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MEMORANDUM

TO: Dave Anderson, Chairperson
Members of the Planning Commission

FROM: Mike McDougal, Environmental Review Specialist Senior
Planning and Development Review Department

DATE: May 7, 2014

SUBJECT: Terrace in Oak Hill (Formerly called West 71 Office Park)
Planned Unit Development Ordinance Number 20070726-104

Proposed PUD Revision

The applicant has requested revisions to Planned Unit Development Ordinance Number 20070726-104, approved in 2007. The Environmental Board Motion and Minutes applicable to the 2007 PUD Ordinance are attached as Exhibits E-1 & E-2 Environmental Board Motion 2007 and Exhibits E-3 & E-4 Environmental Board Minutes 2007.

Summary of Staff Recommendations

A full review of Staff recommendations is provided on Pages 6 & 7 of this report. In brief, Staff supports the following PUD Ordinance revisions:

- Site plans submitted under the revised PUD will be subject to current Land Development Code;
- Cut / fill from 4 to 8 feet will be permitted in an area not to exceed 5,000 square feet;
- 7,841 square feet of impervious cover will be permitted on slopes from 15% to 35%;
- The revised downstream buffer will increase from approximately 3.37 acres to approximately 3.75 acres;



- Trails may be located in the downstream buffer provided that the trails are constructed of permeable materials installed over non-compacted base; and
- Encroachment into the setback of wetland Critical Environmental Feature 'W2' will be permitted; the applicant will provide wetland mitigation planting.

These revisions to the approved PUD will provide for greater environmental benefit. Development will comply more fully with current Land Development Code requirements.

Property Location

The Terrace in Oak Hill consists of a single 8.9 acre lot. The property is located at 8500 West State Highway 71 (Exhibit A-4 Driving Directions). Adjacent uses include undeveloped land, multi-family, government, single family, religious, and commercial such as fast food, medical, financial services, insurance, and retail (Exhibit A-0 Vicinity and Zoning Map and Exhibit A-1 Aerial with Zoning).

Watershed Data

The property is located in the Williamson Creek Watershed (Barton Springs Zone classification) and is located within the Edwards Aquifer Contributing Zone. Surface water generally drains southeasterly across the site (Exhibit A-2 Aerial with Contours and Creeks). The property is located within the Uplands Zone, the Water Quality Transition Zone, and the Critical Water Quality Zone. The fully developed 100 year floodplain is located adjacent to the property. Classified waterways are located on and adjacent to the property (Exhibit A-3 Aerial with Creeks and Zones).

Jurisdictional Data

The property is within the City of Austin full purpose jurisdiction. For additional zoning information, please refer to Appendix A - Report by City of Austin Planner Senior Lee Heckman.

Trees / Property Area / CEFs

The trees consist of mostly of live oak, cedar (ashe juniper), and cedar elm of various size (Exhibit D-0 Tree and Topography Survey). Heritage trees are located on this property.

The gross site area is 8.9 acres; excluding the provisions established in the 2007 PUD the net site area is approximately 4.1 acres. According to current City of Austin GIS data, there are approximately 0.4 acres of Critical Water Quality Zone and approximately 4.3 acres of Water Quality Transition Zone on this property. The majority of the slopes onsite range from 0 to 15%; slopes in excess of 15% comprise approximately 0.3 acres of the property.

Two wetland Critical Environmental Features (W2 and W3) have been identified (Exhibit D-1 Critical Environmental Features). Wetland Critical Environmental Feature W2 is located offsite, wetland Critical Environmental Feature is located on the property.

Existing and Proposed Development

The property is currently undeveloped. The applicant proposes to amend the existing PUD Ordinance to allow for multi-family development (Exhibits B-1 through B-10 Existing Ordinance).

Ordinance Background

PUD Ordinance Number 20070726-104 was approved on July 26, 2007, and became effective of August 6, 2007 (Exhibits B-1 through B-10 Existing Ordinance). Excerpts of this Ordinance modifying environmental regulations applicable to this property per Land Development Code Section 25-8 (Comprehensive Watershed Ordinance) and the Environmental Criteria Manual follow:

1. Ordinance Number 20070726-104, Part 2: "Except as otherwise specifically provided by this ordinance and land use plan, all other rules, regulations and ordinances of the City in effect on the effective date of this ordinance apply to the PUD."
2. Ordinance Number 20070726-104, Part 4.B: "Section 25-8-483 (*Water Quality Transition Zone*) is modified to allow a 3.34 acre portion of the Property associated with Williamson Creek and identified on the Land Use Plan to be classified as Uplands Zone."
3. Ordinance Number 20070726-104, Part 4.H: "...an Integrated Pest Management Plan (IPM) plan shall be submitted to the Watershed Protection and Development Review Department for review and approval."
4. Ordinance Number 20070726-104, Page 4.I: "...a landscape plan shall be submitted to the Watershed Protection and Development Review Department for review and approval."
5. Ordinance Number 20070726-104, Part 4.J: "The buffer area portion of the property...is to remain undeveloped and in a natural state with the exception that water quality controls and utility crossings may be constructed in the buffer area portion of the property."

Proposed PUD Ordinance Revisions

As part of the proposed development revision from office to multi-family construction, the applicant proposes to modify the approved Ordinance Number 20070726-104 (with regard to the requirements established in LDC 25-8) as follows:

1. Realign the CWQZ and WQTZ located along the northeast corner of the property, reference LDC 25-8-92(A) and LDC 25-8-93(B) of the Watershed Protection Ordinance (i.e., current Code)¹;

¹ Staff recommends that the revised Ordinance and the proposed development be subject to the Watershed Protection Ordinance (current Code) rather than the Comprehensive Watershed Ordinance. Therefore, current Code references have been provided in the **Proposed PUD Ordinance Revisions** section of this report.

2. Allow for cut / fill up to 8 feet, reference LDC 25-8-341 / 342 of the Watershed Protection Ordinance;
3. Allow for construction on slopes up to 35%, reference LDC 25-8-301 / 302 of the Watershed Protection Ordinance;
4. Alter the downstream buffer as described in Ordinance 20070726-104, downstream buffers are not required by the Land Development Code – no Land Development Code reference; and
5. Adjust the 50 foot Critical Environmental Feature setback, reference LDC 25-8-281 / 282 of the Watershed Protection Ordinance.

A description of the above proposed revisions follows.

Realign the CWOZ and WQTZ Located Along the Northeast Corner of Property

The unnamed waterway located at the northeast corner of the property (Exhibit A-3 Aerial with Creeks and Zones) is classified as a minor waterway (drainage area of at least 64 acres but no more than 320 acres). A minor waterway in the Barton Springs Zone Watershed classification has a Critical Water Quality Zone with boundaries defined as the fully developed 100 year floodplain provided that the Critical Water Quality Zone extends at least 50 feet from the waterway centerline but not more than 100 feet from the waterway centerline (i.e., the Critical Water Quality is defined by the floodplain but the Critical Water Quality Zone must be between 50 and 100 feet wide). In addition, this waterway has a Water Quality Transition Zone parallel to and extending 100 feet outward from Critical Water Quality Zone.

Based on a review of current City of Austin GIS data, the minor waterway located at the northeast corner of the property has a 50 foot wide Critical Water Quality Zone and a 100 foot wide Water Quality Transition Zone. However, the approved 2007 Land Use Plan (Exhibits B-1 through B-10) shows the Critical Water Quality Transition Zone and the Water Quality Transition Zone to each have a 100 foot width. These boundaries as shown on the approved 2007 Land Use Plan do not coincide with current City of Austin GIS data.

Therefore, the applicant proposes to revise the Critical Water Quality Zone and Water Quality Transition Zone of the unnamed waterway located at the northeast corner of the property (Exhibit D-2 WQTZ Reclassified and Exhibit D-3 CWQZ Reclassified) to reflect current GIS data. This revision will not alter the language of the approved PUD Ordinance; but will require a revision of Land Use Plan associated with the PUD Ordinance (Exhibit C-1 Proposed Land Use Plan and Exhibit C-2 Proposed Land Use Notes).

In summary, this proposed realignment alters the PUD and allowable development as follows:

1. The Critical Water Quality Zone located in the northeast corner of the property will be 50 feet wide rather than 100 feet wide; reducing the area of this Critical Water Quality Zone from 0.73 acres to 0.38 acres. This proposed realignment

matches the Critical Water Quality Zone as it is currently shown in the City of Austin GIS.

2. The Water Quality Transition Zone located in the northeast corner of the property will remain 100 feet wide. However, with the narrowing of the Critical Water Quality Zone, the Water Quality Transition Zone will shift 50 feet closer to the unnamed creek located at the northeast corner of the property. The proposed Water Quality Transition Zone will be reduced in area from 0.95 acres to 0.75 acres. This proposed realignment matches the Water Quality Transition Zone as it is currently shown in the City of Austin GIS.
3. The hatched area shown on Exhibit D-2 WQTZ Reclassified represents an overlap between the east-west trending Water Quality Transition Zone and the northeast corner Water Quality Transition Zone as it appears on the current approved PUD Ordinance (i.e., the hatched area represents the Water Quality Transition Zone of two different waterways). With the proposed realignment of the northeast corner Water Quality Transition Zone, the hatched area will be located **exclusively** within the east-west trending Water Quality Transition Zone. This is pertinent in that Part 4.B of the currently approved PUD Ordinance states that the east-west trending Water Quality Transition Zone is defined as Uplands Zone. With the realignment of the northeast trending Water Quality Transition, the 0.23 acre hatched area will be designated as Uplands for the purposes of calculating allowable impervious cover on the property. The result will be an additional 2,505 square feet of allowable impervious cover on the property. However, this specific 0.23 acre area is not buildable due to the proposed downstream buffer (described below).

Allow for Cut / Fill up to 8 Feet

The proposed development requires grading up to 8 feet due to existing topography. In general, grading is limited to 4 feet². The applicant is seeking to amend the approved PUD Ordinance to allow grading up to 8 feet not associated with building foundation construction or water quality / detention pond construction (Exhibit D-4 Cut and Fill).

Allow for Construction on Slopes from 15 to 35%

The Land Development Code limits impervious cover on slopes greater than 15%. Specifically, impervious cover may be constructed on 10% of the area of land with slopes from 15 to 25%. Additionally, based on the proposed development, construction on slopes over 25% for this project complies with the Land Development Code only for the approximately 870 square foot portion of the driveway (located immediately north-northwest of the swimming pool) providing access to Buildings 1, 2, and 3 (Exhibit D-5 Slopes). Additional analysis of construction on slopes is as follows.

² Exceptions to the 4 foot grading limit include grading for the construction of a building foundation. In addition, an administrative variance process exists to allow grading in excess of 4 feet for construction of a water quality / detention pond.

Slopes from 15 to 25%

- The **allowable impervious cover** on slopes from 15 to 25% is **0.025 acres** (approximately 1,091 square feet).
- Under the revised PUD, the **proposed impervious cover** on slopes from 15 to 25% **will not exceed 0.11 acres** (approximately 4,792 square feet).

Slopes from 25 to 35%

- The **allowable impervious cover** on slopes from 25 to 35% is **0.02 acres** (approximately 870 square feet).
- Under the revised PUD, the **proposed impervious cover** on slopes from 25 to 35% **will not exceed 0.07 acres** (approximately 3,049 square feet).

Alter the Downstream Buffer

Based on the above proposed revisions to the Critical Water Quality Zone and the Water Quality Transition Zone, the applicant proposes to alter the downstream buffer provided in the PUD Ordinance (Exhibit D-6 Downstream Buffer). The proposed downstream buffer boundary revision will accommodate the proposed swimming pool and patio. The revision will increase the downstream buffer from 3.37 acres to 3.75 acres. Utilities and permeable walking trails will be permitted within the downstream buffer area.

Adjust the 50 foot Critical Environmental Feature Setback

The proposed development encroaches into a 50 foot wetland Critical Environmental Feature setback (Exhibit D-1 Critical Environmental Features). Wetland mitigation on site will account for this encroachment; the Critical Environmental Feature setback boundary will be notched to coincide with the building footprint encroachment.

Staff Recommendations and Conditions of the Proposed PUD Ordinance Revision

Staff supports the above PUD Ordinance revisions provided that:

1. The following statement from Part 2 of the PUD Ordinance is removed: ***"Except as otherwise specifically provided by this ordinance and land use plan, all other rules, regulations and ordinances of the City in effect on the effective date of this ordinance apply to the PUD."***
The removal of this statement from the PUD Ordinance will subject the property to the Land Development Code and Environmental Criteria Manual in effect at the time of site plan submittal rather than the requirements in effect on the August 6, 2007 date of PUD approval. For example, the removal of this statement will apply Heritage Tree Ordinance requirements to this property upon submittal of a site plan permit application.
2. The applicant will limit cut / fill from 4 to 8 feet to an area not to exceed 5,000 square feet (approximately 0.11 acres) and in the vicinity generally depicted in Exhibit D-4 Cut and Fill, provided that:
 - a. Areas in which cut / fill in excess of 4 feet are already permitted by the Land Development Code (LDC 25-8-341 and 342) will not be counted in the 5,000 square foot limit;

- b. Areas in which cut / fill in excess of 4 feet are already permitted by the Land Development Code (LDC 25-8-341 and 342) will not be limited to areas generally designated in Exhibit D-4 Cut and Fill;
- c. Administrative variances in accordance with LDC 25-8-42(B)(6) to exceed 4 feet of cut / fill for the construction of water quality control or detention facilities as well as appurtenances for conveyance such as swales, drainage ditches, and diversion berms will not be counted in the 5,000 square foot limit and will not be limited to areas generally designated in Exhibit D-4 Cut and Fill; and
- d. The criteria for evaluating and granting or denying an administrative variance in accordance with LDC 25-8-42(B)(6) will remain unaffected by the revised PUD Ordinance.

Therefore, the Land Use Plan must generally show the areas of cut / fill from 4 to 8 feet as identified in Exhibit D-4 Cut and Fill. In addition, for clarity, at the time of site plan submittal and subsequent site plan review by Staff, Staff recommends that items 2.a. through 2.d. (above) be documented in the revised PUD Ordinance or Land Use Plan.

- 3. Total impervious cover on slopes from 15% to 35% will be limited as follows:
 - Impervious cover on slopes from 15 to 25% will not exceed 0.11 acres (approximately 4,792 square feet).
 - Impervious cover on slopes from 25 to 35% will not exceed 0.07 acres (approximately 3,049 square feet).
 - Construction on slopes will be permitted as generally displayed on Exhibit D-5 Slopes.
- 4. The revised downstream buffer will increase from approximately 3.37 acres to approximately 3.75 acres.
- 5. The PUD Ordinance or Land Use Plan must specify that no hard surface trails are permitted in the downstream buffer. Trails are permitted in the downstream buffer provided that the trails are constructed of permeable materials installed over non-compacted base.
- 6. The Land Use Plan will show on site wetland mitigation to account for the building / Limit of Construction encroachment into the 50 foot setback for wetland Critical Environmental Feature 'W2'. The setback boundary for wetland Critical Environmental Feature 'W2' will be adjusted to coincide with the building footprint / Limit of Construction.

Similar Cases

A review of previous variance requests yielded no similar cases.

If you need further details, please contact me at 512-974-6380.

