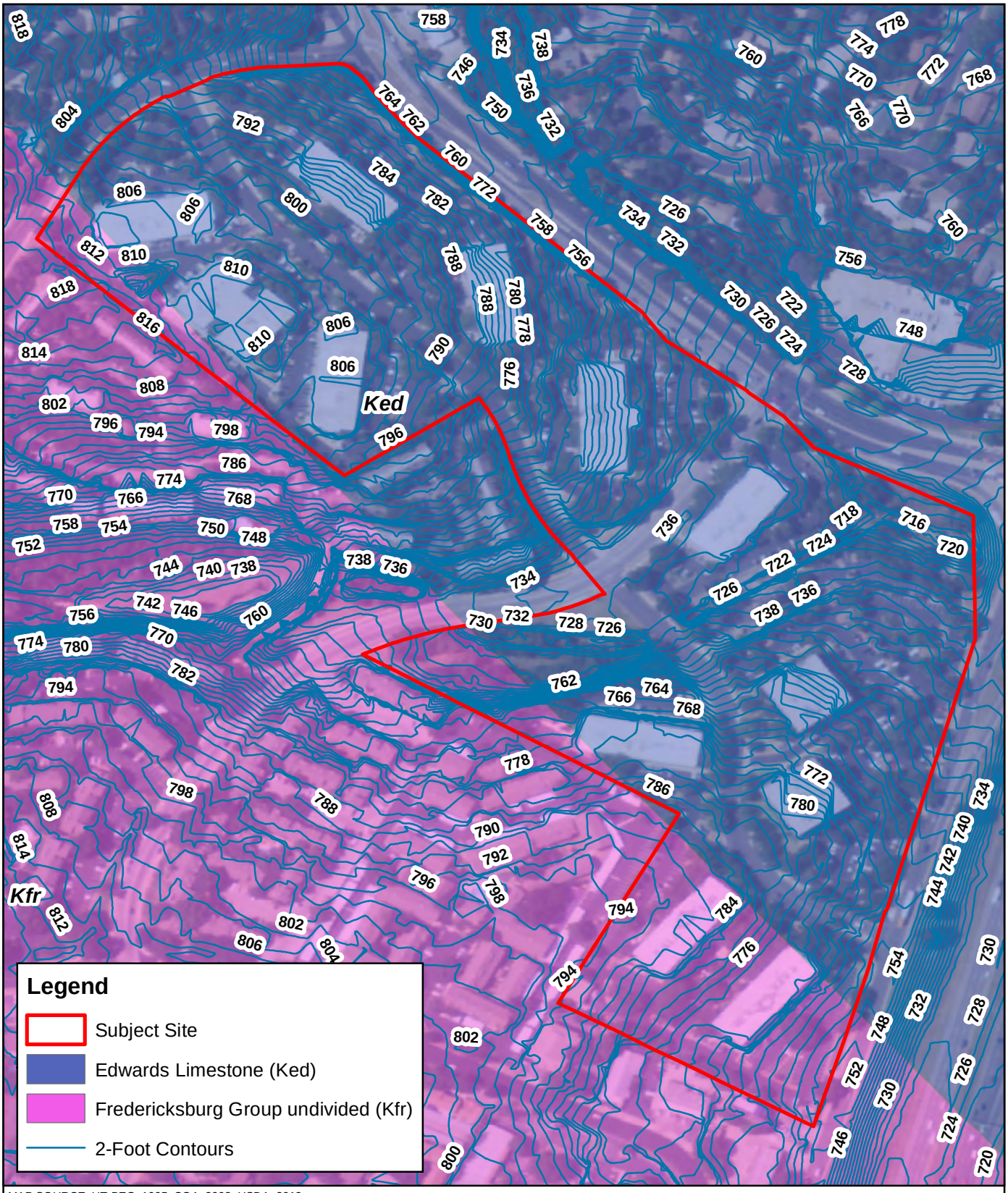
Please state the method of coordinate data collection and the approximate precision and accuracy of the points and the unit of measurement.

Method		Accuracy	
GPS	☐	sub-meter	☐
Surveyed	☐	meter	☐
Other	☐	> 1 meter	☐

Professional Geologists apply seal below

Attachments

140170 - Austin Oaks Property\Graphics\140170A01ERI_Geo.mxd | GLS| 07-23-2014



MAP SOURCE: UT-BEG, 1995; COA, 2003; USDA, 2012.

0 150 300
Feet

Horizon Environmental Services, Inc.

FIGURE 1

SITE SPECIFIC GEOLOGIC MAP
32-ACRE AUSTIN OAKS PROPERTY
LOCATED AT MOPAC AND
SPICEWOOD SPRINGS ROAD
AUSTIN, TRAVIS COUNTY, TEXAS

140170 - Austin Oaks Property\Graphics\140170A02ERI_Historical.mxd | GLS| 07-23-2014

MAP SOURCE: USGS, 1995.

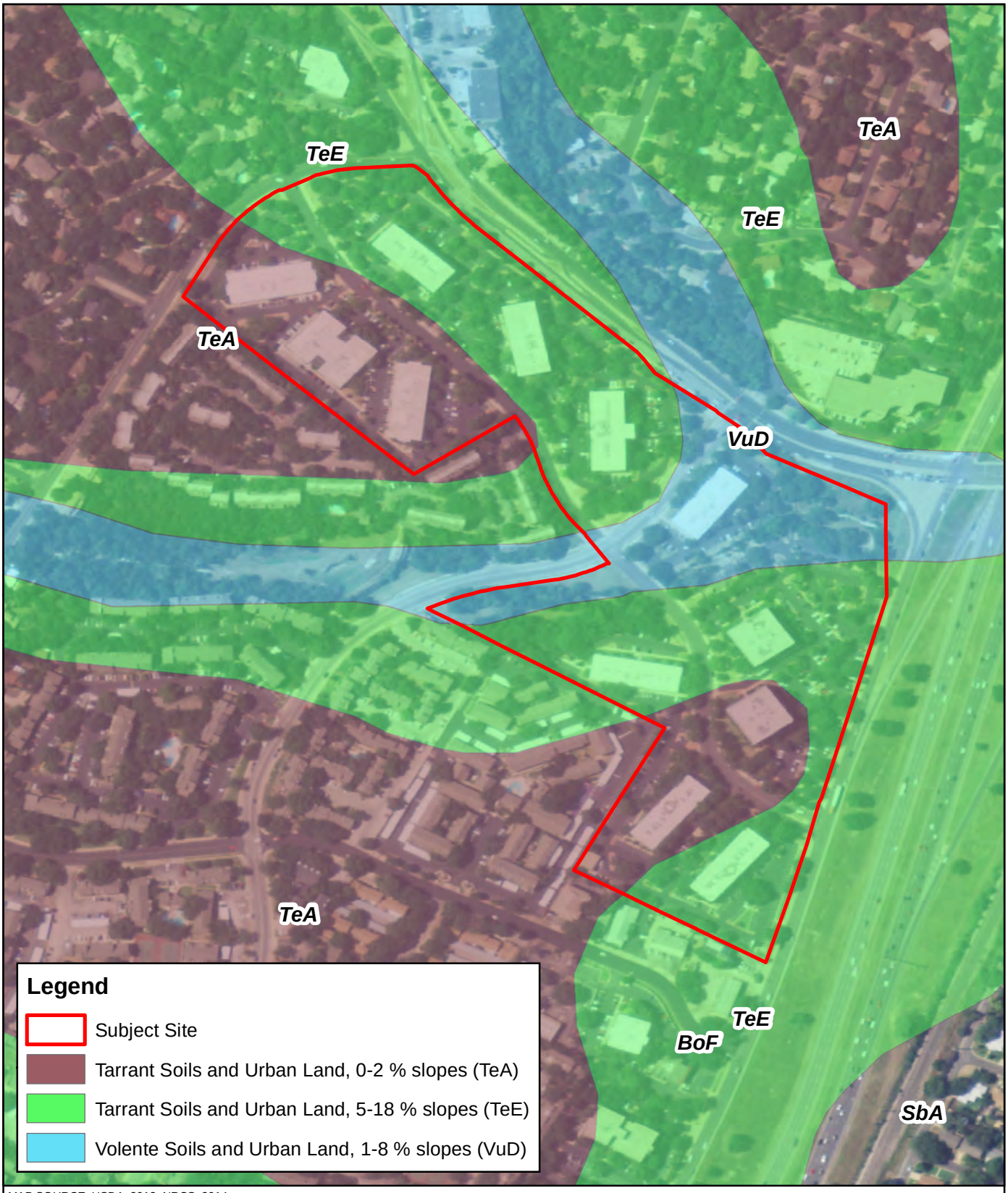
0 200 400
Feet

Horizon Environmental Services, Inc.

FIGURE 2

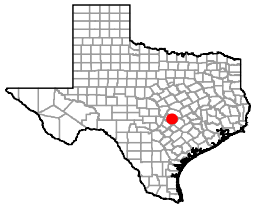
1995 HISTORICAL PHOTOGRAPH
32-ACRE AUSTIN OAKS PROPERTY
LOCATED AT MOPAC AND
SPICEWOOD SPRINGS ROAD
AUSTIN, TRAVIS COUNTY, TEXAS

140170 - Austin Oaks Property\Graphics\140170A03ERI_Soil.mxd | GLS| 07-23-2014



MAP SOURCE: USDA, 2012; NRCS, 2014.

0 200 400
Feet



Horizon Environmental Services, Inc.

FIGURE 3

SITE SOILS MAP
32-ACRE AUSTIN OAKS PROPERTY
LOCATED AT MOPAC AND
SPICEWOOD SPRINGS ROAD
AUSTIN, TRAVIS COUNTY, TEXAS

140170 - Austin Oaks Property\Graphics\140170A06ERI_CEF_Well_50ft_Buffer.mxd | GLS| 08-4-2014

MAP SOURCE: COA, 2003; USDA, 2012.

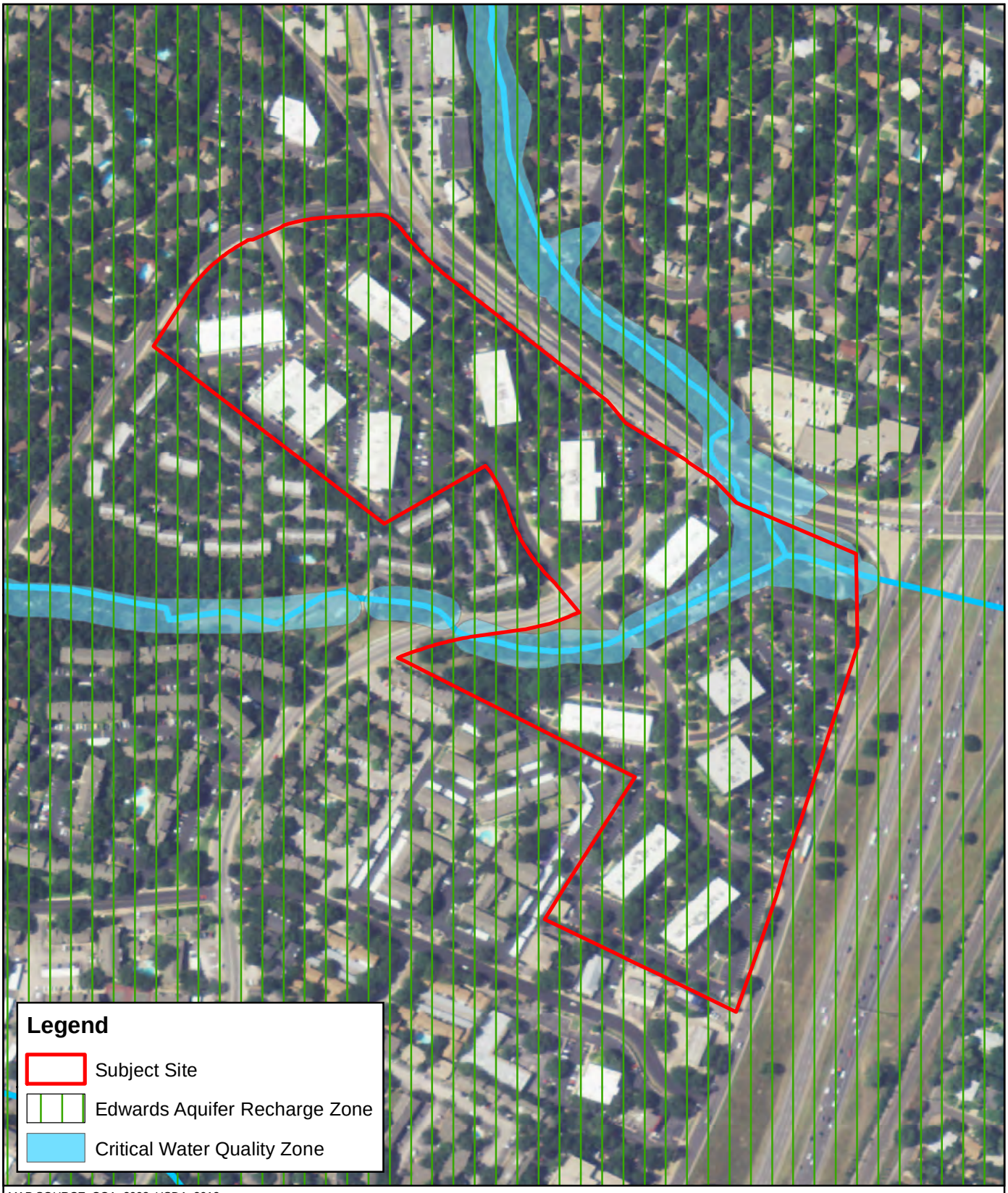
0 150 300
Feet

Horizon Environmental Services, Inc.

FIGURE 4

CRITICAL ENVIRONMENTAL FEATURES
32-ACRE AUSTIN OAKS PROPERTY
LOCATED AT MOPAC AND
SPICEWOOD SPRINGS ROAD
AUSTIN, TRAVIS COUNTY, TEXAS

140170 - Austin Oaks Property\Graphics\140170A05ERI_Zones.mxd | GLS| 07-29-2014



MAP SOURCE: COA, 2003; USDA, 2012.

0 150 300
Feet

Horizon
Environmental Services, Inc.

FIGURE 5

EDWARDS AQUIFER RECHARGE ZONE AND
CRITICAL WATER QUALITY ZONE MAP
32-ACRE AUSTIN OAKS PROPERTY
LOCATED AT MOPAC AND
SPICEWOOD SPRINGS ROAD
AUSTIN, TRAVIS COUNTY, TEXAS

ENVIRONMENTAL COMMISSION MAIN MOTION 20161005 008A

Date: October 5, 2016

Motion by: Hank Smith **Seconded by:** Michael Moya

Subject: Austin Oaks Planned Unit Development, C814-0120

RATIONALE:

Whereas, this project provides an opportunity to enhance environmental protections and provide much needed affordable housing and mixed use development in an area that has been mainly traditional office development since the 1970's; and

Whereas, staff has determined this proposed PUD to be superior to traditional zoning and that all Tier 1 requirements are being met and that extensive Tier 2 open space, Environmental and drainage benefits are being proposed; and

Whereas, the Parks and Recreation Department finds the Austin Oaks PUD is superior to traditional zoning;

Therefore, the Environmental Commission recommends support of the staff's position that the proposed Austin Oaks PUD, is environmentally superior with the following Environmental Commission Conditions:

1. The PUD will provide at least 11.01 acres of open space, which is 41% higher than the 7.81 acres required based on the proposed land uses.
2. The PUD will exceed the minimum code requirements for landscaping. The PUD will exceed the requirements related to street yard trees as follows:
    a. 75% of planted street yard trees shall be from the Preferred Plant List, rather than 60%;
    b. Planted trees shall be no less than eight feet in initial height and no less than three inch caliper, rather than six feet in height and 1.5 inch caliper.
    c. No more than 30 percent of planted trees will be from the same genus or species, rather than 50 percent. In addition, the PUD will require that a minimum of 75 percent of plant materials, excluding turf and plantings within dedicated parkland, be native to Central Texas or included in the Grow Green Native and Adapted Landscape Plants guide. The PUD will also prepare and implement an Integrated Pest Management plan for the property.
3. The PUD will preserve a minimum of 75 percent of all caliper inches of ~~heritage and~~ protected trees ~~(calculated together)~~ and a minimum of 75 percent of all native caliper inches (including trees one inch in diameter at breast height or larger)
4. The PUD will limit impervious cover to 58 percent across the entire property, ~~which is eight percent below the maximum that would otherwise be allowed by code. Under the redevelopment exception, the project could maintain but not increase the amount of impervious cover on the site, which is currently 66 percent. The project is proposing to decrease impervious cover from 66 percent to 58 percent~~. In addition, the project is limiting impervious cover to 50 percent within 300 feet of off-site Spicewood Springs.

5. The PUD will provide superior flood mitigation by providing a minimum of 20,000 cubic feet of additional on-site flood detention. The detention will be provided by either laying back the west creek bank, as shown on the applicant's Exhibit J – Creek Plan, or creating a non-structural, vegetated detention area along the east bank.
6. The PUD will restore riparian vegetation in degraded CWQZ and CEF buffer areas. The project shall remove approximately 1.65 acres of existing, non-compliant impervious cover from the CWQZ and CEF buffers. The areas shall be restored to "good" condition based on the functional assessment methodology in Appendix X of the ECM.
7. The PUD will improve the degraded riparian area by laying back the west creek bank on Parcels 4 and 5, as shown on the applicant's Exhibit J – Creek Plan. The project will create an inundation area that will also be restored to "good" condition based on the functional assessment methodology in Appendix X of the ECM.
8. The PUD will provide a 40 percent increase in undeveloped CWQZ and a 33 percent increase in undeveloped CEF buffers. The project will remove approximately 1.65 acres of existing impervious cover from the CWQZ and CEF buffers, ~~which would be allowed to remain under the redevelopment exception~~. This results in a 95 percent reduction in impervious cover within the CWQZ, a 58 percent reduction in impervious cover within the canyon rimrock/seep buffer, and a 74 percent reduction in impervious cover within the wetland buffers.
9. The mitigation rate for heritage trees shall be increased to 500 percent.
10. Heritage trees can be transplanted anywhere within the PUD (including outside the limits of construction of a site plan).
11. Prior to removal of a heritage tree, staff will verify flexible design standards, including increased building height, are not feasible if doing so will preserve heritage trees.
12. Unless a hazardous condition exists, removal of any heritage trees will only be done as part of a site plan process.
13. If any tree is transplanted to a park area that relocation will be coordinated with PARD;
14. Applicant shall perform an evaluation of each heritage tree to be removed to determine if transplanting is feasible.
15. The redevelopment exception was not used by the Environmental Commission to determine environmental superiority.
16. Pursuant to the requested code modification, mitigation credit shall be provided for removing existing impervious cover in the critical root zone of regulated trees. Removal of impervious cover shall be required unless demonstrated removal is not feasible or would damage the tree.

VOTE 3-4-3

For:	H. Smith, Moya, Grayum
Against:	Perales, Maceo, Neely, Thompson
Abstain:	None
Recuse:	None
Absent:	Creel, Guerrero, B. Smith

DRAFT

ENVIRONMENTAL COMMISSION FIRST SUBSTITUTE MOTION 20161005 008A

Date: October 5, 2016

Motion by: Peggy Maceo **Seconded by:** Pam Thompson

Subject: Austin Oaks Planned Unit Development, C814-0120

RATIONALE:

Whereas, this project provides an opportunity to enhance environmental protections and provide much needed affordable housing and mixed use development in an area that has been mainly traditional office development since the 1970's; and

Whereas, staff has determined this proposed PUD to be superior to traditional zoning and that all Tier 1 requirements are being met and that extensive Tier 2 open space, Environmental and drainage benefits are being proposed; and

Whereas, the Parks and Recreation Department finds the Austin Oaks PUD is superior to traditional zoning;

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4. The PUD will limit impervious cover to 58 percent across the entire property, ~~which is eight percent below the maximum that would otherwise be allowed by code. Under the redevelopment exception, the project could maintain but not increase the amount of impervious cover on the site, which is currently 66 percent. The project is proposing to decrease impervious cover from 66 percent to 58 percent~~. In addition, the project is limiting impervious cover to 50 percent within 300 feet of off-site Spicewood Springs.

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13. If any tree is transplanted to a park area that relocation will be coordinated with PARD;
14. Applicant shall perform an evaluation of each heritage tree to be removed to determine if transplanting is feasible.
15. The redevelopment exception was not used by the Environmental Commission to determine environmental superiority.
16. Pursuant to the requested code modification, mitigation credit shall be provided for removing existing impervious cover in the critical root zone of regulated trees. Removal of impervious cover shall be required unless demonstrated removal is not feasible or would damage the tree.

- Striking the proposed code modifications for heritage tree removal for the thirteen heritage trees identified;
- 100 percent of the critical root zone of the heritage trees within the proposed development will be protected (added to superiority elements); and
- The tree survey presented at site plans is current as per the Environmental Criteria Manual.

VOTE 4-3-3 (Motion fails for lack of six votes)

For:	Perales, Maceo, Neely, Thompson
Against:	H. Smith, Moya, Grayum
Abstain:	None
Recuse:	None
Absent:	Creel, Guerrero, B. Smith

DRAFT

ENVIRONMENTAL COMMISSION SECOND SUBSTITUTE MOTION 20161005 008A

Date: October 5, 2016

Motion by: Mary Ann Neely **Seconded by:** Marisa Perales

Subject: Austin Oaks Planned Unit Development, C814-0120

RATIONALE:

Whereas, this project provides an opportunity to enhance environmental protections and provide much needed affordable housing and mixed use development in an area that has been mainly traditional office development since the 1970's; and

Whereas, staff has determined this proposed PUD to be superior to traditional zoning and that all Tier 1 requirements are being met and that extensive Tier 2 open space, Environmental and drainage benefits are being proposed; and

Whereas, the Parks and Recreation Department finds the Austin Oaks PUD is superior to traditional zoning;

Therefore, the Environmental Commission recommends support of the staff's position that the proposed Austin Oaks PUD, is environmentally superior with the following Environmental Commission Conditions:

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13. If any tree is transplanted to a park area that relocation will be coordinated with PARD;
14. Applicant shall perform an evaluation of each heritage tree to be removed to determine if transplanting is feasible.
15. The redevelopment exception was not used by the Environmental Commission to determine environmental superiority.
16. Pursuant to the requested code modification, mitigation credit shall be provided for removing existing impervious cover in the critical root zone of regulated trees. Removal of impervious cover shall be required unless demonstrated removal is not feasible or would damage the tree.

- The code modification that is requested regarding the thirteen heritage trees will remain with a caveat that the applicant first conduct a feasibility report (confirmed by the City Arborist) to determine if up to ten heritage trees can be feasibly transplanted. In no event will more than ten heritage trees be required to be transplanted.

VOTE 2-3-3 (Motion fails for lack of six votes)

For:	Neely, Perales
Against:	Moya, Grayum, H. Smith
Abstain:	Maceo, Thompson
Recuse:	None
Absent:	Creel, Guerrero, B. Smith

DRAFT

EXHIBIT N. Austin Oaks Affordable Housing Program

A. In order to meet the City's affordable housing goals and to ensure long-term affordability, the Landowner and the Landowner's successors and assigns (collectively referred to as the "Landowner") agree to the following:

1. Ten percent of the total number of multifamily rental housing units located within the Austin Oaks PUD will be set aside for occupancy by households with incomes at 60 percent of or below 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 years (collectively, the "Rental Affordability Requirement") from the date of a certificate of occupancy. In addition the Landowner agrees to comply with the following:

   a) The Rental Affordability Requirement period for each multifamily development with Affordable Rental Units (the "Affordable Development") begins on the date a final certificate of occupancy is issued for each Affordable Development.

   b) Affordable Rental Units must be made available in a proportional product unit mix as reflected by all the multifamily rental housing units located within the Affordable Development.

   c) Each lot or site sold or developed for use as an Affordable Development shall be subject to a restrictive covenant using the form shown in Exhibit XX (subject to revision) or agreed upon by the Director of Neighborhood Housing and Community Development (NHCD) and Landowner at the time of the sale or development and recorded in the official public records of the county where the Affordable Development is located.

   d) For purposes of complying with the Rental Affordability Requirement, up to 50% of the total of the required Affordable Rental Units may be provided to households in which one of the members is employed by the Austin Independent School District, so long as their income does not exceed 120 percent of the median family income of the Austin metropolitan statistical area for ownership units or rental units.

   e) Rents will be established annually based on the 60 percent median annual family income multiplied by 28 percent divided by 12. For affordable units that are leased to Austin Independent School District employees, rents will be established annually based on that employee's annual income, not to exceed 120 percent median annual family income, multiplied by 28 percent divided by 12.

2. At least 5 percent of the total number of units sold as owner-occupied residential housing units located within the Austin Oaks PUD will, through a mechanism agreed upon by the City and Landowner, be made permanently available at a price affordable to households with incomes at 80 percent of or below the median family income (each an "Affordable Ownership Unit," collective "Affordable Ownership Units") in the Austin metropolitan statistical area (collectively, the "Ownership Affordability Requirement"). In addition the Landowner agrees to comply with the following:

a) The Affordable Ownership Units constructed on any site shall have substantially similar architectural design and restrictions as other residential units offered for sale to the general public on such site.

b) The Affordable Ownership Units must be made available in a proportional product unit mix as reflected by all the owner-occupied residential housing units located within the Austin Oaks PUD.

c) Affordable Ownership units must:

   i) Be sold to an income eligible household at 80 percent of or below median family income;
   ii) Include resale restrictions that require that resale of the affordable unit must be to a household at 80 percent of or below median family income; and
   iii) Contain restrictions that will cap the equity gain to the homeowner that can be realized upon resale of the affordable unit. The resale formula will be set by the director of the Neighborhood Housing and Community Development Office, and may change from time to time; and
   iv) Contain a Right of First Refusal to the Austin Housing Finance Corporation (AHFC) or other entity designated by the City that is assignable to an income-qualified buyer, to ensure long term affordability.

B. The Landowner agrees to enter into an agreement with the City of Austin that ensures compliance with Part XX of this PUD ordinance.

C. Income limits for the Affordable Housing Requirements shall be established annually as determined by the United States Department of Housing and Urban Development.

D. The Landowner shall file a written report with the Director of the City's Neighborhood Housing and Community Development Office, or their designee on the number and location of each Affordable Ownership Unit and Affordable Rental Unit meeting the Affordable Housing Requirements within the Austin Oaks PUD (the "Affordability Report") in a format approved by the City. The initial Affordability Report shall be filed within 15 calendar days following March 31 or September 30 next following the date of recordation of a plat with residential units or site plan with residential units within the Austin Oaks PUD and be continuously filed on a semi-annual basis until the project is fully built out and sold.

E. Compliance with the Affordable Housing Requirements will be monitored by the City's Neighborhood Housing and Community Development Office through an annual audit of the sale and rental of Affordable Ownership Units and Affordable Rental Units within the Austin Oaks PUD. Income qualifications, rents and sales price of the ownership units must comply with NHCD compliance guidelines, as amended.

ATTACHMENT A

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

PROJECT NAME: Austin Oaks PUD
ADDRESS/LOCATION: 3429 Executive Center Drive
CASE #: C814–2014-0120

☐ NEW SINGLE FAMILY
☒ NEW MULTIFAMILY
☐ DEMOLITION OF MULTIFAMILY
☐ TAX CREDIT

SF UNITS: _____ STUDENTS PER UNIT ASSUMPTION
Elementary School: _____ Middle School: _____ High School: _____

MF UNITS: 277 STUDENTS PER UNIT ASSUMPTION
Elementary School: 0.124 Middle School: 0.035 High School: 0.071

IMPACT ON SCHOOLS

The district-wide student yield factor (across all grade levels) is 0.23 per apartment. Using this district-wide average, the 277 multifamily development is projected to add approximately 64 students across all grade levels to the projected student population. However, because the development is proposing 75% one bedroom apartments, the number of students from this development is likely to be lower than the projected district-wide average of 64. It is estimated that of the 64 students, 34 will be assigned to Doss Elementary School, 10 to Murchison Middle School, and 20 at Anderson High School.

