

ZONING CHANGE REVIEW SHEETC1
/**CASE:** C814-2009-0094 / Whisper Valley PUD**ZAP Date:** May 18, 2010**ADDRESS:** 9605 N FM 973 Rd.; 9501 N FM 973 Rd.; Taylor Lane; Nez Perce Trace; 8312 Taylor Ln.; 9015 Taylor Ln.**OWNER:** Club Deal 120 Whisper Valley LP (Doug Gilliland)**AGENT:** Metcalfe Williams, LLP (Michelle Rogerson)**ZONING FROM:** Unzoned **TO:** PUD- planned unit development **AREA:** 2,066 acres**SUMMARY STAFF RECOMMENDATION:** Staff recommends approval of the PUD.**ENVIRONMENTAL BOARD RECOMMENDATION:** Approved staff recommendation. See attached memo.**ZONING AND PLATTING COMMISSION RECOMMENDATION:** Pending – This case is tentatively scheduled for the Zoning and Platting Commission meeting of May 18, 2010.**DESIGN COMMISSION COMMENTS:** Pending – This case is scheduled for a briefing for the Design Commission meeting of May 24, 2010.

DEPARTMENT COMMENTS: This mixed use PUD is being requested in accordance with a development agreement with that was approved by the City Council last year. The applicant is requesting Council approval of a public improvement district (PID). Last year the Council also approved a policy regarding PIDs that requires a PUD to be approved in tandem with a PID. A PID is a financing mechanism whereby the bonds are issued to pay for improvements and the bonds are paid with assessments on property owners within the PID. The PUD will be annexed for limited purpose concurrent with approval of the PUD and the PID. Upon repayment of the PID bonds the PUD will be annexed for full purposes.

The staff recommends approval of this PUD because it meets the requirements of Tiers 1, 2 and 3 of the PUD ordinance. The superiority items are listed in the attached document. The highlight is the dedication of 700 acres of open space along Gilleland Creek, the water quality treatment of headwaters beyond City requirements, Green Building and affordable housing. The applicant is proposing modifications to the City Code as outlined in the attached documents. Modifications are proposed to the zoning, environmental, subdivision, and transportation regulations. Also attached are the street cross sections as approved by Travis County and the City and a copy of the land use plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	Unzoned	Undeveloped
<i>North</i>	Unzoned	Undeveloped, Large-lot Single-family, Travis Co. East Metro Park
<i>South</i>	Unzoned	Undeveloped, Large-lot Single-family

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East	Unzoned	Undeveloped, Large-lot Single-family
West	Unzoned	Undeveloped

AREA STUDY: The property does not lie within a designated neighborhood planning area.

TIA: A TIA is required and has been reviewed and approved by staff.

WATERSHEDS: Colorado River and Gilleland Creek **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS:

Park Springs Neighborhood Association

Sierra Club, Austin Regional Group

RELATED CASES: The subject property (Whisper Valley) consisting of approximately 2,066 acres will be scheduled for annexation concurrently with the zoning case. (C7L-10-003).

CASE HISTORIES: There are no case histories on this site.

ABUTTING STREETS: FM 973 and Taylor Lane

CITY COUNCIL DATE:

June 10, 2010

ACTION:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Jerry Rusthoven

e-mail address: jerry.rusthoven@ci.austin.tx.us

PHONE: 974-3207



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Date: May 13, 2010
To: Jerry Rusthoven, Case Manager
CC: Alex Reyna, P.E., Bury & Partners, Inc.
Reference: Whisper Valley PUD TIA, C814-2009-0094

The Transportation Review Section has reviewed the Traffic Impact Analysis (TIA) for the Whisper Valley PUD, dated July, 2009, prepared by Bury & Partners, Inc, and offers the following comments:

The Whisper Valley PUD covers a total of 1,354 acres. The site is located in east of Austin and is east of SH 130, north of Decker Lake Rd, west of Taylor Lane, and south of Blake Manor Road.

The property is currently vacant and unzoned and is within the City's 2-mile and 5-mile Extra-Territorial Jurisdictions (ETJ). The applicant has requested annexation and zoning to Planned Unit Development (PUD) and proposes to develop the site with 159-acres of single-family homes, 23-acres of multi-family, 232-acres of commercial space, and 940-acres of mixed use development. The assumed build-out is in four phases between 2014 and 2030.

TRIP GENERATION

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 95,285 new unadjusted average daily trips (ADT).

The table below shows the adjusted trip generation by land use for the proposed development:

Table 1. Trip Generation				
LAND USE	Size	ADT	AM Peak	PM Peak
Single-Family	2,848 DU	19,245	1,718	1,841
Multi-Family	2,668 DU	13, 766	1,112	1,344
Townhome	1,990 DU	6,935	491	609
Shopping Center	1,276,500 SF	24,363	607	1,713
Office	1, 276,500 SF	8,062	1,227	1,281
Civic (Students)	2,000 ST	963	146	27
Total		73,334	5,301	6,815

ASSUMPTIONS

1. Based on traffic volumes collected from TxDOT, the following growth rates were applied within the study area:

Table 2. Growth Rates per Year	
Roadway Segment	%
US 290	4
FM 973	2
FM 969	3
FM 3177	1
FM 734	2

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2. In addition to these growth rates, background traffic included estimated traffic volumes for the following projects:

- | | |
|-----------------------|------------------|
| • Wildhorse Ranch PUD | C814-200-2063.02 |
| • Indian Hills | C14-2009-0089 |
| • Eastwood | Proposed Project |
| • Las Entradas | Proposed Project |

3. Reductions were taken for pass-by for the following uses:

Table 3. Summary of Pass-By and Internal Capture Reductions		
Pass-By Reductions %		
Land Use	AM	PM
Shopping Center	0%	34%
Internal Capture Reductions %		
Land Use	AM	PM
All Land Uses (excluding School)	10%	10%
Civic (Schools)	80%	80%

4. A five percent transit reduction was assumed for all land uses during both the AM and PM peak periods.

EXISTING AND PLANNED ROADWAYS

US 290 East – The CAMPO 2030 Mobility classifies US 290 as a four-lane major divided arterial. According to TxDOT traffic counts, the 2005 traffic volume on US 290, east of Greg Manor, was approximately 42,000 vehicles per day (vpd). The roadway from US 183 to FM 973 is being studied by CTRMA and TxDOT to become a limited access toll facility to be known as the Manor Expressway. The Expressway should be constructed in its entirety by 2014.

FM 969 – The CAMPO 2025 Plan classifies FM 969 as a two-lane undivided major arterial between FM 973 to Taylor Lane. TxDOT has planned improvements for FM 969 to be upgraded to a 4-lane

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major divided arterial from SH 130 to Taylor Lane, including an interchange with FM 973. Currently TxDOT is adding shoulders along the roadway. According to TxDOT traffic counts, the 2005 traffic volume on FM 969, east of Decker Lane, was approximately 13,600 vpd.

FM 973 – The CAMPO 2025 Plan classifies FM 973 as a two-lane minor arterial and is planned to be upgraded to a 4-lane major divided arterial from US 290 to FM 969, including realignment from US 290 to just north of SH 130. This realignment will divert traffic away from the City of Manor. According to TxDOT traffic counts, the 2008 traffic volume on FM 973, south of Blake Manor Rd, was approximately 7,852 vpd.

Blake Manor Road – The CAMPO 2025 Plan classifies Blake Manor Rd as a two-lane minor arterial and is planned to be upgraded to a 4-lane major divided arterial from Little Road to Taylor Ln. Based on a 2008 TxDOT traffic count, the traffic volume on Blake Manor east of FM 973 was 6,971 vpd.

Old Texas 20 – Old Texas 20 is a 2-lane undivided roadway. There are currently no plans to upgrade Old Texas 20. Based on a 2008 TxDOT traffic count, the traffic volume on Old Texas 20 east of FM 734 was 3,265 vpd.

Taylor Lane/Old Kimbro Lane – Taylor Lane is currently classified in the CAMPO 2030 Plan as a 2-lane minor arterial from US 290 to FM 969 and is planned to be improved to a 4-lane divided major arterial. Taylor Lane and Old Kimbro will be linked from Little Rd to Blake Manor to create a direct connection to US 290. According to TxDOT traffic counts, the 2008 traffic volume on Taylor Ln, south of Blake Manor Rd, was approximately 898 vpd.

FM 734 (Parmer Lane) - The CAMPO 2030 Plan classified Parmer Ln as a 4-lane major divided arterial from Harris Branch Pkwy to US 290. It is planned to be improved to a 6-lane major divided arterial and to be extended past US 290 to FM 973 as a 4-lane major divided arterial.

Braker Lane Extension – The extension of Braker Lane between SH 130 and Taylor Ln/ Old Kimbro Road is planned as a six-lane major divided arterial to be funded and constructed jointly by Travis County and the developer. The roadway is planned to be complete by 2014.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA examined 21 external intersections impacted by site traffic. Existing and projected levels of service for each phase are identified in Table 4, assuming that all improvements recommended in the TIA are built.

Some of the analyzed intersections will fail in the final phase of development even after the recommended improvements identified below are implemented. This is in part due to the 2030 forecasted traffic conditions that will exist without the site and the limited realistic capacity improvements possible at the analyzed intersections. The improvements recommended by the traffic consultant for this site provide reasonable relief from the impacts of the proposed development for most of the intersections. The only way to further mitigate the impact would be to reduce the amount of proposed development.

RECOMMENDATIONS

- 1) As part of the development agreement between the City and the developer, the developer should provide a pro-rata share of the improvements listed in the attached Table 5 at the time each phase of the development is initiated. An engineer's estimate of the cost associated with each improvement must be provided prior to the beginning of each phase. This agreement should be recorded in a traffic phasing agreement prior to 3rd reading by Council.

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- 2) The traffic phasing agreement between the City and the developer will allow for the transfer of fiscal to intersections identified in the TIA within the same phase to achieve full funding for construction of an improvement. The agreement will also allow the pooling of these funds with funds collected from other approved TIAs over an agreed upon study area.
 - 3) As this analysis did not assess the impact to roadways and intersections within the development, a traffic impact analysis will be required, as identified in the Development Agreement, for projects within the PUD that generate more than 2,000 vehicles trips per day. The scope of subsequent TIAs will be limited to streets, intersections, drives, traffic signals, turn lanes and other traffic improvements that are within the boundaries of the PUD. Submittal will be required at the time of site plan for non-single family residential sites, mixed-use, and commercial sites and at the time of preliminary plan for any other development. The developer shall post pro-rata for identified improvements from any subsequent TIAs.
 - 4) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.
 - 5) Prior to third reading of the zoning, a final version of the TIA incorporating all revisions and responses to staff comments must be provided.

If you have any questions or require additional information, please contact me at 974-3428.



Amber Mitchell
Sr. Planner ~ Transportation Review Staff
Planning & Development Review Department

Intersection	2008		2014		2014 Site+		2018		2018 Site+		2022		2022 Site+		2030		2030 Site+	
	Existing LOS		Forecast LOS		Forecast LOS		Forecast LOS		Forecast LOS		Forecast LOS		Forecast LOS		Forecast LOS		Forecast LOS	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
FM 973 and SH 130 (EFR/WFR)	A/A	A/A	A/A	A/A	A/B	A/B	A/B	A/B	B/B	B/C	B/C	C/C	B/C	F/E	C/C	F/F	E/D	F/F
US 290 and FM 973 (NFR/SFR)	D	D	F	F	F	F	D/C	D/D	D/C	D/D	D/C	D/E	D/D	D/E	F/D	C/D	F/F	E/F
FM 973 and Blake Manor Road	D	D	D	F	A	A	A	A	A	B	A	B	B	D	B	D	D	D
FM 973 and Old Texas 20	C	D	E	F	B	A	B	C	B	D	B	D	C	E	C	E	D	F
FM 734 and US 290 (NFR/SFR)	C	E	C/D	C/E	C/C	C/E	D/D	F/F	D/D	F/F	E/F	F/F	E/F	F/F	F/F	F/F	F/F	F/F
Blake Manor Road and Taylor Lane	A	A	A	A	B	A	B	A	B	B	B	B	B	B	A	A	B	C
East Parmer Lane and SH 130 (EFR/WFR)	B/B	B/B	B/A	B/B	B/A	B/B	B/A	B/B	B/A	B/B	C/C	C/D	C/C	C/D	B/B	D/D	B/B	D/D
US 290 NFR and SH 130 EFR	B	B	C	B	B	B	C	A	B	A	B	A	B	A	C	B	C	C
US 290 NFR and SH 130 WFR	C	B	C	B	C	B	F	B	C	B	D	C	D	C	F	C	F	C
US 290 SFR and SH 130 EFR	A	A	A	A	B	A	C	D	D	F	D	F	E	F	F	F	F	F
US 290 SFR and SH 130 WFR	C	B	B	B	B	B	D	C	B	D	C	D	C	C	B	F	B	F
FM 3177 and US 290 (NFR/SFR)	B/D	B/C	A	B	A	C	A	D	A	D	A	F	A	F	A	F	A	F
FM 973 and Braker Lane East					A	A	A	A	C	D	C	D	D	E	B	C	C	D
Old Lockhart Road and Blake Manor Road	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A
Taylor Lane and Braker Lane East					A	A	A	A	A	A	A	A	B	D	A	D	A	B
Decker Lane/Taylor Lane and FM 969	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	B	A	B
FM 969 and SH 130 (EFR/WFR)	A/A	A/A	C/C	A/D	C/C	C/C	F/D	F/F	B/B	C/B	B/A	B/B	C/B	C/C	E/D	D/D	D/D	C/C
FM 973 and FM 969 (NFR/SFR)	C	C	C	F	C	C	E	D	E	D	C/C	C/D	C/C	D/D	D/C	D/E	D/D	C/D
Decker Lake Road and Decker Lane	C	D	A	B	A	B	D	D	B	C	B	C	B	D	B	B	D	D
FM 973 and Decker Lake Road	A	A	F	F	B	A	D	B	C	C	E	F	E	F	D	D	D	D
US 290 and Old Kimbro Road															F	F	F	F

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WHISPER VALLEY
TABLE 5
RECOMMENDED IMPROVEMENTS

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INTERSECTION	RECOMMENDED IMPROVEMENTS			
	PHASE I (2014)	PHASE II (2018)	PHASE III (2022)	PHASE IV (2030)
FM 973 and SH 130 (EFR/WFR)	--	--	SBRT/NBRT	SIGNAL OPTIMIZATION
US 290 and FM 973 (NFR/SFR)	--	TXDOT IMPROVEMENTS NBRT/SBRT	EBLT (DUAL)/WBLT (DUAL) SIGNAL OPTIMIZATION	SIGNAL OPTIMIZATION
FM 973 and Blake Manor Road	NBLT/SBLT/WBRT/SIGNAL SIGNAL OPTIMIZATION	--	--	SBLT (DUAL)
FM 973 and Old Texas 20	NBLT/SBLT/NBRT/EBRT/WBLT SIGNAL/SIGNAL OPTIMIZATION	--	--	--
FM 734 and US 290 (NFR/SFR)	CTRMA IMPROVEMENTS	EBRT	--	--
Blake Manor Road and Taylor Lane	--	--	SIGNAL SIGNAL OPTIMIZATION	NBLT*/WBLT
East Partner Lane and SH 130 (EFR/WFR)	--	--	--	--
US 290 NFR and SH 130 EFR	--	SIGNAL OPTIMIZATION	SIGNAL OPTIMIZATION	SIGNAL OPTIMIZATION
US 290 NFR and SH 130 WFR	--	SIGNAL OPTIMIZATION NBRT*†	SIGNAL OPTIMIZATION	SIGNAL OPTIMIZATION
US 290 SFR and SH 130 EFR	--	SIGNAL OPTIMIZATION	SIGNAL OPTIMIZATION	SIGNAL OPTIMIZATION
US 290 SFR and SH 130 WFR	--	SIGNAL OPTIMIZATION	SIGNAL OPTIMIZATION	SIGNAL OPTIMIZATION
FM 3177 and US 290 (SFR)	CTRMA IMPROVEMENTS	--	--	--
FM 973 and Braker Lane East	BRAKER LANE EXTENSION	NBRT/WBLT (DUAL)/SBLT/ SIGNAL OPTIMIZATION	NBRT (DUAL) SBLT (DUAL)	WBRT (DUAL)
Old Lockhart Road and Blake Manor Road	--	--	--	--
Taylor Lane and Braker Lane East	BRAKER LANE EXTENSION	--	--	SBRT/NBTL/SIGNAL SIGNAL OPTIMIZATION
Taylor Lane and FM 969	--	--	--	--
FM 969 and SH 130 (EFR/WFR)	--	SIGNAL SIGNAL OPTIMIZATION	--	EBRT/WBRT NBRT
FM 973 and FM 969 (NFR/SFR)	DEDICATED NBRT/EBRT SIGNAL OPTIMIZATION	SIGNAL OPTIMIZATION	TXDOT IMPROVEMENTS EBRT/WBRT	DEDICATED NBRT/SBRT
Decker Lane and Decker Lake Road	--	--	WBRT	--
FM 973 and Decker Lake Road	NBLT/WBRT/SBLT/EBLT SIGNAL/SIGNAL OPTIMIZATION	NBRT/SBRT/EBRT	--	--

*Only restriping has been recommended to achieve the improvement

† Free Flow Acceleration Lane

NBLT - Northbound Left-Turn Lane
SBLT - Southbound Left-Turn Lane
WBLT - Westbound Left-Turn Lane
EBLT - Eastbound Left-Turn Lane

NBRT - Northbound Right-Turn Lane
SBRT - Southbound Right-Turn Lane
WBRT - Westbound Right-Turn Lane
EBRT - Eastbound Right-Turn Lane

NBTL - Northbound Thru Lane
SBTL - Southbound Thru Lane
WBTL - Westbound Thru Lane
EBTL - Eastbound Thru Lane



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ENVIRONMENTAL BOARD MOTION 050510-3a

Date: May 5, 2010

Subject: Whisper Valley PUD C814-2009-0094

Motioned By: Phil Moncada

Seconded by: Rodney Ahart

Recommended Action:

The Environmental Board recommends approval with conditions to the following environmental exceptions to Land Development Code:

- (1) LDC 25-8-262(B) (Critical Water Quality Zone Street Crossings) Allow for an arterial or collector street to cross a major critical water quality zone in 4 locations regardless of if it is identified in the Transportation Plan;
- (2) LDC 25-8-262(B)(2)(a) (Critical Water Quality Zone Street Crossings)
Allow for an arterial or collector street to cross an intermediate waterway in the critical water quality zone within 2,500 feet on the same waterway in 4 locations;
- (3) LDC 25-8- 301/302 (Construction on Slopes) Allow for an exception to the requirements of 25-8-42 (Administrative Variances), to allow for the Director to grant a variance from the requirement of 25-8, Subchapter A, Article 7, Division 3 (Construction on Slopes);
- (4) LDC 25-8-394 (C) (Suburban Watershed Uplands Zone) Allow for development intensity to be transferred allowing for maximums of 65% for single family or duplex, 70% for multifamily residential and 90% for commercial uses;
- (5) LDC 25-8-604 (Development Application Requirements and Section 3.0 of the ECM Tree Survey) Allow for mesquite trees in the Right Of Way area that are 8" and larger to be cataloged only (not surveyed). The mitigation for each cataloged mesquite will be a 2" replacement tree. Areas outside of the ROW will be surveyed at site plan and will comply with code.

