ZONING CHANGE REVIEW SHEET

CASE: C814-2018-0154 – Austin Green PUD DISTRICT: Contiguous to District 2

ZONING FROM: DR; Unzoned TO: PUD

ADDRESS: 11600 – 12337 Harold Green Road

SITE AREA: 2,126.25 acres

PROPERTY OWNER: Martin Marietta Materials, Inc. (Kate Glaze)

AGENT: MG Realty Investments, LLC (dba Groundwork) (Steven Spears)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant an amendment to planned unit development (PUD) district zoning, as shown in the proposed Land Use Plan and as provided in Exhibits B-1 and B-2 (except as noted in the Issues section on page 2), C and D, E, F, G, H, I, J, K, L, M, N and O, and Attachment B. *For a summary of the basis of Staff's recommendation, see pages 4 through 13.*

The Restrictive Covenant includes all recommendations listed in the Transportation Mitigation Memo, dated November 21, 2019, as provided in Attachment A.

URBAN TRANSPORTATION COMMISSION:
December 10, 2019: ***BRIEFING HELD ON THE TRANSPORTATION IMPACT ANALYSIS***

ENVIRONMENTAL COMMISSION RECOMMENDATION:
January 15, 2020: ***APPROVED THE PUD AS STAFF RECOMMENDED AND AS OUTLINED IN ATTACHMENT B: ENVIRONMENTAL COMMISSION SUPPORT MATERIAL, ALONG WITH THE FOLLOWING TWO CONDITIONS:***

1) THE APPLICANT CONTINUE TO WORK WITH AND GET APPROVAL FROM THE WATERSHED PROTECTION DEPARTMENT FOR A LAND MANAGEMENT AND MAINTENANCE PLAN FOR PARKLAND, OPEN SPACE, RIPARIAN ZONES, GREEN INFRASTRUCTURE FEATURES, AND OTHER ENVIRONMENTALLY SENSITIVE AREAS ON SITE TO ENSURE THE LONG-TERM ENVIRONMENTAL FUNCTION OF THE LANDSCAPES; AND, THAT THE APPLICANT COMMITT TO THIS PLAN IN THE LONG-TERM, AND
2) EXPLORE CARBON CAPTURE CREDITS AND OTHER MITIGATION BANKING THAT MAY ENCOURAGE CLIMATE ACTION / CARBON SEQUESTRATION EFFORTS REGIONALLY.

[K. COYNE; M. NEELY – 2ND] (8-0) K. RAMBERG – RECUSED, W. GORDON – OFF THE DAIS, R. NILL – ABSENT

PARKS AND RECREATION BOARD:

January 28, 2020: ***ACCEPTED THE SUPERIORITY OF THE PUD AS IT PERTAINS TO PARKLAND, AS RECOMMENDED BY STAFF***

[R. DEPALMA; F. MORGAN – 2ND] (10-0) R. FARASAT, S. FAUST, K. TAYLOR – ABSENT

PLANNING COMMISSION ACTION / RECOMMENDATION:

February 25, 2020: ***APPROVED PUD DISTRICT ZONING, ALONG WITH 1) THE CONDITIONS OF THE TRAFFIC IMPACT ANALYSIS, AS STAFF RECOMMENDED; 2) THE CONDITIONS OF THE ENVIRONMENTAL COMMISSION, AND 3) THE FOLLOWING AMENDMENTS OUTLINED IN ATTACHMENT D, EXCEPT FOR ITEMS 1 AND 3, AS CLARIFIED IN NOTES 1 AND 2 BELOW***

[C. KENNY; T. SHAW – 2ND] (11-0) C. HEMPEL – RECUSED; J. SHIEH – ABSENT

NOTES:

1) ***ENCOURAGE THE MUD TO JOIN THE CAPITAL METRO SERVICE DISTRICT BEFORE CERTIFICATES OF OCCUPANCY ARE ISSUED FOR MORE THAN 6,000 RESIDENTIAL UNITS OR 1 MILLION SQUARE FEET OF OFFICE, WHICHEVER COMES SECOND***
2) ***ENCOURAGE APPLICANT TO CONSULT WITH CAPITAL METRO IN PLANNING DEVELOPMENT IN AREA SURROUNDING PARK-AND-RIDE FACILITY***
3) ***ENCOURAGE APPLICANT TO MEET WITH GREEN BUILDING PROGRAM STAFF TO FURTHER DISCUSS THE ABILITY TO ACHIEVE A 3-STAR GREEN BUILDING RATING***
4) ***ENCOURAGE APPLICANT TO MAKE A PRESENTATION ABOUT THE PROPOSED DEVELOPMENT TO THE DEL VALLE ISD TRUSTEES***

January 28, 2020: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO FEBRUARY 25, 2020*

[J. THOMPSON; A. AZHAR – 2ND] (10-0) C. HEMPEL – RECUSED; C. LLANES-PULIDO, P. SEEGER – ABSENT

November 26, 2019: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF*

[C. KENNY; P. SEEGER – 2ND] (7-0) A. AZHAR, Y. FLORES, P. HOWARD, C. LLANES-PULIDO, R. SCHNEIDER; J. SHIEH – ABSENT

June 11, 2019: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF*

[C. KENNY; A. AZHAR – 2ND] (13-0)

CITY COUNCIL ACTION:
March 12, 2020:

February 20, 2020: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO MARCH 12, 2020. VOTE: 11-0.*

ORDINANCE NUMBER:

ISSUES:

The Applicant wishes to discuss the Staff recommendation for a 120' maximum height in the MU 1 area (180' is proposed), and Staff recommendations for Code modifications to 1) expiration of an approved preliminary plan; 2) expiration of a phased site plan, and 3) expiration of an approved site plan. Staff recommends a 5-year expiration from the date a subdivision or site plan is approved; the Applicant proposes 7-years.

CASE MANAGER COMMENTS:

The proposed Austin Green PUD contains a 2,126 acre active sand and gravel mining site (a basic industry use) and is generally located at the intersection of SH 130 and Harold Green Road, with limited frontage on FM 973, Platt Lane, and FM 969, and bounded by approximately 3.2 miles of Colorado River frontage along its southern boundary. Except for a portion of the Colorado River frontage west of SH 130 that has development reserve (DR) zoning, the site is currently outside of the City limits and proposed for limited purpose annexation and concurrent creation of a Municipal Utility District (MUD). Similarly, except for the Colorado River frontage, all of the surrounding properties are located outside of the City limits. Land west of SH 130 is characterized by industrial and open space uses, with manufactured home and detached single family residential subdivisions bordering the southwest property boundary. The majority of the adjacent land east of SH 130 functions as open space, with the Austin Colony single family residential subdivision in close proximity to a portion of the east property line. Elm Creek extends through the northern portion of the site, under SH 130 and continues east eventually flowing into the Colorado River. ***Please refer to Exhibits A, A-1 and A-2 – Vicinity Map, Zoning Map and Aerial Exhibit.***

PROJECT DESCRIPTION
The Applicant proposes to transform the mining operation through the creation of a planned unit development (PUD) and constructing up to 12,800 residential units, and 2.25 million square feet of office, commercial, industrial and civic uses ("commercial / civic uses"). Local access to the site will be from the extension of Harold Green Road as a 4-lane minor arterial across SH 130 and from a proposed unnamed 2-lane minor arterial extending from FM 973 along the site's southwest boundary to its northeastern edge, with the intent of connecting to the Austin Colony subdivision. ***Please refer to Exhibit C: Proposed Land Use Plan.***

The PUD is divided into four land use areas. The *Mixed Use (MU) 1 area* (237 acres) is located at the Harold Green extension east of SH 130 and is proposed for up to 6,900 dwelling units and up to 1.2 million square feet of commercial / civic uses. It is also referred

to as the Town Center. The *MU 2 area* (310 acres) is located west of SH 130, totals 310 acres and proposes up to 3,000 dwelling units and 1.2 million square feet of commercial / civic uses. It allows a wide diversity of uses including the horizontal or vertical mixture of commercial, civic, and residential on a single lot or site. Open space is included in all three areas.