The current enrollment of 920 at Doss Elementary places the percent of permanent capacity at 169%, significantly above the target range of 75-115%. The projected increase in enrollment by SY 2019-20 coupled with the additional students from the proposed development would increase the percent of permanent capacity to 179% (64 percentage points above the target range), assuming the mobility rates remain the same. The school community and administration are currently discussing intervention strategies to address overcrowding at Doss.

Murchison Middle School is currently above the target range of permanent capacity by enrollment at 122%. The projected increase in enrollment by SY 2019-20 coupled with the additional students from the proposed subdivision would increase the percent of permanent capacity to 154%, assuming the mobility rates remain the same. The school community and administration would need to discuss intervention strategies to address overcrowding at Murchison MS.

The percent of permanent capacity by enrollment for SY 2019-20, including the additional students projected with this development, would be within the target range of 75-115% for Anderson HS (108%), assuming the mobility rates remain the same.

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District

TRANSPORTATION IMPACT

Doss ES, Murchison MS and Anderson HS are located within 2 miles of the proposed development; therefore students would not qualify for transportation unless a hazardous route condition was identified.

SAFETY IMPACT

The construction of a sidewalk along the south side of Greystone Drive would increase the level of safety for student walkers.

Date Prepared: 06/11/2015 **Director's Signature:** Paul Turner

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Doss RATING: Met Standard

ADDRESS: 7005 Northledge PERMANENT CAPACITY: 543

% QUALIFIED FOR FREE/REDUCED LUNCH: 12.70% MOBILITY RATE: +1.4%

POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	907	925	959
% of Permanent Capacity	167%	170%	177%

ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	920	938	972
% of Permanent Capacity	169%	173%	179%

MIDDLE SCHOOL: Murchison RATING: Met Standard

ADDRESS: 3700 North Hills Drive PERMANENT CAPACITY: 1,113

% QUALIFIED FOR FREE/REDUCED LUNCH: 27.51% MOBILITY RATE: +10.7%

POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,229	1,543	1.553
% of Permanent Capacity	110%	139%	140%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	1,361	1,709	1,719
% of Permanent Capacity	122%	154%	154%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

HIGH SCHOOL: Anderson	RATING: Met Standard
ADDRESS: 8403 Mesa Drive	PERMANENT CAPACITY: 2,373
% QUALIFIED FOR FREE/REDUCED LUNCH: 26.74%	MOBILITY RATE: +8.5%

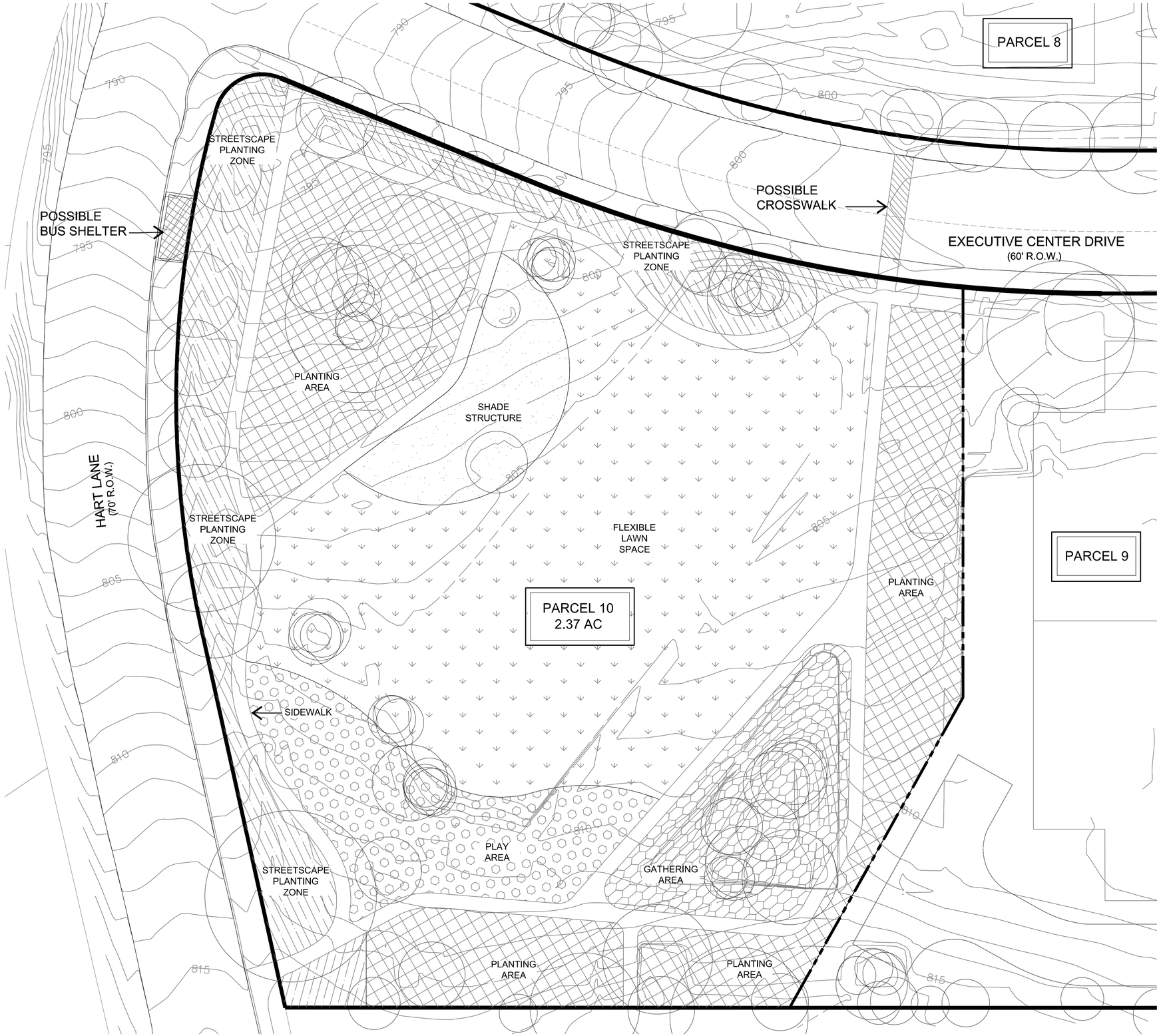
POPULATION (without mobility rate)

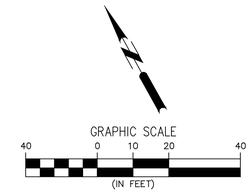
HIGH SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	2,063	2,336	2,356
% of Permanent Capacity	87%	98%	99%

ENROLLMENT (with mobility rate)

HIGH SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	2,239	2,535	2,555
% of Permanent Capacity	94%	107%	108%

*The 5-Year Projected Enrollment (with and without the proposed development) is an estimate calculated with the assumption that the stated mobility rates (transfers in and out of the school) remain the same over the 5-year period. These estimates are for the sole purpose of the Educational Impact Statement and should not be used for any other purposes.





NOTES:

1. THE OWNER WILL SPEND UP TO $1,546,500 TO REDEVELOP PARCEL 10 AS A PARK AND PROVIDE IMPROVEMENTS PRIOR TO DEEDING THE PARCEL 10 PROPERTY TO THE CITY AS CITY PARKLAND AND SUCH IMPROVEMENTS WILL BE IMPLEMENTED WITH THE APPROVAL OF THE CITY OF AUSTIN. PARKLAND DEDICATION REQUIREMENTS SET FORTH HEREIN SHALL SATISFY ALL PARKLAND REQUIREMENTS OF THE CITY WITH RESPECT TO THE PUD, INCLUDING PARKLAND DEDICATION AND PARKLAND DEVELOPMENT FEES. A PORTION OF THE IMPROVEMENT EXPENDITURES MAY BE SPENT ON PLACING OF A HISTORIC MARKER OR INTERPRETIVE SIGNAGE ON PARCEL 10 AND PARCEL 8 （WITHIN THE HERITAGE PARK）.
2. BUS SHELTER SUBJECT TO CAPITAL METRO NEED AND APPROVAL.
3. THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS, AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.

AUSTIN OAKS 15-864

UDG
Urban Design Group PC
TX Registered Engineering Firm #F-1343
3660 Stoneridge Road
Suite E101
Austin, TX 78746
512.347.0040

TBG
Landscape Architects Planners
1705 Guadalupe Street, Suite 500
Austin, Texas 78701
(512) 327-1011 Fax: (512) 327-0488
Austin Dallas Houston San Antonio

AUSTIN OAKS PUD

AO PARK PLAN AND PARK SPACE

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY		
REVIEWED BY		

EXHIBIT G

PAGE 2 OF 2

AUGUST 30, 2016

UDG JOB NO. 15-864

1"=20'

CASE NUMBER: C814-2014-0120

October 26, 2016

TO: ZAP Commissioners

CC: Andrew Moore, Case Manager, Austin Oaks PUD
Planning and Zoning Department

While we all have been working with the Austin Oaks PUD submission for almost three years, some of the background and history may not be fresh in your minds, so I offer the following information to help you with your deliberations next week. Much of this is from my personal perspective, which is sometimes difficult to separate from the duties I've performed as NWACA President during 2014-15, and now as a member of the NWACA Board and it's Zoning and Transportation Committee. Please consider this my personal message, though – it is *not* a message from the NWACA Board.

Factors that we need to keep in mind – and that have played a part in how I've worked on this PUD:

- Austin will continue to grow and change; Northwest Hills will be part of that change. Austin Oaks will be part of that change, whether we like that or not.
- Our population evolves; neighbors who've been here for decades move on, and new families move in. They have needs some current residents may not have – local playgrounds and parks are among those.
- As change happens, many of us would like to preserve the environment and character of our neighborhood. However, tradeoffs will need to be made. Our traffic issues are like those in the rest of the City, all of it exacerbated by increasing levels of housing stock in the outlying areas. Density is a tradeoff that helps mitigate traffic issues, given that public transit is made available to serve the density.
- Preserving trees as we add to our population requires more density; the more we sprawl, the more trees we lose.

From the start of this case, I've been part of the NWACA team working to inform the neighbors and reflect their voice to the decision-makers on this case.

- We gathered the community in August 2014 (311 people) to learn about the first PUD plan. That meeting gave a clear message to the owner's representative that the plan was unacceptable.
- We polled the community 3 times
    - once at the August meeting
    - once a month later to get to a larger audience (where 85%of the 683 respondents opposed the plan)
    - again in February, 2015 to get the reaction of the neighborhood to a set changes proposed by the owner's representative (where 82% of the 501 respondents opposed the plan and 14% said more adjustments were needed)
- We met with the developer's representative and other neighborhood groups for a year, trying to find a way forward, but failed. In June 2015, the NWACA Board asked the City and the owner to provide the neighborhood with a charrette, where neighborhood input could be gathered.
- That request was answered at a ZAP meeting in September, 2015 and the owner did a "reset," bringing in a new team. Jon Ruff, the owner, and his new representative, Michael Whellan, met with neighborhood representatives on October 7 to kick off a new approach.

- The group at that meeting designated a subgroup as the charrette Working Group, which worked on the communications to the neighborhoods about the charrette events, including 2 information meetings and 2 input gathering meetings prior to the week-long charrette workshop held the last week of January, 2016. For the most part, the group worked well together and in good faith, as the charrette was prepared.
- The Working Group selected a nationally-respected charrette facilitator, Doug Farr, and they chose a local renowned design team, TBG, to provide the designers for the charrette. Throughout, the group was coordinated by Ben Luckens and me – he well-experienced in charrettes, and me reading about the details of how to run a charrette and doing a lot of legwork to ensure it all ran well.
- The charrette proceeded with a schedule agreed to by the working group, but there was disagreement (after the charrette) about several elements of the charrette:
    - A "Code Compliant Plan" was inserted into the mix but understood in different ways. The charrette design team, the charrette organizers, and some participants saw it as a baseline, against which their charrette designs would be gauged. It is very common for charrettes to have such a baseline; it's never intended to be a candidate outcome. Some participants saw it as a true alternative to be evaluated and pushed for it to be considered as such.
    - In our planning, the process of getting to a final outcome was described as a consensus process that's used in all charrettes, to whittle down the choices each evening as the charrette progressed. In the middle of the charrette design week, some participants convinced Doug Farr to conduct a vote. That vote was originally planned for Wednesday evening, but audience questions and discussion went so late that we had to leave the premises before that vote could happen. It was then conducted on Thursday night with those who were present Thursday night.
- Because the charrette was done by nationally-respected professionals and it followed the charrette process, the NWACA board supported the outcome of the charrette. It was the best means that the Board could find for getting community input in an organized way. A resolution to that effect was passed on February 10, 2016.
- The Working Group came apart a few weeks after the charrette, when those unhappy with the outcome separated from NWACA representatives; I can't speak to the work they've done since.
- NWACA formed a Zoning Committee sub-committee to review the post-charrette round of PUD documents that were submitted to the City, to ensure that the proposal was in agreement with the outcome of the charrette. That committee spent many hours reviewing each update, identifying issues, talking them over with Mr. Whellan, and meeting with City Staff in several departments to get questions answered.
- Based on the sub-committee's work, the NWACA Board found that the submission now before you supports the outcome of the charrette, and they expressed that in their resolution of September 14, 2016. What is in the submission conforms to the charrette outcome, balancing tradeoffs among the 4 T's – trees, tall, traffic, and "t'schools," to quote Doug Farr.

In getting to a good outcome, we're all making tradeoffs. I see those tradeoffs as worthwhile:

- With the PUD, we get an agreement in which the neighborhood has a say. We set conditions that need to be met, and we have a City ordinance with which to enforce them.

    - We have language now in the submitted Land Use Plan that ensures that the neighborhood will be informed of any change – even administrative changes – before they are approved, so that we can speak to them.
- With this PUD, we get a mixed used development, with retail and restaurants and housing; without the PUD, we live with whatever the owner chooses to build on that site, most likely all office space.
- With this PUD, we get parks – a 2.37-acre Neighborhood Park, a .52-acre Heritage Park, and a 5.24-acre Creek Park – all public usable green space that will be deeded to the City of Austin. In addition, we get $1.5M of funding to develop the Neighborhood Park. Without this PUD, we get none of that.
- With this PUD, we minimize the impact on school overcrowding by keeping the housing units relatively small. We also get affordable housing – 10% of the 250 units are designated as affordable housing units. And half of those are offered at an income level that fits AISD teachers, with teachers having preference for those units – enabling those who teach in the nearby area schools to live in the neighborhood.
- With this PUD, we get traffic mitigation from the owner to help contend with the traffic generated. Without the PUD, we'll get at least the same number of 19,000 total trips/day – it could be as much as 25,000 or more. With the PUD, we get a cap on additional traffic and we get at least the 4 traffic improvements required of the owner. We trust that the City and TXDOT will provide other funds to help with the inevitable traffic congestion and that which we see now.
- With this PUD, we get creek restoration – enhancing the Creek Park mentioned above. That's a significant investment we would not get without the PUD.
- With this PUD, we sacrifice some trees, but we get additional trees planted. And… heritage trees will naturally grow from what is there now and from the small ones that are planted. Our tradeoffs don't naturally appear - Parks don't grow from saplings or seeds; teacher housing doesn't; retail doesn't; restaurants don't.

I've done my best to keep the neighborhood's many interests in mind throughout his process, and I've tried to keep an even keel in how I talk about it. I'd ask that other neighbors do the same. We all have the same goal – a vibrant, happy neighborhood.

A lot of time has gone into the 2.5 years of the PUD proposals. I can personally account for at least 600 hours, 70 of them in the charrette week alone. Others have also spent a lot of time. How many ZAP meetings? How many hour of ZAP Commissioner meetings, emails, reading time? It's now time that we move on and get decisions made. I urge you to support this proposal and get it moved on to City Council.

Thanks very much!

Joyce Statz

Chair and Members of the Zoning and Platting Commission

I am asking that you recommend approval of the Austin Oaks Planned Unit Development as currently submitted.

I served as the volunteer project manager for the Austin Oaks charrette held in January 2016. I do not work for Spire Realty or any of its consultants and I do not speak for them. I am a member of the Northwest Civic Association (NWACA) but I do not speak for that organization.

In June of 2015, the NWACA board passed a resolution opposing the Austin Oaks PUD, as then proposed, and requested that the City host and the developer fund a design charrette for the Austin Oaks site. The City failed to respond and, at that time, the developer expressed no interest. In September of 2015, the developer did agree to fund a charrette and NWACA took up management responsibility for the charrette.

I took on the task of organizing the Austin Oaks charrette because I believe that an open and collaborative design process leads to a better result than what comes out of years of seemingly endless negotiations.

A charrette is a design approach to resolving land use conflict. A charrette reaches consensus through an iterative feedback-driven design process that includes all of the affected stakeholders working together on a collaborative basis.

Throughout a charrette, design alternatives are tested against a list of objectives, strategies, and measures (OSMs). The OSMs for the Austin Oaks charrette were developed by a committee of stakeholders all of whom, with the exception of the developer and his representative, were opposed to the original PUD submittal. Some of the OSMs conflicted with one another. It was recognized that trade-offs would have to be made through the design process.

A committee of neighborhood stakeholders selected the design consultants. The design consultants included:

- Doug Farr, FAIA as charette design facilitator. Doug is a nationally recognized urban designer
- TBG Partners as project designers. TBG Partners have designed successful developments though out Texas. They brought a full complement of architects, landscape architects, and illustrators to the charrette
- Urban Design Group as civil engineers. Urban Design Group is a leader in “green’ infrastructure
- Kimley-Horn as transportation engineers. Kimley-Horn is Austin’s transportation consultant for CodeNext

The charrette was conducted from January 25-29. During the charrette, the designers developed plan alternatives, discussing and testing them for feasibility against:

- Market constraints
- Neighborhood constraints
- Physical and environmental constraints
- Regulatory constraints
- Financial constraints
- The OSMs

The alternatives were also compared against a “code compliant plan”- what could be built by the developer under his existing entitlements. To a great degree, the challenge to the designers was to design a project that was superior to the “code compliant” plan. That, of course, is also the bar set by the City’s PUD ordinance.

Neighborhood stakeholders, public agency staff, and the general public reviewed the design alternatives each day of the charrette and that input was the feedback that informed the next design iteration.

The plan that was presented at the conclusion of the charrette the “preferred plan” was demonstrably superior in terms of urban design, transportation, public facilities, and water-quality to the “code compliant plan” and superior to the designs previously presented to the neighborhoods. The plan that came out of the charrette also met most but not all of the OSMs as trade-offs were made through the design process. Tables comparing the various plans, including the most recent PUD submittal are attached to this letter.

The most significant advantages of the current PUD plan relative to the “code compliant” plan include:

- Superior urban design (the mix of uses and the relationships of the buildings to each other, to their environmental context, and to the public sphere)
- Creation of pedestrian-friendly streetscapes
- Addition of parkland, trails, and improvements
- Provision of covered transit stops
- Funding for transportation improvements
- Creek restoration including restoration of riparian vegetation
- Reduction of impervious cover

As we enter into this phase of the process, my goal and the goal of a number of us in the neighborhood is to ensure that the integrity of the charrette plan is maintained as it undergoes final review. During the charrette, I referred to it as the “what you see is what you get” charrette. Three items are critical to making sure that the charrette vision is maintained as the project is developed.

- Retaining the location of the buildings, trails, sidewalks, and other

improvements shown on the PUD land plan. This is essential to maintaining the urban design benefits of Austin Oaks.

- Including the mean sea level measurements in the building height tables. This ensures that the taller building on Mopac stays in an area of lower elevation and, hopefully, establishes an effective height cap along this stretch of Mopac
- Providing prior notice to neighborhoods of administrative approvals to the land plan so that neighbors and neighborhood organizations have the opportunity to object to changes

Current language on the land plan accomplishes these ends.

As Austin continues to grow and becomes more dense in response to demographic changes, market forces, and public policy, we face two major challenges; where to best locate increased density and how to mitigate that density.

In the case Austin Oaks, the first challenge is addressed by geography. Austin Oaks is a proposed infill project on an existing office park site located on an urban freeway. The decision making it a commercial node is reflected by it's existing entitlements. Those entitlements support a doubling of what currently exists on the site (from 445,322 sq ft to 890,795 sq ft).

As for the second challenge, I believe we mitigate density through design, by including open space, and with transit. Austin Oaks is a transit-ready project that supports bus transit, it includes natural and improved open space, and its mixed-use design reflects the work of nationally respected urban design professionals. The mixed-use aspect of the project also supports neighborhood commercial and reduces the traffic impact of an office-only development.

I will be at the Zoning and Platting Commission meeting on Tuesday and will be glad to answer any questions you may have.

Ben Luckens, AICP
Luckens Planning Consultants

Austin Oaks Planned Unit Development

Comparison of Existing Site, Initial PUD application, Charrette Outcome, and most final PUD submittal – Update 7 – 9/1/2016

Aspect	Existing Development	July 2014 Initial PUD Application	January 29, 2016 Charrette Outcome	PUD Update 7 as submitted 8/31 and 9/1/16
Building Density	446,091 square feet (sf)	Total 1,618,904 sf. (653,376 residential, 868,376 office, 89,028 retail, 8,000 restaurant)	Total 1,196,000 sf. (846,000 office, 50,000 restaurant / retail, 210,000 residential, 90,000 hotel	Total 1,191,700 sf. (835,000 office, 12,800 restaurant, 30,900 retail, 90,000 hotel 250 dwelling units in 223,000 sq. ft. mixed use
Building Heights	12 buildings; 8 are 2-story, 4 are 3-story; Mix of LO, LR (max 40') and GR (max 60')	Unclear number of buildings, but heights cited by area: A, B, G – 60 ft. (4 stories) E – 70 ft. (5 stories) F – 125 ft. (8 stories) C – 210 ft. (14 stories) D – 225 ft. (17 stories)	3 7-story office buildings 4 5-story office buildings 2 1-story restaurant buildings 1 5-story hotel 1 4-story residential complex	2 7-story office buildings 2 6-story office building 2 5-story office buildings 2 1-story office/retail buildings 2 1-story restaurant buildings 1 5-story hotel 1 4-story residential complex
Imagine Austin Plan	Imagine Austin NA for current development	Staff comments in August were favorable with respect to Imagine Austin	Reviewed by design team and visiting City staff	City staff comments say the PUD application is supported by Imagine Austin
Impervious Cover	66%	65% over whole site	Not computed	Limited to 58% over whole site
Multifamily Housing	None; hence no impact on schools	610 units, estimated to add 125-150 students to local schools	210 non-family units	250 units (efficiencies, 1BR, and 2BR) – some for sale and some for rent; count of 250 also includes any condos developed as part of the hotel property Educational Impact Statement estimates 64 students added to local schools
Open Space	NA	To exceed PUD requirements	6 acres proposed (park and creek area)	11 acres overall; 8.5 acres in parks, with 5.34 acres credited as parkland

Austin Oaks Planned Unit Development

Comparison of Existing Site, Initial PUD application, Charrette Outcome, and most final PUD submittal – Update 7 – 9/1/2016

Aspect	Existing Development	July 2014 Initial PUD Application	January 29, 2016 Charrette Outcome	PUD Update 7 as submitted 8/31 and 9/1/16
Parkland Onsite	NA	None; intended to do fee in lieu	2-acre park	2.37 acres in Neighborhood Park; 0.52 in Heritage Park; 0.3 in Heritage Trail; 2.15 in Creek Park); all three parks to be deeded to City of Austin PARD; $1,546,500 for development of Neighborhood and Heritage Parks
Pedestrian Safety Improvements	NA	Not addressed	TBD with TIA	Intersection improvements; Heritage Trail, bicycle and pedestrian improvements on site
Phasing	NA	Buildout identified in 4 phases in Traffic Impact Analysis – 2018, 2023, 2028, 2031	Not addressed in charrette	buildout identified in 4 phases in Traffic Impact Analysis – 2018, 2020, 2022, 2024
Public Transit	No	Not addressed on site	2 covered bus stops, one on Hart Lane, one at Executive Center Drive and Wood Hollow	2 covered bus stops, one on Hart Lane, one at Executive Center Drive and Wood Hollow (subject to CAP Metro planning)
Traffic – avg. trips/day	4,086 trips daily	Adds 20,736 trips/day for a total of 24,984 trips	Total estimated 17,000 (used internal capture rate of 14% from Institute of Traffic Engineers, while application uses COA 5% rate)	Net New Trips = 16,596 Internal capture = 1,034 Net New External = 15,562 Total trips 2024 = 19,648
Traffic Improvements	NA	12 recommendations for changes listed in the TIA; no estimates of costs included; later estimated at $1M	TBD with development of TIA	Austin Transportation Department selected 4 improvements to be paid for by the applicant, at $745K (out of an estimated $2.015M for all options). In first phase, $420K for signal at Hart and Spicewood and $35K for right turn movement from Spicewood to Loop 1. Later, $160K for deceleration lane on Mopac access road, and $130K for an acceleration lane on the access road.