Environmental Review Specialist Senior:


Mike McDougal

Environmental Program Coordinator:


Sue Barnett

Environmental Officer:


Chuck Lesniak

List of Exhibits

Appendix A

Report by City of Austin Planner Senior Lee Heckman

Exhibits A-0 through A-4

Exhibit A-0 Vicinity and Zoning Map

Exhibit A-1 Aerial with Zoning

Exhibit A-2 Aerial with Contours and Creeks

Exhibit A-3 Aerial with Creeks and Zones

Exhibit A-4 Driving Directions

Exhibits B-1 through B-10

Exhibit B-1 through Exhibit B-10 Existing Ordinance

Exhibits C-1 & C-2

Exhibit C-1 Proposed Land Use Plan

Exhibit C-2 Proposed Land Use Notes

Exhibits D-0 through D-6

Exhibit D-0 Tree and Topography Survey

Exhibit D-1 Critical Environmental Features

Exhibit D-2 WQTZ Reclassified

Exhibit D-3 CWQZ Reclassified

Exhibit D-4 Cut and Fill

Exhibit D-5 Slopes

Exhibit D-6 Downstream Buffer

Exhibits E-1 through E-4

Exhibit E-1 & Exhibit E-2 Environmental Board Motion 2007

Exhibit E-3 & Exhibit E-4 Environmental Board Minutes 2007

ZONING CHANGE REVIEW SHEET

CASE: C814-2007-0009.01
Terrace at Oak Hill
(formerly West 71 Office Park)

P.C. DATE: 2014

ADDRESS: 8500 State Highway 71 West

AREA: 8.9 acres

OWNER: Michael B. Knepp

APPLICANT: Doucet & Associates (Ted McConaghy)

ZONING FROM: PUD-NP; Planned Unit Development-Neighborhood Plan

ZONING TO: PUD-NP; Planned Unit Development-Neighborhood Plan, to change conditions of zoning

NEIGHBORHOOD PLAN AREA: West Oak Hill Neighborhood
(Oak Hill Combined Neighborhood Planning Area)

SUMMARY STAFF RECOMMENDATION

To grant the PUD amendment, which provides for the following:

- 1) The primary land use would be multi-family (limited density) instead of general office;
- 2) Residential units would be capped at 62 units, for a site density of 7 units per acre;
- 3) Site development shall equate the following MF-1 district standards:
 - a. Front Setback 25'; Side Yard 5'; and Rear Yard: 10'; and
 - b. Maximum Building Height: 40'
- 4) Maximum Building Coverage shall be 10%; Maximum Multifamily and Community Center Square Footage shall be 58,500; and the Maximum Floor Area Ratio shall be 0.75:1

Additionally, the following code modifications are incorporated into the recommended PUD amendment:

- 5) Realign the CWQZ and WQTZ located along the northeast corner of the property;
- 6) Allow for cut-and-fill up to a maximum of 8 feet, for a maximum of 3,500 square feet;
- 7) Allow for greater than 10% impervious cover on slopes from 15 to 25%, to a maximum of 5,000 square feet;
- 8) Enlarge the downstream buffer to 3.75 acres;
- 9) Allow for minor encroachment into a 50 foot Critical Environmental Feature setback located offsite, by modifying the buffer; and

The following conditions or code modifications from the existing PUD are recommended to be carried over in the amended PUD:

- 10) 3.34 acres of the site in proximity to Williamson Creek classified as Uplands Zone shall remain so classified;
- 11) Development is limited to that which generates less than 2000 vehicle trips per day;
- 12) An Integrated Pest Management (IPM) plan shall be approved prior to approval of a site plan;

- 13) A landscape plan shall be approved prior to approval of a site plan, in which plan 90% of the total plant material used, exclusive of turf, shall be native to Central Texas or on the Grow Green Native and Adapted Landscape Plants list; and
- 14) The downstream buffer area shall remain undeveloped and in a natural state with the exception that water quality controls and utility crossings, as well as detention facilities, permeable trails, drainage facilities, and utility connections shall be allowed.

ENVIRONMENTAL BOARD RECOMMENDATION:

To be considered May 7, 2014

PLANNING COMMISSION RECOMMENDATION:

To be considered May 13, 2014

DEPARTMENT COMMENTS:

The subject tract is a 8.9-acre parcel along State Highway 71 West, approximately 1.15 miles beyond the "Y" in Oak Hill; it lies north of SH 71 W, south of Old Bee Caves Road, and just to the west of Fletcher Lane (see Exhibits A). Apartments are located to the west and north. A convenience store is immediately to the east, next to Fletcher Lane, and manufactured housing communities are established to the east. Across SH 71 to the south is a mix of offices and condos, with a mixed use, religious-oriented, development under construction. The site is undeveloped, and can be characterized as having both a large number of trees and topographic variance.

The existing PUD (see Exhibit B) was approved in 2007, prior to the adoption of the ordinance identifying requirements under Tier 1 and Tier 2 criteria. At that time, the property was zoned rural residence (RR) and the applicant proposed development of four office buildings. The adopted PUD, which allows for general office uses, included two code modifications: 1) that a PUD be approved for less than 10 acres; and 2) that a portion of the water quality transition zone (WQTZ) be classified as Uplands zone.

At that time PUD zoning was sought because it would better address actual drainage patterns that existed on the ground. Williamson Creek lies on the opposite side of SH71, and although the property is within 100-300 feet of the creek's centerline, runoff from the site is prevented from draining directly to that portion of the creek by the height of the roadway. Instead, runoff drains to an unnamed tributary of the creek located at the northeast corner. This topography and drainage pattern justified the code modification of the existing PUD.

The resulting PUD also provided a greater buffer in the uplands zone than would otherwise be required under standard office district zoning. The PUD included integrated pest management (IPM) and native landscaping, and development would adhere to SOS water quality standards, in addition to compliance with all regulations for the critical water quality and transition zones for that portion of the creek to which the property actually drained. Because of these conditions, staff determined that a higher level of environmental protection was provided than would otherwise be achieved under conventional office zoning.

The proposed PUD (see Exhibit C) amendment involves a number of changes, but maintains the current provisions relating to IPM, landscaping, SOS, and water quality standards noted above. The proposed changes to the PUD center around a land use change and modifications to the land development code as relates to environmental concerns.

The proposed land use change is from a base district of general office to multifamily, and ostensibly to limited density multifamily. As proposed, a maximum of 62 residential units on this site would equate to a density of approximately 7 units/acre (6.966), less than the 17 units/acre permitted under MF-1 zoning, which is the least intense multifamily residential zoning district. Similarly, the proposed maximum height (40') and building setbacks reflect MF-1 site development standards; in comparison, the current PUD allowed for a maximum height of 60 feet and the less restrictive GO-district standards for setbacks. Given the scope and scale of the proposed multifamily development, it was determined that a neighborhood plan amendment was not required (see Exhibit N).

While the maximum building and impervious cover for an MF-1 district-zoned project would normally be 45% and 55%, respectively, because of the site's location, impervious cover is limited to 25%. As proposed, building coverage is limited to 10% of the gross site area, and impervious cover to 17.49%. However, because of these coverage limitations, this does push the floor-area-ratio to 0.75:1, which is more akin to an MF-3 standard.

The downstream buffer area is also carried forward in the proposed amendment, and in fact, is enlarged by at least 0.4 acres. As currently envisioned, the buffer area would be 3.75 acres (see Exhibit D-8). Acknowledging that this buffer area might be modified as the final site plan is developed, the minimum area of the buffer would be 3.745 acres, but it could potentially be enlarged further. That minimum acreage still represents a 12.28% increase over the existing PUD's buffer area. The utility connections, drainage facilities, and permeable walking trails proposed in the buffer area are either already allowed in the PUD or allowed by current code. There is no expansion of the permitted infrastructure uses, but rather a clarification of PUD verbiage in light of uses specified in the existing PUD; nonetheless, this area is to remain largely in its natural and undisturbed state.

There are additional requests with the proposed amendment for code modifications as relates to the Water Quality Transition and Critical Water Quality Zones, allowing for cut-and-fill in excess of four feet on moderate slopes, and allowing for additional impervious cover on moderate slopes. For discussion of these requested code modifications and for staff's recommendations regarding them, please refer to the attached Memo from Mike McDougal (see Appendix).

On a procedural note, this PUD was processed and approved in 2007, prior to adoption of the current PUD ordinance which sets out the Tier 1 and Tier 2 criteria for superiority and mandates a presentation to the Environmental Board. Consequently, the existing PUD was approved by the Planning Commission and then on First Reading by the City Council; but the Council directed staff to brief the Environmental Board prior to Council's final consideration of the application. The Environmental Board approved the PUD's variance, with conditions (see Exhibit E).

Although current PUD requirements require demonstrable superiority along a number of thematic elements, environmental stewardship among them, this PUD amendment stills falls under the old rules – to a point. Given the nature of the code modifications sought initially and today, it is appropriate that the Environmental Board review the application. Modifications of the Code to allow cut-and-fill in excess of 4 feet, to allow additional impervious cover on moderate slopes, or to adjust a setback from a critical environmental feature, among others, is the purview of the Environmental Board, and if not approved in association with this amendment would otherwise be presented as variance requests at the time of site planning.

As discussed in the Staff Recommendation section below and in the attached Appendix, city staff supports the proposed land use change and other PUD amendment items. Staff is of the opinion that this proposal is environmentally superior to what could be developed under conventional multifamily zoning, or even the existing PUD.

Moreover, while there are modifications to the LDC sought in this amendment, the applicant has offered to waive the standard language that would allow compliance with the rules, regulations and ordinance in effect on the date of the original 2007 ordinance. In other words, the applicant is foregoing any entitlements or grandfathering under previous approvals. Moving forward, with the exception of the items noted in the proposed PUD amendment, development of the site must comply with current code requirements, including the Heritage Tree ordinance, and recently updated watershed protection ordinance.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|-------------|--------------------------|---|
| <i>Site</i> | PUD-NP | Undeveloped |
| West | LO-NP; GR-NP | Multifamily Residential (Estancia Apartments); Cuestra Center Office? |
| East | LR-NP; MH-NP | Convenience Store; Fletcher Lane; Manufactured Housing Park |
| North | MF-1-NP | Multifamily Residential (Southwest Trails Apartments) |
| South | MF-1-NP; LO-CO-NP; LR-NP | Multifamily Residential (Covered Bridge Condominium); Multiuse Site (Religious assembly with indoor sports/classrooms and associated residence) |

AREA STUDY: Oak Hill Study Area / Oak Hill Neighborhood Plan

WATERSHED: Williamson Creek – Barton Springs Zone

DESIRED DEVELOPMENT ZONE: No

HILL COUNTRY ROADWAY: No

TIA: Not Required

NEIGHBORHOOD ASSOCIATIONS & COMMUNITY ORGANIZATIONS:

| COMMUNITY REGISTRY NAME | REGISTRY ID |
|---|--------------------|
| Oak Hill Association of Neighborhoods | 298 |
| Wynnrock Area Neighborhood Assn. | 459 |
| City of Rollingwood | 605 |
| Austin Independent School District | 742 |
| Save Our Springs Alliance | 943 |
| Thomas Springs Alliance | 1033 |
| Homeless Neighborhood Organization | 1037 |
| Bike Austin | 1075 |
| Oak Hill Neighborhood Planning Contact Team | 1166 |
| Super Duper Neighborhood Objectors and Appealers Organization | 1200 |
| Austin Monorail Project | 1224 |
| Sierra Club, Austin Regional Group | 1228 |
| The Real Estate Council of Austin, Inc. | 1236 |
| Covered Bridge Property Owners Association, Inc. | 1318 |

| | |
|---------------------------------|------|
| Austin Heritage Tree Foundation | 1340 |
| Oak Hill Trails Association | 1343 |
| SEL Texas | 1363 |
| Gardens at Covered Bridge HOA | 1415 |

SCHOOLS:

| | | |
|------------------------------------|---------------------|--------------------|
| Austin Independent School District | | |
| Oak Hill Elementary School | Small Middle School | Austin High School |

ABUTTING STREETS & TRANSIT:

| Name | ROW | Pavement | Classification | Sidewalk | Bus Service | Bicycle Route/Plan |
|-----------------------|----------|----------|----------------|----------|-------------|--------------------|
| State Highway 71 West | 150 Feet | 60 Feet | Major Arterial | No | Yes (a) | Yes (b) |

(a) Route 333, William Cannon, extends to Covered Bridge & SH 71. Route 171, the Oak Hill Flyer, extends to Silver Mine & SH 71.

(b) The Y at Oak Hill/SH 71 Tail (Route 918) is a proposed Multi-Use Path extending from the Y to Silvermine Drive, per the 2009 Bicycle Plan. Fletcher Lane, between Old Bee Caves and SH 71, is designated as a shared lane (for Route 109.05). Old Bee Caves currently has a wide curb, but a bike lane is recommended (for Route 180.03) in the Plan. Silvermine Drive, from south of SH 71 to Scenic Brook is designated as a wide curb (109.06).

SUBJECT TRACT CASE HISTORY:

| NUMBER | REQUEST | LAND USE COMMISSION | CITY COUNCIL |
|----------------|------------|----------------------------|----------------------|
| C14-00-2001 | I-RR to RR | Recommended; 03/12/2000 | Approved; 05/20/2000 |
| C814-2007-0009 | RR to PUD | Recommended; 05/22/2007 | Approved; 07/26/2007 |

The City Council approved the application on First Reading on June 21, 2007, but directed staff to take the application to the Environmental Board for a briefing. On July 18, 2007, the case was presented to the Environmental Board at which time it was conditionally approved (see Exhibit E). Given that a site plan was never submitted under the current PUD and the site remains undeveloped it is unknown to what extent the Board's conditions were pursued by the previous applicant.

With the adoption of the West Oak Hill Neighborhood Plan (C14-2008-0125) in December 2008, the NP designation was appended to this and other properties in the area.

AREA CASE HISTORIES:

Much of the property in this area was zoned in the late 1980s as a result of the Oak Hill Area Study, which commenced in 1985. Most, but not all, of the rezoning tracts were encumbered by a public restrictive covenant that specified maximum impervious cover, the

number of residential units per acre, or specified site development standards such as building height or floor to area ratio. Compared with current requirements in this area, these restrictions, such as 50% or 65% maximum impervious cover, may be considered generous entitlements.

| NUMBER | REQUEST | LAND USE COMMISSION | CITY COUNCIL |
|--|--|---|--|
| North of State Highway 71 | | | |
| Old Bee Cave & Weir Road (~52 acres) C14-98-0091 | I-RR to MH-CO | Recommended 08/11/1998 | Approved 12/10/1998 (co limits units/acre; < 2000 vtd & ROW dedication) |
| 8017 Old Bee Caves (~8 acres) C14-85-288.163 | I-RR to MF-1 | | Approved 07/30/1987 (RC limits units/acre, 50% imp cover, & prohibits dev on steep slopes) |
| 8220 SH 71 W (~22 acres) C14-2008-0125 | DR to MH-NP | Recommended 07/22/2008 | Approved 12/11/2008 |
| 8400-8420 Old Bee Cave (~19.5 acres) C14-85-288.41 | I-RR to LR and MF-1 | | Approved 03/24/1988; RC sets site development standards |
| 8400-8420 Old Bee Cave (5.23 acres) C14-99-0101 | LR to MF-1-CO | Recommended 06/29/1999 | Approved 07/22/1999 (CO restricted imp cov) |
| C14-00-2088 | MF-1-CO to MF-1 | Recommended 06/13/2000 | Approved 06/22/1991 |
| 8700-8730 SH 71 W C14-85-288.118 | RR to GR (23 ac); RR to LO (2.2 ac); RR to MF-1 (8 ac) | | Approved 01/07/1988; RC sets site development standards |
| 8501-8635 Old Bee Cave (~40 acres) C14-00-2104 | I-RR & RR to MF-1-CO | Recommended 07/11/2000 | Approved 11/30/2000 |
| 8800 Sky Mountain (~ 9 acres) C14-2011-0038 | RR-NP to MF-1-NP | Recommended 07/12/2011 | Approved 08/18/2011 |
| South of State Highway 71 | | | |
| 8203 SH 71 W C14-85-288.92 | I-RR to LO | | Approved 07/02/1987 (RC specifies FAR) |
| 8217-8237 SH 71 W C14-85-288.33 | I-RR to LR | | Approved 06/05/198 (RC limits imp. cover & FAR) |
| 8301 SH 71 W C14-85-288.100 | I-RR to LR | | Approved 02/26/1987 (RC limits imp. cover & FAR) |
| SH 71 W at Silvermine (east & west; ~88 acres) C14-85-288.a | I-RR & I-SF-2 to RR, SF-1, SF-3, & MF-1 | | Approved 06/11/1987 |
| 8423 SH 71 W C14-02-0153 | I-RR to LR | Recommended Indefinite Postponement | Application Expired |

| | | | |
|--|---|---------------------------|---|
| 8423 SH 71 W C14-04-0071 | I-RR to LO-CO | Recommended 08/03/2004 | Approved 03/03/2005 (CO limits to < 2000 vtd) |
| 8431 & 8437 SH 71 W (~51 acres) C14-00-2005 | IRR to RR | Recommended 03/21/2000 | Approved 04/20/2000 |
| 8437 SH Hwy 71 W (~45 acres) C14-2007-0065 | RR to SF-2- CO | Recommended 09/25/2007 | Approved 12/06/2007 (CO limits to <2000 vtd; 90 residential units; & max 2 residential units/acre) |
| 8423 SH 71 W C14-98-0223 | MF-1 to GR- CO | Recommended 01/19/1999 | Approved 02/25/1999 |
| 6714 Covered Bridge (Covered Bridge PUD; ~ 38 acres) C814-2012-0055 | GR-NP, BR- CO-NP, MF-1- NP, SF-6-NP, & RR-NP to PUD | Recommended 01/22/2013 | Approved 03/07/2013 |
| C814-2012-0055.01 | PUD-NP to PUD-NP | Recommended 09/24/2013 | Approved 10/03/2013 (increased building coverage on two Tracts from 100,000 to 150,000 square feet) |
| C814-2012-0055.02 | PUD-NP to PUD-NP | Scheduled 03/11/2014 | Scheduled for 04/10/2014 (reassign multifamily units across tracts; increase building height) |

CITY COUNCIL DATE:

Scheduled for consideration June 12, 2014

CITY COUNCIL ACTION:**ORDINANCE READINGS:** 1st 2nd 3rd**ORDINANCE NUMBER:****CASE MANAGER:** Lee Heckman**PHONE:** 974-7604

e-mail address: lee.heckman@austintexas.gov

STAFF RECOMMENDATION**C814-2007-0009.01**

Staff recommends adoption of the proposed PUD amendment

BACKGROUND

The subject tract is currently zoned PUD-NP. The Planned Unit Development (PUD) district zoning, as a district, is intended for a large or complex single or multi-use development that is planned as a single contiguous project and that is under unified control.

