

SECOND/THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C814-2012-0085 – Estancia Hill Country PUD

REQUEST:

Approve second / third readings of an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 12814 Interstate Highway 35 South and FM 1327 (Puryear Road) at South IH 35 Service Road Southbound (Onion Creek Watershed) from unzoned to planned unit development (PUD) district zoning, with conditions.

DEPARTMENT COMMENTS:

No additional conditions imposed by Council at First reading. The zoning case is accompanied by a Traffic Phasing Agreement which will be recorded as a separate document.

A Public Improvement District (PID) for the Estancia Hill Country project was created on June 6, 2013. Second and Third Readings of an ordinance annexing the area covered by the Estancia Hill Country PUD into the City's Limited-Purpose Jurisdiction is a separate Council agenda item. Limited-purpose annexation is scheduled to become effective on July 1, 2013 and last for 16 years.

OWNER / APPLICANT: Sevengreen One LTD; Quartersage II LTD; Reverde Three LTD; IV Capitol Pointe LTD; Stone Pointe Five LTD; Saladia VI LTD; Paol Grande Seven LTD; High Point Green VIII LTD; Golondrina Nine LTD; X Cordoniz LTD; Ciero Eleven LTD; Zagan XII LTD; Thirteen Canard LTD; Ruissea XIV LTD; Dindon Fifteen LTD; Bois de Chene XVI LTD; Etourneau Seventeen LTD; Moineau XVIII LTD; SLF III – Onion Creek LP (The Stratford Company) (Ocie Vest).

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

DATE OF FIRST READING: May 9, 2013, approved PUD district zoning with conditions on First Reading (6-1, Council Member Tovo voted nay).

CITY COUNCIL HEARING DATE: June 20, 2013

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

ZONING CHANGE REVIEW SHEET

CASE: C814-2012-0085 – Estancia Hill Country
Planned Unit Development **Z.A.P. DATE:** January 15, 2013
April 16, 2013

ADDRESS: 12814 Interstate Highway 35 South, FM 1327 (Puryear Road) at South IH 35
Service Road Southbound

<u>OWNERS:</u> Sevengreen One LTD; Quartersage II LTD; Reverde Three LTD; IV Capitol Pointe LTD; Stone Pointe Five LTD; Saladia VI LTD; Paol Grande Seven LTD; High Point Green VIII LTD; Golondrina Nine LTD; X Cordoniz LTD; Ciero Eleven LTD; Zagan XII LTD; Thirteen Canard LTD; Ruisse XIV LTD; Dindon Fifteen LTD; Bois de Chene XVI LTD; Etourneau Seventeen LTD; Moineau XVIII LTD; SLF III – Onion Creek LP (The Stratford Company) (Ocie Vest)	<u>AGENT:</u> Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)
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ZONING FROM: I-RR (upon annexation) **TO:** PUD **AREA:** 593.6 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant planned unit development (PUD) district zoning with the conditions of the Environmental Board Motion 20130403-6b, as shown in Attachment A, and as shown in the PUD Land Use Plan as provided in Exhibit B and supporting Exhibits C, D, H, H-1, I and also including the Headwaters Buffer and Construction on Slopes exhibits that are part of Attachment A.

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated April 9, 2013, as provided in Attachment B.

ENVIRONMENTAL BOARD MOTION:

April 3, 2013: The Environmental Board recommends approval of the conditions for the Estancia Hill Country PUD C814-2012-0085 as described in background documents with exception of deleting a portion of variance No. 3 regarding Heritage Tree review. *(Delete sentence will include an analysis based on preserving those trees that are in the soundest condition)* This includes the Board condition to "Provide at least 25% of the water for landscape irrigation of right-of-way infrastructure project-wide from non-potable water sources (rainwater, condensate water, or catchment of storm water)."

ZONING AND PLATTING COMMISSION RECOMMENDATION:

January 15, 2013: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY THE STAFF, BY CONSENT*

[C. BANKS; R. MCDANIEL – 2ND] 6-0 P. SEEGER – ABSENT

April 16, 2013: *APPROVED STAFF RECOMMENDATION FOR PUD DISTRICT ZONING WITH CONDITIONS OF THE ENVIRONMENTAL BOARD MOTION 20130403-6b AS SHOWN IN ATTACHMENT A, AND AS SHOWN IN THE LAND USE PLAN, AS PROVIDED IN EXHIBIT B, AND SUPPORTING EXHIBITS C, D, H, H-1, AND ALSO INCLUDING THE HEADWATERS BUFFER AND CONSTRUCTION ON SLOPES EXHIBITS THAT ARE PART OF ATTACHMENT A. THE ENVIRONMENTAL BOARD CONDITION INCLUDES THE STATEMENT "PROVIDE AT LEAST 25% OF THE WATER FOR LANDSCAPE IRRIGATION OF RIGHT-OF-WAY INFRASTRUCTURE PROJECT-WIDE FROM NON-POTABLE WATER SOURCES (RAINWATER, CONDENSATE WATER, OR CATCHMENT OF STORM WATER)". THE RESTRICTIVE COVENANT INCLUDES ALL RECOMMENDATIONS LISTED IN THE TRAFFIC IMPACT ANALYSIS MEMORANDUM DATED APRIL 9, 2013, AS PROVIDED IN ATTACHMENT B.*

[S. COMPTON; G. ROJAS – 2ND] (7-0)

ISSUES:

No additional conditions imposed by Council at First reading. The zoning case is accompanied by a Traffic Phasing Agreement which will be recorded as a separate document.

A Public Improvement District (PID) for the Estancia Hill Country project was created on June 6, 2013. Second and Third Readings of an ordinance annexing the area covered by the Estancia Hill Country PUD into the City's Limited-Purpose Jurisdiction is a separate Council agenda item. Limited-purpose annexation is scheduled to become effective on July 1, 2013 and last for 16 years.

The Onion Creek Meadows Property Owner Association has written a letter of support of the proposed PUD. A resident within the Arroyo Dobles Estates neighborhood has also provided correspondence in support of the PUD.

On May 8, 2013, Staff and the Applicant met with representatives from the bicycle community. The Old San Antonio Road bridge at Onion Creek is in Travis County's Capital Improvement Program list, based on 2011 bond funds. The capital improvement project is to rehabilitate and replace the existing bridge that is aging and considered somewhat unsafe. Design of the replacement bridge is scheduled to begin in June 2013, with construction scheduled to begin in November 2014 and finishing sometime in 2015. While there is no funded capital improvement project to make improvements to Old San Antonio Road at this time, it has the potential to be part of a future bond proposal.

The Applicant has made a 10-foot wide right-of-way dedication along the west side of Old San Antonio Road, and in addition is establishing a 10-foot wide easement that will include an 8-foot wide concrete path. The path will be built with the first phase of development. Construction-related traffic will not be directed to Old San Antonio Road.

EXHIBITS AND ATTACHMENTS TO THE STAFF REPORT:

Exhibit A, Exhibit A-1 and Exhibit A-2: Vicinity Map, Zoning Map and Aerial
Exhibit B: PUD Land Use Plan
Exhibit C: Park Exhibit
Exhibit D: Signage
Exhibit E: Conceptual Plan
Exhibit F: PUD Summary
Exhibit G: Basis for Superiority / Tier 1 and Tier 2 Table
Exhibit H: Code Modifications
Exhibit H-1: Compatibility Standards
Exhibit I: Zoning Use Summary Table
Exhibit J: Approved Preliminary Plan
Exhibit K: Proposed Final Plat – Tract 1
Exhibit L: Proposed Construction Plan – Tract 1
Exhibit M: Proposed Site Plan – Enclave at Estancia Phase I (Lennar)

Attachment A: Environmental Board Motion and Materials
Attachment B: TIA Memo
Attachment C: Educational Impact Memo

Correspondence Received

DEPARTMENT COMMENTS:

The proposed Estancia Hill Country Planned Unit Development (PUD) consists of two tracts of undeveloped land located on the southbound IH-35 service road at its intersection with Puryear Road. Tract 1 is bordered by Onion Creek on the north, IH-35 on the east, Puryear Road on the south and Old San Antonio Road on the west. Tract II is located on the west side of Old San Antonio Road and *does not* include a 0.160 acre tract that contains a water system including well/water tank and a pump station in a building, and is under separate ownership. The proposed PUD is bounded by Onion Creek to the north, the southbound IH 35 Service Road to the east, Puryear Road to the south, and single family residences in the Onion Creek Meadows subdivision and residences on large lots and undeveloped land to the west (County). Please refer to Exhibits A (Vicinity Map), A-1 (Zoning Map) and A-2 (Aerial View).

The Applicant is requesting PUD district zoning for a 593.6 acre mixed use project that may be developed with up to 737 single family residential units, 1,550 multi-family residential units, 1.65 million square feet of office/commercial uses, 400,000 square feet of retail, and over 100 acres of open space. A two acre City of Austin Fire / EMS station site and a nine

acre site for a multi modal transportation facility are proposed to be located near the southeast corner of Tract II. In general, parkland/open space is located in proximity to Onion Creek and along the west side of Old San Antonio Road, and single family residences on the north central portion of the site. The remainder of the property is to be developed with a broad mix of multi-family, office, retail, and civic uses. Please refer to Exhibit B (PUD Land Use Plan).

Per the LDC, PUD district zoning was established to implement goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services. The City Council intends PUD district zoning to produce development that achieves these goals to a greater degree than and that is therefore superior to development under conventional zoning and subdivision regulations.

City Council approved revisions to the PUD regulations that became effective June 29, 2008. To help evaluate the superiority of a proposed PUD, requirements are divided into two categories: Tier 1, which is requirements that all PUDs must meet, and Tier 2 which provides criteria in 13 topical areas in which a PUD may exceed code requirements and therefore be superior. A PUD need not address all criteria listed under Tier 2, and there is no minimum number of categories or individual items required.

As more fully detailed in the Tier Table and Land Use Plan (please refer to Exhibit B), this proposed PUD meets all 12 of the applicable Tier 1 items, meets one of three additional Tier 1 items (*Commercial Design Standards*), and offers some elements of superiority in seven of the 13 Tier 2 categories (*Open Space/Parkland; Environment; Community Amenities, Transportation, Affordable Housing, Art and Historic Preservation*).

Upgrades to Old San Antonio Road

In order to accommodate the additional traffic on Old San Antonio Road, the Applicant has donated 10 feet of right-of-way along Old San Antonio Road for widening, as well as an additional 10-foot wide easement for a hike and bike trail. The right-of-way and easement were donated at the time the Preliminary Plan was approved. To address bicycle safety, Travis County has committed to build a 6-foot wide bike lane on each side of Old San Antonio Road. The Applicant has also agreed to donate all of the land necessary for the construction of a new bridge to be built at the low water crossing located near the northwest corner of the property (the existing bridge will remain in place). The land donation will occur by way of a Transportation Phasing Agreement with Travis County.

Code Modifications

There are nine modifications to Code requirements requested by the Applicant and recommended by Staff (please refer to Exhibit H – Code Modification chart for details)

- 25-1-21(98) *Definition of Site*
- 25-2, *Subchapter C, Article 10 (Compatibility Standards)*
- 25-2-243 *Proposed District Boundaries*

- 25-2-491 *Permitted, Prohibited and Conditional Uses*
- Subchapter E *Commercial Design Standards*
- 25-8, Subchapter A, Article 7, Division 3 (*Construction on Slopes*)
 - 25-8-301(A) and 25-8-302(A)(2)
- 25-8-394 (C) (*Suburban Watershed Uplands Zone*) – *Impervious Cover*
- 25-8-643 *Heritage Trees*
- 25-10-82 *Determination of Applicable Sign District*

Staff recommendation and conditions:

Given the number and breadth of items offered in the PUD that exceed current code standards for townhouse and condominium residence (SF-6) district zoning (107.347 acres), community commercial – mixed use (GR-MU) district zoning, and general commercial services – mixed use – vertical mixed use building (CS-MU-V) district zoning, Staff believes the proposal can result in superior development at what will be significant intersection. Therefore, Staff recommends PUD zoning based on the following factors that make this project superior:

- Located near the Regional Center of the Imagine Austin Comprehensive Plan
- Dedicating all of the right-of-way for new bridge construction accommodating bikes and pedestrians
- Providing for an extensive trail and bicycle network including Old San Antonio Road
- Working with Travis County to provide 6 foot bike lanes on either side of Old San Antonio Road
- Donation of land for a 2 acre fire station
- Donation of land for a 9 acre multi modal transportation facility
- Preserving existing historical context of the Old San Antonio Road route of the Camino Del Rio De Las Tejas and archaeological areas onsite.
- Providing for upgraded Commercial Design Standards within the CS-MU-V section of the PUD
- Providing for employment opportunities with corporate campus sites
- Providing for a public art master program
- Providing for affordable housing for rental and ownership units
- Providing headwaters stream buffers for creeks between 64 and 320 acres of drainage (additional 100 feet provided in excess of 50 foot required setback results in 30 additional acres for unclassified waterways)
- Providing volumetric flood control detention where feasible and beneficial as reasonably determined by the City.
- If full or partial volumetric flood detention is not feasible and beneficial, then the owner agrees to a minimum of 50% of the required water quality volume to be

managed by bio-filtration or other green infrastructure water quality controls that provide a greater overall pollutant removal than the minimum code required sedimentation filtration method (options from ECM 1.6.7).

- If the 50% standard decided above is not required, the owner agrees to a minimum of 30% of the required water quality volume to be managed by bio-filtration or other green infrastructure water quality controls (options from ECM 1.6.7). Includes wet ponds for multifamily, garden homes, commercial and roads.
- Providing for compliance with the Commercial Landscape Ordinance, which applies to irrigation, landscaping and use of innovative water management options such as directing stormwater to on-site uses (e.g., landscaping) and rainwater harvesting, etc.
- Providing at least 25% of the landscape irrigation system for the ROW infrastructure project-wide from non-potable water sources (i.e. rainwater or condensate catchment, stormwater systems, etc. (EVB recommendation)
- Wet ponds maintained by master POA
- All buildings within the district will achieve an Austin Energy Green Building two star rating or equivalent agreed to by the City.
- Grow Green program participation
- Adhering to an IPM plan
- Providing for tree protection that is more stringent than what is required in the ETJ (Heritage Tree Ordinance does not apply) or full purpose annexation (project has grandfathering protection from the Heritage Tree Ordinance) by following the Protected Tree Ordinance for 8" and greater. Heritage Trees will be prioritized and preserved with administrative review and approval.
- Providing for public and private parkland amenities exceeding standard requirement (69.4 dedicated acres provided and 23.5 acres required= 45.9 acres in excess).
- Required open space exceeds requirements (18% provided and 15% required).
- Private parks with amenities to be owned, operated and maintained by POA.
- Providing for public parkland dedication of 33 gross acres along Onion Creek to connect with nearby City parkland.
- Connecting parks and trails to regional trail plan connection points.
- Parks will be within ¼ mile of any proposed residence.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR (Upon annexation)	Undeveloped (formerly part of the Heep Ranch)
<i>North</i>	County; MF-2	Onion Creek; Multi-family residences
<i>South</i>	County	Undeveloped
<i>East</i>	N/A	IH 35 Service Road southbound and main lanes
<i>West</i>	County	Single family residences within the Onion Creek Meadows subdivision; Single family residences on large lots; Undeveloped

AREA STUDY: N / A

TIA: Is required – Please refer to Attachment B

WATERSHED: Onion Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

231 – Onion Creek Meadow Property Owners Association
 627 – Onion Creek Homeowners Association 742 – Austin Independent School District
 786 – Home Builders Association of Greater Austin
 1037 – Homeless Neighborhood Organization 1075 – League of Bicycling Voters
 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:

Menchaca Elementary School Paredes Middle School Akins High School

Note: An Educational Impact Statement (EIS) is required. Please refer to Attachment C.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2008-0221 – Conn Tract - 11821 – 12124 South IH 35 Service Road Northbound (58 acres)	I-RR (Upon annexation) to CS-MU-CO	To Grant CS-MU-CO w/CO for limited warehousing & distribution, and all GR uses, except for adult-oriented businesses, commercial blood plasma center and pawn shops, and 2,000 trips	Approved CS-MU-CO as ZAP recommended (4-2-2009).
C14-06-0191 – Fox Hill – 11421 – 11717 South IH-35 Service Road Northbound (87.884 acres)	I-RR to RR for Tract 1; MF-2-CO for Tract 2	To Grant RR-CO for Tract 1 with CO limiting permitted improvements to drainage, underground utility improvements, hike and bike trails, etc. and MF-2-CO for Tract 2, with the CO limiting development to 12 u.p.a., and the conditions of the TIA	Approved RR-CO for Tract 1 and MF-2-CO for Tract 2 as ZAP Commission recommended (4-19-07).

RELATED CASES:*Creation of a Public Improvement District and Annexation*

On January 17, 2013, Council approved an Interim Annexation and Development agreement and directed the City Manager to negotiate a FINAL Annexation and Development Agreement (“Agreement”) with the developers of the proposed Estancia Hill Country project in lieu of completing full-purpose annexation for the area. The Estancia project area is currently in the city’s extraterritorial jurisdiction (“ETJ”) and is adjacent to the city’s full purpose jurisdiction on the north side.

City staff and the owners of the land negotiated an Agreement authorized by Sections 43.035 and 212.172 of the Texas Local Government Code that establishes development regulations for the property and provides that the area will be annexed initially for limited purposes, allowing the City to establish zoning and create a Public Improvement District (“PID”) for the area. The purpose of the PID is to finance City bonds that would help pay for infrastructure for the proposed development. In exchange for PID bond financing, the developers have requested limited purpose annexation and a 16 year delay of full purpose annexation. The Agreement obligates the City to defer full purpose annexation of any part of the project for which the City issues PID bonds. This is designed to defer imposing City property taxes on the land at any time before the PID bonds assessments are paid in full. The developer has also filed the subject application for planned unit development (“PUD”) zoning for the area. The Agreement is consistent with the Council adopted policy regarding establishment of PIDs. Zoning can only be approved by City Council after annexation occurs.

The Agreement does not create PIDs, annex the property, or zone it, however, related items on the Council agenda will accomplish those things. In accordance with the Interim Agreement, if Council does not approve all of these by June 27, 2013, the City may proceed with full purpose annexation in accordance with applicable state law.

Approved Preliminary Plan and Subdivision Plats in Process

A Preliminary Plan for Estancia Hill Country was approved on August 16, 2011 (C8J-2009-0142). A final plat for Phase I and construction plans for Phase I improvements are in process (C8J-2009-0142.1A/1B). The remainder of the rezoning area is unplatted. Please refer to Exhibits J, K and L.

There is a related site plan case for 75 detached condominiums on a portion of the subject property (SP-2013-0002D – Enclave at Estancia Phase I (Lennar)). Please refer to Exhibit M.

Development Assessment

A Development Assessment for Estancia Hill Country PUD was submitted on April 27, 2012 and in accordance with the revised regulations for PUDs, a briefing was presented to Council on June 28, 2012 (CD-2012-0006). On July 13, 2012, the Applicant made a formal application for PUD zoning.

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
IH 35	Varies	FWY 6	FWY	No	No	No

CITY COUNCIL DATE: May 9, 2013**ACTION:** Approved PUD district zoning with a Restrictive Covenant, as recommended by the Zoning and Platting Commission, on First Reading (6-1, Council Member Tovo voted nay).

June 20, 2013

ORDINANCE READINGS: 1st May 9, 2013 2nd 3rd**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov**PHONE:** 974-7719

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant planned unit development (PUD) district zoning with the conditions of the Environmental Board Motion 20130403-6b, as shown in Attachment A, and as shown in the PUD Land Use Plan as provided in Exhibit B and supporting Exhibits C, D, H, H-1, I and also including the Headwaters Buffer and Construction on Slopes exhibits that are part of Attachment A.

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated April 9, 2013, as provided in Attachment B.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

The Planned Unit Development (PUD) zoning district is intended for large or complex developments under unified control, planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provides greater design flexibility for development proposed within the PUD. Use of the PUD district should result in development superior to that which would occur using conventional zoning and subdivision regulations. PUD zoning is appropriate if the development enhances preservation of the natural environment; encourages high quality development and innovative design; and ensures adequate public facilities and services for development within the PUD.

2. Zoning changes should result in a balance of land uses, provides an orderly and compatible relationship among land uses, and incorporates environmental protection measures.

Given the number and breadth of items offered in the PUD that exceed current code standards for townhouse and condominium residence (SF-6) district zoning (107.347 acres), community commercial – mixed use (GR-MU) district zoning, and general commercial services – mixed use – vertical mixed use building (CS-MU-V) district zoning, Staff believes the proposal can result in superior development at what will be significant intersection. Therefore, Staff recommends PUD zoning based on the following factors that make this project superior:

- Located near the Regional Center of the Imagine Austin Comprehensive Plan
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- Providing for upgraded Commercial Design Standards within the CS-MU-V section of the PUD
- Providing for employment opportunities with corporate campus sites
- Providing for a public art master program
- Providing for affordable housing for rental and ownership units
- Providing headwaters stream buffers for creeks between 64 and 320 acres of drainage (additional 100 feet provided in excess of 50 foot required setback results in 30 additional acres for unclassified waterways)
- Providing volumetric flood control detention where feasible and beneficial as reasonably determined by the City.
- If full or partial volumetric flood detention is not feasible and beneficial, then the owner agrees to a minimum of 50% of the required water quality volume to be managed by bio-filtration or other green infrastructure water quality controls that provide a greater overall pollutant removal than the minimum code required sedimentation filtration method (options from ECM 1.6.7).
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- Providing for compliance with the Commercial Landscape Ordinance, which applies to irrigation, landscaping and use of innovative water management options such as directing stormwater to on-site uses (e.g., landscaping) and rainwater harvesting, etc.
- Providing at least 25% of the landscape irrigation system for the ROW infrastructure project-wide from non-potable water sources (i.e. rainwater or condensate catchment, stormwater systems, etc. (EVB recommendation)
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- All buildings within the district will achieve an Austin Energy Green Building two star rating or equivalent agreed to by the City.
- Grow Green program participation
- Adhering to an IPM plan
- Providing for tree protection that is more stringent than what is required in the ETJ (Heritage Tree Ordinance does not apply) or full purpose annexation (project has grandfathering protection from the Heritage Tree Ordinance) by following the Protected Tree Ordinance for 8" and greater. Heritage Trees will be prioritized and preserved with administrative review and approval.
- Providing for public and private parkland amenities exceeding standard requirement (69.4 dedicated acres provided and 23.5 acres required= 45.9 acres in excess).
- Required open space exceeds requirements (18% provided and 15% required).
- Private parks with amenities to be owned, operated and maintained by POA.
- Providing for public parkland dedication of 33 gross acres along Onion Creek to connect with nearby City parkland.
- Connecting parks and trails to regional trail plan connection points.
- Parks will be within ¼ mile of any proposed residence.

EXISTING CONDITIONS

Site Characteristics

The subject property consists of two tracts, and both are undeveloped. Tract 1 is bordered by Onion Creek on the north, IH-35 on the east, Puryear Road on the south and Old San Antonio Road on the west. Vegetation on Tract 1 is characterized by densely wooded areas including riparian vegetation in proximity to Onion Creek, an uplands area containing fields of native and non-native grasses, and clumps of woody areas, and unmaintained crop land. Tract II, located on the west side of Old San Antonio Road is largely characterized by unmaintained historic cropland with vegetation including intermittent clumps of Mesquite trees within fields of native and non-native grasses.

The northern portion of Tract 1 and the western portion of Tract II are defined by Onion Creek and contain the critical water quality zone (CWQZ) and the water quality transition zone (WQTZ).

Impervious Cover

The overall impervious cover proposed is 60.12 percent (356.9 acres). The Applicant is seeking a modification to Section 25-8-394 (Uplands Zone), Subsection (C) to allow a maximum impervious cover limit for 70 percent for multifamily residential uses, and 90 percent for commercial developments.

Environmental

Please refer to Attachment A.

Transportation

Please refer to Attachment B.