Planning & Development Review Department staff conditions:

- Work with staff during subdivision and site plan review to locate the Critical Water Quality Zone street crossings such that environmental impacts are minimized and Critical Environmental Features are avoided;
- Provide open space beyond minimum PUD requirements;
- Provide tributary headwaters protection for unclassified waterways draining less than 320 acres;
- All landscaping to be accomplished with native plant material from COA Grow Green Guide;
- 2-star Austin Energy Green Building Standards;
- IPM plan will be provided; and

- Alternative water quality controls demonstrating superior treatment will be provided in addition to standard sedimentation/filtration.

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Rationale:

Meets the Code objective by providing for preservation of the natural environment, encouraging high quality mixed use along SH130, pedestrian friendly, provided for significant open space "131 dedicated acres v 91 required acres", preserving headwaters and tributaries, clustered development not required by Land Development Code, prohibiting pollutants uses.

PUD will also comply with suburban standards of Sub Chapter E. as exists today.

PUD will also comply with Green Builder Program at Star 2 Level, alternative water quality methods using wet ponds to enhance water quality.

Vote 7-0-0-0

For: Ahart, Anderson, Beall, Gary, Maxwell, Moncada, and Neely.

Against:

Abstain:

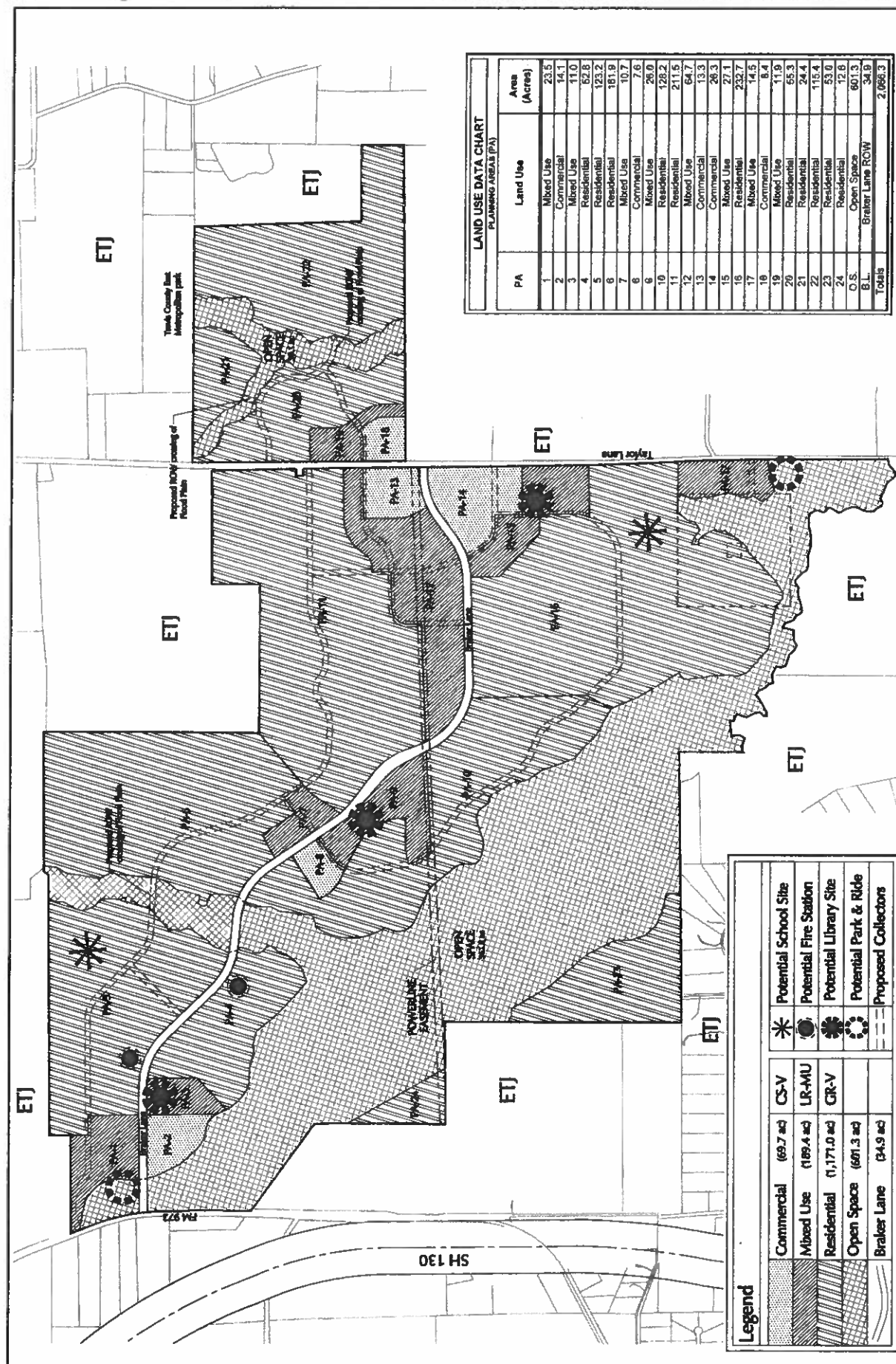
Absent:

Approved By:

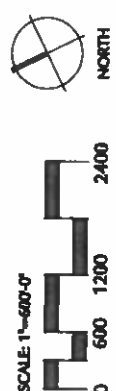
DRAFT

Mary Gay Maxwell
Environmental Board Chair

Project No.	070001
Client	City of Austin
Location	17010000
Revision	000000



LAND USE DATA CHART		
PLANNING AREAS (PA)		
PA	Land Use	Area (Acres)
1	Mixed Use	23.5
2	Commercial	14.1
3	Mixed Use	11.0
4	Residential	62.8
5	Residential	123.2
6	Residential	181.9
7	Mixed Use	10.7
8	Commercial	7.6
9	Mixed Use	28.0
10	Residential	128.2
11	Residential	211.5
12	Mixed Use	64.7
13	Commercial	13.3
14	Commercial	26.3
15	Mixed Use	27.1
16	Residential	232.7
17	Mixed Use	14.5
18	Commercial	8.4
19	Mixed Use	11.9
20	Residential	55.3
21	Residential	24.4
22	Residential	115.4
23	Residential	53.0
24	Residential	12.0
25	Open Space	601.3
26	Braker Lane ROW	34.9
Totals		2,066.3



Legend	
	Commercial (69.7 ac)
	Mixed Use (189.4 ac)
	Residential (1,171.0 ac)
	Open Space (601.3 ac)
	Braker Lane (34.9 ac)
	Potential School Site
	Potential Fire Station
	Potential Library Site
	Potential Park & Ride
	Proposed Collectors

- Notes:**
- Reference Zoning Use Summary Table and Site Development Regulations Table for additional PUD regulations and Whisper Valley and Indian Hills (Hill Country) and Development Agreement Number 2006015-016.
 - Only one of each of the marked sites for potential fire, library and park and ride will be developed.
 - Alternate street sections approved by Travis County Commissioners Court on December 15, 2009.

Whisper Valley PUD

Austin, Texas

Exhibit C-2

Whisper Valley Land Use Plan

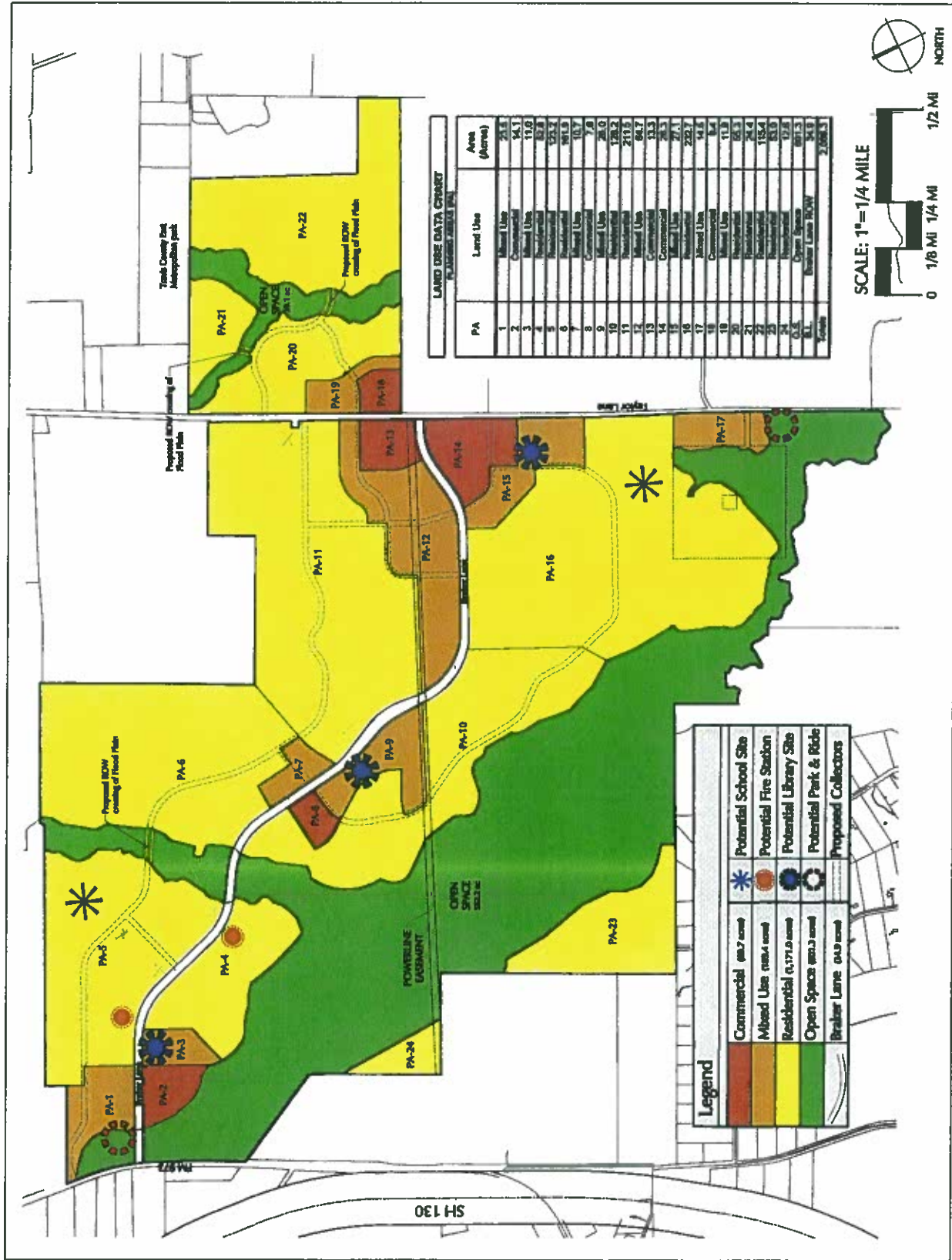
Notes:

Submittal Date:

03-25-2010



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MEMORANDUM

TO: Betty Baker, Chair of the Zoning and Platting Commission
Commissioners of the Zoning and Platting Commission

FROM: Keith Mars, Environmental Review Specialist Senior
Planning and Development Review Department

DATE: May 5, 2010

SUBJECT: Summary of Environmental Exceptions Requested by the Whisper Valley PUD - C814-2009-0094

This summary is being provided to the Zoning and Platting Commission as a supplement to the overall Planning and Development Review recommendations for the Whisper Valley PUD. The following is a description of the environmental aspects and considerations that have been addressed during Environmental Review of the proposed PUD, including proposed exceptions to the environmental code requirements that have been requested. These recommendations are to be considered in the overall context of the Planning and Development Review recommendations for this project.

Description of Project

The Whisper Valley PUD proposes a mixed-use development, including commercial, retail, office, and mixed residential on a 2,065 acre tract in eastern Travis County in the City's extra-territorial jurisdiction. The applicant, Taurus Development, is concurrently requesting limited purpose annexation, Planned Unit Development (PUD) zoning and creation of a Public Improvement District (PID) on the property. The project is situated near SH 130 and FM 973 in the City's Desired Development Zone. Braker Lane is proposed to be extended as the main thoroughfare within the project area.

Description of Property

The proposed Whisper Valley PUD is located in the Gilleland Creek and Colorado River Watersheds, both are classified as suburban. The tract is currently undeveloped and the land use is agricultural with early successional mesquite scrubland, scattered upland woodlands, and riparian woodlands in the

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floodplain areas along Gilleland Creek. Gilleland Creek traverses the south and southwestern portion of the tract. Gilleland Creek is a major waterway and there is a large floodplain associated with the creek. Environmental gradients vary from agricultural use to woodlands in the riparian areas. There are also unnamed and unclassified tributaries of Gilleland Creek within the property boundaries.

Existing Topography/Soil Characteristics/Vegetation

The site elevation ranges from 450 to 560 feet above mean sea level. The topography is characterized by moderate to steep sloping hills incised by Gilleland Creek and its tributaries. The steeper sloped areas are generally associated with the creekbanks.

The soils on the property are deep clay with seven soil series including, Altoga Series, Burleson Series, Ferries Series, Heiden Series, Hornsby Series, Houston Black Series, and Trinity Series.

The project site is located in the Silver Bluestem-Texas Wintergrass grassland vegetation region. However, much of the site has been modified by agricultural uses, and thus the site land cover is pastureland, successional mesquite shrubland, riparian woodlands, and scattered upland woodlands.

Critical Environmental Features/Endangered Species

There are 13 wetland critical environmental features that have been identified within the project boundaries. Seven of the wetlands are proposed to be preserved while six are to be mitigated. The six wetlands to be mitigated are upland stock ponds, and the basin of some of these ponds will be converted into wet ponds for water quality facilities.

Water/Wastewater

Water and wastewater service are proposed to be provided by the City of Austin.

Environmental Exception Request

The five environmental exceptions requested for this project are:

- **LDC 25-8-262(B)(1) (Critical Water Quality Zone Street Crossings)**
Allow for an arterial or collector street to cross a major critical water quality zone in four locations regardless of if it is identified in the Transportation Plan. The crossings are needed for connectivity between development areas while, in some cases, also protecting the unclassified waterways. Staff has determined that the proposed exception is justified in order to provide for connectivity between development areas while also preserving floodplain areas and protecting headwater areas
- **LDC 25-8-262(B)(2)(a) (Critical Water Quality Zone Street Crossings)**
Allow for an arterial or collector street to cross an intermediate waterway critical water quality zone within 2,500 feet on the same waterway in 4

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locations. The crossings are needed for connectivity between development areas while, in some cases, also protecting the unclassified waterways onsite. Staff has determined that the proposed exception is justified in order to provide for connectivity between development areas while also preserving floodplain areas and protecting headwater areas

- **LDC 25-8- 301/302 (Construction on Slopes)**

Allow for an exception to the requirements of 25-8-42 (Administrative Variances), to allow for the Director to grant a variance from the requirement of 25-8, Subchapter A, Article 7, Division 3 (Construction on Slopes). Staff has determined that site plan or final plat specific information is needed to assess administrative variances for cut/fill up to 8'.

- **LDC 25-8-394 (C) (Suburban Watershed Uplands Zone)**

Allow for development intensity to be transferred allowing for maximums of 65% for single family or duplex, 70% for multifamily residential and 90% for commercial uses. This option presents a better tool to track impervious cover rather than accounting for transfers on an individual site plan or final plat basis. Staff has determined that the proposal does not increase overall impervious cover on the project and results in less impervious cover than what could be developed with standard zoning.

- **LDC 25-8-604 (Development Application Requirements and Section 3.0 of the ECM - Tree Survey)**

Allow for mesquite trees in the ROW area that are 8" and larger to be cataloged only (not surveyed). The mitigation for each cataloged mesquite will be a 2" replacement tree. Areas outside of the ROW will be surveyed at site plan and will comply with code. Staff has determined that given the successional state and extent of the mesquite scrubland, a standard assumption of 8" and mitigation of 2" is appropriate and will result in the same or greater mitigation if done on a individual tree assessment.

Recommendations

Staff from the Planning and Development Review department has worked with the applicant to provide additional benefits in site development as support for the proposed PUD:

- Work with staff during subdivision and site plan review to locate the CWQZ street crossings such that environmental impacts are minimized and CEFs are avoided;
- Provide open space beyond minimum PUD requirements;
- Provide tributary headwaters protection for unclassified waterways draining less than 320 acres;

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- All landscaping to be accomplished with native plant material from COA Grow Green Guide;
 - 2-star Austin Energy Green Building Standards;
 - IPM plan will be provided; and
 - Alternative water quality controls demonstrating superior treatment will be provided in addition to standard sedimentation/filtration.

If you need further details, please contact Keith Mars at 974-2755.

