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ZONING CHANGE REVIEW SHEET

CASE: C814-97-0001.11 **P.C. DATE:** May 27, 2014
(Leander Rehabilitation Planned Unit Development Amendment #12)

ADDRESS: North F.M. 620 Road

APPLICANT/OWNER: Austin 129, LLC

AGENT: Metcalfe Wolff Stuart & Williams (Michele R. Lynch)

ZONING FROM: PUD **TO:** PUD **AREA:** 14.101 acres

The applicant is requesting to amend the Leander Rehabilitation Planned Unit Development (PUD) to request a decrease in the amount of parking spaces required on parcels CRE-8 and CRE-9 by 6.1%. Therefore, the applicant is requesting to revise the Land Use Plan (Exhibit "A") to include a note to permit parcels CRE-8 and CRE-9 to comply with Land Development Code Section 25-6-611, Parking Requirements for a Transit Oriented Development District.

SUMMARY STAFF RECOMMENDATION:

The staff's recommends the proposed 12th amendment to the Leander Rehabilitation PUD.

PLANNING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question is undeveloped and moderately vegetated. To the north of the Leander Rehabilitation PUD, there are single-family residential uses under development within the Avery Ranch PUD. The property to the east of the PUD is bounded by the Southern Pacific Railroad and consists of the recently approved Lakeline Station PUD, which is currently undeveloped agricultural land. There are research and development facilities and a greenbelt to the southeast along Spectrum Drive and single family residences along Rutledge Spur. To the west of the PUD there are state offices for the Texas Department of Transportation (TXDOT), office uses at the southeast corner of Lakeline Boulevard and North Lake Creek Parkway, and undeveloped tracts of land along North Lake Creek Parkway. The property to the south of the PUD is right-of-way area that was recently expanded for the S.H. 45 Westbound tollway (North F.M. 620 Road).

In this proposed amendment, the applicant is asking to revise conditions as they apply to only parcels CRE-8 and CRE-9, which are in the southeastern portion of the PUD between Lakeline Mall Boulevard and F.M. 620 Road. The staff recommends the applicant's request to decrease in the amount of parking spaces required on parcels CRE-8 and CRE-9 by 6.1%. This request is consistent with the goals of the Northwest Park and Ride Transit Oriented Development (TOD). The TOD allows for a 40% reduction in the parking per Land Development Code Section 25-6-611. However, while the Northwest Park and Ride TOD overlay covers the Leander Rehabilitation PUD area, the PUD is exempt from the regulations of the TOD. Therefore, the applicant is requesting an amendment to the PUD that would be in line with the goals of the TOD.

The applicant agrees with the staff's recommendation.

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EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	PUD (Leander Rehabilitation PUD)	Undeveloped
North	PUD (Avery Ranch PUD)	Undeveloped
South	ROW, GR, MF-3, LO, GR-CO, GR-CO, RR, GR-CO, LR	Recently Expanded S.H. 45 Westbound Toll Road (North F.M. 620), Retail, Multifamily Uses, Office (State Farm Insurance), Undeveloped Tract, Automotive Rentals use (American Adventure) and Automotive Repair use (Dent Star), Undeveloped Tracts, Convenience Store
East	PUD (Lakeline PUD), I-RR	Undeveloped
West	I-RR, CS-MU-CO, GR-MU, GR, LO	Texas Department of Transportation Cedar Park Campus, Office Uses, Undeveloped Tracts

TOD DISTRICT: Northwest Park and Ride Town Center TOD

TIA: Not required – within the area covered by Senate Bill 1396

WATERSHED: Lake Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Monorail Project
Bike Austin
Davis Spring HOA
Davis Springs President
Homeless Neighborhood Association
SELTEXAS
Sierra Club, Austin Regional Group

SCHOOLS: Round Rock I.S.D.