Water and Wastewater

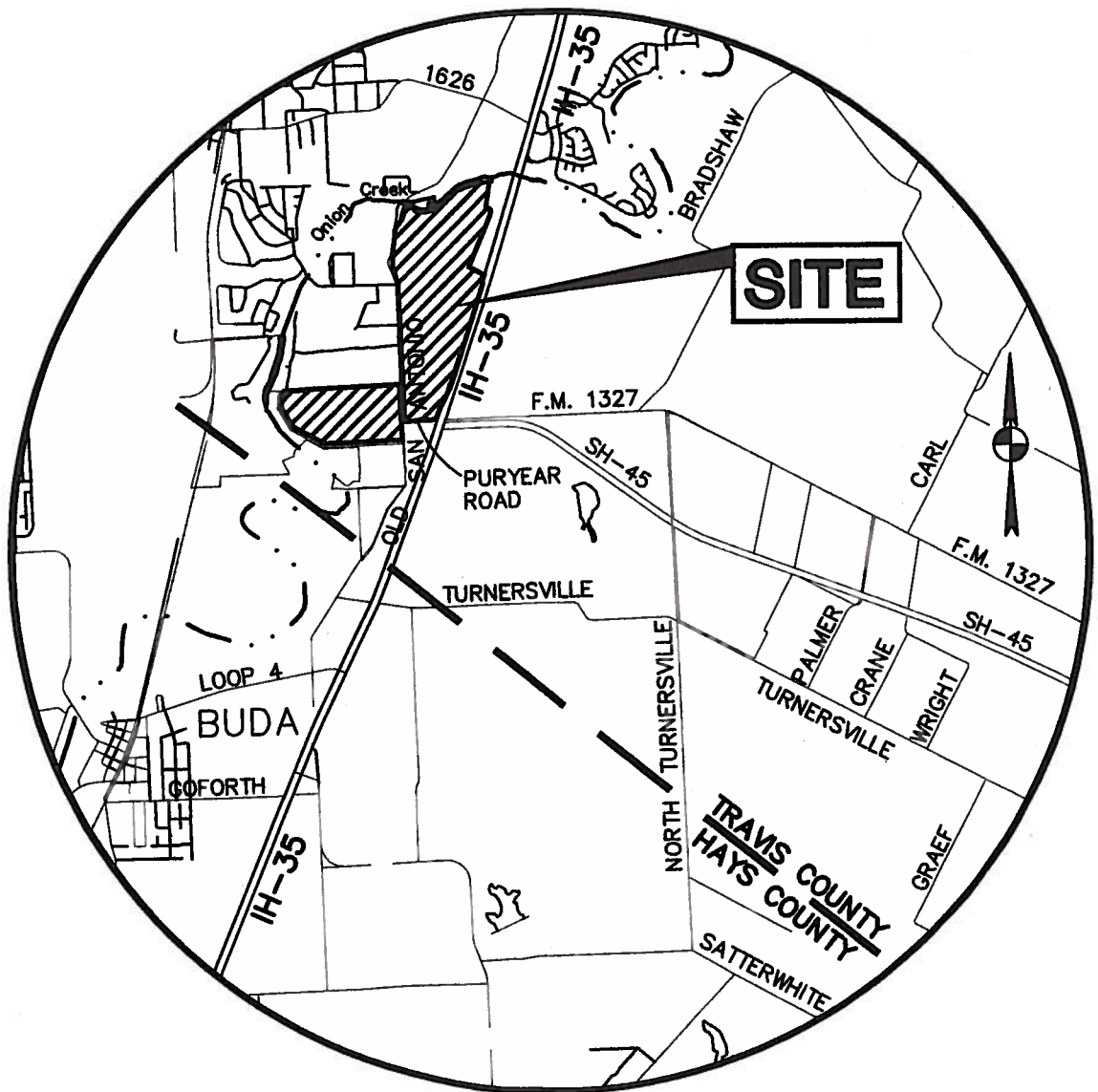
The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and the approved service extension request (1473). 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.

Subdivision

Applications for subdivision preliminary plan(s) and final subdivision plat(s) will be need to be approved prior to approval of any site plan or issuance of any development permit.

Site Plan

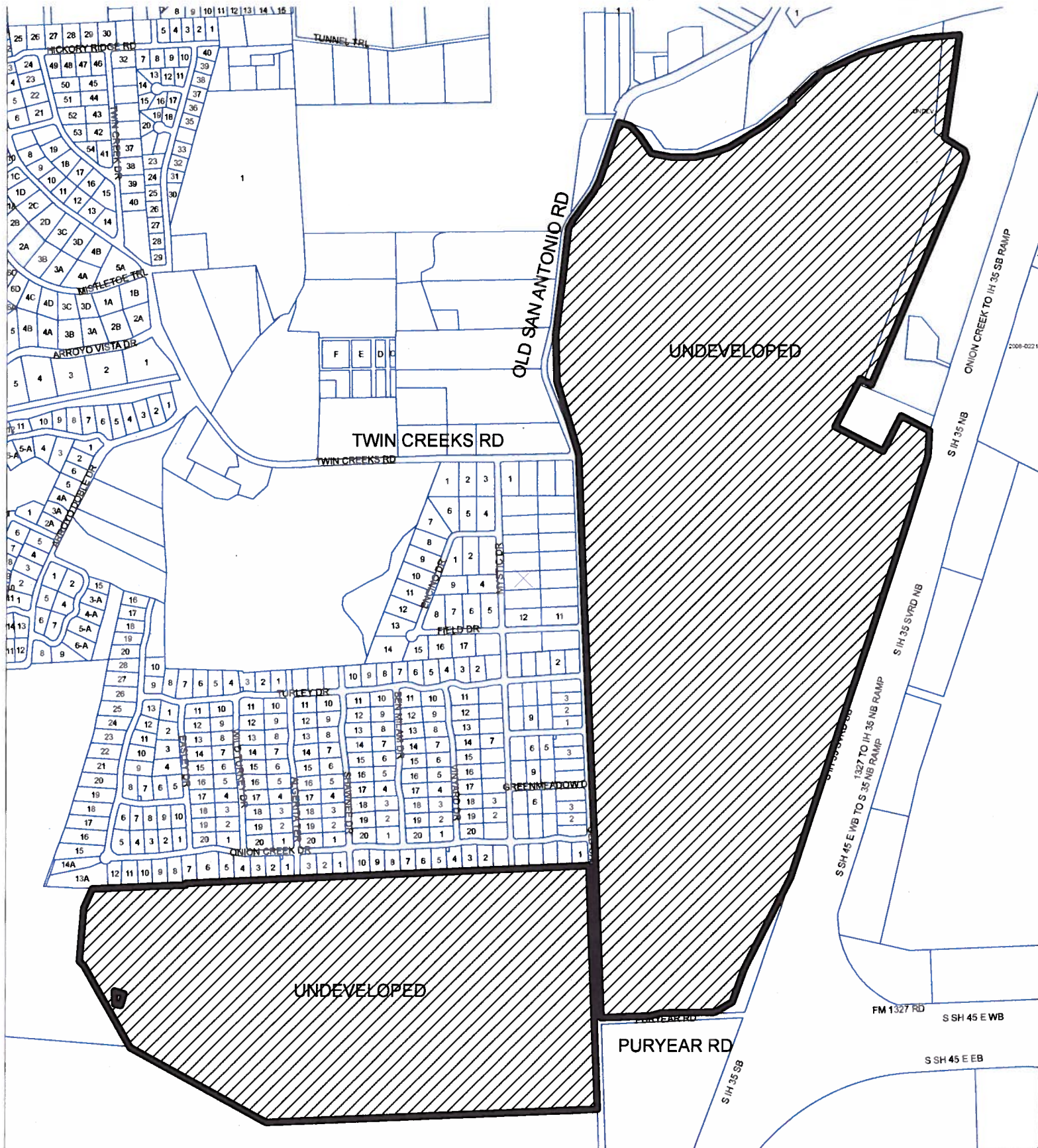
Site plans will be required for any new development other than single-family or duplex residential.



VICINITY MAP

N.T.S.

EXHIBIT A



1"= 1700'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C814-2012-0085

Exhibit A-1

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.



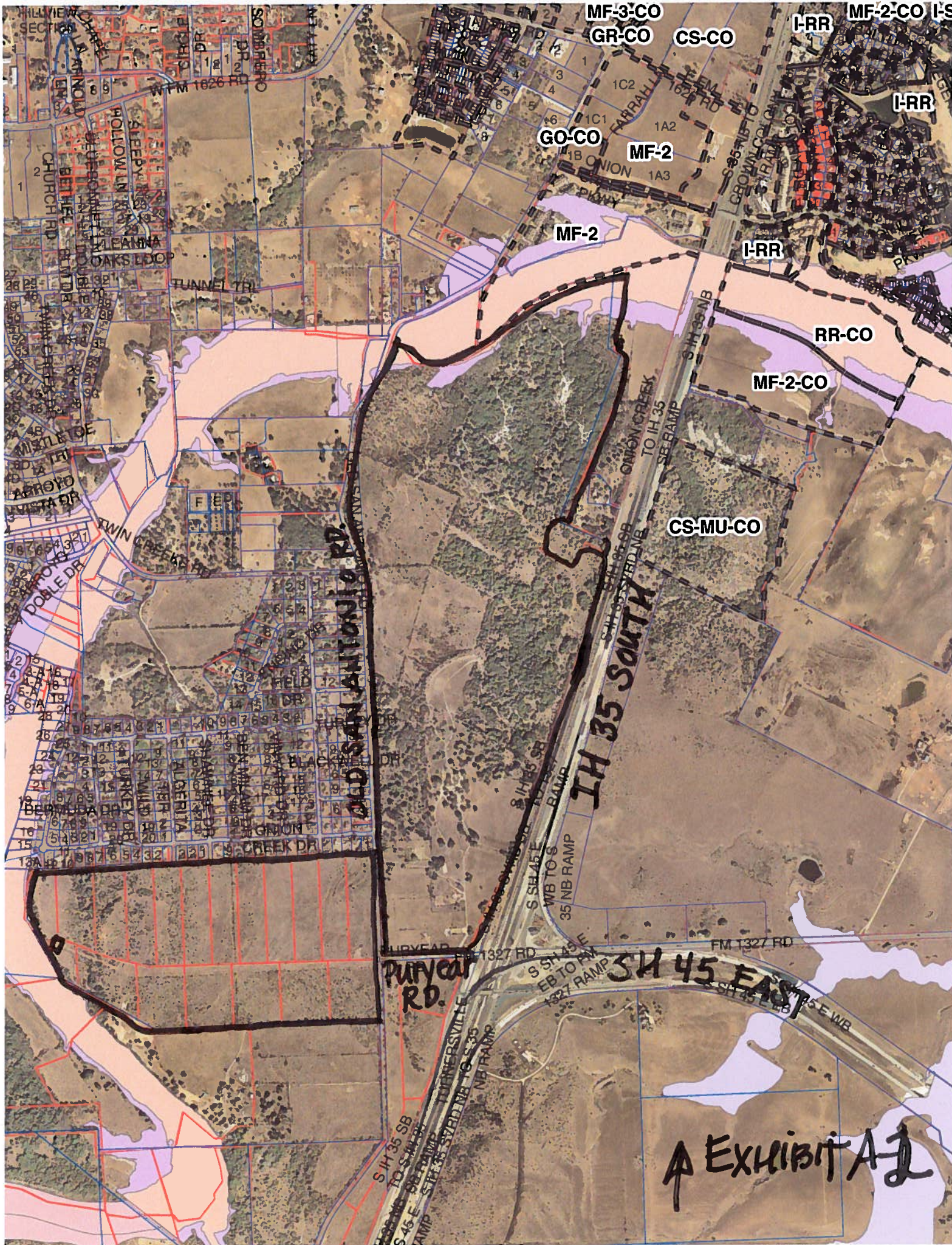


EXHIBIT A2

Buy! Partners
221 West 12th Street, Suite 202
Austin, Texas 78701
Tel. (512) 593-0811 Fax (512) 593-0225
221 West 12th Street, Suite 202
Austin, Texas 78701

ZONING EXHIBIT

ESTANCIA HILL COUNTRY PUD.
SLF III - ONION CREEK, LP.

EXH1

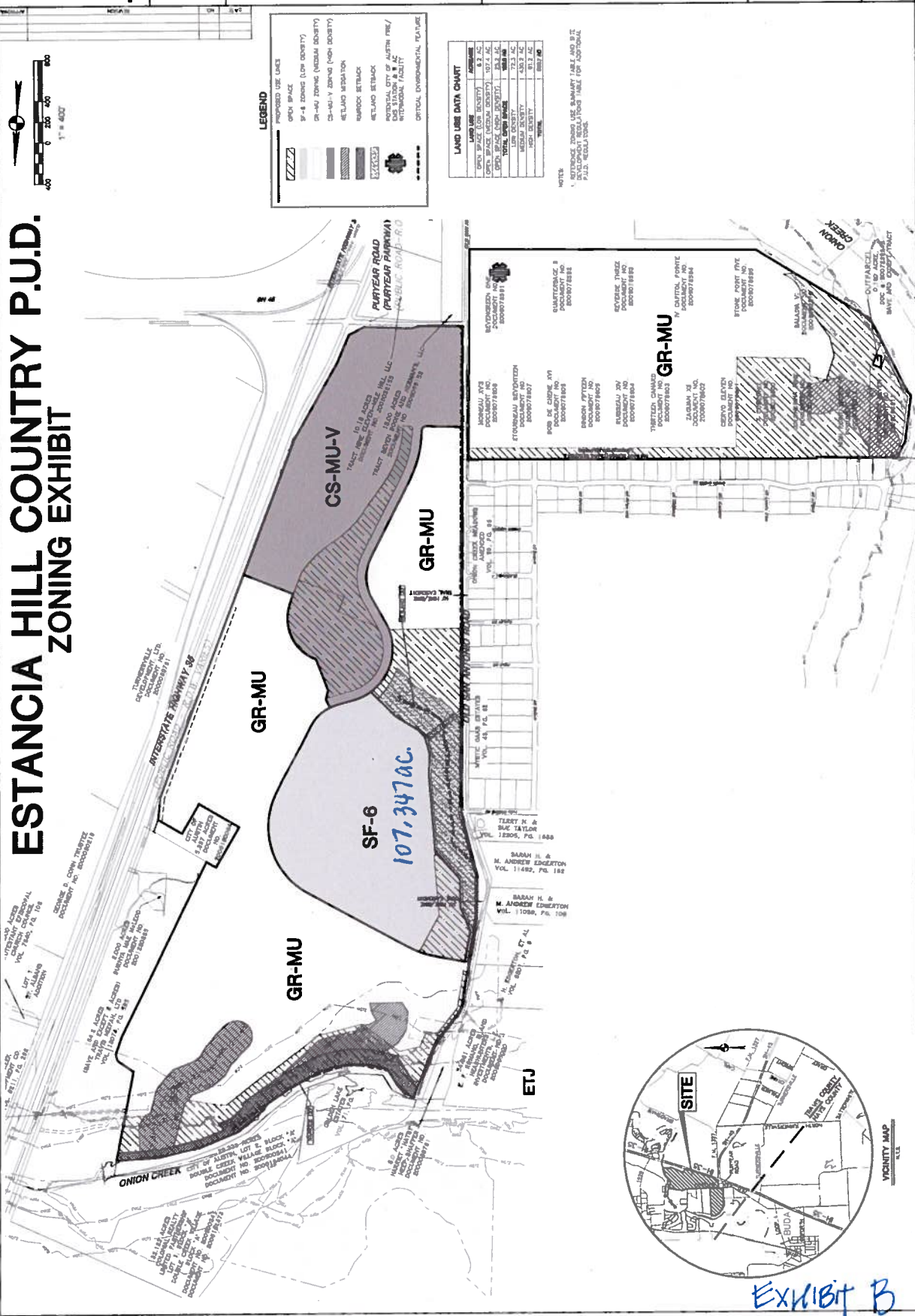
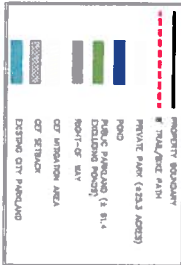


EXHIBIT B

PWD LAND USE PLAN



EX 1	DRAWN BY: MOP	ESTANCIA HILL COUNTRY P.U.D.	PARK EXHIBIT	 Bury+Partners 221 West 10th Street, Suite 100 Austin, Texas 78701 Tel: (512) 593-0811 Fax: (512) 593-0825 info@burypartners.com Website: burypartners.com
	DESIGNED BY: SMS			
	REVIEWED BY: SMS	SLF III - ONION CREEK, L.P.		
	PROJECT NO.: 10-3462-10000-54			

EXHIBIT C
PARK EXHIBIT

Estancia Hill Country
City of Austin Parkland Dedication Summary
Date Prepared: 04/16/2013
Owner: Stratford III, LLC
Location: Austin Texas
Bury + Partners Job Number: 103662 10008

Public Parkland Dedication - Required

$$\frac{5 \times (737 \text{ Single Family Units}) \times (2.8 \text{ Residents Per Unit})}{1000} = 10.3 \text{ Acres of Parkland}$$

$$\frac{5 \times (1550 \text{ Multi-Family Units}) \times (1.7 \text{ Residents Per Unit})}{1000} = 13.2 \text{ Acres of Parkland}$$

$$\text{Total} = 23.5 \text{ Acres of Public Parkland Required}$$

Public Parkland Dedication - Policy for MUD/PID Superiority

$$\frac{10 \times (737 \text{ Single Family Units}) \times (2.8 \text{ Residents Per Unit})}{1000} = 20.6 \text{ Acres of Parkland}$$

$$\frac{10 \times (1550 \text{ Multi-Family Units}) \times (1.7 \text{ Residents Per Unit})}{1000} = 26.4 \text{ Acres of Parkland}$$

$$\text{Total} = 47.0 \text{ Acres of Public Parkland Required}$$

**Total Open Space, Private, Public, Floodplain, Ponds and CEFs
(setback and mitigation)**

141 Acres

**Proposed Park Areas - Excludes Ponds and CEFs
(setback and mitigation)**

	Acres
Open Space/ Private Park/ Public Park	74.8
50% Private Park	-5.4
Total Area Dedicated Open Space/ Public Park/ Credited Private	69.4

Open Space/ Public Park	Acres	Credit	Acres
Outside 100 year floodplain and setbacks	50.6	100%	50.6
Between 25 and 100 year floodplain and outside setbacks	8.5	50%	4.3
Within 25 year floodplain	7.5	0%	0
CEF Rimrock and Wetland Setback	36.9	25%	9.22
Open Space/ Public Park Area	103.5		64.0

Parkland Dedication - Provided

	Acres	Credit ¹	Acres
Open Space	64.0	100%	64.0
Private Park (contains no floodplain or setback)	10.8	50%	5.4
Total Area	74.8		69.4
Less Parkland Required			23.5
Excess Parkland			45.9

¹ Private Park proposed is privately maintained and City allows 50% credit for privately maintained parks which are open to the public

Estancia Hill Country PUD

Open Space	Site Area	Percent OS	Acres
Open Space Required ²	594	15.0%	89
Open Space Provided	594	18.0%	107

² Open space requirement based on PUD Tier 1C requirement to provide open space at 10% Residential, 15% Industrial and 20% Commercial. We have assumed land use is 50% commercial and 50% residential.

Note: All Acreages are approximate and subject to change.



- 25% CLEAR: CEF SEVERE INHABITANTS OUTSIDE PP/100/WQZ
- 0% CLEAR: 25 YR PP
- 100% CLEAR: OUTSIDE 25 YR - 100 YR/WQZ; NOT IN CEF
- 50% CLEAR: BURN 25 YR - 100 YR/WQZ; NOT IN CEF
- 50% CLEAR: PRIVATE PARKLAND

City of Austin Parkland Dedication

25-1-602(D) and 30-2-214.C Formula for Acreage Calculation

Public Parkland Dedication - Required

$5 \times (737 \text{ Single Family Units})$	=	10.3	Acres of Parkland
$5 \times (1550 \text{ Multi-Family Units})$	=	13.2	Acres of Parkland
Total	=	23.5	Acres of Public Parkland Required
Public Parkland Dedication - Policy for MUD/PID Superiority			
$10 \times (737 \text{ Single Family Units})$	=	20.6	Acres of Parkland
$10 \times (1550 \text{ Multi-Family Units})$	=	26.4	Acres of Parkland
Total	=	47.0	Acres of Public Parkland Required

Total Open Space, Private, Public, Floodplains, Ponds and CEFs (setback and mitigation)	=	139 Acres
--	---	------------------

Parkland Dedication - Total Proposed Area - Excludes Ponds and CEFs (setback and mitigation)

	Park Dedication Area	Park Area
Phase I =	12.8 acres	13 acres
Phase II =	39.3 acres	39 acres
Phase III =	30.2 acres	30 acres
Total		82 Acres of Parkland
Total Private Parkland		-12.7 Acres
Subtract Acres of Parkland Required		-23.5 Acres
Total Additional Parkland/ Open Space Dedication		46.1 Acres

Floodplain Area

Per 25-1-306(C): Fifty percent of acreage in the 100 year floodplain that is dedicated as parkland may be credited toward fulfilling the requirements of this article if the adjoining land within the 25 year floodplain, if any, is also dedicated as parkland. The land within the 25 year floodplain may not be credited toward fulfilling the requirements of this article.

Acres reflect not in the CEF

		Parkland Credit
Phase I =	5.9 Acres Outside 100 Year Floodplain	5.9 Acres
Phase II =	10.2 Acres Outside 100 Year Floodplain	10.2 Acres
Phase III =	27.4 Acres Outside 100 Year Floodplain	27.4 Acres
Phase I =	7.2 Acres Between 25 and 100 Year Floodplain	3.6 Acres
Phase II =	0.0 Acres Between 25 and 100 Year Floodplain	0.0 Acres
Phase III =	1.34 Acres Between 25 and 100 Year Floodplain	0.67 Acres
Phase I =	7.5 Acres Within 25 Year Floodplain	0.0 Acres
Phase II =	0.0 Acres Within 25 Year Floodplain	0.0 Acres
Phase III =	0.0 Acres Within 25 Year Floodplain	0.0 Acres

Rimrock and Wetland Setback Area

Per 25-1-306(C): Fifty percent of acreage in the 100 year floodplain that is dedicated as parkland may be credited toward fulfilling the requirements of this article if the adjoining land within the 25 year floodplain, if any, is also dedicated as parkland. The land within the 25 year floodplain may not be credited toward fulfilling the requirements of this article.

		Parkland Credit
Phase I =	13.47 Acres of Setback Outside Floodplain	3.4 Acres
Phase II =	15.0 Acres of Setback Outside Floodplain	3.8 Acres
Phase III =	8.4 Acres of Setback Outside Floodplain	2.1 Acres

Private Parkland Dedication (credit is reduced by 50% of Total Area Dedicated) - Area excludes floodplain

Per 25-1-604(A): The director of the Parks and Recreation Department may allow up to a 50 percent credit toward fulfilling the requirements of this article for privately owned and maintained park and recreational facilities that are for use by the public.

	Park Dedication Area	Private Park Reduction	Parkland Credit
Phase I =	0.0 Acres of Private Parkland	50% =	0.0 Acres
Phase II =	25.3 Acres of Private Parkland	50% =	12.7 Acres
Phase III =	0.0 Acres of Private Parkland	50% =	0.0 Acres
Total	25.3 Acres of Private Parkland	50% =	12.7 Acres

PUD Parkland

Per PUD Tier 1 Item C, provide 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. 2.7 Subchapter E defines a minimum of 5% open space defined as Private Common Area and/or Pedestrian Amenities. *Parkland can include a pond if the pond is an amenity feature.

