

ZONING CHANGE REVIEW SHEET

CASE: C814S-86-030.03 – 1601 West Stassney **P.C. DATE:** March 26, 2013

ADDRESS: 1601 West Stassney Lane

OWNER & APPLICANT: Capital Soccer
Club, Inc.
(Brian W. Bishop)

AGENT: Metcalfe Wolff Stuart
& Williams, LLP
(Michele Rogerson Lynch)

ZONING FROM: PUD

TO: PUD, to amend the approved land use and
development standards for Lot 2

AREA: 20.393 acres

SUMMARY STAFF RECOMMENDATION: The Staff recommendation is to grant the Applicant's requested amendment to planned unit development (PUD) district zoning for Lots 2 of the Resubdivision of Lot 1, Block A, The Oaks II – PUD, in order to: 1) add condominium residential as a permitted use on Lot 2; 2) change the zoning base district for Lot 2 from SF-2 to SF-6; and 3) address the additional impervious cover is proposed for Lot 2 as follows: If the proposed impervious cover in the uplands zone of Lot 2 exceeds 7.45 acres at the time of development, the developer shall construct, and maintain in perpetuity, a water quality treatment facility for an off-site drainage area captured from Lot 1 containing impervious cover greater or equal to one-third (1/3) of the amount of impervious cover proposed in the uplands zone of Lot 2 in excess of 7.45 acres. The water quality treatment facility for the off-site area shall be in compliance with current codes and criteria and may be combined with the proposed treatment for Lot 2 or provided in a separate facility located on Lot 2.

The Staff recommendation is further illustrated in Exhibit D.

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated March 2013.

ENVIRONMENTAL BOARD RECOMMENDATION:

March 20, 2013:

PLANNING COMMISSION RECOMMENDATION:

March 26, 2013:

EXHIBITS TO THE STAFF REPORT:

Exhibits A and A-1: Current Zoning Map and Aerial View
Exhibit B: The Oaks Treatment Center PUD – Zoning and Plat

Exhibit C: Resubdivision Plat of Lot 1, Block A, The Oaks II – PUD
Exhibit D: Proposed Third Amendment of the Oaks Treatment Center PUD
Exhibit E: Conceptual Layout of Proposed Condominium Development

ISSUES:

The Applicant met to discuss the proposed amendment with the Southwood Neighborhood Association on February 4, 2013.

DEPARTMENT COMMENTS:

The Oaks Treatment Center Planned Unit Development (PUD) consists of a psychiatric treatment center and a community recreation use on two lots, at approximately 34 acres in size. The treatment center is located on Lot 1 and will remain unchanged. The proposed amendment area is limited to Lot 2 which is presently developed with five soccer fields and associated parking areas. Lot 2 includes the 100-year floodplain of Williamson Creek on its west side adjacent to the Missouri-Pacific Railroad tracks, has access to West Stassney Texas Lane and frontage at the terminus of Savana Drive.

The PUD was established in December 1986 and development and use is limited to the single family residence – standard lot (SF-2) district. A 1987 plat of the PUD prohibits access to Savana Drive, by way of a plat note (C814s-86-030). Please refer to Exhibits A, A-1 and B. The PUD was first amended in April 1988 to add 37 parking spaces and landscaping (SP-88-0149DS). The second amendment, approved in December 2002, allowed for lighting of the athletic fields and permitted community recreation (private) use as a conditional use. In 2004, the property (including both the treatment center and the community recreation use) was resubdivided to create the two lots described above. Please refer to Exhibit C.

The Applicant proposes a third PUD amendment in order to pursue condominium development of 170 units on Lot 2, and change the base zoning district from SF-2 to the townhouse and condominium (SF-6) district. Vehicular access will be taken solely to West Stassney Lane; it is prohibited by plat note to the terminus of Savana Drive, at the northeast corner of Lot 2, although staff is recommending that emergency, pedestrian and bicycle access be permitted. Additional impervious cover is proposed for Lot 2. If the proposed impervious cover in the uplands zone of Lot 2 exceeds 7.45 acres at the time of development, the developer shall construct, and maintain in perpetuity, a water quality treatment facility for an off-site drainage area captured from Lot 1 containing impervious cover greater or equal to one-third (1/3) of the amount of impervious cover proposed in the uplands zone of Lot 2 in excess of 7.45 acres. The water quality treatment facility for the off-site area shall be in compliance with current codes and criteria and may be combined with the proposed treatment for Lot 2 or provided in a separate facility located on Lot 2. The project will comply with current Code requirements. Please refer to Exhibits D and E.

Staff supports the Applicant's PUD amendment request to change the base district for Lot 2 to SF-6 based on the following considerations of the property: 1) Townhome / condominium uses are compatible with the mixture of surrounding residential, commercial and civic land

uses including the adjacent single family residences while further diversifying the housing options available in this area, 2) condominium use exists across West Stassney Lane to the north and 3) additional impervious cover is addressed.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	PUD	Community recreation (private) and associated parking
<i>North</i>	SF-6-CO; CS-V; GR-V; LO	Condominiums; Financial services; Personal services; Offices; Indoor Sports and Recreation; Four-plexes
<i>South</i>	SF-3	Single family residences
<i>East</i>	PUD; SF-3	Psychiatric treatment center (under reconstruction); Single family residences
<i>West</i>	SF-3; P	Railroad tracks; Crockett High School; Garrison Park

NEIGHBORHOOD PLANNING AREA: South Austin **TIA:** Is not required
Combined NPA (Garrison Park)

WATERSHED: Williamson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association 175 – Salem Walk Association of Neighbors
511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
742 – Austin Independent School District
786 – Home Builders Association of Greater Austin
950 – Southwood Neighborhood Association
1008 – Woodhue Community Neighborhood Watch
1037 – Homeless Neighborhood Association 1049 – Deer Park Neighborhood Watch
1075 – League of Bicycling Voters 1100 – Perry Grid 644
1166 – Soft Wind Neighborhood Association
1200 – Super Duper Neighborhood Objectors and Appealers Organization
1224 – Austin Monorail Project 1228 – Sierra Club, Austin Regional Group
1236 – The Real Estate Council of Austin, Inc. 1340 – Austin Heritage Tree Foundation
1363 – SEL Texas

SCHOOLS:

Odom Elementary School Bedichek Middle School Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0216 –	Add –V, Vertical	To Grant –V zoning on	Apvd. as Commission

South Manchaca Vertical Mixed Use Building Rezoning – Ben White Blvd. on the north, South 1 st St. on the east, Stassney Ln. on the south, Manchaca Rd. on the west	Mixed Use Building zoning to 19 tracts on 63.67 acres	19 tracts. 17 tracts received all vertical mixed use building standards; 2 tracts received dimensional standards only; 60% median family income for rental units.	recommended (12-13-2007).
C14-07-0017 – Stassney Office Condos – 1210 Gobi Dr.	LR-MU-CO; LO-MU-CO to LR-MU-CO	To Grant LR-MU-CO for Tract 1 and LO-MU-CO for Tract 2, with CO for 1,000 vpd; right-hand turn out to Gobi Dr.; min. lot size for residential use is 3,600 s.f.; and prohibits certain uses; Restrictive Covenant for the Neighborhood Traffic Analysis	Apvd. LR-MU-CO for Tract 1 and LO-MU-CO for Tract 2, and modifying the Zoning and Platting Commission's recommendation to allow 2,000 vpd and unrestricted access to Gobi Drive; Restrictive Covenant for the Neighborhood Traffic Analysis (6-21-2007).
C14-02-0005 – Stassney Lane – 1100 W. Stassney Ln.	MF-2; MF-3; LR; GR to SF-6	To Grant SF-6-CO w/CO of 40 units max. and that site plan be reviewed by Commission	Apvd. SF-6-CO w/CO for max. structure height of 15' within 50' of north property line; 40% i.c.; 44 residential units (5.370 u.p.a.), & a building may not contain more than 1 unit; Restrictive Covenant requires that a Certificate of Occupancy not be approved until an on-site stormwater detention facility is designed to account for a minimum 55% of on-site i.c. (8-29-02).
C14-00-2178 – Maranatha Baptist Temple – W. Stassney Ln. at Gobi Dr.	SF-3 to LR	To Grant LR-MU-CO for Tract 1 and LO-MU-CO for Tract 2, MU for SF-4A density if developed	Apvd. LR-MU-CO for Tract 1 and LO-MU-CO for Tract 2, as Commission recommended (3-29-

		w/residential uses, CO for 300 vpd, right and left turns out to Gobi Dr., right hand turns out only on Gobi Dr., and neighborhood office (NO) uses only	2001).
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RELATED CASES:

The subject PUD amendment area is platted as Lot 2, Resubdivision of Lot 1, Block A, The Oaks II – PUD, recorded on January 20, 2004 (C8-03-0019.0A). Please refer to Exhibit C.

Also, please refer to related case information incorporated into the Department Comments section on Page 2.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
West Stassney Lane	100 feet	2 @ 27 feet	Arterial	Yes	Yes	Yes

CITY COUNCIL DATE: April 25, 2013

ACTION:

ORDINANCE READINGS: 1st

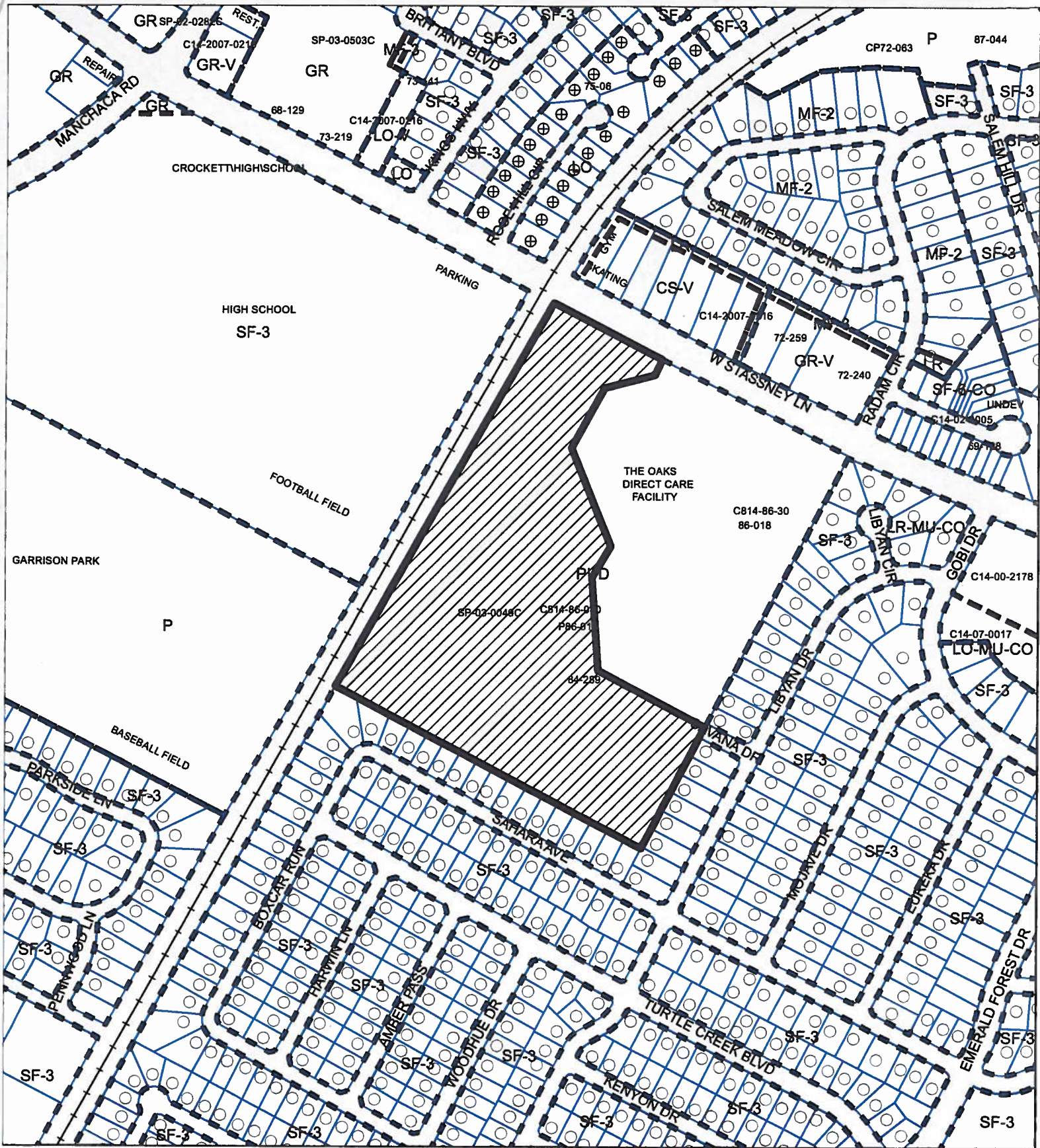
2nd




3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT AMENDMENT
ZONING CASE#: C814S-86-030.03

Exhibit A



1" = 400'

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.