Keith Mars, Environmental Review Specialist Senior
Planning and Development Review

Environmental Program Coordinator:


Ingrid McDonald

Environmental Officer:


Pat Murphy

Neesquite Scrubland

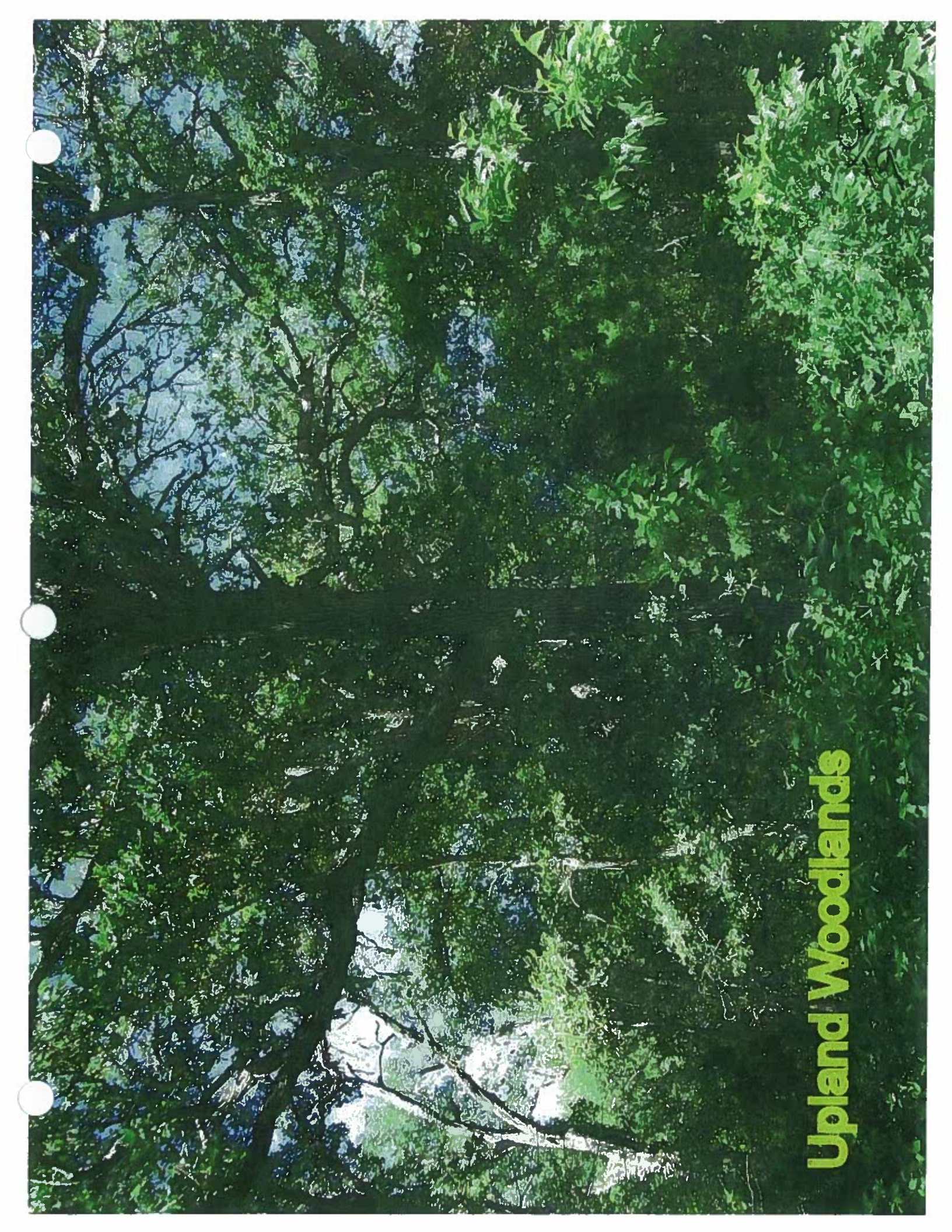
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Riparian Woodland and Basin Morphology

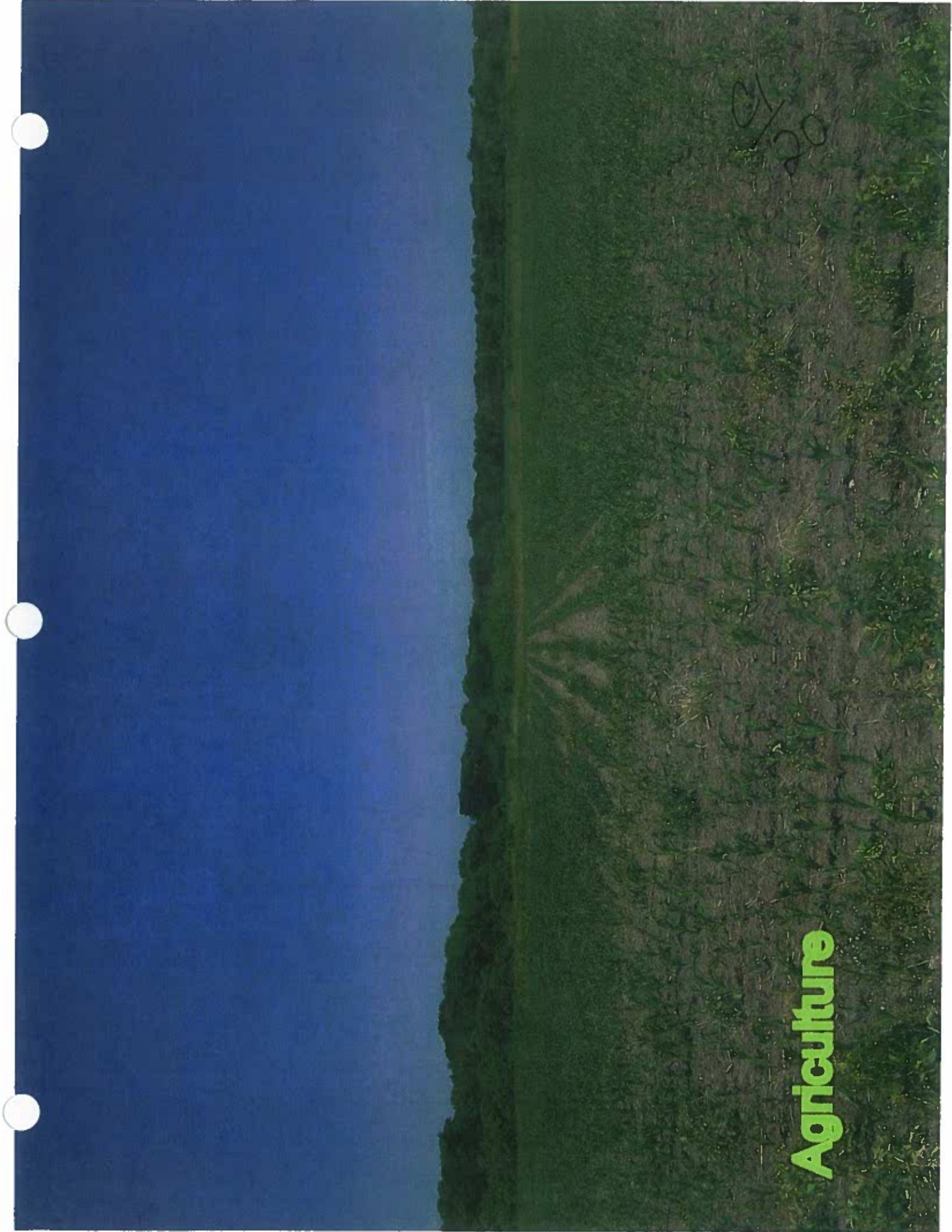


A photograph of a dense forest with sunlight filtering through the trees. The image is oriented horizontally on the page. The text "Upland Woodlands" is written vertically in a bold, yellow-green font on the right side of the image. The forest is lush with green foliage, and the sunlight creates a dappled effect on the leaves and branches. The trees are tall and their branches are spread out, creating a complex network of green and brown. The overall scene is a vibrant and detailed representation of a woodland environment.

Upland Woodlands

Agriculture

01/20



WHISPER VALLEY PUD – C814-2009-0094
Basis for Superiority and Recommendation

Item	Code Requirement	PUD Proposal	Superiority
General	PUD: Tier1A ▪ Meet the objectives of the City Code PUD: Tier1B ▪ Provide for development standards that achieve equal or greater consistency with general PUD intent and exceed standard Code regulations	1. Providing for environmental, transportation, community, design and regional goals that meet or exceed Code standards. 2. Providing for preservation of the natural environment, encouraging high quality development and ensuring adequate public facilities.	▪ Meets the Code objectives by providing for preservation of the natural environment, encouraging high quality mixed use along SH130 with public facilities and services. ▪ Meets or exceeds Code standards by implementing goals to preserve the natural environment, and encourage high quality pedestrian friendly development and innovative design.
Open Space/Parkland	PUD Tier 1C ▪ Provide open space at: 10% Residential 15% Industrial 20% Commercial Commercial Design Standards ▪ 2% Open Space	1. Providing for 700 acres of open space provided for public and private parkland and other open space areas 2. Approximately 35% open space provided	▪ Providing for significant open space beyond requirement (35%) ▪ Providing for public and private parkland amenities exceeding standard requirement (131 dedicated acres provided and 91 acres required)

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Green Building Program	PUD Tier 1D ▪ Comply with Green Building Program	1. Providing for 2-Star Green Building	▪ Meeting Green Building regulations
Neighborhood Plans and Historic Compatibility	PUD Tier 1E ▪ Be consistent with neighborhood plans, historic and surrounding uses	1. No neighborhood plans or historic landmarks or areas exist within or surrounding the PUD. The mix of uses and open space provides for compatibility with surrounding uses.	▪ Meeting requirements of compatibility with adjacent land uses.
Water Quality /Environmental	PUD Tier 1F ▪ Provide for environmental preservation Sed/Fill Pond ▪ Standard water quality requirement	1. Preserving headwaters of Gilleland Creek in natural state; 2. Preserving critical flood zone areas and headwaters draining between 320 and 64 acres 2. Protecting a network of drainage tributaries that feed Gilleland Creek for use as linear natural parks 3. Use of alternative water quality controls	▪ Providing preservation requirements for headwaters beyond 320 acre standard requirement ▪ Providing linear natural parks ▪ Protecting tributaries ▪ Using alternative water quality controls in addition to sed/fill
Public Facilities	PUD Tier 1 G ▪ Provide for public facilities and services	1. Providing for potential sites for public facilities including donation for a fire station, reservation of school sites and library	▪ Providing for multiple public facilities throughout the PUD
Grow Green Landscaping	PUD Tier 1H ▪ Exceed minimum landscaping requirements	1. Providing for landscaping in accordance with the City's Grow Green Program	▪ Applying Exhibit C, Grow Green Native and Adapted Landscape Plants List and Exhibit C-1, Invasive Species/Problem Plants List when not required ▪ Providing for more urban, connected networks of transportation options and designs beyond standard requirements ▪ Providing for Urban Roadway Standards for tree placement in certain roadway standards when not required
Connectivity	PUD Tier 1i ▪ Provide appropriate transportation connections and mitigate impacts	1. Providing for an extensive network of roads, bicycle lanes, trails and sidewalks connecting commercial, residential and open space areas 2. Providing for alternative street standards in an urban network pattern	

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	Commercial Design Standards Suburban Standards	3. Providing for trees in planting zone for certain roadway standards 4. Providing for building placement on a certain road standard	Providing for Core Transit Corridor or Urban Standards for building placement on a certain roadway when not required.
Gated Roadways	PUD Tier 1J Gated Roadways Prohibited	1. Potential gating will only be allowed south of Gilleland Creek and east of Taylor Lane	Gating is largely prohibited except in isolated development areas
Architectural, historical, cultural and archaeological areas	PUD Tier 1K Protect areas of significance	1. No known structures of architectural, historical, archaeological or cultural significance exist within the PUD	N/A
PUD Size and Uniqueness	PUD Tier 1L 10 acre size unless special issues	1. PUD encompasses 2,000 acres	Exceeding the size requirement
Commercial Design Standards	PUD Additional Tier - Comply with CDS - Comply with Core Transit Corridor if in Urban Area	1. PUD will comply with Suburban Standards of Subchapter E 2. PUD provides for some aspects of Core Transit or Urban Roadway standards with certain roadway sections	The PUD annexation will require compliance with Commercial Design Standards at the Suburban Roadway standard and at Core Transit Corridor or Urban Standards when not required
Open Space/Parkland	PUD Tier 2 - Provide 10% above minimum or enhancements to trails and open space Commercial Design Standards 2% Open Space	1. Providing for 700 acres of open space provided for public and private parkland and other open space areas 2. Approximately 35% open space provided 3. Providing for extensive trails and amenities throughout parkland 4. Providing for clustering of development to preserve open space 5. Connecting parkland network to adjacent Travis County East Metro Park	- Providing for significant open space beyond requirement (35%) - Providing for public and private parkland amenities exceeding standard requirement (131 dedicated acres provided and 91 acres required) - Providing for clustered development - Providing for regional access to existing regional parks and networks
Environment	PUD Tier 2 Provide various environmental options	1. Providing for alternative water quality controls that exceed code 2. Providing for clustered impervious cover to preserve environmentally	- Preserving headwaters and tributaries with clustered development when not required by Code. - Prohibiting pollutant uses

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		sensitive areas 3. Prohibiting coal tar based sealants, biocides, dumping and storage tanks that may contribute to air or water quality pollutants	▪ Providing for alternative water quality controls
Community Amenities	PUD Tier 2 ▪ Provide for various community services	1. Providing for extensive community and public amenities both within the parkland/open space and within the residential and commercial tracts	▪ Providing for community amenities throughout the PUD
Transportation	PUD Tier 2 ▪ TIA Improvements and bicycle connectivity	1. Providing for major extension of Braker Lane through PUD 2. Providing transportation fee for overall regional solution vs standard pro-rata 3. Providing for bicycle connections and shower facilities for office development	▪ Providing for a regional transportation fee which exceeds the standard pro rata fiscal ▪ Providing for extension of roadways when not required ▪ Providing for bicycle connections and shower facilities per Bicycle Master Plan when not required by Code ▪ Providing for significant improvements to existing and future intersections and roads in the area
Affordable Housing	PUD Tier 2 ▪ Provide for affordable housing onsite or in programs	1. Providing for 10% at 60% MFI for rental housing 2. Providing for 10% at 80% MFI for owner occupied housing	▪ Providing for affordable housing with specific targets for compliance
Integrated Pest Management Plan	Required only in DWPZ	1. IPM Plan to be provided	▪ Applying an IPM Plan when not required in DDZ
New PUD Ordinance Summary		1. Meets 12 of 12 applicable Tier 1 items 2. Meets 2 of 3 Tier 1 additional items 3. Meets 5 of 13 Tier 2 sections (see detail below)	▪ Meeting the majority of the new PUD ordinance items of superiority

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The Whisper Valley PUD is meeting and/or exceeding the following Tier items:

Tier 1 (2.3.1) – Meeting/exceeding 12 of 12 items

- a) Meet the objectives of the City Code
 - **The PUD meets the objectives of the City Code by providing for preservation of the natural environment, encouraging a high quality mixed-use development along the SH 130 preferred growth corridor and innovative design and ensuring adequate public facilities and services in a development that achieves greater standards than required by Code.**
- b) 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:
 - **The PUD will provide for development standards that achieve and in some areas exceed the standard goals and Code regulations by implementing goals to preserve the natural environment, encourage high quality pedestrian friendly development and innovative design and ensuring adequate public facilities and services.**
- c) Provide for a total amount of open space that equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts and 20 percent of the nonresidential tracts within the PUD, except that a detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity, and 2) the required percentage of open space may be reduced for urban property with characteristics that make open space infeasible if other community benefits are provided:
 - **The total amount of open space in the PUD will greatly exceed the standard percentages required by providing a minimum of 700 acres of public and private parkland and other open space areas, therefore at least 38% of the 2,000 acres will be open space.**
- d) Comply with the City's PUD Green Building Program:
 - **The PUD intends to comply with the City's PUD Green Builder Program at a 2 Star level.**
- e) Be consistent with applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses:
 - **The mix of uses and open space proposed is compatible with surrounding and adjacent property and no historic areas, landmarks or neighborhood plans exist in this area.**

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- f) 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:
- The proposed project will preserve a substantial amount of land along Gilleland Creek in its natural state as well as a major drainage corridor on the east side of Taylor Lane. The project is being designed with a total integration of open space and community. The amount of land being preserved will exceed the amount of open space required with a network of parks, trails, and general open space.
- g) Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service and police facilities:
- The PUD designates potential sites for public facilities that includes a donation for a fire station and reservation for school sites and a library as a part of the master plan.
- h) Exceed the minimum landscaping requirements by the City Code:
- The PUD exceeds the Code by applying Exhibit C, Grow Green Native and Adapted Landscape Plants List and Exhibit C-1, Invasive Species/Problem Plants List when not required.
- i) Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD and mitigation of adverse cumulative transportation impacts with sidewalks, trails and roadways;
- The project is located along SH 130, a road that was designed with the idea of directing significant amounts of Austin's future growth to the area. The project also includes a major extension of Braker Lane to move traffic in and out of the area. The project includes an extensive trail, sidewalk and roadway systems throughout to encourage a walkable community. Finally, the PUD also provides for a park and ride location to encourage future mass transit.
- j) Prohibit gated roadways:
- The PUD will largely be an ungated community within the principle areas however, the potential for gating may be allowed south of Gilleland Creek and east of Taylor Lane where isolated development islands occur.
- k) Protect, enhance and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance:

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- **There are no known structures or sites of architectural, historical, archaeological or cultural significance within the PUD area.**

- 1) Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints:
 - **The PUD includes a land area of 2,000 acres.**

Additional Tier 1 (2.3.2) – Meeting/exceeding 2 of 3 items

- a) Comply with Chapter 25-3, Subchapter E (Design Standards and Mixed Use):
 - **The PUD will comply with the suburban standards of the Subchapter E as exists today. In addition, the proposed compatibility standards have design regulations incorporated.**
- c) 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 Corridors, Sidewalks and Building Placement)
 - **Not Applicable – the PUD is within the Suburban Roadway boundary. However, certain roadway standards will incorporate trees and building placement at either Core Transit Corridor or Urban Roadway standards.**
- c) 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:
 - **Portions of the project are intended to include this type of mixed use development.**

Tier 2 (2.4) – Meeting 6 of 13 applicable items
Open Space

Provides 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 Subchapter 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.

- **The PUD will provide for open space that exceeds the minimum requirements by providing a minimum of 700 acres of public and private parkland and other open space areas. Therefore, at least 35% of the 2,000**

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acres will be open space. In addition, a portion of the public parkland makes a direct connection to the existing Travis County East Metro Park.

Environment

Does not request exceptions to or modifications of environmental regulations. Provides water quality controls superior to those otherwise required by code. Uses innovative water quality controls that treat at least 25 percent additional water quality volume and provide 20 percent greater pollutant removal, in addition to the minimum water quality volume required by code.

Provides water quality treatment for currently untreated, undeveloped off-site measures that lower overall impervious cover within the same watershed by five percent below that allowed by code. Provides minimum 50-foot setback for unclassified waterways with a drainage area of five acres or greater. Provides at least a 50 percent increase in the minimum waterway and critical environment feature setbacks required by code. Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected. Provides pervious paving for at least 50 percent or more of all paved areas in non-aquifer recharge areas. Prohibits uses that may contribute to air or water quality pollutants.

- **The Whisper Valley PUD is superior in that it will preserve a substantial amount of land associated with Gilleland Creek in its natural state, and a major drainage corridor on the east side of Taylor Lane. In addition to the preservation of critical flood zone areas and protection of headwaters draining between 320 and 64 acres and a network of drainage tributaries that feed the creek will be protected and used as linear natural parks. The amount of land being preserved in association with the creeks will exceed the amount of open space typically required. In addition, within the development areas, a network of parks, trails, and general open space will be provided increasing the overall amount of open space provided.**

Community Amenities

Provides community or public amenities, which may include spaces for community meetings, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.

- **The PUD intends to provide for extensive community and public amenities such as parks and, open space with community centers.**

Transportation

Provide bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.

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- The PUD is located along SH130 and the Braker Lane extension where multimodal infrastructure and density is encouraged. The PUD intends to provide for an extensive trail and alternative roadway network that will connect to roadways and sidewalks where bicycle lanes are anticipated to be constructed per the Bicycle Master Plan. In addition, a park and ride is provided for future transit and alternative road designs such as traffic circles are proposed to enhance traffic flow.

Affordable Housing

Provides for affordable housing or participation in programs to achieve affordable housing.

- The PUD intends to provide for affordable housing at a level of 10% at 60% MFI for rental housing and at a level of 10% at 80% MFI for owner occupied housing.

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Whisper Valley PUD
C814-2009-0094
Conditions for Zoning Ordinance

Open Space and Parkland

1. Pursuant and subject to Section 3.08(b) of the Development Agreement, the developer shall provide for 700 acres of open space throughout the PUD.
2. The proposed private open space will be provided at a level of 10 acres of open space for every 500 single-family lots platted.
3. Pursuant and subject to Section 3.08(a)(1) of the Development Agreement, parkland dedication requirements for the PUD is fulfilled up to a total of 9,028 residential units combined with the Indian Hills project. Additional parkland dedication and/or fees will not be required unless that total number of units is exceeded.
4. Pursuant and subject to Section 3.08 of the Development Agreement, the owner shall provide for community amenities within the open space and parkland areas of the PUD as outlined in an agreement with the Parks and Recreation Department and recorded in Document Number _____.
5. Development within the open space portions of the PUD to be publicly dedicated is limited to 27.21 acres of impervious cover as indicated on the Net Site Area Exhibit attached as Exhibit ____.
6. Development of a park and ride/transportation terminal use within the open space areas of the PUD is limited to four (4) acres of impervious cover over 5 acres.
7. Pursuant and subject to Section 3.08(f) of the Development Agreement, permitted activities within the open space to be publicly dedicated are outlined in the agreement with the Parks and Recreation Department recorded in Document Number _____.
8. Pursuant and subject to Section 3.08(e) of the Development Agreement, additional uses prohibited in the Open Space areas of the PUD include: the use of biocides, dumping and storage tanks.