Total Property Acreage	=	593.6	Acres
Total Parkland Acreage	=	82.00	Acres
Percent Parkland*	=	13.8%	
Total Parkland Required	=	23.5	Acres
Total Superiority Parkland Acreage	=	46.1	Acres
Percent Superiority Parkland*	=	196%	
Open Space	=	92.5	Acres
			Public Park/ Ponds/ CEF/ Floodplain

Area in City Dedicated Parkland Outside CWQZ & 100 year Floodplain (by code trails can be built in CEF Areas outside 50 foot setback & Excludes Private OS)

Public Park Area	=	113	Acres
Total Parkland Outside CWQZ or Floodplain	=	88.0	Acres
Area where trails can be built (outside 50 ft CEF setback)	=	75.0	Acres
Area where buildings can be developed (outside CEF 50 ft setback and CEF mitigation area)	=	42.0	Acres

Parkland Investment - Policy for MUD/PID Superiority

Improvements

Phase I: Trail/Bike Path along OSR and interior to PUD \$448,858.25

Phase II and III: Trail/Bike Path and trail along Onion Creek
Park \$560,000.00

TOTAL IMPROVEMENTS **\$1,008,858.25**

LUEs

SF Units	737
MF Units: 0.5 LUE/unit	775
TOTAL LUEs	1512

Required Parkland Investment

\$200 x 1512 LUE of Improvements \$302,400

Parkland Investment Provided \$1,008,858.25

Minus Parkland Investment Required \$302,400

Excess Parkland Investment Provided **\$706,458.25**

REVISIONS	DATE	BY	APP'D

THIS DOCUMENT IS TO BE USED FOR INFORMATION PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. THE CITY OF AUSTIN, TEXAS, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

ESTANCIA HILL COUNTRY

CITY OF AUSTIN, TEXAS

ENTRY AT 1-35

DATE: 03/17/2013

Buy+Partners
10000 N. Mopac Expressway, Suite 200
Austin, TX 78753
512.444.1111
www.buypartners.com

L5.01

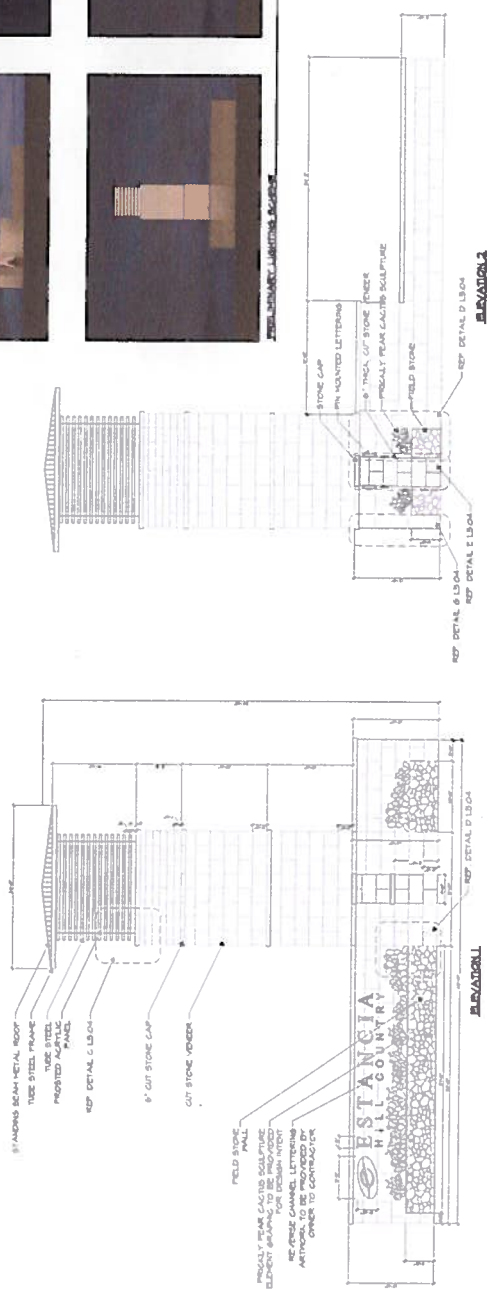
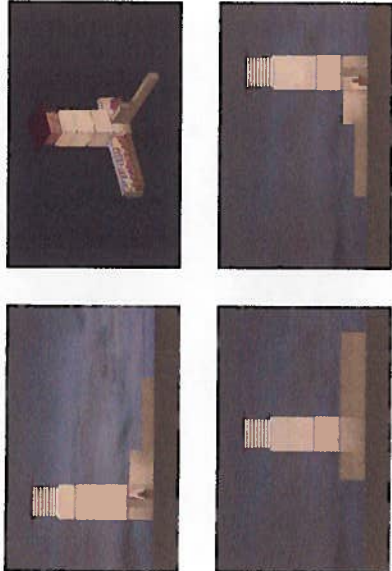
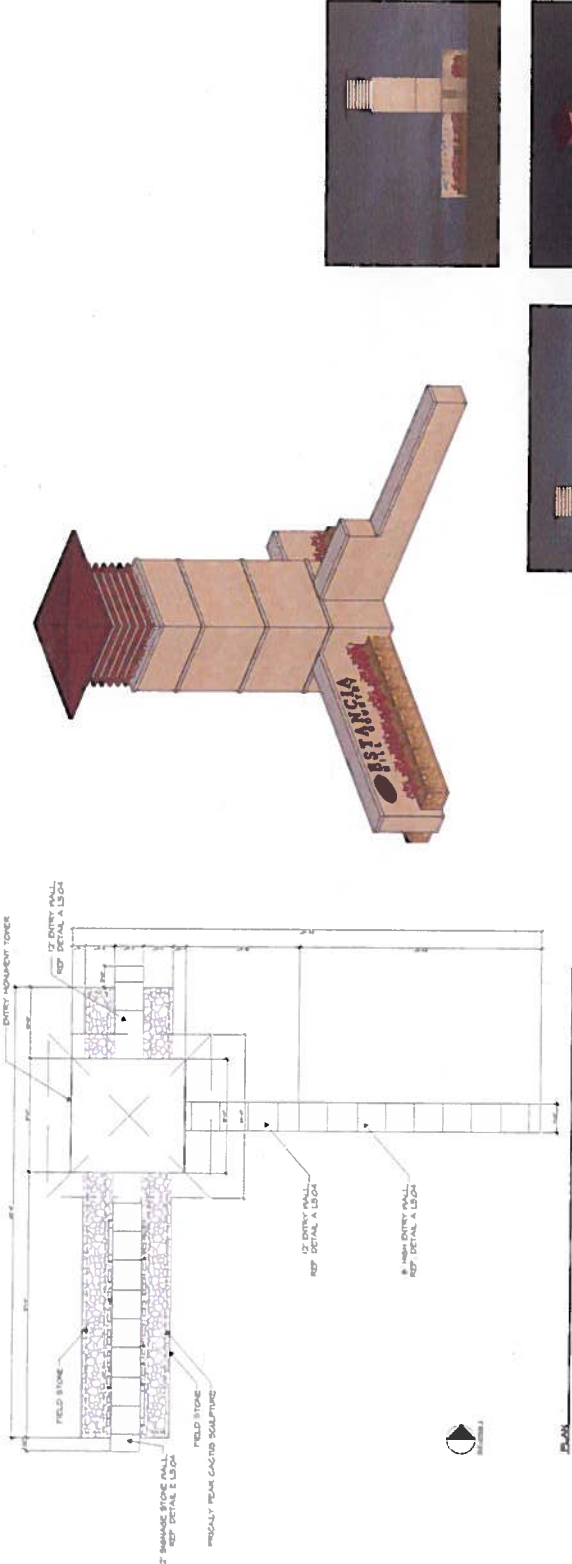
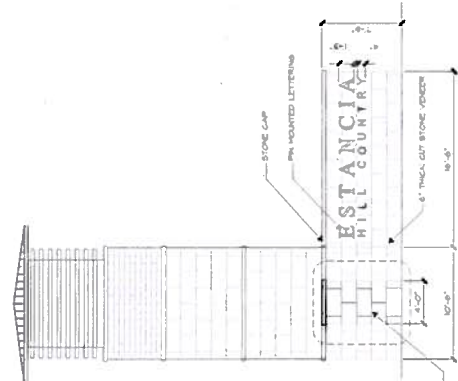
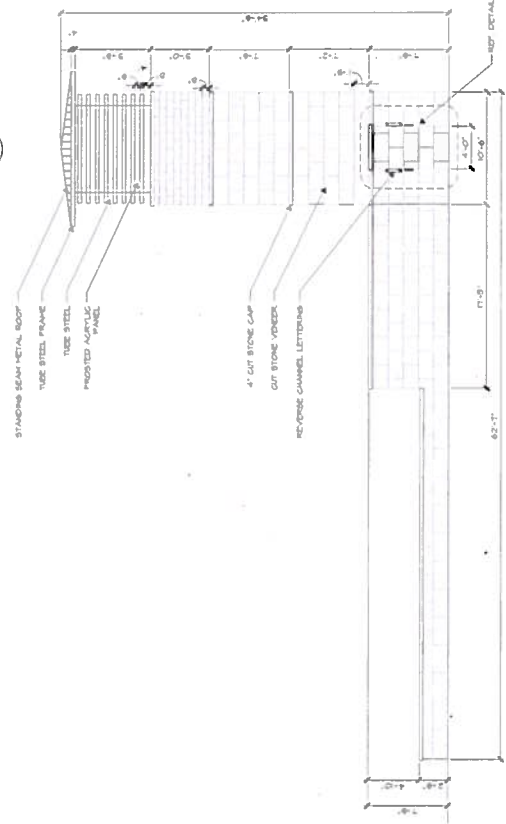
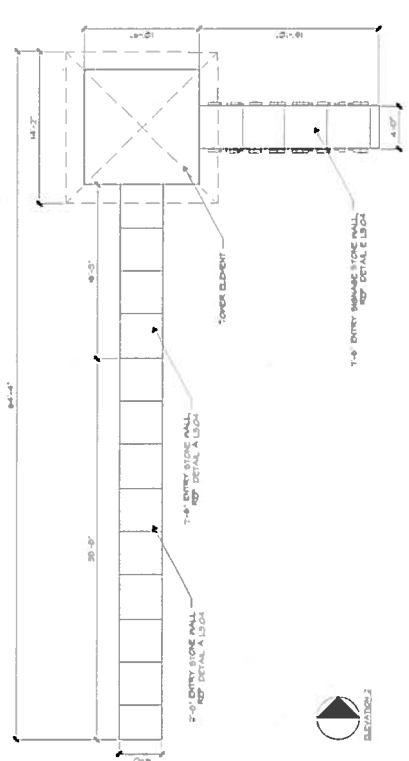
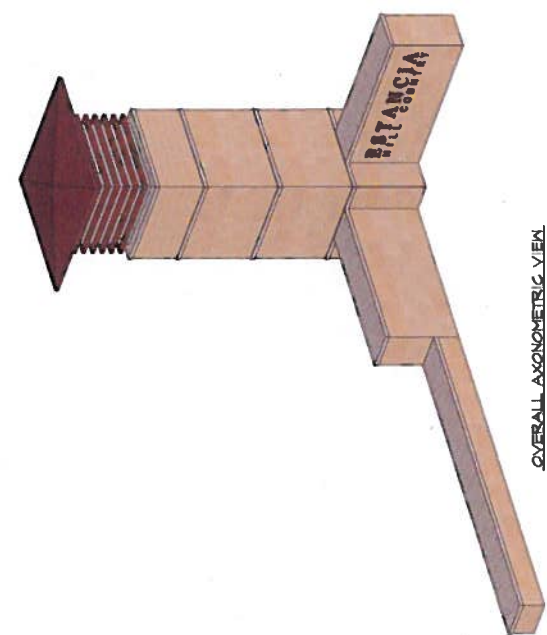
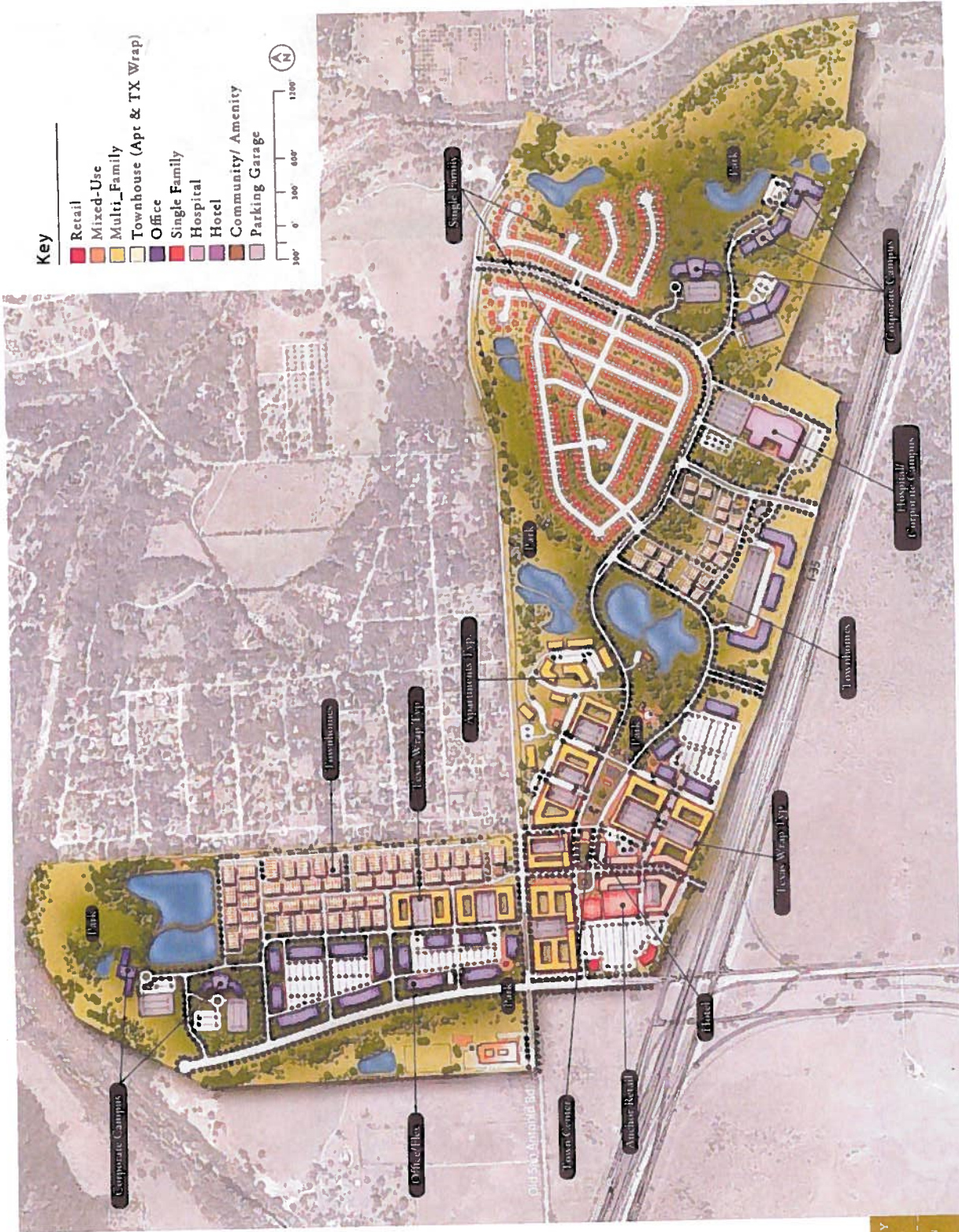


EXHIBIT D
SIGNAGE



Key

	Retail
	Mixed-Use
	Multi-Family
	Townhouse (Apt & TX Wrap)
	Office
	Single Family
	Hospital
	Hotel
	Community/ Amenity
	Parking Garage



**Estancia Hill Country
PUD
C814-2012-0085**

PUD SUMMARY

Location:

Located in Austin's ETJ at the northwest corner of IH-35 and SH-45. Identified in the Imagine Austin Comprehensive Plan as a Regional Center.

The Project contains approximately 594 acres of high quality mixed use including:

- 737 single family residential units
- 1,550 multifamily units
- 1.65 million square feet of office/commercial
- 400,000 square feet of retail
- Over 100 acres of parks and open space

Overall Project Request:

- Annexation –Limited Purpose
- PUD Zoning
- PID Financing for the construction or public infrastructure such as roads, drainage and utilities

Project Superiority

(reference superiority chart for details)

- High quality mixed use project
- Located in the Desired Development Zone and near the Regional Center of the Comp Plan
- Coordinating development with surrounding neighborhoods and landowners in the ETJ
- Providing for an extensive trail and bicycle network including Old San Antonio Road
- Working with Travis County to provide 6 foot bike lanes on either side of Old San Antonio Road
- Donation of land for a 2 acre fire station
- Donation of land for a 9 acre multi modal transportation facility
- Preserving existing historical context of the Old San Antonio Road route of the Camino Del Rio De Las Tejas and archaeological areas onsite.
- Providing for upgraded Commercial Design Standards within the CS-MU-V section of the PUD.
- Providing for employment opportunities with corporate campus sites
- Providing for a public art master program
- Providing for affordable housing for rental and ownership units
- Providing headwaters stream buffers for creeks between 64 and 320 acres of drainage (additional 100 feet provided in excess of 50 foot required setback)

- Providing volumetric flood control detention where feasible and beneficial as reasonably determined by the City.
- If full or partial volumetric flood detention is not feasible and beneficial, then the owner agrees to a minimum of 50% of the required water quality volume to be managed by bio-filtration or other green infrastructure water quality controls (options from ECM 1.6.7).
- If the 50% standard decided above is not required, the owner agrees to a minimum of 30% of the required water quality volume to be managed by bio-filtration or other green infrastructure water quality controls (options from ECM 1.6.7). Includes wet ponds for multifamily, garden homes, commercial and roads.
- Providing for compliance with the Commercial Landscape Ordinance, which applies to irrigation, landscaping and use of innovative water management options such as directing stormwater to on-site uses (e.g., landscaping) and rainwater harvesting, etc.
- Providing at least 25% of the landscape irrigation system for the ROW infrastructure project-wide from non-potable water sources (i.e. rainwater or condensate catchment, stormwater systems, etc. (EVb recommendation)
- Wet ponds maintained by master POA
- All buildings within the district will achieve an Austin Energy Green Building two star rating or equivalent agreed to by the City.
- Grow Green program participation
- Implementing the Commercial Landscape Ordinance for 100% of required landscaping.
- Adhering to an IPM plan
- Providing for tree protection that is more stringent than what is required in the ETJ (Heritage Tree Ordinance does not apply) or full purpose annexation (project has grandfathering protection from the Heritage Tree Ordinance).
- Providing for public and private parkland amenities exceeding standard requirement (56.9 dedicated acres provided and 23.5 acres required= 46.1 acres in excess).
- Required open space meets/exceeds requirements.
- Private parks with amenities to be owned, operated and maintained by POA.
- Providing for public parkland dedication of 33 acres along Onion Creek to connect with nearby City parkland.
- Connecting parks and trails to regional trail plan connection points.
- Parks will be within ¼ mile of any proposed residence.

Code Modifications

(reference modification chart for details)

- 25-1-21(98) Definition of Site
- 25-2, Subchapter C, Article 10 (Compatibility Standards)
- 25-2-243 Proposed District Boundaries

- 25-2-491 Permitted, Prohibited and Conditional Uses
- Subchapter E Commercial Design Standards
- 25-8, Subchapter A, Article 7, Division 3 (Construction on Slopes)
 - 25-8-301(A) and 25-8-302(A)(2)
- 25-8-394 (C) (Suburban Watershed Uplands Zone) -Impervious Cover
- 25-8-643 Heritage Trees
- 25-10-82 Determination of Applicable Sign District

ESTANCIA HILL COUNTRY PUD – C814-2012-0085
Basis for Superiority and Recommendation

Item	Code Requirement	PUD Proposal/Superiority
TIER 1		
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, community, design and regional goals that meet or exceed Code standards and encourages high quality mixed use in the Desired Development Zone along I-35 and SH-45 with a public facility and open space. 2. Providing for preservation of the natural and historical environment, encouraging high quality development with extensive open space areas. 3. Provides for a dense, mixed-use project that is identified near a Regional Center that is in line with the Imagine Austin Plan
Open Space/Parkland	PUD Tier 1C ▪ Provide open space at: 10% Residential 15% Industrial 20% Commercial Commercial Design Standards ▪ 5% Open Space	1. Providing for public and private parkland amenities exceeding standard requirement (56.9 dedicated acres provided and 23.5 acres required= 46.1 acres in excess). 2. Required open space meets/exceeds requirements. 3. Private parks with amenities to be owned, operated and maintained by POA.
Green Building Program	PUD Tier 1D ▪ Comply with Green Building Program	1. Providing for 2-Star Green Building for all development with some minor exceptions for data centers. 2. Working with Austin Energy (AE) to provide a comparable green building standard to the out of AE service areas.
Neighborhood Plans and Historic	PUD Tier 1E ▪ Be consistent with neighborhood plans,	1. The proposed design meets the requirements of compatibility with adjacent land uses and preserving

EXHIBIT G
BASIS FOR SUPERIORITY
TIER 1 AND 2 TABLE

Compatibility	historic and surrounding uses	historic features and monuments
Water Quality /Environmental	PUD Tier 1F ■ Provide for environmental preservation Sed/Fill Pond ■ Standard water quality requirement	2. Have been in communications with surrounding neighborhoods in the county and obtained support for the preliminary plan. 3. A 100 foot buffer was provided with the preliminary plan along the project side adjacent to existing residences 1. Providing headwaters stream buffers for creeks between 64 and 320 acres of drainage (additional 100 feet provided in excess of 50 foot requirement) 2. Providing volumetric flood control detention where feasible and beneficial as reasonably determined by the City. 3. Providing for compliance with the Commercial Landscape Ordinance, which applies to irrigation, landscaping and use of innovative water management options such as directing stormwater to on-site uses (e.g., landscaping) and rainwater harvesting, etc. 4. Wet ponds maintained by master POA 5. Integrated Pest Management Plan (IPM) plan to be provided in DDZ when not required. 6. Providing for tree protection that is more stringent than what is required in the ETJ (Heritage Tree Ordinance does not apply) or full purpose annexation (project has grandfathering protection from the Heritage Tree Ordinance). The Protected Tree Ordinance will be followed for 8" and greater and Heritage Trees will have additional review regarding prioritization and preservation.
Public Facilities	PUD Tier 1 G ■ Provide for public facilities and services	1. Water and Wastewater utilities will be extended to this area and funded by the proposed PID. 2. Will forgo Council authorized wastewater cost participation and cost reimbursement agreement for \$2Million. 3. Will adhere to the proposed sizing and route of infrastructure noted in the current SER's and will design and construct in accordance with the City's Utility Criteria Manual.

		4. Will donate all easements described in the current SERs. 5. Providing a 2 acre site for Fire/EMS 6. Previously donated a 5 acre tract for a City water tank.
Grow Green Landscaping	PUD Tier 1H ▪ Exceed minimum landscaping requirements	1. Applying Exhibit C, Grow Green Native and Adapted Landscape Plants List and Exhibit C-1, Invasive Species/Problem Plants List when not required
Connectivity	PUD Tier 1i ▪ Provide appropriate transportation connections and mitigate impacts Commercial Design Standards ▪ Suburban Standards	1. Working with Travis County on a commitment to provide 6 foot bike lanes on Old San Antonio Road 2. Donated ROW for wider shoulders and dedicated trail along Old San Antonio Road – up to 10 feet on east side for commercial collector - 5 feet wider than requirement. 3. Puryear Road ROW dedication west of Old San Antonio road of 150 feet (reservation area f 250 feet) 4. Future ROW dedication for Old San Antonio bridge per Transportation Phasing Agreement with Travis County (11-7-11). 5. Commit to contact Capital Metro every 5 years about transit services
Gated Roadways	PUD Tier 1J ▪ Gated Roadways Prohibited	1. Gated roadways are prohibited on public roadways. Gated private roads will be allowed for condominium, multifamily, garden home, corporate campus and data center uses.
Architectural, historical, cultural and archaeological areas	PUD Tier 1K ▪ Protect areas of significance	1. Preservation of well-known archaeological areas for Native American artifacts and history for cultural resource education.
PUD Size and Uniqueness	PUD Tier 1L ▪ 10 acre size unless special issues	1. The PUD encompasses 594 acres
ADDITIONAL		
Commercial Design Standards	PUD Additional Tier ▪ Comply with CDS ▪ Comply with Core Transit Corridor if in Urban Area	1. The CS-MU-V and GR-MU sections of the PUD will comply with Suburban Standards of Subchapter E. 2. The CS-MU-V section of the PUD will be upgraded to comply with Core Transit Corridor Standards of

	Contain pedestrian-oriented uses on the first floor of a multi-story commercial or mixed use building	Subchapter E for streetscape standards.
TIER 2		
Open Space/Parkland	PUD Tier 2 - Provide 10% above minimum or enhancements to trails and open space Commercial Design Standards 5% Open Space	- Providing for public parkland dedication of 33 acres along Onion Creek to connect with nearby City parkland. - Connecting parks and trails to regional trail plan connection points. - Parks will be within ¼ mile of any proposed residence.
Environment	PUD Tier 2 Provide various environmental options	- Providing a minimum of 30% of the required water quality volume to be managed by bio-filtration or other green infrastructure water quality controls (options from ECM 1.6.7). Includes wet ponds for multifamily, garden homes, commercial and roads - If full or partial volumetric flood detention is not feasible and beneficial, then the developer agrees to a minimum of 50% of the required water quality volume to be managed by bio-filtration or other green infrastructure water quality controls (options from ECM 1.6.7). - Providing at least 25% of the landscape irrigation system for the ROW infrastructure project-wide from non-potable water sources (i.e. rainwater or condensate catchment, stormwater systems, etc. (EVB recommendation)
Community Amenities	PUD Tier 2 Provide for various community services and amenities such as plazas and space for community meetings	Providing for extensive community amenities throughout the PUD such as open space, trails and plazas, etc.
Transportation	PUD Tier 2 Provide bicycle facilities that connect	Providing a 9 acres site for an intermodal transportation facility

	to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	2. Providing for an appropriate network of roads, bicycle lanes, trails and sidewalks connections will connect through project to internal parks and Onion Creek (multi-use 8' trail at AASHTO standards) 3. Providing for shower facilities for office development
Art	PUD Tier 2 ▪ Provide for art approved by the Art in Public Places Program in open spaces, either by providing the art directly or by making a contribution to the City's Art in Public Places Program or a successor program.	4. Providing for a public art master plan, which will be developed and managed by the developer and master POA.
Affordable Housing	PUD Tier 2 ▪ Provide for affordable housing onsite or in programs	5. Providing for 10% at 60% MFI for rental housing. 6. Providing for 10% at 80% MFI for owner occupied housing. 7. Working with the housing office on a solution for retaining long term affordability.
Historic Preservation	PUD Tier 2 ▪ Preserve historic structures, features and landmarks to a degree exceeding applicable legal requirements	1. Incorporating a plaza and plaque to honor the OSR route. Working with the US government to incorporate roadway markers along the Camino route for educational purposes.
New PUD Ordinance Summary		1. Meets 12 of 12 applicable Tier 1 items 2. Meets 1 of 3 Tier 1 additional items 3. Meets 7 of 13 Tier 2 sections

Code Requirements for PUD

Tier 1 (2.3.1)

- a) Meet the objectives of the City 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:
- 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:
- d) Comply with the City's PUD Green Building Program:
- 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:
- 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:
- g) Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service and police facilities:
- h) Exceed the minimum landscaping requirements by the City Code:
- 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;
- j) Prohibit gated roadways:

- k) Protect, enhance and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance:
- l) Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints:

Additional Tier 1 (2.3.2)

- a) Comply with Chapter 25-3, Subchapter E (Design Standards and Mixed Use):
- 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)
- 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:

Tier 2 (2.4)

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.