RECEIVED

JAN 13 1987

ORDINANCE NO. 861218-G

LAND DEV. SERV.

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2A OF THE AUSTIN CITY CODE OF 1981 BY DESIGNATING AND DEFINING HEALTHVEST PUD AS A PLANNED UNIT DEVELOPMENT; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2A of the Austin City Code of 1981 is hereby amended to designate and define the property described in File C814-86-030 as a "PUD" Planned Unit Development District, to-wit:

34.32 acres of land out of the William Cannon League, in Austin, Travis County, Texas, same being a portion of those certain tracts of land called to contain 29.47 acres of land (designated tract one), that certain tract of land called to contain 1.91 acres (designated tract two), and that certain tract of land called to contain 32.5 acres, all described in a deed to Brown Enterprises, of record in Volume 3123, Page 154, Deed Records of Travis County, Texas; said 34.32 acres of land being more particularly described by metes and bounds in Exhibit "A", attached hereto and incorporated herein for all purposes,

Said property being locally known as 1407 Stassney Lane in the City of Austin, Travis County, Texas.

PART 2. That the development of the "PUD" Planned Unit Development District herein described shall be accomplished in accordance with the site plan submitted and approved by both the City Planning Commission and the City Council, which is on file in the Office of Land Development Services of the City of Austin.

PART 3. That except to the extent the site plan referred to herein is inconsistent therewith, the development and use of the property described herein shall be in accordance with the ordinance of the City of Austin governing the development and use of property zoned "SF-2" Single Family Residence (Standard Lot).

PART 4. It is hereby ordered that the zoning maps accompanying Chapter 13-2A of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

EXHIBIT B
1986 ZONING ORDINANCE
+ PLAT n

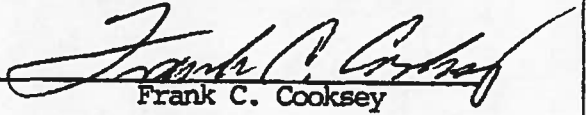
PART 5. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

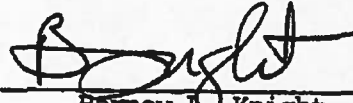
December 18

, 1986

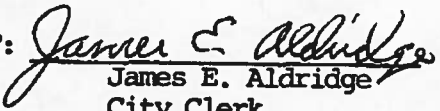
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Frank C. Cooksey
Mayor

APPROVED:


Barney D. Knight
City Attorney

ATTEST:


James E. Aldridge
City Clerk

SJS:saf
86-030/pud

THE OAKS II - P.U.D.

**LOT 1
BLOCK "A"
34.32 Acres**

LEGEND





- HOLE IN CONG. FOUND
- IRON ROD FOUND
- IRON ROD SET
- ▲ 604 NAIL FOUND
- IRON PIPE FOUND

SCALE 1" = 100'