Forest North Elementary School
Grisham Middle School
Mc Neil High School

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CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0030.SH (Rutledge Spur Apartments: 13635 Rutledge Spur)	I-RR, CS-MU-CO to MF-4	4/08/14: Approved staff's recommendation for MF-4-CO zoning, with conditions, by consent (9-0); R. Hatfield- 1st, A. Hernandez-2nd.	5/15/14: Pending
C14-2014-0012 (Merritt Lakeline Station: 9829 ½ North Lake Creek Parkway)	LO, GR to MF-6	4/15/14: Approved staff recommendation of MF-6 zoning on consent (5-0, B. Baker, R. McDaniel-absent); G. Rojas-1st, C. Banks-2nd.	5/15/14: Pending
C814-97-0001.10 (Leander Rehabilitation PUD Amendment #11: North F.M. 620 Road)	PUD to PUD: To add Multifamily Residential as a permitted use on parcels COR, CO-1 and COR-4; to amend Exhibit E.3 of the land use plan to change the site development standards for parcels COR, CO-1, and COR-4; to have the ability to "bucket' or allow the impervious cover to be allocated and calculated on an overall basis for parcels CRE-8, CRE-9, COR, CO-1, and COR-4 and to increase the impervious cover on these parcels to 85%; to state that south of Lakeline Mall Boulevard the lots within parcels CRE-8, CRE-9, COR, CO-1, and COR-4 will provide a 5-foot building setback, except along Rutledge Spur where Compatibility Standards still apply; to state that Lakeline Mall Boulevard east of Lyndhurst Street will provide 6-foot sidewalks and Lyndhurst Street south of Lakeline Mall Boulevard will provide 6-foot wide sidewalks; to	06/05/13: Approved administratively.	N/A

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	state that there are no RSMP fees for parcels CRE-8, CRE-9, COR, CO-1, and COR-4; and to note that street cross sections for Lakeline Mall Boulevard east of Lyndhurst Street and Lyndhurst Street south of Lakeline Mall Boulevard shall be approved with the preliminary plan.		
C814-97-0001.09 (Leander Rehabilitation PUD Amendment #10: North F.M. 620 Road)	PUD to PUD: To remove two internal neighborhood collector roadways, Lago Drive and Arbor Way, from the land use plan; to adjust the boundaries for parcels CRE-6 and CRE-14; to add a note to the land use plan that would allow for alternate pavement widths of streets; to reduce the size of the OSE Pond; to add Multifamily Residential as a permitted use to parcel ECO-3; and to modify notes on the PUD land use plan to reflect the revisions requested above.	10/16/12: Approved administratively.	N/A
C814-97-0001.08 (Leander Rehabilitation PUD Amendment #9: North F.M. 620 Road)	PUD to PUD: To modify the alignments of Staked Plains Drive and Northwoods Drive north of Lakeline Boulevard. The proposed changes will correspond with the updated Northwoods at Lakeline Preliminary Plan.	3/01/11: Approved administratively.	N/A
C814-97-0001.07 (Leander Rehabilitation PUD Amendment #8: North F.M. 620 Road)	PUD to PUD: To revise the Land Use Plan (Exhibit A) and the Development Standards Table (Exhibit E) in the State of Texas Special Board Orders to include additional notes to clarify conditions to permit the following:	2/10/09: Approved staff's recommendation for PUD zoning, with conditions that the applicant will 1) provide twelve (12) foot sidewalks on the south side of Lakeline Boulevard along parcel CRE-6, if the applicant exceeds 75% impervious	2/12/09: The public hearing was closed and the first reading of the ordinance for planned unit development (PUD) district zoning to change a condition of zoning was approved on consent on Council Member Martinez' motion, Mayor