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.

Austin Green Builder Program

Provides a rating under the Austin Green Builder Program of three stars or above.

Art

Provides art approved by the Art in Public Places Program in open spaces, either by providing the art directly or by making a contribution to the City's Art in Public Places Program or a successor program.

Great Streets

Complies with City's Great Streets Program, or a successor program. Applicable only to commercial, retail, or mixed-use development that is not subject to the requirements of Chapter 25-2, Subchapter E (Design Standards and Mixed Use)

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.

Transportation

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

Building Design

Exceeds the minimum points required by the Building Design Options of Section 3.3.2 of Chapter 25-2, Subchapter E (Design Standards and Mixed Use)

Parking Structure Frontage

In a commercial or mixed-use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) in ground floor spaces.

Affordable Housing

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

Historic Preservation

Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.

Accessibility

Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.

Local Small Business

Provides space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.

Proposed Code Modifications to Development Regulations **Estancia Hill Country PUD C814-2012-0085**

<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 on the Compatibility Regulations Exhibit _____
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 GR and CS zoning districts.	Allow for a specific set of permitted, conditional and prohibited uses to be applicable per the Zoning Use Summary Table Exhibit _____
Zoning	Subchapter E Commercial Design Standards	Outlines design standards applicable to certain zoning and uses.	▪ The GR-MU and CS-MU-V portions of the PUD will comply with the Suburban Roadway Standards. ▪ The CS-MU-V portion of the PUD will comply with the Core Transit Corridor Standards of Subchapter E for road standards. ▪ Multifamily development over 5 acres that is without separate uses on the ground floor is exempt from the ICR requirements of 2.2.5, but must provide the following: 1. Sidewalks or pedestrian paths are required connecting all buildings and all amenities and 2. Internal circulation for vehicular connectivity is required with no maximum block size or shape. ▪ Data Centers and Corporate Campus are exempt from Commercial Design Standards.

EXHIBIT H
CODE MODIFICATIONS

Environmental 25-8, Subchapter A, Article 1, Division 3 (<i>Variances</i>) And 25-8, Subchapter A, Article 7, Division 3 (<i>Construction on Slopes</i>) 25-8-301(A) –<i>Construction of a Roadway or Driveway</i> 25-8-302(A)(2) – <i>Construction of a Building or Parking Area</i>	<u>25-8-301(A)</u>: A person may not construct a roadway or driveway on a slope with a gradient of more than 15 percent unless the construction is necessary to provide primary access to: (1) at least two contiguous acres with a gradient of 15 percent or less; or (2) building sites for at least five residential units. <u>25-8-302(A)</u> A person may not construct: (2) except for a parking structure, a parking area on a slope with a gradient of more than 15 percent.	Modify 25-8-41 (Land Use Commission Variances); 25-8-301(<i>Construction of a Roadway or Driveway</i>), Subsection(A); and 25-8-302 (<i>Construction of a Building or Parking Area</i>), Subsection (A)(2) to authorize the Director to grant administrative variances-- after making the determinations required under 25-8-41--for the following areas as shown on a separate exhibit: 1) North of Estancia Parkway: allow for an administrative variance for construction on slopes up to 25% for parking (302(A)(2)), private driveways and public rights-of-way (301(A)); and 2) South of Estancia Parkway: allow for an administrative variance for construction on slopes up to 25% for private driveways and public rights-of-way (301(A)).
There are not many steep slopes on the site and they are sporadic and spread out due to rock outcroppings. The design of dense nodes results in the need to construct on some areas of steep slope for development including high density residential and corporate campus and these are the only areas requested, which also leaves more open space in other areas. As such, a modification to allow for a certain amount of acres for 0-25% is requested.		
Environmental	25-8-394 (C) (Suburban Watershed Uplands Zone) - Impervious Cover	Modify 25-8-394(C) to allow for the following impervious cover limits for Multifamily and Commercial development: 70% (Code = 60%) for multifamily residential and 90% (Code = 80%) for commercial.
The impervious cover proposed is essentially the same as what would be allowed by Code if development occurred in the parkland and significantly more parkland is being dedicated than required 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: <u>Allowable IC</u> ETJ: 330.4 acres City: 368.7 acres PUD: 356.9 acres		

Environmental	25-8-643 Heritage Trees (Land Use Commission Variance)	Outlines approval process for removal of Heritage Trees	Modify 25-8-643 (<i>Land Use Commission Variance</i>) to allow for the Director without consideration by the Environmental Board or Urban Forestry Board to grant a variance to allow removal of a heritage tree with at least one stem that is 30" or larger in diameter – after making the determinations required under 25-8-643 (provided that a determination that the tree prevents a reasonable use of the property pursuant to Subpart (A)(2) of 25-8-624 will include an analysis based on preserving those trees that are in the most sound condition. Appeal of the director's decision will follow the process in 25-8-644.
Tree protection is being provided that is more stringent than what is required in the ETJ (Heritage Tree Ordinance does not apply) or full purpose annexation (project has grandfathering protection from the Heritage Tree Ordinance). Specially, the PUD will follow the Protected Tree Ordinance for 8" and greater. Heritage Trees will be prioritized for preservation and will be reviewed and approved administratively.			
Signage (all signage needs to be reviewed for need)	25-10-82 Determination of Applicable Sign District	Defines regulations for signs in certain districts.	▪ Signage within 200 feet of the IH-35 ROW will be governed by the Expressway Corridor Sign District. All project entry signage along IH-35 shall be allowed a maximum of 55 feet in accordance with the design of the sign specifications included in the PUD. ▪ Signage along Puryear Road will be governed by the Commercial Sign District (when upgraded to SH-45, the Expressway Corridor Sign District will apply) ▪ Signage along Old San Antonio Road will be governed by the Neighborhood Commercial Sign District or the Multifamily Sign District Regulations. All project entry signage along Old San Antonio Road shall be allowed a maximum of 35 feet in accordance with the design of the sign specifications included with the PUD. ▪ Signage along internal roadways to the PUD will be governed by the Commercial, Neighborhood Commercial or Multifamily Sign District Regulations

ESTANCIA HILL COUNTRY PUD C814-2012-0085

Compatibility Standards and Regulations

A. Compatibility Standards

Within the boundaries of the Estancia 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.

EXHIBIT H-1
COMPATIBILITY STANDARDS

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. However, the amenity center proposed in the SF-6 area shall be exempt from the 25 foot setback. 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.

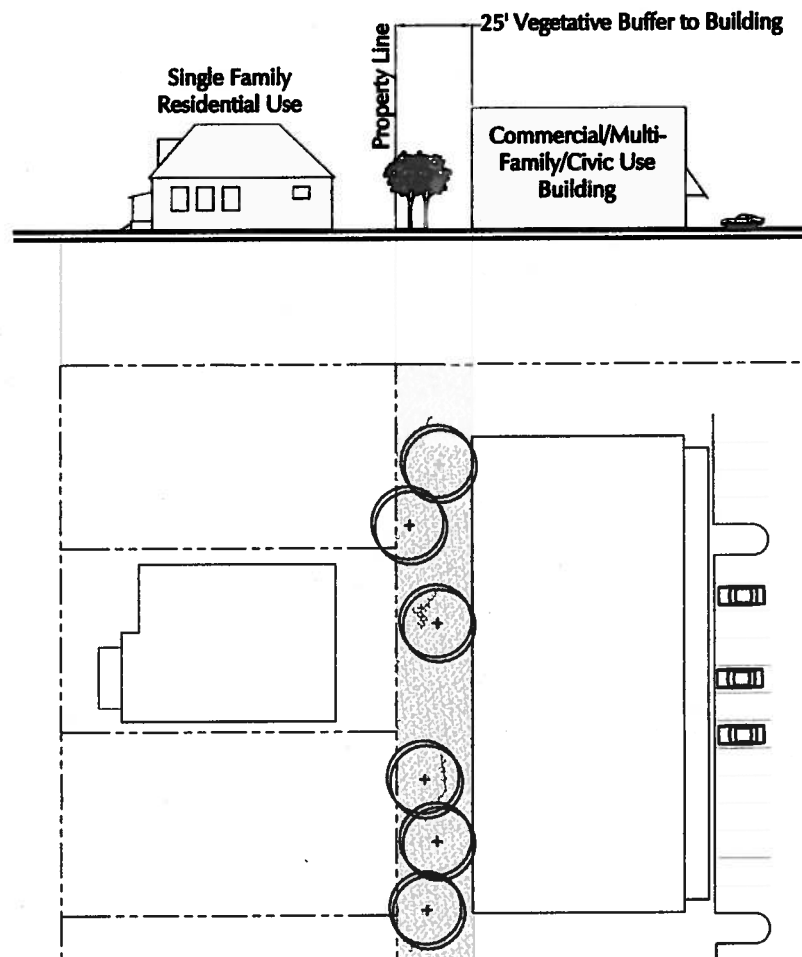


FIGURE 1: 25 foot vegetative buffer between a Residential Use and Commercial and Civic Use buildings.

3. A 100 feet 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.

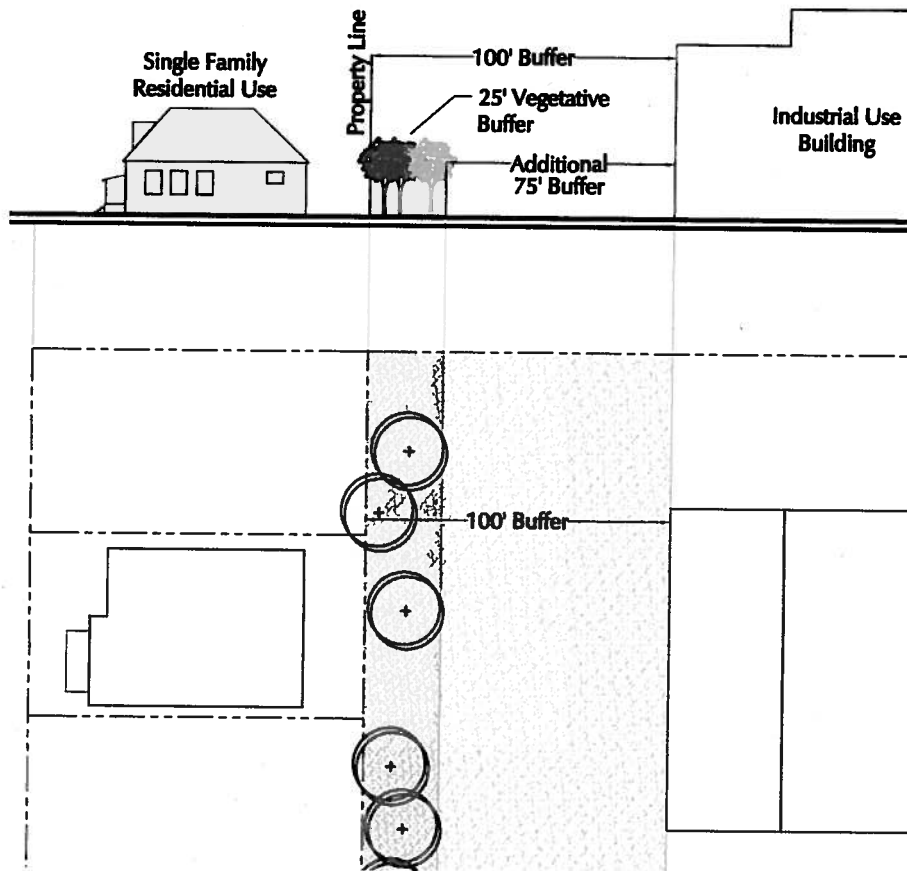


FIGURE 2: 25 foot vegetative buffer with an additional 75-foot wide buffer area for a total of 100 feet between a Residential Use and Industrial Use buildings.

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

- i. Within 70 feet of a single family detached residential lot, a multifamily, commercial or industrial building may not exceed a height of 40 feet.
- ii. Between 70 feet and 120 feet from a single family detached residential lot, a multifamily, commercial or industrial building may not exceed a height of 50 feet.
- iii. Beyond 120 feet of a single family detached residential lot may be constructed to the permitted height as specified in Section ____ of the LDC.

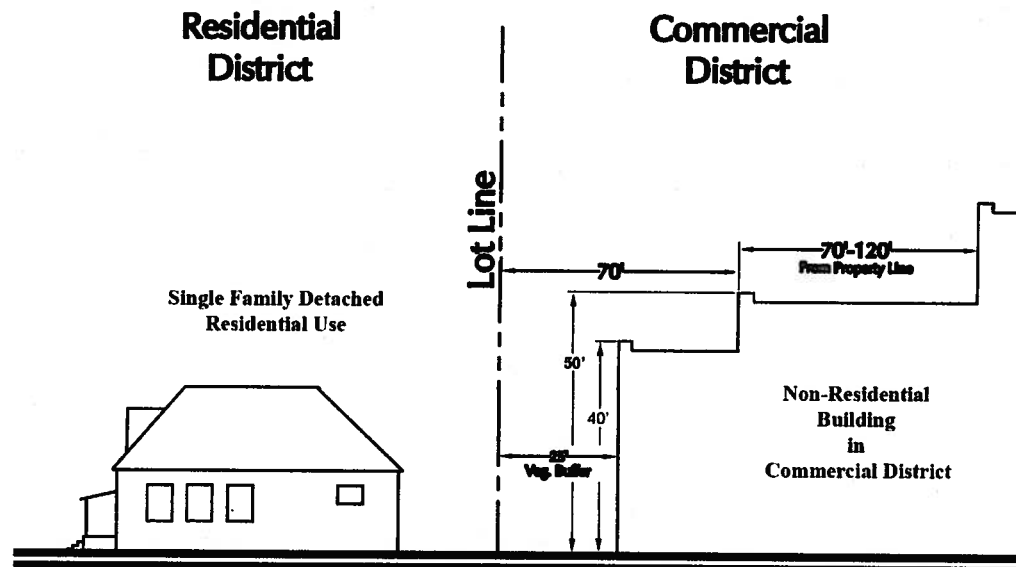


FIGURE 3: Height Restrictions between Single Family Detached Residential Use and Multifamily, Industrial or Commercial Use Building.

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*) of the LDC.
 - 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*) of the LDC does not apply to the PUD.
- 10. General Restaurant uses in GR-MU Mixed Use Districts

General Restaurant use located 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 adjacent to a single family detached residential lot will not have outdoor music.

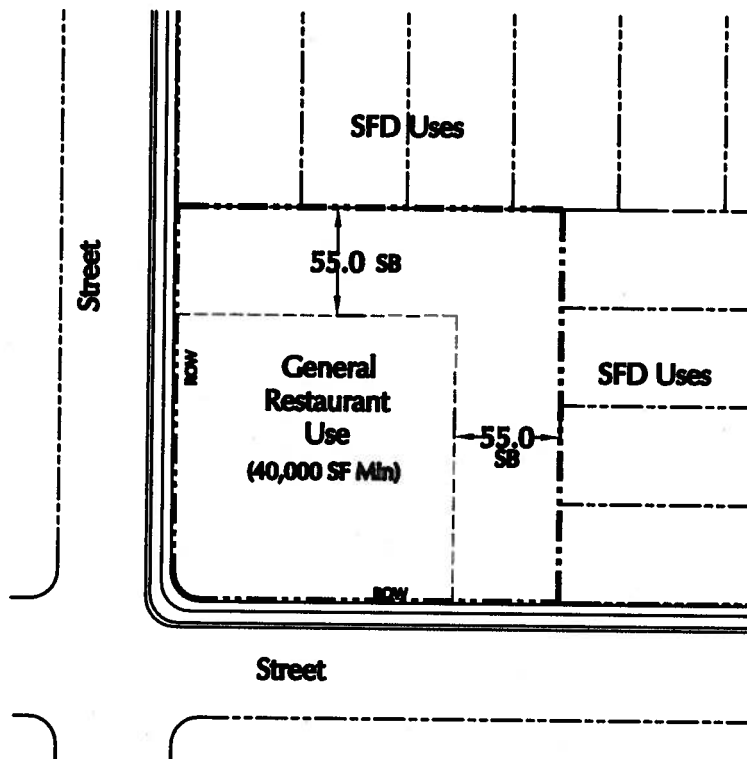


FIGURE 4: General Restaurant Uses

B. Additional Regulations

1. A commercial off-street parking use may not exceed one acre in site size within 100 feet of a single family detached residential lot and must be screened from the street by low hedges or walls not less than three feet and not more than four feet in height.
2. A telecommunications tower must be located on top of a building or be an architectural component of the building. Free standing towers are prohibited.
3. Parking Areas
 - a. Parking lots and cars should not be dominant visual elements of the site.
 - b. Parking areas should be buffered from public view through the use of berming, landscaped hedges, and/or decorative low walls.
4. 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.

5. Urban Design for commercial areas

- a. Pedestrian activities such as “al fresco” dining along the sidewalk should be promoted to enhance the character of the commercial area.
- 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 that encourages pedestrian activity while accommodating vehicular requirements.
- d. The use of pedestrian promenades characterized by outdoor plaza elements between commercial buildings should create unity, cohesiveness and a sense of space while promoting walkable pedestrian activity centers.
- e. Commercial building entries should incorporate pedestrian elements and amenities such as seating, lighting, and hardscape elements that help create or enhance special pedestrian areas.

6. Architectural Character in Commercial Areas

- a. Modern vernacular shall be promoted within the commercial areas.
- b. Varying facade elements, such as inset window areas, entries and/or projections of building volumes should be considered.

6. Building Scale and Massing in commercial areas

- a. Building mass should be broken down where possible. Horizontal breaks and vertical projections will effectively reduce the perceived scale of buildings.
- b. Consider the use of “stepped-down” buildings to break up larger structures, particularly those over 3 stories in height.
- c. Buildings should contribute to pedestrian comfort and enjoyment. Buildings adjacent to sidewalks should provide human scale and relationships

8. Service, Loading and Special Equipment Commercial Areas

- a.* All storage areas shall be located on the side or rear portions of commercial 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.

**ESTANCIA HILL COUNTRY PUD C814-2012-0085
ZONING USE SUMMARY TABLE**

Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
RESIDENTIAL USES				
Bed & Breakfast (Group 1)	P	P ¹	P	NP
Bed & Breakfast (Group 2)	P	P ¹	P	NP
Condominium Residential	P	P ¹	P	NP
Duplex Residential	P	P	NP	NP
Group Residential		P ¹	P	NP
Mobile Home Residential		NP	NP	NP
Multifamily Residential		P ¹	P	NP
Retirement Housing (Small Site)	P	P	P	NP
Retirement Housing (Large Site)	C	P	P	NP

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

General Notes:

- Civic Uses will follow the GR-MU site development regulations if located within open space
- Industrial Uses are subject to LDC 25-2-648
- Single-Family Residential, Duplex Residential, Townhouse Residential and Small Lot Residential will be part of a condo regime.

Specific Notes:

- 1 Refer to Compatibility Standards and Regulations exhibit for compatibility requirements related to this use.
- 2 If gross building area of project is greater than 50,000 square feet, then the building is not allowed within 200 feet of a single family detached lot.
- 3 If gross building area of project is greater than 10,000 square feet, then the building is not allowed within 100 feet of a single family detached lot.
- 4 A building is not allowed within 150 feet of a detached single family lot.
- 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 Buildings cannot be located within 250 feet of a residential lot.
- 9 25-3-105(H) A service station use may have the capability of fueling not more than 12 vehicles at one time and cannot be located within 200 feet of a single family detached residential lot.

EXHIBIT I
ZONING USE SUMMARY TABLE

Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Single-Family Attached Residential	P	P	P	NP
Single-Family Residential	P	P	NP	NP
Small Lot Single-Family Residential	P	P	NP	NP
Townhouse Residential	P	P ¹	P	NP
Two-Family Residential	P	P	NP	NP
Short-Term Rental	P	NP	NP	NP
COMMERCIAL USES				
Administrative and Businesses Offices	NP	P ²	P	NP
Agricultural Sales and Services	NP	NP	NP	NP
Alternative Financial Services	NP	P	P	NP

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Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Art Gallery	NP	P ³	P	NP
Art Workshop	NP	P ²	P	NP
Automotive Rentals	NP	NP	P ⁵	NP
Automotive Repair Services	NP	NP	P ⁶	NP
Automotive Sales	NP	NP	P	NP
Automotive Washing (of any type)	NP	C	P	NP
Bail Bond Services	NP	NP	NP	NP
Building Maintenance Services	NP	NP	P	NP
Business or Trade School	NP	P ³	P	NP
Business Support Services	NP	P ³	P	NP
Campground	NP	NP	NP	NP
Carriage Stable	NP	NP	NP	NP

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Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Cocktail Lounge	NP	P ⁴	P	NP
Commercial Blood Plasma Center	NP	NP	C	NP
Commercial Off-Street Parking	NP	P	P	NP
Communication Services	NP	P	P	NP
Construction Sales and Services	NP	NP	P ⁴	NP
Consumer Convenience Services	NP	P ³	P	NP
Consumer Repair Services	NP	P ³	P	NP
Convenience Storage	NP	P ⁴	P	NP
Drop-Off Recycling Collection Facility	NP	NP	NP	NP
Electronic Prototype	NP	P ²	P	NP

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Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Assembly				
Electronic Testing	NP	P ²	P	NP
Equipment Repair Services	NP	NP	NP	NP
Equipment Sales	NP	NP	NP	NP
Exterminating Services	NP	P ³	P	NP
Financial Services	NP	P ³	P	NP
Food Preparation	NP	P ³	P	NP
Food Sales	NP	P ³	P	NP
Funeral Services	NP	NP	NP	NP
General Retail Services (Convenience)	NP	P ³	P	NP
General Retail Services (General)	NP	P ³	P	NP
Hotel-Motel	NP	P ⁴	P	NP
Indoor Entertainment	NP	P ⁴	P	NP

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Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Indoor Sports and Recreation	NP	P ⁴	P	P
Kennels	NP	NP	P	NP
Laundry Services	NP	NP	C	NP
Liquor Sales	NP	P ⁴	P	NP
Marina	NP	NP	NP	NP
Medical Offices – exceeding 5000 sq. ft. gross floor area	NP	P ²	P	NP
Medical Offices – not exceeding 5000 sq. ft. gross floor area	NP	P	P	NP
Monument Retail Sales	NP	NP	NP	NP
Off-Site Accessory Parking	NP	P ⁴	P	NP
Outdoor Entertainment	NP	P ⁴	P	P

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Outdoor Sports and Recreation	NP	P ⁴	P	P
Pawn Shop Services	NP	NP	NP	NP
Personal Improvement Services	NP	P ³	P	NP
Personal Services	NP	P ³	P	NP
Pet Services	NP	P ³	P	NP
Plant Nursery	NP	P ³	P	NP
Printing and Publishing	NP	NP	C	NP
Professional Office	NP	P ²	P	NP
Recreational Equipment Maint & Storage	NP	NP	C	NP
Recreational Equipment Sales	NP	NP	NP	NP
Research Assembly	NP	P ²	P	NP

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Services				
Research Services	NP	P ²	P	NP
Research Testing Services	NP	P ²	P	NP
Research Warehousing Services	NP	P ²	P	NP
Restaurant (General)	NP	P ^{1,3}	P	NP
Restaurant (Limited)	NP	P ³	P	NP
Scrap and Salvage	NP	NP	NP	NP
Service Station	NP	P ⁹	P	NP
Software Development	NP	P ²	P	NP
Special Use Historic	C	NP	NP	NP
Stables	NP	P	NP	P
Theatre	NP	NP	P	NP
Vehicle Storage	NP	NP	NP	NP
Veterinary Services	NP	P ³	P	NP

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- 3 If gross building area of project is greater than 10,000 square feet, then the building is not allowed within 100 feet of a single family detached lot.
- 4 A building is not allowed within 150 feet of a detached single family lot.
- 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 Buildings cannot be located within 250 feet of a residential lot.
- 9 25-3-105(H) A service station use may have the capability of fueling not more than 12 vehicles at one time and cannot be located within 200 feet of a single family detached residential lot.

Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
INDUSTRIAL USES				
Basic Industry	NP	NP	NP	NP
Custom Manufacturing	NP	P ²	P	NP
General Warehousing and Distribution	NP	NP	NP	NP
Light Manufacturing	NP	P ⁸	C ⁷	NP
Limited Warehousing and Distribution	NP	P ⁸	P	NP
Recycling Center	NP	NP	NP	NP
Resource Extraction	NP	NP	NP	NP
AGRICULTURAL USES				
Urban Farm	P	P ¹	P ⁸	P
All Other Agricultural	NP	P ⁸	P ⁸	NP
Community Gardens	P	P	P	P
CIVIC USES				

P = Permitted

NP = Not Permitted

C = Conditional Use

General Notes:

- Civic Uses will follow the GR-MU site development regulations if located within open space
- Industrial Uses are subject to LDC 25-2-648
- Single-Family Residential, Duplex Residential, Townhouse Residential and Small Lot Residential will be part of a condo regime.