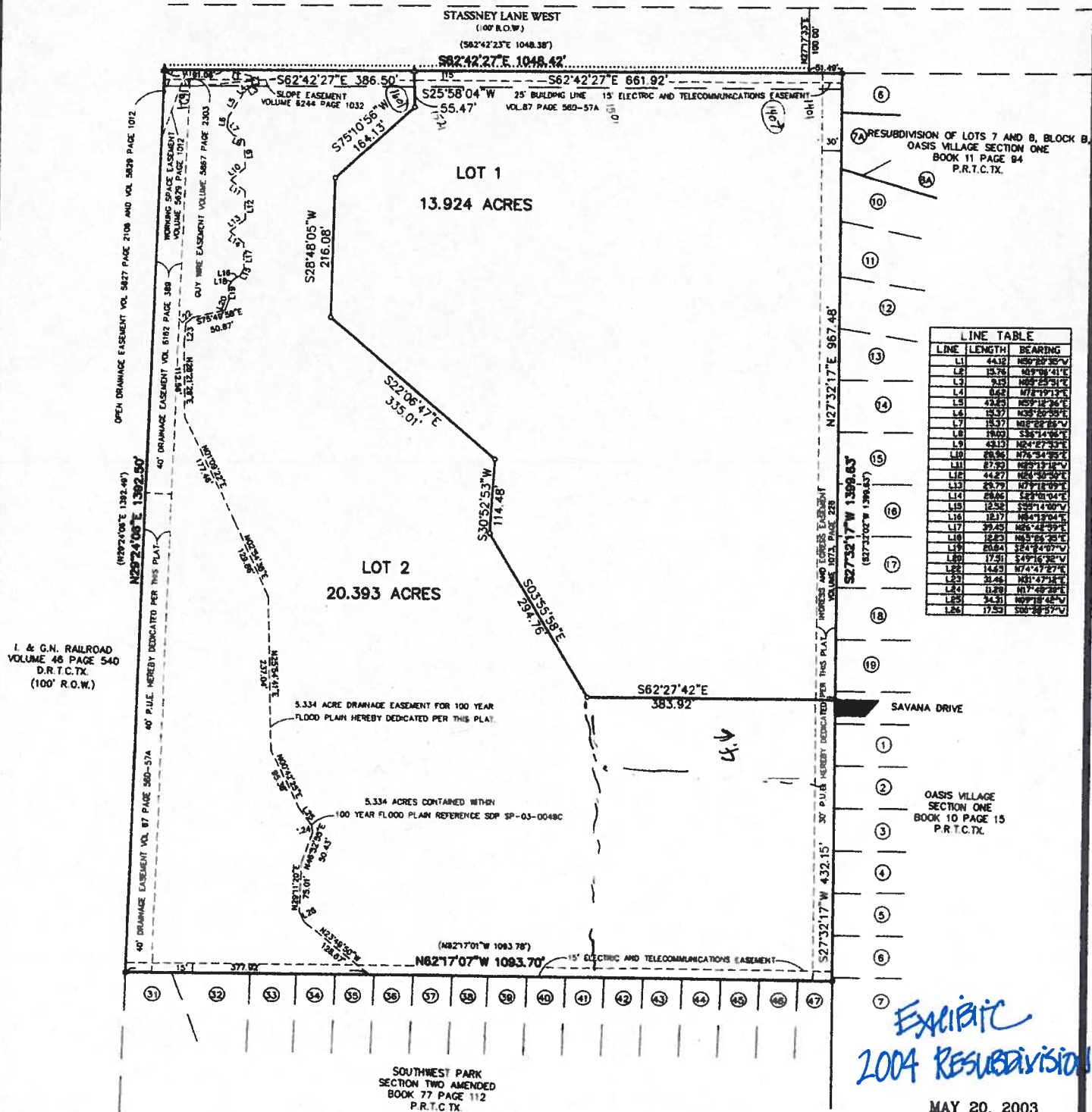
06/20/28

C8142-26-30

Vol. 87 Page 564B
PUS RECORDS, TRAVIS COUNTY, TEXAS

	1/2" IRON ROD WITH PLASTIC DELTA SURVEY CAP
	1/2" IRON ROD FOUND
	PUNCH HOLES IN CONCRETE
	MAO MAG SET
R.F.Y.C.TX	SSAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS
P.F.Y.C.TX	ORIGINAL BUREAU RECORDS, TARRANT COUNTY, TEXAS
L.F.Y.C.TX	INDEX RECORDS, TARRANT COUNTY, TEXAS
()	RECORD INFORMATION
Q.W	DATE OF INFO
.....	ADDRESS
PUB.	PUBLIC UTILITY SERVICE

GRAPHIC SCALE



⑦ EXHIBIT
2004 RESUBDIVISION PLAT

MAY 20, 2003

Delta Survey Group Inc.

8213 Brodie Lane Ste. 102 Austin, TX. 78745
office: (512) 282-5200 fax: (512) 282-5230

RESUBDIVISION OF LOT 1, BLOCK A,
THE OAKS II - PUD

SHEET
3
OF
3

CG-03-0019.0A

THE OAKS TREATMENT CENTER PLANNED UNIT DEVELOPMENT

ZONING SUBMITTAL

SUBMITTAL DATE: AUGUST 2, 2002

- INDEX OF DRAWINGS:
- 1 COVER SHEET
 - 2 EXISTING CONDITIONS
 - 3 SITE PLAN
 - 4 GENERAL NOTES
 - 5 CONCEPTUAL LANDSCAPE PLAN
 - 6 LANDSCAPE DETAILS

PROPERTY OWNER:

1407 STASSNEY LANE
P.O. BOX 100
THE OAKS TREATMENT CENTER
P.O. BOX 100
THE OAKS TREATMENT CENTER

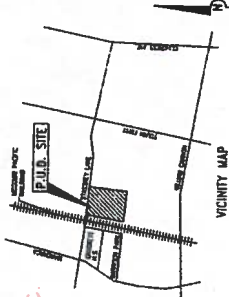
CIVIL ENGINEER:

PAUL S. HARRIS, P.E.
1407 STASSNEY LANE
P.O. BOX 100
THE OAKS TREATMENT CENTER

LANDSCAPE ARCHITECT:

JOHN F. HARRIS, AIA
1407 STASSNEY LANE
P.O. BOX 100
THE OAKS TREATMENT CENTER

PROPERTY OWNER:
1407 STASSNEY LANE
P.O. BOX 100
THE OAKS TREATMENT CENTER
P.O. BOX 100
THE OAKS TREATMENT CENTER



REVISION/CORRECTIONS									
NO.	DESCRIPTION	DATE	BY	CHKD.	APP'D.	DATE	BY	CHKD.	APP'D.
1	REVISION	8/1/02	JFH	JFH	JFH	8/1/02	JFH	JFH	JFH
2	REVISION	8/1/02	JFH	JFH	JFH	8/1/02	JFH	JFH	JFH
3	REVISION	8/1/02	JFH	JFH	JFH	8/1/02	JFH	JFH	JFH
4	REVISION	8/1/02	JFH	JFH	JFH	8/1/02	JFH	JFH	JFH
5	REVISION	8/1/02	JFH	JFH	JFH	8/1/02	JFH	JFH	JFH

LEGAL DESCRIPTION:

THE OAKS TREATMENT CENTER
P.O. BOX 100
THE OAKS TREATMENT CENTER
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THE OAKS TREATMENT CENTER

FLOOD PLAIN:

THE OAKS TREATMENT CENTER
P.O. BOX 100
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THE OAKS TREATMENT CENTER

EDWARDS AQUIFER:

THE OAKS TREATMENT CENTER
P.O. BOX 100
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GENERAL NOTES AND DISCUSSION:

THE OAKS TREATMENT CENTER
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COVER SHEET