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	1) Modification of the Development Standards Table (shown in this proposed amendment as Exhibit E.3) to allow for an increase in impervious cover of up to 85% for parcels CRE-6, CRE-7, CRE-14 (except for the portion of CRE-14 located at the southeastern corner of Lago Drive and Arbor Way) and CRE-15. 2) Modification of the Development Standards Table (shown in this proposed amendment as Exhibit E.3) to allow for an increase in impervious cover of up to 75% for parcels ECO-3, CRE-8, CRE-9, COR-1, COR-2 and COR-4. 3) Modification of Section 14(A) of the Order and of the Land Use Plan (Exhibit A) to eliminate the 35-foot OSE (Open Space Easement) area along portions of Lyndhurst Drive, Lakeline Mall Boulevard, and Lago Drive to allow buildings to be located closer to those streets. 4) Modification of the Land Use Plan set forth on Exhibit A in the Order to eliminate the "Compatibility Height and Setbacks" along Rutledge Spur, if and only if the property adjacent to parcels CRE-8 and CRE-9 along Rutledge Spur should ever be used for any use other than single-family residential use.	cover within this parcel. If twelve (12) foot sidewalks are constructed, the fifteen (15) foot building setback lines will be removed. 2) The applicant will provide twelve (12) foot sidewalks on the east and west sides of Lyndhurst Street along parcels CRE-6, CRE-7, CRE-14, and CRE-15 in accordance with Urban Roadway standards. Where twelve (12) foot sidewalks are proposed, the existing twenty-five (25) foot building setback lines will be removed. 3) The applicant will provide seven (7) foot sidewalks on the north side of the wet pond between Lyndhurst Street and Arbor Way within parcel CRE-14. 4) The applicant shall comply with the following General Building Placement Standard: Notwithstanding the minimum setback requirements of the base zoning districts, at least 50 percent of the net frontage length of the property along Lyndhurst Street on parcels CRE-7, CRE-14, and CRE-15 must consist of continuous building façade. 5) The applicant will provide a new OSE designated area (wet pond site) within parcel CRE-14, along Lakeline Mall Boulevard. This pond site will be used as an amenity for the PUD that will include additional	Wynn's second on a 7-0 vote. 4/02/09: Approved PUD zoning with the following amendment on consent on Mayor Pro Tem McCracken's motion, Council Member Cole's second on a 7-0 vote. The amendment was as follows: Part 4 A 2) should read: "to allow impervious cover to be increased to (i) 85% for Parcels CRE-6, CRE-7, CRE-14 (save and except the area located at southeastern corner of Lago Drive and Arbor Way), and CRE-15; and (ii) 75% for Parcels ECO-3, CRE-8, CRE-9, CO-1, COR, COR-4, and the portion of CRE-14 located at the southeastern corner of Lago Drive and Arborway, if the mitigation standards are met as set forth in Exhibit E-3A."

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		designated hike and bike trails. 6) The applicant will provide a new OSE buffer area along the designated drainage easement within parcel ECO-3. 7) Multifamily, office, commercial and /or mixed use structures shall be designed and constructed to comply with a 2-star rating in the Austin Energy Green Builder Program on parcels ECO-3, CRE-6, CRE-7, CRE-8, CRE-9, CRE-14, CRE-15, COR-1, COR-2, and COR-4, if maximum impervious cover for these uses exceed the impervious cover stated on Exhibit E-3. The applicant will need to verify that these parcels of land fall within the Austin Energy service area. If they do not, then the applicant will be required to provide alternative compliance to meet the intent of these regulations. 8) The applicant shall amend note #4 on the land use plan (Exhibit A) to state that, "Compatibility height and setbacks on parcels CRE-8 and CRE-9 will be required only if the uses across or adjacent to Rutledge Spur are used as an urban family residence or zoned to SF-5 or more restrictive zoning district, on the consent (9-0); J. Reddy-1st, M. Dealey-2nd.	
C814-97-0001.06	PUD to PUD: To clarify portions of the PUD Development Plan and to	1/27/09: Pending - The applicant has requested an indefinite	

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	amend portions of the PUD to assist the creation of a transit oriented, urban, mixed-use development on this site adjacent to Lakeline Station.	postponement	
C814-97-0001.05	PUD to PUD: To amend the Leander Rehabilitation PUD to revise the Land Use Plan and Exhibit E to include additional notes to clarify conditions to permit the following: to allow the impervious cover for the areas CRE-1, CRE-2, CRE-3, CRE-5, CRE-10, CRE-11, CRE-12 and CRE-16 to be allocated and calculated on an overall basis; to clarify that the building structure for live-work units is in a townhouse type of building and to allow the Mixed Use development standards to be utilized: to revise lot width and reduce setbacks for single family and townhouse lots with detached structures; to clarify that roadways may be designed with the TND design standards, with modifications to Staked Plains Drive; and to reduce the Open Space Easement (OSE) from 35 feet to 20 feet at the northeast and northwest intersection of Lakeline Boulevard and Staked Plains Drive (along parcels CRE-5 and CRE-10)	2/26/08: Approved the PUD amendment by consent (7-0, P. Cavazos-arrived late): J. Reddy-1st, T. Atkins-2nd.	3/06/08: Approved 1st reading of the case on consent, with additional conditions regarding Green Building as read into the record (7-0) 3/27/08: Approved PUD district zoning to change a condition of zoning, with public restrictive covenant, by consent (6-0, Cole-off the dais)
C14-2007-0218	GR-MU to MF-4	11/20/07: Approved MF-4-CO zoning, limit the property to MF-3 density regulations/36 units per acre (7-0, S. Hale-absent,	12/13/07: Approved MF-4 district zoning(6-0, McCracken-off dias); 1st reading