Specific Notes:

- 1 Refer to Compatibility Standards and Regulations exhibit for compatibility requirements related to this use.
- 2 If gross building area of project is greater than 50,000 square feet, then the building is not allowed within 200 feet of a single family detached lot.
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Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Administrative Services	NP	P	P	NP
Aviation Facilities	NP	NP	NP	NP
Camp	NP	P	P	P
Cemetery	NP	NP	NP	NP
Club or Lodge	C	P ⁴	P	P
College and University Facilities	C	P ²	P	NP
Communication Service Facilities	P	P	P	NP
Community Events	C	C	C	P
Community Recreation (Private)	P	P	P	P
Community Recreation (Public)	C	P	P	P
Congregate Living	NP	P ⁴	P	NP

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Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Convalescent Services	NP	P ⁴	P	NP
Convention Center	NP	P	P	NP
Counseling Services	NP	P	P	NP
Cultural Services	C	P	P	P
Day Care Services (Commercial)	C	P ³	P	NP
Day Care Services (General)	C	P ³	P	NP
Day Care Services (Limited)	P	P	P	NP
Detention Facilities	NP	NP	NP	NP
Employee Recreation	NP	P	P	NP
Family Home	P	P	P	NP
Group Home, Class I (General)	C	P	P	NP

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General Notes:

- Civic Uses will follow the GR-MU site development regulations if located within open space
- Industrial Uses are subject to LDC 25-2-648
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Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Group Home, Class I (Limited)	P	P	P	NP
Group Home, Class II	NP	C	C	NP
Guidance Services	NP	C	P	NP
Hospital Services (General)	NP	P	P	NP
Hospital Services (Limited)	NP	P ²	P	NP
Local Utility Services	C	P ²	P	P
Maintenance and Service Facilities	NP	C	C	NP
Major Public Facilities	NP	P ⁴	P ⁴	NP
Major Utility Facilities	NP	C	C	NP
Military Installations	NP	NP	NP	NP
Park and Recreation	NP	P	P	P

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Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Services (General)				
Park and Recreation Services (Special)	NP	P	P	P
Postal Facilities	NP	C	P	NP
Private Primary Education Facilities	C	P	P	NP
Private Secondary Education Facilities	C	P	P	NP
Public Primary Education Facilities	P	P	P	NP
Public Secondary Education Facilities	P	P	P	NP
Railroad Facilities	NP	NP	NP	NP
Religious Assembly	P	P ³	P	P
Residential Treatment	NP	C	C	NP

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Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Safety Services	C	P ³	P	NP
Telecommunication Tower	C	P ¹	P ¹	C
Transitional Housing	NP	NP	NP	NP
Transportation Terminal	NP	P ⁴	P ⁴	NP
All other Civic Uses	NP	P ⁴	P ⁴	C

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General Notes:

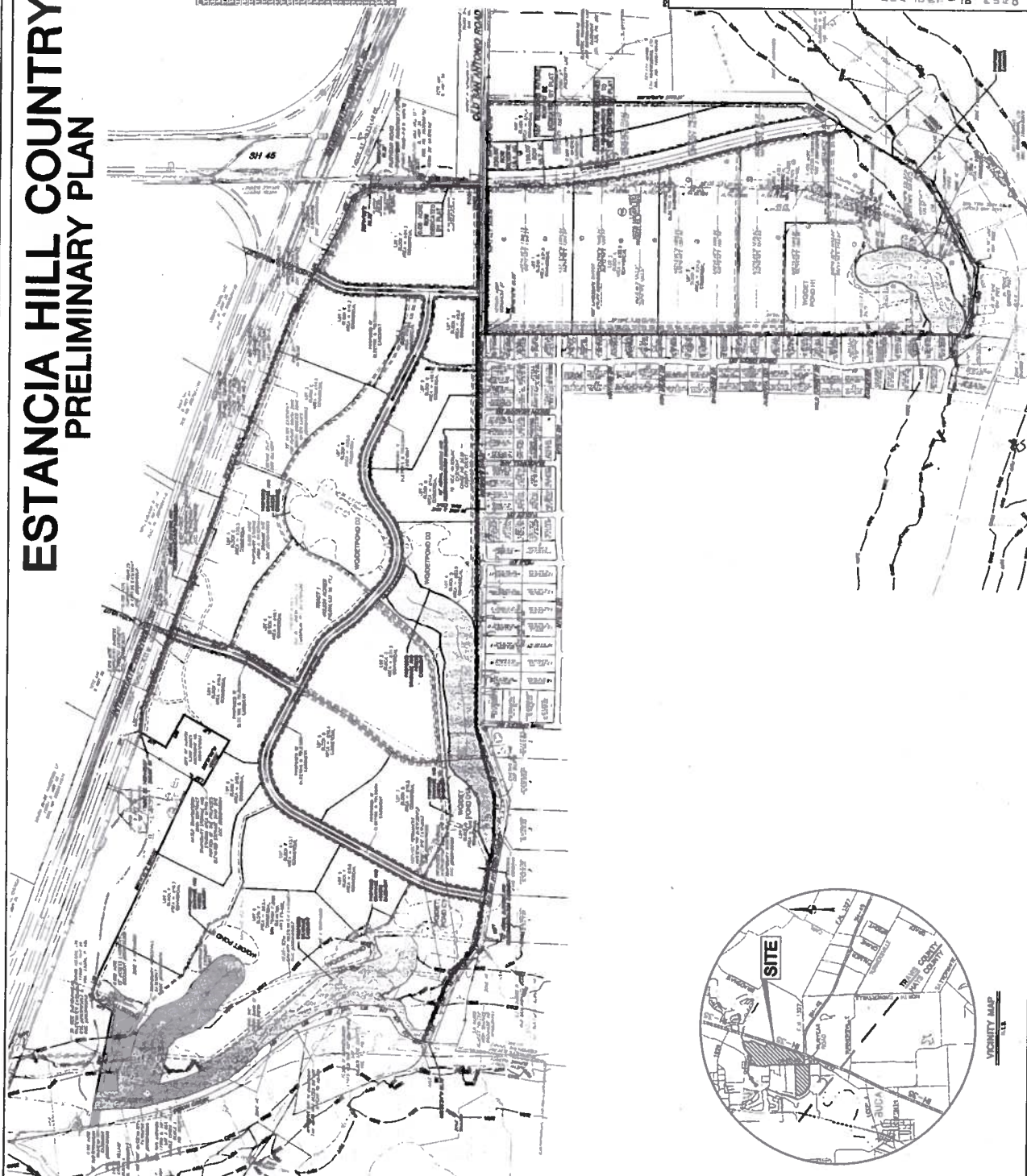
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ESTANCIA HILL COUNTRY

PRELIMINARY PLAN

[illegible]

Bury+Partners
ENGINEERING SOLUTIONS
115 East 12th Street, Suite 200
Iowa, Iowa 52240
Tel. (515) 281-4011 Fax (515) 281-4013
1150 Engineering Avenue P-10-03
Bury, Partners, Inc. Copyright 2011



PRELIMINARY PLAN

ESTANCIA HILL COUNTRY
PURYEAR ROAD (SH-46) AND IH-35
SLF III - ONION CREEK, LP.

DRAWN BY: RJB
DESIGNED BY: DSR
REVIEWED BY: KJB
PROJECT NO.: 1873-03.00

SHEET
02
OF 08

PRELIMINARY TRANSCRIPTION
FILE NUMBER: 157-1032 DATE: 5-16-2009
FILED BY: W. J. [Signature] REVIEWED BY: [Signature]
DATE: 5-16-2009 OFFICE: INVESTIGATIVE SERVICES SECTION
BY: W. J. [Signature] APPROVED BY: [Signature]
TITLE: TRUCK DRIVER MAJOR YEAR: 1997 DOT: 1
STATE: MA CITY: MA

Don't forget to check
for [Signature]

FOR INFORMATION: AKA/EDUCATION/Driver Chapter 94 On
LAPL
First Print used as received by the Evaluation Unit unless otherwise noted Chicago, IL
COMMENTS:

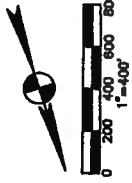
CAJ-2009-0142



VICINITY MAP

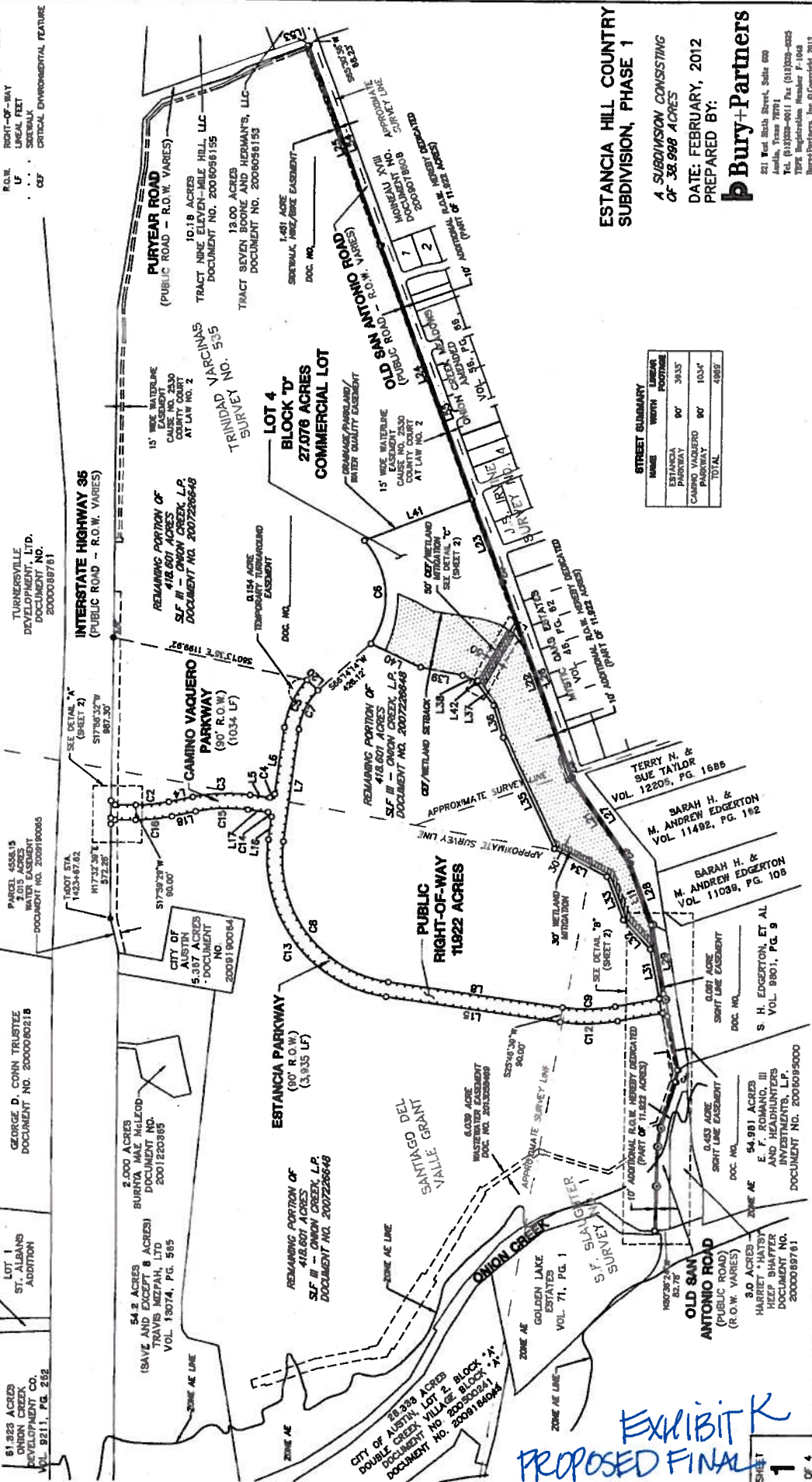
EXHIBIT J
APPROVED
PRELIMINARY PLAN

ESTANCIA HILL COUNTRY SUBDIVISION, PHASE 1



LEGEND

- 1/2" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- IRON PIPE FOUND
- 1/2" IRON ROD SET
- CONCRETE MONUMENT FOUND
- BOUNDARY MARK
- R.O.W.
- LINEAL FEET
- U
- SURVEY
- CRITICAL ENVIRONMENTAL FEATURE



ESTANCIA HILL COUNTRY SUBDIVISION, PHASE 1

A SUBDIVISION CONSISTING OF 38.998 ACRES

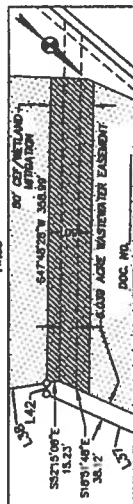
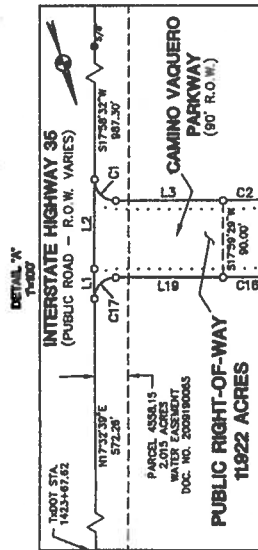
DATE: FEBRUARY, 2012
PREPARED BY:

Bury+Partners

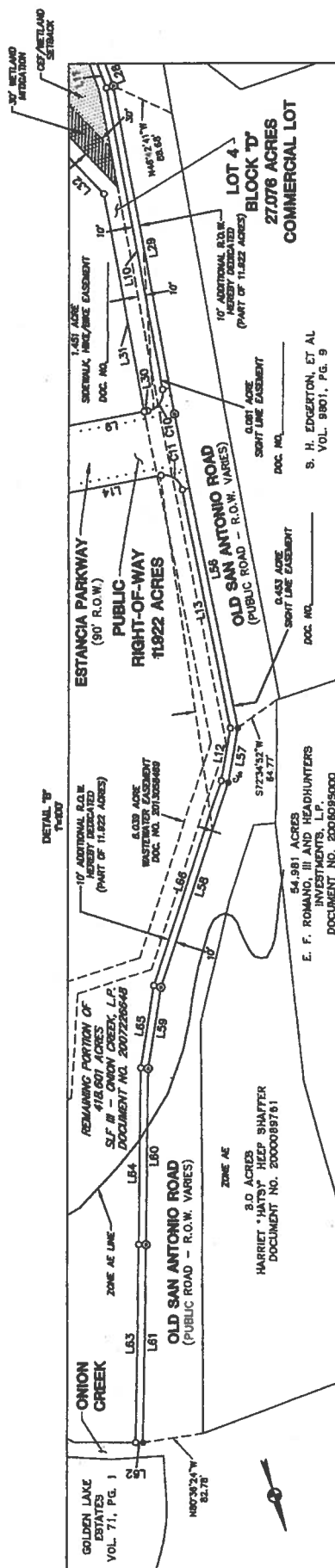
221 West Sixth Street, Suite 200
Austin, Texas 78701
Tel: (512) 522-0011 Fax: (512) 522-0225
TDD: (512) 522-0225
Bury+Partners, Inc. © Copyright 2012

NAME	WIDTH	LENGTH	FOOTAGE
ESTANCIA PARKWAY	90'	3435'	309150
CAMINO VAQUERO PARKWAY	90'	1034'	93060
TOTAL			402210

EXHIBIT K
PROPOSED FINAL
SHEET 1
OF 4



● 1/2" IRON ROD FOUND
 ● 5/8" IRON ROD FOUND
 ○ IRON PIPE FOUND
 ○ 1/2" IRON ROD SET
 ■ CONCRETE MOMENT FOUND
 R.O.W. RIGHT-OF-WAY
 LF LINEAL FEET
 . . . SIDEWALK
 CRITICAL ENVIRONMENTAL FEA
 CEF



ENGINEER'S CERTIFICATION & FLOOD PLAIN NOTE:

WARY O. POLAK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 2002, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

A PORTION OF THIS TRACT IS LOCATED WITHIN THE BOUNDARY OF THE 100 YEAR FLOODPLAIN, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, SHOWN ON MAP NUMBERS 484330059SH AND 484330065SH, DATED SEPTEMBER 26, 2008 FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS.



MARY O. POLAN, P.E.
TEXAS REGISTRATION NO. 113209
POLAN + PARTNERS, INC.
111 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

SURVEYOR'S CERTIFICATION:

JOHN T. BELMOSCO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CODE OF 2002, AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, AND ALL NECESSARY MONUMENTS ARE IN PLACE PRIOR TO THE COORDINATION OF THIS SUBDIVISION PLAT.



JOHN F. BILWOSKI, R.P.L.S.
TEXAS REGISTRATION NO. 4990
BURY & PARTNERS, INC.
211 WEST SIXTH STREET, SUITE 800
AUSTIN, TEXAS 78701

LINE TABLE

NO.	BRANCH	DISTANCE
1	517-23-30W	38.41
2	517-23-30W	104.78
3	517-26-23W	123.61
4	517-26-31W	135.71
5	517-23-34W	105.17
6	520-31-26W	407.59
7	520-31-26W	883.68
8	516-41-21W	1048.32
9	516-41-26W	273.47
10	507-29-09W	470.35
11	507-29-09W	583.93
12	517-40-41W	743.23
13	517-40-41W	719.89
14	516-41-21W	1064.32
15	516-41-21W	1064.32
16	507-29-09W	138.18
17	507-29-09W	118.69
18	516-41-21W	150.71
19	516-41-21W	125.33
20	516-41-21W	100.09
21	516-41-21W	62.75
22	507-29-09W	537.88
23	507-29-09W	1638.03
24	507-29-09W	1780.85
25	507-29-09W	1254.36
26	516-41-21W	63.78
27	516-41-21W	585.17
28	516-41-21W	537.12
29	516-41-21W	537.12
30	507-29-09W	303.12
31	507-29-09W	201.05
32	507-29-09W	200.45
33	507-29-09W	200.45

LINE TABLE

NO.	NAME	TIME	DISTANCE
1	64-411-53E	594.07	741.54
2	55-50007-53E	701.30	176.26
3	55-50007-53E	701.30	176.26
4	55-50007-53E	701.30	176.26
5	55-50007-53E	701.30	176.26
6	55-50007-53E	701.30	176.26
7	55-50007-53E	701.30	176.26
8	55-50007-53E	701.30	176.26
9	55-50007-53E	701.30	176.26
10	55-50007-53E	701.30	176.26
11	55-50007-53E	701.30	176.26
12	55-50007-53E	701.30	176.26
13	55-50007-53E	701.30	176.26
14	55-50007-53E	701.30	176.26
15	55-50007-53E	701.30	176.26
16	55-50007-53E	701.30	176.26
17	55-50007-53E	701.30	176.26
18	55-50007-53E	701.30	176.26
19	55-50007-53E	701.30	176.26
20	55-50007-53E	701.30	176.26
21	55-50007-53E	701.30	176.26
22	55-50007-53E	701.30	176.26
23	55-50007-53E	701.30	176.26
24	55-50007-53E	701.30	176.26
25	55-50007-53E	701.30	176.26
26	55-50007-53E	701.30	176.26
27	55-50007-53E	701.30	176.26
28	55-50007-53E	701.30	176.26
29	55-50007-53E	701.30	176.26
30	55-50007-53E	701.30	176.26
31	55-50007-53E	701.30	176.26
32	55-50007-53E	701.30	176.26
33	55-50007-53E	701.30	176.26
34	55-50007-53E	701.30	176.26
35	55-50007-53E	701.30	176.26
36	55-50007-53E	701.30	176.26
37	55-50007-53E	701.30	176.26
38	55-50007-53E	701.30	176.26
39	55-50007-53E	701.30	176.26
40	55-50007-53E	701.30	176.26
41	55-50007-53E	701.30	176.26
42	55-50007-53E	701.30	176.26
43	55-50007-53E	701.30	176.26
44	55-50007-53E	701.30	176.26
45	55-50007-53E	701.30	176.26
46	55-50007-53E	701.30	176.26
47	55-50007-53E	701.30	176.26
48	55-50007-53E	701.30	176.26
49	55-50007-53E	701.30	176.26
50	55-50007-53E	701.30	176.26
51	55-50007-53E	701.30	176.26
52	55-50007-53E	701.30	176.26
53	55-50007-53E	701.30	176.26
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58	55-50007-53E	701.30	176.26
59	55-50007-53E	701.30	176.26
60	55-50007-53E	701.30	176.26
61	55-50007-53E	701.30	176.26
62	55-50007-53E	701.30	176.26
63	55-50007-53E	701.30	176.26
64	55-50007-53E	701.30	176.26
65	55-50007-53E	701.30	176.26
66	55-50007-53E	701.30	176.26
67	55-50007-53E	701.30	176.26
68	55-50007-53E	701.30	176.26
69	55-50007-53E	701.30	176.26
70	55-50007-53E	701.30	176.26
71	55-50007-53E	701.30	176.26
72	55-50007-53E	701.30	176.26

CURVE TABLE

NO.	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
G1	18°50'00.0" N	75.00'	38.17'	35.35°
G2	18°50'00.0" N	104.00'	200.86'	47°02'03.3" W
G3	18°50'54.0" N	104.00'	340.09'	354.42°
G4	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G5	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G6	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G7	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G8	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G9	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G10	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G11	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G12	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G13	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G14	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G15	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G16	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G17	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G18	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G19	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G20	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G21	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G22	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G23	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G24	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G25	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G26	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G27	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G28	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G29	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G30	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G31	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G32	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G33	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G34	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G35	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G36	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
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G43	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G44	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
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G72	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
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G95	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G96	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
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G99	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E
G100	18°50'00.0" N	75.00'	38.17'	57°43'10.7" E

ESTANCIA HILL COUNTRY
SUBDIVISION, PHASE 1

A SUBDIVISION CONSISTING
OF 38.998 ACRES

DATE: FEBRUARY, 2012

PREPARED BY:

Bury+Partners

21 West Sixth Street, Dallas 600

1681 1000
1681 1000

TEL (512) 329-0011 FAX (512) 329-0012

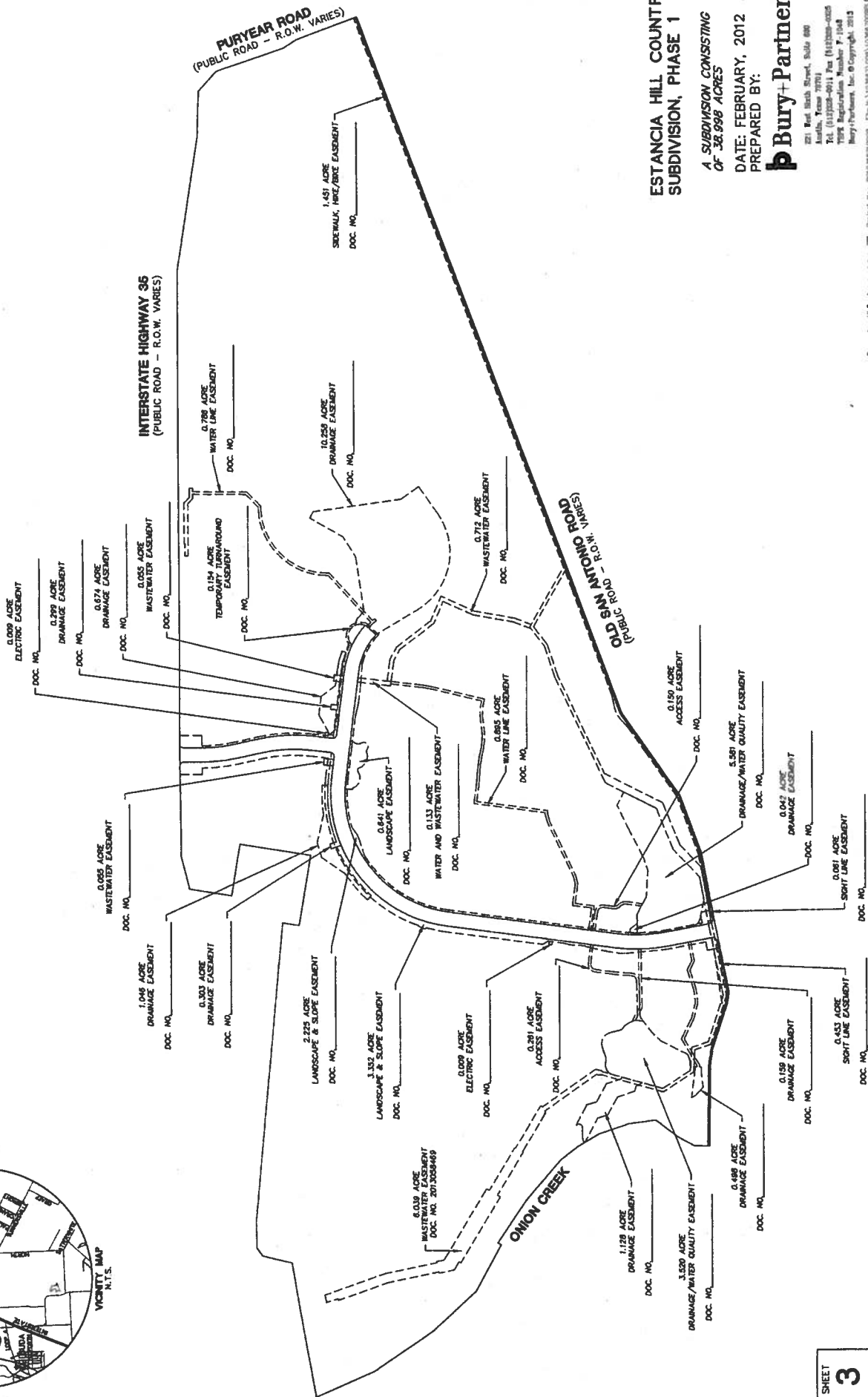
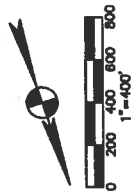
2078 Registration Number 7-1043

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C8J-2009-0142.1A

ESTANCIA HILL COUNTRY SUBDIVISION, PHASE 1 EASEMENT DETAILS



ESTANCIA HILL COUNTRY
SUBDIVISION, PHASE 1
A SUBDIVISION CONSISTING
OF 36.998 ACRES
DATE: FEBRUARY, 2012
PREPARED BY:

Bury+Partners
221 Red Birch Street, Suite 600
Austin, Texas 78701
Tel: (512) 208-0111 Fax: (512) 208-0225
TSP# Registration Number P-1048
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Drawn by: M.L. Approved by: J.B. Project No.: 1033672009-0142.1A

C8J-2009-0142.1A

C&L-2009-041318

SHEET 6 OF 10

PROJECT NO. 103862-10009
DESIGNED BY: RLB
CHECKED BY: JF
DRAWN BY: RLB

ESTANCIA HILL COUNTRY PHASE I IMPROVEMENTS
12110 V/2 S H96 SWRD SB
SLF III - ONION CREEK, LP.