The *Mixed Residential (MR) area* (870 acres) straddles SH 130 and accounts for up to 6,000 dwelling units and 200,000 square feet of commercial / civic uses. It allows a wide diversity of uses including the horizontal or vertical mixture of commercial, civic, and residential on a single lot or site. ***Exhibit N illustrates Example Housing Products.***

The *Open Space (OS) area* (708 acres) is generally located along the Colorado River, but also includes mining areas along and in proximity to Elm Creek. Up to 100,000 square feet of commercial / civic uses are proposed, to include a public library site. City of Austin water and wastewater service will be provided west of SH 130, and Southwest Water Utilities (d/b/a Hornsby Bend Utility Company, Inc.) will provide these services east of SH 130. Austin Water will serve the entire 2,126 acre project area with reclaimed water for the establishment of vegetation. In general, Austin Energy serves the property north of Harold Green Road and Bluebonnet Electric Cooperative serves the area to the south.

GENERAL TO PLANNED UNIT DEVELOPMENTS

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

SUPERIORITY ELEMENTS

As more fully detailed in the Tier Table and Land Use Plan the proposed Austin Green PUD meets all 12 of the applicable Tier 1 items, meets one additional Tier 1 items *(*pertaining to *Commercial Design Standards)*, and offers some elements of superiority in 10 of the 13 Tier 2 categories (*Affordable Housing; Art; Commercial Design Standards; Environment and Landscaping; Great Streets Development Program; Green Building; Local Small Business; Parkland and Open Space; Public Facilities; and Transportation and Connectivity).* ***Please refer to Exhibit B-1: Basis for Superiority Table.***

Given the number and breadth of items offered in the PUD that exceed current code standards, Staff believes the proposal can result in superior mixed use development encompassing a broad mix of compact housing types and commercial developments, connected street and trail improvements, accessible park and open space, and civic uses in southeastern Travis County. The following factors which make this project superior:

Affordable Housing

- 15% of rental units to be provided at 60% median family income (MFI) for 40 years
- 5% of for sale units affordable to 80% MFI, restricted with fixed equity and resale agreement for 99 years

Art

- Participate in the Art in Public Places Program. The Public Art Master Plan identifies opportunities and locations within the PUD for outdoor art installations to be implemented and managed by the Developer. The Public Art Master Plan shall consist of a minimum of two (2) significant art pieces.

Commercial Design Standards

- Compliance with Chapter 25-2, Subchapter E *(Design Standards and Mixed Use)* for the MU 1, MU 2 and MR land use areas
- Buildings in the Town Center (MU 1 area) must comply with Section 3.2.2 *(Building Design Standards)* and have 10% more points than Code requires.
- Industrial uses in the MU 2 area are subject to standards for the Relationship of Buildings to Streets and Walkways, Building Entryways, Exterior Lighting, and Screening of Equipment and Utilities.
- The following applies to commercial or mixed use buildings in the MU 1 area: At least 75% of the building frontage of all parking structures shall be designed for pedestrian-oriented uses as defined in Section 25-2-691(C) *(Waterfront Overlay District Uses)* in ground floor spaces.

Environmental and Landscaping

- 858.22 (40%) acres of public open space and parkland, which includes approximately three miles of Colorado River frontage shall be provided, in accordance with Exhibit F.
- Open space areas shall be restored with appropriate native vegetation as outlined in Exhibit I.
- Parks and open space areas shall utilize reclaimed water for establishment of vegetation.
- 65% of stormwater shall be treated by dispersed green stormwater infrastructure which includes biofiltration, rain gardens, and vegetated filter strips
- 77 acres of off-site drainage area shall be treated as shown in Exhibit L.
- The project shall provide approximately 50 million cubic feet of additional storage volume for the watershed through a series of on-site retention ponds. Approximately 100 million cubic square feet of additional storage volume shall be provided beyond the minimum required for on- and off-site flows through three (3) on-site regional retention ponds for the Elm Creek watershed. The proposed 450-acre retention ponds

will remove approximately 238 acres of neighboring property and 43 acres of Harold Green Road right-of-way from the floodplain. These calculations are based on the Atlas 14 flood model for the adjusted 100-year floodplain. Please refer to Exhibit L.

- The project shall provide 29 acres of additional critical water quality zone as shown in Exhibit K.
- The project shall preserve 12.91 acres of wetland CEFs, enhance 12.74 acres of wetland CEF, and mitigate 9.97 acres of wetland CEF at 150% acre-for-acre, given the 150-foot buffer required by Code, as shown in Exhibit M.
- The project shall preserve a significant stand of trees that have been identified on-site and shall meet current code for tree removal and mitigation, as shown in Exhibit I.
- The project shall provide 6 miles of public trails throughout the development, as shown in Exhibit F.
- The maximum impervious cover allowed by the PUD is 65% (1,382 acres).
- The project shall meet a Carbon Impact Statement of 8.
- Street trees, on a 30-foot minimum, 30-foot center average, will be planted along all road types as shown in Exhibit H.
- All proposed trees shall use plantings from Central Texas seed stock native to this area along with the appropriate amount of soil volume, as stated in Exhibit H.

Great Streets Development Program

- The Great Streets Development Program or a successor program applies to commercial, retail, or mixed use development that is not subject to the requirements of Chapter 25-2, Subchapter E *(Design Standards and Mixed Use)*.

Green Building

- All buildings in the Austin Green PUD shall achieve a two-star or greater rating under the Austin Energy Green Building program using the applicable rating version in effect at the time a rating registration application is submitted for the building.

Local Small Business

- One lease space for retail or restaurant use with a maximum size of 2,500 square feet will be affordable for 10 years at 80% median rental rate, following approval of a building permit.

Parkland and Open Space

- 858 total acres of parks and open space: 708.22 acres to be dedicated to the City; 150 acres of parks in MU 1, MU 2, MR (includes CWQZ and CEFs).
- 6 miles of trails, including a 3 mile trail along the Colorado River that crosses under SH 130. Note: Creating a continuous path along SH-130 had many environmental concerns.

Public Facilities

- 2.5 acre buildable site for a City of Austin Fire and EMS station, with the location agreed to by DSD and AFD.
- A 1 acre site for a public library. The site may be located in the OS district.

- 3 Del Valle ISD sites (35 acre elementary/middle school; a minimum 12 acre elementary school site).
- All proposed commercial, industrial, and multi-family properties, street medians, public open space and parks, and private parks and recreational facilities within the Austin Green PUD shall use an approved alternate water source, including but not limited to rainwater harvesting, air conditioning condensate or reclaimed water, as the primary water sources for all landscape irrigation. Potable water shall only be used as a backup supply if the primary sources are depleted. Reclaimed water may only be used for the establishment of vegetation in critical water quality zones or in the buffers of critical environmental features unless approved by the Watershed Protection Department.
- All proposed commercial and multi-family buildings greater than 350,000 gross square feet within the Austin Green PUD will be constructed using a dual distribution pipe system to allow acceptance of an alternate water supply or the reclaimed water supply from the City for non-potable water uses within the building. Additionally, the developer agrees to construct, at no cost to the City, reclaimed water infrastructure concurrently with the phased development of the project to meet the reclaimed water needs for commercial and multi-family irrigation and indoor non-potable uses, public open space and parks, and private parks and recreational facilities for each phase of development within the Austin Green PUD.