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		T. Rabago-left early)	1/31/08: Approved MF-4 by consent on 2nd reading, with additional condition for staff to incorporate green building restrictions offered by applicant into appropriate documents before 3rd reading (7-0)
C814-06-0218 – Lakeline Station PUD	I-RR to PUD	8/14/07: Approved applicant's request for PUD zoning (7-0, C. Galindo-absent)	10/11/07: Approved PUD zoning, with the amendment from Council Member Leffingwell to incorporate all the conditions outlined in the letter from David B. Armbrust dated October 11, 2007 re: Lakeline Station Area Plan/Planned Unit Development C814-06-0218 (7-0); all 3 readings
C14-85-366(RCA2)	To amend the restrictive covenant to remove lots 9 and 10 from any limits or restrictions.	10/16/07: Approved staff's recommendation to amend the restrictive covenant by consent (6-0, C. Hammond, J. Gohil-absent)	11/29/07: Approved RCA by consent (6-0, Cole-off dais)
C14-04-0166	GO to CS	06/21/05: Approved CS-CO zoning with conditions to prohibit Pawn Shop Services, Exterminating Services, and Adult Oriented Businesses by consent (8-0, K. Jackson-absent)	7/28/05: Approved CS-CO on all 3 readings (7-0)
C14-04-0165	GR to CS	06/21/05: Approved CS-MU-CO zoning with conditions to prohibit Pawn Shop Services, Exterminating Services, and Adult Oriented Businesses by consent (8-0, K. Jackson-absent)	7/28/05: Approved CS-MU-CO on all 3 readings (7-0)
C14-04-0164	GO to CS	06/21/05: Approved CS-MU-CO zoning with conditions to prohibit Pawn Shop Services, Exterminating Services, and Adult Oriented	7/28/05: Approved CS-MU-CO on all 3 readings (7-0)

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		Businesses by consent (8-0, K. Jackson-absent)	
C814-97-0001.01 – Leander Rehabilitation PUD Amendment #2	PUD to PUD	4/08/05: Staff approved an administrative amendment to the PUD for a land use change from the ECO to the COR designation on Lot 3, Block A of the Leander Rehabilitation PUD	N/A.
C814-97-0001 – Leander Rehabilitation PUD	I-RR to PUD	9/30/97: To Grant PUD with conditions	11/20/97: Denied PUD zoning because it does not conform to purpose and is not a superior development (7-0) (Note: By Orders of the Special Board of Review, the State overrode the City Council's action and approved PUD zoning on 7/01/99).

RELATED CASES: C814-97-0001 (Leander Rehabilitation PUD)

ABUTTING STREETS:

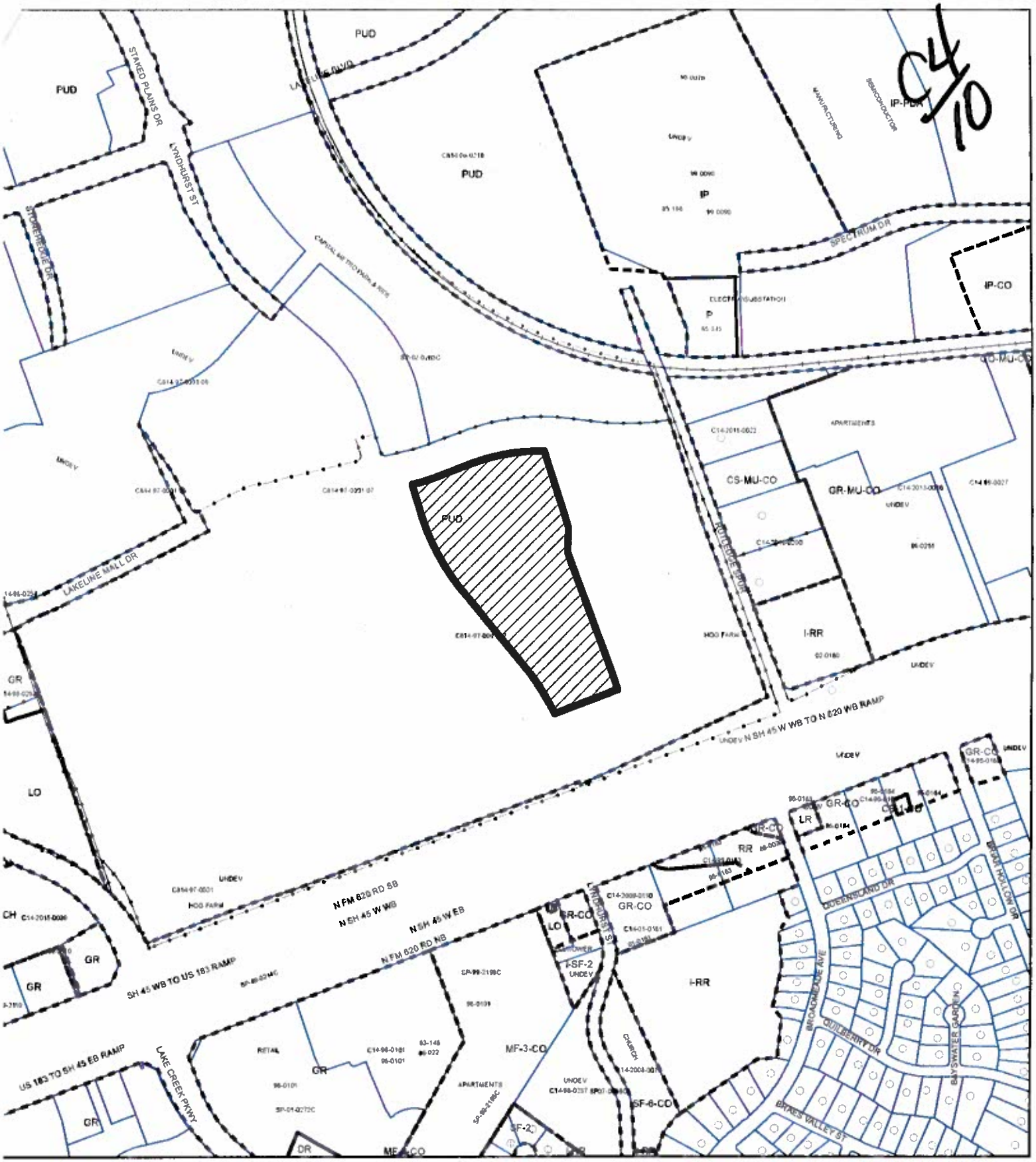
STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC
FM 620 N	~440'	N/A	MAU 4 (existing, but 2025 plan proposes FWY)	N/A
Rutledge Spur	50'	varies	Collector	N/A

CITY COUNCIL DATE: June 26, 2014 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis **PHONE:** 974-3207
sherri.sirwaitis@austintexas.gov



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-97-0001.11

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.

1 " = 600 '

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.

CITY OF AUSTIN FOUNDED 1839

W PARMER LN
IP-PDA
LAKELINE BLVD
IP-CO
GO-MU-CO
N FM 620 RD SB
620
NORTH
LAKELINE MALL DR
183
GR-CO-RR
GR-PDA
CH
CG
GR
RR

Ck/12

STAFF RECOMMENDATION

The staff's recommends the proposed 12th amendment to the Leander Rehabilitation PUD.

BASIS FOR RECOMMENDATION

1. *The Planned Unit Development District (PUD) is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater flexibility for development proposed within the PUD.*

   The proposed 12th amendment to the Leander Rehabilitation PUD is a request to change to the First Board Order and the attached land use plan of the Leander Rehabilitation PUD to allow parcels CRE-8 and CRE-9 to comply with transit oriented development (TOD) parking regulations in the Code. Land Development Code Section 25-6-611 allows for a 40% reduction in the parking. However, while the Northwest Park and Ride TOD overlay covers the Leander Rehabilitation PUD area, the PUD is exempt from the regulations of the TOD. Therefore, the applicant is requesting an amendment to the PUD that would be in line with the goals of the TOD.