Austin Oaks Planned Unit Development

Comparison of Existing Site, Initial PUD application, Charrette Outcome, and most final PUD submittal – Update 7 – 9/1/2016

Aspect	Existing Development	July 2014 Initial PUD Application	January 29, 2016 Charrette Outcome	PUD Update 7 as submitted 8/31 and 9/1/16
Trees	Survey showed 746 trees surveyed, 72 as heritage (> 24"); 98 as protected (>19")	63 heritage trees preserved (of 72) 9 heritage trees removed 54 protected trees preserved (of 98 identified at that time) 44 protected trees removed	52 heritage trees preserved (of 71) 19 heritage trees removed 83 protected trees preserved (of 106) 23 protected trees removed (survey included trees in Mopac Right of Way, while PUD application does not)	57 heritage trees preserved (of 70) 13 heritage trees removed 66 protected trees preserved (of 97) 31 protected trees removed 327 non-protected trees preserved (of 566) 239 non-protected trees removed Replacement trees will be at least 8 feet in height
Water Quality	Built before City had strict water quality treatment requirements	Planned to comply with current water quality regulations	Throughout site, including 4-acre creek greenbelt	Treatment throughout site, with a minimum of 20,000 cubic feet of detention either from laying back part of the west side of the creek or creating a dual-use detention/parkland area on the east side of the creek

AUSTIN OAKS METRICS

METRIC	PREFERRED PLAN	CODE COMPLIANT PLANS (13)
Financial Feasible	Yes	Yes
Mixture of compatible uses to serve the neighborhood	Yes	Yes - but only modest amount
Traffic	Comparable	Comparable
Off-Site Transportation Improvements	Yes - will be required by TIA	No
Trees	Save fewer Heritage trees Retains more tree clusters and habitats	Saves more individual Heritage Trees
Parks	Yes - 2 acre neighborhood park with features	No
Creek Greenbelt	Yes - 4 acres with restaurants, trails, creek restaurants	Yes - But only modest amount

AUSTIN OAKS METRICS

METRIC	PREFERRED PLAN	CODE COMPLIANT PLANS (13)
Environmental Superiority	Yes - Complies with current codes for CEF's Creek setbacks, etc.	No - complies only with Redevelopment Provision of Code.
Building Heights	4-7 Floors	3-5 Floors
Square Footage	1,196,000 sf	890,795 sf
Regional Detention Potential within creek channel	Yes	No
Ability to enforce superior urban design and placemaking	Yes	No
Requires zoning change	Yes	No
Engages public input	Yes	No

Austin Oaks Impervious Cover Analysis			
	CWQZ	Rimrock/Seep	Wetland
Existing Non-compliant Development* (s.f.)	34,074	24,934	73,554
Existing Minimum Distance from Feature	n/a	18'	11'
Proposed Non-compliant Development *(s.f.)	1,556	10,517	19,416
Proposed Minimum Distance from Feature	n/a	± 69'-72'	± 53'-56'

** Includes overlapping areas since impervious cover occurs within more than one setback area*

AUSTIN OAKS Setback Analysis					
Buffer Area	Total Buffer Area (s.f.)	Existing Undeveloped (s.f.)	%	Proposed Undeveloped (s.f.)	%
150' CEF	245,258	155,477	63.39%	217,783	88.80%
CWQZ	132,434	98,360	74.27%	130,878	98.83%

LEGEND

- WETLANDS
- SEEP
- RIMROCK & 50' SETBACK
- 100-YEAR FLOODPLAIN
- CWQZ - CRITICAL WATER QUALITY ZONE
- PARCEL BOUNDARY
- EXISTING IMPERVIOUS COVER WITHIN SETBACK AREAS

EXISTING IMPERVIOUS COVER WITHIN 150' SETBACKS

Urban Design Group PC
TX Registered Engineering Firm #F-1043
3660 Stoneridge Road
Suite E101
Austin, TX 78746
512.347.0040

TBG
Landscape Architects Planners
1705 Guadalupe Street, Suite 500
Austin, Texas 78701
(512) 327-1011 Fax: (512) 327-0488
Austin Dallas Houston San Antonio

AUSTIN OAKS PUD

DEMONSTRATIVE EXHIBIT CEF ANALYSIS

SHEET 1 OF 2

AUGUST 16, 2016

UDG JOB NO. 15-864

1"=40'

AUSTIN OAKS 15-864

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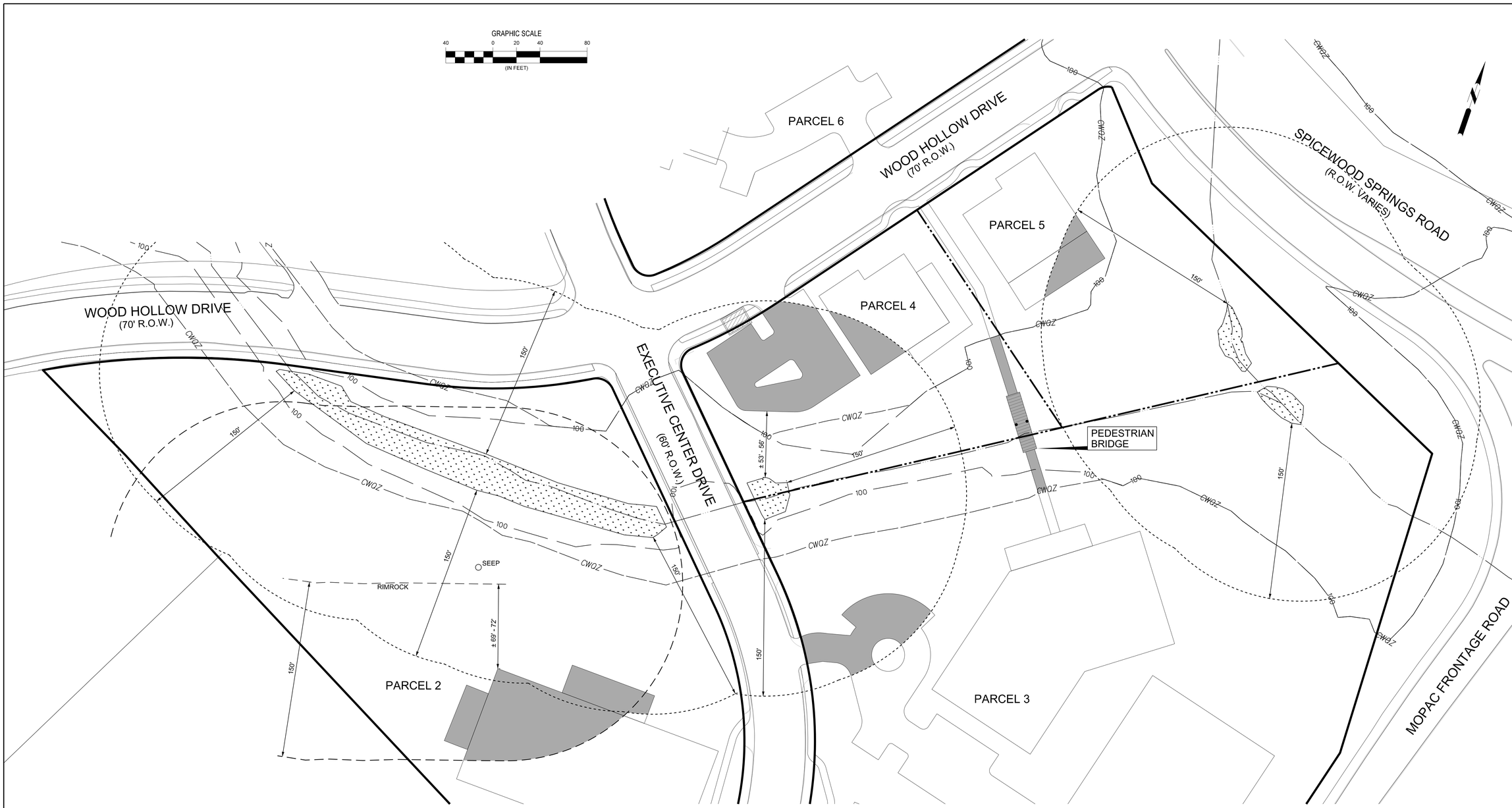
8/16/2016



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PROPOSED IMPERVIOUS COVER WITHIN 150' SETBACKS

AUSTIN OAKS 15-864

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Urban Design Group PC
TX Registered Engineering Firm #F-11843
3660 Stoneridge Road
Suite E101
Austin, TX 78746
512.347.0040

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AUSTIN OAKS PUD

DEMONSTRATIVE EXHIBIT CEF ANALYSIS

SHEET 2 OF 2

AUGUST 16, 2016

UDG JOB NO. 15-864

1"=40'

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8/16/2016

From:	Brewster McCracken
To:	Moore, Andrew
Subject:	Please vote YES on Austin Oaks PUD
Date:	Tuesday, November 01, 2016 3:15:57 PM

Dear Commissioners:

Please vote YES on the Austin Oaks PUD proposal before you on November 1. It would transform the existing 12-building private office park into a 12-building mixed-use village center with public parks that are equivalent in size to 5 downtown blocks.

These would be Northwest Hills' first neighborhood parks. Northwest Hills is the most densely-populated neighborhood in the City of Austin without a neighborhood park. Additionally, all possible neighborhood park sites in our neighborhood are already in private ownership. If this proposal supported by our neighborhood association is denied, we will likely go at least another generation with no neighborhood parks.

This parkland will be located next to a cluster of six affordable apartment complexes that increasingly serve immigrant families with children. The current lack of neighborhood parks has a particularly detrimental impact on our neighbors from these complexes, many of whom are families with children and who are transit dependent. (They can't simply jump in a car and drive to another neighborhood's park.)

In evaluating this proposal, please consider:

- The proposal before you was developed by our neighborhood through a weeklong open, transparent public process. Even those who are urging you to vote "no" participated in this process.

- The proposal was endorsed by 64 percent of the participants who voted at the end of the charrette.

- The proposal was endorsed unanimously by the board of our neighborhood association, Northwest Austin Civic Association (NWACA).

- The proposal provides significant public benefits:
    - 8.5 acres of dedicated parkland (equivalent in size to 5 downtown blocks)
    - 11 acres of public open space
    - Restoration of the creek bed running through the site
    - Reduction of impervious cover of 35,687 sq. ft.
    - A 2.37-acre neighborhood park that is over 35% larger than Republic Square Park or Wooldridge Square Park and which is 100% level and suitable for open play

Our neighborhood has worked very hard to secure our first neighborhood parks through this process. Please don't take this away from us.

I have provided two comparison tables below. Thank you for considering my comments.

Brewster McCracken

4209 Prickly Pear Dr.
Austin, TX 78731

P.S.: I am providing these comments as a private citizen and NWACA member. I am not a lobbyist and have no financial or professional interest in this matter or in the real estate industry.

Comparison of existing Austin Oaks office park to NWACA-endorsed PUD proposal

Current Austin Oaks office park

- 12 buildings
- Up to 1 million square feet of zoning entitlements
- No parkland
- No creek restoration
- No public open space
- Single use, auto dependent
- 66% impervious cover

Mixed-used village center PUD developed by neighborhood residents and endorsed by NWACA

- 12 buildings
- Up to 1.19 million square feet of zoning entitlements
- Dedicated parkland equivalent in size to 5 downtown blocks

  100% of the neighborhood park acres is level and suitable for open play

- Creek bed will be restored
- 11 acres public open space
- Mixed use
- 35,687 sq. ft. reduction in impervious cover from current site

Changes to original PUD proposal brought about through neighborhood charrette

- 26% reduction in square feet (reduction of 427,204 sq. ft.)

- Added neighborhood's first neighborhood parks
- Reduced impervious cover by 31,226 sq. ft.
- Added creek bed restoration
- Substantial reduction in proposed building heights

Here is the math on the "5 downtown blocks" calculation:

- A downtown block is 76,176 sq. ft. (276' x 276') (ftp://ftp.austintexas.gov/Colony_Park/CPSCI%20Final%20Existing%20Conditions%20Report%20112614_Full_LQ.pdf) (page 16)
- One acre is 43,560 sq. ft.
- 8.5 acres = 370,260 sq. ft.
- 370,260 ÷ 76,176 = 4.86

From: Blackthorne
To: Weber, Thomas - BC; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Moore, Andrew
Subject: Support Austin Oaks
Date: Friday, October 28, 2016 10:49:57 AM

I am writing to support the current proposal for the Austin Oaks PUD. Here is why:

A charrette process was undertaken consisting of neighborhood stakeholders and the developer in a public effort, presided over by a facilitator. The "Preferred Plan" that came out of the charrette was supported by a majority vote of the participants. The latest PUD submittal was vetted heavily for general compliance with the "Preferred Plan".

The NWACA zoning committee and the NWACA board both passed resolutions supporting the charrette process and stating that the latest submittal supports the results of the charrette process.

Council Member Gallo supports the latest submittal because it represents years of intensive work by the neighborhood association and developer working together to mold this project into the best possible product by mitigating height, traffic, drainage, impervious cover and increasing community benefit via parks, trails, retail, restaurants, and affordable housing for teachers. The proposed impervious cover is actually decreasing.

The developer has offered a lot of new design improvements, very much different and more desirable that the original submittal.

The alternative would be for the developer to develop the site in smaller tracts under existing conventional zoning that would not require any kind of superiority or public contributions like the extensive parks that are proposed. It would bypass the neighborhood input that has made this development an actual benefit to the neighborhood.

Please vote for approval.

John B.

From: [redacted]
To: Weber, Thomas - BC; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Aguirre, Ana - BC; Moore, Andrew
Subject: Supporting Austin Oaks zoning proposal
Date: Thursday, October 27, 2016 11:46:49 AM

As an Austin resident and voter, I want to register my support for projects that make more housing available.

I think it is crazy, during a housing shortage, to block proposals to build more housing.
Thanks
Geoff Bradford
6208 Sun Vista Dr
Austin, TX 78749
[redacted]

From: Jay Blazek Crossley
To: Weber, Thomas - BC; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Aguirre, Ana - BC; Moore, Andrew
Subject: Support Austin Oaks
Date: Thursday, October 27, 2016 12:33:27 PM

Hello Commissioners,

I am writing to request that you support the Austin Oaks PUD and do not block it, but instead pass it and send it on to Council. My understanding is that it is coming up for discussion next Tuesday November 1st, 6pm at the Zoning and Platting Commission Meeting.

There is no questions that such a project will reduce regional traffic and provide residents of the neighborhood with a higher quality of life, while being aligned with Imagine Austin. Continued opposition to such projects is dramatically damaging to Austin, causing more climate emissions, greater traffic, and dislocation of low income people.

Thanks,
Jay

Jay Blazek Crossley
Texas Policy Analyst
[redacted]
713-244-4746

From: Marcus Denton
To: Marcus Denton
Subject: Please support Austin Oaks PUD
Date: Thursday, October 27, 2016 10:12:47 AM

Hi Commissioners,

I am writing in support of the Austin Oaks PUD proposal. I live in north-central Austin and am in the Austin Oaks area about once a week. From what I've seen, the process to arrive at this latest proposal has represented significant work by both Spire and the neighborhood to come to something that I think is win-win for both. I was happy to read that the proposed project has taken significant steps to address neighbor concerns regarding traffic, drainage, impervious cover, and even height, while still providing community benefits such as parks, trails, retail space, and more affordable housing.

I believe voting in favor of this project would send a positive signal to both developers and neighborhood groups for the future that this is a model that can work: neither trying to avoid all development and increased housing supply that has broad but diffuse benefits, but also not ignoring legitimate concerns from those nearby with narrower but more acute concerns.

Respectfully,
Marcus Denton
D7

From:	Charlie Galvin
To:	"Joyce Statz"
Cc:	Moore, Andrew
Subject:	FW: Austin Oaks PUD
Date:	Tuesday, November 01, 2016 9:31:31 AM

From: Charlie Galvin [mailto:cgalvinjr@att.net]
Sent: Friday, October 28, 2016 2:23 PM
To: 'bc-Thomas.Weber@austintexas.gov'; 'bc-Ann.Denkler@austintexas.gov'; 'bc-Jolene.Kiolbassa@austintexas.gov'; 'bc-Gabriel.Rojas@austintexas.gov'; 'bc-Dustin.Breithaupt@austintexas.gov'; 'bc-Bruce.Evans@austintexas.gov'; 'bc-Yvette.Flores@austintexas.gov'; 'bc-Betsy.Greenberg@austintexas.gov'; 'bc-Susan.Harris@austintexas.gov'; 'bc-Sunil.Lavani@austintexas.gov'; 'bc-Ana.Aguirre@austintexas.gov'
Cc: 'Andy.Moore@Austintexas.gov'
Subject: Austin Oaks PUD

I was a member of the steering committee for the Austin Oaks charrette and it yielded a preferred plan that reflects stakeholder feedback, while achieving a fair and equitable compromise. I was also able to procure a $15K grant from the National Association of Realtors through the Austin Board of Realtors to assist in the funding of the charette. NWACA has reviewed and monitored the owner's proposal and the staff's additional conditions, which honors and reflects the charrette preferred plan. The property could be redeveloped under current code provisions with anywhere from 800,000 – 975,000 sq feet of office with no traffic improvements, no reduction of impervious cover, no detention, and certainly no parkland. The proposal provides 8.5 acres of public parkland, environmental superiority, traffic improvements, and a mix of uses in exchange for modest increase in overall leasable square footage (approximately 200,000 more sq. ft spread over 30 acres, which equates to approximately an additional 15,000 sq feet per acre). As a long-time neighborhood resident, former Board member of NWACA, a member of the working group, and a participant in the design charrette, I support the owner's proposal with the staff's conditions.

Charlie Galvin

From: S Garity
To: Weber, Thomas - BC; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Moore, Andrew
Subject: [Released] Austin Oaks PUD
Date: Wednesday, November 23, 2016 8:35:24 AM

I support the Austin Oaks PUD proposal. I believe the latest plan would be very beneficial to the area.

-S. Garity

From:	Pete Gilcrease
To:	Weber, Thomas - BC; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Aguirre, Ana - BC; Moore, Andrew
Subject:	Support Austin Oaks
Date:	Thursday, October 27, 2016 12:40:20 PM

Zoning and Platting Commissioners,

Please support the Austin Oaks PUD. Our neighborhoods deserve more community benefits like restaurants, parks, and retail and the latest proposal will provide us with that. We also need to increase our tax base in Austin by allowing more density in order to sustain services we offer Austinites.

Thank you,
Pete Gilcrease

From: [redacted]
To: Weber, Thomas - BC; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Aguirre, Ana - BC; Moore, Andrew
Subject: Support Austin Oaks PUD
Date: Thursday, October 27, 2016 11:45:06 AM

Hello All,

I am writing in support of the Austin Oaks PUD.

The developer and surrounding neighborhoods have worked together collaboratively, and NWACA and the developer have arrived at an understanding. The opposition may be vocal, but ultimately, they constitute a minority.

As Austin grows, we can either add more office space (relatively) close to downtown, or increase the pressures for Austin to sprawl. I'd rather see office space added on a site that has already been developed, then extend infrastructure, roads, and services to a new site on the periphery, adding to Austin's infrastructure maintenance obligations and compromising the effectiveness of mass transit, which depends on compact and connected development patterns

This new office space will add much-needed revenue to Austin's tax rolls, helping to offset the ever-increasing tax burden on homeowners and landlords.

I would support adding more housing to the Austin Oaks PUD. In order to keep the housing market stable and prevent rapid increases in home prices and rents, we must add housing as fast as, or faster than, we are adding jobs. If anything, Austin Oaks needs a couple hundred more housing units.

Thanks for your consideration,

Evan Gill

From:	Patrick Goetz
To:	Weber, Thomas - BC; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Aguirre, Ana - BC; Moore, Andrew
Subject:	Support Austin Oaks
Date:	Thursday, October 27, 2016 11:11:11 AM

Hi -

Stakeholders went to the trouble of conducting a 3-day long charrette which dramatically scaled back the developer's original plans and resulted in a plan which most participants felt good about, including many who were formerly opposed.

Of course now the NIMBY's are moving the goal posts again, asking you to oppose this project, likely because "it lacks neighborhood input" and "no one told them this was happening!"

Don't fall for this nonsense. Support the revised Austin Oaks PUD and let's let Austin get on with having a property tax base that supports our ambitions without unduly burdening single family home owners in the process.

Thank you.

From: [redacted]
To: Weber, Thomas - BC; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Aguirre, Ana - BC; Moore, Andrew
Subject: Support Austin Oaks
Date: Thursday, October 27, 2016 10:33:10 AM

The Austin Oaks PUD has gone through a strong process, with a neighborhood charrette and support from NWACA. Its a good project - revamping old office buildings into a more mixed and vibrant place, including badly needed residential multi-family as well as a variety of other uses. If we want to preserve the environment, we need more places like this in Central Austin, not fewer. People need to be able to work, live, and play centrally if we want to reduce our carbon footprint. Stopping or dramatically scaling back a project like this does not stop demand for office or housing, it just means that people will like have to be further spread out, and sprawl will continue to take its environmental toll, with longer commutes, increasing impact on climate change, and a more economically stratified and weaker metro area.

Sincerely,
Brennan Griffin

From:	Jared Haas
To:	Weber, Thomas - BC; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Aguirre, Ana - BC; Moore, Andrew
Subject:	Support Austin Oaks
Date:	Sunday, October 30, 2016 1:43:55 PM
Attachments:	facebook.png instagram.png linked-in.png news.png

---

Zoning and Platting Commissioners:

My name is Jared Haas, a local building designer, and Austinite of 10 years. I am writing on behalf of being a proud Austinite of 10 years, rather than as a building designer. I originally moved to Austin for its culture, progressive nature, beauty, diversity, and affordability. However, due to Austin's current lack of affordability, it is drastically affecting its culture, progressive nature, beauty, and diversity. A simple solution would be to just move. However, I am not ready to give up on Austin that easily. I have purposefully made this my home and wish to plant roots here, ultimately to own a home and start a family. As it currently stands, and I speak for the majority of Austinites in 2016, this is not looking like a possibility. In order to achieve this, the majority of Austinites need to speak up to its governing officials who install the laws and language to put us in the right direction. Allowing (smart) density within the urban core will help increase the housing supply and decrease the extensive demand that has been driving up housing and land costs. I strongly support this PUD development as outlined by David Whitworth's email below:

> *My name is David Whitworth and I live about a block from Austin Oaks with my wife and two children. I urge you to support the latest PUD submittal by Spire.*
>
> *I am writing you as a neighbor with my personal thoughts although I am involved with NWACA as a board member and zoning chair. I simply point that out so you know I have followed this closely and actively for years now, although not as closely as some our hardest working neighbors: Ben Luckens & Joyce Statz.*
>
> *It is well known now that this is the latest in a string of submittals by Spire since 2014 with their second consultant and after an intensive charrette process. The charrette process consisted of neighborhood stakeholders and the developer in the same room working out details in a public effort with design professionals that was presided over by a facilitator. The "Preferred Plan" that came out of the charrettes was supported by a majority vote of the participants. The latest submittal was vetted heavily for general compliance with the "Preferred Plan".*
>
> *The NWACA zoning committee and the NWACA board both passed resolutions supporting the charrette process and stating that the latest submittal supports the results of the charrette process. Council Member Gallo has now come out in support of the latest submittal because it represents years of intensive work by the neighborhood association and developer working together to mold this project into the best possible product by mitigating height, traffic, drainage, impervious cover and increasing community benefit via parks, trails, retail, restaurants, and affordable housing for teachers. Note the impervious cover is actually decreasing.*

The current development at Austin Oaks is largely a parking lot, with little positive impact on my quality of life as a neighbor. It offers zero interaction with neighbors via social gathering spots and meeting places. If the developer has agreed to reduce height and contribute to traffic mitigation while including parks, trails, retail and restaurant amenities, and housing for more neighbors, then this is the kind of product I would like to see near my home. It will enhance the options and amenities our neighborhood can enjoy and keep me from driving through 3 other neighborhoods to get to all the great amenities on Burnet Road, which many NWACA residents currently must do adding more vehicle miles traveled needlessly.

Northwest Hills is a wonderful suburban community that is still close in. People like that. The people I know and hear from also like all the great amenities and social places that Austin has to offer but feel that gets lighter on the West side of Mopac in our area. The developer has offered up quite a lot, while reducing objectionable impacts from previous submittals. This is a win-win scenario placed at the edge of our neighborhood along a highway and major road (Mopac at Spicewood Springs/Anderson).

Please vote in favor and do not go to subcommittee or deny this case requiring super-majority at council. As properties continue to appreciate I fear that this site would be broken up into smaller tracts under conventional zoning that would not require any kind of superiority or public contributions we will enjoy like parks. It would certainly bypass any of the neighborhood input that has made this development an actual benefit to the neighborhood.

Best Regards,
David Whitworth

I strongly hope you take our emails into consideration and vote to help shape a positive and inclusive future for everyone.

Regards,

-

jared haas | un.box studio

LEED Green Associate
www.un-boxstudio.com
2400 E Cesar Chavez St, #302
Austin, TX 78702
o | 512.474.2544
c | 512.277.0945

From: Chris Hajdu
To: Moore, Andrew
Subject: Fw: Letter to ZAP Commissioners Regarding the Austin Oaks Property
Date: Monday, October 31, 2016 3:42:27 PM

FYI... see below.

On Monday, October 31, 2016 3:37 PM, Chris Hajdu <chajdu@yahoo.com> wrote:

Dear ZAP Commissioners,

My name is Chris Hajdu and I live in the Northwest Hills neighborhood where the Austin Oaks property is located. In the spirit of full disclosure, I am also a member of the NWACA Board (since Jan 2014,) and I am the current NWACA president (since Jan 2016.) As a board member and president, I have witnessed the many hundreds of hours that members of our community have invested in working with the developer in order to work on a compromise plan that is much improved from the original plan proposed back in 2014.

However, I am NOT writing this letter to you as the NWACA president but as a current resident of Northwest Hills and as a resident of Austin. Since 1991, I have lived close to the Austin Oaks property, having lived in the Great Hills, Enfield, and Brentwood neighborhoods. I currently live in Northwest Hills where I have resided for the past 5 years.

I urge you to support the latest application submitted for the Austin Oaks property. I have several reasons for this:

(1) This property is currently underutilized and gives many residents no reason to visit the property. I had never stepped foot on the Austin Oaks property until I visited the property as a representative of NWACA back in 2015. This property is empty outside of normal working hours, including nights and weekends. Note that current-zoning entitlements will continue to allow this type of office development and would continue this pattern of underutilization.

(2) Due to a lack of retail and restaurants in Northwest Hills, many people get in their cars and drive to Anderson Lane, Burnet Road, Hancock, the Domain, Arboretum or West Bank on Loop 360. I see my fellow Northwest Hills neighbors out for dinner and shopping in these areas all the time. We have some retail options along Far West, and Mesa/Spicewood, but I would like to see more restaurant and retail options for our neighbors that will keep them in our area. Also, it would be nice to have places that many could walk or bike to as well.

(3) Opponents of the PUD, speak to the wonderful environmental features and trees on the property. I agree with them, it is a beautiful property. However, at this time, the property is not a destination to be visited by anyone except for the people who work or visit the businesses located there. By adding parkland, restoring the creek area, and adding restaurant and retail, we can create a place that can be enjoyed by more of the residents in the area to enjoy this wonderful site. From an environmental standpoint, the current property is basically one giant parking lot with lots of impervious cover. The latest PUD application includes less impervious cover as well over the entire

property.

(4) Over the years, with my young child in tow, I have visited the "cow" park in the Arboretum, the park at Central Market, the splash pad/park at the Triangle, and the park at Mueller. All of these locations involved getting in the car and driving throughout Austin, which can be rough if you try to do it after work. Having a park in the neighborhood would be great for people who want to visit a park at any hour of the day without having to sit in traffic. The NWACA area is undeserved by parkland today (many of our parks are co-located with schools and are unavailable during school hours and even after school most days.) I would like to see new parkland that would be available all day for the use of residents without having to travel throughout congested roadways in Austin.

For these reasons, I would like to see this property maximized by increasing its utilization as parkland, residential, retail and office space rather than leaving it under the current zoning that exists today.

Please consider supporting the Austin Oaks application.

Sincerely,

Chris Hajdu
Northwest Hills resident since 2011
Austin resident since 1991
4006 Rockledge Drive
Austin, Texas 78731

==========
Chris Hajdu 512.426.9845
[redacted]
==========

From: [redacted]
To: Weber, Thomas - BC; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Aguirre, Ana - BC; Moore, Andrew
Subject: Please Support Austin Oaks
Date: Thursday, October 27, 2016 10:43:41 AM

Dear Zoning and Planning Members,

Please support the Austin Oaks projects submittal. It is my understanding, based on the input of well informed neighbors of the project, that it is has been well thought out and carefully planned WITH neighborhood input that provides good amenities that will enhance the neighborhood. This is a GOOD product of collaborative and thoughtful design. Don't let the input of those who would say, "NO!" to any development of any sort ruin what could be a really good project in a part of town that could use more of this sort of community centric work.

Thank you,
Janet L. Hobbs

Janet L. Hobbs, AIBD
Hobbs' Ink Custom Home Design
www.hobbs.ink www.hobbsink.com
[redacted]

Dear Commissioners and Council Members,

I am writing to express my support for the proposed Austin Oaks Planned Urban Development (PUD).

As a resident of Northwest Hills, I have been actively involved in the Austin Oaks PUD process since the first public meetings. At the first community forum held on August 19, 2014, I was one of the first speakers to stand and raise serious concerns about the traffic impact of the proposed PUD. At the time, I was in the midst of recovering from being hit by a car that came up on a sidewalk while I was walking near my home on Far West Blvd. I did not want increased traffic in my neighborhood or the attendant risks that it posed for pedestrians as well as the many children who walk and bike to our local schools every day, including my two daughters.