Transportation and Connectivity

- Transportation improvements to FM 969 and FM 973, as outlined in the TIA.

CODE MODIFICATIONS

There are numerous modifications to Code requirements requested by the Applicant and recommended by Staff. Because the PUD would be within the City's limited purpose jurisdiction, the code sections for the subdivision, transportation, and environmental modifications reference the City's Land Development Code and Title 30, Austin/Travis County Subdivision Regulations. As summarized below, these include Code definitions, parkland dedication and fee, allowing a site to cross a right-of-way; additional land uses; site development regulations and compatibility standards; block length, access to lots, phased site plan, expiration of a preliminary plan and a site plan; street design and construction standards; parking facility standards; and geometric design criteria for streets. ***Please refer to Exhibit B-2: Code Modification Table.***

The proposed modifications to the PUD ordinance and accompanying land use plan are summarized below:

General

- Section 25-1-21 *(Definitions)* – Addition: Access Lot means a lot on a plat that provides street frontage and joint access for lots that are served by only an alley.

- Section 25-1-21 *(Definitions)* – Modification: a Block means one or more lots, tracts, or parcels of land bounded by streets (public or private), 30 feet wide or lager

pedestrian paseo or courtyard with a minimum 5 foot sidewalk or trail, public or private park space / open space, easement or plaza space, railroads, or subdivision boundary lines.

- Section 25-1-21 *(Definitions)* – Addition: Common courtyard means a lot on a plat that provides street frontage and common green area for lots that are served by only an alley. Buildings that face onto a common courtyard shall be addressed off the nearest street that connects to the common courtyard. This type of housing shall be treated like a single-family structure during permitting processes, thus not subject to site development permit.

- Section 25-1-21 *(Definitions)* – Modification: Gross Floor Area includes parking structures.

- Section 25-1-21 *(Definitions)* – Addition: Live / Work Unit is defined according to the International Building Codes and any amendments to the Land Development Code.

- Section 25-1-21 *(Definitions)* – Addition: Mixed Residential (MR) means the land use areas identified as MR on Exhibit C: Proposed Land Use Map and Density Table.

- Section 25-1-21 *(Definitions)* – Addition: Mixed Use (MU) means the land use areas identified as MU on Exhibit C: Proposed Land Use Map and Density Table.

- Section 25-1-21 *(Definitions)* – Addition: Multi-Unit House means a unified structure on one lot designed to appear like a large single family residence, but is divided into three to eight separate units each with an individual entry. This type of housing shall be treated like a single family structure during permitting process, and is not subject to a site development permit.

- Section 25-1-21 *(Definitions)* – Addition: Open Space (OS) means the land use area identified as OS on Exhibit C: Proposed Land Use Map and Density Table.

- Section 25-1-21 *(Definitions)* – Addition: Paseo Court means a group of two to eight dwelling units that may be accessed by a private driveway. The Court may or may not be subdivided lots per unit. Buildings that face onto a paseo court shall be addressed off the nearest street that connects to the paseo court. This type of housing shall be treated like a single family structure during permitting processes, and is not subject to a site development permit.

- Section 25-1-21(98) *(Definitions)* – Modification: Roadway includes alley and / or private road.

- Section 25-1-21(105) *(Definitions)* – Modification: A site within the Austin Green PUD may cross a public street or right-of-way.

- Section 25-1-21(110) *(Definitions)* – Modification: A standard lot means a lot of at least 1,000 square feet.

- Section 25-1-21 *(Definitions)* – Addition: Yard House is one of several forms of single family residential uses. This use allows an accessory dwelling unit, but only if it is constructed over the garage. This type of housing shall be treated like a single family structure during permitting processes, and is not subject to a site development permit.

- Section 25-1-602 *(Dedication of Parkland (A))* – Modification: Subject to the terms of Exhibit F: Proposed Parkland and Open Space Master Plan.

- Section 25-1-606 *(Parkland Development Fee)* – Modification: The amount of the development fee is set at $100 per dwelling unit more than what the fee would be required by Code and as updated annually. Any surplus funds may be used as a credit for future phases.

Zoning

- Section 25-2-243 (*Proposed District Boundaries)* – Modification: The boundaries of the Austin Green PUD may be non-contiguous.

- Section 25-2, Subchapter B, Article 2, Subpart C, Section 3.2.2 (C) *(Residential Uses)* – Removal: Floor-to-area (FAR) for multifamily development. The primary criteria for density shall be based on impervious cover, unit count and height maximums

- Section 25-2, Subchapter B, Article 2, Subpart C, Section 3.2.3 (C) *(Nonresidential Uses)* – Removal: Floor-to-area for non-residential development. The primary criteria for density shall be based on impervious cover, unit count and height maximums.

- Section 25-2, Subchapter B, Article 2, Subpart C, Section 3.2.3 (C) *(Nonresidential Uses)* – Modification: Front yard setbacks and street side yard setbacks are in accordance with Exhibit E: Proposed Site Development Regulations

- Section 25-2, Subchapter B, Article 2, Subpart B, Section 3.2.4 *(Industrial Uses)* – Modification: The existing and potential future relocation of the batch plant / aggregate processing facility shall meet the performance standards in the existing site development permits for the current batch plant / aggregate processing facility. All other industrial uses must comply with the performance standards established by Section 25-2-648 *(Planned Development (PDA) Performance Standards).*

- Section 25-2, Subchapter B, Article 2, Subpart B, Section 2.5.2.B. *(Requirements for Exceeding Baseline)* – Modification: For developments with no residential units, either provides contract commitments and performance guarantees that provide affordable housing meeting or exceeding the requirements of Section 2.5.3 *(Requirements for Rental Housing)* and Section 2.5.4 *(Requirements for Ownership Housing).*

- Section 25-2, Subchapter E: *(Design Standards and Mixed Use)*; Section 1.2.4 *(Exemptions)* – Modification – Industrial Uses in MU-2 shall not be exempt from the

following Standards: 2.2 *(Relationship of Buildings to Streets and Walkways)*, 2.4 *(Building Entryways)*, 2.5 *(Exterior Lighting)*, 2.6 *(Screening of Equipment and Utilities).*

- Section 25-2-491 (*Permitted, Conditional, and Prohibited Uses)* – Establishes a specific set of permitted land uses for the PUD.

- Section 25-2-492 (*Site Development Regulations)* – Establishes a specific set of site development regulations for the PUD. **Note: Staff has an alternate recommendation for a maximum height of 120 feet for the MU 1 area. The Applicant's proposal is for 180 feet.**

- Section 25-2-770 *(Conservation Single Family Residential Use)* – Addition: Allows this use within the PUD.

- Section 25-2-772 *(Single Family Attached Residential Use)* – Modification: Allows this use within the PUD in accordance with Exhibit E: Proposed Site Development Regulations.

- Section 25-2-775 *(Townhouses)* – Modification: Allows this use within the PUD in accordance with Exhibit E: Proposed Site Development Regulations.

- Section 25-2-779 *(Small Lot Single Family Residential Use)* – Modification: Allows this use within the PUD in accordance with Exhibit E: Proposed Site Development Regulations.

- Section 25-2-1006 (A) (1 through 2) *(Visual Screening)* – Modification: Only green stormwater quality facilities that comply with Environmental Criteria Manual 1.6.7 criteria, and are designed to serve as amenities, are exempt from screening required by Section 25-2-1006(A).

- Section 25-2-1051 *(Applicability: Compatibility Standards)* – Modification: Compatibility standards are not triggered between tracts within the Austin Green PUD. Compatibility standards apply to residential subdivisions outside and adjacent to the Austin Green PUD exterior boundaries.

