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ZONING CHANGE REVIEW SHEET

CASE: C814-95-0002.10

(Four Points Centre PUD Amendment #10)

Z.A.P. DATE: October 18, 2011

ADDRESS: 7013 and 7318 ½ River Place Boulevard, 11120 and 11034 Four Points Drive

OWNER/APPLICANT: New TPG-Four Points, L.P. (Tom Paradise)

ZONING FROM: PUD

TO: PUD

AREA: Tract 1: 9,953 acres

Tract 2: 5,078 acres

Tract 3: 5,360 acres

Tract 4: 18,000 acres

Total Area: 38,391 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant the 10th amendment to the Four Points Centre P.U.D., thereby permitting GR-MU uses for Lots 4, 5, and 6 of Block A and Lot 1 of Block C within the PUD and revising notes on the PUD land use plan to clarify the uses allowed on these lots within the PUD.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The applicant is requesting an amendment to the Four Points Centre Planned Unit Development (PUD) to change the uses on four lots within the PUD from office use to office/retail-mixed use. The applicant proposes to amend the PUD to allow GR-MU (Community Commercial-Mixed Use Combining District) uses on Lots 4, 5 and 6 of Block A and Lot 1 of Block C within the PUD (Please see Request Letter- Attachment A). In conjunction with this request, the applicant also proposes to revise the following notes on the PUD land use plan to establish new development standards for the four tracts in question and to clarify uses allowed within these lots within the PUD (Please see Four Points Centre PUD Proposed Revised Notes – Attachment B).

The staff is recommending the proposed PUD amendment because the mixed-use component will allow for a combination of office, retail, and residential developments, which will provide for a greater variety and mixture of uses within the PUD. In addition, the property in question is located near the intersection of two major arterial roadways, FM 620 and FM 2222, and will provide needed services to the surrounding areas. This proposed amendment is consistent with the Four Points Centre PUD Amendment #4 that was approved by the City Council in April of 2003. Zoning case C814-95-0002.04 was a request to amend the Four Points Centre PUD to allow GR-MU (Community Commercial-Mixed Use Combining District) uses on Lots 2, 4, 5 and 6 of Block B within the PUD.

The applicant agrees with the staff recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	PUD	Undeveloped Lots
<i>North</i>	PUD	Undeveloped (Habitat Preserve)
<i>South</i>	PUD	Retail, Office, Undeveloped (Habitat Preserve)
<i>East</i>	PUD	Undeveloped
<i>West</i>	PUD	Multifamily, Retail

AREA STUDY: N/A**TIA:** Waived**WATERSHED:** Bull Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** Yes**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation
 Austin Monorail Project
 Austin Parks Foundation
 Bull Creek Foundation
 Comanche Trail Community Association
 Courtyard Homeowner Association
 Glenlake Neighborhood Association
 Home Builders Association of Greater Austin
 Homeless Neighborhood Association
 Lake Austin Collective
 League of Bicycling Voters
 Leander ISD Population and Survey Analysts
 Long Canyon Homeowners Association
 Long Canyon Phase II & LLL Homeowners Association Inc.
 Sierra Club, Austin Regional Group
 Steiner Ranch Community Association
 Super Duper Neighborhood Objectors and Appealers Organization
 The Parke HOA
 The Real Estate Council of Austin, Inc.
 2222 Coalition of Neighborhood Associations
 Volente Neighborhood Association

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0206 (7400 R.M. 620 North and 11620 Bullick Hollow Road)	I-RR to CS-MU	11/15/05: Approved staff's recommendation of GR-CO zoning, with a CO to prohibit the Service Station use and a public RC to encompass the TIA recommendations, by	12/15/05: Approved ZAP rec. of GR-CO zoning by consent (7-0); 1 st reading 1/26/06: Approved GR-CO (6-0); 2 nd /3 rd readings

		consent (7-0, J. Martinez, J. Gohil-absent); K. Jackson-1 st , M. Hawthorne-2 nd .	
C14-03-0177 (Four Points Centre-Jack Brown Site - 11500 R.R. 2222	SF-2 to CS* *Amended to GR	1/6/04: Approved GR-CO zoning, with conditions: 1) A maximum of 2,000 vehicle trips per day; 2) Prohibit the following uses: Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing, Pawn Shops; Vote: (9-0); J. Martinez-1 st , J. Donisi-2 nd	2/05/04: Granted GR-CO (7-0); all 3 readings
C14-01-0058	SF-2 to GR	5/8/01: Approved GR-CO w/ trip limitation conditions maintained as per staff rec. & prohibit auto related uses (6-2, JM/RC-No)	7/19/01: Approved GR-MU-CO w/ conditions & RR (6-0) 7/19/02: Expired-No 3 rd reading (Administrative)
C14-01-0057	SF-2 to GR	5/8/01: Approved GR-CO w/ trip limitation conditions maintained as per staff rec. & prohibit auto related uses (6-2, JM/RC-No)	7/19/01: Approved GR-CO w/ conditions (6-0); all 3 readings
C14-01-0056	SF-2 to GR	5/8/01: Approved GR-CO w/ trip limitation conditions maintained as per staff rec. & prohibit auto related uses (6-2, JM/RC-No)	7/19/01: Approved GR-CO w/ conditions (6-0); all 3 readings
C14-99-2075	RR to GO	11/16/99: Approved GO, limited to 'LO' development regs. and 1,500 trips per day (8-0)	1/27/00: Approved PC rec. of GO-CO (5-0); 1 st reading 3/23/00: Approved GO-CO w/ restrictions: 1) Office size limited to 150,000, 2) Limited traffic to 1,850 TPD, 3) Limited any single tenant lease space to 75,000 sq ft (6-0, DS-out of room); 2 nd reading