MASTER DEVELOPMENT PLAN



Bury+Partners
225 East Davis Street, Suite 800
Dallas, Texas 75201
214-750-0011 Fax 214-750-0022
b.bury@buri.com
buri.com

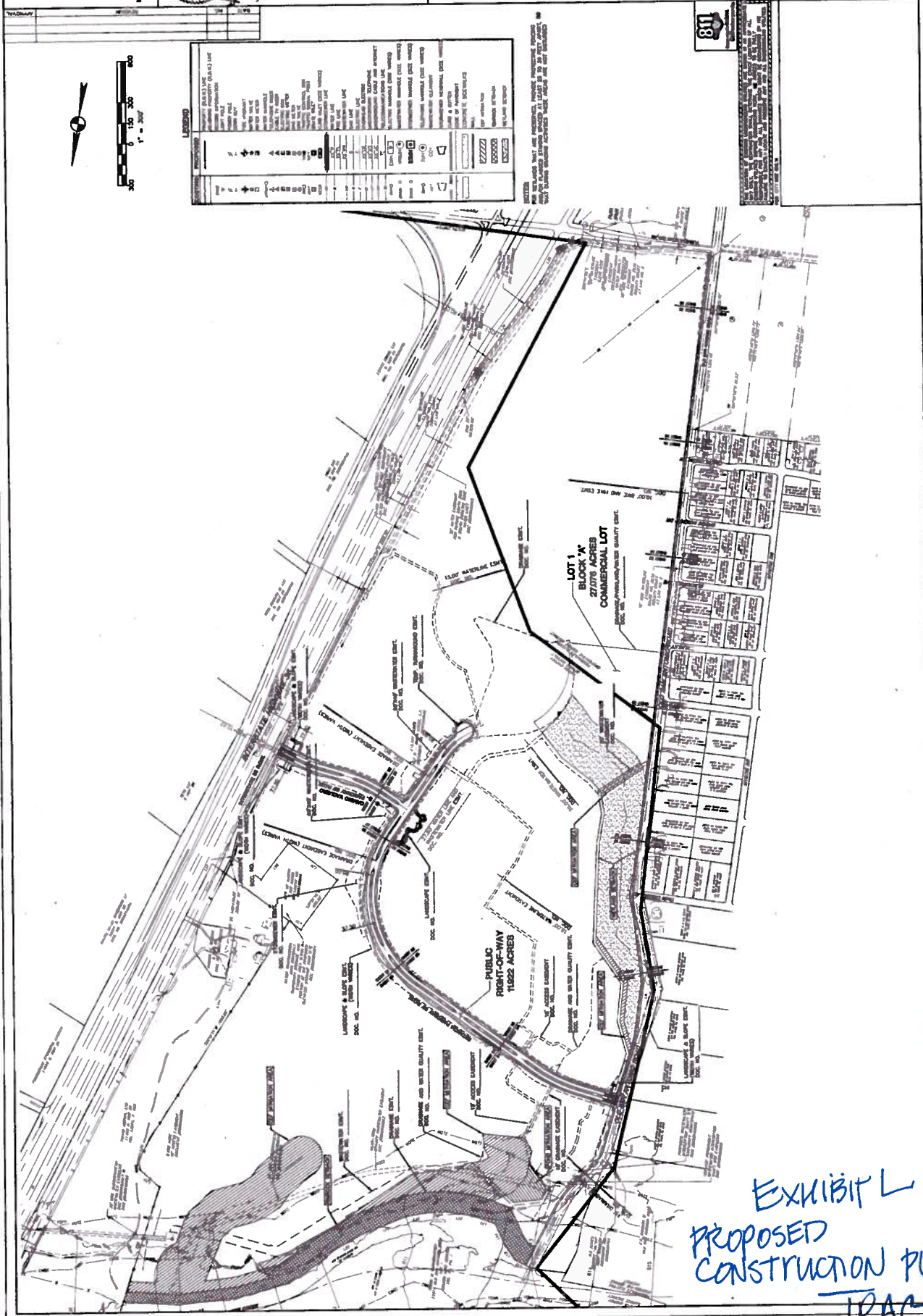


EXHIBIT L
PROPOSED
CONSTRUCTION PLAN
TRACT 1



Buy+Partners
221 East 19th Street, Suite 600
New York, NY 10003
Tel: (212) 691-6000 Fax: (212) 691-6005
507 West Broadway, Suite 7-100
New York, NY 10014
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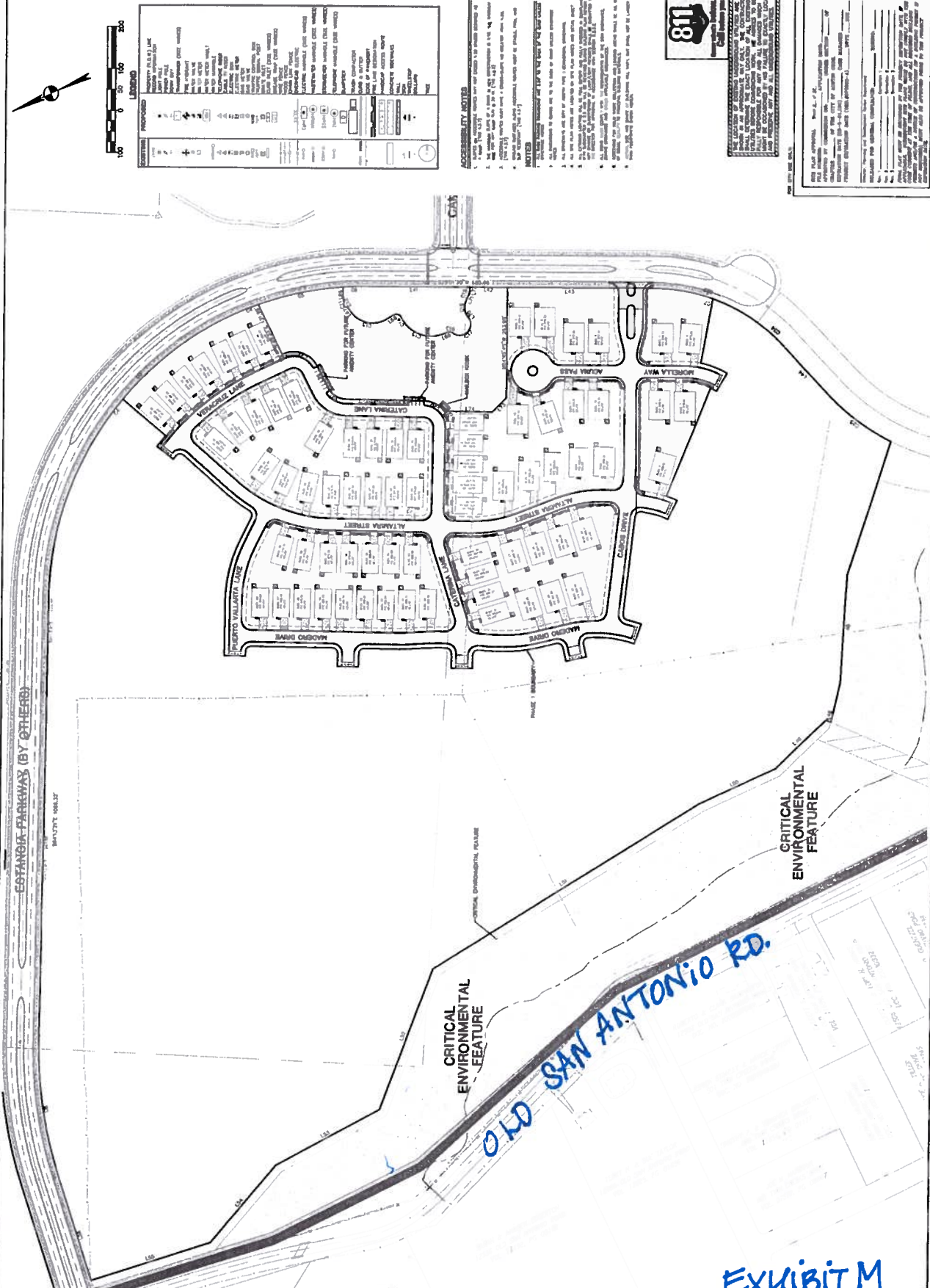


EXHIBIT M

PROPOSED SITE PLAN



ENVIRONMENTAL BOARD MOTION 20130403 6b

Date: April 3, 2013

Subject: Estancia Hill Country PUD C814-2012-0085

Motioned By: Bob Anderson

Seconded By: Mary Ann Neely

Recommendation

The Environmental Board recommends approval conditions for the Estancia Hill Country PUD C814-2012-0085 as described in background documents with exception of deleting a portion of variance No. 3 regarding Heritage Tree review. *(Delete phrase in back-up materials stating that analysis will be "based on preserving those trees that are in the most sound condition," as this phrase is not included in the heritage tree ordinance.)*

Staff Conditions:

- Providing headwaters stream buffers for creeks between 64 and 320 acres of drainage (additional 100 feet provided in excess of 50 foot required setback)
- Providing volumetric flood control detention where feasible and beneficial as reasonably determined by the City.
- If full or partial volumetric flood detention is not feasible and beneficial, then the developer agrees to a minimum of 50% of the required water quality volume to be managed by bio-filtration or other green infrastructure water quality controls (options from ECM 1.6.7).
- Agrees to a minimum of 30% of the required water quality volume to be managed by bio-filtration or other green infrastructure water quality controls (options from ECM 1.6.7). Includes wet ponds for multifamily, garden homes, commercial and roads.
- Providing for compliance with the Commercial Landscape Ordinance, which applies to irrigation, landscaping and use of innovative water management options such as directing stormwater to on-site uses (e.g., landscaping) and rainwater harvesting, etc.
- All buildings within the district will achieve an Austin Energy Green Building two star rating or equivalent agreed to by the City.
- Grow Green program participation
- Implementing the Commercial Landscape Ordinance for 100% of required landscaping.
- Adhering to an IPM plan
- Providing for tree protection beyond ETJ and full purpose requirements by following the Protected Tree Ordinance for 8" and greater. Heritage Trees will be prioritized and preserved with administrative review and approval.

- Providing for public and private parkland amenities exceeding standard requirement (116.9 dedicated acres provided and 23.5 acres required= 93.4 acres in excess).
- Required open space exceeds requirements by (18%).

Staff recommends approval of the environmental superiority of the proposed PUD and the exceptions to the Land Development Code sections as defined in the PUD documents because:

- It will provide buffer protection, (30 additional acres) for the unclassified waterways on-site that current code does not require.
- It will use preferred water quality methods (i.e. bio-filtration and wet ponds) that provide a greater overall pollutant removal than the minimum code required sedimentation filtration method.
- It will comply with the current commercial landscape requirements.
- Providing for tree protection beyond ETJ requirements by following the Protected Tree Ordinance for 8" and greater. Heritage Trees will be prioritized and preserved with administrative review and approval.
- It will be providing for public and private parkland amenities exceeding standard requirement (116.9 dedicated acres provided and 23.5 acres required= 93.4 acres in excess).

Board Conditions:

1. Provide at least 25% of the water for landscape irrigation for right of way from non-potable water sources (rainwater, condensate water, or catchment of storm water).

Vote 4-0-0-3

For: Anderson, Neely, Perales and Schissler

Against:

Abstain:

Absent: Gary, Maxwell and Walker

Approved by:



James Schissler, Acting Chair



ITEM FOR ENVIRONMENTAL BOARD AGENDA

**BOARD MEETING
DATE REQUESTED:** APRIL 3, 2013

**NAME & NUMBER
OF PROJECT:** ESTANCIA HILL COUNTRY PLANNED UNIT DEVELOPMENT
C814-2012-0085

**NAME OF APPLICANT
OR ORGANIZATION:** Metcalfe Wolf Stuart & Williams, LLP
Michele Rogerson Lynch – Phone (512) 404-2251

LOCATION: 12814 S IH 35 SVRD SB

PROJECT FILING DATE: July 13, 2012

**PDR/ENVIRONMENTAL
STAFF:** Jim Dymkowski, 974-2707
james.dymkowski@austintexas.gov

**PDR/
CASE MANAGER:** Wendy Rhoades, 974-7719
wendy.rhoades@austintexas.gov

WATERSHED: Onion Creek (Suburban)
Desired Development Zone

ORDINANCE: Comprehensive Watershed Ordinance (current Code)

REQUEST: Review and consider for recommendation the proposed
Planned Unit Development. The following environmental
code exceptions are requested.

1. Modify 25-8-41 (*Land Use Commission Variances*); 25-8-301(*Construction of a Roadway or Driveway*), Subsection(A); and 25-8-302 (*Construction of a Building or Parking Area*), Subsection (A)(2) to authorize the Director to grant administrative variances-- after making the determinations required under 25-8-41.
2. Modify 25-8-394 (Uplands Zone), Subsection (C) to allow a maximum impervious cover limit of 70% for multifamily residential and 90% for commercial developments.
3. Modify 25-8-643 (*Land Use Commission Variance*) to allow the Director without consideration by the Environmental Board or Urban Forestry Board to grant a

variance to allow removal of a heritage tree with at least one stem that is 30" or larger in diameter —after making the determinations required under 25-8-643 (provided that a determination that a tree prevents a reasonable use of the property pursuant to Subpart (A)(2) of 25-8-624 will include an analysis based on preserving those trees that are in the most sound condition. Appeal of the director's decision will follow the process in 25-8-644.

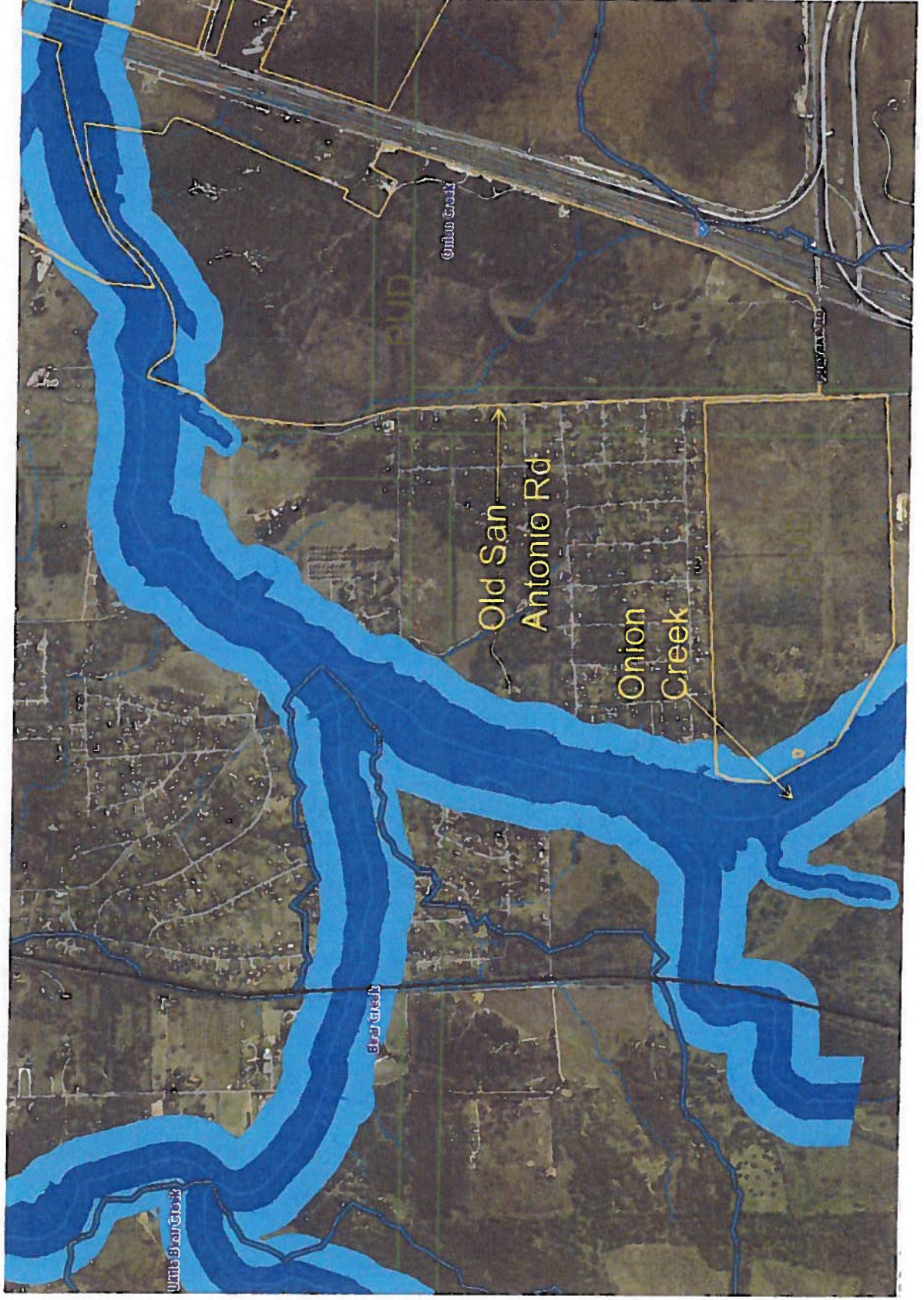
STAFF RECOMMENDATIONS:

RECOMMEND FOR APPROVAL.

**REASONS FOR
RECOMMENDATION:**

THE PROPOSED PUD IS ENVIRONMENTALLY SUPERIOR TO
THE DEVELOPMENT THAT COULD OTHERWISE BE BUILT
UNDER CURRENT APPLICABLE REGULATIONS.

C814-2012-0085



37 31 97

11

ESTANGA HILL COUNTRY
PURYEAR ROAD (SH 46) AND IH-
95E - ONION CREEK, LP.

**OFFSITE AND ONSITE
EXISTING DRAINAGE
AREA MAP**

Buy+Partners
FURNISHING SOLUTIONS
800 BUY PARTNERS, 2424 2ND
AVENUE, SUITE 200
DALLAS, TEXAS 75201
972 443-8800 FAX 972 443-8801
BUY+PARTNERS INC. ©2004



EXH

SHEET

PROJECT NO.: 1023-00
DRAWN BY: KOB
CHECKED BY: KOB
DATE: 08-14-2012

ESTANCA HILL COUNTRY
PURYEAR ROAD (SH 45) AND IH-95
SLF III - ONION CREEK LP.

**HEADWATERS BUFFER
EXHIBIT**

Bury+Partners
ENGINEERING SOLUTIONS
105 West 10th Street, Suite 200
Fort Worth, TX 76102-1011
Phone: 817.339.1111
Fax: 817.339.1112
www.burypartners.com



TOTAL ADDITIONAL
BUFFER 84.3 AC

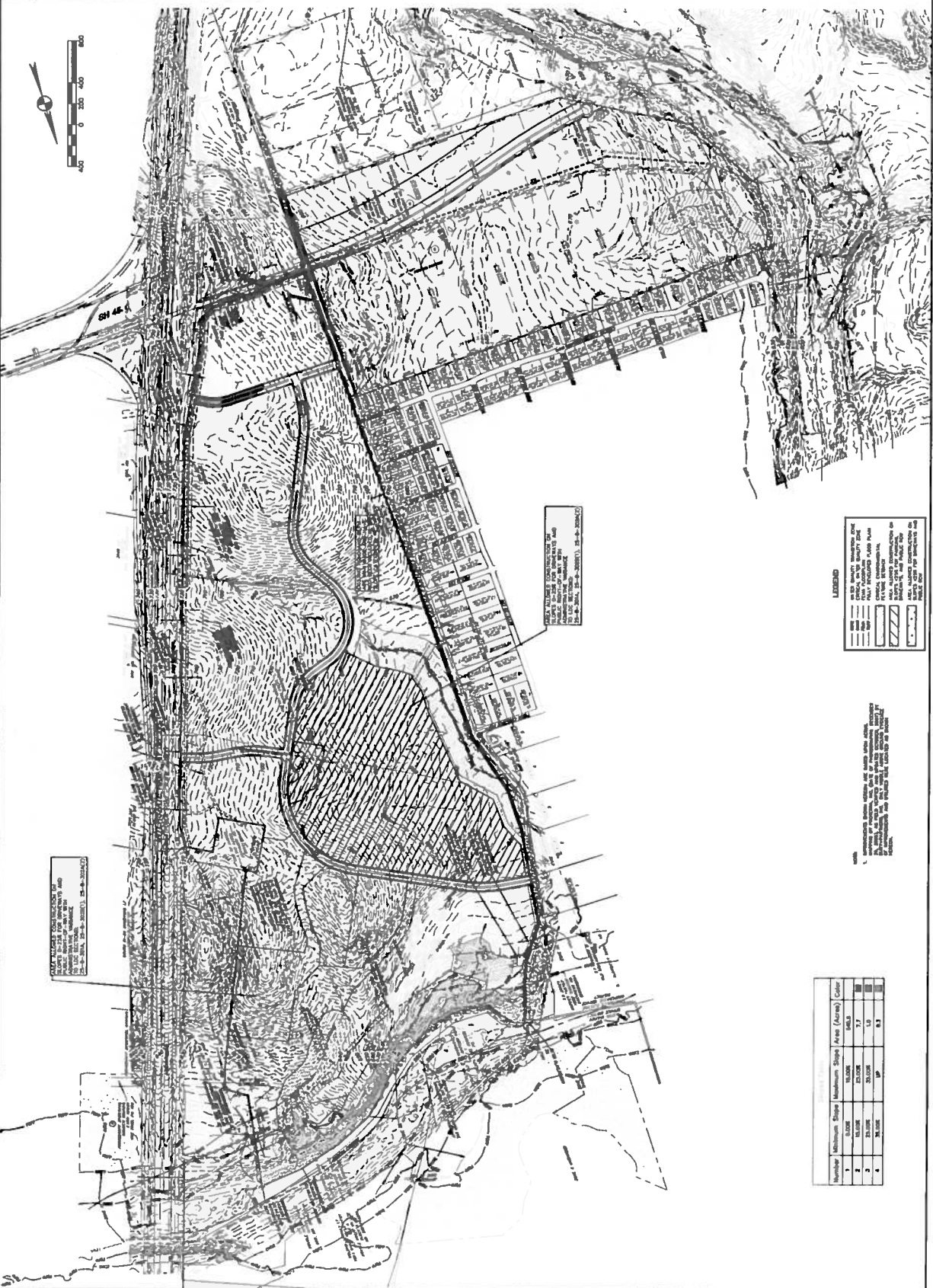
EXH
OF

PROJECT NO: 1013-01-00
DESIGNED BY: KAP
CHECKED BY: DPA
DATE: 01-10-13

**ESTANCIA HILL COUNTRY
PURYEAR ROAD (SH 46) AND IH-36
SLF III - ONION
CREEK, LP**

**CONSTRUCTION ON
SLOPES EXHIBIT**

Bury+Partners
ENGINEERING SOLUTIONS
1001 West 10th Street, Suite 100
Arlington, Texas 76010
Tel: 817-461-1111
Fax: 817-461-1112
www.burypartners.com





Date: April 9, 2013
To: Wendy Rhoades, Case Manager
CC: Alex Reyna, P.E., PTOE, Bury and Partners, Inc.
Reference: Estancia Hill Country PUD TIA, C814-2012-0085

The Estancia Hill Country PUD site is located near the intersection of IH 35 and SH 45 within the 2-mile ETJ of Austin, Travis County, Texas. The development is planned to consist of single and multifamily residential, general office, shopping center, and general light industrial uses. Access to the site will be provided by IH 35, SH 45/Puryear Road, Estancia Parkway (proposed), Camino Vaquero (proposed), Avenida Mercado (proposed) and Old San Antonio Road.