Environmental

9. Pursuant and subject to Section 3.06 of the Development Agreement, development in the PUD shall comply with requirements of the Austin Energy Green Building Program (GBP) residential, multifamily or commercial rating

system for a minimum two-star rating. Certification from the GBP shall be required based on the version of the rating system in accordance with the Austin Energy Green Building Program Rating Packets included in Exhibit ___, whichever is applicable.

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10. Pursuant and subject to Section 7.05 of the Development Agreement, each site plan filed for open space, commercial and multifamily development shall use plant material recommended in Exhibit __ (the City of Austin Grow Green Native and Adapted Landscape Plant Guide).
11. Pursuant and subject to Section 7.03 of the Development Agreement, each site plan application filed for commercial, mixed use, multifamily residential or open spaces areas in the PUD, the owner shall submit to the Director for approval an integrated pest management (IPM) plan for the site that complies with Section 1.6.9.2(D) and (F) of the Environmental Criteria Manual.
12. Pursuant and subject to Exhibit J of the Development Agreement, the developer of the PUD will plant a sufficient number of trees such that at ultimate maturity of the trees planted, the tree canopy for the entire site will be equal to or greater than the tree canopy existing on the effective date of the Development Agreement (June 18, 2009).
13. Pursuant and subject to Exhibit J of the Development Agreement, the developer of the PUD will use wet ponds, bio-filtration systems and other similar innovative water quality controls instead of traditional water quality controls when commercially reasonable and cost effective.
14. Pursuant and subject to Section 7.01 and Exhibit J of the Development Agreement, the developer of the PUD will utilize the headwater areas of Gilleland Creek to further treat runoff, and therefore enhance water quality. This will be accomplished primarily by protecting a majority of the headwater areas on the site as identified in Exhibit _____. For purposes of this project, headwaters are deemed to be those areas draining between 320 and 64 acres. Permitted development in the headwater drainage areas will include roadway crossings, utility crossings and water quality facilities.
15. Thirteen (13) Critical Environmental Features (CEF's) are identified in the PUD. Seven (7) of the CEF's will be preserved with a 150 foot setback as required by Code and identified on Exhibit _____. Six (6) CEF's will be mitigated according to the Environmental Criteria Manual (ECM) Section 1.3.0(B)(1)(f)(3, 4, 5, or 6).

Notwithstanding the above, the setbacks referenced may (at the City's discretion) be further reduced provided that appropriate mitigation is made. Notwithstanding anything in the ECM, pedestrian facilities (i.e. trails and associated facilities) may be allowed within the required setbacks set forth above if approved by the City at its discretion. Fencing of setbacks shall not be required.

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16. Pursuant and subject to Section 7.04 of the Development Agreement, notwithstanding Section 3.04 of the Development Agreement, the use of tar sealants or other pavement sealants in the PUD are prohibited.
17. Pursuant and subject to Section 8.01(b) of the Development Agreement, any private street developed within the PUD will be treated as a "roadway" for purposes of Sections 25-8-341 (Cut Requirements) and (Fill Requirements) of the Land Development Code. Street design and construction of streets, alleys and pedestrian paths may be designed and constructed in accordance with the Standards Criteria Manual, the Standard Specifications Manual or the standards to be set forth in the PUD.

Public Facilities

18. Pursuant and subject to Section 3.05(c) of the Development Agreement, the developer shall provide for public facilities and services within the PUD with the reservation of one (1) site of not more than five (5) acres for a Transit Center/Transportation Terminal as shown on the Land Use Plan.
19. Pursuant and subject to Section 3.05(d) of the Development Agreement, the owner shall provide for public facilities and services within the PUD with the reservation of two (2) sites for either Public Primary or Public Secondary Schools as shown on the Land Use Plan.
20. Pursuant and subject to Section 3.05(e) of the Development Agreement, the owner shall provide for public facilities and services within the PUD by dedicating one (1) two (2) acre site for a fire station. The owner shall temporarily provide land adjacent to the fire station site (not to exceed 1 acre) if required by the City of Austin to facilitate the concurrent disassembling of the ESD Fire Station and construction of the City of Austin Fire Station. The fire station site is shown on the Land Use Plan and will be dedicated no later than the approval of the final plat for the phase in which the fire station site is located as shown on the Land Use Plan. Other terms and conditions are outlined in an agreement between the City of Austin Fire Department and the Travis County Emergency Services District #12.
21. Development of the initial fire station site for the Travis County Emergency Services District #12 (ESD) and the future City of Austin Fire Station shall follow the Covenants, Conditions and Restrictions (CCR's) recorded by the developer of the PUD and shall not be required to follow the City of Austin's Commercial Design Standards.

22. Pursuant and subject to Section 3.05(f) of the Development Agreement, the owner shall provide for public facilities and services within the PUD with the reservation of one (1) site for a library as shown on the Land Use Plan.

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Density Bonus and Affordable Housing Program

23. A. Pursuant to Section 3.14 of the Development Agreement, the developer shall set aside at least 10% of the owner occupied residential units within the PUD for occupancy by households whose income is less than 80% of the median family income in the Austin metropolitan statistical area ("Affordable Ownership Requirement"). Affordable housing provided under this section cannot be used to meet affordable housing requirements for a Vertical Mixed Use bonus or exception and vice-versa.

B. The Affordable Ownership Requirement for condo-style projects shall be based on number of units and calculated on a condo project-by-condo project basis. Condo style projects shall follow the same multi-bedroom unit requirements as are set forth for apartments in subparagraph (b) above. For other forms of single family housing (either attached or detached), affordability shall also be calculated based on the number of units and, to the extent economically feasible, shall be spread across the various product types within the PUD. Although there shall be no requirement that each project or plat within the PUD contain a specific number of affordable units, the Developer shall be responsible for ensuring that ultimately the entire PUD contains the requisite number of affordable ownership units. The Developer shall report to the Director of the Neighborhood Housing Community Development on the status of the number and location of affordable ownership units within the PUD on a semi-annual basis commencing on the date the first plat is recorded.

C. Notwithstanding the foregoing, if the Developer provides more affordable units in any given apartment project than the ten percent (10%) required per Section 23B of this Ordinance, then the number of units required to meet the Affordable Ownership Requirement in the PUD shall be reduced (i) on a 1.5:1 ratio for up to three percent (3%) of the ten percent (10%) Affordable Ownership Requirement for the PUD; and (ii) on a 4:1 ratio for up to an additional two percent (2%) of the ten percent (10%) Affordable Ownership Requirement for the PUD. Provided however, in no event shall the number of units required to meet the Affordable Ownership Requirement in the PUD be reduced below five percent (5%) of total ownership units through the method described above.

24. A. Pursuant to Section 3.14 of the Development Agreement, the developer shall set aside at least 10% of the rental units for multifamily residential within the PUD for occupancy by households whose income is less than 60% of the median family income in the Austin metropolitan statistical area ("Affordable Rental Requirement"). Affordable housing provided under this section cannot be used to

meet affordable housing requirements for a Vertical Mixed Use bonus or exception and vice-versa.

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B. The Affordable Rental Requirement shall be based on number of units and calculated on an apartment project-by-apartment project basis. The number of single and multi-bedroom units that are affordable shall coincide with the ratio of total single and multi-bedroom units for the applicable project. For example, if you have a three hundred (300) unit apartment complex and one hundred (100) units are multi-bedroom units, then thirty (30) units will be required to meet the Affordable Rental Requirement and ten (10) units out of those thirty (30) units must be multi-bedroom units. The affordable units within any given apartment project shall be interspersed with market rate units.

Transportation and Bicycle Plan

25. The PUD shall provide internal bicycle routes for access and continuity to existing or planned bicycle routes as identified in the Austin 2020 Bicycle Plan as of the effective date of this ordinance for the following routes:
 - a. Segment #71.05 –FM 973N from US 290 E to FM 969;
 - b. Segment #14.24-New road from FM 973 to Taylor Lane;
 - c. Segment #77.05-Taylor Lane from Blake Manor to FM 969; and
 - d. Segment #971.14-Gilleland Creek Greenway from FM 973 to FM 969
26. Bicycle parking spaces shall be required at 5% of required motor vehicle parking. At least half the total spaces shall be either (a) Class I racks/parking spaces as defined in the City Transportation Criteria Manual or (b) spaces in a locked bicycle storage room with a means to secure individual bicycles within the room. Review and approval of bicycle parking placement by the City of Austin Bicycle Program or any successor program is required prior to site plan approval.
27. A building containing one or more office uses that total 25,000 square feet or more shall include shower facilities for bicycle riders. Such a building containing more than 25,000 square feet, but less than 50,000 square feet of office uses shall provide one private unisex facility. A building containing more than 50,000 square feet, but less than 100,000 square feet of office uses shall provide one private facility for each gender. A building containing more than 100,000 square feet, but less than 500,000 square feet of offices uses shall provide private shower facilities with two showers for each of both sexes. A building containing more than 500,000 square feet of office uses shall provide private shower facilities with three showers for each of both sexes. The facilities shall be separate from the office toilet facilities and include an area for changing clothes and storing personal items. The facilities may be located outside of the building in a common area accessible to all buildings subject to this requirement. The shower facilities shall also be provided if the office building includes retail uses as well, but in such mixed use facilities there is no requirement that the showers be accessible to anyone other than the office and retail employees of the building.

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28. A publicly accessible 12-foot wide trail generally following the alignment shown on Appendix J of the 2009 Austin Trails Master Plan will be located within the designated public open space areas of the PUD and will be dedicated at such time as the parkland is dedicated to the City of Austin.
29. Pursuant and subject to Section 8.01(b) of the Development Agreement, private streets developed within the PUD shall be treated as "roadways" for the purposes of Sections 25-8-341 (Cut Requirements) and (Fill Requirements) of the Land Development Code.
30. Pursuant and subject to Section 8.01(c) of the Development Agreement, alternative street standards including street tree and building placement are attached as Exhibits _____. The street standards were approved by the Travis County Commissioners Court on December 15, 2009.
31. A site plan or building permit may not be approved, released, or issued, if the completed development or uses in the PUD, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds the total traffic generation for the PUD specified in that certain Traffic Impact Analysis ("TIA") prepared by Bury + Partners, Inc., dated _____, or as amended and approved by the Director. All development in the PUD is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Planning and Development Review Department dated _____ and the Phasing Agreement recorded as Document Number _____. The TIA shall be kept on file at the Planning and Development Review Department.
32. Pursuant to Section 8.02 of the Development Agreement, driveways and curb cuts shall be permitted from every lot within a single-family residential area. Notwithstanding the foregoing, driveways and curb cuts to public rights-of-way maintained by the Texas Department of Transportation may be subject to driveway and access standards established by the Texas Department of Transportation. The City may prohibit certain driveways and curb cuts if such driveways and curb cuts create a traffic safety hazard.

Signage

33. The owner shall have the right to install and maintain project identity signage within the open space as outlined in the agreement with the Parks and Recreation Department recorded in Document Number _____.
34. Signage within the Commercial District of the PUD shall be governed by the requirements set forth in the Commercial Sign District of the City Code. Signage within the Mixed Use and Residential Districts shall be governed by the

requirements set forth in the Neighborhood Commercial Sign District of the City Code.

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35. Notwithstanding Section 25-10-102 of the City Code or any other provision in the City Code which prohibits off-premise signage, the PUD shall be allowed to have signage in a Business Owner Promotion District (a "BOPD"). A BOPD is an area that is located adjacent to an Arterial for the purpose of permitting signage for projects and/or developments that do not directly front on an Arterial. The BOPD Signage shall be in addition to the signage allowed pursuant to City Code. The following criteria shall apply to BOPD Signage:

- (1) No more than one (1) BOPD Sign shall be allowed per lot;
- (2) A BOPD Sign shall not be located within one hundred feet (100') of On-Site Signage and within fifty feet (50') of another BOPD Sign;
- (3) Each BOPD Sign shall be located within a private easement;
- (4) Where practical, the BOPD Signage shall be combined into On-Site Signage that advertises multiple tenants/users. If any On-Site Signage contains BOPD Signage, such signage shall comply with the requirements applicable to On-Site Signage and not the BOPD Signage Criteria;
- (5) The maximum height for each BOPD Sign may not exceed 12 feet;
- (6) The maximum area per sign for each BOPD sign shall be the lesser of:
(a) 0.4 square feet for each linear foot of street frontage; or (b) 64 square feet;
- (7) The minimum setback from right-of-way shall be twelve (12) feet, or at least 25 feet from street pavement or curb in the right-of-way, whichever setback is the lesser distance from the street;
- (8) Internal lighting of the BOPD signage is prohibited, except for the internal lighting of individual letters; and
- (9) A spotlight on a sign or exterior lighting of a sign must be concealed from view and oriented away from adjacent properties and roadways.

Note: Items 5-9 are Scenic Roadway Standards

Continuation of Existing Uses and Activities

37. Pursuant and subject to Section 3.03 of the Development Agreement, the following land uses and activities that currently exist within the PUD as of the date of this ordinance shall be allowed to continue operating in the same manner, upon limited purpose annexation of the PUD, as applicable, into the City: (i) agricultural (including without limitation, ranching and farm uses); and (ii) hunting. Hunting within the PUD shall be prohibited after issuance of the first building permit for any part of the PUD.

Controlling Ordinances, Manuals and Rules

38. The provisions of Section 3.04 of the Development Agreement shall be applicable to the PUD.

Code Modifications

In accordance with the regulations in the City Code for a PUD, the following regulations either do not apply to the PUD or apply to the PUD instead of otherwise applicable City regulations.

A. Zoning

1. Within the boundaries of the PUD, Chapter 25-3, Subchapter C Article 10 (Compatibility Standards) of the City Code does not apply as such regulations are controlled by Exhibit ____ of this ordinance.
2. Section 25-2-243 (Proposed District Boundaries Must Be Contiguous) of the City Code does not apply to the PUD.
3. Section 25-2-491 (Prohibited, Permitted and Conditional Uses) does not apply to the PUD, except as modified under Exhibit ____ of this ordinance.
4. Section 25-2-492 (Site Development Regulations) of the City Code does not apply to the PUD, except as modified under Exhibit ____ of this ordinance.

B. Subdivision

1. Section 25-4-33(B) (Original Tract Requirement) is modified to provide that a portion of an original tract may be included in a subdivision application.
2. Section 25-4-152(B) (Dead End Streets) is modified to allow for the Director to grant a variance from the requirement of 25-4-152(B) (Access to Lots), taking into consideration topography, traffic circulation and access to pedestrian and transit facilities.
3. Section 25-4-153 (Block Length) is modified to allow for the Director to grant a variance from the requirement of 25-4-153, taking into consideration topography, traffic circulation and access to pedestrian and transit facilities.
4. Section 25-4-154 (Street Design and Construction) is modified to provide that street design and construction of streets, alley and pedestrian paths is designed and constructed in accordance with Exhibit ____ of this ordinance.
5. Section 25-4-171 (Access to Lots) is modified to allow for the Director to grant a variance from the requirement of 25-4-171(A) (Access to Lots).

C. Transportation

1. Section 25-6-171 (Standards for Design and Construction) of the City Code does not apply to the PUD, except as modified under Exhibit ____ of this ordinance.

D. Environmental

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1. Section 25-8-262(B)(1) (Critical Water Quality Zone Street Crossings) is modified to allow for an arterial or collector street to cross a major critical water quality zone in 4 locations as indicated on Exhibit ____ of this ordinance regardless of if it is identified in the Transportation Plan.
2. Section 25-8-262(B)(2)(a) (Critical Water Quality Zone Street Crossings) is modified to allow for an arterial or collector street to cross an intermediate waterway critical water quality zone within 2,500 feet on the same waterway in 4 locations as indicted Exhibit ____ of this ordinance.
3. Section 25-8, Subchapter A, Article 7, Division 3 (Construction on Slopes) is modified to allow for the Director to grant a variance from the requirement of 25-8, Subchapter A, Article 7, Division 3 (Construction on Slopes).
4. Section 25-8-394 (C) (Suburban Watershed Uplands Zone) and Section 25-2-492 (Site Development Regulations) -Impervious Cover is modified to allow for the impervious cover limits described on Exhibits ____ of this ordinance.
5. Section 25-8-604 (Development Application Requirements and Section 3.0 of the Environmental Criteria Manual - Tree Survey is modified to allow for mesquite trees in the ROW area that are 8" and larger to be cataloged only (not surveyed). The mitigation for each cataloged mesquite will be a 2" replacement tree. Areas outside of the ROW will be surveyed at site plan and will comply with code.

E. Signage

1. 25-10-82 (Determination of Applicable Sign District) is modified to allow for signage within the Commercial District of the PUD to be governed by the requirements set for in the Commercial Sign District of the City Code. Signage within the Mixed Use District and Residential District shall be governed by the requirements set forth in the Neighborhood Commercial Sign District of the City Code.
2. 25-10-102(1) (Signs Prohibited in All Sign Districts) is modified to allow for off-premise signage in a Business Owner Promotion District with certain design and placement regulations as indicated in the ordinance.

EXHIBIT A
Whisper Valley PUD C814-2009-0094
Existing and Proposed Development Regulations

<u>Category</u>	<u>Code Section</u>	<u>Code Section Description</u>	<u>Proposed PUD Regulations</u>
General	25-1-21(98) Definition of Site	Defines site as a contiguous area.	To amend the definition of site to allow impervious cover to be calculated based on the entire PUD
Zoning	25-2, Subchapter C, Article 10 (Compatibility Standards)	Outlines standard compatibility regulations between uses and zoning.	Allow for a specific set of compatibility standards to be applicable for the PUD that provide for a better mix of uses and densities while maintaining compatibility between uses and zoning districts proposed (Exhibit D-Site Development Regulation Notes)
Zoning	25-2-243 Proposed District Boundaries	Requires boundaries of zoning application to be contiguous.	To allow for the PUD boundaries to not be contiguous.
Zoning	25-2-491 Permitted, Prohibited and Conditional Uses	Outlines standard permitted, conditional and prohibited uses for LR, GR and CS zoning districts.	Allow for a specific set of permitted, conditional and prohibited uses to be applicable (Exhibit E Zoning Use Summary Table)
Zoning	25-2-492 Site Development Standards	Outlines standard site development regulations for LR, GR and CS zoning districts.	Allow for a specific set of site development regulations to be applicable per certain uses (Exhibits D-1, D-2, D-3 Site Development Regulations Charts)
Subdivision	25-4-33 (B) Original Tract	Requirement to include all land in an original tract in one preliminary plan or plat application.	Allow for the filing of separate preliminary plans on individual portions within the 2,000 acre PUD as development occurs.