A PUD is seen as a mechanism to implement the goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services. The intent of PUD district zoning is to produce development that achieves these goals to a greater degree than what would otherwise be required under conventional zoning regulations. In short, a PUD is intended to result in superior development.

The current proposal is not a new PUD; it is an amendment to the existing PUD, and the resulting zoning designation would remain PUD-NP. At the time this PUD was approved in 2007, the criteria for Tier 1 and Tier 2 superiority were not yet adopted. Today's PUD applications must meet all Tier 1 criteria and an unspecified number of Tier 2 criteria (ranging from environmental themes, to transportation, to community benefits and more) in order to be considered superior; ultimately the City Council determines whether a proposal is superior and whether to grant PUD zoning.

The 2007 PUD included two explicit code modifications: first, to allow PUD zoning on a tract of less than 10 acres; and second, to allow 3.34 acres of the property associated with Williamson Creek to be classified as Uplands Zone. Then and now a PUD requirement is that a site includes at least 10 acres, unless the property is characterized by special circumstances, including unique topographic constraints. The site was 8.9 acres when the current PUD was approved; the site has not changed size or configuration, and remains 8.9 acres. Nor has it become less topographically constrained. There is no request to re-grant or reaffirm PUD district zoning to a tract that is less than 10-acres, as such as already been granted.

The second explicit request was to classify a portion of the water quality transition zone (WQTZ) associated with Williamson Creek to be classified as Uplands zone. Williamson Creek lies across SH 71, and though the site is within 100-300 feet of the Creek's centerline, and thus in the WQTZ, the height of the built roadway prevents drainage from the site into the Creek. Instead, the site drained to an unnamed tributary. The adopted PUD complied with all regulations regarding the Critical Water Quality Zone (CWQZ) and WQTZ for the segment of the creek to which the site actually drains. Additionally, the PUD provided a greater buffer in the uplands zone that otherwise required, adheres to SOS water quality standards, and included integrated pest management planning and native landscaping requirements.

The current proposal carries forward the grant to reclassify the Williamson Creek WQTZ to Uplands Zone (see Exhibit D-4). The underlying logic remains the same – that the site does not drain to Williamson Creek. There is still WQTZ and CWQZ acreage on site, but it pertains to the unnamed tributary along the northeastern corner. As proposed, the amended PUD would contain 0.75 acres of WQTZ and 0.38 acres of CWQZ, totaling 1.13 acres.

Associated with the creek along this side of the site, a buffer area of 3.37 acres was established in 2007. This "downstream buffer area" was to remain undeveloped and in its natural state with the exception that water quality controls and utility crossing would be permitted. This downstream buffer area will continue, with a proposal to increase the buffer area to a minimum of 3.75 acres, and to clarify that utility connections, permeable walking trails, and drainage and detention facilities are allowed in the buffer area.

Lastly, the PUD amendment would allow for cut-and-fill in excess of 4 feet (see Exhibit D-6), allow for additional impervious cover on moderate slopes (see Exhibit D-7), allow for the realignment of Water Quality Transition and Critical Water Quality Zones in the northeast corner of the site (see Exhibit D-5), and allow for modification of the standard setback from an offsite critical environmental feature (Exhibit D-3).

BASIS FOR RECOMMENDATION

Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.

Though there are no guarantees regarding the end user of an apartment community on this site, it is well-known that Foundation Communities is seeking funding to develop the site. The City Council, as the Board of Directors for the Austin Housing Finance Corporation, on February 13, 2014 approved a loan in the amount of \$1.25 million for a 60-unit affordable, multi-family rental development at this site. This loan, of course, is subject to the award of tax credits from the State.

Foundation Communities serves individuals and families between 30-80% Median Family Income (MFI), and typically provides rental units, along with various support services and job training. For this particular site, Foundation Communities provided information to the City Council indicating it would provide 20% of the units to those at or below 30% MFI, 20% of the units to those at or below 40% MFI and the remainder to those at or below 50% MFI. In addition, 6 of the units would be accessible for persons with mobility disabilities, and at least 2 would be accessible for persons with hearing and sight disabilities.

Not all of their suite of supportive services for residents can fit onto this site, given its size and environmental development constraints. However, Foundation Communities owns and operates Southwest Trail Apartments, which is immediately to the north and east of this tract. As envisioned, the sites could be connected and the creek area which separates them could become a new focal point and amenity.

Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.

This tract is surrounded by multifamily zoning and land uses. Foundation Communities' Southwest Trails Apartment community is to the north, the market-rate Estancia Apartments are to the west. A relatively large mobile home community lies to the east, both north and south of Old Bee Caves Road. To the south, on the opposite side of SH 71, is the Covered Bridge PUD, which includes condominiums. A phased mixed-use project (including religious assembly/fellowship hall, indoor sports, classrooms, and residential uses) is under development immediately across SH 71 from the subject tract. There are some commercial and office uses in the area, including a service station immediately to the east. However,

the majority of land uses in the area is residential, and it's mostly not single-family residential. In this context, the proposed amendment, which would allow multifamily use, is appropriate and certainly compatible; arguably, the proposed multifamily use is more compatible than the general office uses currently allowed by the PUD.

Zoning should promote the goal of environmental protection; and

The original 2007 PUD was based on environmental protection. While the PUD granted a justified reclassification of acreage from Water Quality Transition Zone to Uplands (thus making it eligible for development), the PUD also set aside over 3.34 acres as a downstream buffer area (increased in the proposed amendment). Staff supports the additional code modifications requested, having determined the entire proposal will result in a development superior to that allowed under the current PUD, or under conventional multifamily zoning (see Appendix for additional discussion on environmental concerns and proposed modifications to the Land Development Code).

Zoning should allow for a reasonable use of the property.

The current PUD was fashioned so as to allow general offices uses in a manner that respected the environmental characteristics of the site. Those characteristics, be they trees, steep slopes, unique drainage patterns, or a creek, are still onsite, and make the site unique. But these characteristics, which can be seen as amenities, also means development of the site will be environmentally challenging. The current PUD was adopted because it promoted environmental protection while allowing a reasonable use on (part of) the site.

The same is the situation today.

From a land use perspective, staff is of the opinion that multifamily use at this location is reasonable and recommends granting the request. That the expected – but not guaranteed – end user of the site would develop affordable housing and already has such a facility immediately north of the subject tract, bolsters staff support of the request. At the same time, the site development standards contained within the PUD amendment ensure that the site is not overbuilt, and essentially reflects limited density multifamily development.

Furthermore, staff thinks the environmental safeguards and requirements in the proposed amendment ensure that the project would be developed in a manner that remains environmentally superior to what could be achieved under conventional multifamily district zoning, the land use proposed, or what could be built under the current PUD's general office uses and standards.

EXISTING CONDITIONS & REVIEW COMMENTS**Current Conditions**

The subject tract is undeveloped. Environmental constraints to development include its location in the Barton Springs and Aquifer Contributing Zones, as well as critical water quality zone and water quality transition zone areas. It has a terrain that slopes, significantly in some areas, and numerous trees, some of which are protected. Although there are no critical environmental features on site, the buffer of one to the north does impact a portion of the property.

Austin Energy, Green Building Program (RM)

AE would prefer that the rating requirement be 2 stars.
Other than that, no comments.

PDR Comprehensive Planning Review (KF)

PUD-GO-NP (general office) to PUD-MF-2-NP (multi-family)

The zoning case is located on the north side of Hwy 71 and is located within the boundaries of the Oak Hill Combined Neighborhood Planning Area. This vacant property is approximately 8.9 acres in size and is bordered by vacant land and an apartment complex to the north-northeast; Hwy 71 and its associated easement to the south; a gas station and Fletcher Lane to the east; and vacant land to the west, which is bordered by two multi-family apartment complexes. The proposed use is a clustered multi-family apartment complex. The developer proposes to construct this project in a cluster so that it is situated away from the existing Critical Water Quality Transition Zone and Water Quality Transition Zone.

The Oak Hill Combined Neighborhood Plan

The Oak Hill Combined Neighborhood Plan Future Land Use Map designates this portion of Hwy 71 as '**Neighborhood Mixed Use**' which is intended for a mix of small-scale neighborhood commercial and small to medium density land uses, including multi-family residential up to MF-2 zoning district. Multi-family and office are considered comparable uses (urban to urban). The following actions are taken from the Oak Hill Combined Neighborhood Plan:

- **4.A.1a**—Consider implementation of policies recommended in the Regional Water Quality Protection Plan for the Barton Springs Segment of the Edwards Aquifer and Its Contributing Zone. Regional land development regulations designed to protect sensitive recharge and contributing zone areas of the Edwards Aquifer would help achieve regional and local water quality goals. Note: Some property owners represented on the Oak Hill Contact Team believe land use regulations should be applied on a regional level; if a certain land use is restricted in Oak Hill's recharge zone, they feel that land use should be restricted in other recharge areas as well. (p 36)
- **8.A2c**—Whenever possible, new housing developments should be located where existing services and infrastructure exist. Their appearance and density should be appropriate to its environment and compatible with surrounding uses. (p 126)

- **9.C.2 b**—Encourage developers to explore clustered development as an option, since it provides sufficient housing units while maintaining and preserving considerable amounts of open space. (p 135)

Imagine Austin

The property is also located within the boundaries of the Barton Springs Contributing Zone, and is .33 miles away from the western boundary of an 'Activity Centers for Redevelopment in Sensitive Environmental Areas' as identified on the Imagine Austin's Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP). An aquifer contributing zone is an area where runoff from precipitation flows to the recharge zone of an aquifer. Streams in the contributing zone flow downstream into the recharge zone and "contribute" water to the aquifer.

Regarding development and redevelopment, the overall goal of the IACP is to achieve 'complete communities' across Austin, **where housing**, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. This property is within the "Other Development within City Limits" Growth Concept Map category. Page 107 of the IACP states, "While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities.

The design of new development should be sensitive to and complement its context.

The Growth Concept Map not only guides where Austin may accommodate new residents and jobs but also reflects the community intent to direct growth away from environmentally sensitive areas including, **but not limited to, the recharge and contributing zones of the Barton Springs segment of the Edwards Aquifer, and to protect the character of neighborhoods by directing growth to areas identified by small area plans.**

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses infill development, including over environmentally sensitive land:

Environmental Policies

- **CE P2.** Conserve Austin's natural resources systems by limiting development in sensitive environmental areas, including the Edwards Aquifer, its contributing and recharge zones, and endangered species habitat.
- **LUT P21.** Ensure that redevelopment in the Edwards Aquifer's recharge and contributing zones maintains the quantity and quality of recharge of the aquifer.
- **LUT P22.** Protect Austin's natural resources and environmental systems by limiting land use and transportation development in sensitive environmental areas and preserving areas of open space.

Complete Community Policies

- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **LUT P5.** Create healthy and family-friendly communities through development that includes **a mix of land uses and housing types** and affords realistic opportunities for

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

- **NP1.** Create complete neighborhoods across Austin that have a **mix of housing types and land uses**, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on this property being: (1) adjacent or near three other multi-family apartment complexes, which abut Hwy 71; (2) located in a 'Neighborhood Mixed Use' area as identified on the Future Land Use Map of the Oak Hill Combined Neighborhood Plan, which supports multi-family housing; and (3) the Imagine Austin policies referenced above, which encourages complete communities and infill development, including multi-family housing, staff believes that this housing project is supported by the Imagine Austin Comprehensive Plan as long as environmental ordinances are considered and enforced.

PDR Drainage Engineering Review (MD)

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

This project is located at 8500 WSH 71 and is within the Williamson Creek watershed(s), which are classified as Barton Springs Zone. This project is located within the Edwards Aquifer Contributing Zone.

DE1. No comments

Austin Energy Electric Review (DL)

EL 1. No objection to the proposed change in land use.

EI 2. FYI: Ernie Salinas at ph. 512-505-7667 is the initial Austin Energy contact for electric service design.

EL 3. FYI: Any relocation of existing electric facilities shall be at developer's expense.

NPZ Environmental Review (MM)

See attached Appendix.

PDR Fire Review (RC)

Project must comply with the 2009 International Fire Code, detailed review to be done by AFD at Site Plan review.

PDR Flood Plain Review (DM)

NO COMMENTS

PDR Heritage Tree Review (KM)

No review at this time.

PARD Planning and Design (MS)

The provision of a pervious trail and open space is acceptable.

PDR Site Plan Review (CB-H)

SITE PLAN REVIEW OF ZONING CASES

SP 1. FYI - This site is located in the West Oak Hill Neighborhood Plan. Please see the City's website <http://www.austintexas.gov/departments/neighborhood-planning> for a copy of the recommended design guidelines.

SP 2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

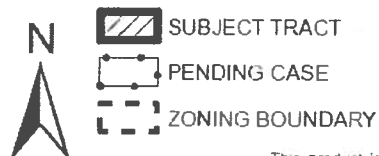
PDR Transportation Review (SJ)

The plan complies with all applicable transportation requirements.

PDR Austin Water Utility Review (BB)

WW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. Each lot in the P.U.D. shall have separate wastewater taps, separate water meters, and their respective private water and wastewater service lines shall be positioned or located in a manner that will not cross lot lines. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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.

WW2. Based on current public infrastructure configurations, it appears that service extension requests will be required to provide adequate water service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact Phillip Jaeger with the Austin Water Utility, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0232.



1" = 400'

ZONING
ZONING CASE#: C814-2007-0009.01



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.