DATE	8/1/02
BY	JFH
CHKD.	JFH
APP'D.	JFH

PAGE 1 OF 5

Exhibit D
THIRD PUD AMENDMENT

THE OAKS TREATMENT CENTER P.U.D. DOCUMENTS 1407 STASSNEY LANE

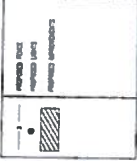


SITE PLAN

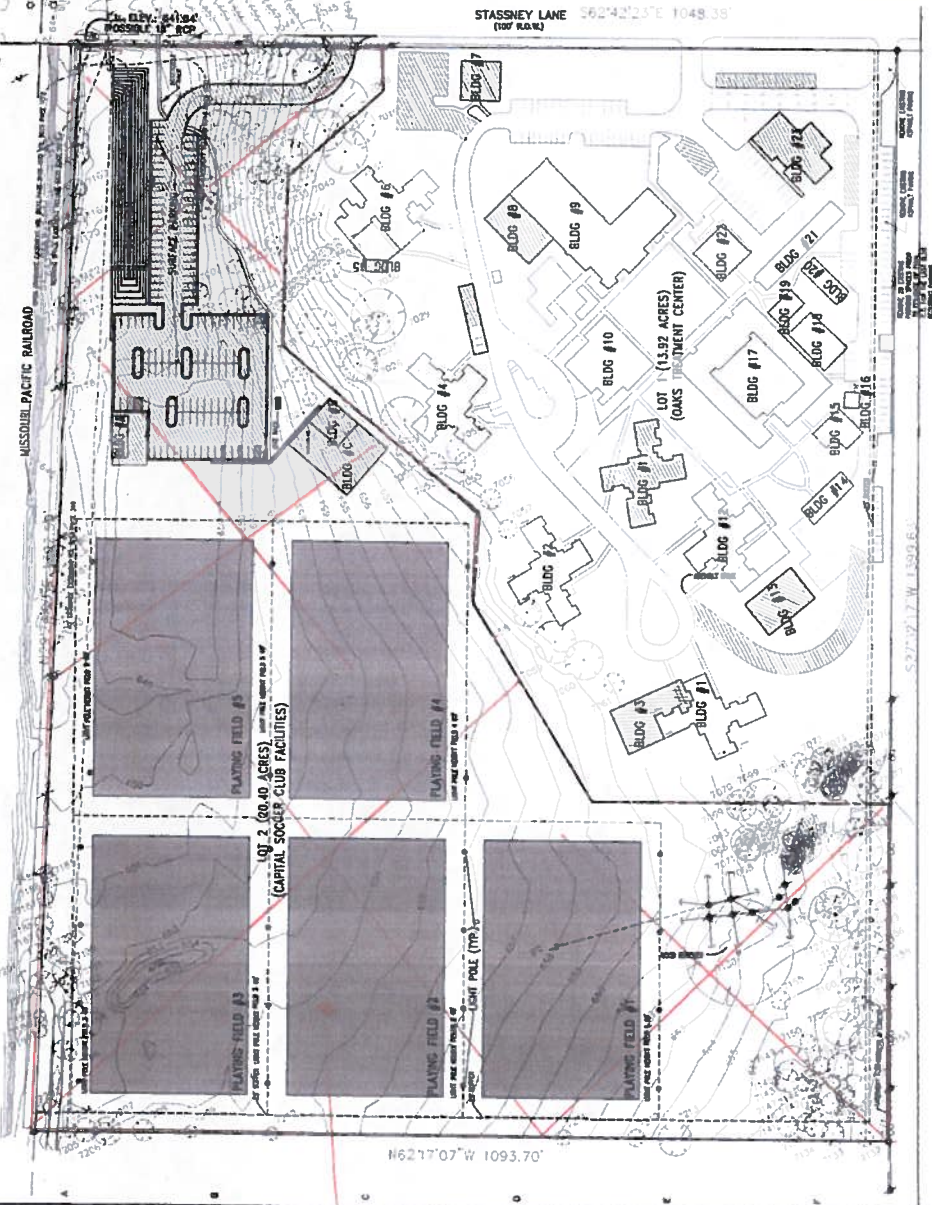
DATE	12/1/99
BY	DAVID L. SMITH
FOR	THE OAKS TREATMENT CENTER
PROJECT NO.	1407 STASSNEY LANE
SCALE	1" = 100'

PAGE 3 OF 5

LEGEND



THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE DESIGNER'S WORK IS LIMITED TO THE PREPARATION OF THIS SITE PLAN AND DOES NOT INCLUDE ANY OTHER SERVICES. THE DESIGNER'S WORK IS LIMITED TO THE PREPARATION OF THIS SITE PLAN AND DOES NOT INCLUDE ANY OTHER SERVICES.



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CONDOMINIUM
RESIDENTIAL

IMPERVIOUS COVER

[illegible]

LOOR TO AREA RATIO

489.5755%

LOT 2 IS
SUBJECT
TO SF-6
REGULATION

b7
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.
DATE 08-16-2010 BY 60322 UCBAW/BJS

GENERAL NOTES

[illegible][illegible]

107

DATE	TIME	PER	TEST	SCORE	PERCENT	GRADE
1	1:00 PM	1st	3rd	80	80%	C
2	1:00 PM	2nd	3rd	80	80%	C
3	1:00 PM	3rd	3rd	80	80%	C
4	1:00 PM	4th	3rd	80	80%	C
5	1:00 PM	5th	3rd	80	80%	C
6	1:00 PM	6th	3rd	80	80%	C
7	1:00 PM	7th	3rd	80	80%	C
8	1:00 PM	8th	3rd	80	80%	C
9	1:00 PM	9th	3rd	80	80%	C
10	1:00 PM	10th	3rd	80	80%	C
11	1:00 PM	11th	3rd	80	80%	C
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23	1:00 PM	23rd	3rd	80	80%	C
24	1:00 PM	24th	3rd	80	80%	C
25	1:00 PM	25th	3rd	80	80%	C
26	1:00 PM	26th	3rd	80	80%	C
27	1:00 PM	27th	3rd	80	80%	C
28	1:00 PM	28th	3rd	80	80%	C
29	1:00 PM	29th	3rd	80	80%	C
30	1:00 PM	30th	3rd	80	80%	C
31	1:00 PM	31st	3rd	80	80%	C
32	1:00 PM	32nd	3rd	80	80%	C
33	1:00 PM	33rd	3rd	80	80%	C
34	1:00 PM	34th	3rd	80	80%	C
35	1:00 PM	35th	3rd	80	80%	C
36	1:00 PM	36th	3rd	80	80%	C
37	1:00 PM	37th	3rd	80	80%	C
38	1:00 PM	38th	3rd	80	80%	C
39	1:00 PM	39th	3rd	80	80%	C
40	1:00 PM	40th	3rd	80	80%	C
41	1:00 PM	41st	3rd	80	80%	C
42	1:00 PM	42nd	3rd	80	80%	C
43	1:00 PM	43rd	3rd	80	80%	C
44	1:00 PM	44th	3rd	80	80%	C
45	1:00 PM	45th	3rd	80	80%	C
46	1:00 PM	46th	3rd	80	80%	C
47	1:00 PM	47th	3rd	80	80%	C
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52	1:00 PM	52nd	3rd	80	80%	C
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57	1:00 PM	57th	3rd	80	80%	C
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66	1:00 PM	66th	3rd	80	80%	C
67	1:00 PM	67th	3rd	80	80%	C
68	1:00 PM	68th	3rd	80	80%	C
69	1:00 PM	69th	3rd	80	80%	C
70	1:00 PM	70th	3rd	80	80%	C
71	1:00 PM	71st	3rd	80	80%	C

PARKING DATA

MARKING DATA

[illegible][illegible]

21

[illegible]

EFFICIENCY: 1.343

1 BED: 1.5 SPACES
1 + 1 BED: 1.5 SPACES
EACH ADDITIONAL BED: 1.5 SPACES

1000 6 35330 • 6713

THE IMPACT

- [illegible]

ENDING THE SLAVE-TRADE ACT

City of Chicago has been successful in the past in obtaining the necessary funding for the program. The City of Chicago has been successful in the past in obtaining the necessary funding for the program.