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Subdivision	25-4-152(B) Dead End Streets	Outlines requirement that Land Use Commission approval is required for a dead-end-street more than 2,000 feet long.	Allow for an exception to the requirements of 25-4-152, to allow for the Director to grant a variance from the requirement of 25-4-152(B) (Dead End Streets), taking into consideration topography, traffic circulation and access to pedestrian and transit facilities.
Subdivision	25-4-153 Block Length	Outlines requirement block length	Allow for an exception to the requirements of 25-4-153, to allow for the Director to grant a variance from the requirement of 25-4-153 (Block Length), taking into consideration topography, traffic circulation and access to pedestrian and transit facilities.
Subdivision	25-4-154 Street Design and Construction	Requires street design and construction per the Transportation Criteria Manual	Allow for option of alternative design criteria or standard TCM criteria for certain roadway types to accomplish more of an urban roadway network.
Subdivision	25-4-171(A) Access to Lots	Outlines requirement for each lot in a subdivision to abut a dedicated public street.	Allow for an exception to the requirements of 25-4-36 (Variance Determination), to allow for the Director to grant a variance from the requirement of 25-4-171(A) (Access to Lots).
Transportation	25-6-171 Standards for Design Construction/Transportation Criteria Manual – Section 1 (Street Design Standards)	Requires certain design criteria for certain roadway types.	Allow for option of alternative design criteria or standard TCM criteria for certain roadway types to accomplish more of an urban roadway network.
Environmental	25-8-262(B)(1) (Critical Water Quality Zone Street Crossings)	Allows for an arterial street to cross a major critical water quality zone if identified in the Transportation Plan.	Allow for an arterial or collector street to cross a major critical water quality zone in 4 locations (as indicated on the CWQZ exhibit) regardless of if it is identified in the Transportation Plan.

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<u>Crossing 1</u> near FM973 - allows for a connection beyond Braker Lane that is outside of the 2 year flood <u>Crossing 2</u> in the middle - allows for connectivity via a collector rather than reliance upon only Braker Lane – relates to connectivity and clustering of housing with a design that also protects headwaters. <u>Crossings 3 & 4</u> – allows for 1 crossing for each tributary. Note there would be no way to access Parcel 21 without a crossing. All crossings will use minimal fill and are proposed generally to be perpendicular and at a narrow portion of the tributary to minimize impact. Exact location of crossings to be determined at construction plan.				
Environmental	25-8-262(B)(2)(a) (Critical Water Quality Zone Street Crossings)	Allows for an arterial or collector street to cross an intermediate waterway critical water quality zone if the collector is at least 2,500 feet from another collector or arterial crossing on the same waterway.	Allow for an arterial or collector street to cross an intermediate waterway critical water quality zone within 2,500 feet on the same waterway in 4 locations (as indicated on the CWQZ exhibit).	
Environmental	25-8, Subchapter A, Article 7, Division 3 (Construction on Slopes)	Outlines regulations for construction of roads, driveways, buildings and parking areas.	Allow for an exception to the requirements of 25-8-42 (Administrative Variances), to allow for the Director to grant a variance from the requirement of 25-8, Subchapter A, Article 7, Division 3 (Construction on Slopes).	
There are not many steep slopes on the site. The design of dense nodes results in the need to construct on some areas of steep slope for development, which also leaves more open space in other areas. As such, an administrative variance process is requested.				
Environmental	25-8-394 (C) (Suburban Watershed Uplands Zone) - Impervious Cover	Outlines impervious cover limitations in an uplands zone outside of the Lake, Rattan and Brushy Creek watersheds.	Allow for development intensity to be transferred allowing for the Commercial and Mixed Use Districts to have maximums of 70% for single family attached and multifamily residential and 90% for commercial. The Residential District will have maximums of 55% for single family detached, 65% for single family attached and multifamily and 85% for commercial.	

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The impervious cover proposed is essentially the same as transfers that are already allowed by Code. The proposal does not increase the overall impervious cover on the project and results in less impervious cover than what could be developed with standard zoning.			
Environmental	25-8-604 (Development Application Requirements and Section 3.0 of the ECM - Tree Survey	Requires a tree survey with a mitigation proposal for trees eight inches or larger or protected trees.	Allow for mesquite trees in the ROW area that are 8" and larger to be cataloged only (not surveyed). The mitigation for each cataloged mesquite will be a 2" replacement tree. Areas outside of the ROW will be surveyed at site plan and will comply with code.
The overall site was historically used for agricultural purposes and as such the trees appear to be less mature and of lower class (majority is mesquite) in most areas (except for waterway/headwater zones).			
Signage	25-10-82 Determination of Applicable Sign District	Defines regulations for signs in certain districts.	Allow for signage within the Commercial District of the PUD to be governed by the requirements set for in the Commercial Sign District. Allow for signage within the Mixed Use District and Residential District to be governed by the requirements set forth in the Neighborhood Commercial Sign District.
Signage	25-10-102 Signs Prohibited in all Sign Districts	Prohibits off-premise signage	Allow for off-premise signage in a Business Owner Promotion District with certain design and placement regulations as indicated in the ordinance.
(1) No more than one (1) BOPD Sign shall be allowed per lot; (2) A BOPD Sign shall not be located within one hundred feet (100') of On-Site Signage and within fifty feet (50') of another BOPD Sign; (3) Each BOPD Sign shall be located within a private easement; (4) Where practical, the BOPD Signage shall be combined into On-Site Signage that advertises multiple tenants/users. If any On-Site			

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Signage contains BOPD Signage, such signage shall comply with the requirements applicable to On-Site Signage and not the BOPD Signage Criteria;

- (5) The maximum height for each BOPD Sign may not exceed 12 feet;
- (6) The maximum area per sign for each BOPD sign shall be the lesser of: (a) 0.4 square feet for each linear foot of street frontage; or (b) 64 square feet;
- (7) The minimum setback from right-of-way shall be twelve (12) feet, or at least 25 feet from street pavement or curb in the right-of-way, whichever setback is the lesser distance from the street;
- (8) Internal lighting of the BOPD signage is prohibited, except for the internal lighting of individual letters; and
- (9) A spotlight on a sign or exterior lighting of a sign must be concealed from view and oriented away from adjacent properties and roadways.

Note: Items 5-9 are Scenic Roadway Standards

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WHISPER VALEY PUD EXHIBIT D-1
RESIDENTIAL DISTRICT
SITE DEVELOPMENT REGULATIONS
(Base Zoning District LR-MU)

BUILDING TYPE	Single Family Detached Estate Lots	Single Family Detached Large Lot	Single Family Detached Medium Lot	Single Family Detached Small Lot	Single Family Attached 2 & 3 Units	Single Family Attached 4 Units Min.	Multifamily Three or more dwelling units within one or more buildings	Commercial ⁴
DISTRICT	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Minimum Lot Size	9,000 SF	6,300 SF 5,400 SF on OS	4,500 SF	3,150 SF	2,000 SF/Unit	1,200 SF/Unit	4,500	5,750
Minimum Lot Width ²	75	60	50	35	25	20	50	50
Minimum Lot Depth	115							
Front Loaded	120	105	100	Not permitted ¹	80	60	Not permitted ¹	Not permitted ¹
Rear Loaded	NA	100	90	90	80	60	90	90
On Open Space	NA	90	90	90	80	60	90	90
Maximum Height	35	35	35	35	45	45	45	40
Maximum Height Accessory Use	25	25	25	25				
Accessory Use Setback	5	5	3	0 or 3				
Minimum Front Yard								
Principal Structure	20	15	15	12	12	5	5	0 ³
Front Load Garage	20	20	20	Not permitted ¹	18	18		
Side Load Garage	15	15	10	Not permitted	10	10		
Porch	12	9	9	5	5	5		
Minimum Side Yard								
Interior Side	7.5	5	4	3	0	0	10	0
Corner Street Side	12.5	10	10	7.5	12	10	15	0
Minimum Rear Yard								
Principal Structure	20	15	15	5	15	15	5	5
Rear Loaded	NA	5	5	5	5	5	5	5
Side Drive Loaded Garage	8	5	5					
Maximum Building Coverage	45%	40%	40%	55%	70%	70%	70%	90%
Maximum Impervious Cover	55%	55%	55%	55%	65%	65%	65%	85%
FAR							.75:1	.75:1

Notes:

- 1 Front loaded garages are not permitted.
- 2 Minimum lot width is measured at front building setback line.
- 3 When fronting on the Local Urban Retail/Mixed Use Street Section.
- 4 Mixed Use, Civic and Industrial Uses shall be built to Commercial Use standards of this PUD
- 5 Commercial Uses within the Residential District shall be limited to:
 - o A maximum of 10,000 gross square feet for commercial uses within a center located solely on collector streets or at the

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WHISPER VALLEY PUD EXHIBIT D-2
MIXED USE DISTRICT
SITE DEVELOPMENT REGULATIONS
(Base Zoning District GR-V)

BUILDING TYPE	Single Family Detached Estate Lot	Single Family Detached Large Lot	Single Family Detached Medium Lot	Single Family Detached Small Lot	Single Family Attached 2 & 3 Units	Single Family Attached 4 Units Min.	Multifamily Three or more dwelling units within one or more buildings	Commercial ⁴	Mixed Use Vertical Mixed Use (VMU)
DISTRICT	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use
Minimum Lot Size					2,000 SF/ Unit	1,200 SF/ Unit	8,000	5,750	5,750
Minimum Lot Width ²					25	20	80	50	50
Minimum Lot Depth								115	100
Front Loaded					80	60	Not permitted ¹		Not permitted ¹
Rear Loaded					80	60	90		90
On Open Space					80	60	90		90
Maximum Height					45	55	60	60	60
Minimum Front Yard									
Principal Structure					12	5	5	0 ³ or 25	0 ¹ or 10
Front Load Garage					18	18			
Side Load Garage					10	10			
Porch					5	5			
Minimum Side Yard									
Interior Side					0	0	19	0 or 5	0 or 5
Corner Street Side					12	10	5	5	0 or 5
Minimum Rear Yard									
Principal Structure					5	5	5	5	5
Rear Loaded					5	5	5		5
Building Setback									
Brick Lane					30	30	30	30	30
Taylor Road					30	30	30	30	30
Maximum Building Coverage					70%	70%	70%	90%	90%
Maximum Impervious Cover					70%	70%	70%	90%	90%
FAR							N/A	2:1	N/A

Notes:

- 1 Front loaded garages are not permitted.
- 2 Minimum lot width is measured at front building setback line.
- 3 When fronting on the Local Urban Retail/Mixed Use Street Section.
- 4 Any Mixed Use project that is not a Vertical Mixed Use (VMU) shall be built per Commercial Use standards of this PUD

 Not Applicable

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WHISPER VALLEY PUD EXHIBIT D-3
COMMERCIAL DISTRICT
SITE DEVELOPMENT REGULATIONS
(Base Zoning District CS-V)

BUILDING TYPE	Single Family Detached Estate Lots	Single Family Detached Large Lot	Single Family Detached Medium Lot	Single Family Detached Small Lot	Single Family Attached 2 & 3 Units	Single Family Attached 4 Units Min.	Multifamily Three or more dwelling units within one or more buildings	Commercial ⁴	Mixed Use Vertical Mixed Use (VNU)
DISTRICT	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial
Minimum Lot Size								5,750	5,750
Minimum Lot Width ²								50	50
Minimum Lot Depth								115	100
Front Loaded									Not permitted ¹
Rear Loaded									90
On Open Space									90
Maximum Height ³								90	90
Minimum Front Yard								90	90
Principal Structure									
Front Load Garage								0' or 25'	0' or 10'
Side Load Garage									
Front									
Minimum Side Yard									
Interior Side									
Corner Street Side								0	0 or 5'
Minimum Rear Yard								10	0 or 5'
Principal Structure									
Rear Loaded								5	5
Building Setback									5
Braker Lane									
Taylor Road								30	30
Maximum Building Coverage								30	30
Maximum Impervious Cover								90%	90%
FAR								90%	90%
								2:1	N/A

Notes:

- 1 Front loaded garages are not permitted.
- 2 Minimum lot width is measured at front building setback line.
- 3 When fronting on the Local Urban Retail/Mixed Use Street Section.
- 4 Mixed Use, Civic and Industrial Uses shall be built to Commercial Use standards of this PUD
- 5 90 foot building height maximums for Areas PA-13, PA-14 and PA-18 shall be limited to 60 feet until improvements to the portions of Taylor Lane that are directly adjacent to the PUD are constructed on a minimum of a MAD4

Not Applicable

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WHISPER VALLEY PUD C814-2009-0094
ZONING USE SUMMARY TABLE
EXHIBIT E

Land Use	Residential District	Mixed Use District	Commercial District	Open Space District
RESIDENTIAL USES				
Bed & Breakfast (Group 1)	P ¹	P	P	NP
Bed & Breakfast (Group 2)	P ¹	P	P	NP
Condominium Residential	P ¹	P	P ²	NP
Duplex Residential	P	NP	NP	NP
Group Residential	P ¹	P	P	NP
Mobile Home Residential	NP	NP	NP	NP
Multifamily Residential	P ¹	P	P ²	NP
Retirement Housing (Small Site)	NP	P	NP	NP
Retirement Housing (Large Site)	NP	P	NP	NP
Single-Family Attached Residential	P	P	P ²	NP
Single-Family Residential	P	NP	NP	NP
Small Lot Single-Family Residential	P	NP	NP	NP
Townhouse Residential	P ¹	P	P ²	NP
Two-Family Residential	P	NP	NP	NP
COMMERCIAL USES				
Administrative and Businesses Offices	P ³	P	P	NP
Agricultural Sales and Services	NP	NP	NP	NP
Art Gallery	P ⁴	P	P	NP
Art Workshop	P ⁴	P	P	NP

P = Permitted **NP = Not Permitted** **C = Conditional Use**

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Land Use	Residential District	Mixed Use District	Commercial District	Open Space District
Automotive Rentals	NP	C	P ⁵	NP
Automotive Repair Services	NP	C	P ⁶	NP
Automotive Sales	NP	NP	C	NP
Automotive Washing (of any type)	C	P	P	NP
Bail Bond Services	NP	NP	NP	NP
Building Maintenance Services	NP	P	P	NP
Business or Trade School	NP	P	P	NP
Business Support Services	NP	P	P	NP
Campground	NP	NP	NP	NP
Carriage Stable	NP	NP	NP	NP
Cocktail Lounge	NP	C	P ^{14,15}	NP
Commercial Blood Plasma Center	NP	C	P	NP
Commercial Off-Street Parking	NP	P	P	NP
Communication Services	NP	P	P	NP
Construction Sales and Services	NP	C	P	NP
Consumer Convenience Services	P ⁴	P	P	NP
Consumer Repair Services	P ⁴	P	P	NP
Convenience Storage	NP	P	P	NP
Drop-Off Recycling Collection Facility	NP	C	P	NP
Electronic Prototype Assembly	NP	C	P	NP
Electronic Testing	NP	C	P	NP
Equipment Repair Services	NP	NP	C	NP
Equipment Sales	NP	NP	P	NP
Exterminating Services	NP	C	P	NP
Financial Services	P ⁴	P	P	NP

P = Permitted **NP = Not Permitted** **C = Conditional Use**

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Land Use	Residential District	Mixed Use District	Commercial District	Open Space District
Food Preparation	NP	P	P	NP
Food Sales	P ⁴	P	P	NP
Funeral Services	NP	NP	P	NP
General Retail Services (Convenience)	P ⁴	P	P	NP
General Retail Services (General)	NP	P	P	NP
Hotel-Motel	NP	P	P	NP
Indoor Entertainment	NP	P	P	NP
Indoor Sports and Recreation	P	P	P	P
Kennels	NP	P ⁷	P	NP
Laundry Services	NP	C	P	NP
Liquor Sales	NP	C	P ¹⁵	NP
Marina	NP	NP	NP	NP
Medical Offices – exceeding 5000 sq. ft. gross floor area	NP	C	P	NP
Medical Offices – not exceeding 5000 sq. ft. gross floor area	NP	P	P	NP
Monument Retail Sales	NP	NP	P	NP
Off-Site Accessory Parking	C	C	C	NP
Outdoor Entertainment	NP	P	P	P
Outdoor Sports and Recreation	P	P	P	P
Pawn Shop Services	NP	NP	NP	NP
Personal Improvement Services	P ⁴	P	P	NP
Personal Services	P ⁴	P	P	NP
Pet Services	P ⁴	P	P	NP
Plant Nursery	NP	P	P	NP
Printing and Publishing	NP	C	P	NP

P = Permitted NP = Not Permitted C = Conditional Use

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Land Use	Residential District	Mixed Use District	Commercial District	Open Space District
Professional Office	P ³	P	P	NP
Recreational Equipment Maint & Storage	NP	C	P	NP
Recreational Equipment Sales	NP	NP	P	NP
Research Assembly Services	NP	C	P	NP
Research Services	NP	C	P	NP
Research Testing Services	NP	C	C	NP
Research Warehousing Services	NP	C ⁸	C ⁸	NP
Restaurant (General)	P ⁴ , P ¹³	P	P	NP
Restaurant (Limited)	P ⁴	P	P	NP
Scrap and Salvage	NP	NP	NP	NP
Service Station	C ⁹	P	P	NP
Software Development	NP	P	P	NP
Special Use Historic	NP	NP	NP	NP
Stables	P ¹	NP	NP	P
Theatre	NP	P	P	NP
Vehicle Storage	NP	NP	NP	NP
Veterinary Services	C	P	P	NP
INDUSTRIAL USES				
Basic Industry	NP	NP	NP	NP
Custom Manufacturing	NP	C ¹⁰	P	NP
General Warehousing and Distribution	NP	NP	NP	NP
Light Manufacturing	NP	C ¹⁰	P	NP
Limited Warehousing and	NP	P	P	NP

P = Permitted **NP = Not Permitted** **C = Conditional Use**

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Land Use	Residential District	Mixed Use District	Commercial District	Open Space District
Distribution				
Recycling Center	NP	NP	C	NP
Resource Extraction	C	C	P	NP
AGRICULTURAL USES				
Urban Farm	P ¹¹	P ¹¹	P ¹¹	NP
All Other Agricultural	P ¹¹	P ¹¹	P ¹¹	NP
CIVIC USES				
Administrative Services	P	P	P	NP
Aviation Facilities	NP	NP	NP	NP
Camp	P	P	P	P
Cemetery	NP	NP	NP	NP
Club or Lodge	P ⁴	P	P	P
College and University Facilities	NP	P	P	NP
Communication Service Facilities	P	P	P	NP
Community Events	C	C	P	P
Community Recreation (Private)	P	P	P	P
Community Recreation (Public)	P	P	P	P
Congregate Living	C	P	P	NP
Convalescent Services	NP	P	P	NP
Convention Center	NP	P	P	NP
Counseling Services	NP	P	P	NP
Cultural Services	P	P	P	P
Day Care Services (Commercial)	P ⁴	P	P	NP
Day Care Services (General)	P ⁴	P	P	NP
Day Care Services (Limited)	P	P	P	NP
Detention Facilities	NP	NP	NP	NP

P = Permitted NP = Not Permitted C = Conditional Use

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Land Use	Residential District	Mixed Use District	Commercial District	Open Space District
Employee Recreation	NP	P	P	NP
Family Home	NP	P	P	NP
Group Home, Class I (General)	NP	P	P	NP
Group Home, Class I (Limited)	C	P	P	NP
Group Home, Class II	NP	C	C	NP
Guidance Services	C	P	P	NP
Hospital Services (General)	NP	C	P	NP
Hospital Services (Limited)	NP	NP	P	NP
Local Utility Services	P	P	P	P
Maintenance and Service Facilities	NP	NP	C	NP
Major Public Facilities	P ¹²	C	C	NP
Major Utility Facilities	C	C	C	NP
Military Installations	NP	NP	NP	NP
Park and Recreation Services (General)	P	P	P	P
Park and Recreation Services (Special)	NP	C	P	P
Postal Facilities	C	P	P	NP
Private Primary Education Facilities	P ¹	P	P	NP
Private Secondary Education Facilities	P ¹	P	P	NP
Public Primary Education Facilities	P ¹	P	P	NP
Public Secondary Education Facilities	P ¹	P	P	NP
Railroad Facilities	NP	NP	NP	NP
Religious Assembly	P	P	P	P
Residential Treatment	C	C	C	NP
Safety Services	P ¹	P	P	NP

P = Permitted **NP = Not Permitted** **C = Conditional Use**

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Land Use	Residential District	Mixed Use District	Commercial District	Open Space District
Telecommunication Tower	C	P ¹	P	C
Transitional Housing	NP	NP	C	NP
Transportation Terminal	P ¹	P	P	P ¹⁶
All other Civic Uses				C

P = Permitted **NP = Not Permitted** **C = Conditional Use**
Notes:

General Notes:

- If not explicitly listed as a single family use, the use will follow the multifamily building type standards
- Civic and Industrial uses are to be treated as Commercial uses/buildings. Civic Uses will follow the LR-MU site development regulations on Exhibit D-1 if located within open space
- Industrial Uses are subject to LDC 25-2-648
- Commercial Uses within the Residential District shall be limited to :
 - A maximum of 10,000 gross square feet for commercial uses within a center located solely on collector streets or at the intersection of a collector street and a neighborhood street.
 - A maximum of 30,000 gross square feet for commercial uses within a center located at the intersection of a two collector streets.
 - A maximum of 75,000 gross square feet for commercial uses within a center located at the intersection of a collector and an arterial street or solely on an arterial street.