- Section 25-2-1052 *(Exceptions: Compatibility Standards)* – Addition: Compatibility standards from one of the five parcels to another parcel is not required.

Subdivision

- Section 25-4-62 *(Expiration of Approved Preliminary Plan)* – Modification: Allow an approved preliminary plan to expire seven (7) years after the date the application for approval of the preliminary plan is submitted. **Note: Staff does not agree with modifying this section from the standard five (5) years established by Code.**

- Section 25-4-153 (A) (*Block Length)* – Modification: A block may exceed 1,600 feet if future connections will be constructed that will reduce the block to not more than 1,600 feet, and such streets are depicted on plans.

- Section 25-4-153 (B) *(Block Length)* – Modification: A block may be up to 2,000 feet if future connections will be constructed that will reduce the block to not more than 2,000 feet, and such streets are depicted on plans.

- Section 25-4-153 (B) *(Block Length)* – Addition: A block adjacent to open space, utility easements, mine land or other encumbrances to connectivity are exempt from these requirements.

- Section 25-4-171 *(Access to Lots)* – Addition: In the case where the home faces common courtyard or private street, the alley will be a dedicated public street.

- Sections 25-4-174 and 30-2-174 *(Lot Size)* – Modification: Lot sizes shall be replaced by Exhibit E: Site Development Regulations.

- Sections 25-4-232 (C) (1 through 21) and 30-2-232 *(Small Lot Subdivisions)* – Modification: Lot sizes and setbacks shall be replaced by Exhibit E: Site Development Regulations.

- Sections 25-4-232 (C) (22) and (D) (5), and 30-2-232 *(Small Lot Subdivisions)* – Modification: Maintenance of a common area or access easement is the responsibility of the adjoining property owner, the homeowners' association or the MUD.

- Sections 25-4-233 (E) and 30-2-233 (E) *(Single Family Attached Residential Subdivision)* – Modification: Lot sized and setbacks are replaced by Exhibit E: Proposed Site Development Regulations.

Site Plan

- Section 25-5-21 *(Phased Site Plan)* – Modification: Allow approved development phasing if the date proposed for beginning construction on the final phase is not more than seven (7) years after the approval date for the site plan. Planning Commission approval is required for development phasing if the date proposed for beginning construction of a phase is more than seven (7) years after the approval date of the site plan. **Note: Staff has an alternate recommendation of five (5) years.** (Under current Code, the life of a phased site plan is three years, and the Applicant has the ability to request two extensions.)

- Section 25-5-81 *(Site Plan Expiration)* – Modification: Allow a site plan to expire seven (7) years after the date of its approval. **Note: Staff has an alternate recommendation of five (5) years.** (Under current Code, the life of a phased site plan is three years, and the Applicant has the ability to request two extensions.)

Transportation

- Section 25-6-113 (A) *(Traffic Impact Analysis Required)* – Modification: Section is modified with respect to that certain Traffic Impact Analysis (TIA) prepared by HDR Engineering, Inc., dated October 4, 2019, and submitted to the City of Austin and Travis County for review and approval. Prior to full purpose annexation, the TIA

may be amended, as jointly required by Travis County and the City of Austin. After full purpose annexation, the approved TIA may be amended, as required by the City of Austin. The TIA and its subsequent amendments shall be kept on file at the Austin Transportation Department. Cost estimates for transportation improvements shall be approved by Travis County and the City of Austin, and will be provided with the phasing agreement, in accordance the TIA memo dated November 21, 2019. A TIA and updated cost estimates may be required with every subdivision and site plan application in this PUD and every site shall demonstrate compliance with the final TIA memo dated November 21, 2019 and the subsequently approved phasing agreement.

- Section 25-6-114 *(Neighborhood Traffic Analysis Required)* – Removal: A Neighborhood Traffic Analysis will not need to be updated if development proceeds as approved in the PUD.

- Section 25-6-116 *(Desirable Operating Levels for Certain Streets)* – Removal: A Traffic Impact Analysis will be reviewed and approved with the zoning. The TIA will focus on intersection operations and will recommend street cross-sections based primarily on the anticipated function of the roadway.

- Sections 25-6-171 and 30-3-71 *(Standards for Design and Construction)* – Modification: Travis County may administratively approve the use of innovative or alternate roadway designs that are not listed in the Transportation Criteria Manual, City of Austin Standards and Standard Specifications, or Exhibit H: Typical Road Sections.

- Section 25-6-292 *(Design and Construction Standards)* – Modification: Vehicular access to a lot from a public alley is permitted.

- Section 25-6-472 *(Parking Facility Standards)* – Modification: Except as provided in Section 25-6-473 *(Modification of Parking Requirement)*, a parking facility for a use must comply with 60 percent of that prescribed by Section 25-6 Appendix A *(Tables of Off-Street Parking and Loading Requirements)* in the MU 1 area and 100% of the requirements in Appendix A or equivalent new Code in the MU 2 area, the MR area and the OS area.

- Transportation Criteria Manual 1.3.0 *(Geometric Design Criteria)* – Modification: A design speed of 25 mph is permitted on local streets within the Mixed Residential (MR) land use. An engineering study satisfactory to the entity that will adopt speed limits for the road is required to determine a posted speed. Note: Design speed does not always equal a posted speed.

Environmental

- Sections 25-8-92 and 30-5-92 *(Critical Water Quality Zones Established)* – Modification: Within the boundaries of the Austin Green PUD, in the Colorado River and Elm Creek waterways, a critical water quality zone will be established at the time of Preliminary Plan in accordance with Exhibit K: Proposed CWQZ.

- Section 25-8-213 *(Water Quality Control Standards)* – Addition: Notwithstanding the provisions of 25-8-213, the Owner may continue to modify the existing mined areas for the purposes of stormwater management including, but not limited to construction of water quality structures and slope stabilization. Note: This applies only to ongoing mining activities, new site plans will have to comply with these Code sections.

- Section 25-8-281 *(Critical Environmental Features)* – Modification: No grading will be allowed within the 150-foot setback for the five (5) CEF springs along the Colorado River within 580 feet west (upstream) of the TxDOT SH 130 right-of-way. Grading may occur within the outermost 50 feet of the standard 150-foot setback for all other CEF springs along the Colorado River as long as grading does not encroach within 10 vertical feet of the elevation of the respective CEF spring. If grading is anticipated in the outermost 50 feet of the CEF spring setback, then the elevation of that spring will be field verified during detailed grading design. Any impacts to Wetland CEFs and Wetland CEF buffers will follow the terms of Exhibit M: CEF and Buffers.

- Section 25-8-301 *(Construction of a Roadway or Driveway)* – Removal: This section is waived in its entirety as it relates to reclamation and grading purposes.

- Section 25-8-302 *(Construction of a Building or Parking Area)* – Removal: This section is waived in its entirety as it relates to reclamation and grading purposes.

- Section 25-8-321 *(Clearing of Vegetation)* – Addition: Clearing of vegetation is allowed within the PUD boundary for the following purposes: 1) laying back existing slopes to less than 5: 1; 2) Stabilizing sloped area(s); 3) Reclamation standards will be fulfilled in accordance with Exhibit I: Proposed Reclamation Guidelines and Exhibit J: Proposed Plant List for Reclamation in Open Space Areas. Note: This applies only to ongoing mining activities, new site plans will have to comply with these Code sections.

- Section 25-8-341 *(Cut Requirements)* – Removal: This section is waived in its entirety, including cut / fill greater than 8 feet.

