Austin Country Club
Proposed Development Terms
1982 Regulations (Ord. 800103-N)

• 25.5% impervious cover, gross site area
• No water quality treatment
• No critical water quality zone
• No critical environmental features
• No Heritage Tree, Protected Tree ordinances
• More construction allowed on slopes
• No Hill Country Roadway Ordinance
Terms – District Areas

**Golf**
- golf course, driving range, utilities, parking

**Club**
- clubhouse, residential/commercial, recreational uses

**Marina**
- docks on water
- same uses as club district on land

**Entrance**
- guardhouse, driveways, parking, water quality, signs
Terms-Impervious Cover

• limited to 20% impervious cover (gross site area)

• complete when impervious cover reaches 20%

• subsurface parking not impervious if at grade, covered by soil/vegetation
Terms – Water Quality

Must treat 10 acres untreated impervious cover
  • constructed after 40,000 ft² impervious cover added

All subsequent development must have equivalent water quality treatment

Environmental Criteria Manual locked in 10-15 years
  • Minimum drainage area locked in for Project

Creek, critical feature buffers do not apply for listed uses by District
Terms - Drainage

Current code applies for Drainage, except for:
• preserving natural and traditional character
• erosion hazard zone
Terms – Tree Protection

Protected Tree Ordinance applies
  • no prohibition on removal
  • mitigation/replanting current at time of site plan

Heritage Tree Ordinance does not apply
  • Club shall attempt to maximize Heritage Tree protection
  • Club shall preserve 25% of Heritage Trees in Golf District
  • if impacted, City may identify 2 trees for relocation
Terms – Cut/Fill, Slopes

1982 Regulations for Construction on Slopes

Cut/Fill limited to 4 feet with certain exceptions
Terms – Environmental Benefits

• Reduced impervious cover

• Water quality treatment for 78% of impervious cover

• Protected Tree Ordinance, some Heritage Tree preservation
Terms – Land Use

Limited to uses specified by district in the agreement.

Residential uses allowed only in the Marina and Club districts:

- Bed and Breakfast
- Condominium Residential
- Multifamily Residential
- Townhouse Residential

Residential uses will require a Council approved zoning change.
**Terms – Hill Country Roadway**

Within 1000 feet of Loop 360, FAR may not exceed:

<table>
<thead>
<tr>
<th>*FAR</th>
<th>Slope</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.25</td>
<td>&lt;15 %</td>
</tr>
<tr>
<td>0.08</td>
<td>15 – 25 %</td>
</tr>
<tr>
<td>0.04</td>
<td>25 – 35 %</td>
</tr>
</tbody>
</table>

*Equivalent to current low-intensity Hill Country Roadway with bonus

Hill Country Roadway screening and native tree requirements apply to the Golf District
Terms - Height

Height may not exceed
  • 25 feet in Entrance
  • 28 feet in Golf or Marina* districts
  • 50 feet in Club District

*Docks subject to current code requirements
Terms – Access from Loop 360

New access from Loop 360 allowed:
• Within 300 feet of Loop 360, width less than 200 feet
• Outside 300 feet of Loop 360, width less than 70 feet
• Access allowed within creek buffers
• Disturbed areas restored

Signage subject to current code at time of application
Terms - Transportation

Transportation Impact Analysis (TIA) may be required for development prior to new Loop 360 access that exceeds 2,000 additional trips.

No TIA required for development after new Loop 360 access constructed until project completed.