I continued my opposition to the Austin Oaks PUD until Spire Reality agreed to participate in the charrette process organized by the Northwest Austin Civic Association. I attended as many sessions of the charrette process as possible. By the end of the charrette, I moved from opposing the PUD to supporting the preferred plan, which was developed during the course of the charrette.

I believe that the plan proposed by Spire Reality is in keeping with the results of the charrette and represents the best direction for the property and my neighborhood. Among the many positives of the plan, it will significantly enhance my neighborhood through increased park space and restoration of the creek that runs through the property.

I encourage you to cast your vote in support of the proposal before you.

Thank you for your time and consideration.

Sincerely,

Jonathan Kaplan, Ph.D.
4102 Far West Blvd

From: [redacted] on behalf of [redacted]
To: Weber, Thomas - BC; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Aguirre, Ana - BC; Moore, Andrew
Subject: In Support of Austin Oaks
Date: Thursday, October 27, 2016 10:13:53 AM

Dear Commissioners,

My name is Dean Lupul and I am writing in support of the latest Austin Oaks PUD proposal. I have a family of five and I live and work in Northwest Hills so I have been monitoring the progress of the site plan closely, In short, I believe the type of development and amenities proposed is exactly what the area needs.

Please vote in favor of the current Austin Oaks PUD proposal.

Sincerely,
Dean Lupul

From:	Shannon Meroney
To:	Weber, Thomas - BC; Moore, Andrew; Michael Whellan
Cc:	Weber, Thomas - BC; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Aguirre, Ana - BC; Moore, Andrew
Subject:	Please support Austin Oaks PUD
Date:	Friday, October 28, 2016 4:02:21 PM

Hello,
I am writing as a resident of Northwest Hills and asking that you SUPPORT the Austin Oaks proposed PUD. Our neighborhood association did an amazing job of creating an inclusive, transparent process to allow all residents to provide input into what this development should look like. The developer has worked very hard to listen and incorporate that feedback. The Charette process was a best in class procedure that should serve as a teaching model for all other neighborhoods. We are thrilled that the density is reasonable and building heights limited. We are gaining a park and green space that we have never had and the City could not give us. It is a win-win for all of us.

I participated fully in the process which was fair and balanced. The nay Sayers thought so too until they realized that they lost when al the votes were in. Then they immediately started to try to tear down and poke holes in the process they asked for and helped create. Please don't be persuaded by their half truths and misstatements. The same handful of people who opposed the project at the beginning and still do. They always will. There is no redevelopment they would be happy with or agree to. But the majority of our neighborhood who stepped up and participated support the outcome. And the current proposal honors it. Do not let the Vocal minority convince you that our neighborhood doesn't want this. It is simply not true.

Please support the AO PUD. Thank you.

Shannon Meroney
(512) 731-6615
Smeroney333@gmail.com
Please excuse my friend Siri's typing

From: [redacted]
To: Weber, Thomas - BC; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Aguirre, Ana - BC; Moore, Andrew
Subject: Support Austin Oaks
Date: Thursday, October 27, 2016 8:12:33 AM

Dear Zoning and Planning Commissioners,

My name is Deborah Pardo-Kaplan and I live on Far West Blvd in Northwest Hills. I am in favor of the Austin Oaks Development. I attended the entire Charrette Process and felt it was fair. The preferred plan was supported by a majority of people and would have been supported even further had parents of young kids been able to attend the meetings. Council Member Gallo is in support as well.

I feel Austin Oaks will be a benefit for our neighborhood, including its parks, housing (that could be used by teachers), its retail and restaurants and hotel. There are currently no playgrounds except at the schools. And I think the developer is generous in offering this to our area.

While I am aware of traffic concerns, I believe working with Cap Metro will help with this issue and also I believe the development will create more walkability in the neighborhood as some residents will work there and bike there.

Please vote in favor of the Austin Oaks planned urban development. The voices who oppose are loud, but it doesn't mean they are the majority.

Thanks you.

Deborah Pardo-Kaplan

From: [redacted]
To: Weber, Thomas - BC; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Aguirre, Ana - BC; Moore, Andrew
Subject: support Austin Oaks
Date: Thursday, October 27, 2016 10:33:50 AM

Hello
I am writing to voice my support for the proposal to redevelop Austin Oaks. Currently the property is not very attractive, nor does it provide many neighborhood amenities. With the extensive input process, I'm encouraged that the developer has listened to neighborhood demands and is offering substantial community benefits including greenspace and retail that would cut down on car trips for nearby residents. Imagine Austin calls for a more compact and connected city, with preservation of greenspace being a high priority. With the redevelopment of Austin Oaks we would get better flood mitigation, less impervious cover, and increased neighborhood amenities, all at no cost to the taxpayer, and actually increase the tax base by the increased value of the property. To me this is win-win for all sides and I urge your support.

Thank you for your time, and for your service to the city.

Mary Pustejovsky

From: D Siegel
To: Moore, Andrew
Subject: Fwd: Please support the Austin Oaks PUD
Date: Thursday, November 03, 2016 11:02:39 AM

Andrew:
In your role as the city's Case Manager, I want to insure you know of my support for the Austin Oaks PUD.
Thanks for your help.

---------- Forwarded message ---------
From: David Siegel <apache@austintexas.gov>
Date: Thu, Nov 3, 2016 at 10:55 AM
Subject: Please support the Austin Oaks PUD
To: <steve.adler@austintexas.gov>, <ora.houston@austintexas.gov>, <district2@austintexas.gov>, <sabino.renteria@austintexas.gov>, <gregorio.casar@austintexas.gov>, <district5@austintexas.gov>, <don.zimmerman@austintexas.gov>, <district7@austintexas.gov>, <district8@austintexas.gov>, <kathie.tovo@austintexas.gov>, <district10@austintexas.gov>
Cc: [redacted]

This message is from David Siegel. [[redacted]

Dear Council:
I am a homeowner of the Northwest Hills area, and I am writing to express support for the proposed Austin Oaks PUD.

The project represents significant input from city staff, regional experts and also my neighbors through the charrette process. I'm satisfied that as Austin Oaks is redeveloped, the additional housing, office, retail, restaurant, and park space will become a vibrant part of our community.

Additionally, I'm hopeful that with increased density at the periphery of our neighborhood, we as a community can work with CTRMA, TXDOT, and CapMetro will help connect our area with other developments and areas of town to help people move around town for work or leisure. While an impact to heritage and protected trees is not anything any of us in Austin desire, I find the tree plan acceptable in its current state, and look forward to the inclusion of those trees and newly planted trees in the streetscapes that are envisioned in the heritage trail and new bike lanes.

You may include my support in any case back-up materials.

Thank you for the consideration and helping our neighborhood shape a smart future for ourselves.

David Siegel

Street address: 8805 Mountain Ridge Drive

Council District: District not found

From: [redacted]
To: Moore, Andrew
Subject: Fwd: Please Support Austin Oaks
Date: Thursday, October 27, 2016 12:16:37 AM

---------- Forwarded message ----------
From: **David Whitworth** <[redacted]>
Date: Thu, Oct 27, 2016 at 12:15 AM
Subject: Please Support Austin Oaks
To: bc-Thomas.Weber@austintexas.gov, bc-Ann.Denkler@austintexas.gov, bc-Jolene.Kiolbassa@austintexas.gov, bc-Gabriel.Rojas@austintexas.gov, bc-Dustin.Breithaupt@austintexas.gov, bc-Bruce.Evans@austintexas.gov, bc-Yvette.Flores@austintexas.gov, bc-Betsy.Greenberg@austintexas.gov, bc-Susan.Harris@austintexas.gov, bc-Sunil.Lavani@austintexas.gov, bc-Ana.Aguirre@austintexas.gov
Cc: andy.moore@austintexas.gov

Zoning and Platting Commissioners:

My name is David Whitworth and I live about a block from Austin Oaks with my wife and two children. I urge you to support the latest PUD submittal by Spire.

I am writing you as a neighbor with my personal thoughts although I am involved with NWACA as a board member and zoning chair. I simply point that out so you know I have followed this closely and actively for years now, although not as closely as some our hardest working neighbors: Ben Luckens & Joyce Statz.

It is well known now that this is the latest in a string of submittals by Spire since 2014 with their second consultant and after an intensive charrette process. The charrette process consisted of neighborhood stakeholders and the developer in the same room working out details in a public effort with design professionals that was presided over by a facilitator. The "Preferred Plan" that came out of the charrettes was supported by a majority vote of the participants. The latest submittal was vetted heavily for general compliance with the "Preferred Plan".

The NWACA zoning committee and the NWACA board both passed resolutions supporting the charrette process and stating that the latest submittal supports the results of the charrette process. Council Member Gallo has now come out in support of the latest submittal because it represents years of intensive work by the neighborhood association and developer working together to mold this project into the best possible product by mitigating height, traffic, drainage, impervious cover and increasing community benefit via parks, trails, retail, restaurants, and affordable housing for teachers. Note the impervious cover is actually decreasing.

The current development at Austin Oaks is largely a parking lot, with little positive impact on my quality of life as a neighbor. It offers zero interaction with neighbors via social gathering spots and meeting places. If the developer has agreed to reduce height and contribute to traffic mitigation while including parks, trails, retail and restaurant amenities, and housing for

more neighbors, then this is the kind of product I would like to see near my home. It will enhance the options and amenities our neighborhood can enjoy and keep me from driving through 3 other neighborhoods to get to all the great amenities on Burnet Road, which many NWACA residents currently must do adding more vehicle miles traveled needlessly.

Northwest Hills is a wonderful suburban community that is still close in. People like that. The people I know and hear from also like all the great amenities and social places that Austin has to offer but feel that gets lighter on the West side of Mopac in our area. The developer has offered up quite a lot, while reducing objectionable impacts from previous submittals. This is a win-win scenario placed at the edge of our neighborhood along a highway and major road (Mopac at Spicewood Springs/Anderson).

Please vote in favor and do not go to subcommittee or deny this case requiring super-majority at council. As properties continue to appreciate I fear that this site would be broken up into smaller tracts under conventional zoning that would not require any kind of superiority or public contributions we will enjoy like parks. It would certainly bypass any of the neighborhood input that has made this development an actual benefit to the neighborhood.

Best Regards,
David Whitworth

From:	Brendan Wittstruck
To:	Weber, Thomas - BC; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Aguirre, Ana - BC; Moore, Andrew
Subject:	Support for Austin Oaks PUD
Date:	Tuesday, November 01, 2016 10:24:32 AM

Dear ZAP Commissioners,

I am writing to express my support for the Austin Oaks PUD that you will be considering this evening.

I am an urban designer living and working in Austin without a vested interest in the development of this property. I attended the January charrette (Led by Farr Associates, a nationally-recognized urban design firm) as an observer and endeavor here and in all my advocacy to provide as objective a viewpoint as possible regarding the shape and needs of the city.

I see tremendous opportunity in this project to provide housing close to employment centers, bringing new residents and vibrancy into a site that currently houses only out-moded office buildings. Inherent in this is the increased opportunity for walking access from homes to services, which has been repeatedly proven to increase quality of life, human heath and well-being, and economic opportunity for small businesses. Further, the support of walking lifestyles provides public safety benefits, particularly for children, as well as improved ability to age-in-place for residents no longer able to easily drive long distances for services.

Its position along Spicewood Springs Road and MoPac, with access to Far West Boulevard, makes the location ideal for increased population and jobs. The charrette's result of placing the tallest buildings near the highway is an effective way of mitigating the development's impacts on local residential areas. Further, the PUD tool's nearly singular ability (outside of VMU zoning) to put residential and commercial uses together at this scale has been shown to increase pedestrian and bicycle activity, which contributes to important mode-shift of average daily trips, as well as working to produce the density required to support a solvent public transit system.

Austin's PUD process is inelegant but it nevertheless represents the single greatest infill opportunity for the City to implement the priorities and goals of the Imagine Austin Comprehensive Plan, which already serves as a guide toward connected communities and sustainable growth. I urge you as public servants to study the priorities of the Comprehensive Plan and favorably review the manner in which this application and charrette process have the potential to advance them.

Very much yours,

Brendan Wittstruck

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-2014-0120
Contact: Andrew Moore, 512-974-7604
Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Joel Rezzano
Your Name (please print)

☑ **I am in favor**
☐ **I object**

3415 Greystone Dr 78731
Your address(es) affected by this application

Signature

8/30/16
Date

Daytime Telephone:

Comments:
This area needs a better variety of business especially resturants. More space allotted more businesses.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C814-2014-0120
Contact: Andrew Moore, 512-974-7604
Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Caroline Kodl
Your Name (please print)

☑ **I am in favor**
☐ **I object**

3415 Greystone Dr #201
Your address(es) affected by this application

Signature

9/30/16
Date

Daytime Telephone:

Comments: It will be nice to have a greater variety of business to shop/eat/visit close by.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C814-2014-0120
Contact: Andrew Moore, 512-974-7604
Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Daniel Ly
Your Name (please print)

☒ **I am in favor**
☐ **I object**

3424 Greystone DR. #102
Your address(es) affected by this application

Daniel Ly
Signature

8/29/2016
Date

Daytime Telephone:_____

Comments:_____

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C814-2014-0120
Contact: Andrew Moore, 512-974-7604
Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Chien Michael Li
Your Name (please print)

☒ **I am in favor**
☐ **I object**

3424 Greystone Dr.
Your address(es) affected by this application

Signature — 8/29/16 *Date*

Daytime Telephone: _____

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

From:	Robbie Albracht
To:	Evans, Bruce - BC; Breithaupt, Dustin - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; bc-Betsy.Greenberg@austinteas.gov; Harris, Susan - BC; bc-Ana.Aguire@austintexas.gov; Weber, Thomas - BC; Denkler, Ann - BC
Cc:	Moore, Andrew; Rusthoven, Jerry; Lesniak, Chuck
Subject:	Austin Oaks PUD
Date:	Tuesday, October 18, 2016 2:58:43 PM

Hello,

We currently live off Spicewood Springs and Mopac in the shadow of Austin Oaks Office park. When I step out of my front door, I can look south and see the buildings on the cliff above Spicewood Springs. Until 2014, Austin Oaks was not a threat to our neighborhood.

Yes, in the twenty two years of our residency at 7901 Havenwood Drive much is different, mainly the traffic, the congestion, and the noise. Many hours of the day and night both Spicewood Springs and Mopac are a racetrack. Our neighborhood cannot afford the increased traffic load the proposed development will pour onto Spicewood Springs and the neighboring streets.

At present, we can barely make a left turn out of our neighborhood to go towards Mopac. With the very significant increase in the number of car trips, ,other intersections like Greystone at Mopac become even worse and more dangerous.

Given this, proposed mitigation is inadequate and paltry. We ask you to require the applicant to pay much more than this year's proposed $628 thousand, a huge decrease from the year ago proposal of 10 million.

When we look out my front door and see the buildings at Austin Oaks, we also see many large and beautiful native trees. Trees are scattered on top of the cliff as well as around all the buildings. These trees soften the landscape, provide shade and greenery, and in general add to the beauty that is Austin. Why endanger this by allowing Protected and Heritage trees to be removed? These neighborhoods around Austin Oaks are full of houses and buildings that were built around incredible native trees. We ask you to cut back the variances and the impact on Heritage and Protected trees. Believe us, we know what a barren, treeless landscape looks like having grown up in the Texas Panhandle.

Lastly, why impose 6 to 8+ floor building heights on this neighborhood and this part of Mopac which is residential first? The mean sea level figures on the building heights in the Land Use Plan needs to be removed.

Please listen to and honor the needs of the residents of this area. We ask you to include our comments in the back-up materials for this case.

Respectfully,

Robbie Albracht and Rick Gerber

From: [redacted]
To: Weber, Thomas - BC
Cc: Moore, Andrew; Rusthoven, Jerry; Lesniak, Chuck
Subject: Austin Oaks PUD
Date: Sunday, October 16, 2016 10:13:24 AM

Dear Commissioner Weber - Please vote no on the Austin Oaks PUD as is. There are several issues that concern me.

1. 13 Heritage trees and 31 protected trees are to be cut down in the current proposal. Previously it was 8 Heritage trees to be cut down and one transplanted. Cutting down 43 trees is outrageous to me.

2. A tree survey that is good for 25 years is unacceptable. Some of these trees can grow up to 10" in that amount of time. Please stay with the current code of surveying the trees every 5 years.

3. Traffic mitigation - The previous PUD of 2015 had car trips at 19,819 trips per day. What came out of the charrette was 17,000 car trips per day. Current PUD, as of October 16, now has 19,648 car trips per day per the TIA. What specific traffic mitigation can be done with the $628,000 offered by the developer? Per staff's TIA memo dated October 6,2016, a number of impacted intersections fail at a much greater rate even after the applicant's total of only $628,000 in mitigation funding. What happend to the $10,000,000 figure?

4. What affordable housing is offered?

Thank you for your service to our city. I really appreciate it.

Stephanie Ashworth
District 10 constituent
7608 Parkview Circle
Austin, TX 78731

From:	Therese Baer
Cc:	Moore, Andrew; P. E David Baroi
Subject:	"The PUD"
Date:	Thursday, November 03, 2016 3:20:02 PM

Dear Mayor and Council,

I oppose "The PUD". This area cannot sustain current traffic counts. The W/WW infrastructure was just right-sized under the ACWP. It will not sustain the proposed additional occupants and uses. Please do not approve this development.

In the alternative:
Have the applicant fully mitigate the increased traffic as some of these intersections become "dangerously unsafe" even after the proposed mitigation (most especially Greystone @ MoPac), last year applicant offered $10M in traffic mitigation, now offering less than $1M in traffic mitigation; and

Scale back the variances and impact on the Heritage and Protected trees. NO 11 year tree survey (these trees grow 3-4" diameter in that time) and follow the Heritage and Protected tree Ordinances. Applicant can and should design around 4 x 30” Heritage trees and evaluate for transplanting 4-8 additional Heritage trees. Also try to design around the 2 Heritage trees in the TXDOT right-of-way. Applicant CAN do it.

Please include my message in the back-up materials on this case.

--

Respectfully submitted,
Therese Baer

From: Wanda Brown
Subject: Austin Oaks PUD hearing - Nov 1, 2016 - citizen input
Date: Sunday, October 30, 2016 11:01:01 PM

Hello,

Thank you for taking the time to read my input on the subject planning hearing.
I am a residential neighbor of the Austin Oaks complex.
I am not in agreement with the charrette conclusion as stated by the NorthWest Austin Civic Association (NWACA), and not in agreement with the latest communication offered by NWACA on this subject.

However, I understand that development will occur at the Austin Oaks location, and would like to offer input on the resolution of plans for the site.

1. It appears that the applicant is offering only $628,000 for the greatly increased traffic mitigation. I use the Greystone and Mopac service road intersection frequently to reach Mopac South, and the traffic at that location is already heavy. I believe your staff's TIA memo dated Oct 6, 2016, state that a number of impacted intersections fail at a much greater rate even after the $628,000 is applied to traffic mitigation.
I would ask that ZAP and City Council require full and complete payment for traffic mitigation for all intersections surrounding the property, especially Greystone and Mopac and Executive Center and Mopac. Applicant offered $10million for mitigation last year, and reduced it to $628,000 in the latest proposal. The citizens of Austin should not be taxed to pay for development cost of traffic mitigation.

2. From the 2015 PUD plan, there were 8 buildings, 6 of which would have 7-10 floors. The current PUD plan has 12 buildings (plus 5 garages), 11 of which would have 6-8 floors. *I ask for the 8 buildings, with maximum building heights of 60 ft - 5 stories tall. And I ask that the applicant, Zap, and City Council get rid of the MSL (mean sea level) figures on the building heights in the Land Use Plan, those are site specific (this is not a site plan) and in conflict with stated building heights*.

3. From the 2015 PUD plan, 8 Heritage trees were to be cut down, 1 Heritage tree to be transplanted, tree survey by code every 5 years. Current PUD plan has 13 Heritage trees & 31 Protected trees to be cut down, and proposes the same 2013 tree survey used for 25 years. *I ask that the applicant scale back the variances and impact on the Heritage and Protected trees, and go back to the 2015 proposal on the Heritage trees and 5 year tree survey. Further, the proposed 25-year tree survey is unrealistic and unheard of as trees can grow up to 10" in diameter during that time. Existing Heritage and Protected tree ordinances should be followed, allowing the applicant to develop the property in a profitable manner.*

Thank you for your time and effort on this project.
If allowed, please include my input in the back-up material for this case.

Kind regards,
Wanda Brown
Edgerock Drive
Austin, TX 78731

From: Gregory Choban
To: Moore, Andrew; David.Baroi@txdot.gov
Subject: FW: Austin Oaks PUD
Date: Thursday, November 03, 2016 12:02:51 PM

Dear Sirs,
I am forwarding an email I sent to Austin City Council members with my comments on the proposed Austin Oaks PUD. I ask that you take my concerns into account as you make decisions on this case.

Sincerely,
Gregory Choban
4002 Edgerock Drive
Austin, TX 78731

From: Gregory Choban [mailto:apache@austintexas.gov]
Sent: Thursday, November 03, 2016 11:59 AM
To: steve.adler@austintexas.gov; ora.houston@austintexas.gov; district2@austintexas.gov; sabino.renteria@austintexas.gov; gregorio.casar@austintexas.gov; district5@austintexas.gov; don.zimmerman@austintexas.gov; district7@austintexas.gov; district8@austintexas.gov; kathie.tovo@austintexas.gov; district10@austintexas.gov
Cc: [redacted]
Subject: Austin Oaks PUD

This message is from Gregory Choban. [[redacted]

I live in the PUD area and am deeply concerned about the traffic issues it will produce as currently planned. I ask that you:
Have the applicant fully mitigate the increased traffic as some of the impacted intersections will become dangerously unsafe, especially Greystone and MOPAC.
Scale back the variances and impact on Heritage and Protected trees. Follow the current Heritage and Protected Tree Ordinances.
Request this email be included in the backup materials on this case.

Street address: 4002 Edgerock Drive

Council District: District not found

PUBLIC HEARING INFORMATION

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Case Number: C814-2014-0120
Contact: Andrew Moore, 512-974-7604
Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Patsy McLemore
Your Name (please print)

☐ **I am in favor**
☑ **I object**

Your address(es) affected by this application

Patsy McLemore — *Signature*
9-4-16 — *Date*

Daytime Telephone: 512-345-3677

Comments: Please see attachment

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

Dear Commissioners:

We have lived in the Westover Hills neighborhood for almost 45 years. When we moved in the only way to reach our house was via Balcones Dr. and Hyridge Dr. — there was no Mopac or Steck Ave. and Mesa did not extend far enough North to serve us. Basic services such as a grocery store, pharmacy, and fire station were miles away at the Balcones—2222 intersection. So we have watched this community develop; and, so far, we have considered most of the development to be beneficial for the area, even including the existing development at the intersection of Mopac and Spicewood Springs Rd. We feel very differently, however, about the proposed redevelopment of that large tract of land and therefore request—urge really—that you reject this proposal.

Thank you.

Dale and Patsy McLemore

Dale and Patsy McLemore

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Case Number: C814-2014-0120
Contact: Andrew Moore, 512-974-7604
Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Robyn Sylvestes
Your Name (please print)

☐ I am in favor
☒ I object

3507 Starline Dr
Your address(es) affected by this application

Signature 9/1/16 *Date*

Daytime Telephone: 512-568-9159

Comments: I would like to see the Austin Oaks property improved upon - I would especially like to see affordable housing options built. That being said, I request that the developer work within the current zoning designations. A PUD feels like an attempt to squeeze out as much profit as possible out of a development deal, and, as such, is not in the interest of the neighborhood - the same neighborhood that (cont' - see attached)

If you use this form to comment, it may be returned to:
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Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

has been calling for the rejection of the PUD zoning request for well over a year. Development companies, much like rich-shown companies, do not get to dictate what is in the best interest of our city. So, I urge the city council, in particular our representative Sheri Gallo, to please reject the request for PUD zoning designation.

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Contact: Andrew Moore, 512-974-7604
Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Elaina Woods
Your Name (please print)

☐ **I am in favor**
☒ **I object**

3600 Greystone Drive
Your address(es) affected by this application

E D Woods — 9/2/16
Signature — *Date*

Daytime Telephone: 512-608-3099

Comments: Andrew Moore,
I object to the case C814-2014-0120 set forth at the hearings on September 6th, 2016 and October 13th 2016 on the grounds that it will facilitate the overdevelopment for commercial interests of residential Austin areas. This does not represent the interests of the residents here.

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City of Austin
Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2014-0120
Contact: Andrew Moore, 512-974-7604
Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Vallarie Sinclair
Your Name (please print)

☐ I am in favor
☒ I object

7901 Ceberry Dr
Your address(es) affected by this application

V Sinclair — 9/6/16
Signature — *Date*

Daytime Telephone: 512.569.0964

Comments: The scope & scale continues to be inappropriate for the area. The Staff has not provided adequate explanation or justification for finding any element SUPERIOR. Adequate is NOT superior. Seven story buildings, a hotel, five story buildings looming over houses at the highest points of the property, tree issues - all ignored by staff, in any substantive meaningful manner. and not reviewed

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Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2014-0120
Contact: Andrew Moore, 512-974-7604
Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Margaret Chalmers
Your Name (please print)

☐ I am in favor
☒ I object

3809 Spicewood Springs Rd. 116D
Your address(es) affected by this application

Margaret Chalmers — 9/5/2016
Signature — *Date*

Daytime Telephone: 512-345-6849

Comments: How many times do the residents of this neighborhood have to say "no" before the city gets it? My objections have been submitted multiple times and ways. Why have (do) I receive these notices in quadruplicate – two to my physical address and two to my po box?

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City of Austin
Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2014-0120
Contact: Andrew Moore, 512-974-7604
Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

JUDY MOLTZ
Your Name (please print)

☐ **I am in favor**
☑ **I object**

3809 SPICEWOOD SPRINGS # 152
Your address(es) affected by this application

Judy Moltz — *Signature*
SEP. 1, 2016 — *Date*

Daytime Telephone: 512.345.6530

Comments: THE NEIGHBORHOOD HAS MORE THAN ENOUGH TRAFFIC AS IT IS — NO MORE PLEASE.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2014-0120
Contact: Andrew Moore, 512-974-7604
Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Mamie Foster
Your Name (please print)

☐ **I am in favor**
☒ **I object**

7702 Merrybrook, 78731
Your address(es) affected by this application

Signature 9/7/16 *Date*

Daytime Telephone: 512 921 6668

Comments: The infrastructure surrounding this area is not capable of handling more traffic. All of the schools in this area are overcrowded and underfunded. There is no reason to put more stress on this area.

If you use this form to comment, it may be returned to:
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Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2014-0120
Contact: Andrew Moore, 512-974-7604
Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Leilani Williams
Your Name (please print)

☐ **I am in favor**
☑ **I object**

7630 Wood Hollow #110
Your address(es) affected by this application

Signature — Sept 1, 2016 *Date*

Daytime Telephone: 832-795-7745

Comments: This project would destroy my family's apartment.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2014-0120
Contact: Andrew Moore, 512-974-7604
Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Larry Meck (Meck Noonan & G)
Your Name (please print)

☐ **I am in favor**
☒ **I object**

7718 Wood Hollow Dr, Ste 6-18
Your address(es) affected by this application Austin, TX 78731

Signature — *Date* 8/30/16

Daytime Telephone: 512-346-9522

Comments: I have worked in this area since 1984 and know the area well. This change would have adverse affect on neighborhood and traffic.

If you use this form to comment, it may be returned to:
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P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2014-0120
Contact: Andrew Moore, 512-974-7604
Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Keith Tilley
Your Name (please print)

☐ I am in favor
☑ I object

7703 Bramblewood Circle
Your address(es) affected by this application

Keith Tilley — 8/29/16
Signature — *Date*

Daytime Telephone: 486-862-4706

Comments: I'm very concerned about the impact to traffic and school over crowding this project would bring. Doss Elementary, Murchison Middle School and Anderson HS are already over crowded.