Existing Land Use

The property in question is part of an existing PUD that consists of 446.40 acres of land located to the north of the recently expanded S.H. 45 Westbound Toll Road (North F.M. 620). The site is bounded by the Avery Ranch PUD to the north, the Southern Pacific Railroad and Rutledge Spur Road to the east, the S.H. 45 Westbound Toll Road (North F.M. 620 Road) to the south, and the Texas Department of Transportation Cedar Park Campus, developing office uses, and undeveloped Tracts along North Lake Creek Parkway to the west. The parcels under consideration are currently undeveloped.

Comprehensive Planning

This PUD amendment request is part of the Leander Rehabilitation Center PUD, which is a 446.4 acre project. This particular amendment only concerns a 14.1 acre portion of this project and the request is to reduce the amount of parking for a proposed 419 multifamily apartment complex (the required parking is 647 spaces and the request is to reduce the number of space by 42 spaces; or a 6.1% parking decrease.) This property is within the boundaries of the Regional Center surrounding Lakeline Mall in north Austin, and the existing Northwest Park and Ride Transit Oriented Development (TOD). Surrounding land uses include a variety of hotels, offices, retail shops, restaurants, and vacant land.

Imagine Austin

The site is located over the Edwards Aquifer Recharge Zone, as identified on the Imagine Austin's Environmental Resources Map, found in the Image 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.

Conclusion

The request to change the required amount of parking for a proposed apartment complex relative to the scale of this large PUD project falls below the scope of Imagine Austin, which is broad in

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scope, and consequently the plan is neutral on the proposed rezoning. However, due to the site's location over the Edwards Aquifer Recharge Zone, which is an environmentally sensitive area, there will be during the site planning stage if this property is redeveloped, an environmental review to determine if any critical environmental features are located on the site. If any are located on the site, mitigation and setbacks necessitated by the land development code will be required.

Environmental

No EV review comments.

Impervious Cover

This project is located at NFM 620 RD and is within the South Brushy Creek watershed(s), which are classified as Suburban Watershed. This project is located within the Edwards Aquifer Contributing Zone.

Site Plan

No comments received.

Stormwater Detention

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

Transportation

The site is within the area covered by State legislation (S.B. 1396), which went into effect September 1, 1995. Under this legislation, the City may not "deny, limit, delay, or condition the use of development of land...because of traffic or traffic operations that would result from the proposed use or development of the land." A traffic impact analysis is not required for any development within this area, and traffic issues may not be considered in the approval of the application. Right-of-way dedication, however, may still be required.

The Transportation Review Section has no objections to the proposed PUD Amendment.

Water and Wastewater

Per the amendment summary letter received by e-mail this PUD amendment is to reduce parking space requirements. AWU has no comment.

Sheet 1 of 1

LEANDER REHABILITATION PUD DISTRICT 446. 4 AC.

POTENTIAL LOCATION FOR ON SITE REGIONAL DETENTION FACILITY

FUTURE CAPITAL METRO RED LINE

LAKELINE BLVD. (120' R.O.W.) MAJOR ARTERIAL STREET 4 LANES, DIVIDED

LYNDHURST (90' R.O.W.) PRIMARY COLLECTOR STREET 4 LANES, DIVIDED

SPECTRUM DRIVE

LAKELINE MALL DRIVE (90' R.O.W.) MAJOR ARTERIAL STREET 4 LANES, DIVIDED

LAKELINE MALL BLVD.

CEDAR PARK CITY LIMIT

AUSTIN CITY LIMITS

LAKE LINE

WILLIAMSON COUNTY

State of Texas

ACCESS TO COUNTY ROAD 183 WILL NOT BE ALLOWED; UNLESS REQUIRED BY THE CITY. IF ANY ADDITIONAL R.O.W.(UP TO A TOTAL OF 70 FEET) IS REQUIRED FOR C.R. 183, IT SHALL BE TAKEN FROM THE PROPOSED DEVELOPMENT AT THE TIME OF FINAL AND NOT THE ADJACENT PROPERTY OWNERS.