Specific Notes:

- 1 Refer to Exhibit D for compatibility requirements related to this use.
- 2 Only as part of a Vertical Mixed Use
- 3 No individual use shall exceed 25,000 square feet
- 4 No individual use shall exceed 5,000 square feet
- 5 25-3-105(A) An automotive rental use may keep not more than 20 vehicles on site.
- 6 25-3-105(B) An automotive repair services use may not exceed 2,400 square feet of gross building area
- 7 Only in an enclosed structure
- 8 Must be stored indoors
- 9 25-3-105(H) A service station use may have the capability of fueling not more than 12 vehicles at one time and is subject to compatibility requirements in Exhibit D
- 10 No outside storage and no individual use shall exceed 100,000 square feet
- 11 Only if an existing use, per Development Agreement
- 12 Only use allowed is a regional wastewater treatment plant per cost reimbursement agreement with City

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- 13 A General Restaurant use located in a Residential District will be (i) at the intersection of two collector streets or a collector and an arterial or solely on an arterial; or at the intersection of a collector and a neighborhood street, and (ii) have a minimum lot size of 40,000 square feet, with a 55 feet building setback as measured from any single family detached lot. In any event a General Restaurant use in a Residential District will have to outdoor music. See Exhibit D Whisper Valley Site Development Regulations, Section A.1.1, Figure 7.
- 14 The maximum gross square feet of Cocktail Lounge uses will be limited in each of the Commercial District Planning Areas (PA) as follows:
- | | |
|-------|-----------|
| PA 8 | 7,000 sf |
| PA 13 | 12,000 sf |
| PA 18 | 7,350 sf |
- 15 The cumulative maximum gross square feet of Cocktail Lounge and Liquor Sales uses will be limited in each of the Commercial District Planning Areas (PA) as follows:
- | | |
|-------|-----------|
| PA 2 | 11,500 sf |
| PA 14 | 23,000 sf |
- 16 Limited to four (4) acres of impervious cover over five (5) acres per location shown on Land Use Plan.

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WHISPER VALLEY PUD C814-2009-0094

Exhibit D Compatibility Standards and Regulations

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A. Compatibility Standards

Within the boundaries of the Whisper Valley PUD, Subchapter C, Article 10 (*Compatibility Standards*) does not apply, except as modified below:

1. When a use that is permitted in a SF-6 or less restrictive zoning district (i.e., a multifamily, commercial, or industrial use) is across the street or adjoining property on which a use permitted in a SF-5 or more restrictive zoning district is located (i.e., a single family residential use), the massing and scale of such multifamily, commercial or industrial use shall be appropriate in relationship to the single family residential use. The massing of buildings and the appropriate scale relationship of a building to another building may be accomplished by:
 - (1) avoiding the use of a continuous or unbroken wall plane;
 - (2) using an architectural feature or element that:
 - (a) creates a variety of scale relationships;
 - (b) creates the appearance or feeling of a residential scale; or
 - (c) is sympathetic to a structure on an adjoining property; or
 - (3) using material consistently throughout a project and that is human in scale; or
 - (4) using a design technique or element that:
 - (a) creates a human scale appropriate for a residential use; or
 - (b) prevents the construction of a structure in close proximity to a single family residential use that is:
 - (i) significantly more massive than the single family residential use; or
 - (ii) antithetical to an appropriate human scale; and
 - (c) allows the construction of a structure, including a multi-family structure, that exhibits a human scale and massing that is appropriate for a residential use.

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2. A 25 -foot vegetative buffer area shall be provided and maintained between single family residential uses and any commercial, civic, industrial, or multifamily uses. The buffer is measured from the property line of a single family residential use to a building developed with a commercial, civic, industrial, or multifamily use. (Figure 1). Mixed use buildings are excluded provided they contain residential uses.

Improvements permitted within the 25-foot vegetative buffer zone are: hike and bike trails, pedestrian trails, sidewalks, solid fences, utility easements and improvements, or those improvements that may otherwise be required by the City of Austin or specifically authorized in this ordinance.

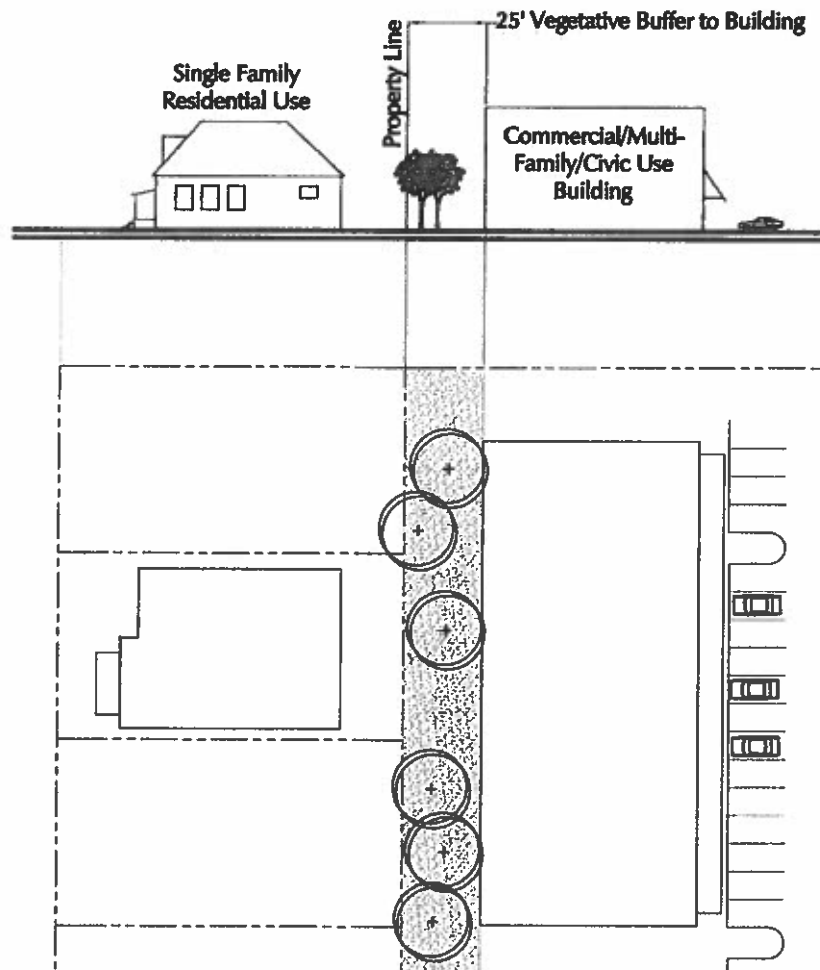


FIGURE 1: 25 foot vegetative buffer between a Residential Use and Commercial and Civic Use buildings.

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3. A 100 foot wide buffer area measured from a property line of a single family residential use or a multifamily use (including a vertical mixed use) to an industrial use building shall be provided and maintained. (Figure 2):
 - i. To the extent any of the 25 foot vegetative buffer described in subpart 2 above is contained within the 100 foot buffer described in the subpart 3, then the provisions of subpart 2 shall control with respect to that 25 feet (i.e., a total of 100' buffer with the first 25' being vegetative).
 - ii. Improvements permitted within the 100-foot wide buffer zone are: hike and bike trails, pedestrian trails, sidewalks, solid fences, detention, water quality and drainage facilities consisting primarily of earthen structures, utility easements and improvements, streets, alleys, driveways, surface parking facilities limited to 12 parking spaces or fewer, or those improvements that may otherwise be required by the City of Austin or specifically authorized in this ordinance.

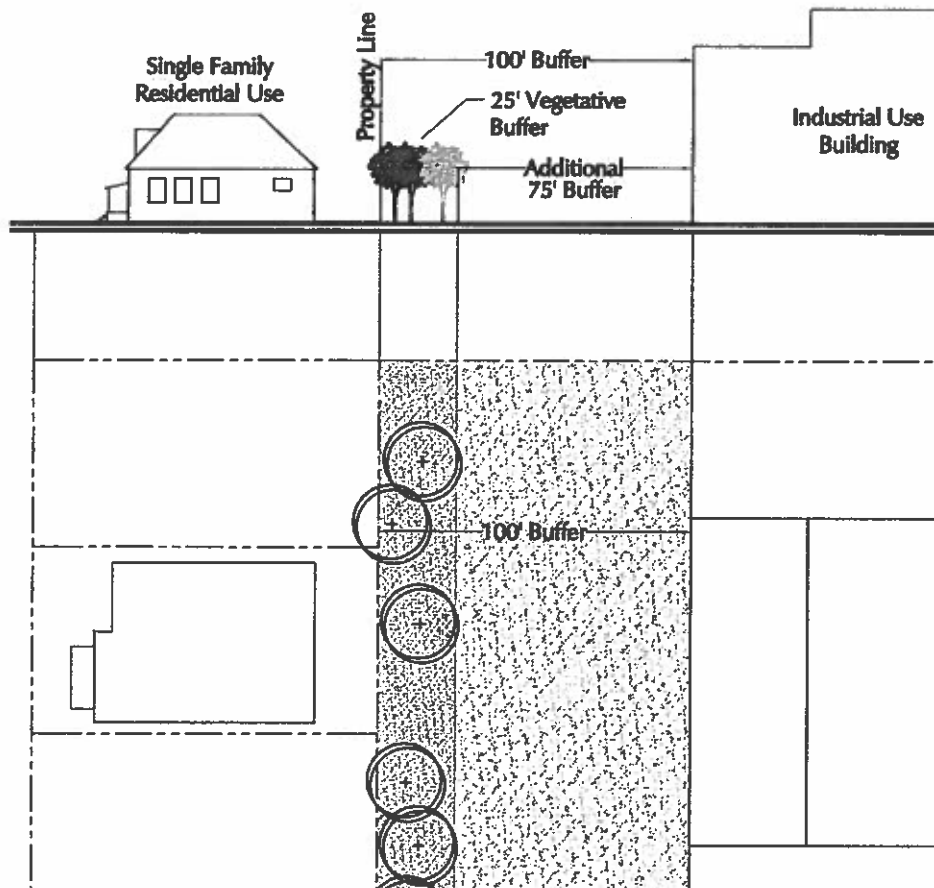


FIGURE 2: 25 foot vegetative buffer with an additional 75-foot wide buffer area for a total of 100 feet between a Residential Use and Industrial Use buildings.

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4. Height restrictions between Land Use Categories are as follows:

- i. Within 70 feet of a single family detached residential lot located in the R Land Use Category, a building in the C Land Use Category may not exceed a height of 40 feet.
- ii. Between 70 feet and 120 feet from a single family detached residential lot, a building in the C Land Use Category may not exceed a height of 50 feet.
- iii. Beyond 120 feet of a single family residential lot a building in a C Land Use Category may be constructed to the permitted height as specified in on Table D-3.

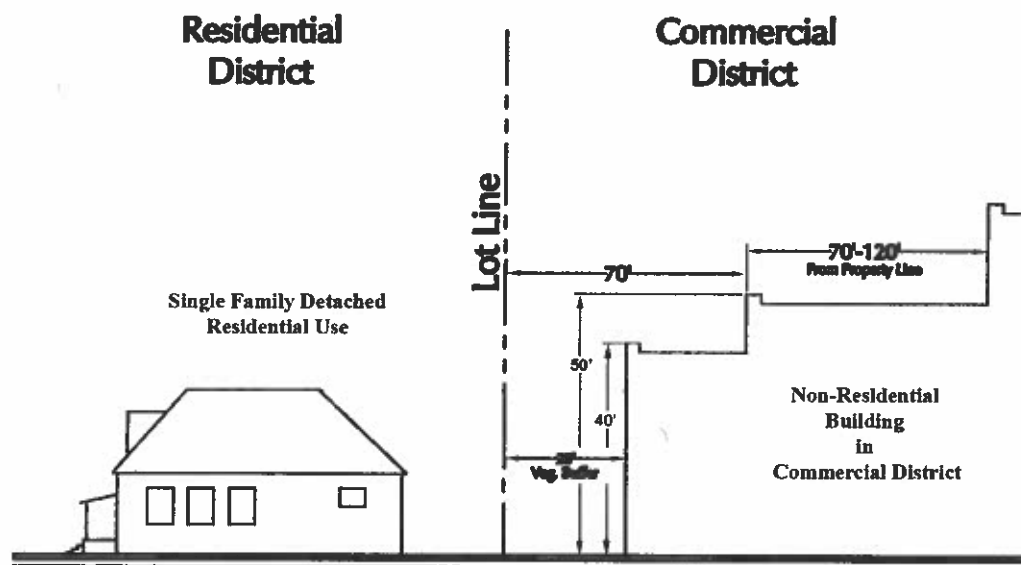


FIGURE 3: Height Restrictions between Single Family Detached Residential Use within a Residential District and Commercial Use Building within a Commercial District.

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- iv. Within 50 feet of a single family residential lot a building in the MU Land Use Category may not exceed 15 feet above the height of the applicable single family residential building type's permitted height as specified on Table D-1.
- v. Beyond 50 feet of a single family residential lot, a building in the MU Land Use Category may be constructed to the permitted height as specified on Table D-2.

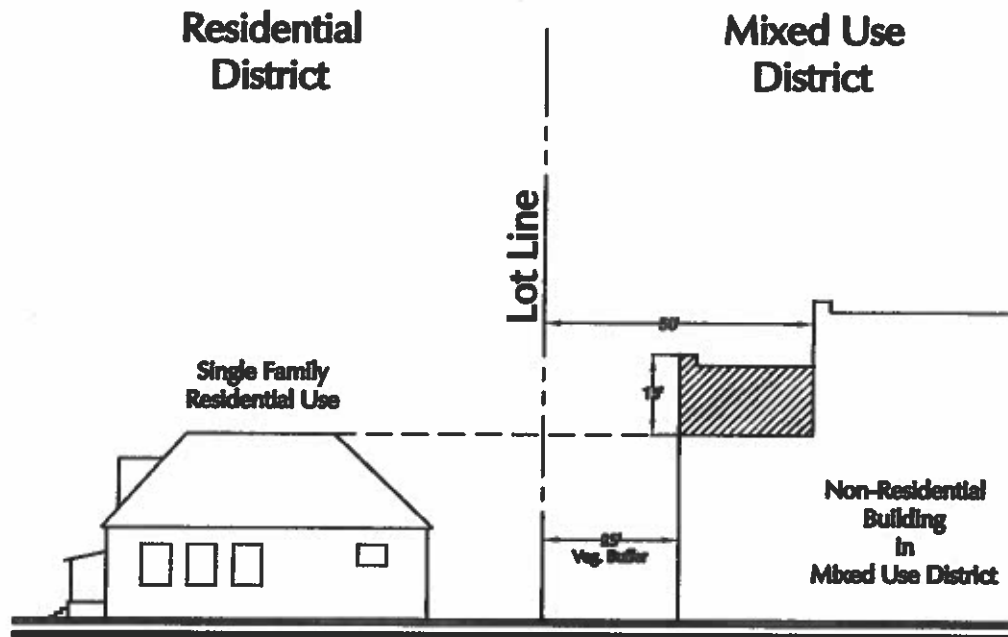


FIGURE 4: Height Restrictions between Single Family Residential Use within a Residential District and a Mixed Use Building within a Mixed Use District.

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- vi. Within 50 feet of a single family residential lot in the MU Land Use Category, a building in the C Land Use Category may not exceed 15 feet above the height of the applicable residential building type's permitted height as specified on Table D-2.
- vii. Between 50 feet and 100 feet from a single family residential lot in the MU Land Use Category, a building in the C Land Use Category may not exceed 30 feet above the height of the applicable single family residential building type's permitted height as specified on Table D-2.
- viii. Beyond 100 feet of a single family residential lot in the MU Land Use Category, a building in the C Land Use Category may be constructed to the permitted height as specified on Table D-3.