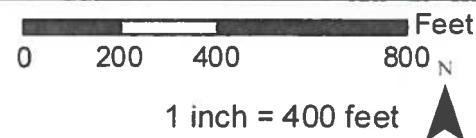
Exhibit A-0

C814-2007-0009.01 / Terrace in Oak Hill

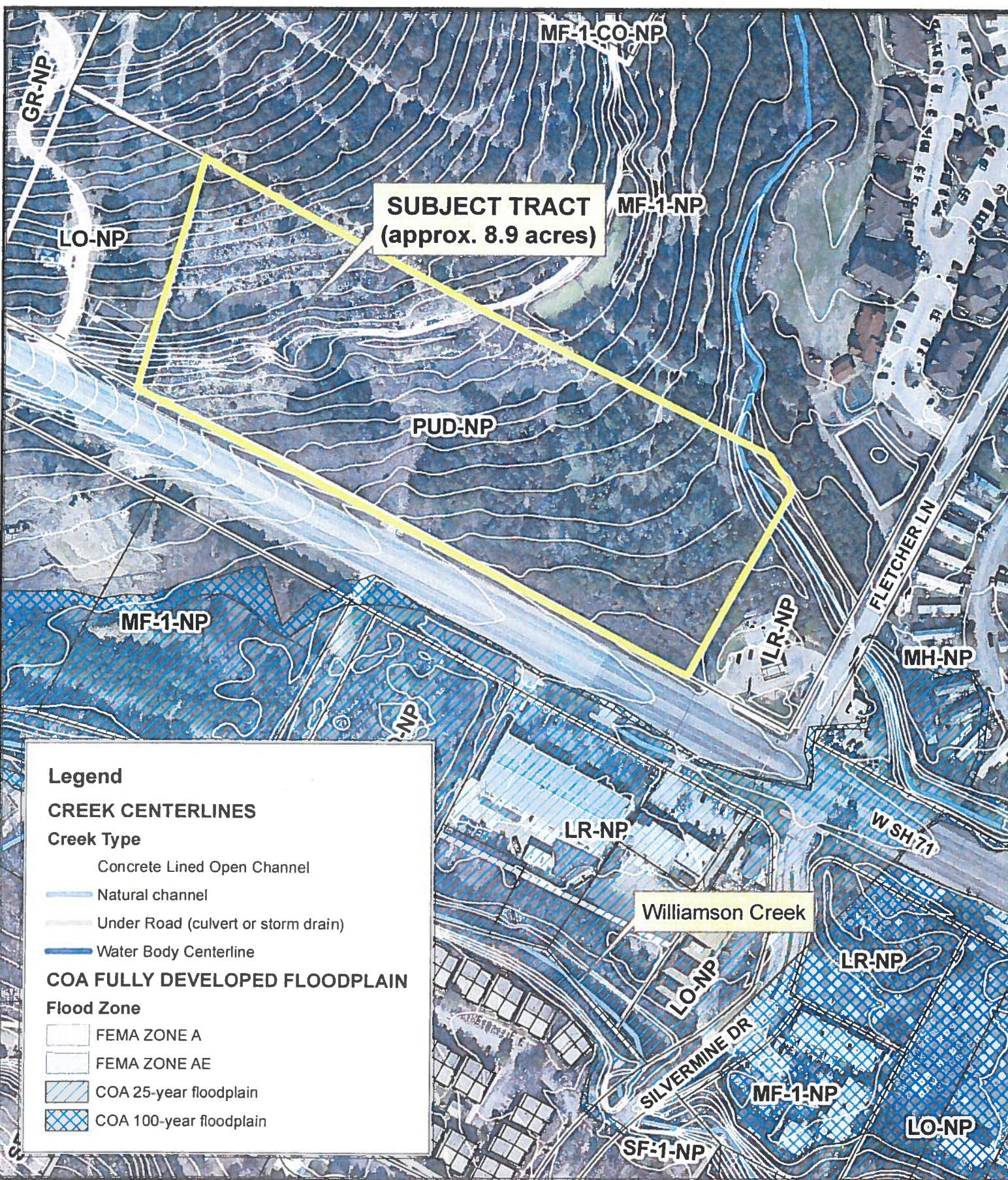


Imagery: 01-2012

Exhibit A - 1
Aerial & Zoning



C814-2007-0009.01 / Terrace in Oak Hill

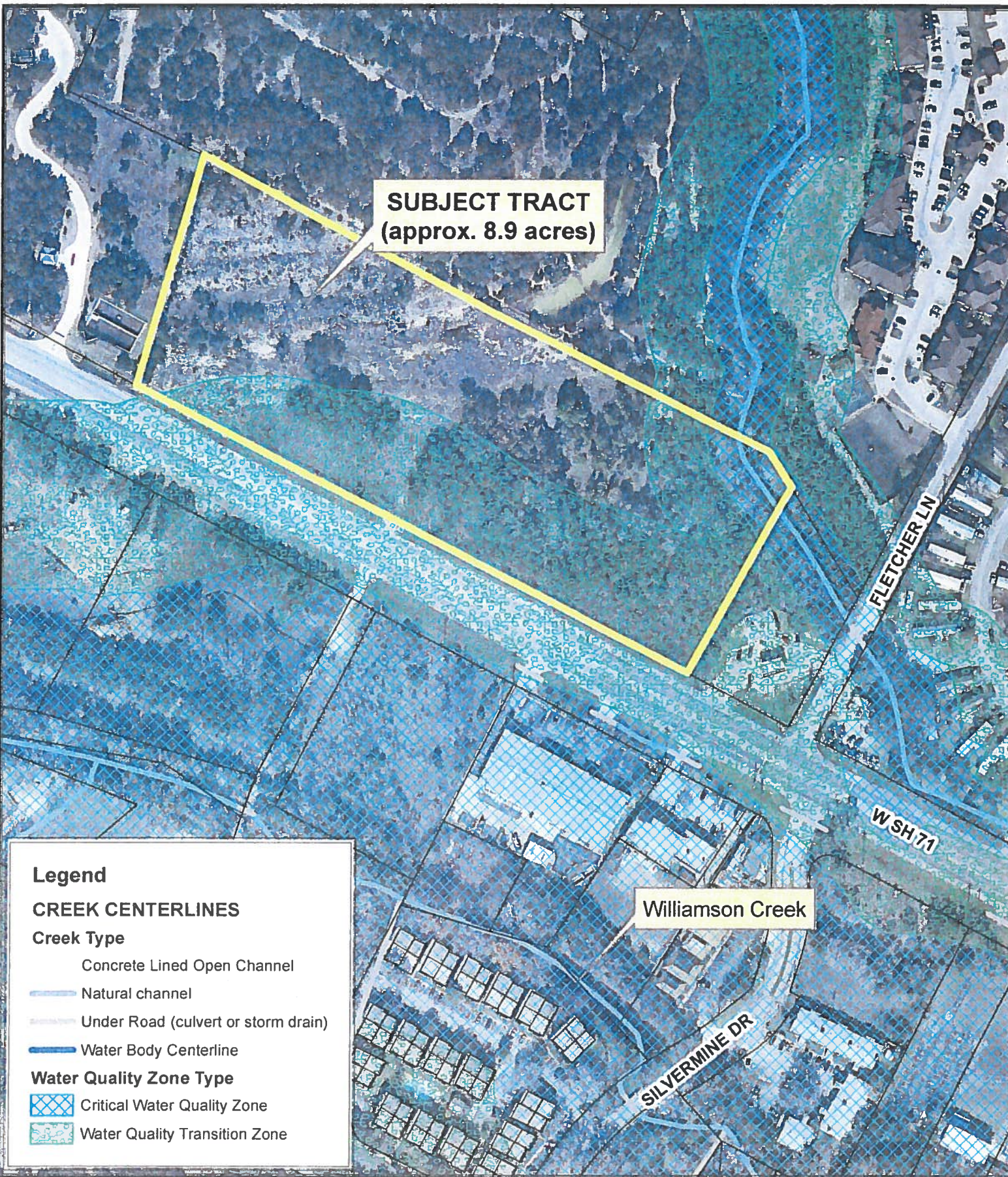


Imagery: 01-2012
Contours: 2003

Exhibit A - 2
Contours, Creeks & Floodplain

0 100 200 400 Feet
1 inch = 200 feet

C814-2007-0009.01 / Terrace in Oak Hill



Imagery: 01-2012

Exhibit A - 3
Creeks & Creek Buffers

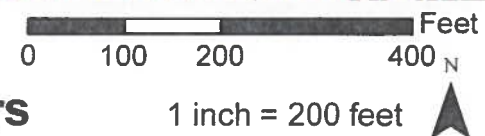
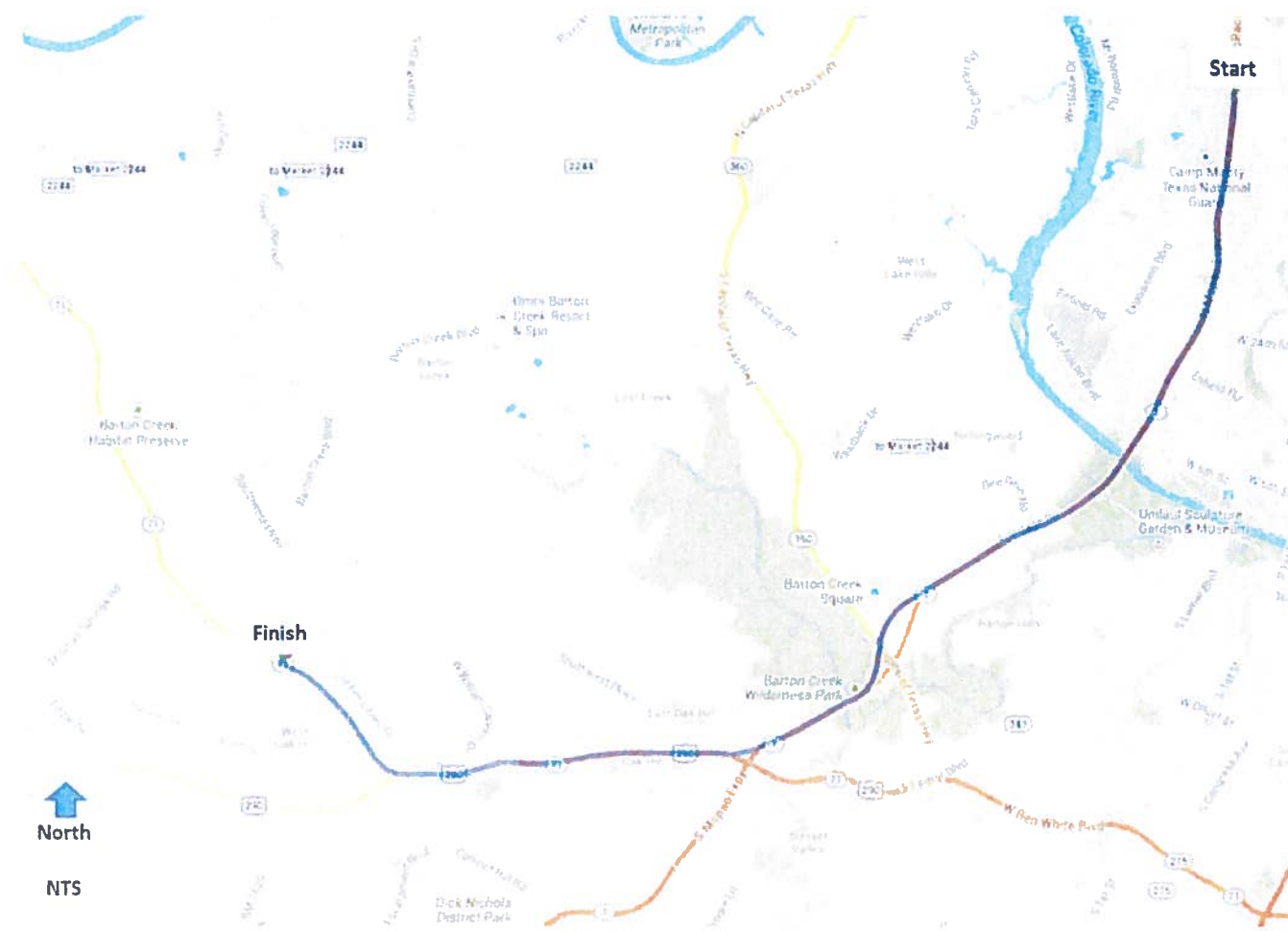


Exhibit A-4 Driving Directions

Beginning at Mopac and 45th St:

- 1 – Continue south on Mopac for 7.4 miles
- 2 – Exit State Highway 71 / US Highway 290 for 3.2 miles
- 3 – Take the slight right at the Y in Oak Hill, continue 1.5 miles; the property will be on the right



ORDINANCE NO. 20070726-104

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY COMMONLY KNOWN AS WEST 71 OFFICE PARK PROJECT LOCATED AT 8500 STATE HIGHWAY 71 WEST FROM RURAL RESIDENCE (RR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from rural residence (RR) district to planned unit development (PUD) district on approximately 8.9 acres of land, described in Zoning Case No. C814-2007-0009, on file at the Neighborhood Planning and Zoning Department, as follows:

A 8.9 acre tract of land, more or less, out of the A. Bowles Survey 93, Abstract 101, in the City of Austin, the tract more particularly described by metes and bounds in a deed of record in Volume 1074, Page 178, Deed Records of Travis County, Texas (the "Property"),

locally known as 8500 State Highway 71 West, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. This ordinance, together with the attached Exhibits A through D, are the land use plan for the West 71 Office Park planned unit development district (the "PUD") created by this ordinance. The PUD shall conform to the limitations and conditions set forth in this ordinance and in the West 71 Office Park planned unit development land use plan. Except as otherwise specifically provided by this ordinance and land use plan, all other rules, regulations and ordinances of the City in effect on the effective date of this ordinance apply to the PUD.

PART 3. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

| | |
|------------|--|
| Exhibit A: | Zoning Map |
| Exhibit B: | Land Use Plan |
| Exhibit C: | Grow Green Native and Adapted Landscape Plants |
| Exhibit D | Invasive Species/Problem Plants |

PART 4. In accordance with Section 25-2-411(A) (*Planned Unit Development District Regulations*) of the City Code, the following regulations apply to the PUD instead of otherwise applicable City regulations.

- A. Section 25-2-144(D) (*Planned Unit Development (PUD) District Designation*) of the City Code does not apply to the PUD.
- B. Section 25-8-483 (*Water Quality Transition Zone*) is modified to allow a 3.34 acre portion of the Property associated with Williamson Creek and identified on the Land Use Plan to be classified as Uplands Zone.
- C. All permitted and conditional general office (GO) uses are the only permitted and conditional uses of the Property.
- D. Development of the Property is subject to general office (GO) district site development regulations except as otherwise provided in the Development Criteria table on the Land Use Plan or in this ordinance.
- E. The maximum gross square footage of a building is 20,000 square feet.
- F. The total building coverage may not exceed 40,200 square feet.
- G. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- H. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, an Integrated Pest Management (IPM) plan shall be submitted to the Watershed Protection and Development Review Department for review and approval. The IPM plan shall comply with the guidelines in Section 1.6.9.2 (D) and (F) of the Environmental Criteria Manual that are in effect on the date of this covenant.
- I. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, a landscape plan shall be submitted to the Watershed Protection and Development Review Department for review and approval. Ninety percent of the total plant material used, exclusive of turf, shall be native to Central Texas or on

the Grow Green Native and Adapted Landscape Plants list, attached as Exhibit "C". Plants on the Invasive Species/Problem Plants list, attached as Exhibit "D", may not be included.


- J. The buffer area portion of the property as depicted on Exhibit B is to remain undeveloped and in a natural state with the exception that water quality controls and utility crossings may be constructed in the buffer area portion of the property.

PART 5. This ordinance takes effect on August 6, 2007.