- Section 25-8-342 *(Fill Requirements)* – Removal: This section is waived in its entirety, including cut / fill greater than 8 feet.

- Section 25-8-641(B) *(Removal Prohibited)* – Modification: A permit to remove a heritage tree may be issued only if a variance is approved under Section 25-8-642 *(Administrative Variance)* as amended in the PUD or 25-8-643 *(Land Use Commission Variance)*.

- Section 25-8-642(A)(4) *(Administrative Variance)* – Addition: If required for construction of Harold Green Road, only after making the findings required in Section 25-8-642. Areas of potential impact are shown in Exhibit C. Transplanting a

heritage tree is not considered removal if the criteria in Section 3.5.4.E. *(Mitigation Measures)* of the Environmental Criteria Manual are met. Reclamation and tree planting standards are illustrated in Exhibit I and Exhibit J.

- Environmental Criteria Manual 1.5.3 (B) *(Open Space)* – Modification: Open space includes the following uses: public or private park. Park facilities include retention basins, floodplain enhancements, non-motorized watercraft launches in the ponds, picnic areas, bathrooms, shade pavilions, bird viewing blinds, trails, trail and pedestrian amenities, fishing areas, docks and decks, interpretive signs, seating, moved meadow, informal lawn space and other applicable items determined at the time of site plan. Parking lots are not an allowed use within the Critical Water Quality Zone.

- Environmental Criteria Manual 1.5.3 (C) *(Boat Docks, Piers, Wharfs, and Marinas)* – Modification: Boat docks, piers, wharfs, and marinas, as well as necessary access and appurtenances, are permitted along the Colorado River downstream of Longhorn Dam except as described in Exhibit F: Proposed Parkland and Open Space Master Plan. Approval by the Watershed Protection Department of chemicals used to treat the building materials that will be submerged in water is required before a permit may be issued or a site plan released.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	DR; Unzoned	Sand and gravel mining operations
North	Unzoned	Undeveloped; Commercial
South	DR; LI-PDA; I-RR; Unzoned	Colorado River; Single family residences and manufactured homes in the Valle del Rio Addition subdivision; Undeveloped; City of Austin Electric Substation; Southeast Austin Regional Wastewater Treatment Plant
East	Unzoned	Colorado River; Agricultural; Mining; Single family residences in the Austin's Colony subdivision
West	Unzoned	Mining; Undeveloped; Manufactured homes in the Garden Valley and Green Grove subdivisions; Single family residences in the Prado Ranch and Hornsby Glen subdivisions

MUNICIPAL UTILITY DISTRICT: Austin Green WATERFRONT OVERLAY: No

TRANSPORTATION IMPACT ANALYSIS: Is required – Please refer to Attachment A

WATERSHEDS: Elm Creek, Colorado River Watersheds – Suburban

CAPITOL VIEW CORRIDOR: No SCENIC ROADWAY: SH 130

CORE TRANSIT CORRIDORS: None

SCHOOLS:
The subject property is within the Del Valle Independent School District.

NEIGHBORHOOD ORGANIZATIONS:
511 – Austin Neighborhoods Council
627 – Onion Creek Homeowners Association
774 – Del Valle Independent School District
1005 – Elroy Neighborhood Association
1195 – Imperial Valley Neighborhood Association
1228 – Sierra Group, Austin Regional Group
1258 – Del Valle Community Coalition
1363 – SEL Texas
1528 – Bike Austin
1530 – Friends of Austin Neighborhoods
1550 – Homeless Neighborhood Association
1616 – Neighborhood Empowerment Foundation

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0012 – South Austin Regional Wastewater Treatment Plant Electrical Substation No. 1 Replacement – 1017, 1101 and 1103 Fallwell Ln	I-RR to P	To Grant P	Apvd P (6-28-2018).
C14-2013-0024 – Onion Creek Greenway – 4439 East SH 71, Unit B	I-RR to P	To Grant P	Apvd P (5-9-2013).
C14-99-2052 and C14-99-2053 – Austin Interport (East and West) – Fallwell Ln. at SH 71 East	DR, I-SF-2, I-RR to LI-PDA	To Grant GR; MF-3 w/conds	Apvd LI-PDA with attached site development standards, RCs for 175' reservation of r-o-w on SH 71 (9-28-2000).

RELATED CASES:

Development Assessment
A Development Assessment for Austin Green PUD was submitted on September 27, 2018. In accordance with the revised regulations for PUDs, a briefing was presented to Council on

December 13, 2018 (CD-2018-0008). On December 19, 2018, the Applicant filed the subject PUD zoning application.

Municipal Utility District
As background, it is City policy that developers of MUDs pursue PUD zoning so that when the project is eventually annexed into the City limits, the development generally tracks with the City's development standards. A MUD application was filed on December 20, 2018 and is being processed concurrently. Council approved the Consent Agreement with the MUD on January 23, 2020 (C12M-2018-0005). Annexation into the City's limited purpose jurisdiction is anticipated by June 2020.

A previously proposed MUD on the property known as Rio de Vida was filed on December 10, 2010. The MUD was later created by Senate Bill 768 (SB 768) in the 2011 Texas Legislature. Due to a lack of consent agreement, the MUD expired on September 1, 2012 per language in SB 768. Up to 8,000 residential units and 12 million square feet of commercial uses were proposed on approximately 2,130 acres.

Site Plans
The property has been actively mined since the 1960s with development permits that allow for mining and other grading activities.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
SH 130	720 – 785 feet	90 – 160 feet	ASMP Levels 4 and 5 (Major Arterial and Highway)	None	None	None
FM 973 Road	72 – 86 feet	35 feet	ASMP Level 4 (Major Arterial)	None	Shared Lane	None
Platt Lane	50 feet	15 feet	ASMP Level 1 (Local)	None	None	None
Harold Green Drive	50 – 65 feet	25 feet	ASMP Level 2 (Collector)	None	Wide Curb Lane	None
FM 969 Road	200 – 295 feet	35 – 63 feet	ASMP Level 4 (Major Arterial)	None	Wide Curb Lane	None

OTHER STAFF COMMENTS:

Comprehensive Planning

This property consists of five tracts of land, when combined total 2,126.25 acres in size. The properties are located on the east and west side of North FM 973, the east and west side of SH 130, and north and south side of Harold Green Road. The properties were originally used as agricultural and ranch land, and later on for sand and gravel mining, which has impacted the site with environmental and geographic constraints. Surrounding uses include mining, and undeveloped land to the north, south and west, and two single family subdivisions abutting the property to the east. Residential subdivisions are also located to the west. The proposal according to the developer is to create '***a mixed use, integrated and intense Town Center'*** which will include 12,800 units of housing, including single family houses, townhouses, apartments, row houses, Paseo courts, live/work, yard houses, and tiny houses; 2.25 million sf of commercial uses including light industrial, office and retail; and a variety of civic uses including a fire station, parkland and open space, providing land for a 35 acre middle/elementary school and a 12 acre elementary school, and one (1) acre being set aside for a public library.

The following are some of the goals of this project:

- Creating a model project 'that results in a great live, work, play community and enhances ecological systems while the site transitions from mining to a mixed use development.'
- Providing 10% combined affordable housing units (1,200 units), at a mix of 80% MFI for sale and 60% MFI for rent.
- Capitalizing on the site's location, access and visibility to achieve long term goals that the City of Austin has outlined in Imagine Austin, including:
    - Attainable and diverse housing;
    - Create job opportunities where people live to reduce dependency on an overburdened transportation system; and
    - Pursue a compact development strategy that provides substantial future tax base to help the City fund its operation.
- Embracing the outdoor environment as part of the living and working experience.
- Aligning transportation goals from various agencies with practical solutions.
- Aligning the project with the City's Six Strategic Outcomes of Economic Opportunity and Affordability, Mobility, Safety, Health and the Environment, Culture and Lifelong Learning, and Government that Works for All.