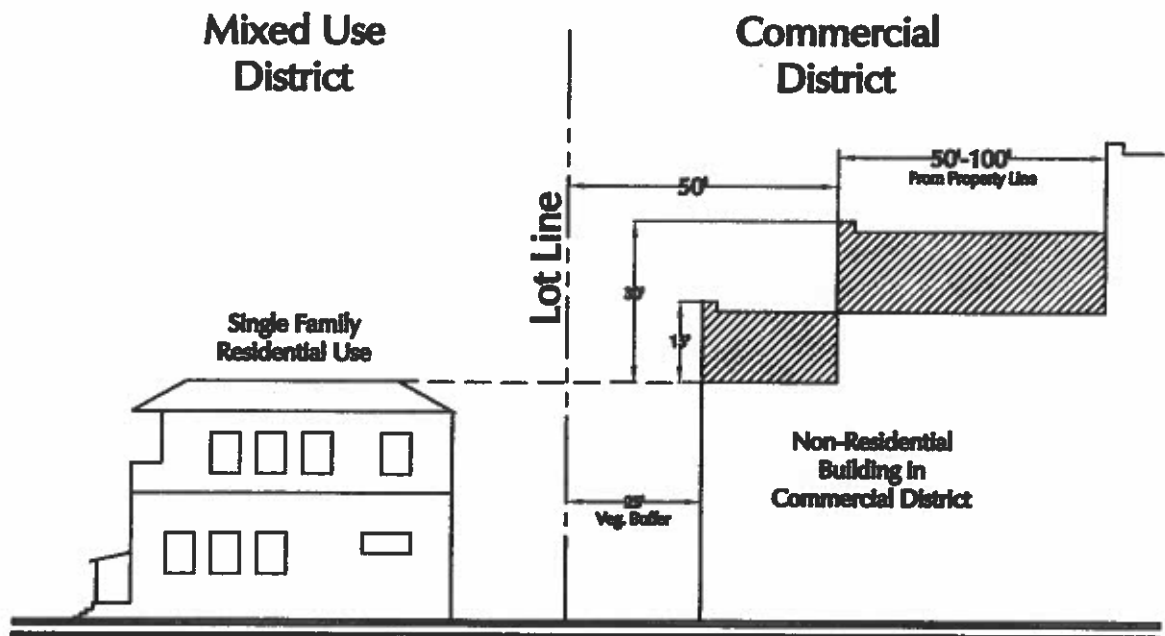


FIGURE 5: Height Restrictions between Single Family Residential Use within a Mixed Use District and a Building within a Commercial District.

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5. Screening Requirements

- i. Each area on a property that is used for a following activity shall be screened from the view of adjacent property that is used for a single family or multifamily residential use (including a vertical mixed use):
 - (1) off-street parking containing more than 12 spaces;
 - (2) the placement of mechanical equipment;
 - (3) storage; or
 - (4) refuse collection.
 - ii. A person may comply with this subsection by providing a yard, fence, berm, or vegetation. If a fence is provided, the height of the fence may not exceed six feet, except as otherwise permitted by Section 25-2-899 (*Fences As Accessory Uses*).
 - iii. The owner must maintain a fence, berm, or vegetation provided under this such section.
6. The noise level of mechanical equipment may not exceed 70 decibels at the property line.
 7. The use of highly reflective surfaces, including reflective glass and reflective metal roofs with a pitch of more than a run of seven to a rise of 12, is prohibited. This prohibition does not apply to solar panels and copper or painted metal roofs.
 8. Dumpsters and permanently placed refuse receptacles must be located at least 25 feet from adjacent residential uses. The location of and access to dumpsters or any other refuse receptacles must comply with the Transportation Criteria Manual.
 9. Subsection C of Section 25-2-1006 (A) (1) (2) (*Visual Screening*) does not apply to the PUD.

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10. Residential Lot Definitions

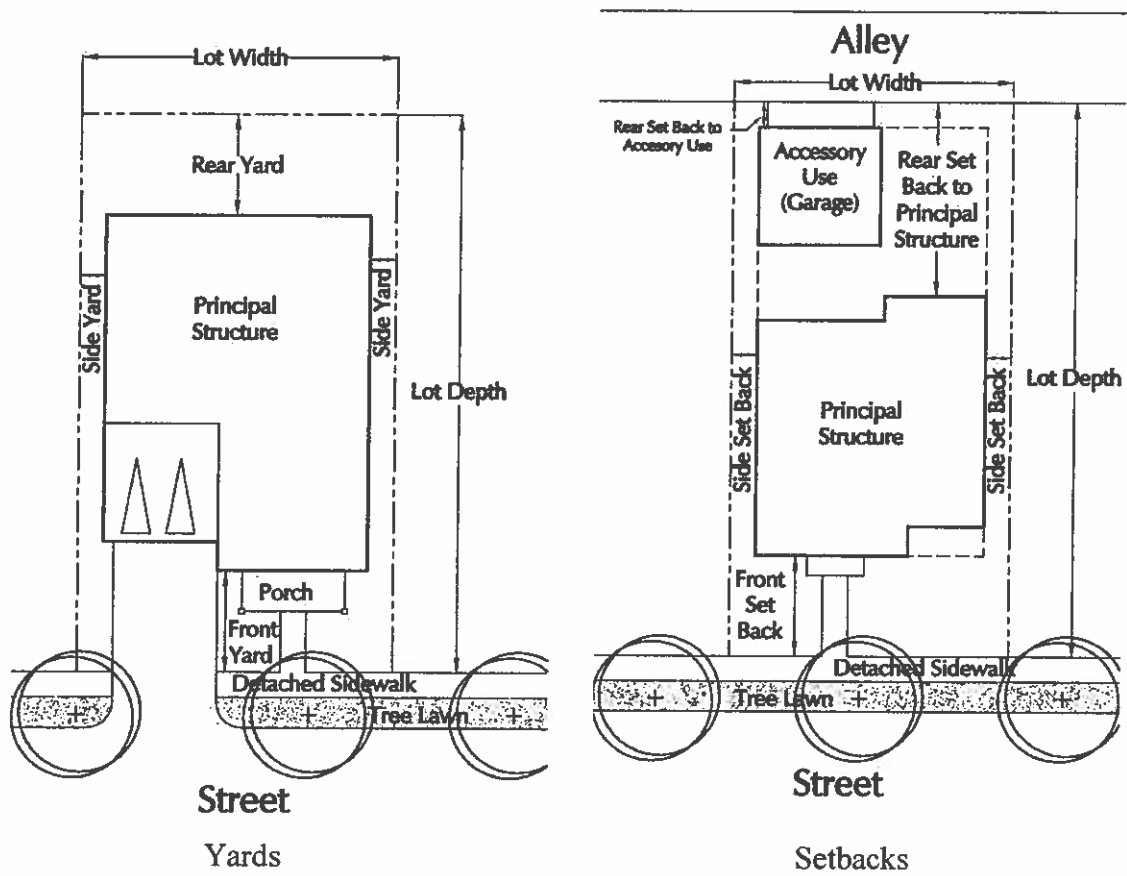


FIGURE 6: Lot Definitions

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11. General Restaurant uses in a Residential Districts

General Restaurant use located in a Residential District will be (i) at the intersection of two collector streets or a collector and an arterial or solely on an arterial; or at the intersection of a collector and a neighborhood street, and (ii) have a minimum lot size of 40,000 square feet, with a 55 feet building setback as measured from any single family detached lot. In any event a General Restaurant use in a Residential District will have to outdoor music.

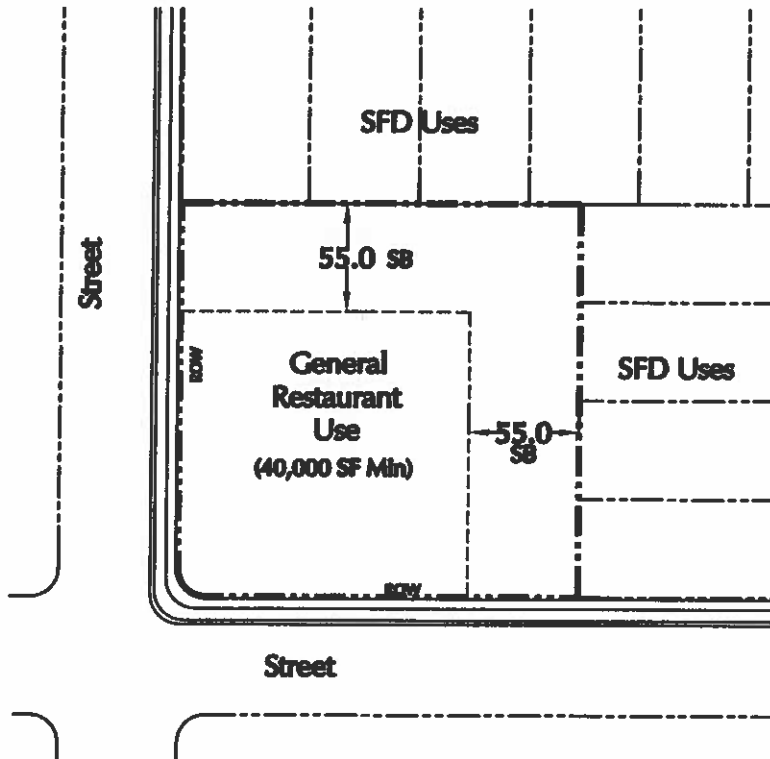


FIGURE 7: General Restaurant Uses

B. Additional Regulations for Residential and Mixed Use Districts

1. A building that is adjacent to a square may be not less than two stories high.
2. An open colonnade may extend into the front setback a maximum of five feet. An unenclosed balcony with a minimum clearance of nine feet above finished grade may extend five feet over a public sidewalk. An awning or walkway covering with a minimum clearance of eight feet above finished grade may extend five feet over a public sidewalk.
3. A commercial off-street parking use may not exceed one acre in site size. Not more than one commercial off-street parking Use site may be located in a block. A site must be screened from the street by low hedges or walls not less than three feet and not more than four feet in height.

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4. A residential use with street level living space must have a finished first floor elevation not less than eighteen inches above the elevation of the sidewalk at the front lot line. A residential use may not front at ground level on a square.
5. A telecommunications tower must be located on top of a building or be an architectural component of the building. Free standing towers are prohibited.
6. Garage Placement Criteria
 - i. Rear-Alley loaded garages
 1. Attached or Detached garages permitted
 - ii. Front-Loaded Side Drive garages
 1. Attached or Detached garages permitted
 - iii. Front-Loaded Recessed garages

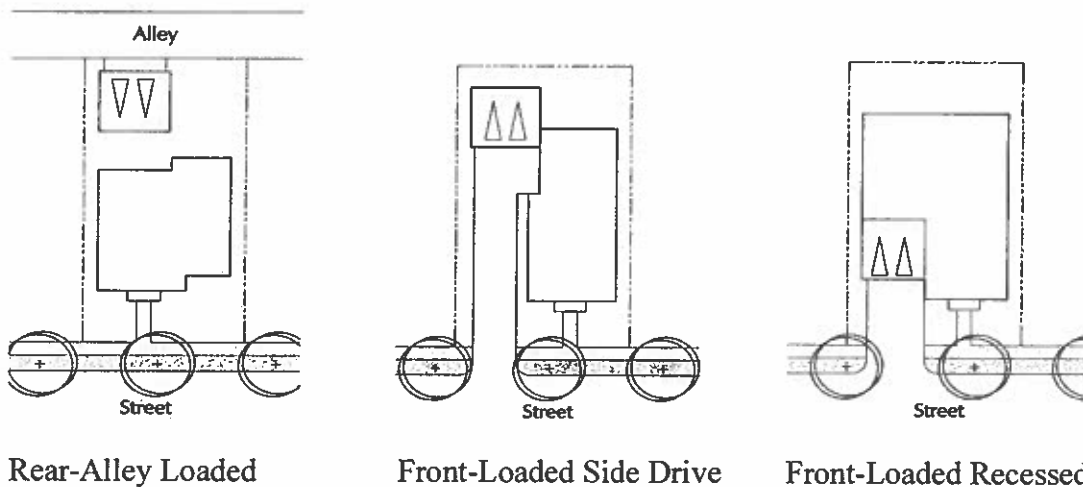


FIGURE 8: Garage Placement Examples

C. Additional Regulations for Commercial District

1. Parking Areas

- a. Parking lots and cars should not be dominant visual elements of the site, Large expansive paved areas located between the street and building shall be avoided in favor of smaller multiple lots separated by landscaping and buildings. A minimum of 75% of parking should be located at the rear and/or side of a building.
- b. Parking areas should be buffered from public view through the use of berming, landscaped hedges, and/or decorative low walls.

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- c. Landscape islands should be located every 15 spaces, and paved walkways between rows of parking should terminate at building entrances.

2. Pedestrian and Vehicular Circulation

- a. Where feasible, establish off-street open space/greenway links between commercial districts and adjacent neighborhoods and public facilities.
- b. Whenever pedestrian and vehicular traffic meet, paving and signage need to alert drivers to the presence of pedestrians.
- c. Streets and pathways should lead directly to visual anchors and/or focal points.
- d. Circulation features should be designed to signal the user to the entrance or exit from the Commercial District or individual parcel. The entry /exit function is a critical means of defining a sequence of movement throughout the Whisper Valley commercial planning areas.

3. Urban Design

- a. Pedestrian activities such as “al fresco” dining along the sidewalk should be promoted to enhance the character of the commercial district.
- b. Where appropriate, use formal streetscape treatments such as parkway strips between street and sidewalk, regularly spaced canopy trees, and special paving to denote pedestrian zones.
- c. Create pedestrian areas in a “Main Street” format that encourages pedestrian activity while accommodating vehicular requirements.
- d. The use of pedestrian promenades characterized by outdoor plaza elements between buildings should create unity, cohesiveness and a sense of space while promoting walkable pedestrian activity centers.
- e. Building entries should incorporate pedestrian elements and amenities such as seating, lighting, and hardscape elements that help create or enhance special pedestrian areas.

4. Architectural Character

- a. Modern vernacular shall be promoted within the Commercial Districts of Whisper Valley.
- b. Varying facade elements, such as inseting window areas, entries and/or projections of building volumes should always be considered.

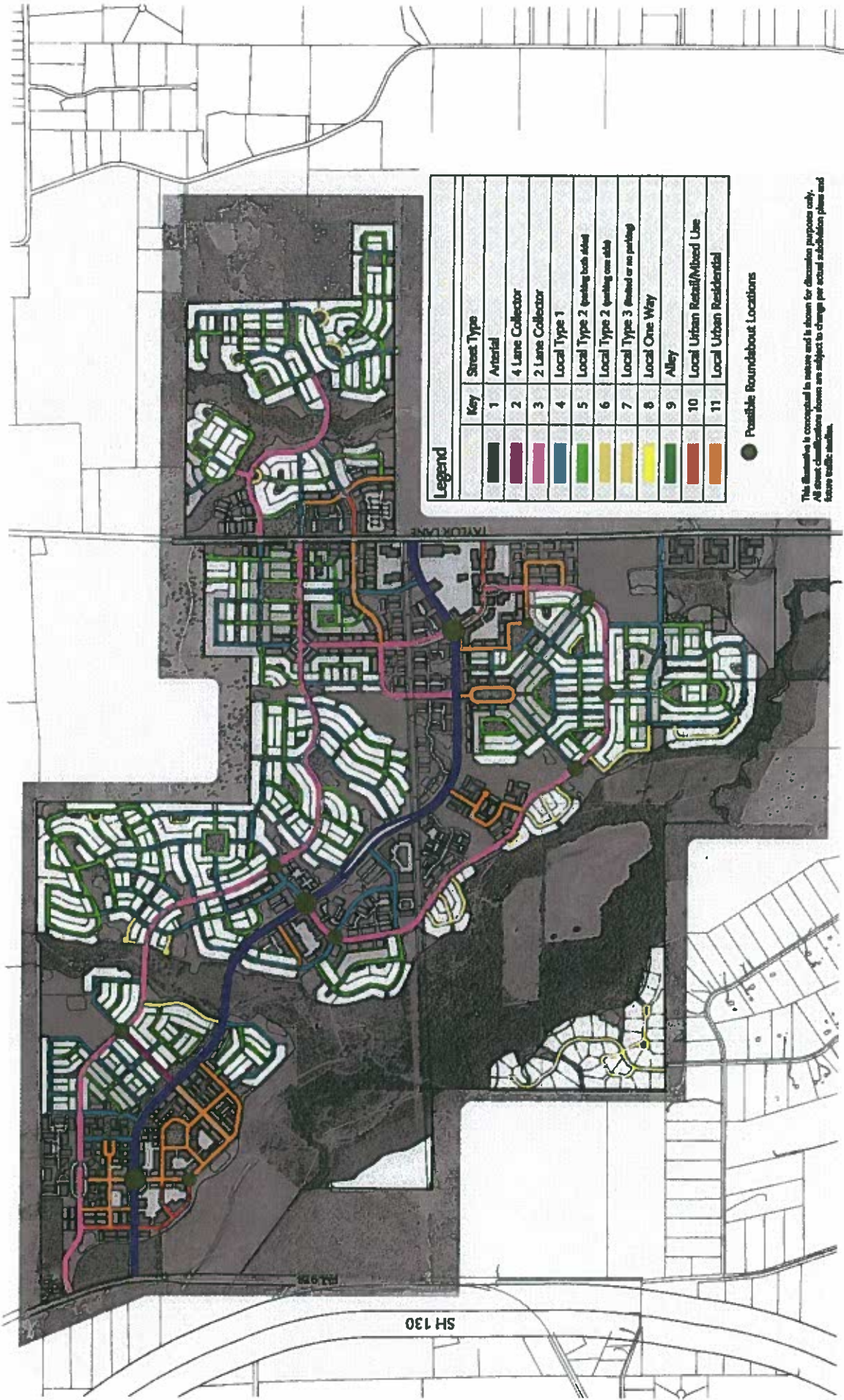
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5. Building Scale and Massing

- a.* Locate buildings adjacent to the street. The bulk or mass of buildings should establish a consistent streetscape that defines a recognizable street edge.
- b.* Building mass should be broken down where possible. Horizontal breaks and vertical projections will effectively reduce the perceived scale of buildings.
- c.* Consider the use of “stepped-down” buildings to break up larger structures, particularly those over 3 stories in height.
- d.* Buildings should contribute to pedestrian comfort and enjoyment. Buildings adjacent to sidewalks should provide human scale and relationships

6. Service, Loading and Special Equipment Areas

- a.* All storage areas shall be located on the side or rear portions of buildings.
- b.* No service, storage, maintenance, or loading areas shall extend into a setback area.
- c.* Loading areas shall be entirely located on-site. Off-site vehicle loading is not permitted.