PASSED AND APPROVED


July 26, 2007

§
§
§




Will Wynne
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

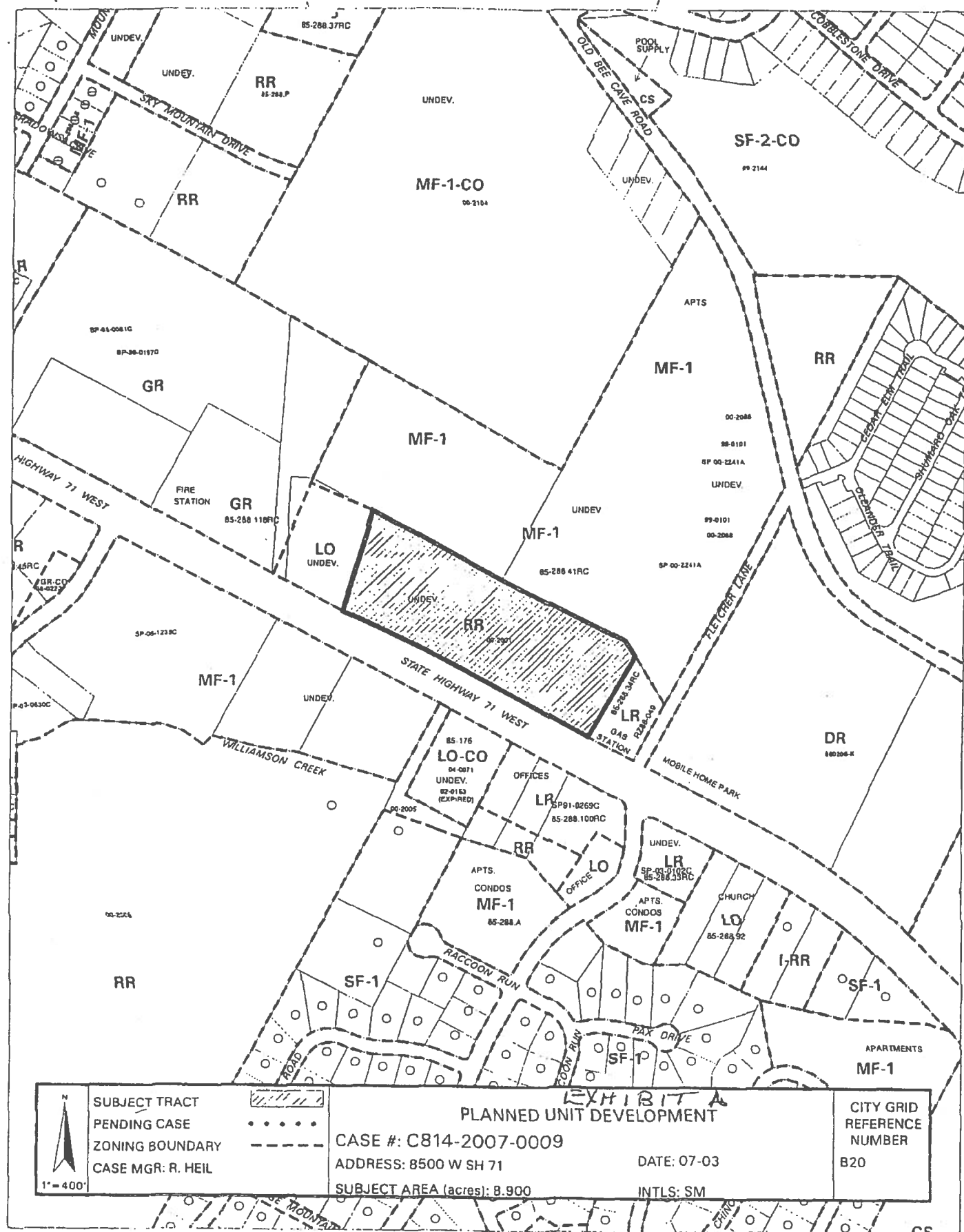


Exhibit B - 4

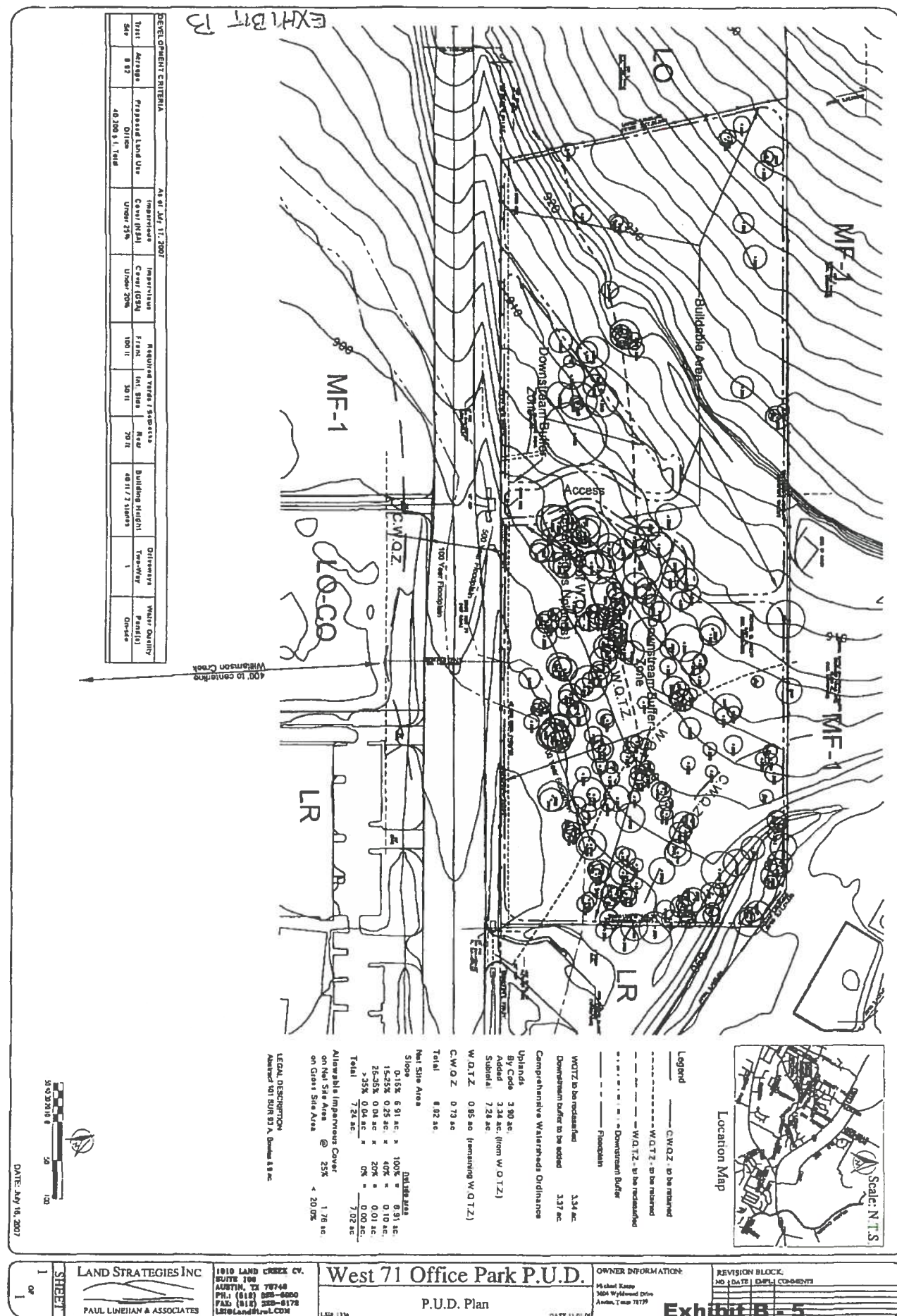


EXHIBIT C **Grow Green Native and Adapted Landscape Plants**

Trees

| | |
|---|--|
| Ash, Texas <i>Fraxinus texensis</i> | Oak, Escarpment Live <i>Quercus fusiformis</i> |
| Arizona Cypress <i>Cupressus arizonica</i> | Oak, Lacey <i>Quercus glaucoides</i> |
| Big Tooth Maple <i>Acer grandidentatum</i> | Oak, Monterey (Mexican White) <i>Quercus polymorpha</i> |
| Cypress, Bald <i>Taxodium distichum</i> | Oak, Shumard <i>Quercus shumardii</i> |
| Cypress, Montezuma <i>Taxodium mucronatum</i> | Oak, Texas Red <i>Quercus texana</i> (<i>Quercus buckleyi</i>) |
| Elm, Cedar <i>Ulmus crassifolia</i> | Pecan <i>Carya illinoensis</i> |
| Elm, Lacebark <i>Ulmus parvifolia</i> | Soapberry <i>Sapindus drummondii</i> |
| Honey Mesquite <i>Prosopis glandulosa</i> | |
| Oak, Bur <i>Quercus macrocarpa</i> | |
| Oak, Chinquapin <i>Quercus muhlenbergii</i> | |
| Oak, Southern Live <i>Quercus virginiana</i> | |

Small Trees/Large Shrubs

| | |
|---|--|
| Anacacho Orchid Tree <i>Bauhinia congesta</i> | Persimmon, Texas <i>Diospyros texana</i> |
| Buckeye, Mexican <i>Ungnadia speciosa</i> | Pistachio, Texas <i>Pistacia texana</i> |
| Buckeye, Rec <i>Aesculus pavia</i> | Plum, Mexican <i>Prunus mexicana</i> |
| Carolina Buckthorn <i>Rhamnus caroliniana</i> | Pomegranate <i>Punica granatum</i> |
| Cherry Laurel <i>Prunus caroliniana</i> | Redbud, Mexican <i>Cercis canadensis</i> 'mexicana' |
| Crape Myrtle <i>Lagerstroemia indica</i> | Redbud, Texas <i>Cercis canadensis</i> var. 'texensis' |
| Desert Willow <i>Chilopsis linearis</i> | Retama Jerusalem Thorn <i>Parkinsonia aculeata</i> |
| Dogwood, Roughleaf <i>Cornus drummondii</i> | Senna, Flowering <i>Cassia corymbosa</i> |
| Escarpment Black Cherry <i>Prunus serotina</i> var. <i>eximia</i> | Smoke Tree, American <i>Cotinus obovatus</i> |
| Eve's Necklace <i>Sophora affinis</i> | Sumac, Flameleaf <i>Rhus lanceolata</i> |
| Goldenball Leadtree <i>Leucaena retusa</i> | Viburnum, Rusty Blackhaw <i>Viburnum rufidulum</i> |
| Holly, Possumhaw <i>Ilex decidua</i> | Viburnum, Sandankwa <i>Viburnum suspensum</i> |
| Holly, Yaupon <i>Ilex vomitoria</i> | |
| Mountain Laurel, Texas <i>Sophora secundiflora</i> | |

Shrubs

Abelia, Glossy *Abelia grandiflora*
 Agarita *Berberis trifoliata*
 Agave (Century Plant) *Agave sp.*
 American Beautyberry *Callicarpa americana*
 Artemisia *Artemisia 'Powis Castle'*
 Barbados Cherry *Malpighia glabra*
 Barberry, Japanese *Berberis thunbergii 'Atropurpurea'*
 Basket Grass (Sacahuista) *Nolina texana*
 Black Dalea *Dalea frutescens*
 Bush Germander *Teucrium fruticans*
 Butterfly Bush *Buddleia davidii*
 Butterfly Bush, Woolly *Buddleia marrubiifolia*
 Coralberry *Symphoricarpos orbiculatus*
 Cotoneaster *Cotoneaster sp.*
 Eleagnus *Eleagnus pungens*
 Esperanza/Yellow Bells *Tecoma stans*
 Flame Acanthus *Anisacanthus quadrifidus var. wrightii*
 Fragrant Mimosa *Mimosa borealis*
 Holly, Burford *Ilex cornuta 'Burfordii'*
 Holly, Dwarf Chinese *Ilex cornuta 'Rotunda nana'*
 Holly, Dwarf Yaupon *Ilex vomitoria 'Nana'*
 Jasmine, Primrose *Jasminum mesnyi*
 Kidneywood *Eysenhardtia texana*
 Lantana, Native *Lantana horrida*
 Mistflower, Blue (Blue Boneset) *Eupatorium coelestinum*
 Mistflower, White (Shrubby White Boneset) *Ageratina havanense*
 Mock Orange *Philadelphus coronarius*
 Nandina *Nandina domestica 'Compacta nana' 'Gulf Stream'*
 Oleander *Nerium oleander*
 Palmetto *Sabal minor*
 Prickly Pear *Opuntia engelmannii var. lindheimeri*
 Rose, Belinda's Dream *Rosa 'Belinda's Dream'*
 Rose, Lamarne *Rosa 'Lamarne'*
 Rose, Livin' Easy *Rosa 'Livin' Easy'*
 Rose, Marie Pavie *Rosa 'Marie Pavie'*
 Rose, Martha Gonzales *Rosa 'Martha Gonzales'*
 Rose, Mutabilis *Rosa 'Mutabilis'*
 Rose, Nearly Wild *Rosa 'Nearly Wild'*
 Rose, Old Blush *Rosa 'Old Blush'*
 Rose, Perle d'or *Rosa 'Perle d'or'*
 Rock Rose *Pavonia lasiopetala*
 Rosemary *Rosmarinus officinalis*
 Sage, Mountain *Salvia regia*
 Sage, Texas (Cenizo) *Leucophyllum frutescens*
 Senna, Lindheimer *Cassia lindheimeriana*
 Southern Wax Myrtle *Myrica cerifera*
 Sumac, Evergreen *Rhus virens*
 Sumac, Fragrant (Aromatic) *Rhus aromatica*
 Texas Sotol *Dasylirion texanum*
 Turk's Cap *Malvaviscus arboreus*
 Yucca, Paleleaf *Yucca pallida*
 Yucca, Red *Hesperaloe parviflora*
 Yucca, softleaf *Yucca recurvifolia*
 Yucca, Twistleaf *Yucca rupicola*

Perennials

| | |
|--|--|
| Black-eyed Susan <i>Rudbeckia hirta</i> | Lantana, Trailing <i>Lantana montevidensis</i> |
| Bulbine <i>B. frutescens</i> or <i>caulescens</i> | Marigold, Mexican Mint <i>Tagetes lucida</i> |
| Bush Morning Glory <i>Ipomoea fistulosa</i> | Obedient Plant, Fall <i>Physostegia virginiana</i> |
| Butterfly Weed <i>Asclepias tuberosa</i> | Oregano, Mexican <i>Poliomintha longiflora</i> |
| Butterfly Weed 'Mexican' <i>Asclepias curassivica</i> | Penstemon <i>Penstemon</i> sp. |
| Cast Iron Plant <i>Aspidistra elatior</i> | Phlox, Fragrant <i>Phlox pilosa</i> |
| Chile Pequin <i>Capsicum annuum</i> | Pink Skullcap <i>Scutellaria suffrutescens</i> |
| Cigar Plant <i>Cuphea micropetala</i> | Plumbago <i>Plumbago auriculata</i> |
| Columbine, Red <i>Aquilegia canadensis</i> | Poinciana, Red Bird of Paradise, Pride of Barbados |
| Columbine, Yellow <i>Aquilegia chrysantha</i> 'Texas Gold' | <i>Caesalpinia pulcherrima</i> |
| Coreopsis <i>Coreopsis lanceolata</i> | Primrose, Missouri <i>Oenothera macrocarpa</i> |
| Daisy, Blackfoot <i>Melampodium leucanthum</i> | Purple Coneflower <i>Echinacea purpurea</i> |
| Daisy, Copper Canyon <i>Tagetes lemmonii</i> | Ruellia <i>Ruellia brittoniana</i> |
| Damiantia <i>Crysactina mexicana</i> | Sage, Cedar <i>Salvia roemeriana</i> |
| Fall Aster <i>Aster oblongifolius</i> | Sage, Jerusalem <i>Phlomis fruticosa</i> |
| Fern, River <i>Thelypteris kunthii</i> | Sage, Majestic <i>Salvia guaranitica</i> |
| Firebush <i>Hamelia patens</i> | Sage, Mealy Blue <i>Salvia farinacea</i> |
| Gaura <i>Gaura lindeheimeri</i> | Sage, Mexican Bush <i>Salvia leucantha</i> |
| Gayfeather <i>Liatris mucronata</i> | Sage, Penstemon, Big Red Sage <i>Salvia penstemonoides</i> |
| Gregg Dalea <i>Dalea greggii</i> | Sage, Russian <i>Perovaskia atricplifolia</i> |
| Hibiscus, Perennial <i>Hibiscus moscheutos</i> , <i>Hibiscus coccineus</i> | Sage, Scarlet or 'Tropical' <i>Salvia coccinea</i> |
| Honeysuckle, Mexican <i>Justicia spicigera</i> | Salvia, Gregg (Cherry Sage) <i>Salvia greggii</i> |
| Hymenoxys (Four Nerve Daisy) <i>Tetraneuris scaposa</i> | Shrimp Plant <i>Justicia brandegeana</i> |
| Indigo Spires <i>Salvia 'Indigo Spires'</i> | Texas Betony <i>Stachys coccinea</i> |
| Iris, Bearded <i>Iris albicans</i> | Verbena, Prairie <i>Verbena bipinnatifida</i> |
| Iris, Butterfly/Bicolor (African) <i>Dietes</i> sp. | Yarrow <i>Achillea millefolium</i> |
| Lamb's Ear <i>Stachys byzantina</i> | Zexmenia <i>Wedelia texana</i> |
| Lantana <i>Lantana x hybrida</i> (many varieties) | |

Ornamental Grasses

| | |
|---|--|
| Bluestem, Big <i>Andropogon gerardii</i> | Mexican Feathergrass (Wiregrass) <i>Stipa tenuissima</i> |
| Bluestem, Bushy <i>Andropogon glomeratus</i> | Muhly, Bamboo <i>Muhlenbergia dumosa</i> |
| Bluestem, Little <i>Schizachyrium scoparium</i> | Muhly, Big <i>Muhlenbergia lindheimeri</i> |
| Fountain Grass, Dwarf <i>Pennisetum alopecuroides</i> | Muhly, Deer <i>Muhlenbergia rigens</i> |
| Indian Grass <i>Sorghastrum nutans</i> | Muhly, Gulf <i>Muhlenbergia capillaris</i> |
| Inland Sea Oats <i>Chasmanthium latifolium</i> | Muhly, Seep <i>Muhlenbergia reverchonii</i> |
| | Sideoats Grama <i>Bouteloua curtipendula</i> |
| | Wild Rye <i>Elymus canadensis</i> |

Vines

| | |
|--|---|
| Asian Jasmine <i>Trachelospermum asiaticum</i> | Honeysuckle, Coral <i>Lonicera sempervirens</i> |
| Carolina Jessamine <i>Gelsemium sempervirens</i> | Lady Banksia Rose <i>Rosa banksiae</i> |
| Coral Vine <i>Antigonon leptopus</i> | Passion Vine <i>Passiflora incarnata</i> |
| Crossvine <i>Bignonia capreolata</i> | Trumpet Vine <i>Campsis radicans</i> |
| Fig Vine <i>Ficus pumila</i> | Virginia Creeper <i>Parthenocissus quinquefolia</i> |

Groundcover

| | |
|--|---|
| Aztec Grass <i>Ophiopogon japonicus</i> | Purple Heart <i>Secreasea pallida</i> |
| Frogfruit <i>Phyla incisa</i> | Santolina (Lavender Cotton) <i>Santolina chamaecyparissus</i> |
| Horseherb <i>Calyptocarpus vialis</i> | Sedge, Berkeley <i>Carex tumulicola</i> |
| Leadwort Plumbago <i>Ceratostigma plumbaginoides</i> | Sedge, Meadow <i>Carex perdentata</i> |
| Liriope <i>Liriope muscari</i> | Sedge, Texas <i>Carex texensis</i> |
| Monkey Grass (Mondo Grass) <i>Ophiopogon japonicus</i> | Sedum (Stonedrop) <i>Sedum nuttallianum</i> |
| Oregano <i>Origanum vulgare</i> | Silver Ponyfoot <i>Dichondra argentea</i> |
| Periwinkle, Littleleaf <i>Vinca minor</i> | Wooly Stemodia <i>Stemodia lanata</i> (<i>Stemodia tomentosa</i>) |
| Pigeonberry <i>Rivina humilis</i> | |

Turf Grasses

| |
|---|
| Bermuda 'Tif 419', 'Sahara', 'Baby', 'Common' |
| Buffalo '609', 'Stampede', 'Prairie' |
| St. Augustine 'Baby', 'Common', 'Raleigh', 'Delmar' |
| Zoysia, Fine Leaf 'Matrella', 'Emerald', 'Zorro' |
| Zoysia, Coarse Leaf 'Japonica', 'Jamur', 'El Toro', 'Palis' |

Exhibit B - 9

EXHIBIT D

Invasive Species/Problem Plants

PLANTS TO AVOID

INVASIVES

(Plants that are non-native to the Central Texas ecosystem and tend to out-compete native species)

Do Not Plant

(Travel by seeds, berries, and spores so can be transported long distances. They have already invaded preserves and greenbelts):

- Arizona Ash
- Chinaberry
- Chinese Pistache
- Chinese Tallow
- Chinese Privet
- Elephant Ear
- Holly Fern
- Japanese Honeysuckle
- Ligustrum, Wax Leaf
- Mimosa
- Mulberry, Paper
- Nandina (large, berrying varieties)
- Photinia, Chinese
- Pyracantha
- Tamarisk
- Tree of Heaven

Do Not Plant Near

Parks/Preserves/Greenbelts

(travel by runners, rhizomes, and stems so only invade neighboring areas):

- Bamboo
- English Ivy
- Vinca (Periwinkle)

PROBLEM TREES AND SHRUBS

(Typically fast-growing, highly adaptable, but often have weak wood and are short-lived. Most are susceptible to insect and disease problems.)