3. Issues of Technology

- MAINTAINING** a healthy, vibrant complexion is a goal for many women. But when it comes to skin care, there are a lot of choices. So how do you know which products are the best for you? The answer is simple: by looking for the right ingredients. Here are some of the most effective ingredients to look for in your skin care products:
- **Vitamin C**: A powerful antioxidant that helps protect your skin from damage caused by free radicals. It also helps to brighten your skin and reduce the appearance of dark spots.
 - **Retinol**: A form of vitamin A that helps to stimulate collagen production and improve the texture of your skin. It can also help to reduce the appearance of wrinkles and fine lines.
 - **Hyaluronic acid**: A naturally occurring substance in your skin that helps to retain moisture. It can help to keep your skin hydrated and plump.
 - **Niacinamide**: A B-vitamin that helps to improve the skin's barrier function and reduce inflammation. It can also help to reduce the appearance of redness and acne.
 - **Alpha hydroxy acids (AHAs)**: A group of chemicals that help to exfoliate the skin and improve its texture. They can also help to reduce the appearance of wrinkles and fine lines.
- When choosing a skin care product, look for these ingredients in the list of ingredients. And remember, consistency is key! Using a product regularly is the best way to see results.

LOT 2 IS SUBJECT TO

SF-6 SITE DEVELOPMENT
REGULATIONS.
WATER QUANTITY AND DETENTION
PLUMBED FOR LOT 2.

Lot 2 is subject to current

CITY OF LOS ANGELES
 PUBLIC WORKS DEPARTMENT
 1200 N. GARDEN STREET, 12TH FLOOR
 LOS ANGELES, CALIF. 90012
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 WWW.LAPWD.COM
 1200 N. GARDEN STREET, 12TH FLOOR
 LOS ANGELES, CALIF. 90012
 (213) 475-2000
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 WWW.LAPWD.COM

1. The purpose of this document is to provide a comprehensive overview of the project's objectives, scope, and timeline.
2. The project is designed to address the current challenges faced by the organization and to implement a new system that will improve efficiency and reduce costs.
3. The project will be managed by a dedicated team, with a project manager overseeing all activities and ensuring that the project stays on track.
4. The project timeline is as follows: Phase 1 (Planning) - 3 months, Phase 2 (Design) - 4 months, Phase 3 (Development) - 6 months, Phase 4 (Testing) - 2 months, and Phase 5 (Deployment) - 1 month.
5. The project budget is estimated at \$1,200,000, with a contingency fund of \$100,000.
6. The project will be subject to regular reporting and communication with the steering committee and other stakeholders.
7. The project is expected to be completed by the end of the fiscal year, with a final review and evaluation of the project's outcomes.

KEYWORD

- [illegible]

W. R. 11

- [illegible]

THE OAKS TREATMENT CENTER
P.U.D. DOCUMENTS
1407 STASSNEY LANE

CONCEPTUAL
LANDSCAPE PLAN

TABLE 1: PLANTING SCHEDULE

Plant Species	Quantity	Notes
1. 1" DB SHADY BLOOM	100	Plant in 1" DB pots
2. 1" DB SHADY BLOOM	100	Plant in 1" DB pots
3. 1" DB SHADY BLOOM	100	Plant in 1" DB pots
4. 1" DB SHADY BLOOM	100	Plant in 1" DB pots
5. 1" DB SHADY BLOOM	100	Plant in 1" DB pots
6. 1" DB SHADY BLOOM	100	Plant in 1" DB pots
7. 1" DB SHADY BLOOM	100	Plant in 1" DB pots
8. 1" DB SHADY BLOOM	100	Plant in 1" DB pots
9. 1" DB SHADY BLOOM	100	Plant in 1" DB pots
10. 1" DB SHADY BLOOM	100	Plant in 1" DB pots