			6/1/00: Approved 3 rd reading (7-0)
C14-98-0236	I-RR to LI	4/6/99: Approved LI w/ conditions (8-0)	5/6/99: Approved PC rec. of LI-CO w/ conditions and provision to rollback to GR if current use ceases for more than 90 days (6-0); 1 st reading 7/1/99: Approved LI-CO w/ conditions: 1) Allow all restaurant uses, 2) Rollback to 'GR' if use ceases for more than 180 days (subj. to discussion taken at 3 rd reading) (6-0); 2 nd reading 7/15/99: Approved LI-CO w/ conditions (4-2, Griffith/ Slusher-Nay); 3 rd reading
C14-98-0225	I-RR to GR	2/2/99: Send case to CC without recommendation	3/4/99: Approved GR-MU-CO w/ conditions (6-1, DS-Nay) 7/1/99: Approved GR-MU-CO w/ conditions (5-1, DS-No); 2 nd reading 7/22/99: Approved GR-MU-Co w/ conditions (6-1, Slusher-No)
C14-98-0214	SF-2, DR to CS	3/2/99: Approved GR (comply with HCS), CS only for storage (6-2, BB/SA-Nay)	4/15/99: Approved GR-CO for entire site w/ LR uses and Automotive Sales and Automotive Repair as only GR uses & other conditions (6-0); 3 rd reading
C14-98-0027	I-SF-2 to GR	4/14/98: Approved GR-CO w/ conditions (6-2)	6/11/98: Approved PC rec. of GR-CO w/ conditions: deleted ROW dedication sue to waiver by TXDOT (6-0); 1 st reading 7/9/98: Approved GR-CO w/ conditions (7-0); 2 nd / 3 rd readings

C814-95-0002.09 (Four Points Centre PUD Amendment #9)	PUD to PUD: To amend the PUD to permit Liquor Sales use within a 6,419 sq. ft. area on Lot 1 of Block B within the PUD	8/17/10: Approved staff's recommendation to grant the PUD amendment on consent (6-0, P. Seeger- absent); D. Tiemann-1 st , G. Bourgeois-2 nd .	8/26/10: Approved the first reading of PUD zoning on consent (7-0); Spelman-1 st , Martinez- 2 nd . 9/30/10: Approved PUD amendment on 2 nd /3 rd readings on consent (7-0); Spelman-1 st , Martinez-2 nd .
C814-95-0002.04 (Four Points Centre PUD Amendment #4)	PUD to PUD: To amend the PUD to allow GR-MU (Community Commercial- Mixed Use Combining District) uses on Lots 2, 4, 5 and 6 of Block B within the PUD	2/4/03: Approved staff's recommendation of PUD zoning by consent (7-0, K. Jackson, J. Martinez- absent); J. Gohil-1 st , M. Whaley-2 nd .	3/06/03: Granted PUD zoning on 1 st reading (6-0, Dunkerley-absent) 4/24/03: Approved 2 nd /3 rd readings (6-0-1 Garcia-absent)
C814-95-0002 (Four Points Centre PUD Amendment #1)	PUD to PUD	12/12/95: Approved PUD revision w/ conditions (5-3)	12/14/95: Approved PUD subject to list of conditions (4-0); 1 st reading; (Public hearing closed but speakers will be allowed to speak at 2 nd /3 rd readings) 6/13/96: Approved PUD subject to conditions

RELATED CASES: C814-95-0002 (Four Points Centre PUD)

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
River Place	100'	Mad 4	Arterial	No	No	No
Four Points Drive	85'	Mad 4	Arterial	No	No	Yes

CITY COUNCIL DATE: November 10, 2011

ACTION:

ORDINANCE READINGS: 1st

2nd

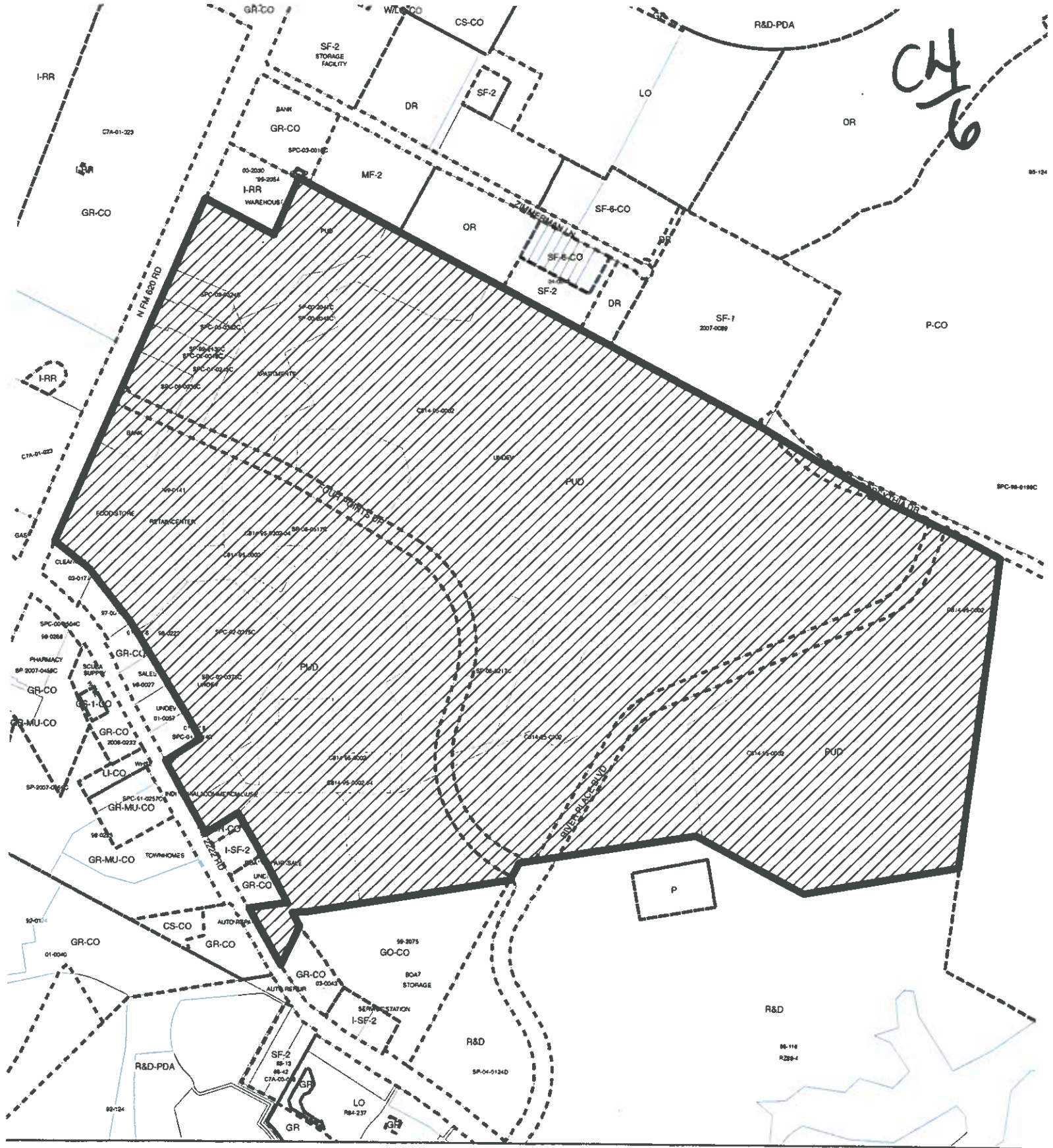
3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057, sherri.sirwaitis@austintexas.org