Transportation Review staff has reviewed the traffic impact analysis that was prepared for the Estancia Hill Country PUD site in April 2012 (revised March 2013), and offers the following comments:

TRIP GENERATION

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the proposed development will generate approximately 49,816 unadjusted daily weekday trips at full build in 2018. Of these, 3,840 trips will occur during the AM peak-hour and 5,282 will occur in the PM peak-hour. The planned construction phasing for the development spans from 2012 to 2018, however, the trips associated with the development have been broken down by 2014, 2016 and 2018 build-out dates.

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

Table 1. Unadjusted Weekday Peak Hour Trip Generation

Phase	Land Use	Size	Weekday 24-Hour Two-Way Volume	Weekday AM Peak Hour		Weekday PM Peak Hour	
				Enter	Exit	Enter	Exit
2014	Apartments	700 units	4,655	70	287	280	154
	Single-Family Detached	382 units	3,656	73	214	244	141
	General Office	750,000 SF	8,258	1,020	143	188	930
	2014 Sub-Total		16,569	1,163	644	712	1,225

Phase	Land Use	Size	Weekday 24-Hour Two-Way Volume	Weekday AM Peak Hour		Weekday PM Peak Hour	
				Enter	Exit	Enter	Exit
2016	Apartments	250 units	1,663	25	103	100	55
	Single-Family Detached	132 units	1,263	25	74	84	49
	General Office	155,000 SF	1,707	211	29	39	192
	Shopping Center	402, 000 SF	17,262	245	157	736	764
	2016 Sub-Total		21,895	506	363	959	1,060
2018	Apartments	600 units	3,990	60	246	240	132
	Single-Family Detached	223 units	2,134	42	125	143	83
	General Light Industrial	750,000 SF	5,228	608	83	90	638
	2018 Sub-Total		11,352	710	454	473	853
	<u>Future Development Total</u>		<u>49,816</u>	<u>2,379</u>	<u>1,461</u>	<u>2,144</u>	<u>3,138</u>

ASSUMPTIONS

1. Traffic growth rates for the area were determined using traffic counts conducted by Gram Traffic Inc. and from TxDOT and CAMPO projected daily volumes. Based on the available information, a 2 percent annual growth rate was applied to the study area roadways.
2. A pass-by reduction of 34 percent was assumed in the PM peak hour for the shopping center land use.
3. An internal capture reduction of ten (10) percent was assumed for all uses during both the AM and PM peak periods.
4. No transit reduction was assumed for the analysis.

Table 2 below shows the adjusted trip generation by land use for the proposed development.

Table 2. Adjusted Weekday Peak Hour Trip Generation

Phase	Land Use	Size	Weekday 24-Hour Two-Way Volume	Weekday AM Peak Hour		Weekday PM Peak Hour	
				Enter	Exit	Enter	Exit
2014	Apartments	700 units	4,190	63	258	252	139
	Single-Family Detached	382 units	3,290	66	193	220	127
	General Office	750,000 SF	7,432	918	129	169	837
	2014 Sub-Total		14,912	1,047	580	641	1,103
2016	Apartments	250 units	1,497	23	93	90	50

Phase	Land Use	Size	Weekday 24-Hour Two-Way Volume	Weekday AM Peak Hour		Weekday PM Peak Hour	
				Enter	Exit	Enter	Exit
	Single-Family Detached	132 units	1,137	23	67	76	44
	General Office	155,000 SF	1,536	190	26	35	173
	Shopping Center	402, 000 SF	12,601	221	141	412	428
	2016 Sub-Total		16,771	457	327	613	695
2018	Apartments	600 units	3,591	54	221	216	119
	Single-Family Detached	223 units	1,921	38	113	129	75
	General Light Industrial	750,000 SF	4,705	547	75	81	574
	2018 Sub-Total		10,217	639	409	426	768
	<u>Future Development Total</u>		<u>41,900</u>	<u>2,143</u>	<u>1,315</u>	<u>1,679</u>	<u>2,565</u>

Table 3 below provides a summary of the area transportation system:

Table 3. Existing and Planned Roadways

Roadway	Segment	Classification	Future Improvements	Bike Plan?
IH 35	Slaughter to FM 1327	FWY 6	FWY 8	Yes
SH 45	Loop 1 to US 183	Toll PWY 6	Existing	Yes
FM 1626	IH 35 to Travis County Line	MAD 4/MAU 2	MAD 4	Yes
FM 1327	US 183 to Pleasant Valley Rd	MAU 2	Existing	Yes
Old San Antonio Road			MAU 2	Yes
Camino Vaquero			Collector	Yes
Avenida Mercado			Collector	Yes
Estancia Parkway			Collector	Yes

TRAFFIC ANALYSIS

The impact of site development traffic on the existing area roadways was analyzed. Four time periods and three travel conditions were evaluated:

- 2012 Existing Conditions
- 2014, 2016, and 2018 Forecasted Conditions
- 2014, 2016, and 2018 Forecasted Conditions with Site Generated Traffic

Intersection Level of Service (LOS)

The TIA analyzed 13 intersections, three (3) of which are currently signalized. Table 4 shows the existing (2012) and projected (2014) levels of service results. The build-out condition LOS assumes that all roadway and intersection improvements recommended in the TIA for the respective years are constructed.

Table 4. Intersection Level of Service

Intersection	2012 Existing		2014 Forecasted		2014 Site + Forecasted		2016 Forecasted		2016 Site + Forecasted		2018 Forecasted		2018 Site + Forecasted	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
IH 35 NBFR and FM 1327	B	B	B	B	B	B	B	B	B	C	C	C	C	C
IH 35 SBFR and Puryear Parkway	A	A	A	A	B	B	B	B	B	B	B	C	C	D
IH 35 NBFR and EB SH 45	A	A	A	A	B	B	B	B	B	B	B	C	C	B
IH 35 SBFR and EB SH 45	A	A	A	A	A	A	A	A	A	A	A	A	A	C
Old San Antonio Road and Puryear Parkway	A	A	A	A	A	A	A	A	A	A	A	A	C	C
Old San Antonio Road and Twin Creeks Road	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Old San Antonio Road and FM 1626	D	B	F	F	C	C	C	C	C	C	C	D	C	D
IH 35 SBFR and Camino Vaquero Parkway	-	-	-	-	A	D	A	D	A	E	A	E	A	F
Old San Antonio Road and Estancia Parkway	-	-	-	-	A	A	A	A	A	A	A	A	A	A
IH 35 SBFR and Avenida Mercado Street	-	-	-	-	-	-	-	-	A	A	A	A	A	A
Puryear Parkway and Driveway B	-	-	-	-	-	-	-	-	A	A	A	A	A	B
Old San Antonio Road and Avenida Mercado Street	-	-	-	-	-	-	-	-	A	A	A	A	A	A

Roadway Capacity Analysis

A roadway capacity analysis was performed for Old San Antonio Road between Onion Creek Parkway and Puryear Road within the vicinity of the proposed development. The analysis was performed for the 2012 existing conditions and the 2014, 2016 and 2018 site + forecasted scenarios. The results of this analysis are summarized in the table below.

Table 5. Traffic Flow Rates and Roadway Capacity LOS for Old San Antonio Road

Roadway	Segment	2012 Existing		2014 Site + Forecasted		2016 Site + Forecasted		2018 Site + Forecasted	
		Flow Rate	LOS	Flow Rate (pcphpl)	LOS	Flow Rate (pcphpl)	LOS	Flow Rate (pcphpl)	LOS
Old San Antonio Road	Onion Creek Parkway and Puryear Road	302	B	536	B	662	B	697	B

RECOMMENDATIONS

- 1) Due to the size of this proposed development and the extended build-out period, a traffic phasing agreement is required to be recorded prior to final reading of zoning to ensure that each of the recommended roadway improvements listed in Table 6 are implemented prior to the corresponding phase of development. Prior to final reading of the zoning, the applicant shall provide a signed and sealed engineering cost estimate for each improvement recommended in Table 6 below, and post pro rata share in accordance with the traffic phasing agreement. Note: An advanced funding agreement between the applicant, the City of Austin and the Texas Department of Transportation may be required for the proposed ramp reversal project along IH 35 between Onion Creek and SH 45.

Table 6: Recommended Improvements

Year	Intersection	Improvement
2014	IH 35 SBFR at Puryear Pkwy	Restripe WB
	IH 35 SBFR at Camino Vaquero	SBRT
	Old San Antonio at FM 1626	Signal
		NBLT
		EBLT
		EBRT
		SBLT
		WBLT
	Old San Antonio at Estancia Pkwy	NBRT
	IH 35 NBFR at SH 45	Restripe/NBRT
	IH 35 Ramp Reversal	*
2016	Old San Antonio at Estancia Pkwy	SBLT
	IH 35 NBFR at FM 1327	Restripe NB
	Old San Antonio at Puryear Pkwy	SBLT
	Old San Antonio at Twin Creeks Road	NBLT
	IH 35 SBFR at Drwy A	EBRT
		SBRT
		SBRT
		WBRT
		SBLT
2018	Old San Antonio at Puryear Pkwy	NBRT
		Signal
		EBLT
		WBLT
		NBLT

* Improvement will be funded via a Public-Private Partnership with TxDOT

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

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

-
- 2) Right of way dedication and/or reservation will be required during the subdivision process in accordance with the Austin Metropolitan Area Transportation Plan and the Transportation Criteria Manual. Fiscal may be required at that time for any boundary or internal street improvement.
 - 3) 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. This site shall not exceed 4,244 unadjusted PM peak hour trips per day. A PUD TIA PHT Tracking Table shall be established by the applicant that summarizes allocation of PHT's from the PUD TIA.
 - 4) Appropriate pedestrian and bicycle linkages between the proposed mixed residential developments and the proposed parkland and community recreational amenity areas should be emphasized to ensure readily visible relationships between the uses and available amenities. Sidewalks should be designed to accommodate pedestrian safety, reduced walking distances, convenience, and comfort. Convenient and secure bicycle facilities are also recommended. Bicycle trails or "routes" should be designated with proper signage and markings.
 - 5) Approval of the TIA from the Texas Department of Transportation and Travis County is required prior to 1st reading.
 - 6) All driveways shall comply with current City of Austin Type II Commercial Driveway standards and shall meet minimum requirements for driveway width; throat length, driveway spacing, offset, and curb return radii. The owner will be responsible for obtaining permit approval for the driveways prior to site plan approval.

If you have any questions or require additional information, please contact me at 974-2628.



Ms. Shandrian Jarvis
Senior Planner
Planning and Development Review Department

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



PROJECT NAME: Estancia Hill Country PUD

ADDRESS/LOCATION: IH-35/Puryear Road

CASE #: C814-2012-0085

CITY COUNCIL DATE: Pending

☒ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

SF UNITS: 385 (estimated within AISD boundaries)

STUDENTS PER UNIT ASSUMPTION: 0.4

MF UNITS: 700 (estimated within AISD boundaries)

STUDENTS PER UNIT ASSUMPTION: 0.2

ELEMENTARY SCHOOL: Manchaca

RATING: Academically Acceptable

ADDRESS: 12120 Manchaca Road

PERMANENT CAPACITY: 606

% QUALIFIED FOR FREE/REDUCED LUNCH: 42%

MOBILITY RATE: -4.1%

ELEMENTARY SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	726	712	859
% of Permanent Capacity	120%	117%	142%

☒ INCREASE

☐ DECREASE

☐ NO IMPACT

MIDDLE SCHOOL: Paredes

RATING: Recognized

ADDRESS: 10100 S Mary Moore Searight

PERMANENT CAPACITY: 1,156

% QUALIFIED FOR FREE/REDUCED LUNCH: 76%

MOBILITY RATE: -16.3%

MIDDLE SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	1,232	1,334	1,397
% of Permanent Capacity	107%	115%	121%

☒ INCREASE

☐ DECREASE

☐ NO IMPACT

HIGH SCHOOL: Akins

RATING: Recognized

ADDRESS: 10701 S. 1st Street

PERMANENT CAPACITY: 2,394

% QUALIFIED FOR FREE/REDUCED LUNCH: 67%

MOBILITY RATE: -15.8%

HIGH SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	3,256	3,530	3,614
% of Permanent Capacity	136%	147%	151%

☒ INCREASE

☐ DECREASE

☐ NO IMPACT

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



IMPACT ON SCHOOLS

At the district average rates of 0.2 students per multi-family unit and 0.4 students per single family unit, the proposed development is projected to add approximately 294 AISD students over all grade levels to the current projected student population. It is estimated that of the 294 students, 147 will be assigned to Menchaca Elementary School, 63 to Paredes Middle School and 84 to Akins High School. These additional students would increase the percentage of permanent capacity to 142%, 121% and 151% respectively.

The additional students from the development will have a negative impact on the operating capacity at Menchaca Elementary School and Akins High School. The addition of 147 students at Menchaca would increase its percent of functional capacity taking into consideration the number of students who typically transfer out of their home schools, from 92% to 119%. This increase in functional capacity is above the target range of 75% - 115% and will stress the core facilities (cafeteria, gym, and library) of the school. Although the additional 84 high school students at Akins does not increase its functional capacity beyond its target range (below 115%), it is important to note that this school currently has a large number of portable classrooms on site and the additional students will stress the core facilities. Paredes Middle School will be able to accommodate the additional students with a functional capacity of 105%.

TRANSPORTATION IMPACT

Menchaca Elementary School and Paredes Middle School are located more than 2-miles away from the proposed development and would qualify for transportation. Although Akins High School is within 2-miles, all students would be eligible for transportation. AISD provides transportation to all students who live south of FM1626 and east of IH-35 due to the hazard of crossing and walking along those roads.

According to the difference between the 5-year projected population with the proposed development and without it, a cost of up to \$120,000 for three additional bus routes would be incurred by the District for school bus transportation. This would accommodate at least two, possibly three new bus trips with tiered routes coordinated among the three schools.

SAFETY IMPACT

All students within the proposed development qualify for transportation, and there are no known safety impacts.

Date Prepared: 1/8/2013

Director's Signature: _____

Paul Turner

ONION CREEK MEADOWS
Property Owners Association
P.O. Box 434, Manchaca, Texas 78652

April 16, 2011

Dear Chair and Commissioners:

The Onion Creek Meadows Property Owners Association would like to voice their support regarding the Estancia Hill Country PUD to be heard before Zoning Approval Board meetings set for this evening.

I attended the City Council meeting on October 18th and spoke against full purpose annexation citing neighbors' concerns that we would be next on the list and our taxes would skyrocket. I also said our neighborhood (Onion Creek Meadows) along with the Arroyo Doble and Arroyo Doble Estates neighborhoods have worked for the last several years with the developer and have been pleased with the project they are proposing as well as their commitment to working with us. We had worked out some agreements to enhance development and your proposed full annexation would ruin all those negotiations. I had over a dozen e-mails from supporting neighbors which I waved at city council members. Currently, the developer is proposing a PUD with a PID financing district that relates to limited purpose annexation.

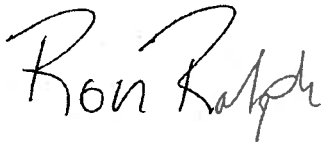
If the City were to disapprove the PUD and PID, full purpose annexation would occur and both the neighborhood and the City would lose the many items of superiority committed to by the developer. It is the loss of these superior items that concerns me. We have worked hard with the developer for a quality development that will be a gateway to our city and we are tired of the typical haphazard development that springs up along major highway corridors (read the new Volkswagen dealership under construction to the north on IH35). Some of the superiority items that are most impactful include:

- Heritage Tree protection
- Affordable Housing
- Green Building
- Volumetric Drainage
- Preservation of Headwaters of Onion Creek
- Regional hike and bike connections
- Large amounts of open space and parkland
- Elements designating the national historic trail "El Camino Real de los Tejas"
- Preservation of three significant archeological sites

Please consider the importance of the PUD to the quality of the Estancia project and vote to recommend the PUD.

Your consideration for this request is appreciated. Please do not hesitate to contact me if you have any questions.

Sincerely,



Ron Ralph, Chair
Estancia Development Committee
(Six-year resident: 13101 Wild Turkey Drive)

Rhoades, Wendy

From: Michele Rogerson Lynch <MLynch@mwswtexas.com>
Sent: Tuesday, April 16, 2013 6:50 PM
To: Rhoades, Wendy
Subject: Fwd: Estancia

FYI

Michele Rogerson Lynch
Director of Land Use & Entitlements
Metcalf Wolff Stuart & Williams, LLP
301 Congress, Suite 1200
Austin, Texas 78701
(512) 404-2251 off
(512) 404-2244 fax
MLynch@mwswtexas.com

Begin forwarded message:

From: Blayne Stansberry <blaynes@gmail.com>
Date: April 16, 2013, 6:24:38 PM CDT
To: <bbaker5@austin.rr.com>, <bc-Gabriel.Rojas@austintexas.gov>, <bc-Cynthia.Banks@austintexas.gov>, <bc-Jason.Meeker@austintexas.gov>, <bc-Patricia.Seeger@austintexas.gov>, <bc-Sean.Compton@austintexas.gov>, <bc-Rahm.McDaniel@austintexas.gov>
Cc: Michele Lynch <MLynch@mwswtexas.com>
Subject: Estancia

Hello Commissioners,

I am resident of the Arroyo Doble Estates neighborhood. We do not have a formal association so I cannot speak for the neighborhood as a whole. I am in support of the PUD zoning for the Estancia Hill County project. As I understand, the PUD specifies additional conditions such as green infrastructure, AEGB ratings, tree preservation, historic signage, and bike trails.

Thank you,
Blayne Stansberry

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-2012-0085

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: January 15, 2013, Zoning and Platting Commission

JOHN COLE

Your Name (please print)

13009 BEN WILLIAM DR, MANACHACA, TX

Your address(es) affected by this application



Signature

23 DEC 2012

Date

Daytime Telephone: 512-850-7927

Comments: OLD SAN ANTONIO ROAD IS THE PRIMARY

MEANS TO ENTER AND EXIT OUR NEIGHBORHOOD.

THE ESTANCIA DEVELOPMENT ~~FOR~~ WILL OVERWHELM

OLD SAN ANTONIO ROAD, WHICH IS ONLY TWO SMALL

LANES, AND MAKE IT EXTREMELY HARD TO EXIT OUR

NEIGHBORHOOD. WITHOUT IMPROVEMENT TO THE ROAD

I JUST DON'T SEE HOW YOU COULD AVOID A

SIGNIFICANT TRAFFIC PROBLEM.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C814-2012-0085

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: April 16, 2013, Zoning and Platting Commission
May 9, 2013, City Council

Larry & Audrey John
Your Name (please print)

701 Green meadows Dr, Manchaca TX 78657
Your address(es) affected by this application

Audrey John
Signature

April 8, 2013
Date

Daytime Telephone: 512-567-3554 2 good reasons!

Comments: Until enough water has been secured for our area and the Old San Antonio bridge at twin creeks widened enough for two vehicles, I vote No.
Our Fire hydrants have been useless for years. For this and the how water pressure is not enough to support further development.
Thank you

If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C814-2012-0085

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: April 16, 2013, Zoning and Platting Commission

May 9, 2013, City Council

JOHN AND CORA COPE

Your Name (please print)

MANHACA, TX

13009 BEN MILAM DR - 78652 TX

Your address(es) affected by this application



Signature

12 APR 2013

Date

Daytime Telephone: 512-850-7927

Comments: THE ROADS SURROUNDING THIS PROPOSED

DEVELOPMENT ARE WHOLLY INADEQUATE TO SUPPORT

THE AMOUNT OF TRAFFIC THAT THIS DEVELOPMENT

WILL PRODUCE. OLD SAN ANTONIO ROAD IS

THE PRIMARY MEANS OF EGRESS FROM OUR HOUSE

TO I-35 / 1626. IT IS ALREADY CONGESTED

AND PROBABLY AT TIMES ESPECIALLY WITH

THE INCREASE IN RECREATIONAL CYCLING / BIKING,

THIS DEVELOPMENT WILL MAKE IT IMPOSSIBLE
TO WALK.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

Rhoades, Wendy

From: B Nava <nav16534@yahoo.com>
Sent: Tuesday, January 15, 2013 12:14 PM
To: Rhoades, Wendy
Subject: Meeting tonight re: Case Number C814-2012-0085

Dear Ms. Rhoades,
I had hope to attend the meeting tonight regarding the above case number, but I have a sick daughter so I am sending you this email.

I live across the street from the proposed rezoning at 702 Blackwell Ave.

My family and I have owned this duplex for 21 years. Even though it is a duplex it is our family *home*. My elderly parents live on one side and me and my 4 children and my grandchild live on the other side of the duplex.

This is a quite neighborhood with very little crime and a wonderful place to raise children. I have been a widow for 18 years and have felt very safe here in this home.

I do hope that the City of Austin will take our current neighborhood into consideration when they allow this property to be developed.

I am against putting another shopping mall since we have both Southpark Meadows and Buda within a very short distance with plenty of shopping.

I am against putting apartment complexes since we have 2 new complexes very near us at the corner of 1626 and Old San Antonio Road.

Nicely built single family homes would be the best development.

A widened road might also be considered since the traffic is bad already along Old San Antonio Road.

I trust you will share my thoughts and comments with the commission this evening. Thank you for your time.

Sincerely,

Bonnie Nava
512 736 9146

Erick E. Benz
10620 Chestnut Ridge Road
Austin, TX 78726

April 8th, 2013

Wendy Rhoades
Case Manager
Planning Department
City of Austin

Dear Wendy,

I would like to be listed as an interested party regarding Old San Antonio Road and the potential changes to the traffic volume and infrastructure. I would also like to know when the first opportunity for public input might be. Is there a Zoning and Platting Commission meeting this month to address this issue and if so when and where?

I am a long term resident of the City of Austin who commutes to work daily by bicycle. If a significant increase in the number of cars is allowed to happen on Old San Antonio Road I have a good understanding of the inevitable consequences to traffic congestion that will result if major infrastructure improvements are not made. One of these improvements needed is a full width shoulder dedicated to bicycle traffic along the length of this road. Please help improve the safety of Old San Antonio Road as a vital corridor for cyclists and make these improvements before automobile traffic congestion is significantly increased because of the conflict created.

Old San Antonio Road is a critical artery for bicycle transportation both for commuting and for recreational cyclists. There are NO OTHER viable options for cyclists to get out of the city to the south on the way to Buda and then San Marcos. Old San Antonio Road is the main road for cyclists. One of the reasons that cyclists have established this as a route is the relatively low number of cars and because it is a straight shot to the outskirts of Buda. While there is a pinch point at the water crossing bridge and very little area outside the white lines for cyclists, Old San Antonio is the safest and most used road south out of Austin. There are commuters to and from points south of Buda who use this route to get to Austin. Also nearly every large group ride that heads south out of Austin uses this road as part of their route. There are at least four large structured group rides and many, many smaller and individual rides that use this route on a weekly basis. Because there is a pattern of high use by cyclists and because there is no other viable alternative these cyclists will be on this road even if the number of cars is allowed to significantly increase. If nothing is done both decreased safety for the cyclists and traffic congestion will result.

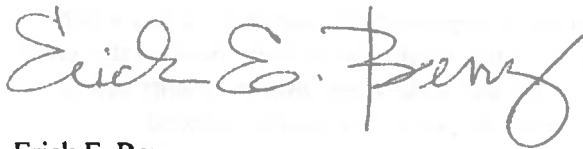
The roads to the west of Old San Antonio that head south are Manchaca/307/1626 and 1826. These roads are NOT viable alternatives primarily because of the constant high car and truck traffic speed and volume. Manchaca has areas of no shoulder due to crumbling pavement. It also has narrow crossing for significant distances with very little pavement outside the white lines leaving no exit for a cyclist to escape two large trucks coming in opposite directions or

passing. The next road over from that is 1826 which has the same high traffic, no or little shoulder, and multiple narrow guard rail crossings. Even if 1826 was used as an alternative, a cyclist would have to cut over just short of Driftwood and this is over 13 miles almost directly west of Buda. These roads, unlike Old San Antonio are used by motorized vehicles heavily to travel through and beyond. There are no other southbound roads that go through this area. Clearly there are no viable alternatives west of 35 to Old San Antonio Road. I would add that even if a cyclist were to try going east of 35 the alternatives are also limited.

If the traffic increases significantly on Old San Antonio Road and there are not major improvements to the infrastructure for cyclists then there will be no other alternative then for cyclists to take a full lane on this road. Clearly there are no other viable alternatives so cyclists must use Old San Antonio Road. An ideal solution would be to make a full width shoulder on Old San Antonio Road and designate this as a permanent bike route. Please make full consideration of the traffic problems that will be created if the infrastructure is not improved before the number of automobiles is allowed to increase dramatically.

