

#### **MISSION STATEMENT**

HEADQUARTERED IN AUSTIN, TEXAS THE HOLDSWORTH CENTER WILL OFFER WORLD CLASS TRAINING AND LEADERSHIP DEVELOPMENT TO PUBLIC SCHOOL DISTRICTS SELECTED TO PARTICIPATE THROUGH A GENEROUS MULTI-YEAR INVESTMENT PROVIDED BY FOUNDER CHARLES BUTT, A LIFELONG ADVOCATE FOR PUBLIC EDUCATION. THE HOLDSWORTH CENTER WILL BE NAMED AFTER CHARLES BUTT'S MOTHER, MARY ELIZABETH HOLDSWORTH BUTT, AN EDUCATOR AND DEDICATED PHILANTHROPIST, THE CENTER'S GOAL IS TO SUCCESSFULLY SUPPORT AND DEVELOP THE LEADERS OF THE MORE THAN 1,200 PUBLIC SCHOOL DISTRICTS IN TEXAS IN ORDER TO IMPROVE THE QUALITY OF EDUCATION OFFERED IN THE CLASSROOM. THE CENTER STAFF WILL WORK WITH DISTRICTS OVER A PERIOD OF APPROXIMATELY FIVE YEARS TO EMPOWER INDIVIDUAL LEADERS INCLUDING SUPERINTENDENTS, PRINCIPALS AND OTHER KEY ADMINISTRATORS TO REACH THEIR FULLEST POTENTIAL. STAFF WILL ALSO ASSIST DISTRICTS IN ESTABLISHING A COMMON VISION AND STRATEGIC ROADMAP FOR IDENTIFYING, CULTIVATING AND DEVELOPING FUTURE LEADERS. HOLDSWORTH PARTICIPANTS WILL EXPLORE THEIR PERSONAL LEADERSHIP THROUGH A UNIQUE SET OF EXPERIENCES INCLUDING INTERNATIONAL TRAVEL, EXPOSURE TO THE BEST MILITARY AND PRIVATE INDUSTRY LEADERSHIP EXPERTS IN THE COUNTRY AND FACILITATED LECTURES WITH EXPERT FACULTY AND GROUP DISCUSSION. ADDING TO THE EXPERIENCE WILL BE THE ENVIRONMENT IN WHICH ALL THIS TAKES PLACE - A RETREAT SETTING THAT PROMOTES REFLECTION, THOUGHT AND DIALOG. CLASSES AND GROUP PROJECTS WILL FOCUS ON CRITICAL TOPICS SUCH AS CHANGE MANAGEMENT, EFFECTIVE TEAMING, BOARD RELATIONS AND BEST PRACTICES IN TALENT MANAGEMENT, JUST TO NAME A FEW. AS THE SECOND LARGEST STATE IN THE COUNTRY AND HOME TO APPROXIMATELY 10% OF THE NATION'S CHILDREN, TEXAS HAS A TREMENDOUS RESPONSIBILITY TO PROVIDE THE HIGHEST QUALITY EDUCATION TO ALL STUDENTS. THE HOLDSWORTH CENTER WILL HELP TO ENSURE THAT WE HAVE INSPIRED AND ENLIGHTENED LEADERS AT EVERY LEVEL WITHIN THE EDUCATION SYSTEM MAKING DAILY DECISIONS THAT POSITIVELY IMPACT THE FUTURE OF OUR STUDENTS AND THE STATE. THE HOLDSWORTH CENTER REPRESENTS A UNIQUE AND EXCEPTIONAL COMMUNITY BENEFIT DEDICATED TO THE IMPROVEMENT AND ENHANCEMENT OF PUBLIC EDUCATION.

#### **SITE DEVELOPMENT REGULATIONS**

1. NOTWITHSTANDING PART 5.A. OF THIS ORDINANCE, BEGINNING IN 2024, THE TOTAL NUMBER OF DAYS THE FACILITIES ARE LEASED TO THIRD PARTIES SHALL NOT EXCEED THE TOTAL NUMBER OF DAYS THE FACILITY IS UTILIZED FOR PURPOSES OF IMPROVING AND ENHANCING PUBLIC EDUCATION.
2. NOTWITHSTANDING PART 5.C. OF THIS ORDINANCE THE FOLLOWING USE SHALL ALSO BE PROHIBITED: SHOOTING FACILITY (AS DEFINED IN CHAPTER 4-3, ARTICLE 2 OF THE CITY CHARTER).

#### **PARKING AND LOADING**

3. ALL PEDESTRIAN, BICYCLE, AND VEHICULAR ACCESS SHALL BE PROVIDED ACCORDING TO EXHIBIT K, ACCESS AND MOBILITY PLAN.
4. THE HOLDSWORTH CENTER SHALL COMPLY WITH CURRENT CITY, STATE AND FEDERAL ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.

#### **BOAT DOCK**

5. NOTWITHSTANDING PART 10.A.3. OF THIS ORDINANCE ALL OTHER PROVISIONS WITHIN SECTION 25-2, ARTICLE 13. DOCKS, BULKHEADS, AND SHORELINE ACCESS, RELATED TO RESIDENTIAL DOCKS SHALL BE MET.