Whisper Valley

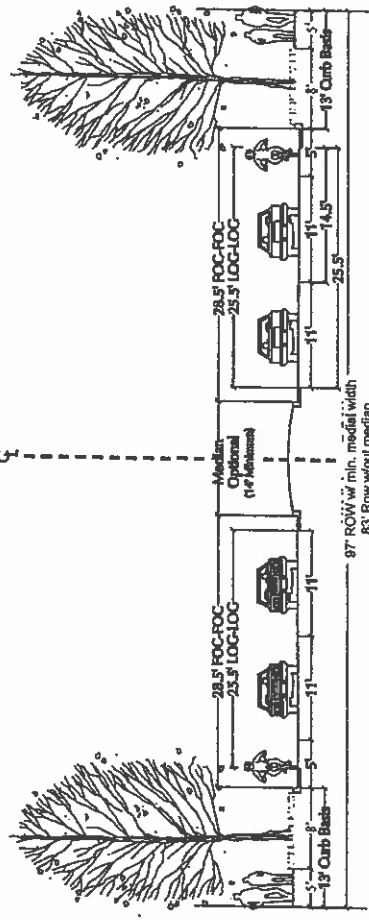
Austin, Texas
January 26, 2009
October 30, 2010

Street Classification Illustrative

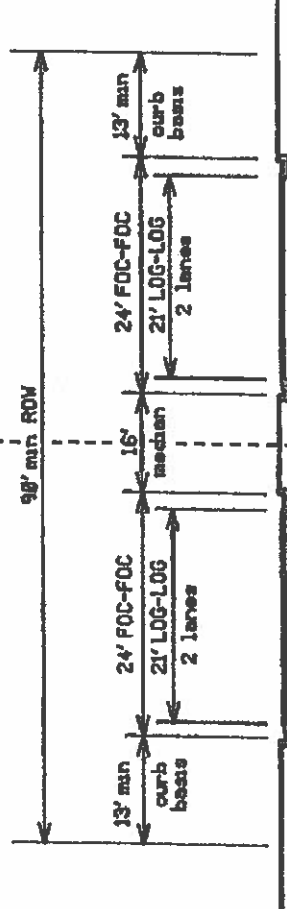


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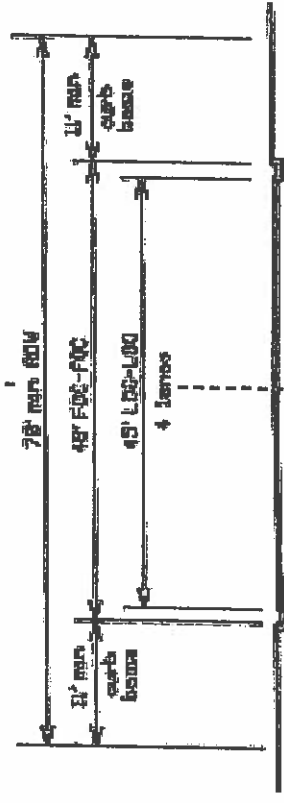
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② Primary Collector - 4 Lane
Whisper Valley PUD Plan



Primary Collector 4 Lanes with Median
City of Austin Department of Public Works and Transportation
Figure 1-33 Primary Collector 4-Lane Divided



Primary Collector 4 Lanes without Median
City of Austin Department of Public Works and Transportation
Figure 1-31 Primary Collector 4-Lanes

NOTES:

- Without Median
FOC-FOC = 54'
LOG-LOG = 51'
- Owner may choose to use either a WWP Street Standard or a TCM City Street Standard
- Landscaping within the curb basis will be in accordance with minimum City landscaping requirements
- Trees will be planted in the planting zone per Urban Roadway Standards of the Commercial Design Standards.

Notes:

Submittal Date:

02/12/2009

09/16/2009

10/30/09

03/26/10

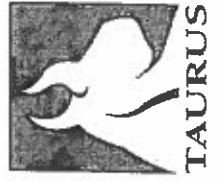
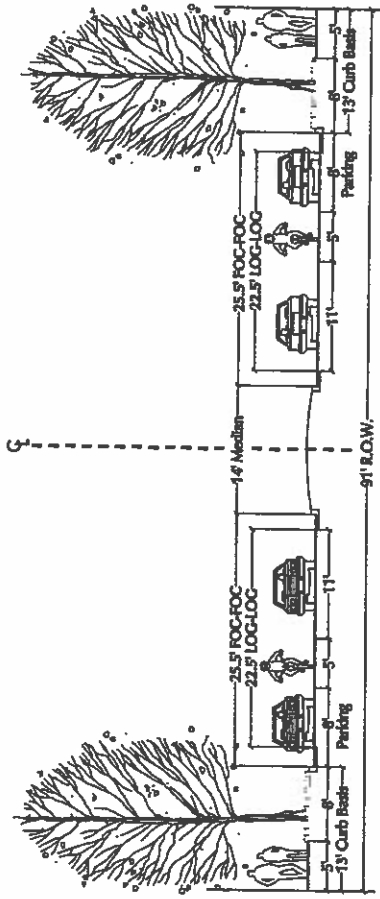
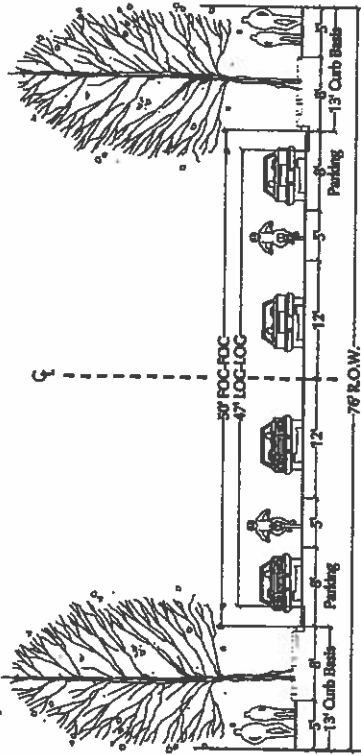


Figure 6 (3) Typical Bike Lane Cross Sections
from AASHTO Guide for the Development of Bicycle Facilities, 1999

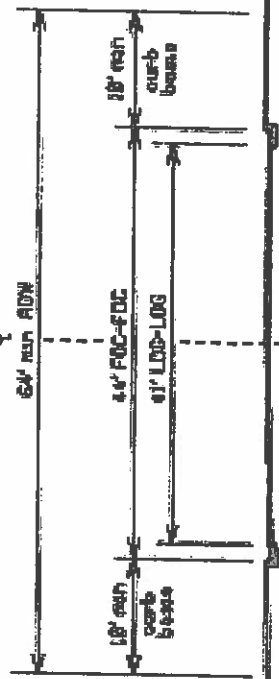
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3a) Neighborhood Collector - 2 Lane with median
Whisper Valley PUD Plan



3b) Collector - 2 Lane without median
Whisper Valley PUD Plan



Neighborhood Collector
City of Austin Department of Public Works and Transportation
Figure 1-28 Neighborhood Collector

NOTES:

- 14' median allows for a 12' left turn lane and a tapered down 2' median to maintain lane separation
- Lanes are one (1) foot narrower when median is provided. The median provides lane separation allowing for narrower lane.
- Owner may choose to use either a WVP Street Standard or a TCM City Street Standard
- Landscaping within the curb basis will be in accordance with minimum City landscaping requirements
- Trees will be planted in the planting zone per Urban Roadway Standards of the Commercial Design Standards.

Whisper Valley PUD

Austin, Texas

Street Section Comparison

3. Neighborhood Collector - 2 Lane

Notes:

Submittal Date:

02/12/2009

09/16/2009

03/26/10

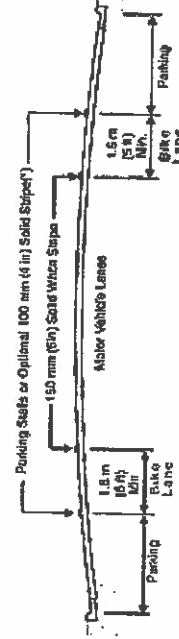
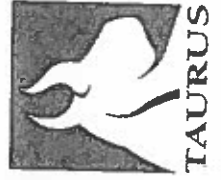
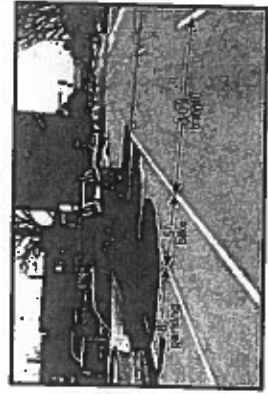
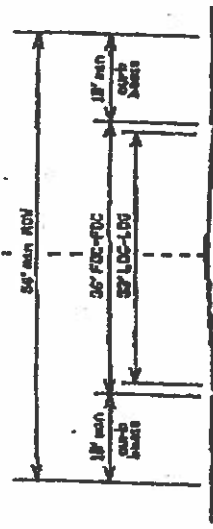
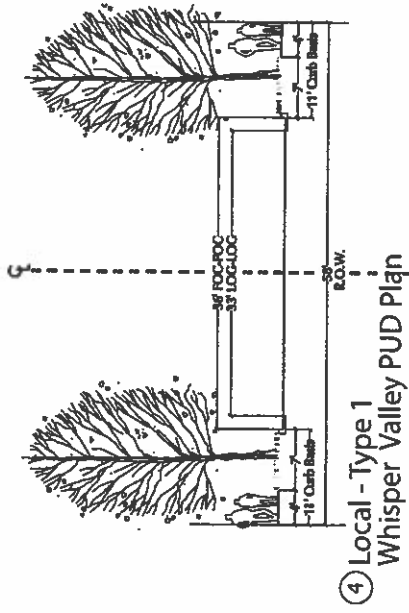


Figure 6 (1) Typical Bike Lane Cross Sections
from AASHTO Guide for the Development of Bicycle Facilities, 1999

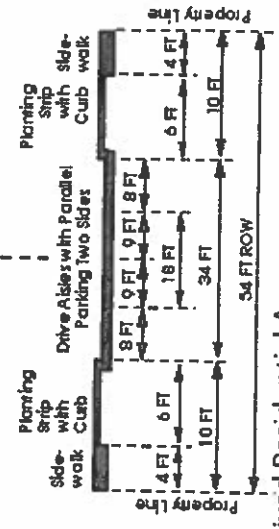


Example of Typical Bike Lane Cross Section
from AASHTO Guide for the Development of Bicycle Facilities, 1999

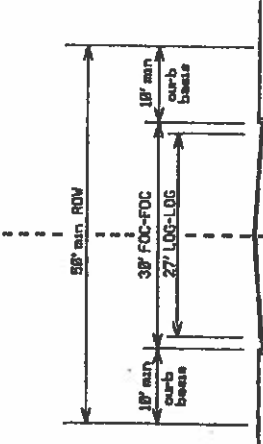
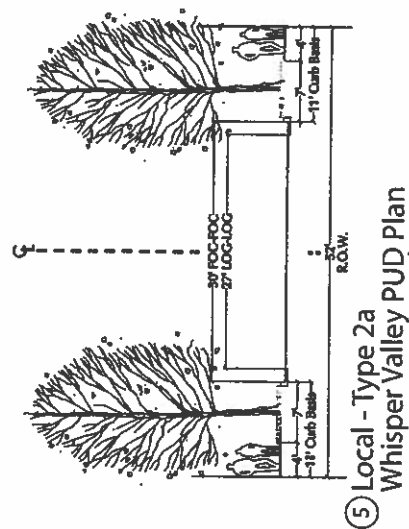
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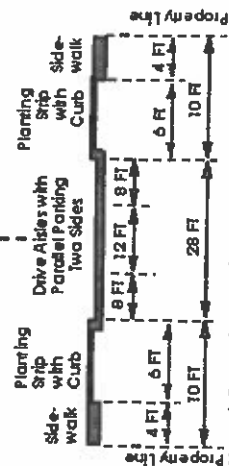
Local (SF 3-6) Figure 1-23
City of Austin Transportation and Public Services Department
Transportation Criteria Manual, Sept. 2003 Supplement



Mixed Residential Avenue
City of Austin
TND Street Classifications and Streetscape Standards



Local (SF 1 & 2) Figure 1-22
City of Austin Transportation and Public Services Department
Transportation Criteria Manual, Sept. 2003 Supplement

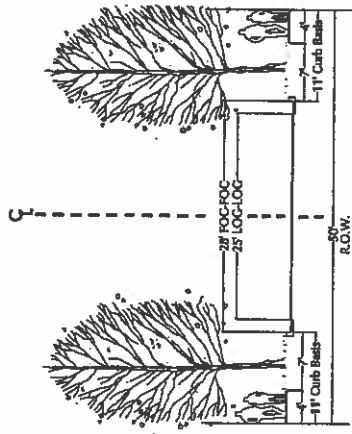


Mixed Residential Street
City of Austin
TND Street Classifications and Streetscape Standards

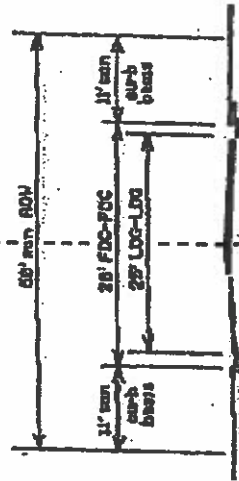
Whisper Valley PUD Austin, Texas	Street Section Comparison	4. Local - Type 1 5. Local - Type 2a	Notes:	Submittal Date: 02/12/2009 09/16/2009	02/12/2009 09/16/2009	
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- NOTES:
- Owner may choose to use either a WYP Street Standard or a TCM City Street Standard
 - Landscaping within the curb basis will be in accordance with minimum City landscaping requirements

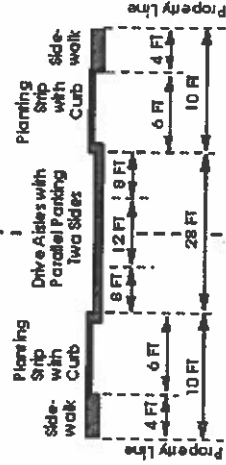
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⑥ & ⑦ Local - Type 2b
Whisper Valley PUD Plan



Local (SF 1 & 2) Figure 1-45
City of Austin
Transportation Criteria Manual, Sept. 2003 Supplement



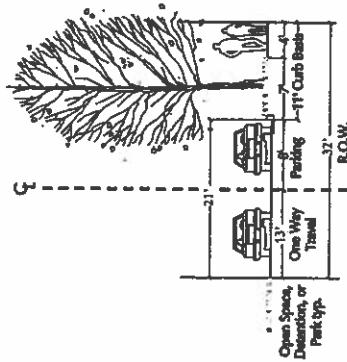
Mixed Residential Street
City of Austin
TND Street Classifications and Streetscape Standards

Whisper Valley PUD
Austin, Texas
Street Section Comparison
6. Local - Type 2b 7. Local - Type 2b
Notes:
Submittal Date:
02/12/2009
09/16/2009
10/30/09


NOTES:

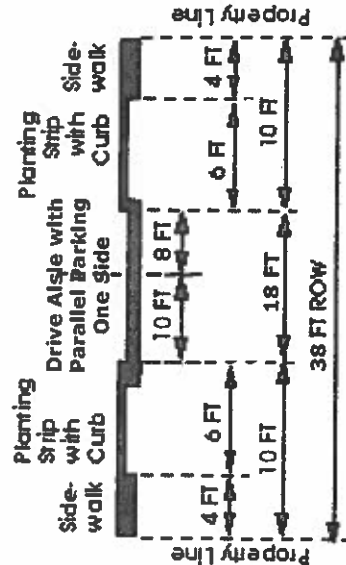
- Owner may choose to use either a WVP Street Standard or a TCM City Street Standard
- Landscaping within the curb basis will be in accordance with minimum City landscaping requirements

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8 Local - One Way Whisper Valley PUD Plan

- Conditions:
- Parking lane may be on either side of roadway.
 - Maximum length shall be 300' of roadway.
 - Two points of access and no deadends.
 - Consideration of off-street parking shall be given.
 - Signoff from ESD #12 and the Fire Marshal is required of preliminary plan review.
 - A deed restriction via the HOA shall enforce no parking on the roadway.

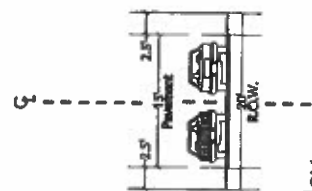


Mixed residential One Way
City of Austin

TND Street Classification and Streetscape Standards

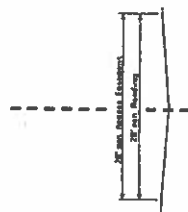
NOTES:

- Owner may choose to use either a WVP Street Standard or a TCM City Street Standard
- Landscaping within the curb basis will be in accordance with minimum City landscaping requirements



9 Access Alley Whisper Valley PUD Plan

- Conditions regarding alleys serving lots fronting on common open space:
- Alleys will be part of a Joint Use Access Easement.
 - Buildings adjacent to the alleys are limited to three (3) stories.
 - Alleys are not intended for fire protection access.
 - Alleys will be designed to meet fire protection code requirements for interior sideyards (when less than 5'), access, hose length, and fire hydrant locations.
 - Signoff from ESD #12 and Fire Marshal is required at preliminary plan review.
 - Adequate off-street parking for visitors will be provided.
 - Flag lots with a minimum width of 10 feet may only be used with lots utilizing alley and fronting on common open space.
 - On lots fronting on common open space, each flag will connect to a public street through the common open space.



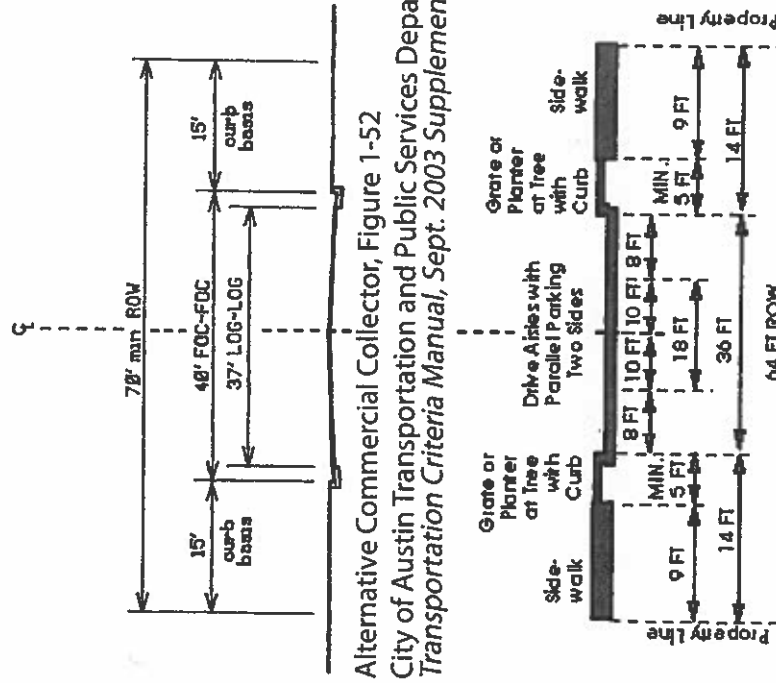
Alley Figure 1-44 City of Austin

Transportation Criteria Manual, Sept. 2003 Supplement

13/9

Whisper Valley PUD	Austin, Texas
Street Section Comparison	
8. Local - One Way	
9. Alley	
Notes:	
Submittal Date:	
02/12/2009	
09/16/2009	
10/30/09	
12/07/09	
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NOTES:

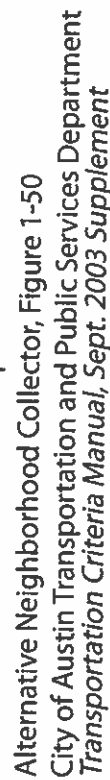
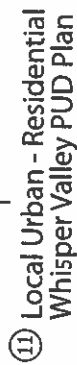


Neighborhood Center Main Street
City of Austin
TND Street Classifications and Streetscape Standards

Whisper Valley PUD	Austin, Texas
Street Section Comparison	
10. Local Urban Retail/MU	
Notes:	
Submittal Date:	
	02/12/2009
	09/16/2009



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C1



- This section typically will apply to Mixed Use street-oriented residential zones
- Lower design speeds and shorter block lengths allow for narrower lane.
- Sidewalks shall be a minimum of 5' in width.
- Owner may choose to use either a WVP Street Standard or a TCM City Street Standard
- Landscaping within the curb basin will be in accordance with minimum City landscaping requirements
- Trees will be planted in the planting zone per Urban Roadway Standards of the Commercial Design Standards.

Austin, Texas

Street Section Comparison

11. Local Urban Residential

Notes:

Submittal Date:

02/12/2009

09/16/2009

10/30/09

03/26/10


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