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SUBJECT TRACT

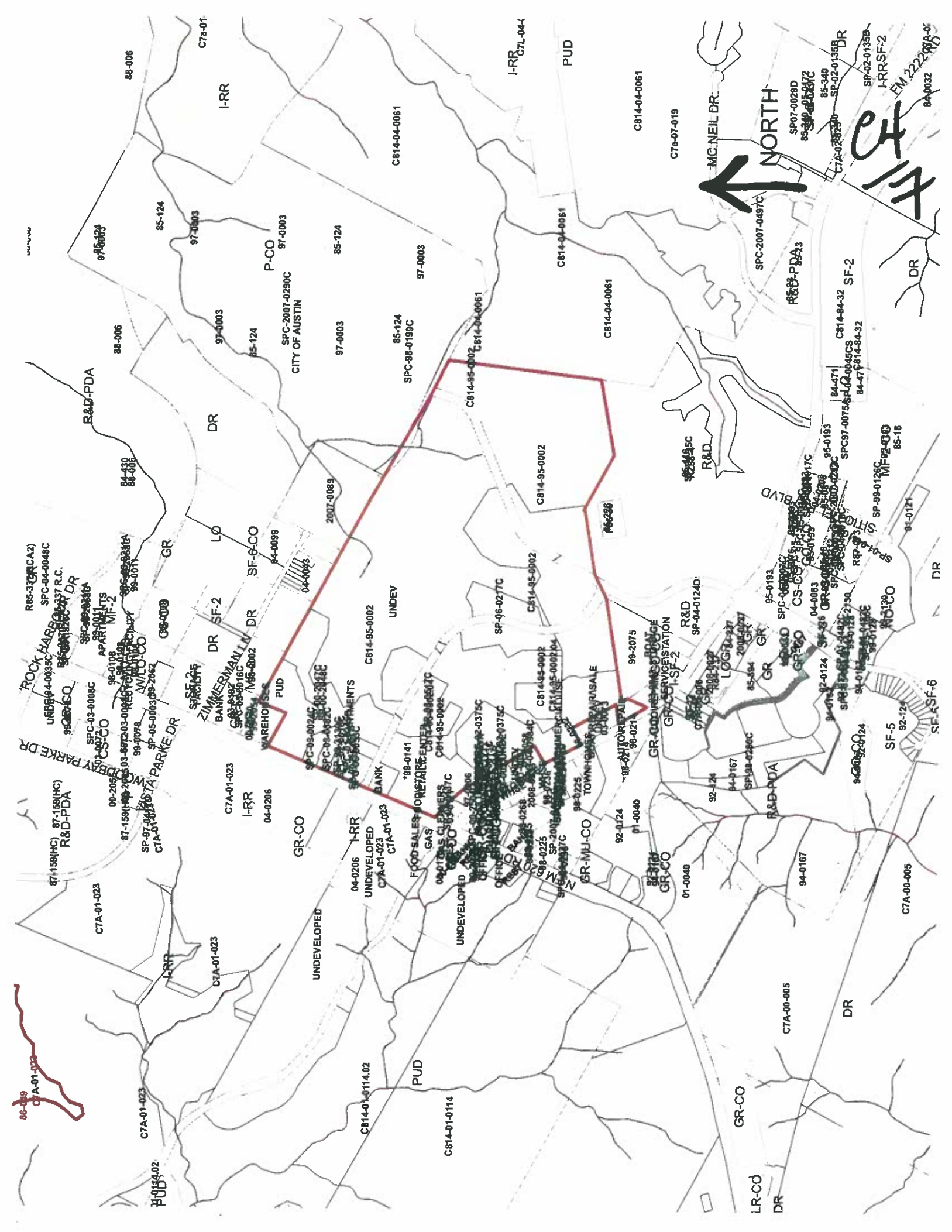
PENDING CASE

ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT
ZONING CASE#: C814-95-0002.10

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

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





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STAFF RECOMMENDATION

The staff's recommendation is to grant the 10th amendment to the Four Points Centre P.U.D., thereby permitting GR-MU uses for Lots 4, 5, and 6 of Block A and Lot 1 of Block C within the PUD and revising notes on the PUD land use plan to clarify the uses allowed on these lots within the PUD.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should satisfy a real public need and not provide special privilege to the owner.*

The addition of the GR-MU (Community Retail-Mixed Use Combining District) permitted uses to within the Four Points Centre PUD will provide retail services for the existing River Place residential development to the south (along River Place Boulevard) and for the multi-family residential developments to the west of these tracts within the PUD.

The mixed-use component that is requested for Lots 4, 5 and 6 of Block A and Lot 1 of Block C, will allow for a combination of office, retail, and residential developments, which will provide for a greater variety and mixture of uses within the PUD.

2. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

The proposed GR-MU uses for the PUD are located near the intersection of two major arterial roadways, North FM 620 and FM 2222. The property is easily accessible from the River Place Boulevard and Four Points Drive, which are arterial roadways that run through the PUD development.

3. *Zoning should allow for reasonable use of the property.*

The proposed GR-MU uses within the PUD will allow for reasonable use of the property. The properties in question are adequate in size to support office-retail-mixed use development.

EXISTING CONDITIONS

Site Characteristics

The lots under consideration are currently undeveloped. These sites are located within an existing retail shopping complex located at the northeastern corner of FM 2222 and North FM 620 Road.

Environmental

No EV review comments.

The site is located over the Edward's Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

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10**Impervious Cover**

Environmental issues at the site, including but not limited to Impervious Cover, are controlled by the Lake Austin Watershed Ordinance (Ordinance No. 840301-F), as amended by the Four Points Centre PUD Ordinance.

Site Plan/Compatibility Standards

Unless specifically exempted in the PUD ordinance, all new development will be subject to Subchapter E, Commercial Design Guidelines.

No other comments.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis update may be required at time of site plan.

Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
River Place	100'	Mad 4	Arterial	No	No	No
Four Points Drive	85'	Mad 4	Arterial	No	No	Yes

Water Quality

FYI. The landowner intends to serve the development with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. All water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.



Attachment A
CH
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August 8, 2011

Frost Bank Tower
401 Congress Avenue
Suite 1850
Austin, TX 78701

www.tpgre.com

512.536.8400
Fax 512.536.8451

Mr. Greg Guernsey
Director
Planning and Development Review Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

Re: Rezoning Application/PUD Amendment ("Application")
Four Points Centre PUD ("PUD")

Dear Mr. Guernsey:

I represent TPG Four Points Land, L.P., the applicant in this Application to amend the uses set forth in the PUD.

The Application provides for Office/Retail Mixed Use on four lots, similar to the application that was made and approved in 2003. The four lots are Lots 4, 5, and 6 of Block A, and Lot 1 of Block C.

Please note the Application does not seek to change any trip limitations or site development regulations, such as impervious cover, height, F.A.R., and setbacks.

To modify the PUD Conceptual Land Use Plan to show "Office/Retail Mixed Use" for the four lots, Note 66 will need to be modified to add the four lots at the very beginning of that Note. Because Hotel use is a permitted retail use, there is no need to have "Hotel" on the Conceptual Land Use Plan or within the notes and, therefore, Notes 47 and 64 also should be modified to eliminate "Hotel" from the list of uses within those notes. Similarly, the Plan should be modified to eliminate "Garden Office" as the label for Lot 5, Block A. Finally, the Plan and notes will need to clarify that a research and development use may not be on the same lot as a residential use, for Lot 6, Block A and Lot 1, Block C.

There may be other changes to the Conceptual Land Use Plan and Table, all of which will be consistent with this request.

I want to emphasize that the Application is not seeking an increase in any traffic-related provision set forth in the PUD, and that the land use modification being sought will simply allow for continued development of the Four Points property according to the development standards and regulations set forth in the PUD.

Mr. Greg Guernsey
August 8, 2011
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As you are reviewing the enclosed Application, please feel free to give me a call at (512) 536-8400 so that we can answer any questions or provide you with any additional information.

Sincerely,

TPG Four Points Land, L.P.