How is this being addressed?

If you use this form to comment, it may be returned to:
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Andrew Moore
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Austin, TX 78767-8810

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Contact: Andrew Moore, 512-974-7604
Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Oscar B. Jackson III
Your Name (please print)

☐ **I am in favor**
☑ **I object**

3445 Executive Center Dr. Ste 101, 78731
Your address(es) affected by this application

Oscar B. Jackson III — 08/29/2016
Signature — *Date*

Daytime Telephone: 512-551-0677

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-2014-0120
Contact: Andrew Moore, 512-974-7604
Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Your name (please print)

☐ I am in favor
☑ I object

Your address(es) affected by this application

Rick Baird
7406 Shadow Hill Drive, Apt. 105, Austin, TX 78731

Signature

8/30/2016
Date

Daytime Telephone: (512) 346 0955

Comments: Big money has good lawyers usually win out, so why ALE are voting on it

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

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However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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Case Number: C814-2014-0120
Contact: Andrew Moore, 512-974-7604
Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Tim & Sue Hill
Your Name (please print)

☐ **I am in favor**
☑ **I object**

3701 Green Trails So.
Your address(es) affected by this application

Signature — 8-29-16 *Date*

Daytime Telephone: 512-345-1570

Comments: Too much traffic in our neighborhood already.
No rail line near
Too big for our community
We purchased our home based on existing surrounding zoning.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

From:	Kim Cook
To:	Weber, Thomas - BC; Rojas, Gabriel - BC; bc-Jolene@austintexas.gov; Denkler, Ann - BC; bc-Ana.Aguirre@austintexas.gov; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC
Cc:	Moore, Andrew; Rusthoven, Jerry; Lesniak, Chuck
Subject:	Austin Oaks PUD - please don"t approve the application
Date:	Tuesday, October 18, 2016 6:27:43 PM

Dear Members of the Austin Zoning and Platting Commission,

I know you are meeting tonight concerning the Austin Oaks PUD application. I wanted to quickly register my opposition to the current PUD and sum up why.

I have lived in the neighborhood for 23 years and I've followed the plans for this with great consternation given what I already know about traffic issues with that area.

Just a short distance south of Austin Oaks PUD will be one of only two entrances for the new MoPac toll lane. Traffic going south to enter MoPac from the access road near Greystone Drive will already be crossing 3 lanes of traffic to get into the toll lane between Far West/2222.

The topography of the Austin Oaks PUD is an issue; it's on a hilltop so there is little change that can ever occur to MoPac access. That means the traffic pouring out of the development and going south will be adding to the high-speed traffic already coming out of Mopac onto the service road – a dicey situation already in high-traffic times. (My daughter was already side-swiped by a quickly exiting mom, eager to pick up her child from camp and changing lanes as she left MoPac to get to Far West.)

I'm shocked the Texas Highway Department wouldn't be one of the chief protesters against a project that puts so many more cars on MoPac – especially at that location – just north of the new toll lane entrance.

I know the current zoning on the Austin Oaks PUD tract will permit more building, but not at the level of the current PUD (2016)

with 12 buildings and 1.191 million square feet. I also understand a far greater number of heritage and protected trees will also be cut down in the current application.

The reason to grant a PUD rather than have a real estate investor/developer use existing zoning is that a PUD is supposed to benefit the neighboring community by allowing higher structures so there is space for more parkland and trees. I understand the impact of going forward with this one would be we'd see the current 4,085 vehicle trips a day go to 19,648 trips (even up from the 17,000 trips that was arrived at during that NWACA Charrette).

It is not to allow higher structures so there can be more traffic dumping cars onto already busy access roadways, neighborhood streets, and MoPac.

There has to be a good reason for the city to grant this more beneficial zoning category and I have yet to hear it.

Require the applicant to fully mitigate the increased traffic at Greystone and Mopac, Executive Center and MoPac and at its entrance to Spicewood Springs Road. Do not let so many large

trees be removed and require they meet tree protection ordinances and have the trees re-surveyed so it's clear which ones meet protection status.

Please have my message in included in the back-up materials on this case to ZAP and City Council.

Best regards,

Kim Cook
4209 Greystone Drive

From: [redacted]
To: Weber, Thomas - BC; Rojas, Gabriel - BC; Kiolbassa, Jolene - BC; Denkler, Ann - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC
Cc: Moore, Andrew; Rusthoven, Jerry; Lesniak, Chuck
Subject: More issues about the traffic impact of Austin Oaks PUD
Date: Monday, October 24, 2016 3:27:12 PM

Once again, I'm writing out of concern about the traffic impact that the proposed Austin Oaks PUD will have on the surrounding neighborhood. I wonder if the Traffic Impact Analysis study has factored in the potential effect that this development, combined with the scenario that this article in today's Statesman outlines, will have. Here is the article:
http://www.mystatesman.com/news/news/local/mopac-toll-rate-from-far-west-take-a-guess/nst8S/
Reading this article, and living within half a mile of the proposed PUD, I can envision two major problems:

1. With drivers entering MoPac southbound at Far West and attempting to cross several lanes of traffic to get to the express lane, there will be an increase in traffic accidents at this location, causing traffic backups that can stretch well to the north, making it more difficult for drivers trying to enter MoPac at Spicewood Springs and backing up traffic on the surface roads leading to the highway.
2. Drivers who want to avoid the dangerous Far West express lane entry will head north on neighborhood streets to enter MoPac at Steck or Spicewood Springs. This will add even more traffic to the already clogged roads … where traffic is projected to quadruple under the existing proposal.

Please take all these factors into account and seek ways to limit the huge increase in density that the current proposal entails. Reducing building heights to five stories is a good start; there may be other ways to keep a future Austin Oaks from becoming the center of an entire gridlocked residential neighborhood. I urge you to consider all possible means to keep this area safe for those of us who already live here.
Thank you,
Kathryn Cramer
3700 Orrell Court
Austin TX 78731

Kathryn Cramer
[redacted]
512-909-8248

From:
To: Perales, Marisa - BC; Maceo, Peggy - BC; Guerrero, Linda.h - BC; Neely, Mary Ann - BC; Thompson, Pam - BC; Smith, Brian - BC; Moya, Michael - BC; Creel, Andrew - BC; Smith, Hank - BC; Grayum, Richard - BC; Kiolbassa, Jolene - BC; Greenberg, Betsy - BC; Denkler, Ann - BC; Aguirre, Ana - BC; Flores, Yvette - BC; Breithaupt, Dustin - BC; Weber, Thomas - BC; Rojas, Gabriel - BC; Evans, Bruce - BC; Lavani, Sunil - BC; Harris, Susan - BC; Guernsey, Greg; Rusthoven, Jerry; Lesniak, Chuck; Mars, Keith; Moore, Andrew
Subject: I object to the Austin Oaks PUD in its current form: are they developing or flipping the property?
Date: Friday, September 23, 2016 3:59:32 PM

As someone who lives within one-half mile of the proposed Austin Oaks PUD, I object strongly to the current plans for the property. Nothing in their plan offers superiority over current uses. Among my reasons are these:

- The applicant proposes to use questionable methods to decide which Heritage and Protected trees on the site to cut down. This may result in the significant loss of healthy trees.
- There is no Land Use Plan attached to the new material, nor are certain estimates required by the city's PUD ordinance included in the submission.
- The applicant continues to use height estimates that may allow them to argue for buildings even taller than eight stories when the Site Plan is discussed.
- Negotiations are not yet final to determine how much the applicant should pay to mitigate the estimated 19,648 trips per day that the PUD will generate, compared to the current 4,086.
- The applicant is asking for Cocktail Lounge and Medical Office uses, both of which may increase traffic counts above the estimated 19,648 trips per day.

I also recall, from the charrette, that the applicant said they did not build or manage hotels or residential properties, so they would sell the two parcels designated for those uses to other companies. They also said that medical offices were a subspecialty, one they did not deal with. So if they are granted that use, will they sell off another piece of the property to yet another company? This leads me to wonder: is the applicant a developer or a flipper? What's going to be left if they keep selling off parcels?

Please consider these factors and realize that this high-density, high-rise proposal is not in keeping with the predominantly residential character of the surrounding neighborhood.

Thank you – Kathryn Cramer, 3700 Orrell Court, Austin TX 78731

Kathryn Cramer
kathryncramer@att.net
512-909-8248

From:	Leslie Currens
To:	Moore, Andrew; David.Baroi@txdot.gov
Subject:	Fwd: Austin Oaks PUD - Traffic and Environment Concerns
Date:	Thursday, November 03, 2016 2:01:52 PM

---------- Forwarded message ----------
From: **Leslie Currens** <apache@austintexas.gov>
Date: Thu, Nov 3, 2016 at 2:00 PM
Subject: Austin Oaks PUD - Traffic and Environment Concerns
To: steve.adler@austintexas.gov, ora.houston@austintexas.gov, district2@austintexas.gov, sabino.renteria@austintexas.gov, gregorio.casar@austintexas.gov, district5@austintexas.gov, don.zimmerman@austintexas.gov, district7@austintexas.gov, district8@austintexas.gov, kathie.tovo@austintexas.gov, district10@austintexas.gov
Cc: [redacted]

This message is from Leslie Currens. [[redacted]]

Dear Mayor and Council Members,

I am writing to request that the Austin Oaks PUD be developed in a way that does not harm the neighborhood or the environment.

Specifically, we need the developer to take full responsibility for the increased traffic and provide full mitigation. We do not need intersections in the neighborhood that are dangerously unsafe, particularly Greystone at Mopac. The developer needs to pay for the traffic improvements that will be needed because of his development. It should not be the city and the neighborhoods that pay.

The developer should follow the Heritage and Protected Tree Ordinances, without variances. Heritage trees should be designed around, or transplanted.

Please include my email in the backup materials on this case.

Sincerely,
Leslie Currens
6404 Deer Hollow Lane
Austin, TX 78750

Street address: 6404 Deer Hollow Lane, Austin, TX 78750

Council District: District not found

From:	Gregory Fitzgerald
To:	david.baroi@txdot.gov; Moore, Andrew
Cc:	[redacted] Donald A Parsons
Subject:	Fwd: Austin Oaks PUD - No Support
Date:	Thursday, November 03, 2016 10:20:15 AM

David and Andrew.

I was asked to copy my message to the Austin City Council. See below.

Greg Fitzgerald
3708 Greystone Drive, Austin TX 78731

Begin forwarded message:

From: "Greg Fitzgerald" <apache@austintexas.gov>
Subject: Austin Oaks PUD - No Support
Date: November 3, 2016 at 10:14:19 AM CDT
To: steve.adler@austintexas.gov, ora.houston@austintexas.gov, district2@austintexas.gov, sabino.renteria@austintexas.gov, gregorio.casar@austintexas.gov, district5@austintexas.gov, don.zimmerman@austintexas.gov, district7@austintexas.gov, district8@austintexas.gov, kathie.tovo@austintexas.gov, district10@austintexas.gov
Cc: [redacted]
Reply-To: [redacted]

This message is from Greg Fitzgerald. [[redacted]]

All -

I've lived 5 houses down from Hart / Greystone in a home for the past 16 years. I do not support the changes to the Austin Oaks PUD as it is completely unnecessary and detrimental to the entire area. Since there is no clear and present 'improvement' to this request for PUD AND it does not comply the the City's own Ordinances for Heritage and Protected Trees and Traffic Counts, please record for all back up materials and voting that my residence is AGAINST this PUD and any adjustments not providing clear improvements to traffic, safety or environment.

The Developer can and should remain within the existing code structure it bought originally. While the neighborhood has agreed to Charrette in good faith to work with the Developer....it is very apparent that the Developer is taking advantage of this good will to NOT improve the situation and to actually negotiate/drop previously agreed improvements (i.e., $10M for traffic mitigation is now less than$1M offer).

Thank you for your time and attention to 'Do This Right' for the city, the neighborhood and all precedents this will establish for other neighborhoods in the

future as Austin expands.

Street address: 3708 Greystone Drive

Council District: 10

From:
To: Kiolbassa, Jolene - BC; bc-Betsy.Greemberg@austintexas.gov; Denkler, Ann - BC; Aguirre, Ana - BC; bcYvette.Flores@austintexas.gov; Breithaupt, Dustin - BC; Weber, Thomas - BC; Rojas, Gabriel - BC; Evans, Bruce - BC; Lavani, Sunil - BC; Harris, Susan - BC
Cc: Guernsey, Greg; Rusthoven, Jerry; Lesniak, Chuck; Mars, Keith; Moore, Andrew
Subject: Austin Oaks project
Date: Thursday, September 15, 2016 10:01:34 AM

To members of the ZAP Commission,
I would like to urge you to not support the development of the Austin Oaks tract with near the intensity proposed by the developers. Such a development is simply not suitable right up against a calm residential neighborhood. For example, it appears the developer is claiming 19,648 trips per day from the project by the year 2024.
If we reckon these to occur over an 8 hour business day that is close to one per second! Moreover, if there is appreciable night time use because there is/are restaurants or cocktail lounges, such traffic intensity seems crazy for that area. Already in the morning we can have to sit through two or more lights on Spicewood and Mopac. It is hard to imagine how increased car, but especially truck, traffic will not be greatly disruptive to a residential environment. Also, the planned development of housing there with the influx of more children to Doss/Murchison seems ridiculous since those schools can hardly handle the kids already there. Doss just added the new portables, but this is no way to manage a school. And it appears that the development as planned will be quite detrimental to a large number of trees in the area. Finally, it seems that much of the dollar cost of mitigating these issues (traffic management adjustments, schooling…) would not be borne by the developer but by us, the taxpayers.

You, that is the City, need not create various zoning and environmental exemptions that allow this intense development to move forward.
There are plenty of thinly developed already commercial areas which could be better developed. You don't have to impose such vigorous development of Austin Oaks on us.

Thank you for your understanding,
David Goldstein
7700 Chimney Corners Drive
78731

From:	Shelley Guerra
To:	Weber, Thomas - BC; Rojas, Gabriel - BC; Kiolbassa, Jolene - BC; Denkler, Ann - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC
Cc:	Moore, Andrew; Rusthoven, Jerry; Lesniak, Chuck
Subject:	Austin Oaks PUD
Date:	Wednesday, November 02, 2016 9:35:24 PM

Dear Members of the Zoning and Platting Commission:

My husband and I have lived in the Northwest Hills area for ten years. We love this neighborhood for the tranquility, the community, and the hills, trees and green spaces it offers. I appreciate the professionals, restaurants and retailers that have chosen to do business in our neighborhood. But we have noticed over these years that traffic has increased greatly through our neighborhood. A further, dramatic increase in traffic is our biggest concern with Spire's current proposal for Austin Oaks PUD. With mobility and safety being top priorities for city leaders, I do not understand how the applicant's reduction in funds for traffic mitigation is acceptable. I cannot imagine that failing, "dangerously unsafe" intersections are acceptable to members of this commission. And there is no mitigation that I am aware of for increased car trips on Adirondack Trail and other residential streets, which will inevitably result as frustrated drivers seek alternate routes to congested Spicewood Springs Road.

In addition, the current plans for the PUD propose cutting down more Heritage and Protected Trees than the previous proposal. This seems to be in direct opposition to the goals/recommendations of the Green Infrastructure Working Group. Please direct the applicant to commission a new tree survey to accurately reflect the status of the trees on the site, so they can redevelop accordingly.

Finally, we realize that Austin is a changing and growing city. We would love to see the Austin Oaks site updated and redeveloped, but within reason and in ways that complement the existing character of neighborhood and enhance the quality of life for all. For who is really benefitting from the Austin Oaks PUD? The people who would be affected the most have been overwhelmingly opposed to this rezoning effort on the part of Spire, whose bottom line is to maximize their own profits. To expect anything different from a developer, I suppose, is wishful thinking. But as residents of this neighborhood that is not our concern. When the applicant bought the property, it was under certain zoning restrictions. They knew what they were getting into. And despite efforts to win over residents with with certain concessions, they have turned this process into an almost 3-year ordeal for the neighborhood.

As city officials, I understand that you must balance progress with the rights, wishes and best interests of the citizens (which aren't always in agreement themselves). But please don't be pushed around by outside interests. Hold Spire's feet to the fire. They must be held accountable for the impact this PUD will have on traffic, the natural landscape, and the safety and quality of life of the people who already live and own homes in this neighborhood.

Thank you for your consideration.

Respectfully,
Shelley Guerra

From:
To: Guernsey, Greg; Rusthoven, Jerry; Lesniak, Chuck; Mars, Keith; Moore, Andrew
Subject: Austin Oak PUD
Date: Tuesday, September 13, 2016 2:51:25 PM

As a business owner and resident in the Northwest Hills area I am very concerned about the following issues with the Austin Oaks PUD application:

- The applicant proposes to use questionable methods to decide which Heritage and Protected trees on the site to cut down. This may result in the significant loss of healthy trees.
- There is no Land Use Plan attached to the new material, nor are certain estimates required by the city's PUD ordinance included in the submission.
- The applicant continues to use height estimates that may allow them to argue for buildings even taller than eight stories when the Site Plan is discussed.
- Negotiations are not yet final to determine how much the applicant should pay to mitigate the estimated 19,648 trips per day that the PUD will generate, compared to the current 4,086.
- The applicant is asking for Cocktail Lounge and Medical Office uses, both of which may increase traffic counts above the estimated 19,648 trips per day.

I urge you to deny the application until all of the issues are addressed. The traffic increases will adversely affect my business at 3818 Spicewood Springs Rd Ste 201. And, tall looming buildings at this beautiful wooded site are not appropriate for our family neighborhood.

Thank you for your consideration.

Sincerely,

Janet C Hagy

Janet C. Hagy, CPA
Hagy & Associates, P.C.
3818 Spicewood Springs Rd.
Suite 201
Austin, TX 78759
512-346-3782
Fax 512-346-7307
Email: jhagy@hagycpa.com

Dear Commissioners and Council Members,

I am writing to express my support for the proposed Austin Oaks Planned Urban Development (PUD).

As a resident of Northwest Hills, I have been actively involved in the Austin Oaks PUD process since the first public meetings. At the first community forum held on August 19, 2014, I was one of the first speakers to stand and raise serious concerns about the traffic impact of the proposed PUD. At the time, I was in the midst of recovering from being hit by a car that came up on a sidewalk while I was walking near my home on Far West Blvd. I did not want increased traffic in my neighborhood or the attendant risks that it posed for pedestrians as well as the many children who walk and bike to our local schools every day, including my two daughters.

I continued my opposition to the Austin Oaks PUD until Spire Reality agreed to participate in the charrette process organized by the Northwest Austin Civic Association. I attended as many sessions of the charrette process as possible. By the end of the charrette, I moved from opposing the PUD to supporting the preferred plan, which was developed during the course of the charrette.

I believe that the plan proposed by Spire Reality is in keeping with the results of the charrette and represents the best direction for the property and my neighborhood. Among the many positives of the plan, it will significantly enhance my neighborhood through increased park space and restoration of the creek that runs through the property.

I encourage you to cast your vote in support of the proposal before you.

Thank you for your time and consideration.

Sincerely,

Jonathan Kaplan, Ph.D.
4102 Far West Blvd

From: Alex Keller
To: Moore, Andrew; David.Baroi@txdot.gov
Subject: CCd from Austin City Council: Austin Oaks PUD hearing 11/10
Date: Wednesday, November 02, 2016 5:19:38 PM

I'm writing to request that Austin Oaks be granted no variances with regard to building height or heritage and protected trees.

I'd also like for full mitigation of increased traffic. Every morning I turn right onto Balcones from Hart Lane and often have to wait for five minutes as it is, I can't imagine more cars on the surface streets, since many cars already take Balcones to skip Mopac.

Please include this message in the back-up materials on Austin Oaks.

thanks very much -

Alex Keller
Street Address: 6910 Hart Ln # 603
Council District: District not found

From:	Betty Kirk
To:	Moore, Andrew
Cc:	David.Baroi@txdot.gov
Subject:	AUSTIN OAKS PUD
Date:	Thursday, November 03, 2016 10:01:37 AM

TO ALL OF THE ABOVE:

I live in the area and am concerned about the potential changes that will affect my life and the lives of my community in a powerful way. The proposed changes will have a negative affect on our lives and property values.

I am requesting that you have the applicant fully mitigate the increased traffic as some of these intersections become "dangerously unsafe" even after the proposed mitigation (most especially Greystone @ MoPac), last year applicant offered $10M in traffic mitigation, now they are offering less than $1M in traffic mitigation; and to scale back the variances and impact on the Heritage & Protected trees. NO 11 year tree survey (these trees grow 3-4" in diameter in that time) and follow the Heritage and Protected tree Ordinances. The applicant can and should design AROUND 4 X 30" Heritage trees and evaluate for transplanting 4-8 additional Heritage trees. On $40M rental income a year applicant CAN do this. TXDOT should try to design AROUND 2 Heritage trees in the right-of-way.

PLEASE INCLUDE MY MESSAGE IN THE BACK-UP MATERIALS ON THIS CASE.

Sincerely,
Betty J. Kirk

From: [redacted]
To: Gabriel.Rojas@austintexas.gov; Jolene.Kiolbassa@austintexas.gov; Thomas.Weber@austintexas.gov; Ana.Aguirre@austintexas.gov; Ann.Denkler@austintexas.gov; Bruce.Evans@austintexas.gov; Yvette.Flores@austintexas.gov; Sunil.Lavani@austintexas.gov; Susan.Harris@austintexas.gov; Betsy.Greenberg@austintexas.gov; Dustin.Breithaupt@austintexas.gov
Cc: Moore, Andrew; Rusthoven, Jerry; Lesniak, Chuck
Subject: Austin Oaks PUD -- Just Say No
Date: Monday, October 17, 2016 6:47:21 PM

Dear ZAP Members,

I have lived in NWHills for many years. It is sad that the voice of the community is falling on deaf ears in regards to this development. The NWHills HOA and others have said "NO" more than once. However, this PUD will not go away!

Based on the data available, the additional residences, businesses, and office area are going to harm the neighborhood that is loved by those that live in it. The "developer" purchased the land with the buildings and zoning in place. That should have been the end of the story. The city continues to do things to increase the bank account without regard to what they are doing to the people that live in these communities.

Reviewing data available it is hard to believe anyone is really doing their job to capture accurate information.

TRAFFIC STATS:
- Now 4,086 trips per day
- Previous PUD (2015) 19,819 trips per day
- NWACA's Charrette PUD (Jan. 2016) "17,000 trips per day"
- Current PUD (Oct. 2016) 19,648 trips per day (per TIA), 380% increase over current (net new trips 15,562 per day)
- By Staff's TIA Memo dated Oct. 6, 2016, a number of impacted intersections fail at a much greater rate even after the applicant's total of only $628,000 in mitigation offered.

BUILDING HEIGHT STATS:
- WG asked for 5 stories (60 ft) max; limited to current zoning baseline entitlement, which we are now told is about 1M sq. ft., current 445,322 sq. ft.
- Previous PUD (2015) 8 buildings; 6 at 7-10 floors; 1.28M total sq. ft.
- Current PUD (2016) 12 buildings + 5 garages; 11 at 6-8+ floors (by MSL figures); 1.191 Million sq. ft.

(Land Use Plan needs to get rid of conflicting and site specific MSL -mean sea level- building height figures)

TREE STATS:
- WG asked to reduce # of impacted Heritage & Protected trees
- Previous PUD (2015) 8 Heritage trees to be cut down, 1 Heritage tree to be transplanted, tree survey by code every 5 years.
- Current PUD (2016) 13 Heritage trees & 31 Protected trees to be cut down (proposed), Same 2013 tree survey used for 25 years.

(Good review of that at http://austintx.swagit.com/play/10052016-808)

As a leader, I would expect clear and accurate data to support the community concerns. If the

desire is for the developer to proceed, the developer should should:

a. The applicant fully mitigate the increased traffic as some of these intersections become "dangerously unsafe" even after the proposed mitigation (for example Greystone @ MoPac; stats for Executive Ctr @ MoPac are left out of Staff Memo), last year applicant offered $10M in traffic mitigation, now only offering $628K in traffic mitigation;

b. Get rid of the MSL (mean sea level) figures on the building heights in the Land Use Plan, those are site specific (this is not a site plan) and in conflict with stated building heights; and

c. Scale back the variances and impact on the Heritage and Protected trees. NO 25 year tree survey (trees grow 10" diameter in that time) and follow the Heritage and Protected tree Ordinances. Applicant CAN do it.

d. What about schools, road wear-and-tear/improvement, community services, utilities, police support, and other necessities.

I would prefer that this project be moved to a more suitable site in Austin. That is available for such a development and can support additional infrastructure (schools, parks, streets, etc..). Placing this PUD in an already crowded community: with schools over-capacity, traffic out of control, low/no public transportation --- just does not make sense.

I expect this to be included in the back-up materials on this case to ZAP and to Council.

Thank you!
Jill Klucher

Jill Klucher
(512)587-4878

From: Jill Klucher
To: Moore, Andrew; David.Baroi@txdot.gov
Subject: Fwd: Austin Oaks PUD
Date: Wednesday, November 02, 2016 4:40:00 PM

The following message was sent to Mayor Adler and the Austin City Council.

Please understand --- this project (Austin Oaks PUD) does not belong in this neighborhood. This neighborhood already is a traffic mess due to the other bad decisions of the City of Austin.

Thank you.

Jill Klucher
(512)587-4878

---------- Forwarded message ----------
From: **Jill Klucher** <apache@austintexas.gov>
Date: Wed, Nov 2, 2016 at 4:37 PM
Subject: Austin Oaks PUD
To: steve.adler@austintexas.gov, ora.houston@austintexas.gov, district2@austintexas.gov, sabino.renteria@austintexas.gov, gregorio.casar@austintexas.gov, district5@austintexas.gov, don.zimmerman@austintexas.gov, district7@austintexas.gov, district8@austintexas.gov, kathie.tovo@austintexas.gov, district10@austintexas.gov
Cc: [redacted]

This message is from Jill Klucher. [[redacted]]

Hello!

I want to say again --- I feel the developer bought the Austin Oaks property with the assigned zoning, he should operate within that zoning with the City of Austin (COA).

I bought my home with knowledge of zoning and surrounding structures, zoning and businesses. I am no opposed to progress -- I am opposed to destroying a community in search of affordable housing, more offices, and retail that is not needed.

The PUD concept is great in the correct location. Place a PUD in far east Austin (like Mueller). Provide public transportation to different locations of interest in the city, offer elements of affordable housing, retail and small business locations, schools system, utilities, etc...

To place a project like this in an existing over-crowded neighborhood is not right. It is not the Austin I moved to and fell in love with.

Please do not approve the Austin Oaks PUD. Do not permit them to return with another plan and waste more of my COA tax money to review something that is not wanted in Northwest Hills.

Thank you!

Street address: 7918 MEsa Trails Circle

Council District: District not found

From:	Sara Krauskopf
To:	Weber, Thomas - BC; Rojas, Gabriel - BC; Kiolbassa, Jolene - BC; Denkler, Ann - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Moore, Andrew; Rusthoven, Jerry; Lesniak, Chuck
Subject:	Stop the Austin Oaks PUD -- it is NOT superior
Date:	Tuesday, November 01, 2016 5:03:04 PM

Please stop the Austin Oaks PUD proposal from going any further. I am not against growth. I am not against change. I am VERY against the Austin Oaks PUD proposal. The proposed PUD for the Austin Oaks site is not superior to the current zoning.