CASE NUMBER

AUSTIN CIVIL ENGINEERING, INC.

LEANDER REHABILITATION SITE

LAND USE PLAN EXHIBIT A REVISED:DECEMBER 2012

LEANDER REHABILITATION SITE

SHEET 1

Exhibit "A"

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METCALFE WOLFF
STUART & WILLIAMS, LLP

C4/5

Via Hand Delivery

April 4, 2014

Mr. Greg Guernsey
Planning and Development Review Department
City of Austin
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Re: Proposed 12th Amendment to the Leander Rehabilitation PUD (Case No. C814-97-0001.11); 14.101 acres located at RR 620, Austin, Texas 78729 (the "Property").

Dear Mr. Guernsey:

As representatives of the prospective owner of the above referenced Property, we respectfully submit the attached Application for Zoning Amendment. The Property is located at RR 620, Austin, Texas 78729 (see Location Map attached). The Property is part of an approved Planned Unit Development known as the Leander Rehabilitation PUD (C814-97-0001; the "PUD"). The PUD encompasses 446.4 acres of land. A map is attached to this letter showing the location of the PUD. The Property is known as CRE-8 & CRE-9 within the PUD and is comprised of 14.101 acres. The Property is currently undeveloped. The remaining areas of the PUD are not included in this request to amend the PUD. The proposed 12th amendment to the PUD will allow for development of a 419 unit multifamily project on the Property.

Leander Rehabilitation PUD and Proposed Amendment

The PUD was created by the First Order of the Special Board of Review regarding the Leander Rehabilitation PUD dated January 16, 1998, Doc. No. 9802790 ("First Order"). The First Order was amended by a Second Order (Doc. No. 9815646) and a Third Order (Doc. No. 2010065204).

The First Order was the only document that regulated parking. Section 12 of the First Order states "All development within the Leander Rehabilitation PUD may use the parking standards set forth in Section 13-5-100 of the City Code. If Section 13-5-100 is modified, the Developer may comply with either the existing or modified regulations." This code section requires 689 spaces on the Property.

We are proposing a PUD amendment to decrease the amount of parking spaces required on the Property to 647 spaces (42 less spaces; 6.1% parking decrease). The overall parking requirements in the PUD would stay the same, but the Property would be allowed a reduction in the standard parking requirements. This request is in line with the goals of the Northwest Park and Ride Transit Oriented Development (TOD). The TOD is an overlay that covers the PUD, although the PUD is exempt from the regulations of the TOD. The TOD does allow for a reduction in parking per Section 25-6-611 of the City Code, which allows for a 40% reduction. The proposed PUD amendment requests only a 6.1% reduction. Additionally, the allowance for a reduction in parking allows for an increase in tree preservation.

CH/Ile

The General Land Office (GLO) has historically revised the Board Orders as needed. However, the GLO has formally relinquished responsibility for the PUD to the local governing body (see attached letter). As such, a revision to the Board Order will not be needed in conjunction with a PUD amendment.

As such, the following note is proposed on the PUD Plan related to the amendment request:

> Note 12. The minimum off-street parking requirement for CRE-8 & CRE-9 is prescribed by City Code Section 25-6-611.

Thank you for your review of this letter and the attached application and materials. If you have any questions or require additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