- Arizona Ash
- Azalea (not adapted to Austin soils)
- Boxelder
- Camellia
- Chinaberry
- Chinese Privet
- Chinese Tallow
- Cottonwood
- Ligustrum
- Lombardy Poplar
- Mimosa
- Mulberry, Paper
- Photinia, Chinese
- Siberian Elm
- Silver Maple
- Sweetgum
- Sycamore
- Tree of Heaven



ENVIRONMENTAL BOARD MOTION 071807-C1

Date: July 18, 2007

Subject: West State Highway 71 (C814-2007-0009)

Motioned By: Phil Moncada

Seconded by: Mary Ann Neely

Recommendation

The Environmental Board recommends **conditional approval** of a variance to 1) Land Development Code Section 24-5-2-144 which requires a PUD application to include at least 10 acres (the variance would allow the 8.9 acre tract to be submitted as a PUD), and 2) LDC 25-8-483 requesting that a portion of the water quality transition zone associated with Williamson Creek be classified as Uplands zone.

Staff Conditions

None.

Board Conditions

1. The Applicant will evaluate the use of berms or other distributed stormwater storage in the buffer area to encourage infiltration and reduce runoff.
2. The Applicant will evaluate the possibility of using a Conservation Easement or an equivalent tool in the buffer area to ensure that no development occurs of this portion of the site in perpetuity.

Rationale

Staff supports the variance requests. There are drainage breaks caused by a raised State Highway 71 which prohibit runoff from flowing from the Williamson Creek Water Quality Transition Zone directly to the Critical Water Quality Zone. A significant portion of the site (>40% of gross site area) has been configured as a buffer zone downstream of the proposed development that will protect the water quality of the receiving streams.


Vote 6-0-0-2

For: Anderson, Ahart, Maxwell, Moncada, Neely, and Dupnik

Against:

Abstain:

Absent: Curra, and Beall

Approved By: 
Dave Anderson P.E., CFM
Environmental Board Chair



ENVIRONMENTAL BOARD

Notes of Regular Meeting

July 18, 2007

Meeting Called to Order: 6:12 p.m. Meeting Adjourned: 8:30 p.m.

Attendance of Board Members:

| | | | |
|-----------------------------|---------|----------------------------------|---------|
| David Anderson, P.E., Chair | Present | William Curra, P. E. | Absent |
| Mary Ann Neely | Present | Dr. Mary Gay Maxwell, Vice Chair | Present |
| Phil Moncada, Secretary | Present | Rodney Ahart | Present |
| John Dupnik, P.G. | Present | Jon Beall | Absent |

Staff Members Present:

Pat Murphy., Watershed Protection and Development Review
Wendy Walsh, Neighborhood Planning and Development
Ester Matthews, Austin Energy
Marilla Carter, Watershed Protection and Development Review

~~Attached is an agenda of the meeting and the motions made by the Board. There was (one) 1 motion~~
passed by the Environmental Board. An audio tape recording of this meeting is available through the Watershed Protection Department.

1. The Environmental Board recommended **conditional approval** of a variance to 1) Land Development Code Section 24-5-2-144 which requires a PUD application to include at least 10 acres (the variance would allow the 8.9 acre tract to be submitted as a PUD), and 2) LDC 25-8-483 requesting that a portion of the water quality transition zone associated with Williamson Creek be classified as Uplands zone. See attachment.
2. The Environmental Board received briefings on the state of air quality within the City of Austin and the major air quality issues the City might be facing in the next few years. Ester Matthews with Austin Energy provided one of these briefings, followed by invited testimony from Rogelio C. Ramon (Air Quality Solutions, Inc), Professor David Allen (University of Texas), and Mr. Scott Johnson.

Respectfully submitted,
Marilla Carter
Marilla Carter
Environmental Board Liaison

Multi-Family

| | |
|--|-----------------------------------|
| Total Maximum Multi-Family Square Footage: | 56,600 s.f. |
| Number of Units per Acre: | 6.52 |
| Maximum Units per Acre: | 7.00 |
| Total Multi-Family Units: | 58 units (975 s.f. per 2-bdr) |
| Maximum # of Multi-Family Units: | 62 |
| Total Multi-Family Parking Req: | 116 spaces (2 spaces per unit) |
| Total Multi-Family Parking Provided: | 122 spaces |

Community Center

| | |
|--|-------------------|
| Building 1: | 1,900 s.f. office |
| Total Community Center Parking Req: | 7 spaces (1:275) |
| Total Community Center Parking Provided: | 7 spaces |

The Terrace in Oak Hill

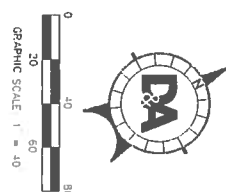
| Impervious Cover Calculations | | | |
|-------------------------------|------------------------------|---|-------------------------|
| By code: | Uplands | | |
| Added: | 4.22 acres | | |
| Subtotal: | 3.57 acres | | |
| | 7.79 acres | | |
| WQTZ | 0.75 acres (remaining WQTZ) | | |
| CWQZ | 0.38 acres | | |
| Total: | 8.92 acres (Gross Site Area) | | |
| Net Site Area: | | | |
| Slope | Net Site Area | | |
| 0-15% | 7.47 ac x 100% | = | 7.47 ac |
| 15-25% | 0.25 ac x 40% | = | 0.10 ac |
| 25-35% | 0.06 ac x 20% | = | 0.01 ac |
| >35% | 0.01 ac x 0% | = | 0.00 ac |
| Subtotal | 7.79 ac | | 7.58 ac (Net Site Area) |

| | |
|---|---------|
| Open Space Area: | 2.26 ac |
| Downstream Buffer Zone: | 3.75 ac |
| Net Site Area: | 7.58 ac |
| Allowable Impervious Cover on Net Site Area @25%: | 1.90 ac |
| Impervious Cover Proposed: | 1.56 ac |

| | |
|---|---------|
| Sidewalks: | 0.07 ac |
| Patio: | 0.10 ac |
| (100% Reduction using Eco Crete) | |
| (0% Impervious Cover per 25-8-63(c)(5)) | |

| | |
|------------|---------|
| Buildings: | 0.47 ac |
| Paving: | 1.09 ac |

| | |
|---------------------------------|--|
| Site Data: | |
| Minimum Setbacks: | |
| • Front Yard - 25 ft | |
| • Side Yard - 5 ft | |
| • Rear Yard - 10 ft | |
| Maximum Building Coverage: 10% | |
| Maximum Building Height: 40 ft. | |
| Maximum Floor Area Ratio: .75/1 | |



| |
|---------------------------|
| Legend |
| Open Space |
| CWQZ - to be retained |
| WQTZ - to be retained |
| WQTZ - to be reclassified |
| Downstream Buffer |
| Trail (Permissible) |

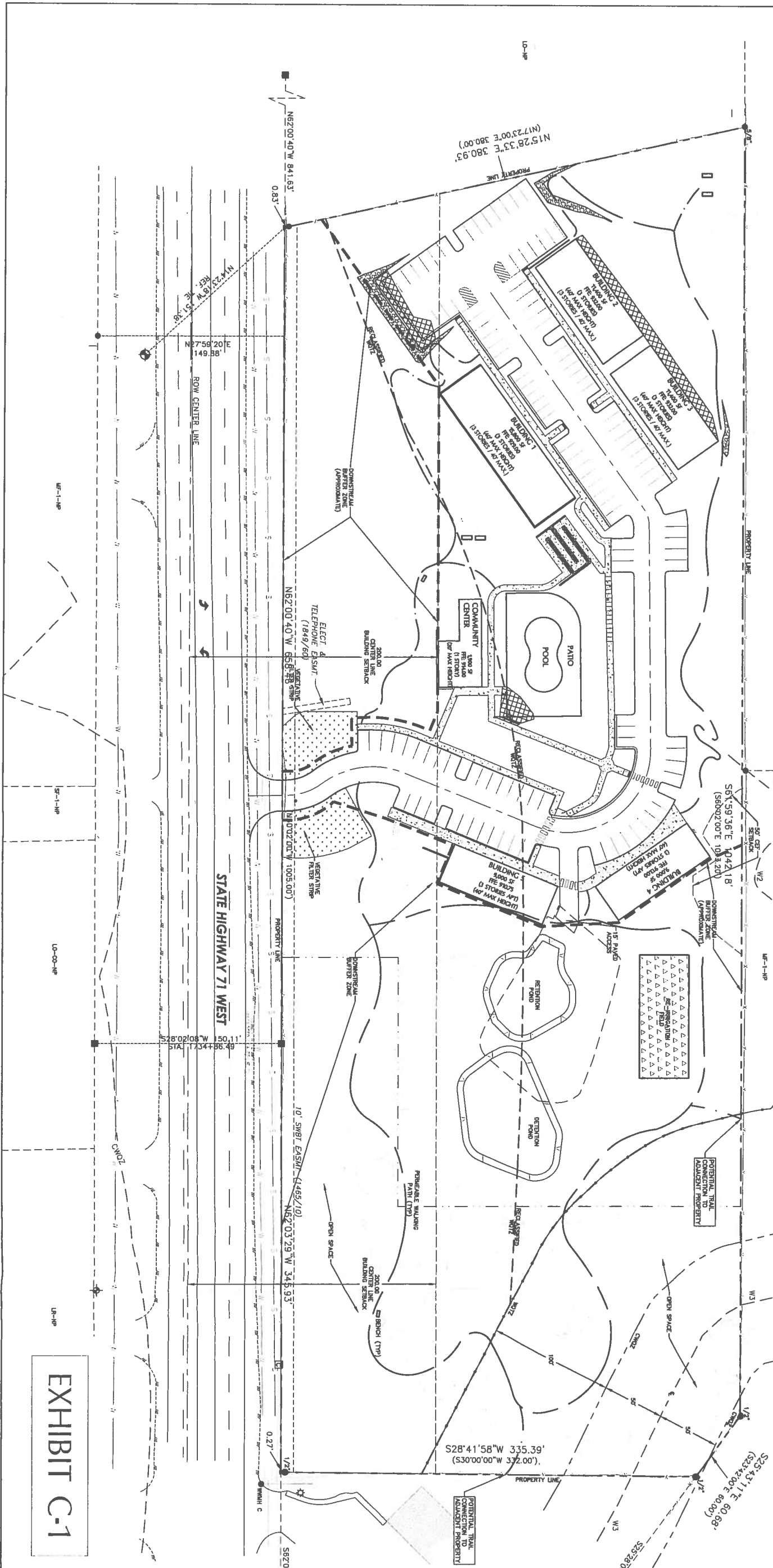


EXHIBIT C-1

TERRACE IN OAK HILL
8500 W HIGHWAY 71
AUSTIN, TX 78746

P.U.D. LAND USE PLAN
CASE NO. - C814-2007-0009.01

DA Doucet & Associates, Inc.
7401 B Hwy. 71 West, Suite 160
Austin, TX 78735
Phone: (512) 583-2600 Fax: (512) 583-2601
TBP# 93937
AUSTIN, TEXAS - NORTHAMPTON, MASSACHUSETTS - ROSELVILLE, CALIFORNIA

Project No: 1293-001
SHEET 1 OF 2
C-1
Designed by: TAI
Drawn by: JAB
Reviewed by: TAI
Date: 04-08-14

NOTES

1. DEVELOPMENT OF THIS PROPERTY SHALL NOT EXCEED AN AVERAGE OF 7.00 RESIDENTIAL UNITS PER ACRE.
2. THE APPLICANT WILL LIMIT CUT/FILL FROM 4. TO 8 FEET TO AN AREA NOT TO EXCEED 5,000 SF.
 - A. AREAS IN WHICH CUT/FILL IS EXCESS OF 4 FEET ARE ALREADY PROTECTED BY THE LAND DEVELOPMENT CODE (LDC-25-9-341 & 342) ARE NOT COUNTED IN THE 5,000 SF LIMIT AND ARE NOT LIMITED TO CUT/FILL AREAS GENERALLY DESIGNATED ON THE LAND USE PLANS.
 - B. ADMINISTRATIVE VARIANCES IN ACCORDANCE WITH DC-25-9-42(B)(4) TO EXCEED 4 FEET OF CUT/FILL FOR THE CONSTRUCTION OF WATER QUALITY CONTROL OR DETENTION FACILITIES APPURTENANCES FOR CONVEYANCE SUCH AS SWALES, DRAINAGE DITCHES AND DIVERSION BERRNS ARE NOT COUNTED IN THE 5,000 SF LIMIT.
 - C. THE CRITERIA FOR EVALUATING & GRANTING OR DENYING AN ADMINISTRATIVE VARIANCE IN ACCORDANCE WITH LDC-25-9-42(B)(6) WILL REMAIN UNCHANGED BY THE REVISED PUD ORDINANCE.
3. THE LOCATION OF THE DOWNSTREAM BUFFER AREA IS APPROXIMATE AND MAY BE MODIFIED AS NECESSARY TO ACCOMMODATE THE FINAL SITE LAYOUT. THE MINIMUM ALLOWABLE DOWNSTREAM BUFFER AREA IS 3.75 ACRES.
4. THE DOWNSTREAM BUFFER AREA WILL REMAIN UNDEVELOPED, EXCEPT FOR THE FOLLOWING ALLOWABLE COMPONENTS:
 - A. WATER QUALITY AND DETENTION FACILITIES
 - B. PERMEABLE TRAILS
 - C. DRAINAGE FACILITIES
 - D. UTILITY CONNECTIONS
5. THERE ARE TWO CRITICAL ENVIRONMENTAL FEATURES (CEFS) LOCATED ON OR ADJACENT TO THE PROJECT SITE. DISTURBANCE IS ALLOWED WITHIN 150 FT OF CEF W-2 BUT NO CLOSER THAN 50 FT (EXCEPT AS NOTED ON THE LAND USE PLAN) FOR CONSTRUCTION OR CONSTRUCTION FACILITIES WILL BE SEDED ACCORDING TO THE SPECIFICATIONS OF 609S 6 IN THE CITY OF AUSTIN STANDARD SPECIFICATIONS MANUAL.
6. ALL TRAILS WITHIN THIS PUD MUST BE PERMEABLE SURFACE.
7. PARKING WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 26.6 TRANSPORTATION APPENDIX A OF THE CITY OF AUSTIN L.D.C.
8. TOTAL IMPERVIOUS COVER ON SLOPES FROM 15%-35% WILL NOT EXCEED 0.18 ACRES.
9. NO HARD SURFACE TRAILS ARE PERMITTED IN THE DOWNSTREAM BUFFER. TRAILS ARE PERMITTED IN THE DOWNSTREAM BUFFER PROVIDED THAT THEY ARE CONSTRUCTED OF PERMEABLE MATERIAL, INSTALLED OVER NON COMPACTED BASE.
10. WETLAND MITIGATION WILL BE PROVIDED TO OFFSET THE BUILDING/LIMIT OF CONSTRUCTION ENCROACHMENT INTO THE 50 FT SETBACK OF THE WETLAND CRITICAL ENVIRONMENTAL FEATURE.
11. THE LIMITS OF THE NORTHEAST CNOZ, WOT2 AS DEPICTED IN THE LAND USE PLAN ARE BASED ON CITY OF AUSTIN GIS DATA AS OF APRIL, 2014.