Tom Paradise

Tom Paradise
Vice President

Enclosure

cc: Mr. Tom Ricci
Mr. Robert Kane



11422

PUD APPROVAL

CASE # C818-95-0002

Approved for Planning Commission on Dec. 12, 1995
 Approved for Planning Commission on Dec. 15, 1995
 Approved for Council on Dec. 16, 1995, with
 conditions #1, #2, #3, #4, #5, #6, #7, #8, #9, #10, #11, #12, #13, #14, #15, #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #28, #29, #30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #40, #41, #42, #43, #44, #45, #46, #47, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #63, #64, #65, #66, #67, #68, #69, #70, #71, #72, #73, #74, #75, #76, #77, #78, #79, #80, #81, #82, #83, #84, #85, #86, #87, #88, #89, #90, #91, #92, #93, #94, #95, #96, #97, #98, #99, #100, #101, #102, #103, #104, #105, #106, #107, #108, #109, #110, #111, #112, #113, #114, #115, #116, #117, #118, #119, #120, #121, #122, #123, #124, #125, #126, #127, #128, #129, #130, #131, #132, #133, #134, #135, #136, #137, #138, #139, #140, #141, #142, #143, #144, #145, #146, #147, #148, #149, #150, #151, #152, #153, #154, #155, #156, #157, #158, #159, #160, #161, #162, #163, #164, #165, #166, #167, #168, #169, #170, #171, #172, #173, #174, #175, #176, #177, #178, #179, #180, #181, #182, #183, #184, #185, #186, #187, #188, #189, #190, #191, #192, #193, #194, #195, #196, #197, #198, #199, #200, #201, #202, #203, #204, #205, #206, #207, #208, #209, #210, #211, #212, #213, #214, #215, #216, #217, #218, #219, #220, #221, #222, #223, #224, #225, #226, #227, #228, #229, #230, #231, #232, #233, #234, #235, #236, #237, #238, #239, #240, #241, #242, #243, #244, #245, #246, #247, #248, #249, #250, #251, #252, #253, #254, #255, #256, #257, #258, #259, #260, #261, #262, #263, #264, #265, #266, #267, #268, #269, #270, #271, #272, #273, #274, #275, #276, #277, #278, #279, #280, #281, #282, #283, #284, #285, #286, #287, #288, #289, #290, #291, #292, #293, #294, #295, #296, #297, #298, #299, #300, #301, #302, #303, #304, #305, #306, #307, #308, #309, #310, #311, #312, #313, #314, #315, #316, #317, #318, #319, #320, #321, #322, #323, #324, #325, #326, #327, #328, #329, #330, #331, #332, #333, #334, #335, #336, #337, #338, #339, #340, #341, #342, #343, #344, #345, #346, #347, #348, #349, #350, #351, #352, #353, #354, #355, #356, #357, #358, #359, #360, #361, #362, #363, #364, #365, #366, #367, #368, #369, #370, #371, #372, #373, #374, #375, #376, #377, #378, #379, #380, #381, #382, #383, #384, #385, #386, #387, #388, #389, #390, #391, #392, #393, #394, #395, #396, #397, #398, #399, #400, #401, #402, #403, #404, #405, #406, #407, #408, #409, #410, #411, #412, #413, #414, #415, #416, #417, #418, #419, #420, #421, #422, #423, #424, #425, #426, #427, #428, #429, #430, #431, #432, #433, #434, #435, #436, #437, #438, #439, #440, #441, #442, #443, #444, #445, #446, #447, #448, #449, #450, #451, #452, #453, #454, #455, #456, #457, #458, #459, #460, #461, #462, #463, #464, #465, #466, #467, #468, #469, #470, #471, #472, #473, #474, #475, #476, #477, #478, #479, #480, #481, #482, #483, #484, #485, #486, #487, #488, #489, #490, #491, #492, #493, #494, #495, #496, #497, #498, #499, #500, #501, #502, #503, #504, #505, #506, #507, #508, #509, #510, #511, #512, #513, #514, #515, #516, #517, #518, #519, #520, #521, #522, #523, #524, #525, #526, #527, #528, #529, #530, #531, #532, #533, #534, #535, #536, #537, #538, #539, #540, #541, #542, #543, #544, #545, #546, #547, #548, #549, #550, #551, #552, #553, #554, #555, #556, #557, #558, #559, #560, #561, #562, #563, #564, #565, #566, #567, #568, #569, #570, #571, #572, #573, #574, #575, #576, #577, #578, #579, #580, #581, #582, #583, #584, #585, #586, #587, #588, #589, #590, #591, #592, #593, #594, #595, #596, #597, #598, #599, #600, #601, #602, #603, #604, #605, #606, #607, #608, #609, #610, #611, #612, #613, #614, #615, #616, #617, #618, #619, #620, #621, #622, #623, #624, #625, #626, #627, #628, #629, #630, #631, #632, #633, #634, #635, #636, #637, #638, #639, #640, #641, #642, #643, #644, #645, #646, #647, #648, #649, #650, #651, #652, #653, #654, #655, #656, #657, #658, #659, #660, #661, #662, #663, #664, #665, #666, #667, #668, #669, #670, #671, #672, #673, #674, #675, #676, #677, #678, #679, #680, #681, #682, #683, #684, #685, #686, #687, #688, #689, #690, #691, #692, #693, #694, #695, #696, #697, #698, #699, #700, #701, #702, #703, #704, #705, #706, #707, #708, #709, #710, #711, #712, #713, #714, #715, #716, #717, #718, #719, #720, #721, #722, #723, #724, #725, #726, #727, #728, #729, #730, #731, #732, #733, #734, #735, #736, #737, #738, #739, #740, #741, #742, #743, #744, #745, #746, #747, #748, #749, #750, #751, #752, #753, #754, #755, #756, #757, #758, #759, #760, #761, #762, #763, #764, #765, #766, #767, #768, #769, #770, #771, #772, #773, #774, #775, #776, #777, #778, #779, #780, #781, #782, #783, #784, #785, #786, #787, #788, #789, #790, #791, #792, #793, #794, #795, #796, #797, #798, #799, #800, #801, #802, #803, #804, #805, #806, #807, #808, #809, #810, #811, #812, #813,

APPROVAL BOX

[illegible][illegible]

TYPICAL NOTES

ADJACENT PROPERTY OWNERS

[illegible]