The project also calls for a number of mobility and recreational amenities including: shaded public sidewalks, bike lanes, shared paths, and connectivity options linking this community to the Austin Colony neighborhood. The developers also wants to work with Cap Metro to get public transit into the project area. The project also proposes to preserve 39 percent of the site (or approximately 858 acres) for open space and parks.

Connectivity
The Walkscore for this area is 0/100, Car Dependent, meaning almost all errands require a car. There are no transit stops, public sidewalks or bike lanes in this area. Because this area was used for mining, connectivity and mobility options (beyond a car) are almost non-existent. The developer also stated in their PUD application that the extension of Harold Green Road will be coordinated with Travis County and will include public sidewalks and protected bike lanes. The project area also proposes to build a network of trails throughout the development to enhance the connectivity. The developer is also considering installing a park and ride facility within the project area and has promised to contact Cap Metro every five years to supply transit service to and from this development. The developer has also agreed to participate in Austin Great Streets program, and provide bike facilities throughout the project area. If all these mobility options are implemented, the mobility options will be above average.

Imagine Austin
The project area is identified as the **Rio di Vida Town Center** on the Imagine Austin Growth Concept Map**.** Town Centers are intended to **support a variety of housing types and a range of employers** with regional customer and employee bases. Town Centers are the mid-sized of the three activity centers outlined in the Growth Concept Map. These centers are intended to have a variety of housing types and a range of employers with regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas.
The following Imagine Austin policies are also applicable 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.

Complete Community Policies

- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

- **LUT P5.** Create healthy and family-friendly communities through development that includes **a mix of land uses and housing types** and affords realistic opportunities for

transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

- **HN P10.** Create complete neighborhoods across Austin that have a **mix of housing types and land uses**, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Analysis and Conclusions
Growing as a '***compact and connected city'*** to create '***complete communities***' is the basis of the Imagine Austin vision statement and the hundreds of policies and actions developed throughout the plan. Growing as a compact and connected city,*"… enhances human connections, innovation, and urban vibrancy. Creating a more compact and efficient city is critical to our ability to connect people to homes, jobs, schools, and other destinations with a more complete transportation system that is affordable to build, operate, and maintain. (p 10).*

The proposed PUD mixed use project appears to contribute towards making this area a more complete community by including a mixture of uses (live, work and play) in an area that currently offers few of these options. The project also appears meets a number of Imagine Austin core principles for action (p. 10 - 11) including: (1) **Grow as a Compact, Connected city** by including a mix of uses (residential, light industrial, office, commercial, and civic uses along with a variety of mobility options – shared path, bike lanes and public sidewalks; (2) **Integrates Nature Into the City** providing parks and open spaces. and (5) **Provide Paths to Prosperity for All,** by providing a variety of housing types, including affordable housing, live/work options, and employment within the project area.

In summary, this PUD project appears to be planned to be a 'complete community' and a true Town Center and therefore supports the policies and concepts of the Imagine Austin Comprehensive Plan.

<u>Electric Review</u>

The site must comply with safety clearances and setback requirements from the utility criteria manual if underground and/or overhead electrical facilities are present.

<u>Site Characteristics: Existing Land Use / Topography / Soil Characteristics / Vegetation</u>

The proposed PUD site is currently used for mining purposes. Topographically, the elevation ranges from 386 to 482 feet above mean sea level. The property consists of silt loam, silty clay loam, loamy fine sand, and clay soils.

Predominant tree species on the site are woodland species and include hackberry, cedar elm, and cottonwood. Additionally, there is grassland / prairie / savanna on the subject site which includes Johnson grass and Chinese tallow. Hydrophytic vegetation includes cattail, black willow, brushy bluestem, Texas rush, and pale smartweed.

Critical Environmental Features
An Environmental Resource Inventory (ERI) of the project site was prepared by ACI Consulting in April 2019. The ERI identified 84 potential wetland vegetation areas and 17 springs / seeps. There are two water wells in use on the subject site.

Impervious Cover

The maximum impervious cover allowed by the PUD is 65% (1,382 acres). One (1%) percent of the total impervious cover allowed is reserved for use within the Open Space land use district or other parkland.

Environmental

Please refer to Attachment B: Environmental Commission Motion and Support Material

Floodplain Review

Site is located along the SH 130 corridor from FM 969 to the Colorado River. Large portions of the property are within the studied floodplain of Elm Creek. Large portions of the property are gravel mining operations and the PUD aims to set a path forward for development as mining operations are phased out. Area did previously have a CLOMR which was superseded by the City of Austin's floodplain study for Elm Creek in ~2010.

Our understanding of flood risk in Austin is changing. What is now known as the 500-year floodplain is a good representation of what the 100-year floodplain will be according to a National Weather Service publication called Atlas 14. This could affect the layout of this development, including the location of lots, drainage easements, and roadways. The City will likely be using the current 500-year floodplain as the design floodplain for site development permits by the end of 2018/beginning of 2019. In order to minimize flood risk to our community and better ensure that development can be in compliance with future floodplain regulations, the City of Austin recommends that you consider the 500-year floodplain as a surrogate for the 100-year floodplain when designing this development. ***Applicant will be using 500-yr floodplain on Elm Creek and 100-yr floodplain on Colorado River for regulatory purposes.***

Applicant will be required to meet floodplain regulations in effect at the time of site development permits. For purposes of determining no adverse floodplain impacts within the site, the Applicant should use existing regulatory floodplain modeling and mapping revised to incorporate what the post-mining terrain will be as allowed by the current mining permit. ***Applicant has agreed to use proposed Atlas 14 floodplains and regulations. Modeling approved as "proof of concept"; refined modeling is required to be provided for each subdivision / site plan submittal. Keep in mind in any situation where revegetation is proposed within the floodplain that proposed conditions. Manning's roughness values will need to account for projected vegetation growth.***

Any proposed diversions of flood water that contain or direct flow from Elm Creek across the site to the Colorado River will likely require a CLOMR application. A CLOMR will be required if there are any alterations to the diversion amounts across or through the site including if changes are to be made to the crossing at SH 130 which would impact the amount of flow through the crossing. Keep in mind that increasing flow through the crossing may be considered an adverse impact if it adversely impacts the depth or duration of flooding on properties outside of the PUD district. ***Applicant confirms that CLOMRs, if needed, will be completed as the design and modeling progresses.***

FYI: FEMA map changes will be coordinated as follows: portions of the site within the full purpose and planning jurisdiction of the City of Austin will be reviewed and acknowledged by the City, and portions of the site located within the ETJ will be handled by Travis County.

FYI: Floodplain will need to be contained within a drainage easement. Be aware that at any given time, the floodplain physically on the site must be contained to a drainage easement.

FYI: The project area will be expected to handle all of the current overflows from Elm Creek as outlined in LDC 25-7-151. It is assumed this is part of the reason for the number and size of proposed ponds. It is noted that all the additional ponds are indicated to be Retention ponds instead of Detention which may limit their use as flood detention. Ponds meant for flood detention must draw down within 24 hours per the Drainage Criteria Manual.

FYI: Much of the proposed "Open Space/Parkland" area is within the current floodplain. Current Code does not allow full credit for parkland which is within floodplain. Be aware that for proposed trails within the floodplain, signage will be required informing users of the flood risk (refer to signs along Shoal Creek Trail between 5th and West; other signs may be proposed but must be approved by the Floodplain office).