The traffic that will be generated from the proposed PUD is not acceptable, and very little is being offered to help the situation. The traffic that will be generated by the PUD causes several intersections to fail completely. Failure, without any resolution is not acceptable and is not superior.

Too many trees will be lost with the proposed PUD. More effort needs to be made to maintain the natural beauty in Austin. The site where the Austin Oaks PUD would reside has history and trees. Taking away those trees and history is not acceptable and is not superior.

The designated schools for the Austin Oaks site are already extremely overcrowded. The elementary school that used to have a nice walking track, now is a field of portables. The Austin Oaks would add to the population of the already overcrowded schools, which is not superior.

The Austin Oaks site backs to a neighborhood setting. The site needs to allow for the neighborhood to continue to thrive. Imposing gridlock traffic, adding more students to already overcrowded schools, and taking away natural beauty are not good for the neighborhood. And definitely NOT superior.

Thank you,
Sara Krauskopf
4207 Woodway Dr.
Austin, TX

From:	Adrienne Lallo
To:	Maceo, Peggy - BC; Guerrero, Linda.h - BC; Neely, Mary Ann - BC; Thompson, Pam - BC; Smith, Brian - BC; Moya, Michael - BC; Creel, Andrew - BC; Smith, Hank - BC; Grayum, Richard - BC
Cc:	Gallo, Sheri; Guernsey, Greg; Rusthoven, Jerry; Lesniak, Chuck; Mars, Keith; Moore, Andrew
Subject:	Austin Oaks
Date:	Sunday, September 18, 2016 2:45:25 PM

Dear Environmental Commission Member,

While we support the concept of containing sprawl in Greater Austin, we also believe that dense development should preserve successful, safe neighborhoods. In the main, Northwest Hills is one such community.

We like this part of Austin because it isn't flashy, attracts families that are interested in education, and values the gifts of senior citizens, judging by the people who live on our wonderful block, just off Hart Lane.

Unfortunately, commercial development along Far West Blvd. is mainly unattractive impervious cover. We have affordable housing units on Wood Hollow Dr. that have been allowed to fall out of compliance with City Code. It makes us wonder if the neighborhood can sustain further development.

For the past three years, we've listened as Spire Realty and anti-PUD community members work toward compromise. Now the matter is in your hands.

As you weigh the choices before you, please consider:

- Air quality and the health of children and adults with chronic conditions are compromised by cars idling at "failing intersections." Without sufficient traffic mitigation, intersections in the area's surrounding neighborhoods will fail.

As a corollary, what role can Austin Oaks play in encouraging area residents to become more savvy commuters to other employment centers in Austin?

- A combination of heritage, protected and new trees is best. Young trees consume more carbon dioxide than fully mature trees. However, it takes them years to contribute to shade cover and they also are more dependent on water. Please make sure that Austin Oaks is a model of sustainable land use and pursues LEED designation.

- If the plans are based on junk information and vagaries, the developer will be within its rights to maximize profit based on junk information and vagaries.

Please hold the Austin Oaks PUD application to the highest standards, not to deter smart development for Austin, but to send a strong message to developers that they had better bring their A game. In the end, it is the developers who will prosper from their holdings in our community. Residents, on the other hand, will have to put up with air, noise, light and material pollution, and the likelihood of eroded property values.

Adrienne and Ed Lallo
7504 Stonecliff Dr. in the Northwest Oaks III subdivision of Northwest Hills
Austin, Texas 78731

From: victoria.lea
To: thomas.weber@austintexas.gov; gabriel.rojas@austintexas.gov; jolene.kiolbassa@austintexas.gov; ann.denkler@austintexas.gov; dustin.breithaupt@austintexas.gov; bruce.evans@austintexas.gov; yvette.flores@austintexas.gov; betsy.greenberg@austintexas.gov; susan.harris@austintexas.gov; sunil.lavani@austintexas.gov
Cc: Moore, Andrew; Rusthoven, Jerry; Lesniak, Chuck
Subject: Austin Oaks PUD Proposal
Date: Tuesday, November 01, 2016 4:10:03 PM

Good afternoon. I write regarding the proposed Austin Oaks PUD. Specifically, I write to oppose the applicant's current proposal and to set forth the primary reasons for my opposition. Please include my email in the back-up materials on this case to ZAP and to City Council. If you have any questions about my concerns, please let me know.

I live in Northwest Hills, and there is already a high density of traffic in the area. It's important to note that this area has very few sidewalks or bike paths and many, many young children who walk and ride bikes around the neighborhood on a regular basis. The applicant proposes adding almost 20,000 trips per day. Many of these drivers will inevitably come through the neighborhoods via 183 or 360, not just directly off of Mopac. Although I'm concerned about the traffic impact, I'm much more concerned about the impact all of those additional cars will have on kids who are trying to walk on the streets in a neighborhood without sidewalks. It's a recipe for disaster, and it's unnecessary.

Under the PUD Ordinance Section 2.3, a PUD must at a minimum, "provide for environmental preservation and protection", "provide for public facilities and services that are adequate to support the proposed development" and "provide for appropriate mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails and roadways." The current proposal meets none of these requirements. It cuts down 13 Heritage trees and 31 Protected trees. It will add to overcrowding at an already over-capacity elementary school. And, most concerningly, it will increase traffic to an unsafe degree (particularly given the nature of the surrounding neighborhood), and the Applicant has done virtually nothing to mitigate that impact by, for example, volunteering to fund sidewalks throughout the impacted neighborhood. In short, the PUD will not contribute to the type of walkable, bikeable urban density Austin desires because there is no infrastructure in Northwest Hills to support that, and the Applicant isn't volunteering to provide it.

Austin is a thriving, growing city, and I have no desire to contribute to the well-known "Not in My Backyard" phenomenon. But neither to do I think that Austin should allow a propery purchaser to leverage the PUD ordinance to increase its own profits while leaving the surrounding neighborhood to shoulder the burdens of the PUD alone. We all want a liveable, sustainable Austin. I just don't think the Austin Oaks PUD proposal will help achieve those goals.

Respectfully,
Victoria Cantu

From: [redacted]
To: Weber, Thomas - BC; Rojas, Gabriel - BC; Kiolbassa, Jolene - BC; Denkler, Ann - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC
Cc: Moore, Andrew; Rusthoven, Jerry; Lesniak, Chuck
Subject: THE AUSTIN OAKS PUD
Date: Sunday, October 16, 2016 5:30:07 PM

Dear Zoning and Platting Commission,
On Tuesday, October 18, you are scheduled to hear the Austin Oaks PUD case. I am writing to urge you to reject the PUD as not superior.

You probably have heard that the Environmental Commission did not approve the PUD as superior, and they were correct in doing so.

The applicant should have to comply with the Heritage and Protected tree ordinances. They should not be able to wait 25 years before doing another tree survey -- trees grow a lot in that amount of time.

People in the neighborhood are concerned that the building heights will change because the applicant is using Mean Sea Level on the land use plan. We're worried that buildings will actually be taller than specified in the PUD application. Do we really want to set a precedent for buildings that tall in neighborhoods between 183 and 360? Once you ok this for the Austin Oaks site, you've opened the door for other neighborhoods...and that's definitely not superior.

The applicant should have to fully mitigate the traffic hell they're proposing for the neighborhood . Under the plan, we'll go from 4,086 trips per day to almost 20,000 (Twenty. Thousand. Trips.) Many of our neighborhood intersections are already failing, even without this huge influx of traffic. Last year, the applicant offered $10 million in traffic mitigation, which has now dropped to $628,000...which really won't do anything.

Lastly, you're going to hear a lot about a community park. How much of that "parkland" is land that is unbuildable? How much of that space will actually welcome children and be suitable for play? How many people in the neighborhood really want an amphitheater that will bring even more people and traffic into the neighborhood?

Also, please do not be misled about neighborhood support for this project. I am a NWACA member and I did not support the Charrette outcome. That process was a kangaroo court whose outcome was predetermined. They are posting information about the progress of the plans without stating the source of the information. When asked the source of the information, they do not respond.

Thank you for your service to the community. Please include my letter in the back-up materials on this case to the City Council.

Sincerely,

Tela Goodwin Mange
7104 Spurlock Dr
Austin TX 78731

From: Leigh McCary
To: Moore, Andrew; David.Baroi@txdot.gov
Subject: Fw: Austin Oaks PUD
Date: Saturday, November 05, 2016 6:49:53 AM

I am send you a copy of the email I sent to the city council and mayor regarding the Austin Oaks PUD. Though the computerized system couldn't locate my address, I do live in district 10, very near the project in consideration.

Leigh McCary
3815 Hyridge Drive

On Saturday, November 5, 2016 6:43 AM, Leigh McCary <apache@austintexas.gov> wrote:

This message is from Leigh McCary. [[redacted]]
I am writing to you in opposition to the Austin Oaks PUD. My concerns are the increase in traffic, building heights, and heritage trees. The latest version still has a large increase traffic volume and the applicant is now offering a fraction of the prior offer in traffic mitigation. The intersections at Mopac and Spicewood Springs, Mopac and Steck, Mopac and Greystone, and Spicewood and Woodhollow cannot sustain these increases. To even consider this proposal the application must, at a minimum, restore the prior $10M offer. The building heights should be no higher than allowed under conventional zoning. Otherwise they will loom over the residential neighborhoods and set a poor precedent for other future developments along the Mopac corridor. With respect to the trees, I see no reason why this developer should be allowed to go around the heritage tree ordinance. We are protecting them for good reason, the health and character of our beautiful city. The applicant sh ould be expected to design around the heritage trees as anyone else would. No 11 year tree study please.

Please have this message as part of the back up materials in the case.

Leigh McCary
Street address: 3815 Hyridge Drive
Council District: District not found

From: [redacted]
To: Weber, Thomas - BC; Rojas, Gabriel - BC; Kiolbassa, Jolene - BC; Denkler, Ann - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Moore, Andrew; Rusthoven, Jerry; Lesniak, Chuck
Subject: Austin Oaks PUD
Date: Sunday, October 16, 2016 8:48:37 PM

Dear Zoning and Platting Commission,
On Tuesday, October 18, you are scheduled to hear the Austin Oaks PUD case. I am writing to urge you to reject the PUD as not superior.

You probably have heard that the Environmental Commission did not approve the PUD as superior, and they were correct in doing so.

The applicant should have to comply with the Heritage and Protected tree ordinances. They should not be able to wait 25 years before doing another tree survey -- trees grow a lot in that time and a lot of trees can be cut down and removed during that time as well.

My husband and I live at Green Trails, directly across the street from this development. We are concerned that the building heights will change because the applicant is using Mean Sea Level on the land use plan. We're worried that buildings will actually be taller than specified in the PUD application. Do we really want to set a precedent for buildings that tall in neighborhoods between 183 and 360? Once you ok this for the Austin Oaks site, you've opened the door for other neighborhoods...and that's definitely not superior.

The applicant should have to fully mitigate the astronomical increase in traffic they're proposing for the neighborhood . Under the plan, we'll go from 4,086 trips per day to almost 20,000 . We have lived on Green Trails for 26 years and the traffic from the current development has never increased nor been problematic to the neighborhood. So for 26 years, the traffic has increased in the neighborhood but not from this development. Now you are being asked to approved a development that will increase the traffic to a magnitude that is unconscionable. We moved into this neighborhood because of the green spaces and the exceptional schools for our children. It was a safe place for our kids to ride bikes to school. This proposed development will ruin our neighborhood and the quality of life that we enjoy today. Many of our neighborhood intersections are already failing, even without this huge influx of traffic. Last year, the applicant offered $10 million in traffic mitigation, which has now dropped to $628,000...which really won't do anything. This development doesn’t belong in an established neighborhood!

I know you're going to hear a lot about a community park. How much of that "parkland" is land that is unbuildable? How much of that space will actually welcome children and be suitable for play? Living directly across the street from the location of the proposed amphitheater, I can promise you that we do NOT want it in this so called “parkland”.

I keep hearing that the neighborhood supports this proposed PUD and I can promise you that isn’t correct. I am a NWACA member and I did not support the Charrette outcome. My husband and I were only able to attend one night of the Charrette and that just happened to be the night that they were taking the vote. No one told us ahead of time that the vote would be taken that night and the

whole process was nothing more than just a matter of going through the motions. That process was a waste of time for everyone because the outcome was predetermined.

I have lived in Austin for 52 years, grew up in S. Austin and moved to my home on Green Trails in 1990. We have raised our children in our current home and it is home base for them still today, even though they are now adults and live in another city. It breaks my heart to think that we will have to move if this PUD is approved because the traffic it will generate will ruin the quality of life for the residents of this great neighborhood. Every school that is fed by this neighborhood s overcrowded and this PUD will only exacerbate that problem. Please do not ruin our homes, our quality of life, our neighborhood, by approving this PUD. It is NOT SUPERIOR!

Sincerely,

Diane Newberry
3801 Green Trail N
Austin, TX 78731

From:	Amy Olski
To:	Moore, Andrew
Cc:	David.Baroi@txdot.gov
Subject:	Austin Oaks
Date:	Wednesday, November 02, 2016 2:13:20 PM

As we see more cyclists and foot traffic in our area every day, I have great concerns about the traffic and safety issues that will arise with the new development. I would ask that the applicant fully mitigate the increased traffic as some of these intersections become "dangerously unsafe" even after the proposed mitigation, last year the applicant offered $10M in traffic mitigation, now offering less than $1M in traffic mitigation. That needs to change!

I would as for a scale back on the variances and impact on the Heritage & Protected trees. NO 11 year tree survey (these trees grow 3-4" diameter in that time) and follow the Heritage & Protected tree ordinances. Applicant can and should design around 4 x 30” Heritage trees & evaluate for transplanting 4-8 additional Heritage trees.

On $40M rental income a year the applicant CAN and should take care of these problems.

I would request that my message be included in the back-up materials on this case.

Thank you,

Dave Olski

From:	Guernsey, Greg
To:	Rusthoven, Jerry; Moore, Andrew; Rivera, Andrew
Subject:	FW: Austin Oaks PUD - Staff TIA Memo
Date:	Monday, October 17, 2016 8:21:12 AM
Attachments:	AOTIAStaffMemoSummarySpreadsheet.pdf

FYI

From: Brad Parsons [mailto:[redacted]
Sent: Saturday, October 15, 2016 4:17 PM
To: Guernsey, Greg
Subject: Re: Austin Oaks PUD - Staff TIA Memo

Oct. 15, 2016

Mr. Guernsey:

Attaching a summary spreadsheet that is in support of the points made in the 2 neighborhood requests (NSCNA & NWAN) yesterday for a 2 week postponement on the case, the first neighborhood requests for postponement since the case began. There are a number of errors in the TIA delay time LOS table data. The attached spreadsheet lists only the intersections with the worst delay of time LOS, there are numerous other errors in the TIA table data from the applicant's TIA.

Beyond the 2 week postponement request, with regard to traffic impacts, we are particularly concerned that there is no effective mitigation proposed or agreed to at the Greystone & MoPac EB intersection **equal to what is offered at Executive Center and MoPac, a deceleration AND acceleration lane**. **WE SEE THIS AS A GRAVE SAFETY ISSUE that could be reasonably mitigated.**

Sincerely,

Brad Parsons
3706 Greystone Dr.
ANC Sector 1 Rep.

Worst intersection delays in TIA Staff Memo	Existing AM seconds delay	No Build AM by 2024 sec. delay **	Build W/O Mitigation AM by 2024 **	Build W/ Mitigation AM by 2024 *	Existing PM seconds delay	No Build PM by 2024 sec. delay **	Build W/O Mitigation PM by 2024 **	Build W/ Mitigation PM by 2024 *	Mitigation Desc.
Steck @ MoPac SBFR (signal)	SB 143.8 sec. INT 114.7 sec.	SB 233.9 INT 184.3 EB 88	SB 250.7 INT 197.4 EB 88	SB 250.7 INT 197.4 EB 88	SB 202.5 INT 132.2	SB 303.2 INT 196.9 EB 84.9	SB 321.6 INT 209.4 EB 84.9	SB 321.6 INT 209.4 EB 84.9	No mitigation by applicant
Steck @ MoPac NBFR (signal)	NB 610 sec. INT 203 sec.	NB 766.6 INT 253.9 WB 62.8	NB 765 INT 253.4 WB 62.8	NB 765 INT 253.4 WB 62.8	NB 458.2 INT 169.8	NB 594.3 INT 234 WB 86.7	NB 594.3 INT 234 WB 86.7	NB 594.3 INT 234 WB 86.7	No mitigation by applicant
Spicewood @ MoPac SBFR (signal)	EB 198.6 sec. INT 91.7 sec.	**EB 284.1** **INT 150.2** **SB 147.4**	**EB 91.2** **INT 94.1** **SB 125.1**	EB 91.2 INT 94.1 SB 125.1	EB 108 INT 66.4 SB 86.1	EB 162.4 INT 97.2 SB 125.3	EB 219.5 INT 111.2 SB 105.2	EB 220.5 INT 111.5 SB 105.2	New lane SB right turn channelized from Loop 1 to Spicewood Sprgs. New lane EB right turn channelized from Spicewood Sprgs to Loop 1.
Spicewood @ MoPac NBFR (signal)	NB 99.9 sec.	NB 157.6	NB 236.4 INT 96.3 WB 68.7	NB 236.4 INT 96.3 WB 68.7	NB 161.1	NB 233 INT 68.5	NB 309.2 INT 91.4	NB 309.2 INT 91.4	No mitigation by applicant
Greystone @ MoPac (NO SIGNAL)	EB 56.4 sec.	**EB 172.1**	**EB 254.9** **4.25 min**	**EB 254.9** **4.25 min**	EB 34.7	**EB 81.6**	**EB 143.4** **2.39 min**	**EB 143.4** **2.39 min**	Adding SB right turn deceleration lane on Loop 1 to exit at Greystone. **No acceleration lane proposed from Greystone onto Loop 1, as is for Executive Center Dr. (#1 SAFETY ISSUE in whole plan)**
Far West @ MoPac SBFR (signal)	SB 26.8	SB 69	SB 13.6 INT 15.3	SB 13.6 INT 15.3	**SB 151.5** **INT 78.7**	**SB 277.7** **INT 139.4**	**SB 78.6** **INT 49.5**	SB 78.6 INT 49.5	New lane SB right turn channelized from Loop 1 to Far West Blvd.
Far West @ MoPac NBFR (signal)					EB 32.2 INT 30.8	EB 70.8 INT 61.7	**EB 117** **INT 97.9**	**EB 117** **INT 97.9**	No mitigation by applicant
Far West @ Wood Hollow (signal)	NB 68.8 sec.	**NB 115**	NB 88.2 WB 56.7	NB 64.8 WB 42.9 SB 54.7	NB 65.2 SB 65.9	NB 80.9 SB 69.2	NB 51.2 SB 69.2	NB 51.2 SB 69.2	New NB right turn overlap operation, restripe, adjust signal timing.
Spicewood @ Hart (NO signal, SIGNAL TO BE ADDED)	NB 28.7 sec.	NB 53.7	NB 25.5	NB 25.5	NB 77.4	**NB 381.1**	**NB 35.9**	NB 35.9	Redesign the intersection. New traffic signal. Advanced warning flasher west of intersection. Widen NB Hart Ln approach for added left turn lanes.

* These two columns have errors in the Staff Memo.

W/ mitigation appear to be reposting of the W/O mitigation column

** Problem in the data between No Build and Build W/O mitigation.

Numbers should not be going down from No Build to Build W/O mit. for same year.

Highlighted red numbers are in error. Selected from many in TIA.

Understand this data all originated from the applicant's TIA.

From: [redacted]
To: Weber, Thomas - BC
Cc: Moore, Andrew; Rusthoven, Jerry; Lesniak, Chuck
Subject: Austin Oaks PUD
Date: Sunday, October 16, 2016 10:13:24 AM

Dear Commissioner Weber - Please vote no on the Austin Oaks PUD as is. There are several issues that concern me.

1. 13 Heritage trees and 31 protected trees are to be cut down in the current proposal. Previously it was 8 Heritage trees to be cut down and one transplanted. Cutting down 43 trees is outrageous to me.

2. A tree survey that is good for 25 years is unacceptable. Some of these trees can grow up to 10" in that amount of time. Please stay with the current code of surveying the trees every 5 years.

3. Traffic mitigation - The previous PUD of 2015 had car trips at 19,819 trips per day. What came out of the charrette was 17,000 car trips per day. Current PUD, as of October 16, now has 19,648 car trips per day per the TIA. What specific traffic mitigation can be done with the $628,000 offered by the developer? Per staff's TIA memo dated October 6,2016, a number of impacted intersections fail at a much greater rate even after the applicant's total of only $628,000 in mitigation funding. What happend to the $10,000,000 figure?

4. What affordable housing is offered?

Thank you for your service to our city. I really appreciate it.

Stephanie Ashworth
District 10 constituent
7608 Parkview Circle
Austin, TX 78731

From: [redacted]
To: Weber, Thomas - BC; Rojas, Gabriel - BC; Kiolbassa, Jolene - BC; Denkler, Ann - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC
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The applicant should have to comply with the Heritage and Protected tree ordinances. They should not be able to wait 25 years before doing another tree survey -- trees grow a lot in that amount of time.

People in the neighborhood are concerned that the building heights will change because the applicant is using Mean Sea Level on the land use plan. We're worried that buildings will actually be taller than specified in the PUD application. Do we really want to set a precedent for buildings that tall in neighborhoods between 183 and 360? Once you ok this for the Austin Oaks site, you've opened the door for other neighborhoods...and that's definitely not superior.

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Lastly, you're going to hear a lot about a community park. How much of that "parkland" is land that is unbuildable? How much of that space will actually welcome children and be suitable for play? How many people in the neighborhood really want an amphitheater that will bring even more people and traffic into the neighborhood?

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Thank you for your service to the community. Please include my letter in the back-up materials on this case to the City Council.

Sincerely,

Tela Goodwin Mange
7104 Spurlock Dr
Austin TX 78731

From: [redacted]
To: Weber, Thomas - BC; Rojas, Gabriel - BC; Kiolbassa, Jolene - BC; Denkler, Ann - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Moore, Andrew; Rusthoven, Jerry; Lesniak, Chuck
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I keep hearing that the neighborhood supports this proposed PUD and I can promise you that isn’t correct. I am a NWACA member and I did not support the Charrette outcome. My husband and I were only able to attend one night of the Charrette and that just happened to be the night that they were taking the vote. No one told us ahead of time that the vote would be taken that night and the

whole process was nothing more than just a matter of going through the motions. That process was a waste of time for everyone because the outcome was predetermined.

I have lived in Austin for 52 years, grew up in S. Austin and moved to my home on Green Trails in 1990. We have raised our children in our current home and it is home base for them still today, even though they are now adults and live in another city. It breaks my heart to think that we will have to move if this PUD is approved because the traffic it will generate will ruin the quality of life for the residents of this great neighborhood. Every school that is fed by this neighborhood s overcrowded and this PUD will only exacerbate that problem. Please do not ruin our homes, our quality of life, our neighborhood, by approving this PUD. It is NOT SUPERIOR!

Sincerely,

Diane Newberry
3801 Green Trail N
Austin, TX 78731

From:	Guernsey, Greg
To:	Rusthoven, Jerry; Moore, Andrew; Rivera, Andrew
Subject:	FW: Austin Oaks PUD - Staff TIA Memo
Date:	Monday, October 17, 2016 8:21:12 AM
Attachments:	AOTIAStaffMemoSummarySpreadsheet.pdf

FYI

From: Brad Parsons [mailto:[redacted]
Sent: Saturday, October 15, 2016 4:17 PM
To: Guernsey, Greg
Subject: Re: Austin Oaks PUD - Staff TIA Memo

Oct. 15, 2016

Mr. Guernsey:

Attaching a summary spreadsheet that is in support of the points made in the 2 neighborhood requests (NSCNA & NWAN) yesterday for a 2 week postponement on the case, the first neighborhood requests for postponement since the case began. There are a number of errors in the TIA delay time LOS table data. The attached spreadsheet lists only the intersections with the worst delay of time LOS, there are numerous other errors in the TIA table data from the applicant's TIA.

Beyond the 2 week postponement request, with regard to traffic impacts, we are particularly concerned that there is no effective mitigation proposed or agreed to at the Greystone & MoPac EB intersection **equal to what is offered at Executive Center and MoPac, a deceleration AND acceleration lane**. **WE SEE THIS AS A GRAVE SAFETY ISSUE that could be reasonably mitigated.**

Sincerely,

Brad Parsons
3706 Greystone Dr.
ANC Sector 1 Rep.

Worst intersection delays in TIA Staff Memo	Existing AM seconds delay	No Build AM by 2024 sec. delay **	Build W/O Mitigation AM by 2024 **	Build W/ Mitigation AM by 2024 *	Existing PM seconds delay	No Build PM by 2024 sec. delay **	Build W/O Mitigation PM by 2024 **	Build W/ Mitigation PM by 2024 *	Mitigation Desc.
Steck @ MoPac SBFR (signal)	SB 143.8 sec. INT 114.7 sec.	SB 233.9 INT 184.3 EB 88	SB 250.7 INT 197.4 EB 88	SB 250.7 INT 197.4 EB 88	SB 202.5 INT 132.2	SB 303.2 INT 196.9 EB 84.9	SB 321.6 INT 209.4 EB 84.9	SB 321.6 INT 209.4 EB 84.9	No mitigation by applicant
Steck @ MoPac NBFR (signal)	NB 610 sec. INT 203 sec.	NB 766.6 INT 253.9 WB 62.8	NB 765 INT 253.4 WB 62.8	NB 765 INT 253.4 WB 62.8	NB 458.2 INT 169.8	NB 594.3 INT 234 WB 86.7	NB 594.3 INT 234 WB 86.7	NB 594.3 INT 234 WB 86.7	No mitigation by applicant
Spicewood @ MoPac SBFR (signal)	EB 198.6 sec. INT 91.7 sec.	**EB 284.1** **INT 150.2** **SB 147.4**	**EB 91.2** **INT 94.1** **SB 125.1**	EB 91.2 INT 94.1 SB 125.1	EB 108 INT 66.4 SB 86.1	EB 162.4 INT 97.2 SB 125.3	EB 219.5 INT 111.2 SB 105.2	EB 220.5 INT 111.5 SB 105.2	New lane SB right turn channelized from Loop 1 to Spicewood Sprgs. New lane EB right turn channelized from Spicewood Sprgs to Loop 1.
Spicewood @ MoPac NBFR (signal)	NB 99.9 sec.	NB 157.6	NB 236.4 INT 96.3 WB 68.7	NB 236.4 INT 96.3 WB 68.7	NB 161.1	NB 233 INT 68.5	NB 309.2 INT 91.4	NB 309.2 INT 91.4	No mitigation by applicant
Greystone @ MoPac (NO SIGNAL)	EB 56.4 sec.	**EB 172.1**	**EB 254.9** **4.25 min**	**EB 254.9** **4.25 min**	EB 34.7	**EB 81.6**	**EB 143.4** **2.39 min**	**EB 143.4** **2.39 min**	Adding SB right turn deceleration lane on Loop 1 to exit at Greystone. **No acceleration lane proposed from Greystone onto Loop 1, as is for Executive Center Dr. (#1 SAFETY ISSUE in whole plan)**
Far West @ MoPac SBFR (signal)	SB 26.8	SB 69	SB 13.6 INT 15.3	SB 13.6 INT 15.3	**SB 151.5** **INT 78.7**	**SB 277.7** **INT 139.4**	**SB 78.6** **INT 49.5**	SB 78.6 INT 49.5	New lane SB right turn channelized from Loop 1 to Far West Blvd.
Far West @ MoPac NBFR (signal)					EB 32.2 INT 30.8	EB 70.8 INT 61.7	**EB 117** **INT 97.9**	**EB 117** **INT 97.9**	No mitigation by applicant
Far West @ Wood Hollow (signal)	NB 68.8 sec.	**NB 115**	NB 88.2 WB 56.7	NB 64.8 WB 42.9 SB 54.7	NB 65.2 SB 65.9	NB 80.9 SB 69.2	NB 51.2 SB 69.2	NB 51.2 SB 69.2	New NB right turn overlap operation, restripe, adjust signal timing.
Spicewood @ Hart (NO signal, SIGNAL TO BE ADDED)	NB 28.7 sec.	NB 53.7	NB 25.5	NB 25.5	NB 77.4	**NB 381.1**	**NB 35.9**	NB 35.9	Redesign the intersection. New traffic signal. Advanced warning flasher west of intersection. Widen NB Hart Ln approach for added left turn lanes.