Date		Time		Location		Remarks	
Day	Month	Year	Hour	Min	Sec	Lat	Long
1	1	1968	10	15	00	10° 15' N	105° 15' E
2	1	1968	10	15	00	10° 15' N	105° 15' E
3	1	1968	10	15	00	10° 15' N	105° 15' E
4	1	1968	10	15	00	10° 15' N	105° 15' E
5	1	1968	10	15	00	10° 15' N	105° 15' E
6	1	1968	10	15	00	10° 15' N	105° 15' E
7	1	1968	10	15	00	10° 15' N	105° 15' E
8	1	1968	10	15	00	10° 15' N	105° 15' E
9	1	1968	10	15	00	10° 15' N	105° 15' E
10	1	1968	10	15	00	10° 15' N	105° 15' E
11	1	1968	10	15	00	10° 15' N	105° 15' E
12	1	1968	10	15	00	10° 15' N	105° 15' E
13	1	1968	10	15	00	10° 15' N	105° 15' E
14	1	1968	10	15	00	10° 15' N	105° 15' E
15	1	1968	10	15	00	10° 15' N	105° 15' E
16	1	1968	10	15	00	10° 15' N	105° 15' E
17	1	1968	10	15	00	10° 15' N	105° 15' E
18	1	1968	10	15	00	10° 15' N	105° 15' E
19	1	1968	10	15	00	10° 15' N	105° 15' E
20	1	1968	10	15	00	10° 15' N	105° 15' E
21	1	1968	10	15	00	10° 15' N	105° 15' E
22	1	1968	10	15	00	10° 15' N	105° 15' E
23	1	1968	10	15	00	10° 15' N	105° 15' E
24	1	1968	10	15	00	10° 15' N	105° 15' E
25	1	1968	10	15	00	10° 15' N	105° 15' E
26	1	1968	10	15	00	10° 15' N	105° 15' E
27	1	1968	10	15	00	10° 15' N	105° 15' E
28	1	1968	10	15	00	10° 15' N	105° 15' E
29	1	1968	10	15	00	10° 15' N	105° 15' E
30	1	1968	10	15	00	10° 15' N	105° 15' E
31	1	1968	10	15	00	10° 15' N	105° 15' E

[illegible]

Finance Calculators	
Model 0	100%
Model 1	100%
Model 2	100%
Model 3	100%
Model 4	100%
Model 5	100%
Model 6	100%
Model 7	100%
Model 8	100%
Model 9	100%
Model 10	100%
Model 11	100%
Model 12	100%
Model 13	100%
Model 14	100%
Model 15	100%
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Model 96	100%
Model 97	100%
Model 98	100%
Model 99	100%
Model 100	100%

HSE Country Readiness One- Month FACS Calculation			
Item #	Yes	No	Weight
1. Legal system	100%	0%	10%
2. Police force	100%	0%	10%
3. Judicial system	100%	0%	10%
4. Corruption	100%	0%	10%
5. Transparency	100%	0%	10%
6. Government	100%	0%	10%
7. Infrastructure	100%	0%	10%
8. Education	100%	0%	10%
9. Health care	100%	0%	10%
10. Environmental	100%	0%	10%
11. Labor force	100%	0%	10%
12. Technology	100%	0%	10%
13. Financial	100%	0%	10%
14. Political	100%	0%	10%
15. Social	100%	0%	10%
16. Cultural	100%	0%	10%
17. Religious	100%	0%	10%
18. Language	100%	0%	10%
19. History	100%	0%	10%
20. Geography	100%	0%	10%
21. Climate	100%	0%	10%
22. Natural resources	100%	0%	10%
23. Environmental	100%	0%	10%
24. Labor force	100%	0%	10%
25. Technology	100%	0%	10%
26. Financial	100%	0%	10%
27. Political	100%	0%	10%
28. Social	100%	0%	10%
29. Cultural	100%	0%	10%
30. Religious	100%	0%	10%
31. Language	100%	0%	10%
32. History	100%	0%	10%
33. Geography	100%	0%	10%
34. Climate	100%	0%	10%
35. Natural resources	100%	0%	10%
36. Environmental	100%	0%	10%
37. Labor force	100%	0%	10%
38. Technology	100%	0%	10%
39. Financial	100%	0%	10%
40. Political	100%	0%	10%
41. Social	100%	0%	10%
42. Cultural	100%	0%	10%
43. Religious	100%	0%	10%
44. Language	100%	0%	10%
45. History	100%	0%	10%
46. Geography	100%	0%	10%
47. Climate	100%	0%	10%
48. Natural resources	100%	0%	10%
49. Environmental	100%	0%	10%
50. Labor force	100%	0%	10%
51. Technology	100%	0%	10%
52. Financial	100%	0%	10%
53. Political	100%	0%	10%
54. Social	100%	0%	10%
55. Cultural	100%	0%	10%
56. Religious	100%	0%	10%
57. Language	100%	0%	10%
58. History	100%	0%	10%
59. Geography	100%	0%	10%
60. Climate	100%	0%	10%
61. Natural resources	100%	0%	10%
62. Environmental	100%	0%	10%
63. Labor force	100%	0%	10%
64. Technology	100%	0%	10%
65. Financial	100%	0%	10%
66. Political	100%	0%	10%
67. Social	100%	0%	10%
68. Cultural	100%	0%	10%
69. Religious	100%	0%	10%
70. Language	100%	0%	10%
71. History	100%	0%	10%
72. Geography	100%	0%	10%
73. Climate	100%	0%	10%
74. Natural resources	100%	0%	10%
75. Environmental	100%	0%	10%
76. Labor force	100%	0%	10%
77. Technology	100%	0%	10%
78. Financial	100%	0%	10%
79. Political	100%	0%	10%
80. Social	100%	0%	10%
81. Cultural	100%	0%	10%
82. Religious	100%	0%	10%
83. Language	100%	0%	10%
84. History	100%	0%	10%
85. Geography	100%	0%	10%
86. Climate	100%	0%	10%
87. Natural resources	100%	0%	10%
88. Environmental	100%	0%	10%
89. Labor force	100%	0%	10%
90. Technology	100%	0%	10%
91. Financial	100%	0%	10%
92. Political	100%	0%	10%
93. Social	100%	0%	10%
94. Cultural	100%	0%	10%
95. Religious	100%	0%	10%
96. Language	100%	0%	10%
97. History	100%	0%	10%
98. Geography	100%	0%	10%
99. Climate	100%	0%	10%
100. Natural resources	100%	0%	10%