<u>Austin Energy – Transmission Engineering</u>

The amount of electric power needed for this proposed PUD will require substantial electrical infrastructure and necessary facilities to adequately provide electric service. Of primary importance are the following variables:

- The proposed PUD will require a <u>Substation</u> – This land will need to be acquired by AE / COA and to permit by right major utility facilities use (a classification within the civic use category). This is defined as the use of a site for the provision of generating plants, electrical switching facilities or primary substations, etc.
- The Substation will require transmission structures to provide electric power.
- The transmission structures will require an easement(s).
- Easements will need to be acquired by Austin Energy.

Transmission Easements can vary in width but typically are 100' wide, which place restrictions on what can occur within them, that may adversely affect the planning for this PUD, depending on where these easement(s) lie, at the time of dedication.

Owner may not place, erect, construct or maintain the following within the electric transmission easement:

- any permanent structures, including, but not limited to habitable structures such as homes, mobile homes, garages, or offices,
- any structure of any kind in such proximity to the electric transmission or distribution lines, poles, structures, towers, or appurtenant facilities as would constitute a violation of the National Electric Safety Code in effect at the time the structure is erected,
- nor any structures, including but not limited to, fences, storage sheds, drainage, filtration or detention ponds which would impair Austin Energy's access to the transmission easements or its lines, poles, structures, towers or appurtenant facilities in the easements.

Lots located within the transmission easement cannot be labeled or dedicated as parkland. They can be labeled as greenspace or open space, but not parkland. Any proposed easements crossing or within the transmission easement must be reviewed and approved by Austin Energy prior to execution (including trail easements).

The owner/developer of this property shall provide Austin Energy with 24 hour access across the property to the easement, for the installation and ongoing maintenance of electric facilities.

Austin Water Utility

FYI: The landowner intends to serve the west side of SH 130 with retail 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 for 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.

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

<u>Austin Water Utility – Facilities Engineering</u>

- The developer should consider installing rainwater cisterns and roof downspouts at the time houses are constructed to be used for outdoor irrigation at residences and utilize Austin Water's rebate program for installing such harvesting systems.
- Thorough coordination with the Service Extension Request ("SER") process to ensure adequate capacity and meet infrastructure planning goals, the Landowner shall provide Austin Water more detail and coordinate the extensions of the future lines, including reclaimed water lines.

INDEX OF EXHIBITS TO FOLLOW

A, A-1 and A-2: Vicinity Map, Zoning Map and Aerial Map
B, B-1 and B-2: Applicant's Summary Letter, Basis for Superiority Table and Code Modification Table
C: Austin Green Land Use Map and Density Table
D: Zoning Use Summary Table
E: Site Development Regulations
F: Proposed Parkland and Open Space Master Plan and Open Space Amenity Matrix
G: Example Parkland Open Space Concepts
H: Typical Road Sections
I: Proposed Reclamation Guidelines
J: Proposed Plant List for Reclamation in Open Space Areas
K: Proposed Critical Water Quality Zone (CWQZ)
L: Proposed Floodplain and Water Quality
M: CEF and Buffers
N: Phasing Plan
O: Example Housing Products

INDEX OF ATTACHMENTS TO FOLLOW

A: Traffic Impact Analysis
B: Environmental Commission Motion and Support Material
C: Carbon Impact Statement
D: Planning Commission Amendments (as approved)

Correspondence Received

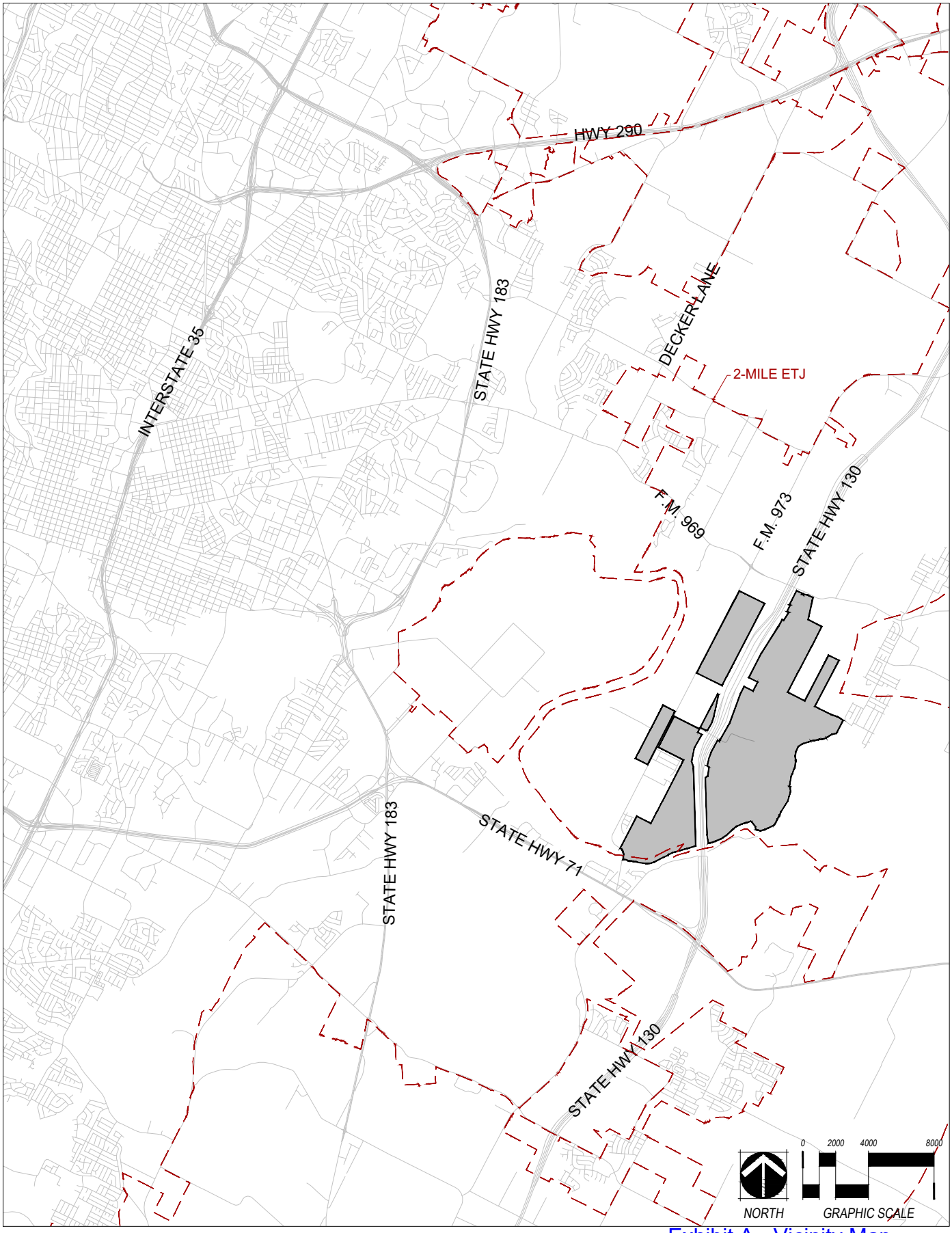
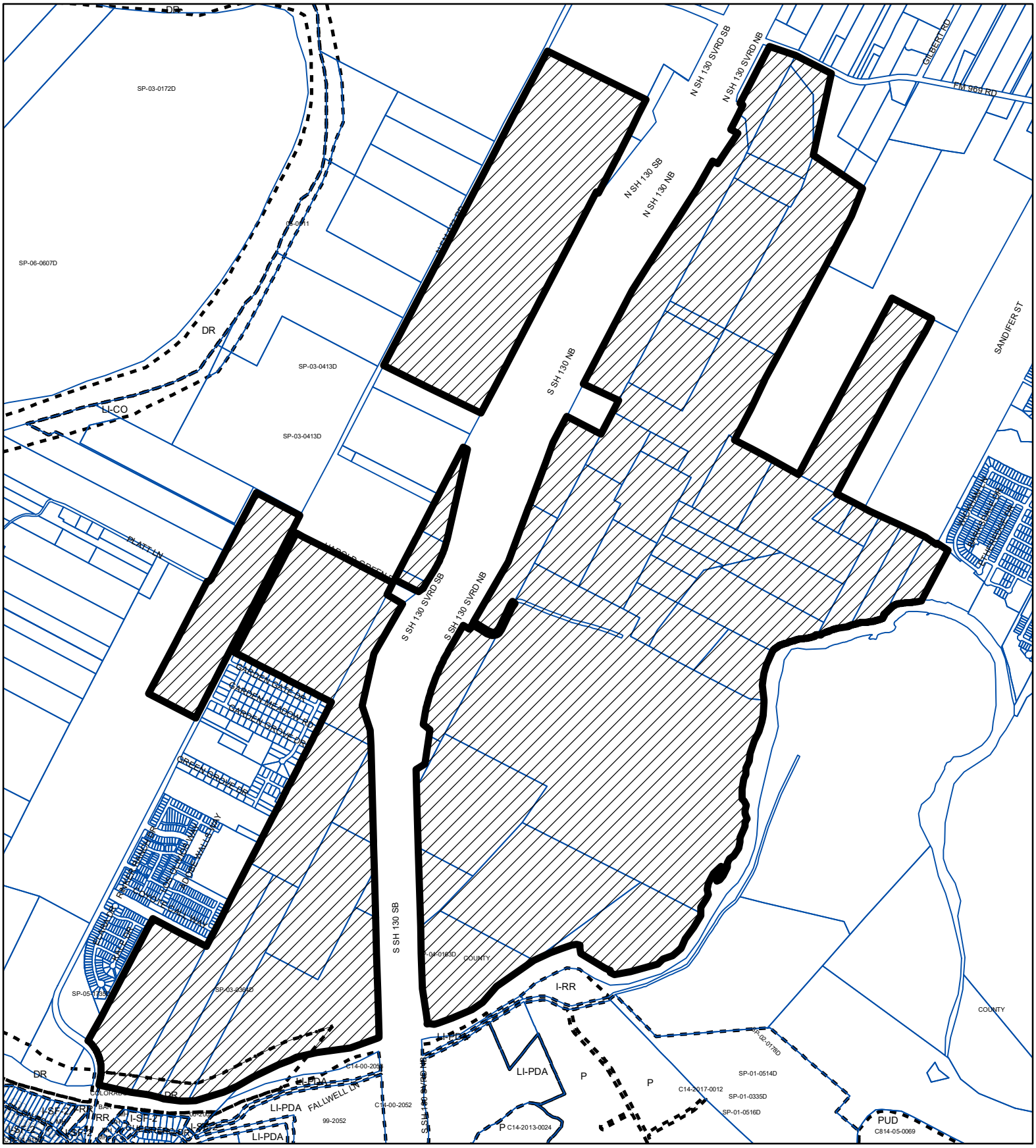