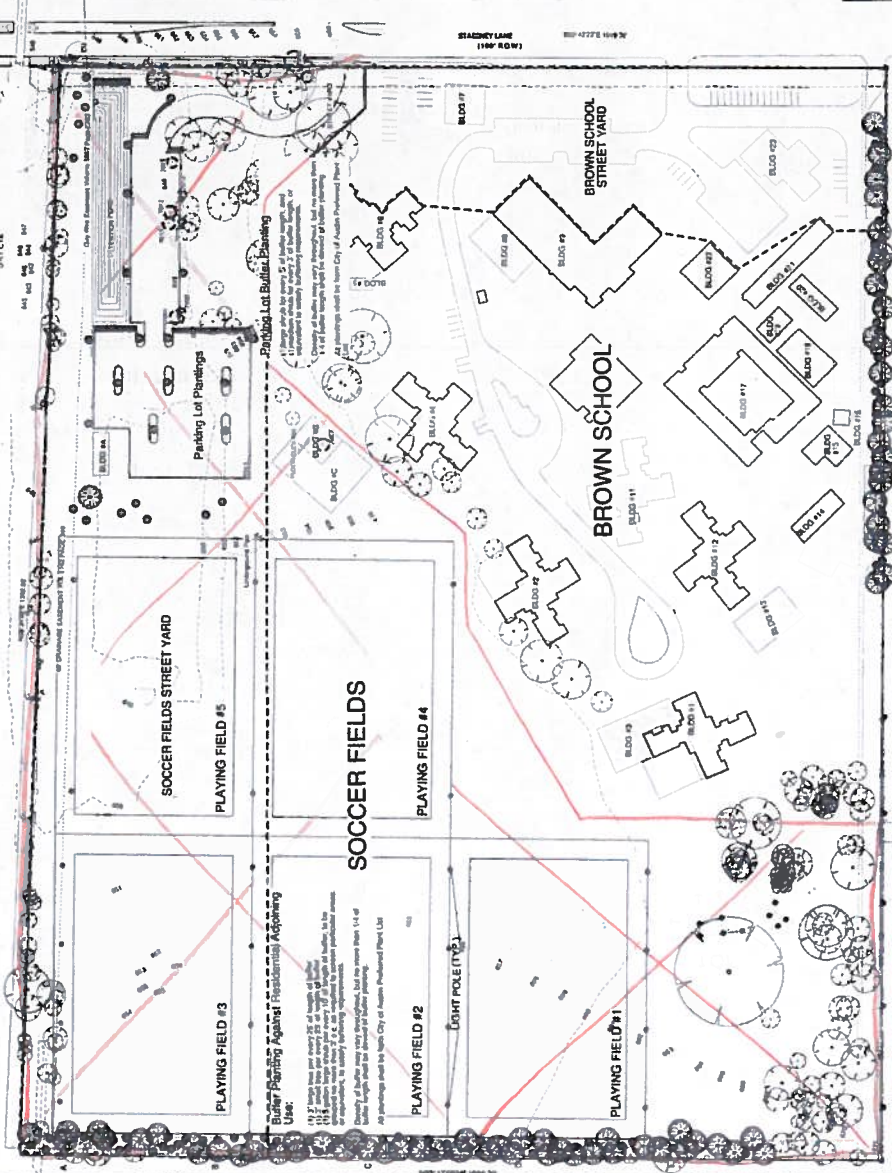
LANDSCAPE LEGEND

1. 1" DB SHADY BLOOM
2. 1" DB SHADY BLOOM
3. 1" DB SHADY BLOOM
4. 1" DB SHADY BLOOM
5. 1" DB SHADY BLOOM
6. 1" DB SHADY BLOOM
7. 1" DB SHADY BLOOM
8. 1" DB SHADY BLOOM
9. 1" DB SHADY BLOOM
10. 1" DB SHADY BLOOM

NOTES:
1. All plantings shall be in 1" DB pots.
2. All plantings shall be in 1" DB pots.
3. All plantings shall be in 1" DB pots.
4. All plantings shall be in 1" DB pots.
5. All plantings shall be in 1" DB pots.
6. All plantings shall be in 1" DB pots.
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TABLE 2: PLANTING SCHEDULE

Plant Species	Quantity	Notes
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3. 1" DB SHADY BLOOM	100	Plant in 1" DB pots
4. 1" DB SHADY BLOOM	100	Plant in 1" DB pots
5. 1" DB SHADY BLOOM	100	Plant in 1" DB pots
6. 1" DB SHADY BLOOM	100	Plant in 1" DB pots
7. 1" DB SHADY BLOOM	100	Plant in 1" DB pots
8. 1" DB SHADY BLOOM	100	Plant in 1" DB pots
9. 1" DB SHADY BLOOM	100	Plant in 1" DB pots
10. 1" DB SHADY BLOOM	100	Plant in 1" DB pots



Buffer Planting
1. 1" DB SHADY BLOOM
2. 1" DB SHADY BLOOM
3. 1" DB SHADY BLOOM
4. 1" DB SHADY BLOOM
5. 1" DB SHADY BLOOM
6. 1" DB SHADY BLOOM
7. 1" DB SHADY BLOOM
8. 1" DB SHADY BLOOM
9. 1" DB SHADY BLOOM
10. 1" DB SHADY BLOOM