Analysis may be required to address safe operation conditions.
Terms – Project Completion

Project complete upon the earlier of:
• approval to construct 20% impervious cover, or
• 99 years

Once complete, all subsequent development complies with current code at time of application
Terms – City Regulations

Except as specified in Development Terms, Code at time of permit application applies
Terms – Additional Benefits

• Hill Country Roadway Ordinance FAR with bonus

• Height limitations

• Access from Loop 360 limited

• Current code for signage

• Transportation Impact Analysis
<table>
<thead>
<tr>
<th>Issue</th>
<th>1982 Regulations</th>
<th>Development Terms</th>
<th>Current Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Impervious cover limitations</td>
<td>Approximately 25.5% gross site area (45.82 ac)</td>
<td>20% gross site area (35.93 ac)</td>
<td>20% net site area (18.83 ac)</td>
</tr>
<tr>
<td>Water quality treatment</td>
<td>None</td>
<td>78% of equivalent impervious cover treated</td>
<td>All new and redeveloped impervious cover would require treatment</td>
</tr>
<tr>
<td>Tree protections</td>
<td>None</td>
<td>Protected Tree Ordinance, but removal cannot be prohibited and 25% of Heritage Trees in the Golf District must be preserved</td>
<td>Protected Tree Ordinance, Heritage Tree Ordinance</td>
</tr>
<tr>
<td>Critical water quality zone buffers</td>
<td>None</td>
<td>None</td>
<td>Buffers apply</td>
</tr>
<tr>
<td>Critical environmental feature buffers</td>
<td>None</td>
<td>None</td>
<td>Buffers apply</td>
</tr>
<tr>
<td>Construction on slope limitations</td>
<td>20% impervious cover on slopes 15-25%; 10% impervious cover on slopes &gt;25%</td>
<td>20% impervious cover on slopes 15-25%; 10% impervious cover on slopes &gt;25%</td>
<td>10% impervious cover on slopes 15-25%; 0% impervious cover on slopes &gt; 25%</td>
</tr>
<tr>
<td>Cut/Fill limitations</td>
<td>Limited to 4 feet with certain exceptions</td>
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</tr>
<tr>
<td>Drainage regulations</td>
<td>No floodplain modification, erosion hazard zone</td>
<td>Current code except that floodplain natural and traditional character and erosion hazard zone requirements do not apply</td>
<td>Floodplain modification, erosion hazard zone apply</td>
</tr>
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<td>Sign regulations</td>
<td>1982 sign regulations</td>
<td>Current sign regulations</td>
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</tr>
<tr>
<td>Hill Country Roadway height limitations</td>
<td>None</td>
<td>Height may not exceed 25 feet in Entrance District, 28 feet in Golf/Marina District, 50 feet in Club</td>
<td>Height may not exceed 28 feet, although with bonus height may not exceed 40 feet</td>
</tr>
<tr>
<td>Hill Country Roadway floor-to-area ratio requirements</td>
<td>None</td>
<td>0.25 on slope &lt;15%; 0.08 on slopes 15-25%; 0.04 on slopes 25-35%</td>
<td>0.20 on slope &lt;15% (development bonus up to 0.25); 0.08% on slopes 15-25%;</td>
</tr>
<tr>
<td>Hill Country Roadway buffer requirements</td>
<td>None</td>
<td>Does not apply to Club and Marina districts, but visual screening and native tree requirements apply to Golf District</td>
<td>Buffers, visual screening, native tree</td>
</tr>
<tr>
<td>Transportation impact analysis requirements</td>
<td>Safety analysis only, mitigation of offsite impacts not required at site development permit</td>
<td>TIA required for before Loop 360 access constructed if new trips exceed 2000 per day; No TIA required after Loop 360 access constructed unless required to address safe operating conditions</td>
<td>Not required if new trips do not exceed 2,000 trips per day</td>
</tr>
<tr>
<td>New access driveway from Loop 360 restrictions</td>
<td>Allowed</td>
<td>Allowed in the entrance district with limitations on width</td>
<td>Not allowed without variances to floodplain modification and critical water quality zone requirements</td>
</tr>
<tr>
<td>Land uses allowed</td>
<td>Limited to uses associated with a country club</td>
<td>Limited to uses specified by district in the agreement</td>
<td>All uses allowed under CR and CS-1 zoning</td>
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