Exhibit A - Vicinity Map



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 2,000 '

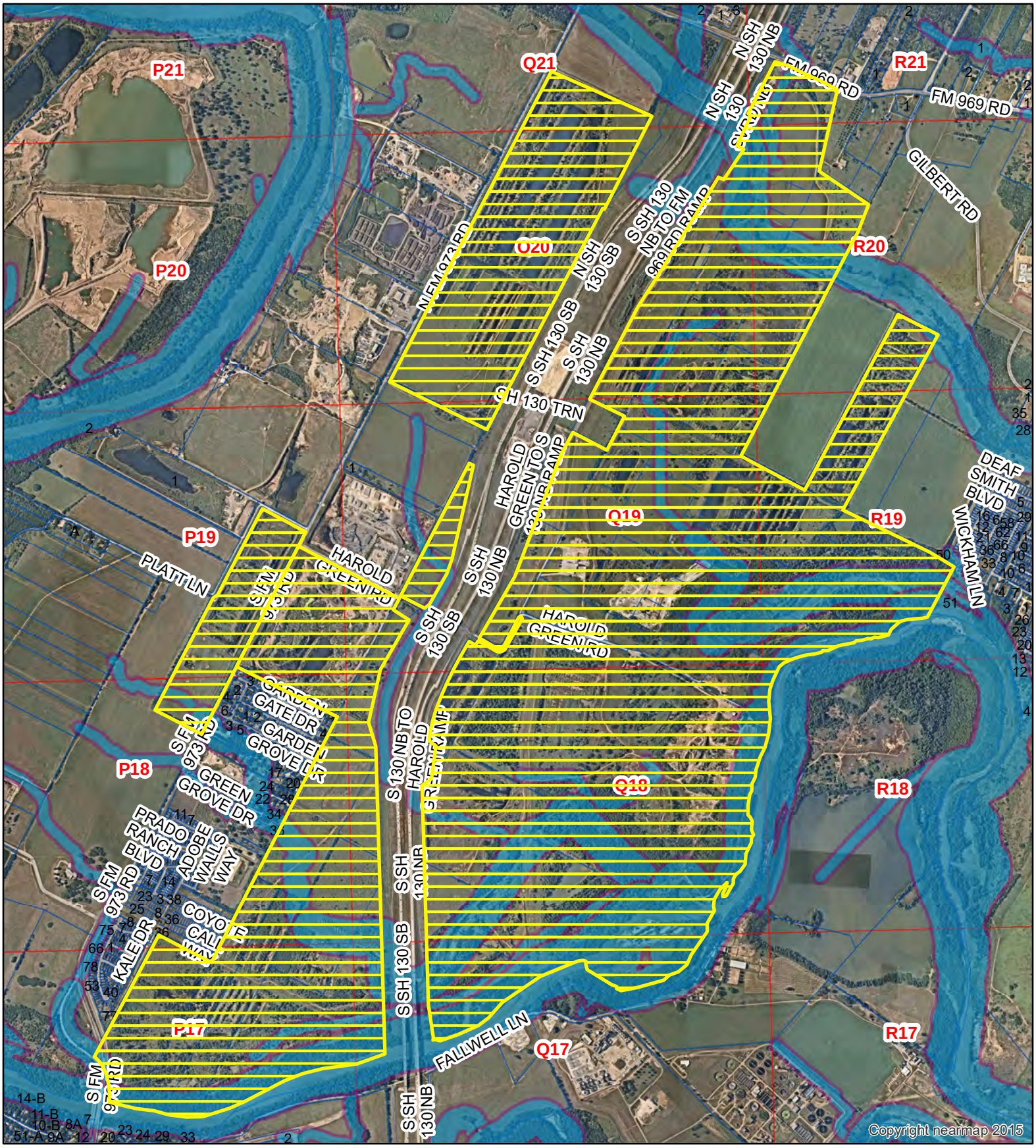
PLANNED UNIT DEVELOPMENT

Exhibit A - 1

ZONING CASE#: C814-2018-0154

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.



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1" = 2,000'

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CREEK BUFFER

PLANNED UNIT DEVELOPMENT

Exhibit A - 2

ZONING CASE#: C814-2018-0154

LOCATION: General Vicinity of SH130 between Colorado River and FM 969

SUBJECT AREA: 2,122.27 ACRES

GRID: P17-19, Q17-21, R18-21

MANAGER: WENDY RHOADES

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.

CITY OF AUSTIN FOUNDED 1839