#### **CONSTRUCTION, BUILDING AND NOISE**

6. NEW BUILDINGS CONSTRUCTED FOR THE SITE SHALL INCORPORATE EARTH TONE COLORS AND LOCAL MATERIALS. ROOFS SHALL BE CONSTRUCTED IN A MANNER TO MINIMIZE GLARE.
7. CONSTRUCTION HOURS SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN REGULATIONS AND LIGHTING SHALL BE LIMITED SO AS TO MINIMIZE LIGHT GLARE ON SURROUNDING RESIDENTIAL NEIGHBORS.

#### **ENVIRONMENTAL**

8. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH CITY OF AUSTIN LAND DEVELOPMENT CODE AND CRITERIA AND THIS PUD ORDINANCE. NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE, CONSTRUCTION IS PROHIBITED UNLESS EXPRESSLY ALLOWED BY THE CODE, CRITERIA, OR THIS ORDINANCE, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

**CM Alter Motion**

**Item #101**

**Add a new Part 10 pertaining to sound amplification restrictions and renumber remaining parts as necessary:**

**PART 10. Sound Amplification**

- A. The use of sound equipment to amplify sound in an area that is not fully enclosed by permanent, solid walls and a roof may not exceed 30 days per calendar year.
- B. The use of sound equipment that produces sound audible beyond the property line is prohibited between 10 p.m. and 10 a.m.

## **Staff Motion**

### **Item #101**

**1) Add language to clarify development of the property.**

Amend Part 5(A) as follows:

A. Development of the Property is limited to a non-profit retreat center, including meeting facilities, dormitories and sleeping quarters for up to 250 invitees plus visiting faculty, common area dining facilities, administrative offices, recreational facilities, one permanent residence, three docks, parking facilities with 300 onsite spaces, a research and educational facility, and related uses for training public educators. The Property and facilities may be leased by others from time to time, subject to the limitations and use restrictions of the PUD. The facilities may be leased to third parties for up to a maximum of 150 days per year. Any rental of the facilities for all or part of a day for any use other than the non-profit educational retreat center described above shall be counted as one of the 150 days.

**2) Heritage trees.**

Amend Part 7(E)(1) as follows:

1. The PUD shall preserve 100 percent of the heritage trees on site, as shown in **Exhibit F: Heritage Trees**, unless a tree is dead, diseased, or an imminent hazard to life or property and removal is approved by the City pursuant to Section 25-642(A) (Administrative Variance).

**3) Clarify establishment and use of the easement.**

Amend Part 8(A) as follows:

A. At the time of site plan application, an 8-foot wide, non-exclusive public access easement intended to accommodate multi-modal improvements and underground utilities will be dedicated to the City along the RM 2222 frontage. Surface utilities shall be prohibited along the easement.

**4) Define "trip."**

Amend Part 8(C)(1)(c) as follows:

c. Mitigation payments if the Landowner exceeds 400 daily vehicle trips. A trip is defined as the one-way direction of a vehicle onto or off the Property.

**5) Require new TDM upon transfer of property.**

Amend Part 8(C)(3) as follows:

3. ATD shall notify the Landowner by certified mail of noncompliance with the TDM program if the PUD exceeds the trip cap of 400 daily trips. The Landowner shall implement measures to ensure compliance with the TDM program and submit a traffic counts report for an event with comparable daily trip demand during the summer within the same calendar year. If the Landowner exceeds the trip cap for a second time within the same calendar year, then

the Landowner shall make a mitigation payment to the City in the amount of \$12,000 and be required to submit a traffic counts report for the following year. A mitigation payment and future year traffic counts report shall be required until the landowner is back in compliance, or the mitigation payment total has reached \$60,000, whichever has occurred first. The mitigation payment shall not exceed \$60,000 for the five-year monitoring period, and shall be used to offset the costs to implement additional on-site TDM measures at the direction of ATD. The City shall place the mitigation payments in a fund established by the City. Upon a transfer of the Property to a third-party unaffiliated entity, the new owner shall enter into a new TDM with the City.

**6) Clarify lighting language.**

Amend Part 9 as follows:

The PUD shall implement an outdoor lighting plan to minimize light pollution using “dark sky” design guidelines and techniques. When operated, light fixtures must not produce an intense glare or direct illumination across the property line, except for boat dock lighting, which may be installed across property lines where authorized by applicable City regulations. All lights shall be a LED source and a light beam shall be controlled and not directed across any property line above a height of three feet. All exterior light fixtures must be fully shielded, ~~indirect, down lights, and diffused.~~ All luminaries shall be directed down, diffused, and/or indirectly off an opaque surface. The maximum intensity measured at the property line shall be .5 foot candles.

**7) Add property lines to fence requirements.**

Amend Part 10(A)(4) be amended as follows:

4. Section 25-2-899 (*Fences as Accessory Uses*) is modified to allow a fence to be a maximum height of ten (10) feet along the north, south and east property line lines.

**8) Add a new Part 11 requiring an ornamental fence and installation criteria and renumber remaining parts as necessary.**

Add a new Part 11 as follows:

**PART 11. Fences**

- A. Landowner shall install an ornamental fence, as defined in City Code Section 25-2-899(B), for the fence along the RM 2222 right-of-way line.
- B. Landowner shall ensure that construction of the fence along the RM 2222 right-of-way line and the south property line in the critical environmental feature buffer zone minimizes necessary clearing and that the construction of the fence and clearing is done by hand to the extent feasible.