EXHIBIT C-2

TERRACE IN OAK HILL
8500 W HIGHWAY 71
AUSTIN, TX 78746

P.U.D. NOTES
CASE NO. - C814-2007-0009.01

DA Doucet & Associates, Inc.
7401 B Hwy. 71 West, Suite 160
Austin, TX 78735
Phone: (512) 583-2600 Fax: (512) 583-2601
TBP# #3937
AUSTIN, TEXAS - NORTHAMPTON, MASSACHUSETTS - ROSEVILLE, CALIFORNIA

| | |
|-------------|----------|
| Designed by | CEI |
| Drawn by | JB |
| Reviewed by | D |
| Date | 10-07-13 |

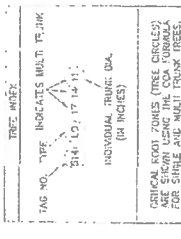
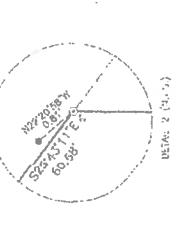
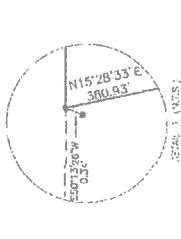
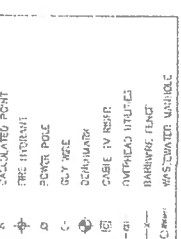
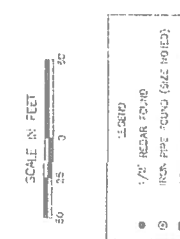
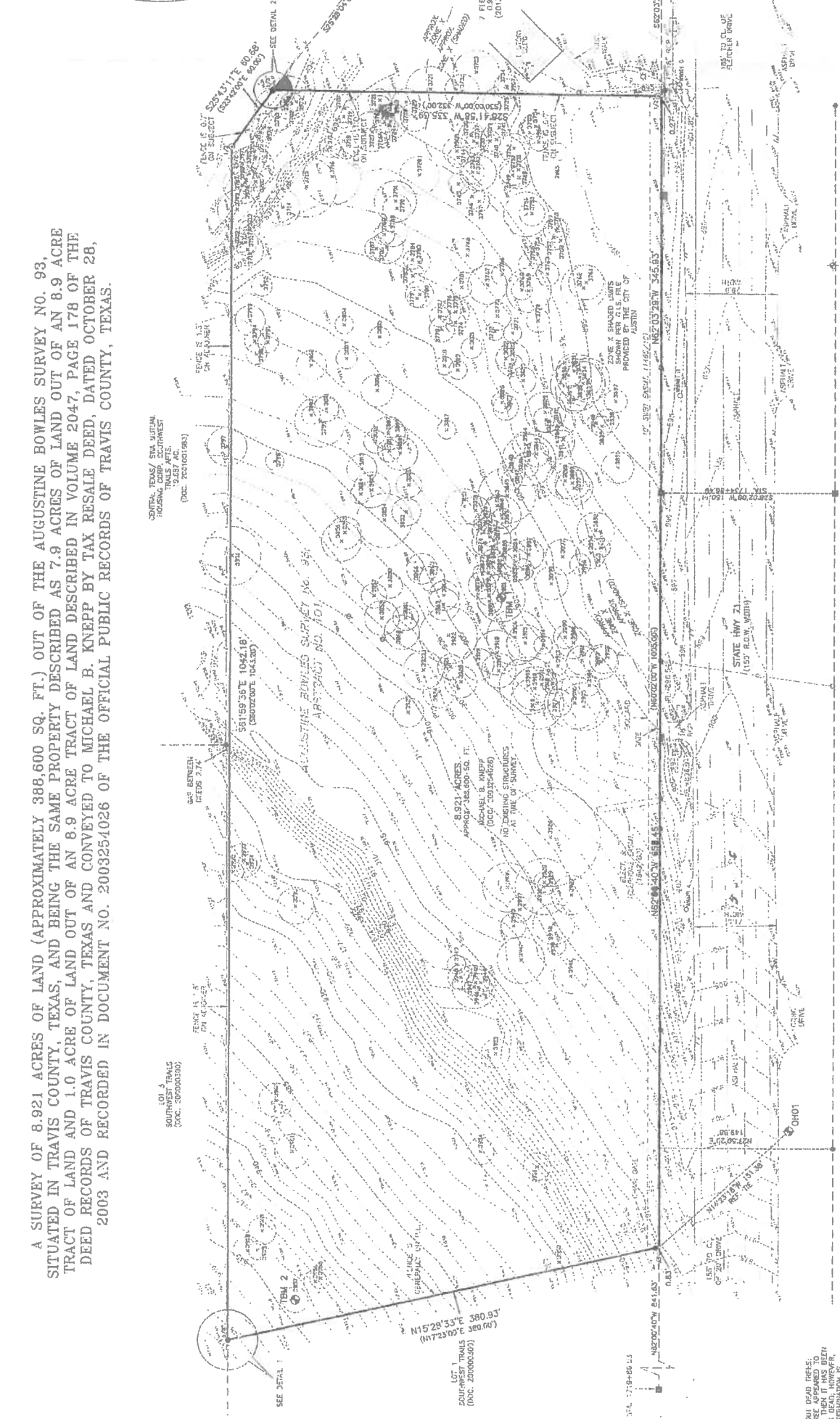
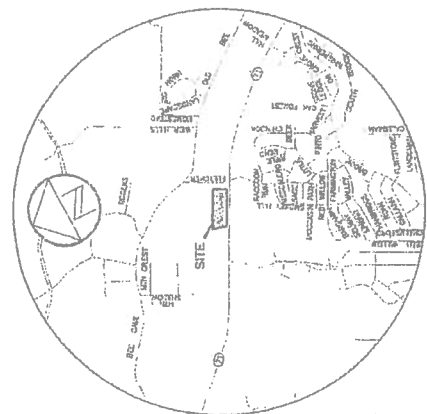
SHEET

C-2

2 OF 2

Project No: 1293-001

A SURVEY OF 8.921 ACRES OF LAND (APPROXIMATELY 388,600 SQ. FT.) OUT OF THE AUGUSTINE BOWLES SURVEY NO. 93, SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED AS 7.9 ACRES OF LAND OUT OF AN 8.9 ACRE TRACT OF LAND AND 1.0 ACRE OF LAND OUT OF AN 8.9 ACRE TRACT OF LAND DESCRIBED IN VOLUME 2047, PAGE 178 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO MICHAEL B. KNEPP BY TAX RESALE DEED, DATED OCTOBER 28, 2003 AND RECORDED IN DOCUMENT NO. 2003254026 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



COMMITMENT FOR TITLE INSURANCE PREPARED BY:
Chicago Title Insurance Company
61- No: 1303018 Effective Date: 04/11/13 Issued: 04/17/13
The suretyor has relied upon the information furnished for this title certificate, except as noted, and does not warrant the accuracy of the information furnished. The suretyor is not responsible for any loss or damage resulting from the use of this certificate for purposes not intended by the suretyor. Items listed are omitted according to the commitment, followed by suretyor's notes and R-2- statements.
Schedule "B" items omitted herein and R-2-listed below are consistent:

9" PVC
 FI = 625.70 + 0 = 625.70'

| | | | |
|------|------|-----|----|
| 3937 | LIVE | OAK | 11 |
| 3938 | LIVE | OAK | 18 |
| 3939 | LIVE | OAK | 8 |
| 3940 | LIVE | OAK | 15 |
| 3942 | LIVE | OAK | 13 |
| 3943 | LIVE | OAK | 9 |
| 3944 | LIVE | OAK | 12 |
| 3945 | LIVE | OAK | 12 |
| 3946 | LIVE | OAK | 12 |
| 3947 | LIVE | OAK | 19 |

| | |
|-------------|------|
| AK 8 | 3889 |
| ELM 13 | 3890 |
| ELM 15 | 3891 |
| ELM 11 | 3892 |
| AK 18 10 | 3893 |
| AK 11 | 3894 |
| AK 9 | 3895 |
| AK 12 | 3896 |
| ELM 14 13 9 | 3897 |
| AK 15 | 3898 |
| | 3899 |

3793 LIVE OAK 15
3794 LIVE OAK 9
3795 LIVE OAK 9
3796 LIVE OAK 9
3797 CEDAR 17
3798 LIVE OAK 8
3799 LIVE OAK 14 10 6
3800 LIVE OAK 8
3801 LIVE OAK 11
3802 LIVE OAK 9 8

| | |
|-----------|------|
| 13 12 | 3747 |
| ELM 10 | 3748 |
| 12 9 | 3749 |
| 13 | 3750 |
| ELM 13 11 | 3751 |
| ELM 10 | 3752 |
| ELM 9 8 | 3753 |
| ELM 8 | 3754 |
| ELM 17 | 3755 |
| 12 8 | 3756 |

These records in document No. 200-235-0228 of the Official Public Records of Travis County, Texas, are not subject to:
 Reproductive consent or are not subject to:
 1001) Exemption: 1295, Page 449, David Pearson, Travis County, Texas.
 1002) Exemption: --- Data not shown because the statement is exculpatory to the applicant in 1295/616, Nevada and J.F. Thurman and not their heirs or assigns, and terminates upon sale of Thurman's adjoining property to the 9.9 "acre" unincorporated Thurman Tract. According to current records, the Thurman tract is not currently an adjoining property.
 1293) Exemption: 1455, Page 10, David Pearson, Travis County, Texas.
 1294) Exemption: 1455, Page 10, David Pearson, Travis County, Texas.
 1295) Exemption: 1455, Page 10, David Pearson, Travis County, Texas.

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| 3850 | LVE | OAK | 5 | 7 |
| 3851 | LVE | OAK | 12 | |
| 3852 | LVE | OAK | 9 | |
| 3854 | LVE | OAK | 8 | 7 |
| 3855 | LVE | OAK | 5 | |
| 3856 | LVE | OAK | 10 | |
| 3857 | LVE | OAK | 11 | |
| 3858 | LVE | OAK | 10 | 5 |
| 3859 | LVE | OAK | 3 | |
| 3860 | LVE | OAK | 12 | |
| 3861 | LVE | OAK | 11 | 8 |
| 3862 | LVE | OAK | 10 | 10 |
| 3863 | LVE | OAK | 8 | |

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| AX 17 14 | 3303 |
| AX 14 | 3304 |
| AX 17 | 3305 |
| AX 11 | 3306 |
| AX 11 | 3307 |
| AX 15 | 3308 |
| AX 15 | 3309 |
| AX 11 | 3310 |
| AX 14 | 3311 |
| AX 13 | 3312 |
| AX 11 | 3313 |
| AX 13 | 3314 |
| AX 10 | 3315 |

3305 LIVE OAK 4
3306 LIVE OAK 5
3307 LIVE OAK 8 7 6
3308 LIVE OAK 9
3310 LIVE OAK 5
3311 LIVE OAK 10
3312 LIVE OAK 10
3313 LIVE OAK 3
3314 LIVE OAK 9
3315 LIVE OAK 9 7
3316 LIVE OAK 11
3317 LIVE OAK 8
3318 CEDAR ELY 8

[illegible]

RECORDS—PLANN NOTE:
A portion of the trust shown hereon lies within Zone 7 (area determined to be outside the 0.2% seismic change

[illegible]

| | | |
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| 3166 | CEDAR | 8 |
| 3167 | CEDAR ELM | 8 |
| 3168 | LVE OAK | 10 1 |
| 3169 | LVE OAK | 8 4 |
| 3170 | CEDAR ELM | 9 |
| 3171 | CEDAR | 9 6 |
| 3172 | CEDAR | 9 |
| 3173 | CEDAR ELM | 8 |
| 3174 | CEDAR | 9 4 |

| ELV | ELV 2 |
|------|-------|
| 3910 | AK 17 |
| 3918 | AK 8 |
| 3920 | AK 15 |
| 3921 | AK 11 |
| 3922 | AK 11 |
| 3923 | AK 13 |
| 3924 | AK 18 |
| 3925 | AK 12 |
| 3926 | AK 9 |
| 3927 | AK 11 |
| 3928 | AK 11 |
| 3929 | AK 21 |
| 3930 | AK 10 |

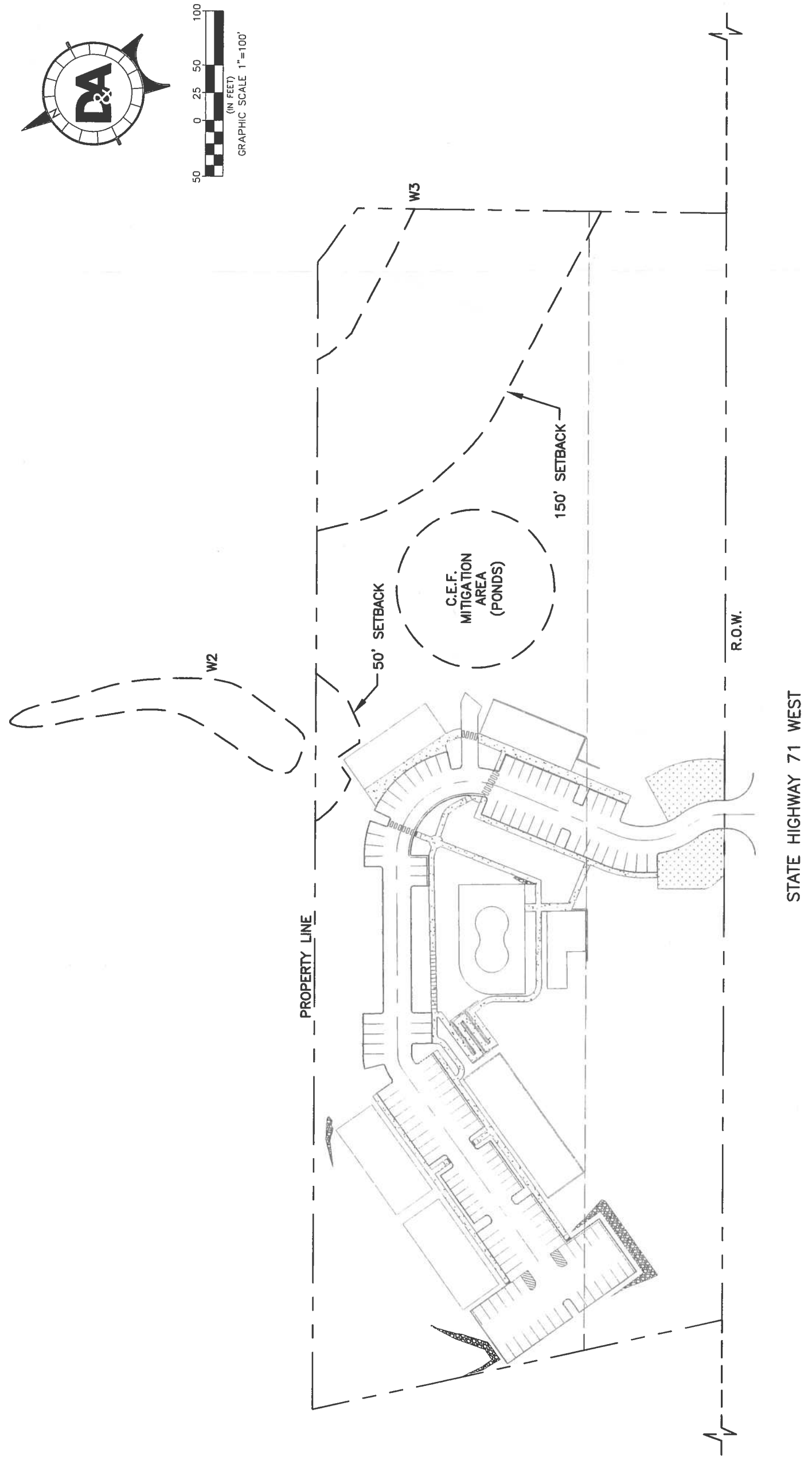
3922 LIVE OAK 9
3923 LIVE OAK 10 3
3924 CEDAR ELM 6
3925 LIVE OAK 3 7
3926 CEDAR ELM 9
3927 CEDAR ELM 11
3928 LIVE OAK 1
3929 LIVE OAK 14 7
3930 LIVE OAK 11
3931 LIVE OAK 15
3932 LIVE OAK 14 1
3933 LIVE OAK 12 9 5
3934 LIVE OAK 12 9 5

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| EM 12 | 1774 |
| EM 12 | 1775 |
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| EM 12 | 1783 |
| EM 12 | 1784 |
| EM 12 | 1785 |
| EM 12 | 1786 |

[illegible]

Robert C. Waltu, Jr
R.P.L.S. No. 4895

EXHIBIT D-1





AREA OF WQTZ

ORIGINAL PUD : 0.95 AC. (41,382 S.F.)
NEW PUD : 0.75 AC. (32,670 S.F.)
DIFFERENCE = 0.20 AC. (8,712 S.F.)