* These two columns have errors in the Staff Memo.

W/ mitigation appear to be reposting of the W/O mitigation column

** Problem in the data between No Build and Build W/O mitigation.

Numbers should not be going down from No Build to Build W/O mit. for same year.

Highlighted red numbers are in error. Selected from many in TIA.

Understand this data all originated from the applicant's TIA.

From: [redacted]
To: Weber, Thomas - BC; Rojas, Gabriel - BC; Kiolbassa, Jolene - BC; Denkler, Ann - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC
Cc: Moore, Andrew; Rusthoven, Jerry; Lesniak, Chuck
Subject: Austin Oaks PUD
Date: Sunday, October 16, 2016 5:45:24 PM

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I hope you appreciate my concerns, which are shared by many in the NW Hills and around the city, and that you will oppose the proposed PUD and recommend that the developer reduce the scale of the project. What we voted on Wednesday night of the charrette – 4-story buildings along Spicewood Springs and 6-story buildings along MOPAC – and what was subsequently ignored when drafting the final plan represents a useful starting point. In case you are interested, I provide more detail below on how the charrette process worked.

Thank you,

Chris Wlezien
5921 Mount Bonnell Road
Austin, Texas 78731

Observations on the January 25-29, 2016, charrette:

1. I and various others who attended every night thought that the charrette process was going well from its beginning on Monday morning through Wednesday night, as it reflected the input from the various workshops we conducted in advance as well as the preferences of charrette participants. The process went off the rails on Thursday night. That night we voted on a plan that ignored the votes from the night before. On Wednesday night we voted for no residential and then an option with 4 stories along Spicewood Spring and 6 stories along MOPAC. These were difficult decisions for the neighborhood to take, as we were exceeding current zoning and so were supporting a PUD. We arrived on Thursday expecting to see a plan that reflected the votes of the night before, but that was not the case. Instead, we were presented with an option that included residential, had 5 stories along Spicewood and 7 stories along MOPAC, and approached 1.2 million square feet, bundled with various amenities on which we were not given the opportunity to vote. I expected a plan of approximately 1,050,000 square feet with no more than 6 stories. This was one that would have passed very easily, approaching unanimity, I think, particularly if it included some amenities. But, note I and most others I know who attended did not even expect a vote, as it was not indicated in the charrette plan and we in the working group were not notified.

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Christopher Wlezien
University of Texas at Austin
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158 W 21st ST STOP A1800
Austin, TX 78712-1704

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Journal: http://poq.oxfordjournals.org
e-
Book: http://press.uchicago.edu/ucp/books/book/chicago/Other/bo19211950.html
Book: http://press.uchicago.edu/ucp/books/book/chicago/T/bo13948250
Book: http://www.cambridge.org/9780521687898
Book: http://www.russellsage.org/publications/who-gets-represented

From: [redacted]
To: Weber, Thomas - BC; Rojas, Gabriel - BC; Kiolbassa, Jolene - BC; Denkler, Ann - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC
Cc: Moore, Andrew; Rusthoven, Jerry; Lesniak, Chuck
Subject: Zoning change for Austin Oaks Planned Unit Development, C814-2014-0120
Date: Sunday, October 23, 2016 9:02:30 PM

Re: Zoning change for Austin Oaks Planned Unit Development, C814-2014-0120

The Summerwood Homeowners Association requests that the City of Austin deny the current Austin Oaks Planned Unit Development (PUD) zoning application.

If the PUD is built as most recently proposed, it will negatively impact traffic and our environment. Based on a transportation impact analysis, daily car trips are expected to increase by more than 15,000 trips per day, meaning vehicles will idle for exorbitant periods of time at intersections that are already failing. Too many heritage and protected trees will be eliminated. The height of the office buildings will be unsightly and degrade the character of the neighborhood.

We recognize that new development/redevelopment is inevitable. However, proposed projects should include measures to preserve and/or enhance the quality and beauty of our 40-year-old community. The Austin Oaks PUD proposal does not preserve or enhance; it does not belong in our neighborhood.
We respectfully ask that the Austin Oaks owner/developer be required to implement traffic infrastructure modifications for both sides of the intersection at Steck Avenue and MoPac, where we are likely to see vehicular logjams due to massive amounts of cut-through traffic. We also ask that the owner/developer redesign the project to scale back its impact on heritage and protected trees and keep building heights at/near levels allowed by current zoning.

Please reject the zoning change proposal for Austin Oaks Planned Unit Development, C814-2014-0120.

We also request that this letter be included in the Zoning and Platting Commission back-up materials.

Sincerely,

Julie Rawlings
President,
Summerwood Homeowners Association

From:
To: Perales, Marisa - BC; Maceo, Peggy - BC; Guerrero, Linda.h - BC; Neely, Mary Ann - BC; Thompson, Pam - BC; Smith, Brian - BC; Moya, Michael - BC; Creel, Andrew - BC; Smith, Hank - BC; Grayum, Richard - BC
Cc: Kiolbassa, Jolene - BC; Greenberg, Betsy - BC; Denkler, Ann - BC; Aguirre, Ana - BC; Flores, Yvette - BC; Breithaupt, Dustin - BC; Weber, Thomas - BC; Rojas, Gabriel - BC; Evans, Bruce - BC; Lavani, Sunil - BC; Harris, Susan - BC; Guernsey, Greg; Rusthoven, Jerry; Lesniak, Chuck; Mars, Keith; Moore, Andrew
Subject: PUD proposed for Austin Oaks
Date: Wednesday, September 14, 2016 1:26:11 PM

Hello,

I am gravely concerned that the proposed PUD to replace Austin Oaks Business Park is a serious mistake. It seems that the new development would need to be called North Austin Skyscrapers–NO Oaks! Traffic congestion, the terrain, and building height concerns all suggest this project does not fit in North Austin. We don't want this development. We don't need this development. We won't be able to adapt to the drastic changes this development will make in this highly congested intersection at MOPAC and Anderson Lane. The developer's numbers are all suspect and require intense scrutiny by all responsible City jurisdictions. Austin Oaks is not a business park that needs to be replaced.

Sincerely,
Ron W. Coldiron
6509 Marblewood Dr.
Austin, TX 78731
Former NWACA Board Member

From: Wade Shaw
To: Moore, Andrew
Subject: Austin Oaks Charrette
Date: Friday, October 07, 2016 2:48:21 PM

NW Hills has a PUD in the Town Center, so we know what one looks like. Austin Oaks is just another large scale development which Northwest HIlls roads and schools clearly cannot handle from the Austin Zoning process reports which I have followed closely.

While Ms Gallo lauds the "superior parks" plan of Austin Oaks, she meanwhile spends her time and effort removing her prior Parks apointees, and as near as I can tell, rebuilding every park in Tarrytown, always the monetary and power center of Austin since I moved here in 1960. Am I surprised? No. Am I disappointed? Deeply.

Sherry Gallo and NWACA notwithstanding, I do NOT agree that the Charrette reflects the opinions of this neighborhood. Only 55 NWACA neighbors were present when a snap vote was taken by the Charrette. NWACA assoc does not represent Northwest Hills citizens either, since their only polling concerning Austin Oaks occurred over a year ago and was vehemently opposed to rezoning. NWACA is a pro- pro-development set of insulated realtors who meet privately, in a very small group, not really advertised and only privately at Mangia Pizza on Mesa Drive. They do run a 4th of July Parade and organize a Garage Sale day, and that is their only contact with Northwest Hills. Big deal. They might as well be Office Development lobbiests, and in fact, I believe some of them are

The Charrette was a bait-and-switch manouver by Spire and, most likely, NWACA abetted by Sherry Gallo as former president of Austin Board of Realtors, who paid for transportation.

Please vote to deny this case in zoning, based upon dirty tricks.

Wade Shaw
4310 Far West Blvd
Austin Texas, 78731

The house with the Alison Alter sign in the front yard.

From:	Wayne and Theresa Vincent
To:	Weber, Thomas - BC; Rojas, Gabriel - BC; Kiolbassa, Jolene - BC; Denkler, Ann - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC
Cc:	Moore, Andrew; Rusthoven, Jerry; Lesniak, Chuck
Subject:	Austin Oaks PUD
Date:	Sunday, October 30, 2016 12:15:32 PM

All, I am a resident of Northwest Hills and as such, I am extremely concerned about the impacts of the proposed development to our safety, environment, and quality of life. The current proposal is simply unacceptable, and unfair to those of us who have invested so much time and money to build a life here. For example, my husband and I have paid TENS OF THOUSANDS of extra dollars to address (often very minor) code compliance issues during a recent remodel (McMansion rules, heritage tree rules, infrastructure rules, etc etc), so I am incensed that the developer in question here is not even being held to the same standard (for example, using a 25-year tree survey is laughable). Noncompliance should not be for sale!!!

I would very much like to STOP this development altogether! At a MINIMUM, I would like to add my voice to the requests and concerns attached at the bottom of this note regarding the following points:

a. SAFETY - PROJECTIONS OF NEARLY FIVE TIMES THE CURRENT TRAFFIC COUNTS ARE NOT ADDRESSED - Have the applicant fully mitigate the increased traffic as some of these intersections become "dangerously unsafe" even after the proposed mitigation (for example Greystone @ MoPac; stats for Executive Ctr @ MoPac are left out of Staff Memo), last year applicant offered $10M in traffic mitigation, but is now only offering $628K in traffic mitigation.
b. BUILDING CODE - Eliminate the MSL (mean sea level) figures on the building heights in the Land Use Plan, those are site specific (this is not a site plan) and in conflict with stated building heights.
c. HERITAGE TREES - This is simply not acceptable - private residences would never be allowed to skirt the rules in this way. Scale back the variances and impact on the Heritage and Protected trees. DO NOT USE a 25 year tree survey (trees grow 10" diameter in that time) and follow the Heritage and Protected tree Ordinances.

I hereby request that this message be included in the back-up materials on this case to ZAP & to Council.

Thank you for your consideration of these comments. These are real lives impacted, not just meaningless numbers. Please help keep Austin special and beautiful and not let it degrade into another Houston.

Theresa Vincent
3711 Hidden Hollow
Austin, TX 78731

****

Attachment 1: PROPOSAL FACTS

TRAFFIC FACTS:
- Now 4,086 trips per day

- Previous PUD (2015) 19,819 trips per day
- NWACA's Charrette PUD (Jan. 2016) "17,000 trips per day"
- Current PUD (Oct. 2016) 19,648 trips per day (per TIA), 380% increase over current (net new trips 15,562 per day)
- By Staff's TIA Memo dated Oct. 6, 2016, a number of impacted intersections fail at a much greater rate even after the applicant's total of only $628,000 in mitigation offered. Greystone @ MoPac becomes particularly dangerous and is unmitigated by the applicant equal to Executive Center @ MoPac.

BUILDING HEIGHT FACTS:
- WG asked for 5 stories (60 ft) max; limited to current zoning baseline entitlement, which we are now told is about 1M sq. ft., current 445,322 sq. ft.
- Previous PUD (2015) 8 buildings; 6 at 7-10 floors; 1.28M total sq. ft.
- Current PUD (2016) 12 buildings + 5 garages; 11 at 6-8+ floors (by MSL figures); 1.191 Million sq. ft.

(Land Use Plan needs to get rid of conflicting and site specific MSL -mean sea level- building height figures)

TREE FACTS:
- WG asked to reduce # of impacted Heritage & Protected trees
- Previous PUD (2015) 8 Heritage trees to be cut down, 1 Heritage tree to be transplanted, tree survey by code every 5 years.
- Current PUD (2016) 13 Heritage trees & 31 Protected trees to be cut down (proposed), Same 2013 tree survey used for 25 years.

From:	Dianna Watkins
To:	Weber, Thomas - BC; Rojas, Gabriel - BC; Kiolbassa, Jolene - BC; Denkler, Ann - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC
Cc:	Moore, Andrew; Rusthoven, Jerry; Lesniak, Chuck
Subject:	Request Regarding Austin Oaks PUD
Date:	Friday, October 28, 2016 1:53:49 PM

Dear Zoning and Platting Commissioner:

I respectfully request that you not approve the Austin Oaks PUD application at your November 1, 2016 meeting.

I was born in Austin, grew up in the Rosedale area, raised a family in Crestview and retired to the Northwest Austin area where I travel Spicewood Springs Road, Steck Avenue and Anderson Lane on a daily basis. I don't need an accurate traffic study to inform me of the congested traffic conditions on these main roadways. I experience them first hand every day. I have sat through three street light changes to get past the MOPAC/ Spicewood Springs intersection at 2:00 in the afternoon. I have heard angry people honk and display road rage due to the congestion that is limiting their ability to accomplish daily objectives. 500 percent increase in traffic will decrease our quality of life in the area as well as cause heighten frustration leading to road rage and make us all just plain very unhappy citizens. It appears that the only happy people would be Spire Realty as they collect their financial windfall.

I am not totally against redevelopment of the Austin Oaks property however, I feel that it should be designed with a limit of 5 stories. Also, please have the developer get rid of the mean sea level figures on building heights in the Land Use Plan. I also believe that they need to scale back the variances and impact on the Heritage and Protected trees. Please protect the trees! And we all need to be realistic about the impact that a 500 percent increase in traffic will have on the quality of our lives within District 10.

Thank you in advance for your consideration and for the protection you give our wonderful city. Please include this communication in the back-up materials on this case to ZAP and the Council.

Sincerely,
Dianna Watkins
3621 Claburn Dr
Austin, TX 78759

From: [redacted]
To: Weber, Thomas - BC; Rojas, Gabriel - BC; Kiolbassa, Jolene - BC; Denkler, Ann - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC
Cc: Moore, Andrew; Rusthoven, Jerry; Lesniak, Chuck
Subject: Austin Oaks PUD
Date: Sunday, October 16, 2016 5:45:24 PM

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Thank you,

Chris Wlezien
5921 Mount Bonnell Road
Austin, Texas 78731

Observations on the January 25-29, 2016, charrette:

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Christopher Wlezien
University of Texas at Austin
Department of Government
158 W 21st ST STOP A1800
Austin, TX 78712-1704

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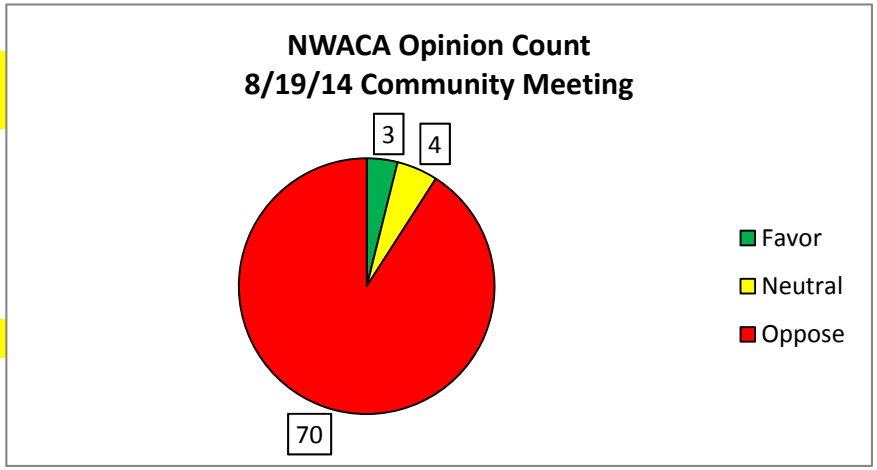
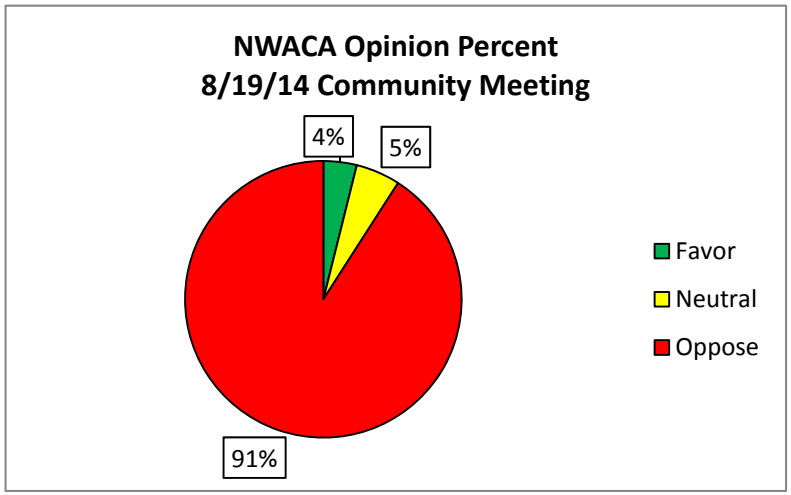
Homepage [redacted]ola/depts/government/faculty/cw26629
Journal: http://poq.oxfordjournals.org
e-
Book: http://press.uchicago.edu/ucp/books/book/chicago/Other/bo19211950.html
Book: http://press.uchicago.edu/ucp/books/book/chicago/T/bo13948250
Book: http://www.cambridge.org/9780521687898
Book: http://www.russellsage.org/publications/who-gets-represented

Opinion	NWACA Only Count
Favor	3
Neutral	4
Oppose	70
total	**77**

Opinion	Percent
Favor	4%
Neutral	5%
Oppose	91%
total	**77**





Results of NWACA 2014 Poll of the Neighborhood

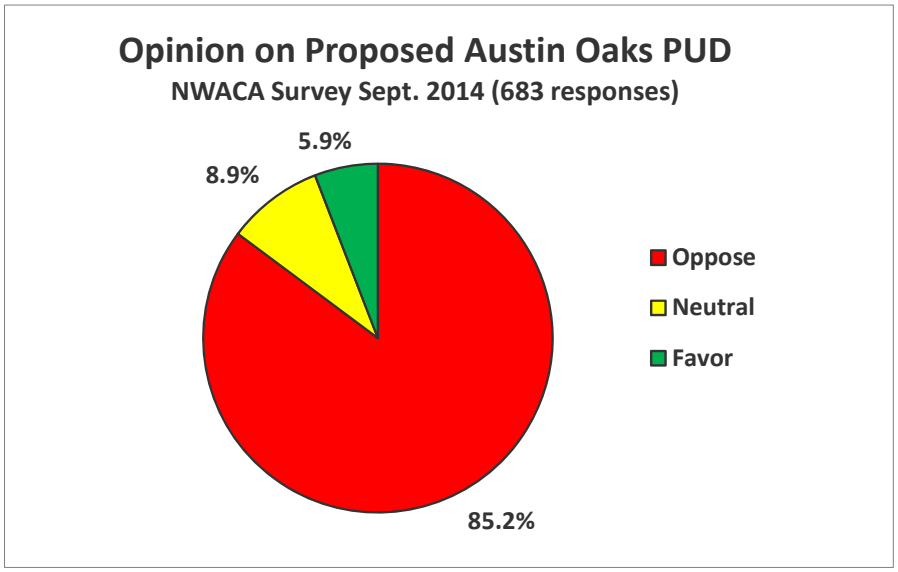
Survey completed 9/17/14; report generated 9/19/14
683 Responses (16% of 4160 households)

NWACA conducted a survey of the neighborhood in late August and early September, 2014, asking for input on the proposed Austin Oaks PUD and about topics of interest for NWACA's work in the coming months. The survey was publicized in the September NWACA newsletter, the quarterly postcard that goes to all NWACA households, email to the entire NWACA mailing list, Facebook posts, email to NWACA members who are not on the mailing list, and paper ballots to NWACA members who have no internet access.

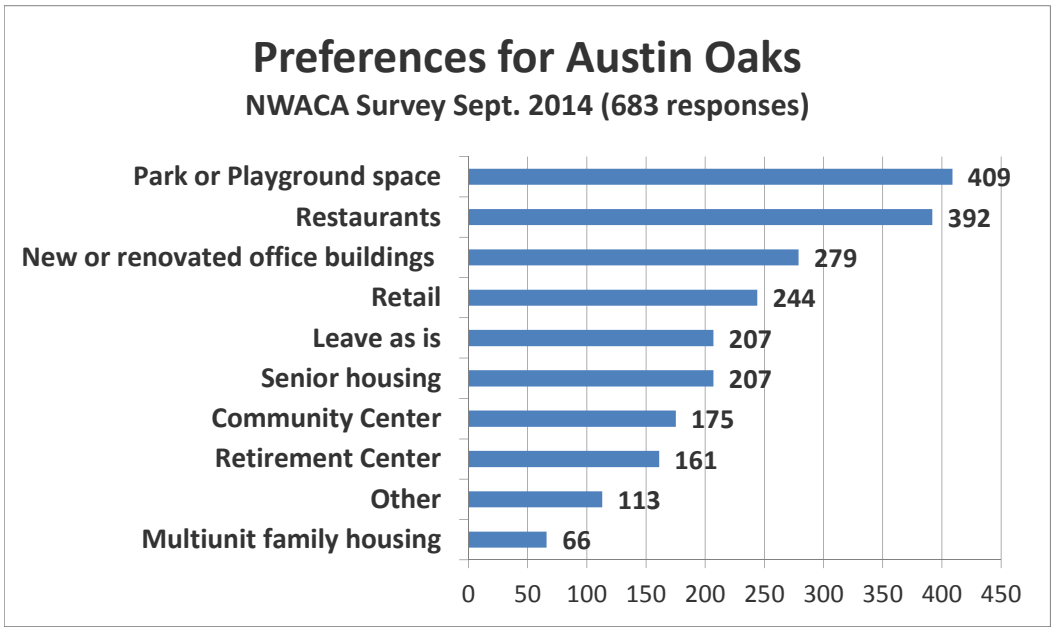
Below are summaries of the responses for each question. For questions that had "other" responses, these responses have been categorized by topic. In many cases, the "other" topics overlap choices that were available to the respondents, but they used the "other" for one that didn't fit their first, second, and third choices.

Responses to the last question asking for other input ranged across many topics. Those responses are summarized in a separate file, too lengthy to include here.

Q1: For the currently described PUD plan, what is your opinion about the PUD?



Q2: If the office buildings at Austin Oaks were to be redeveloped, what preferences do you have for what would be there? (Choose as many as you wish.)



The "Other" responses for Question 2 covered the following topics:

Q2: Preferences - "Other" topics	Count
short office buildings	15
school /school rental	14
use existing zoning	8
no residential housing	7
local businesses	6
mixed use development	6
infrastructure support	5
less intense development	4
local restaurants	4
no multi-unit family housing	4
upscale senior housing	4
apartments	3
keep as many trees as possible	3
park area	3
high density office space	2
high density residential, with office and retail	2
leave as is	2
no PUD	2
restaurants and music under the trees	2
school rental	2

Q2: Preferences - "Other" topics	Count
senior housing	2
anything without traffic impact	1
bike lanes	1
condos	1
let the market decide	1
library	1
more permeable surface	1
multi-unit family housing	1
no additional development now	1
no affordable housing	1
no fake affordable housing	1
no retirement center	1
office mixed use	1
office with underground parking	1
restaurants	1
signature' development	1
single family housing	1
upscale restaurants	1
zone for another Austin school vertical	1

Results of NWACA March 2015 Poll of NWACA Neighborhood

Survey completed 3/24/15; report generated 4/9/15
501 Responses (12% of 4160 households)

Background

NWACA conducted a survey of the neighborhood in late August and early September, 2014, asking for input on the proposed Austin Oaks PUD, among other topics. Those results were relayed to the neighborhood, City Council, City Staff, and the developer. In November, the developer convened a meeting of neighborhood leaders and laid out changes to the development that the developer hoped would address the concerns raised by the community in the original survey and the community meeting. In December, the developer summarized those ideas in a letter to NWACA, along with eight supporting documents. All of that information is posted at www.nwaca.org In February, NWACA formulated a new survey in order to continue to give our NWACA neighborhood the opportunity to weigh in on the developer's proposed changes.

NWACA Engagement

Many residents have commented that the Austin Oaks property owner will likely proceed with some form of development, regardless of the outcome of its PUD application. Residents have expressed an interest in NWACA working to impact that process in a favorable way to preserve and protect the character of our community. In response to questions about PUDs in NWACA, Zoning Committee research has identified at least 14 existing PUDs in the NWACA Area. Neighborhoods like The Trails, Mesa Forest, Treetops, Vista Ridge, and the Dell Jewish Community Campus are Planned Unit Developments (PUDs).

Survey Mechanics

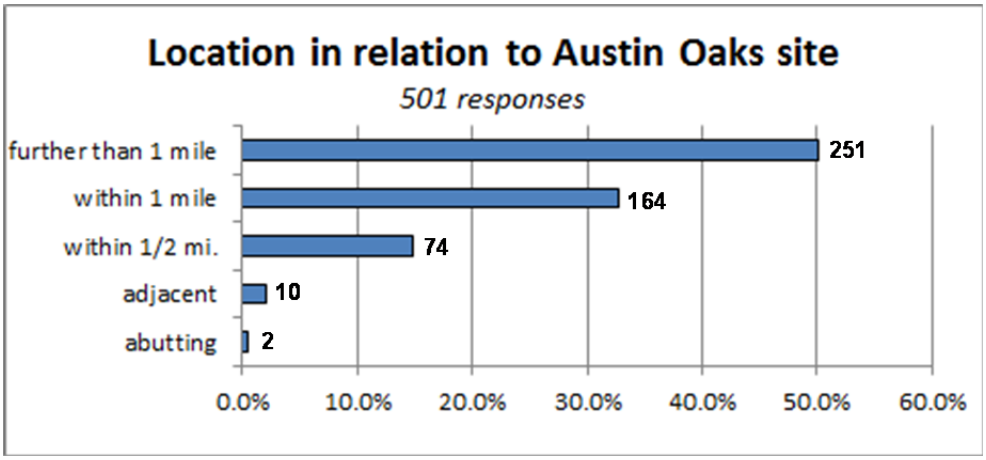
To ensure that responses were from NWACA residents and that only one response per household was submitted, the first question on the survey required name and address information. When validating the responses, a unique ID was assigned to each response, and then the identifying information was separated from the survey question responses and used only for validation purposes. Throughout the survey, responses were ordered in numeric order or in alphabetic order, as appropriate to the question, to avoid answer bias concerns.