Thank you for taking the time to appreciate the consequences of increasing the number of car trip along Old San Antonio Road without taking appropriate actions.

Sincerely,

A handwritten signature in cursive script that reads "Erick E. Benz". The signature is written in dark ink and is positioned above the typed name and address.

Erick E. Benz
10620 Chestnut Ridge Road
Austin, TX 78726

Included copies:

Old San Antonio Road Needed 2013 Apr 8
No Alts to SA Road 2013 Apr 8

2222 County Road 307, Texas, United States
Address is approximate



Safety reasons why
Manchaca and 1826 are
NOT viable alternatives.

Manchaca Road:
Really high speeds, lots of traffic. Multiple
intersections.

No shoulder outside the white line in many
areas.



Broken, missing shoulder



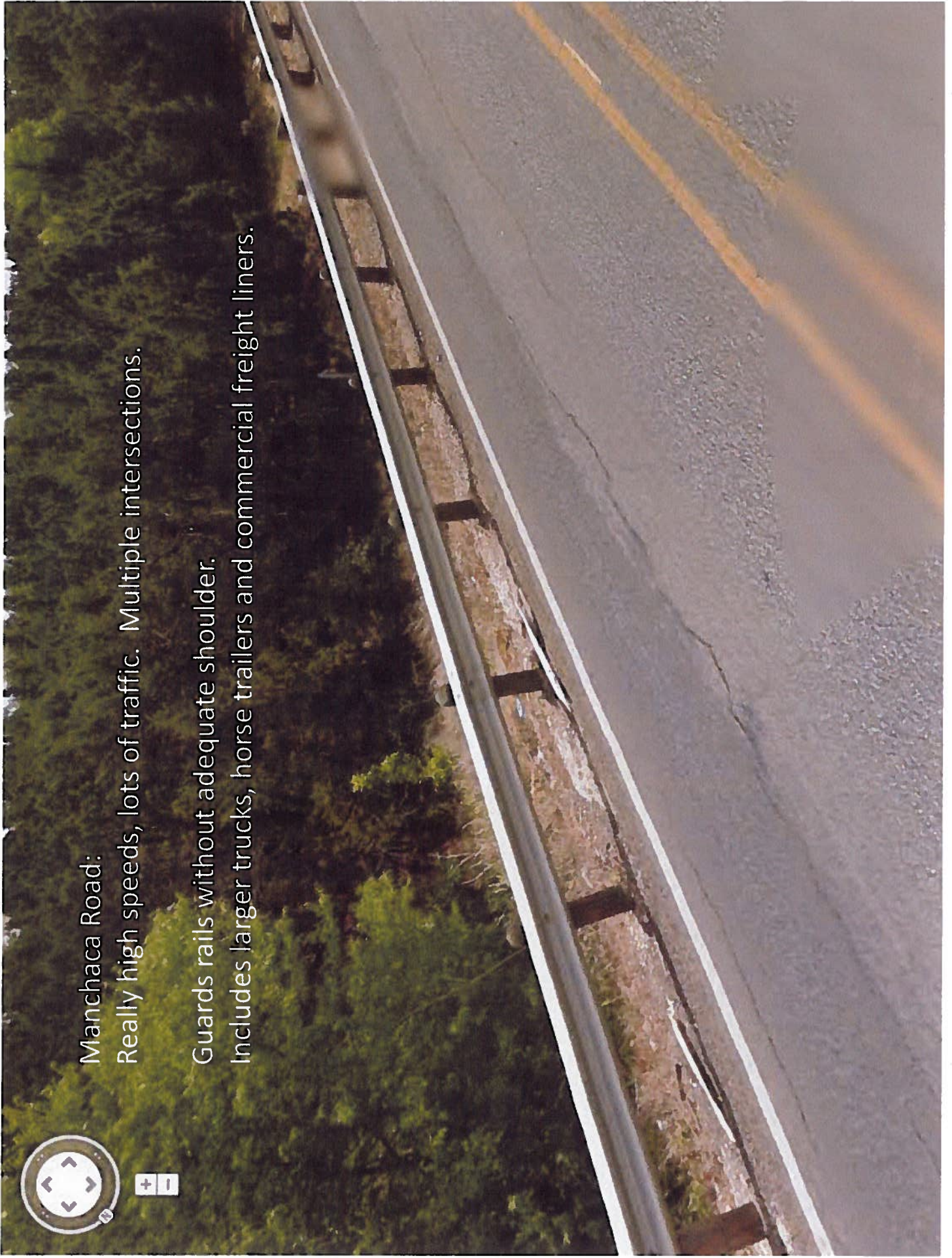


Manchaca Road:

Really high speeds, lots of traffic. Multiple intersections.

Guards rails without adequate shoulder.

Includes larger trucks, horse trailers and commercial freight liners.



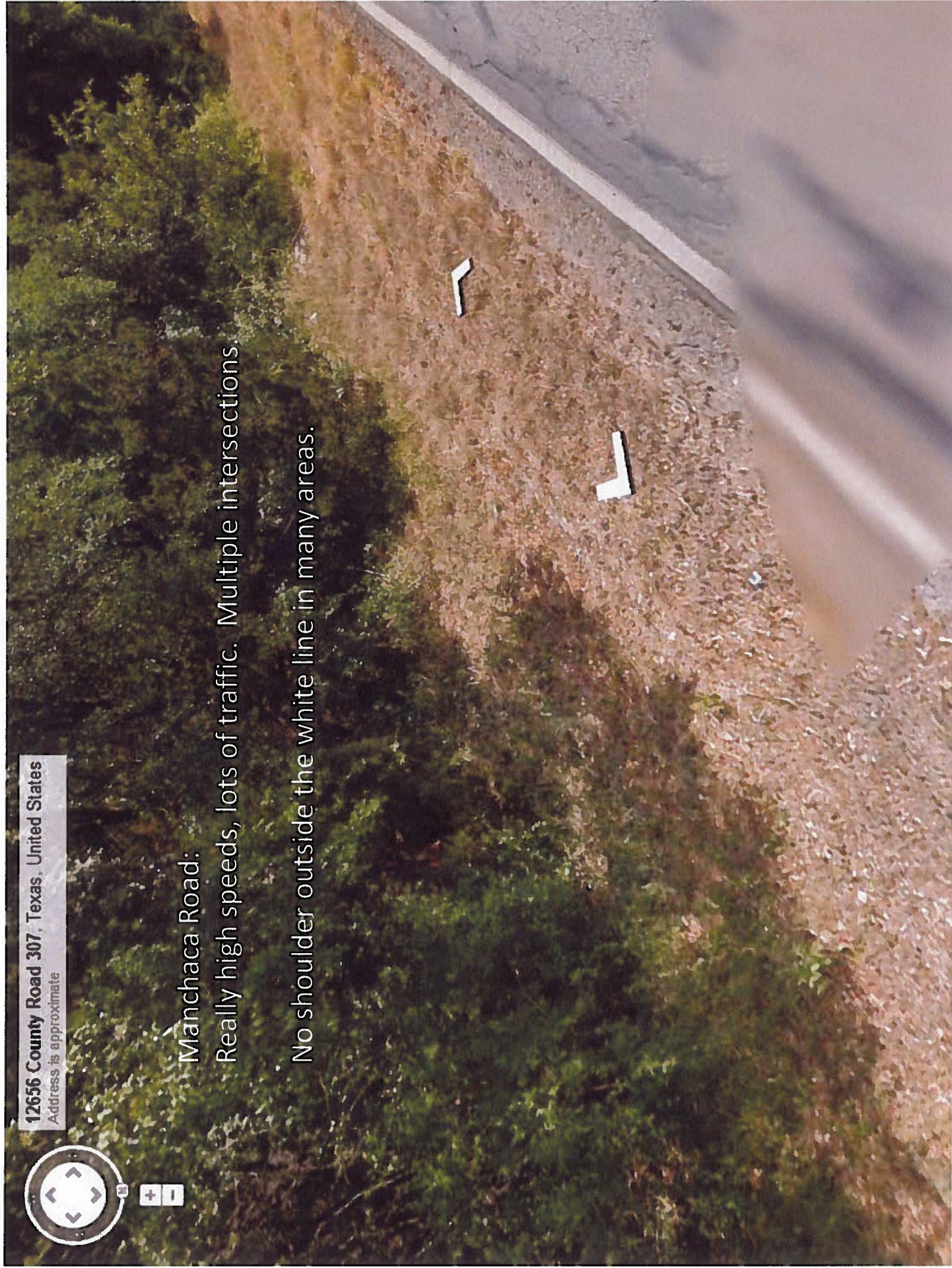
12656 County Road 307, Texas, United States
Address is approximate



Manchaca Road:

Really high speeds, lots of traffic. Multiple intersections.

No shoulder outside the white line in many areas.



13207 RM 1826, Texas, United States
Address is approximate



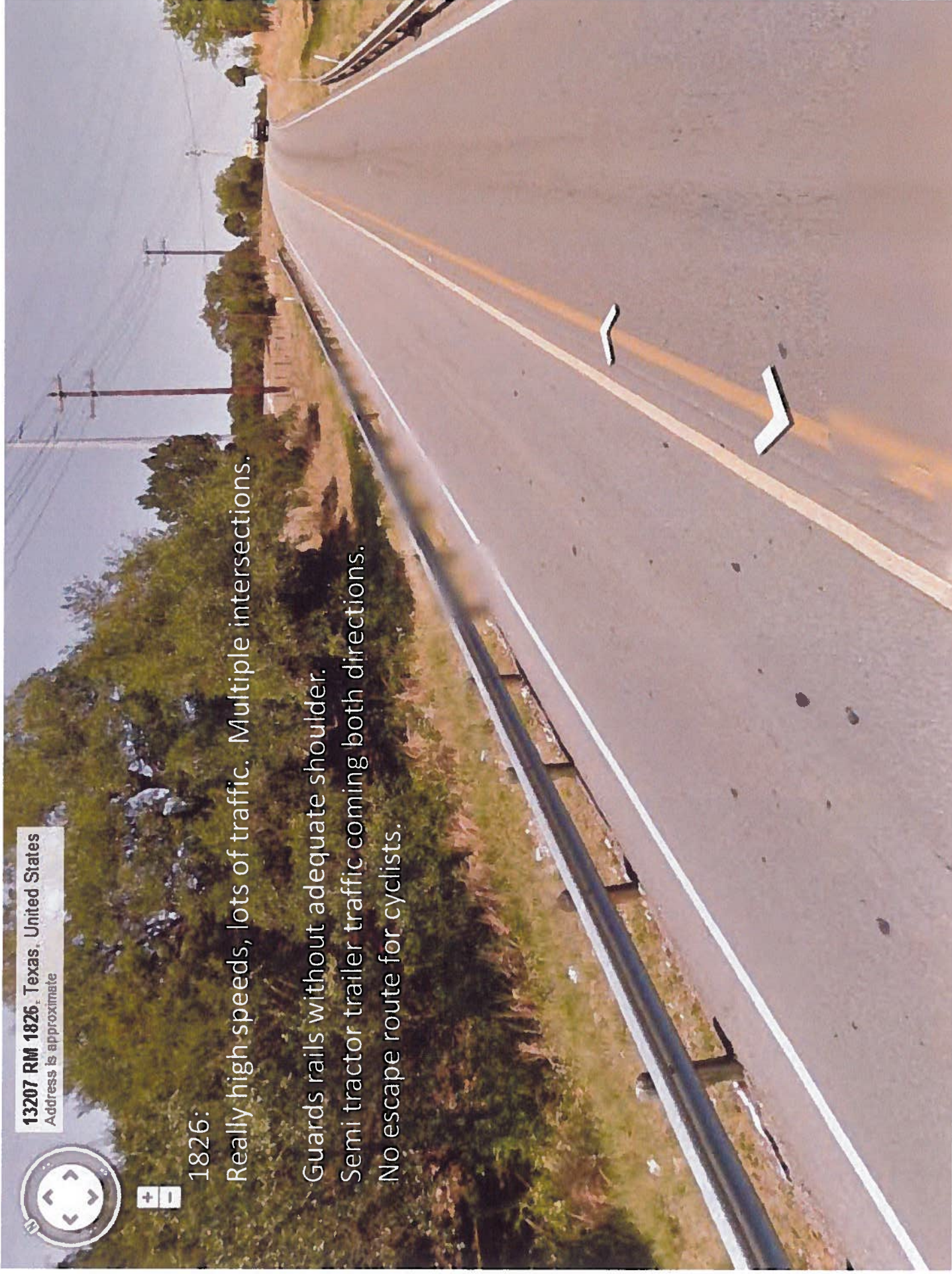
1826:

Really high speeds, lots of traffic. Multiple intersections.

Guards rails without adequate shoulder.

Semi tractor trailer traffic coming both directions.

No escape route for cyclists.





1826:

Really high speeds, lots of traffic. Multiple intersections.

Guards rails without adequate shoulder.

Large and wide loads.



1826:

Really high speeds, lots of traffic. Multiple intersections.

Guards rails without adequate shoulder both sides of the road.

High traffic of large truck use.

RM 1826



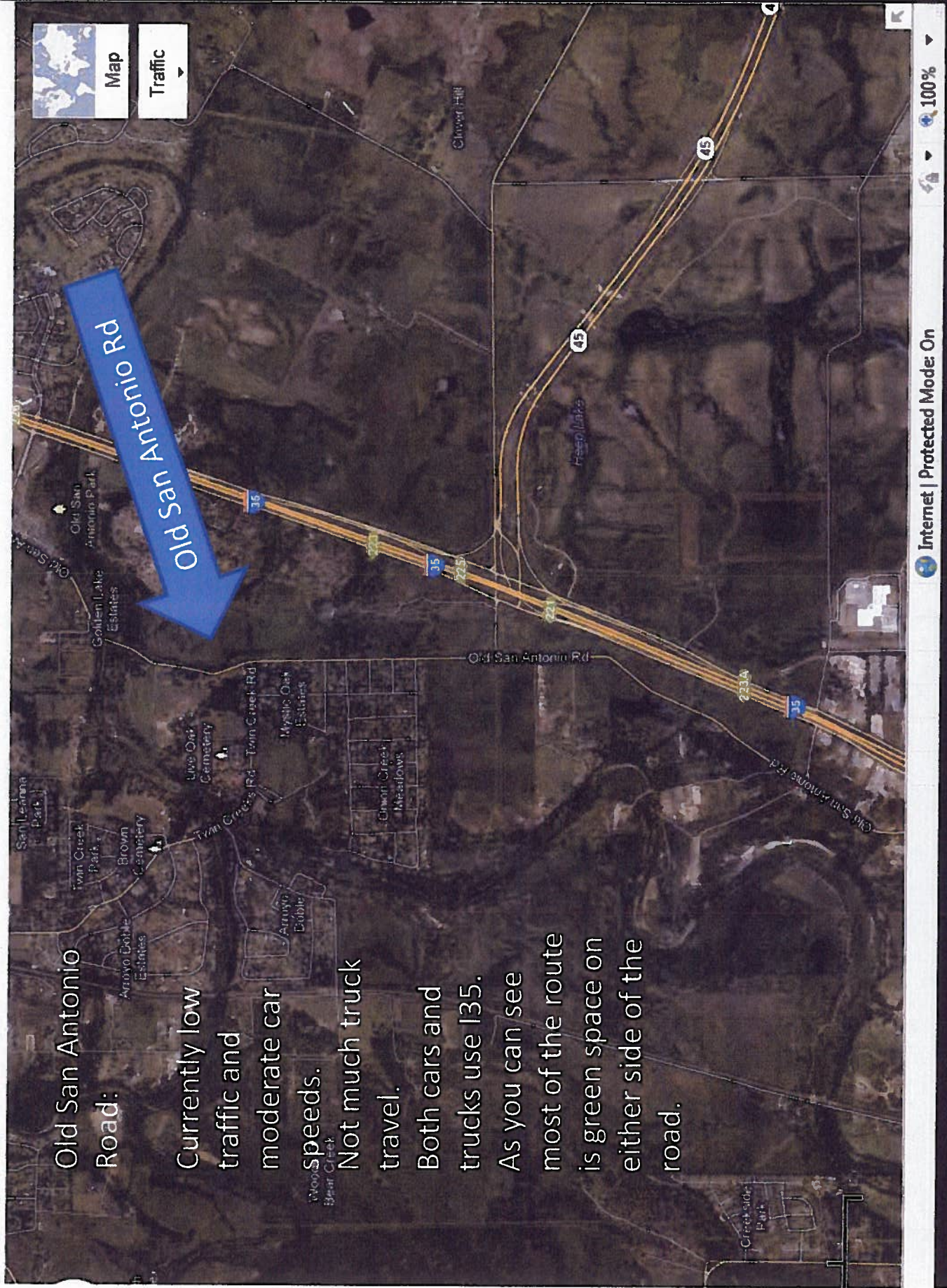
Old San Antonio Road:

Currently low traffic and moderate car speeds.

Not much truck travel.

Both cars and trucks use I35.

As you can see most of the route is green space on either side of the road.



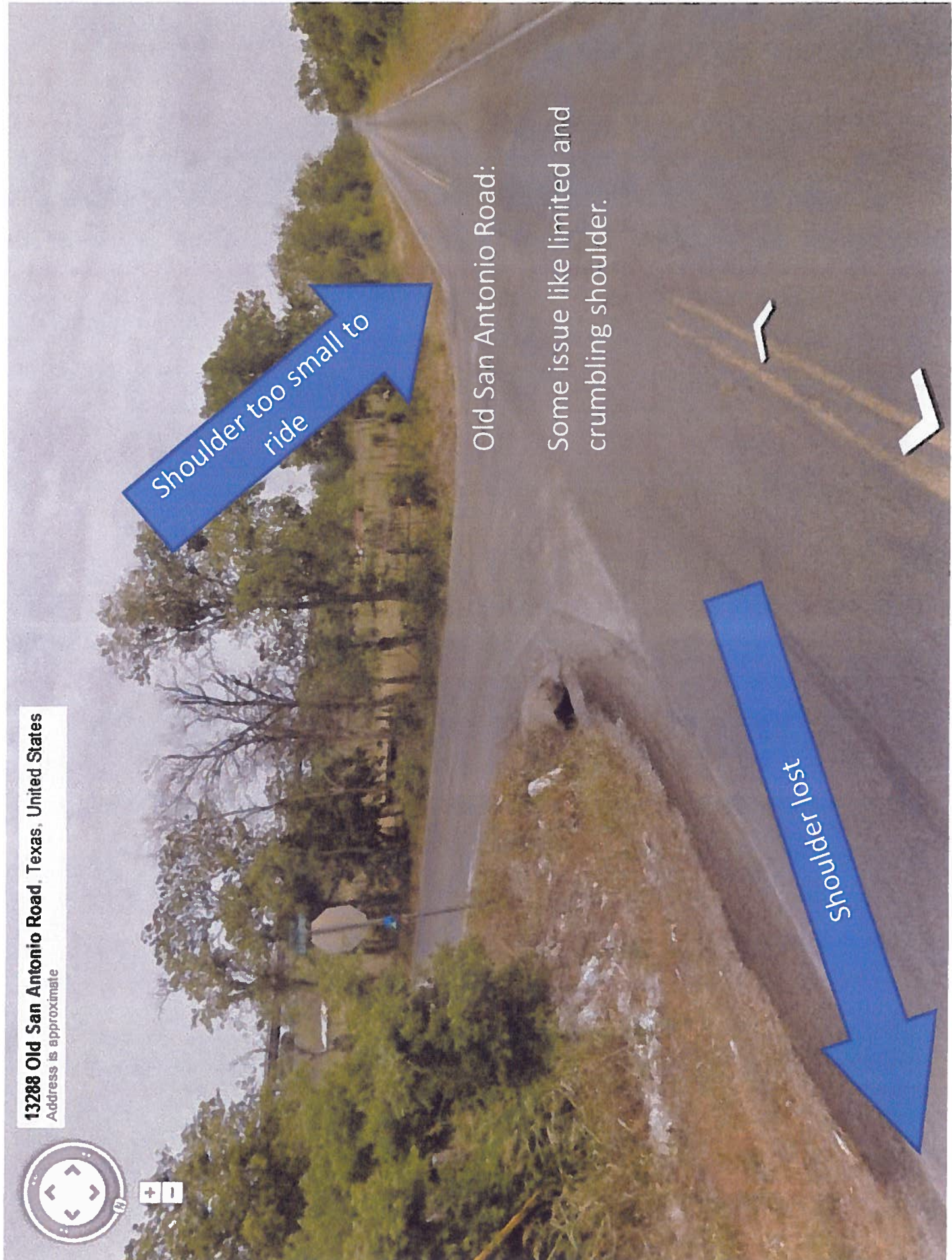
13288 Old San Antonio Road, Texas, United States
Address is approximate



Shoulder too small to ride

Old San Antonio Road:
Some issue like limited and crumbling shoulder.

shoulder lost



11983 Old San Antonio Road Texas, United States
Address is approximate



Old San Antonio Road:

Shoulder not adequate and
then disappears.

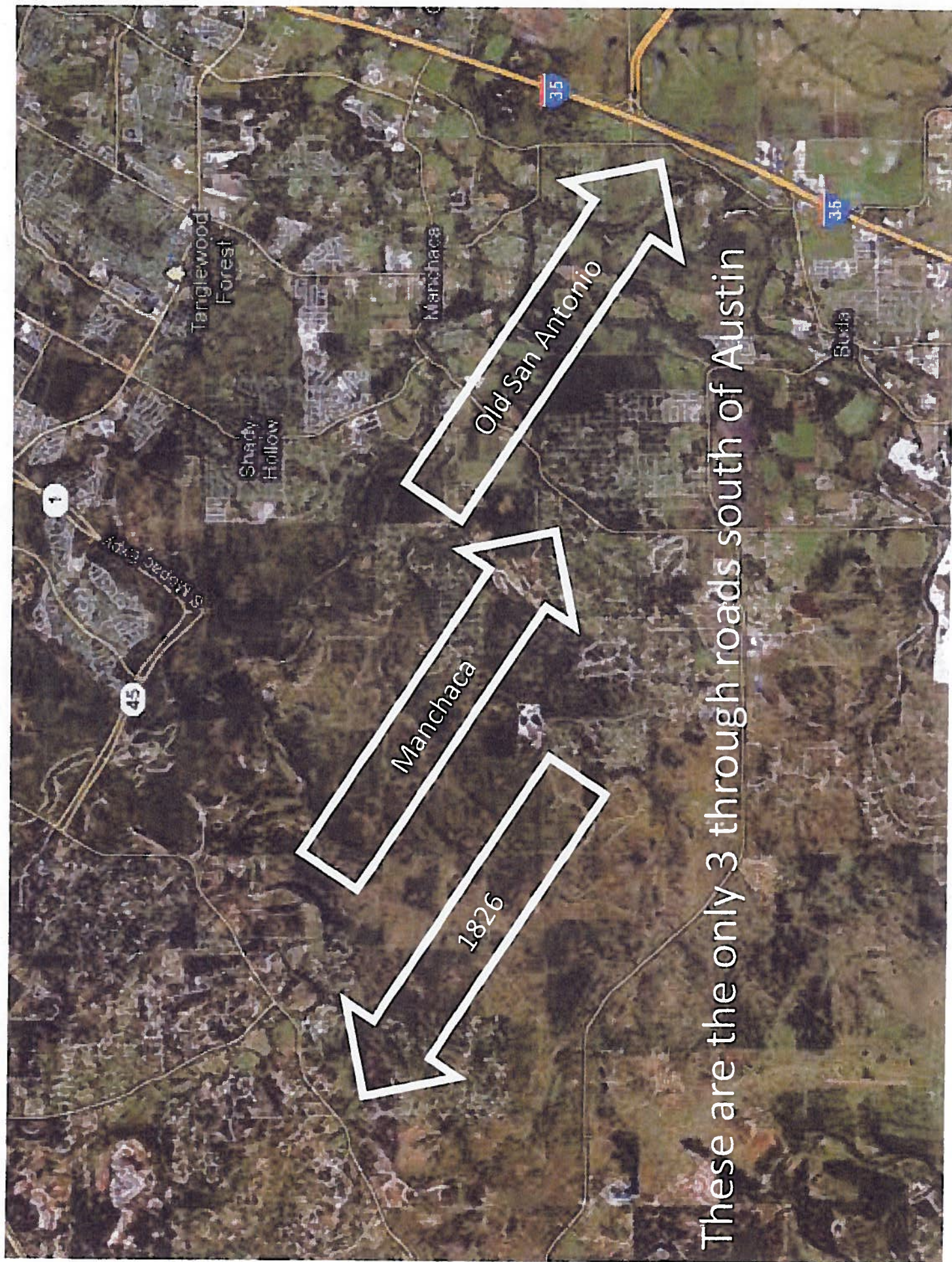


11982 Old San Antonio Road, Texas, United States
Address is approximate



Old San Antonio Road:
Shoulder not adequate and
then disappears.





These are the only 3 through roads south of Austin