CONCEPTUAL LANDSCAPE PLAN

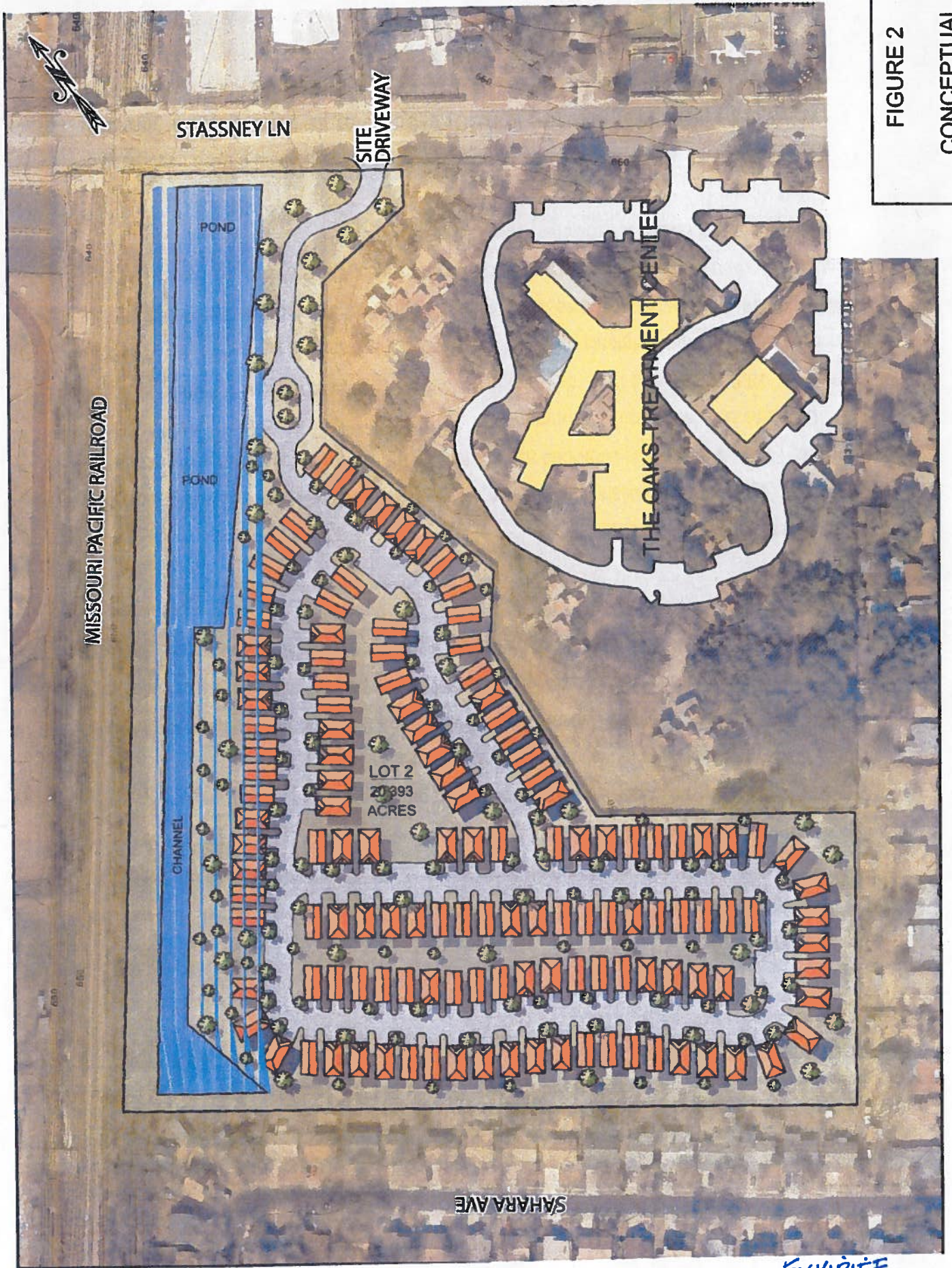


FIGURE 2
CONCEPTUAL
SITE PLAN

EXHIBIT E
CONCEPTUAL LAYOUT

STAFF RECOMMENDATION

The Staff recommendation is to grant the Applicant's requested amendment to planned unit development (PUD) district zoning for Lots 2 of the Resubdivision of Lot 1, Block A, The Oaks II – PUD, in order to: 1) add condominium residential as a permitted use on Lot 2; 2) change the zoning base district for Lot 2 from SF-2 to SF-6; and 3) address the additional impervious cover is proposed for Lot 2 as follows: If the proposed impervious cover in the uplands zone of Lot 2 exceeds 7.45 acres at the time of development, the developer shall construct, and maintain in perpetuity, a water quality treatment facility for an off-site drainage area captured from Lot 1 containing impervious cover greater or equal to one-third (1/3) of the amount of impervious cover proposed in the uplands zone of Lot 2 in excess of 7.45 acres. The water quality treatment facility for the off-site area shall be in compliance with current codes and criteria and may be combined with the proposed treatment for Lot 2 or provided in a separate facility located on Lot 2.

The Staff recommendation is further illustrated in Exhibit D.

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated March 2013.

BASIS FOR RECOMMENDATION

1. Zoning changes should promote an orderly and compatible relationship among land uses.

The townhouse and condominium residence (SF-6) district is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

Staff supports the Applicant's PUD amendment request to change the base district for Lot 2 to SF-6 based on the following considerations of the property: 1) Townhome / condominium uses are compatible with the mixture of surrounding residential, commercial and civic land uses including the adjacent single family residences while further diversifying the housing options available in this area, 2) condominium use exists across West Stassney Lane to the north and 3) additional impervious cover is addressed.

EXISTING CONDITIONS**Site Characteristics**

The subject property is developed with a community recreation (private) use and drains towards the west side of the property. There are no slopes greater than 15 percent on Lot 2.

Impervious Cover

The maximum impervious cover allowed by *SF-6* zoning district is 55%, a consistent figure between the *zoning and watershed* regulations. The proposed amount of impervious cover is 54.5 percent.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Lot 2 of the Resubdivision of Lot 1, Block A, The Oaks II – PUD recorded in January 2004 identifies the 100-year floodplain as containing 5.334 acres along the western portion of the site. There is a Critical Water Quality Zone located at the northwest corner of Lot 2.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113]. However, Staff is requiring an access study to be conducted by the Applicant's traffic consultant.

Access to Savana Drive has been restricted via previous plat note of this subdivision. Staff will recommend an allowance for pedestrian and bicycle access.

Water and Wastewater

The landowner intends to serve the site 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 proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

Site Plan and Compatibility Standards

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

SUBCHAPTER E

Label on the site plan the proposed drive as an Internal Circulation Route (Sidewalks and Building Placement of 2.2.5 does not apply).

Include the following note on the site plan page: "All exterior lighting will be full cut-off and fully shielded in compliance with Subchapter E 2.5 and will be reviewed during building plan review. Any change or substitution of lamp/light fixtures shall be submitted to the Director for approval in accordance with Section 2.5.2.E." Also include Figure 42 from Section 2.5.

OPEN SPACE

This site is subject to Section 2.7 of Subchapter E because there are more than 10 units and because the site is over 5 acres. All development subject to Section 2.7 of Subchapter E shall devote a minimum of 5% gross site area to one or more of the following types of private common open space or pedestrian amenities:

- 1) Natural, undeveloped private common open space, for use of residents, employees, and visitors
- 2) Landscape area beyond minimum landscape requirements, meeting specified standards ,
- 3) A plaza with outdoor seating areas, provided it has a minimum depth and width of 20 feet and minimum total area of 650 sq. ft, with pedestrian amenities as described in 2.7.,

- 4) A play area with amenities or equipment suitable for children under 9 years of age, subject to details described in section 2.7;
- 5) Spaces that provide educational, historic, or cultural features, or sensory experiences as described in 2.7,
- 6) Swimming pools, wading pools, or splash pads,
- 7) Water quality and storm detention ponds designed as an amenity and approved by the Director,
- 8) A multi-use trail proposed in the COA Trails Master Plan, Austin Parks and Rec Long-Range Plan, Sidewalk Master Plan, or Bicycle Plan,
- 9) Basketball, tennis, volleyball, or other sport courts or play fields,
- 10) A combination of above

The following not counted for open space/pedestrian amenity: 1) Open space in a required street yard, 2) Public/private streets or ROW, 3) Off-street parking, loading, driveway, or service areas, 4) Water quality/stormwater detention ponds ,

Area shall meet specified location and design criteria (Subchapter E, 2.7.D)

Area shall be maintained by owners of development (§ 2.7.3.E.)

CONDOMINIUM

For Condominiums, all buildings must have an address with unit number approved through addressing prior to Site Plan approval and release.

A Plan type for each unit must be shown, along with a dimensional plot plan, for each unit.

Please add a floor area data table, showing square footage breakdown (1st floor, 2nd floor, garage area, covered porch, patio, etc) for each unit.