AREA OF WQTZ TO BE RECLASSIFIED

ORIGINAL PUD : 3.34 AC. (145,490 S.F.)
NEW PUD : 3.57 AC. (155,490 S.F.)
DIFFERENCE = .23 AC. (10,000 S.F.)

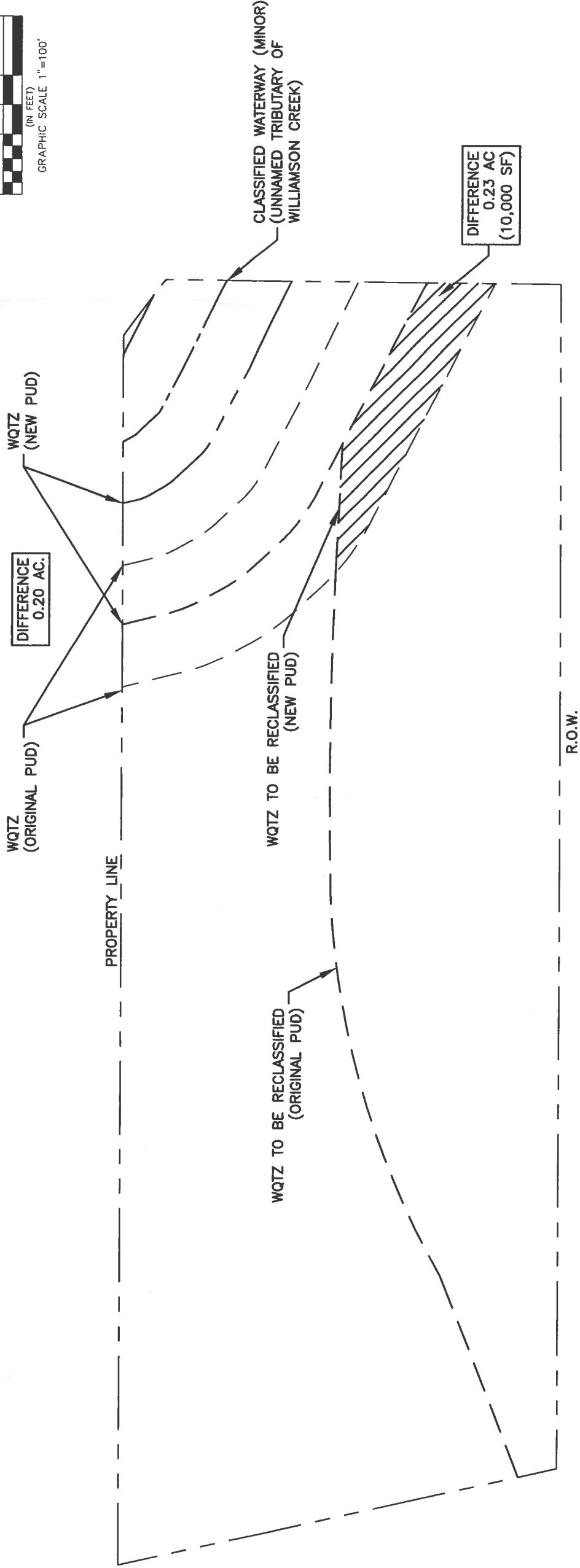
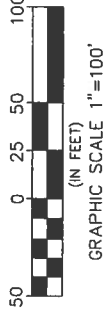
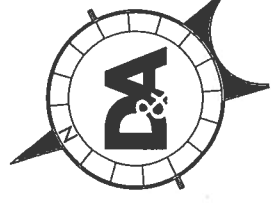


EXHIBIT D-2

2 OF 6
Project No.: 1293-001

THE TERRACE IN OAK HILL
8500 S.H. 71 W
AUSTIN, TX 78735

PUD ZONING EXHIBIT
WQTZ AREAS (EXISTING & PROPOSED)
TO BE RECLASSIFIED
CASE #C814-2007-0009.01



AREA OF CWQZ

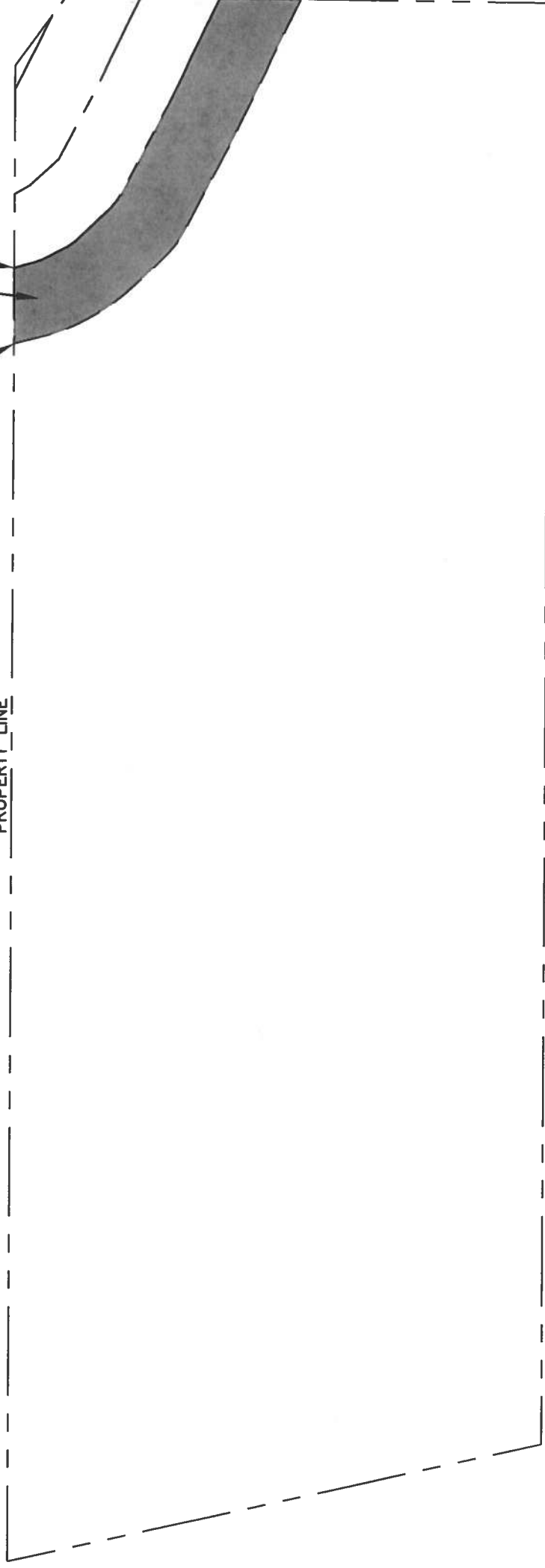
ORIGINAL PUD : 0.73 AC. (31,798.8 S.F.)
NEW PUD : 0.38 AC. (16,552.8 S.F.)
DIFFERENCE = 0.35 AC. (15,246.0 S.F.)

DIFFERENCE
0.35 AC.

CWQZ
(ORIGINAL PUD)

CWQZ
(NEW PUD)

PROPERTY LINE



R.O.W.

STATE HIGHWAY 71 WEST

EXHIBIT D-3

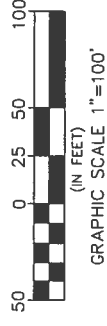
EXHIBIT
D-3
3 OF 6

Project No.:
1293-001

THE TERRACE IN OAK HILL
8500 S.H. 71 W
AUSTIN, TX 78735

PUD ZONING EXHIBIT
CWQZ AREAS
(EXISTING & PROPOSED)
TO BE RECLASSIFIED
CASE #C814-2007-0009.01

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
Firm Registration Number: 3937



TOTAL CUT/FILL
BETWEEN 4' AND 8'
WILL NOT EXCEED
5,000 SF

NOTES:

- 1. DOES NOT INCLUDE CUT/FILL BENEATH BUILDING FOUNDATIONS.
- 2. CUT/FILL LIMIT DOES NOT APPLY TO WATER QUALITY/DETENTION POND CUT/FILL DEPTH OR VOLUME.

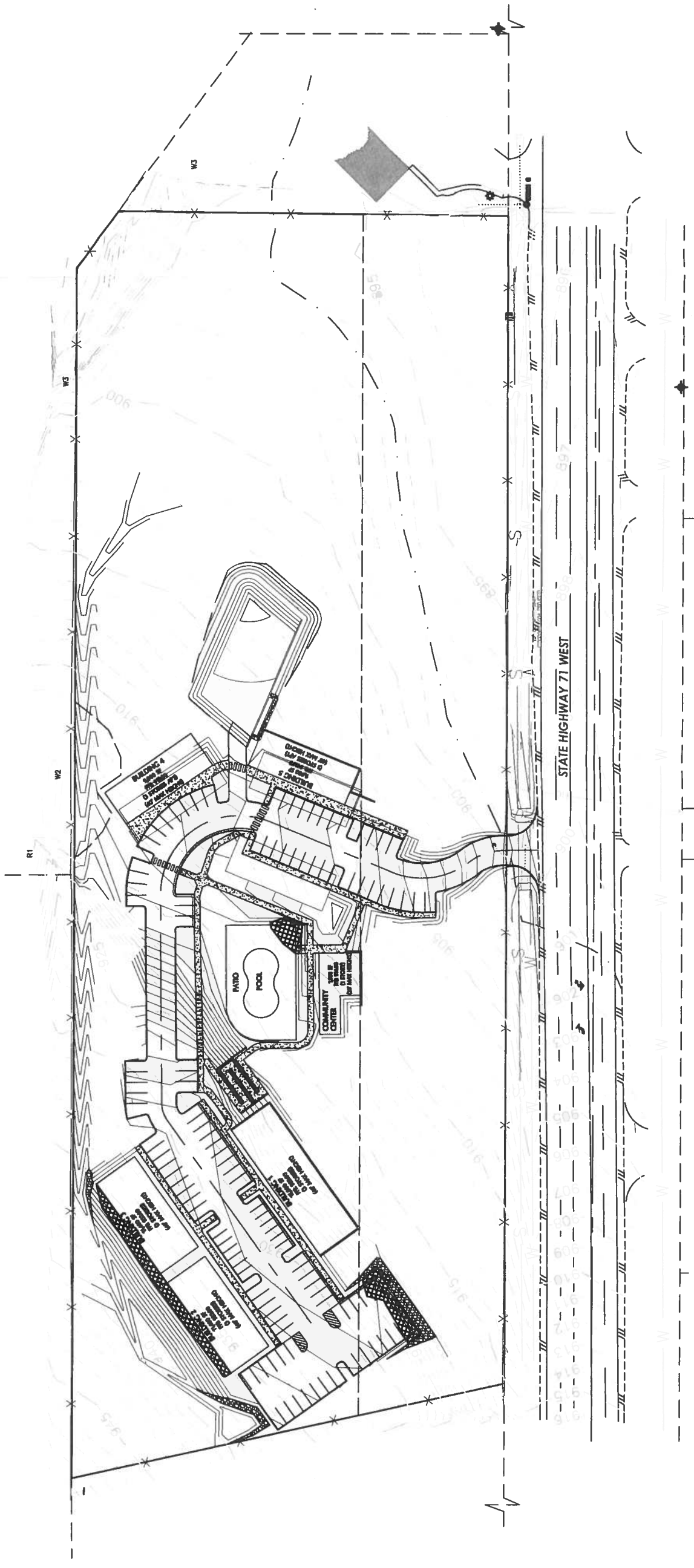


EXHIBIT D-4

EXHIBIT
D-4
4 OF 6
Project No.:
1293-001

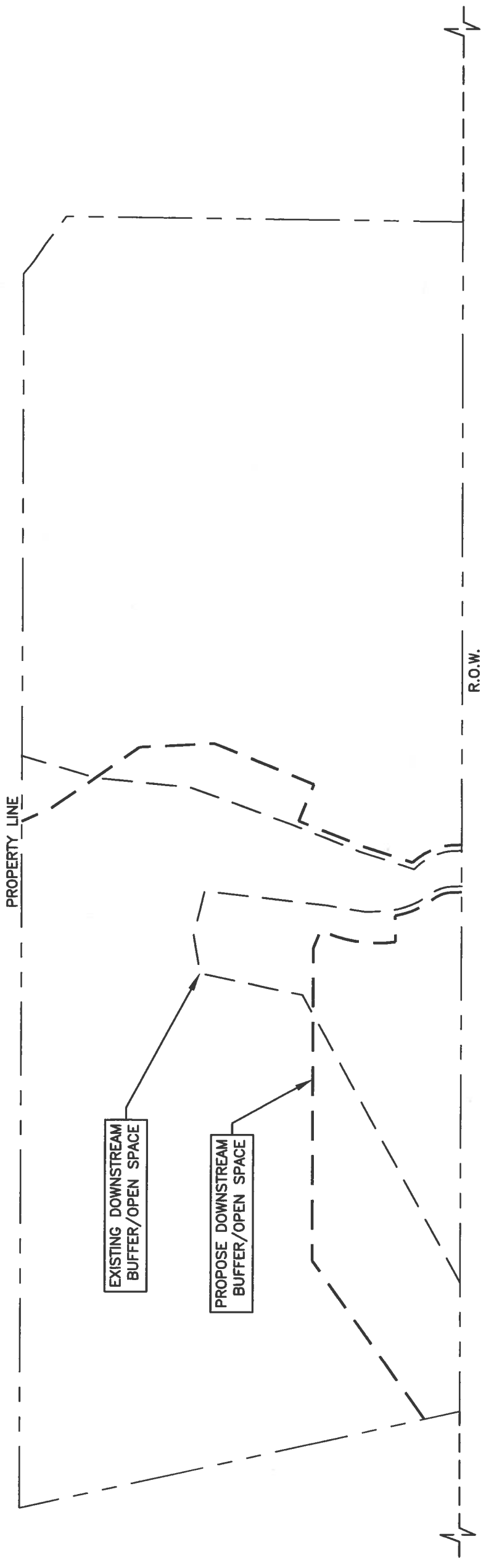
THE TERRACE IN OAK HILL
8500 S.H. 71 W
AUSTIN, TX 78735

PUD ZONING EXHIBIT
4'-8' CUT / FILL
#C814-2007-0009.01

DOUCET & ASSOCIATES
Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
Firm Registration Number: 3937

EXHIBIT D-6

EXISTING DOWNSTREAM BUFFER/OPEN SPACE = 3.37 AC.
PROPOSED DOWNSTREAM BUFFER/OPEN SPACE = 3.75 AC.



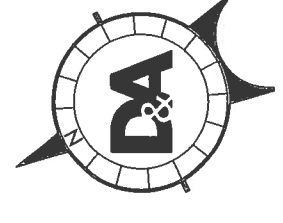
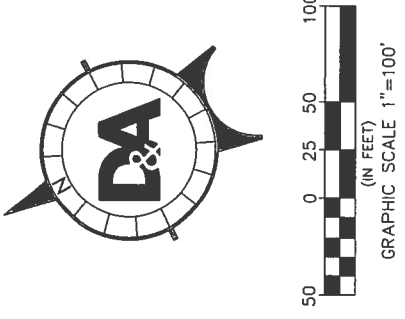
R.O.W.

STATE HIGHWAY 71 WEST

PROPERTY LINE

EXISTING DOWNSTREAM
BUFFER/OPEN SPACE

PROPOSED DOWNSTREAM
BUFFER/OPEN SPACE



DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
Firm Registration Number: 3937

**PUD ZONING EXHIBIT
DOWN STREAM BUFFER ZONE
CASE #C814-2007-0009.01**

**THE TERRACE IN OAK HILL
8500 S.H. 71 W
AUSTIN, TX 78735**

EXHIBIT D-6
6 OF 6
Project No: 1293-001