Validation of Survey Respondents

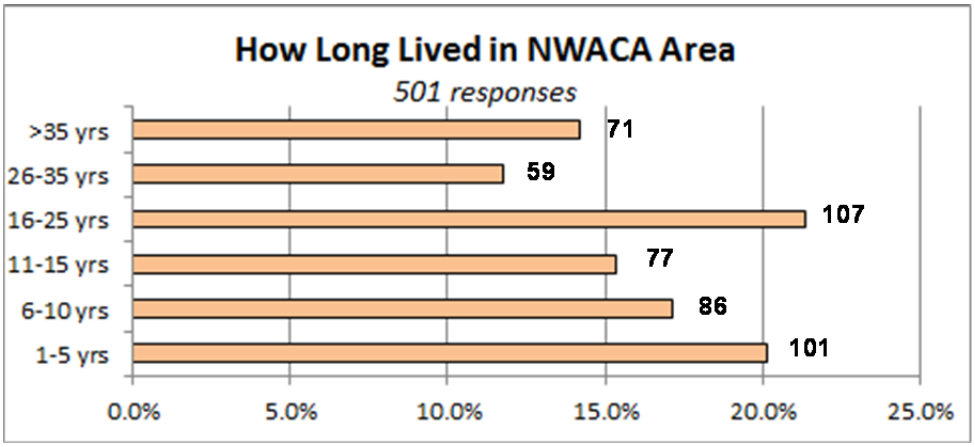
Several members of the volunteer NWACA Board spent about 75 hours creating the survey and validating the responses. Many respondents were from locations outside NWACA boundaries, were duplicates from the same address, were names that could not be confirmed as residents, or were otherwise fraudulent responses (such as one submitted for a person who died the week before the survey began). Validation left 501 valid responses, for which the corresponding survey question answers were then analyzed. Results of the analysis follow, by question number. The last question asked for other comments, and that set of comments has been sorted, and the comments are posted verbatim at www.nwaca.org

Survey Results

Q2: Where is your home in relation to the Austin Oaks site?

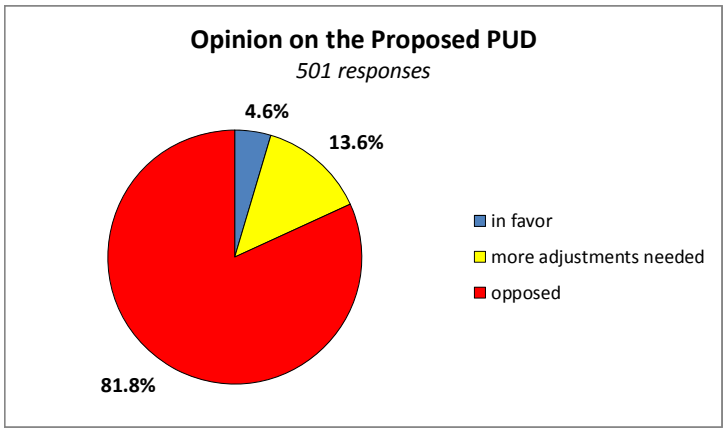


Q3: How long have you lived in the NWACA area?



Q4: Taking into account the developer's proposed changes from the December 22 letter, are you:

- In favor of the proposed PUD
- Like the improvements, but more adjustments are needed for me to support the PUD
- Opposed to the proposed PUD



Q5: Select a response for each of the items from the December proposed changes.

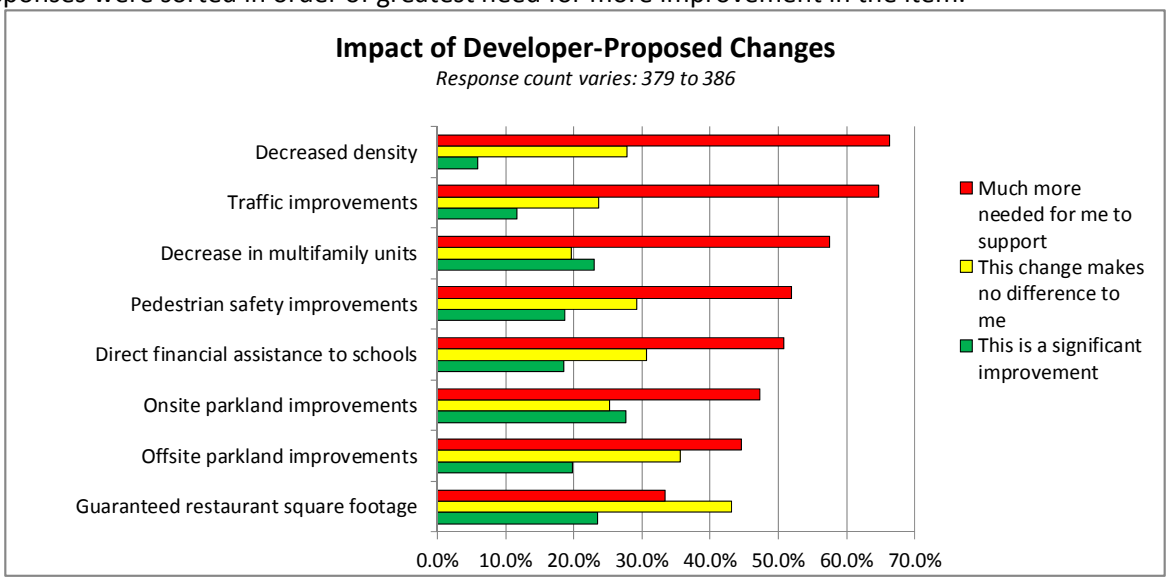
This question asked for a selection among these responses for each of 8 changes listed:

- This change is a significant improvement
- This change makes no difference to me
- Much more is needed in this area for me to support the PUD application

The individual changes cited were taken from the developer's December letter to NWACA, but listed in alphabetic order to avoid bias. Each item listed was cross-referenced to the online copy of material provided by the developer, so that survey takers could examine that material, if they wished to know more about the topic. These were the items rated:

- Decreased Density: Decrease from 1.6M square feet of developed area to 1.4M square feet. The 31acre site currently has 450,000 square feet developed. (See Dec 2014 A Executed Letter, part 9)
- Decrease in Multifamily Units: Decrease maximum number from 610 units to 300 units. (See Dec 2014 A Executed Letter, part 7)
- Direct Financial Assistance to Schools: An Austin Oaks School Assistance Trust is proposed, funded as the property is redeveloped and leased, anticipating approximately $9M by the year 2032. (See Dec 2014 A Executed Letter, part 3)
- Guaranteed Restaurant Square Footage: Minimum of 90,000 square feet of retail space, of which 60,000 is reserved for restaurants (See Dec 2014 A Executed Letter, part 6)
- Offsite Parkland Improvements: $150,000 for improvements to playground and park area at Doss Elementary School (See Dec 2014 Attachment 4 Doss Elementary – proposed park improvements)
- Onsite Parkland Improvements: add a trail system throughout the site and a 2 acre public park, reducing the number of heritage trees requested for removal from 9 to 5 (See Dec 2014 Attachment 5 Austin Oaks Community Park diagram)
- Pedestrian Safety Improvements: Potential financial assistance to improve pedestrian and bicycling safety at school crossings (See Dec 2014 Attachment 2School access and Safety Summary)
- Traffic Improvements: $400,000 may be provided for restriping and signal modifications at existing intersections. (See page 3 of Dec 2014 Attachment 1 part a)

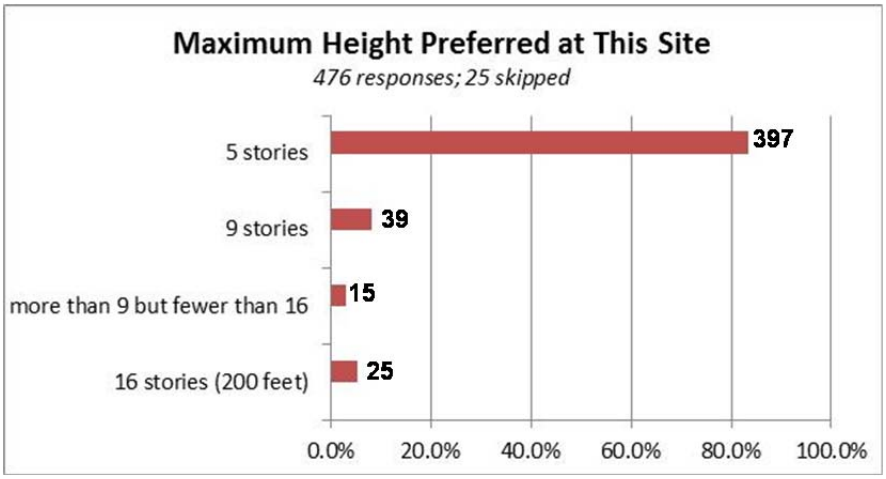
Responses were sorted in order of greatest need for more improvement in the item.



Q6: What maximum height would you prefer at this site?

- 5 stories (maximum allowed now)
- 9 stories (like the Google building)
- More than 9, but fewer than 16 stories
- 16 stories (200 feet) as proposed

To give survey takers an idea of buildings with comparable heights, example photos were provided. For the 200 foot building, there was no attempt to convey how the Austin Oaks site might look when built out, but only to depict one 200 foot building at that location. There is no real building near the NWACA neighborhood to show as an example, thus a mock-up was developed, just to convey the height.



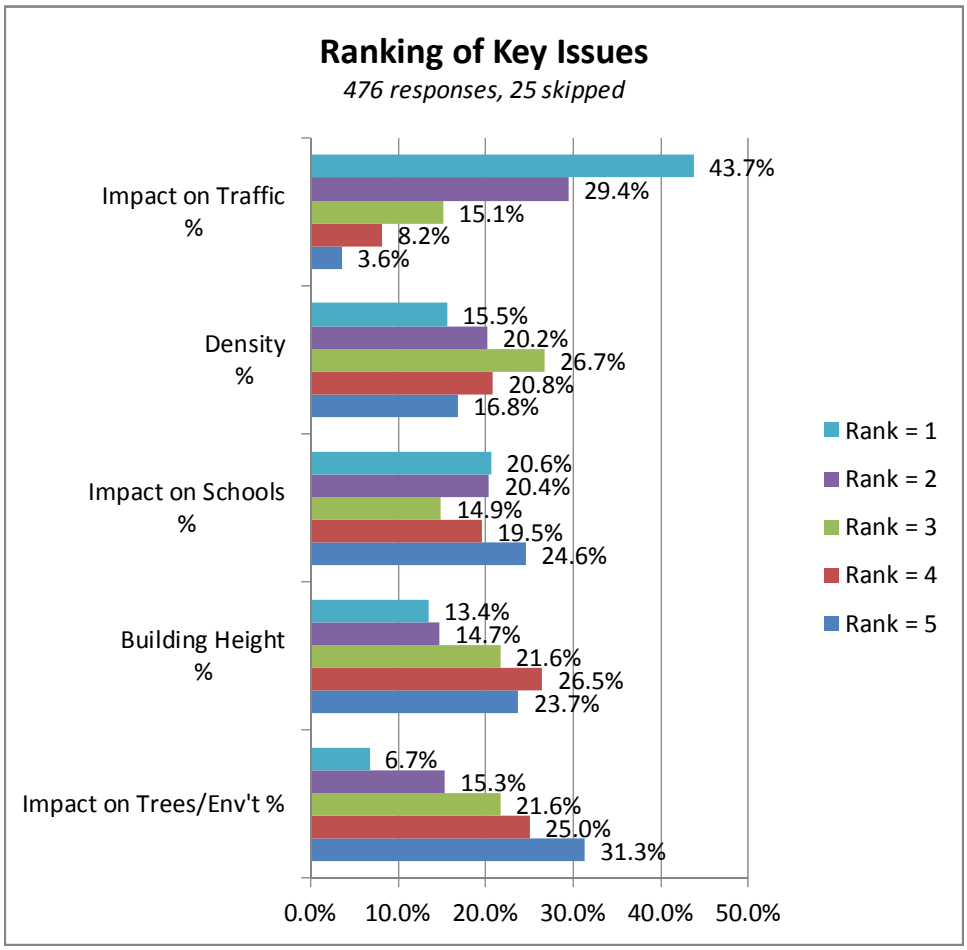
Q7: Rank the following issues from 1 through 5 (1 most important to you and 5 least important)

- Building height
- Density
- Impact on school enrollment
- Impact on traffic
- Impact on trees and/or environment

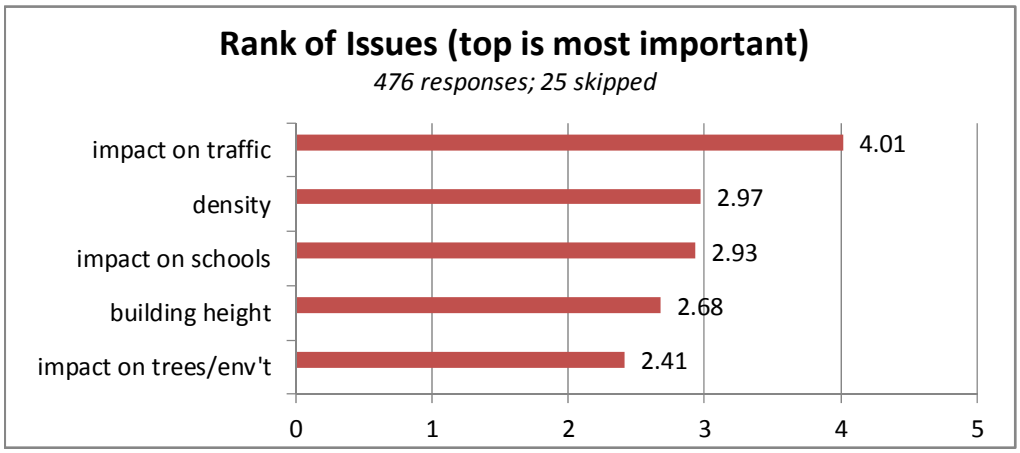
The percentage of responses at each rank is shown in the table below.

Rank	Building Height %	Density %	Impact on Schools %	Impact on Traffic %	Impact on Trees/Env't %
1	13.4%	15.5%	20.6%	43.7%	6.7%
2	14.7%	20.2%	20.4%	29.4%	15.3%
3	21.6%	26.7%	14.9%	15.1%	21.6%
4	26.5%	20.8%	19.5%	8.2%	25.0%
5	23.7%	16.8%	24.6%	3.6%	31.3%

The graph below shows the same percentage information, listed in order of the issues ranked most important first.



A weighted average rank was computed from the responses on each issue, yielding the following chart. Results are sorted in order from most important to least important to the respondents.



Q8. Please provide any additional comments you have about any of the options you rated in the survey.

This question was answered by 163 respondents. The comments were grouped into these categories:

- Density
- Development
- Economic
- Environmental
- Height
- NWACA
- Public Safety
- Schools
- Traffic

Verbatim comments are on the NWACA web site at www.nwaca.org

From:	C Adams
To:	Moore, Andrew
Subject:	Oppose Austin Oaks PUD -- Please post to backup
Date:	Tuesday, February 07, 2017 1:09:52 PM

Dear Mr. Moore:

I'm sendin you this email so that as the Case Manager, you can post it to back up. Thank you in advance.

My neighborhood will be negatively impacted by this PUD. We do not accept trade-offs that diminish our quality of life merely to offset perfunctory community benefits. The Austin Oaks PUD:

* is opposed by > 80% of the surrounding residents;
* is opposed by > 20% of commercial and residential property owners within 200';
* the proposal needs more residential and affordable housing to address Austin's highest need, consider VMU instead.
* does not adequately mitigate dramatic traffic impacts, setting a bad precedent for all along MoPac;
* cuts down too many mature trees (283 Heritage, Protected and Regulated trees);
* exceeds compatibility building height requirements adjacent to neighborhoods. Do Not add back in the higher MSL building height figures.

Council, Please oppose the Austin Oaks PUD (Case C814-2014-0120). Thank you.

Cristina Adams

From:	Madelon Highsmith
To:	District 7; Alter, Alison; Moore, Andrew; Adler, Steve; Tovo, Kathie; Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Pool, Leslie; Troxclair, Ellen; Flannigan, Jimmy
Subject:	AUSTIN OAKS PUD --- ZONE THIS VMU not PUD // Include in the CASE BACK UP
Date:	Friday, February 03, 2017 11:26:52 AM
Importance:	High

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* Dear Council Members and Mayor Adler,
* PLEASE INCLUDE THIS LETTER in THE CASE BACKUP
* After three and a half years of trying every trick in the book to dupe the neighborhood, coerce council commissioners and "game" the city's zoning process, this developer and their agent have failed to wear us down or kill our spirit.
* It would be a very sad day if the SPIRIT of AUSTIN were to be eroded or killed by such developer antics.
* You, as our elected representative, embody this Austin SPIRIT and I pray you ALL find it in yourselves to take the long term view that this PUD and others are NOT good for Austin. VOTE NO on this PUD.
* The residential in this is not enough to meet the city's growing needs! Nor can it be enforced in the build out, as the developer says they are going to sell off parcels to sub developers. New owners will further complicate this mess.
* VMU would give us more residential in a REQUIRED capacity of the zoning.
* PUD will only bring more STRs which will be snapped up by the real estate hawks before any local person in need will be able to get their banking paperwork together for a loan.
* Whatever construction jobs they're promising you will be short lived and hourly.
* The traffic this BEHEMOTH will throw off is going to start the series of traffic log jams down MOPAC from which you as leaders will never be able to overcome and taxpayers cannot afford to "resolve".
* The park they're proposing, while nice, is just the impervious area aggregated into one spot on the top of a busy traffic street.
* The "creek" park they propose is BS.
* The owner could clean that thing up NOW but has manufactured it into a bargaining chip that is phony.
* Please, I ask all of you, TO VOTE NO on this PUD.
* Lets be smart and offer them VMU. Don't make them reapply and suffer more expense.
* This would be true compromise where both parties are actually giving in and giving something up with a VMU designation.
* For the city to (passively) force PUD zoning as the outcome vis a vis the charrette "negotiation" process (a charrette bought and paid for by the developer and real estate interests) or "recommended" mediation is to railroad us to a predetermined outcome for the applicant.
* And frankly, all this bluster and "political process" is wasting everyone's time and creates a cottage industry for real estate lawyers to further create animosity and dissent among your constituents city wide and rip off developers with exorbitant legal fees.
* In our current scenario on this PUD this is a lose lose lose for Austin and win win win for out of owners and local lawyers.
* I do not believe, based on the comments from many of you, that this is the legacy you as a council collectively or individually as councilmembers or mayor want to be known and remembered for in our city's history.
* Let's work smarter in Austin. Anderson-Spicewood-Mopac interchange cannot withstand this traffic, bottom line.
* VOTE NO on this PUD.
* RECOMMEND VMU and get some affordable housing built and keep the STR real estate speculators out of it this affordable housing!
* Thank you for your service and for listening to us.
* We need you to look out for us and vote to preserve Austin neighborhood by neighborhood..not just spread out the awful development across the districts.
* Regards and Let's keep Austin AWESOME!

— Madelon Highsmith

* Street Address: 7104 west rim drive, austin, tx 78731, DISTRICT 10

From: Jill Klucher
To: Moore, Andrew
Subject: Austin Oaks PUD (Case C814-2014-0120)
Date: Tuesday, February 07, 2017 2:52:43 PM

Andrew,

The message below should be added to the "Back-up Data" file. I have emailed it to the Mayor and Council members.

Thank you!
Jill Klucher

Dear Mayor Adler, Council Members and Staff,

Please oppose the Austin Oaks PUD (Case C814-2014-0120). This process has gone on too long and just needs to end with a rejection to the developer, Spire Realty. The NW Hills neighborhood does not want or need it, or the additional traffic, or the other issues such a project creates.

The neighborhood will be negatively impacted by this PUD. We do not accept trade-offs that diminish the quality of life merely to offset perfunctory community benefits. There are no benefits to the city by approving this project.

The Austin Oaks PUD:
* is opposed by > 80% of the surrounding residents;
* is opposed by > 20% of commercial and residential property owners within 200';
* the proposal needs more residential and affordable housing to address Austin's highest need, consider VMU instead.
* does not adequately mitigate dramatic traffic impacts, setting a bad precedent for all along MoPac;
* cuts down too many mature trees (283 Heritage, Protected and Regulated trees);
* exceeds compatibility building height requirements adjacent to neighborhoods. Do Not add back in the higher MSL building height figures.

Council,

Please oppose the Austin Oaks PUD (Case C814-2014-0120). Thank you!!

Jill Klucher
Austin Resident of NW Hills and Voter

Jill Klucher
(512)587-4878

Case Number:

C814-2014-0120

PETITION

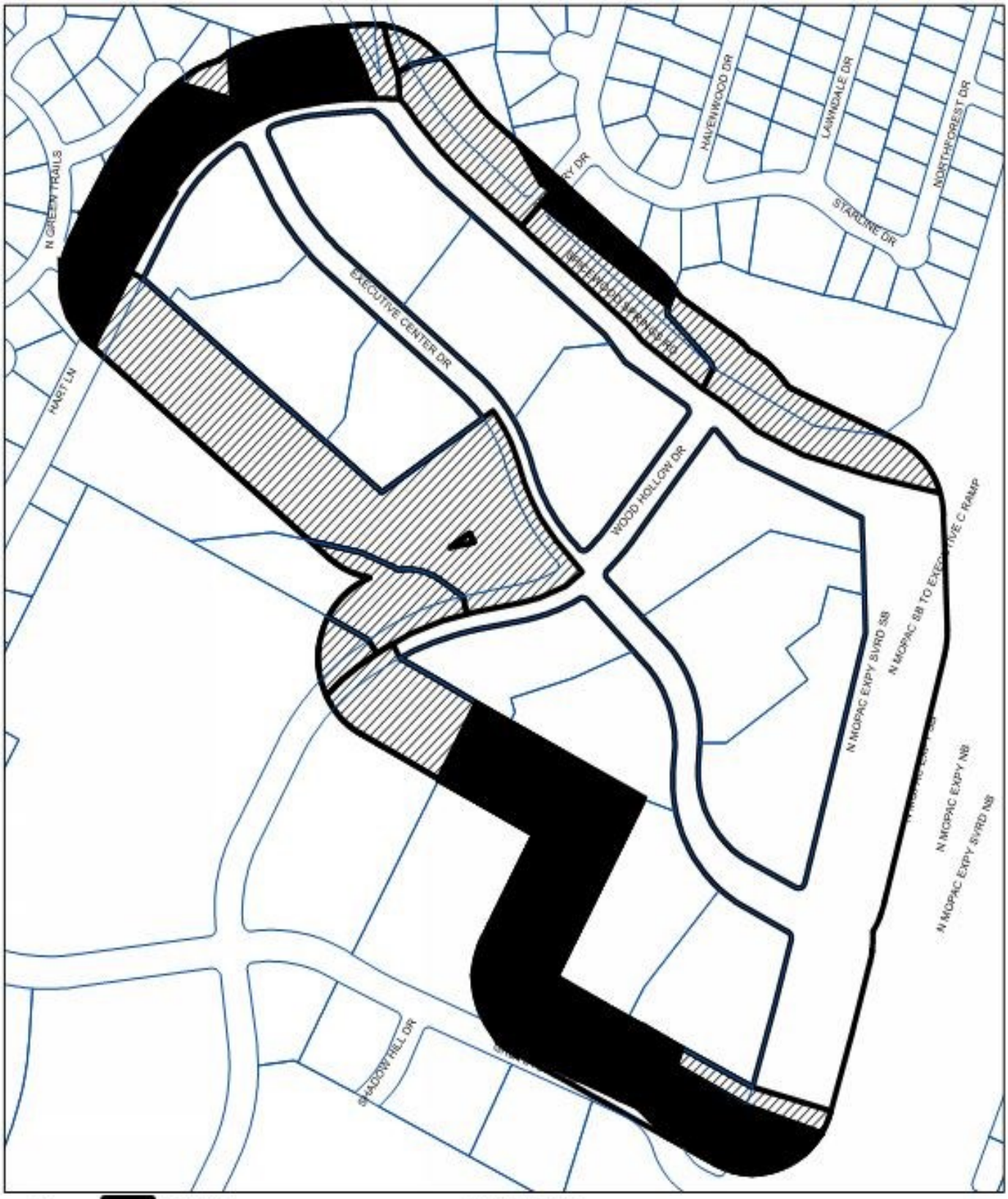
Date: 2/7/2017

Total Square Footage of Buffer: 1739513.504

Percentage of Square Footage Owned by Petitioners Within Buffer: 27.61%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Precent
0142012101	3807 SPICEWOOD SPRINGS RD 78759	3807 SPICEWOOD SPRINGS CONDO ASSN	yes	13383.89	0.77%
0142011004	7801 LINDENWOOD CIR 78731	AARSVOLD RAMONA L & JOSE L HERNANDEZ	yes	6161.14	0.35%
0241010814	3704 SPICEWOOD SPRINGS RD 78759	AUSTINJIFFY LLC	no	59749.85	0.00%
0142011007	7807 LINDENWOOD CIR 78731	CARLSON GREGORY & DONNA	yes	19598.08	1.13%
0241010813	3708 SPICEWOOD SPRINGS RD 78759	CGF L P	no	7562.71	0.00%
0241010418	SPICEWOOD SPRINGS RD 78759	CITY OF AUSTIN	no	46181.30	0.00%
0239011002	7610 WOOD HOLLOW DR 78731	CITY OF AUSTIN % REAL ESTATE DIVISION	no	45712.75	0.00%
0140010213	3600 GREYSTONE DR 78731	CWS VOT/SC NE HILLS LP & MC ALISON NORTHWEST HILLS LLC	no	14296.73	0.00%
0142011003	3700 N GREEN TRL 78731	GIBSON MICHAEL & MACHREE	yes	24671.66	1.42%
0140010615	3701 S GREEN TRL 78731	HILL TIM S & SUE C	yes	16479.71	0.95%
0239010306	3432 GREYSTONE DR 78731	HK GREYSTONE INC	yes	27635.35	1.59%
0142011802	3901 A SPICEWOOD SPRINGS RD 78759	IBEX LEASING COMPANY	no	14039.05	0.00%
0241010417	7800 N MO-PAC EXPRESSWAY	INTCO PROPERTIES L P	no	81001.67	0.00%
0142011005	7803 LINDENWOOD CIR 78731	JOSEPH FAMILY LIVING TRUST THE	yes	17285.09	0.99%
0239010310	3426 GREYSTONE DR 78731	KELLY ROBERT JACKSON III	yes	20143.25	1.16%
0241010812	7900 CEBERRY DR 78759	KOACH BRUCE EDWARD & ANN GRIFFITH KOACH	yes	2658.67	0.15%
0142011002	7808 HART LN 78731	LAHANAS KENNETH JOHN	yes	15617.65	0.90%
0142011001	7810 HART LN 78731	LAHANAS KENNETH JOHN	yes	25320.77	1.46%
0239010304	3424 GREYSTONE DR 78731	LY CHIEU HUU	yes	17521.90	1.01%
0142011008	7809 LINDENWOOD CIR 78731	MACKEY HARRY L & BARBARA A BARBARA A MACKEY	no	7906.51	0.00%
0241010403	3521 STARLINE DR 78759	MINNS RAIN	yes	6039.87	0.35%
0142011006	7805 LINDENWOOD CIR 78731	NANDI KUMAR KRISHNA & DENISE JANOVE	yes	18953.10	1.09%
0239010307	3500 GREYSTONE DR 78731	PALGOL LLC	yes	178198.04	10.24%
0239010302	3400 GREYSTONE DR 78731	PANJWANI PROPERTIES, LTD	yes	53478.64	3.07%
0241010416	3603 STARLINE DR 78759	PRESBYTERIAN CHILDRENS HOME % JOHN F & LESLIE K KALMBACK	yes	17072.36	0.98%
0140010901	3524 GREYSTONE DR 78731	RRE WOODHOLLOW HOLDINGS LLC	no	60571.30	0.00%
0239011001	7630 WOOD HOLLOW DR 78731	WESTDALE CREEK LLC	no	294153.89	0.00%
0239010305	7514 N MO-PAC EXPRESSWAY 78749	ZS PROPERTIES LLC	no	18662.13	0.00%
Total				**1130057.06**	**27.61%**



N

BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION AUSTIN OAKS PUD

CASE#: C814-2014-0120

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

1 " = 300 '

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.