Hill Country Roadway Ordinance Calculations
Mankato, MN | A.H. Construction

Country Roadway Ordinance Calculations

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[illegible]

State	Met	Art	Technical
A	1	1	1
B	1	1	1
C	1	1	1
D	1	1	1
E	1	1	1
F	1	1	1
G	1	1	1
H	1	1	1
I	1	1	1
J	1	1	1
K	1	1	1
L	1	1	1
M	1	1	1
N	1	1	1
O	1	1	1
P	1	1	1
Q	1	1	1
R	1	1	1
S	1	1	1
T	1	1	1
U	1	1	1
V	1	1	1
W	1	1	1
X	1	1	1
Y	1	1	1
Z	1	1	1

Development Criteria

[illegible]

Four Points Centre P.U.D.
Proposed Revised Notes

46. Office uses on any portion of any lot~~The office tracts shown hereon~~ are limited to those uses permitted in the GO (general office) zoning base district as they existed on December 5, 1995.
47. Retail uses on any portion of any lot~~The hotel and retail tracts shown hereon~~ are limited to those uses permitted in the GR (community commercial) zoning base district as they existed on December 5, 1995.
48. ~~Note deleted—The research and development (R&D) tracts shown hereon are restricted to the following uses: (i) research assembly services, (ii) research services, (iii) research testing, (iv) research warehousing services, and (v) uses permitted in the general office (GO) zoning base district, as these uses were defined in the City of Austin's Land Development Code on December 5, 1995. To the extent any such tract is developed for uses under (i), (ii), (iii), and (iv), it shall comply with Notes 49 and 50, and to the extent that any such tract is developed for uses under (v), it shall comply with Note 51.~~
49. Research assembly services, research services, research testing, and/or research warehousing services uses on any portion of any lot~~Development of the research and development (R&D) tracts~~ will comply with the Planned Area Development Performance Standards as outlined in § 13-2-269 of the Land Development Code, as such standards existed on December 5, 1995.
50. ~~Note deleted~~~~The research and development (R&D) tracts shall be subject to the regulations which are listed in the Development Criteria Table on Sheet 1 of 2 of this PUD Land Use Plan.~~
64. Notes 45 through ~~49~~48 are amended to permit the following: each of the Office/Retail/Mixed Use~~office, hotel, retail, and research and development (R&D)~~ tracts shown hereon may be used, in whole or in part, for (i) office, retail, and/or residential uses, (ii) research assembly services, research services, research testing, and/or research warehousing services uses, or (iii) any less intense commercial and/or industrial uses.~~Less intense commercial and/or industrial use shall be determined as to each such tract based on the use shown hereon for each such tract,~~ as defined in the City of Austin's Land Development Code on December 5, 1995. ~~If~~To the extent any portion of any~~such~~ tract shown hereon is used for research assembly services, research services, research testing, and/or research warehousing services uses, that portion of such tract may not have developed for a residential use and shall comply with Note 49. Development of all such tracts~~less intense use, it shall comply with the site development and other requirements established by this Conceptual Land Use Plan for the uses that occur thereon~~such less intense use.
66. Lots 4, 5 and 6 of Block A, Lots 2, 4, 5 and 6 of Block B, and Lot 1 of Block C~~shown hereon~~ are restricted to (i)~~1~~ uses permitted in the GR (community commercial) zoning

C4
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base district, (ii) uses permitted in the GO (general office) zoning base district, (iii) uses permitted in the MU Combining District, as combined with either such base district under (i) or (ii), as such uses were defined in the City of Austin's Land Development Code on December 5, 1995. To the extent that any portion of such tract is developed for uses under (i) or (ii), it shall comply with the site development and other such requirements established by the Conceptual Land Use Plan applicable to such base district. To the extent that any portion of such tract is developed for uses in combination with (iii), it shall also be subject to the permitted uses and regulations for mixed use (MU Combining District) as defined in the City of Austin's Land Development Code on December 5, 1995.

Land Use Map Labels and Summary Table: Delete "Hotel" (Lot A-4), "Garden Office" (Lot A-5), and "Research Development/Office" (Lots A-6 and C-1); replace with "Office/Retail/Mixed Use."