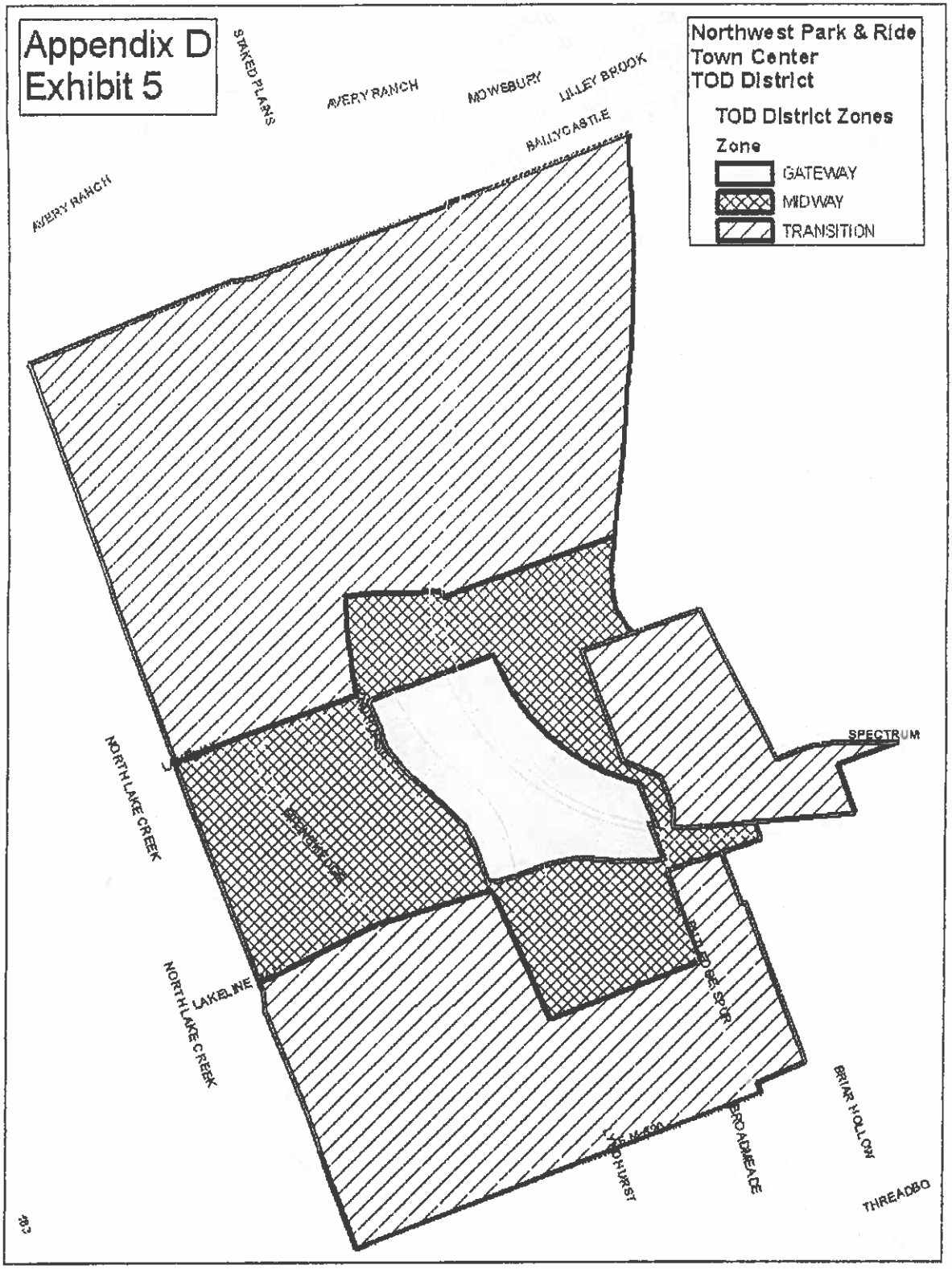
Sincerely,

Michele R Lynch

Michele Rogerson Lynch

Enclosures

221 W. 6th Street, Suite 1300, Austin, TX 78701 • 512.404.2200 • fax 512.404.2245 • www.mwswtexas.com


Appendix D
Exhibit 5
Northwest Park & Ride
Town Center
TOD District
TOD District Zones
Zone
GATEWAY
MIDWAY
TRANSITION
STAKED PLAINS
AVERY RANCH
MOWSBURY
LILLEY BROOK
BALLYCASTLE
AVERY RANCH
SPECTRUM
NORTH LAKE CREEK
NORTH LAKELINE
NORTH LAKE CREEK
BROADMEADE
BRIAR HOLLOW
THREADBO

Division 7. Special Provisions for a Transit Oriented Development District.

§ 25-6-611 PARKING REQUIREMENTS FOR A TRANSIT ORIENTED DEVELOPMENT DISTRICT.

(A) Except as provided in Subsection (B), in a transit oriented development (TOD) district the minimum off-street parking requirement is 60 percent of that prescribed by Appendix A (*Tables Of Off-Street Parking And Loading Requirements*).

(B) The parking requirements prescribed for property zoned central business district (CBD) apply to a downtown TOD district.

Source: Ord. 20050519-008.