

BRIEFING SUMMARY SHEET

DEVELOPMENT ASSESSMENT CASE NUMBER: CD-2014-0010

REQUEST:

Presentation of a Development Assessment Report for Austin Oaks Planned Unit Development (PUD), located at the southwest corner of Spicewood Springs Road and Mopac Expressway, within the Shoal Creek Watershed.

DEPARTMENT COMMENTS:

The applicant has submitted a development assessment for a 31.37-acre mixed-use project located at the southwest corner of Spicewood Springs Road and Mopac Expressway, along Executive Center Drive and Wood Hollow Drive (see Exhibit A). The proposed PUD consists of mixed-use development comprised of approximately 610 townhome and multifamily residential units, 850,000 square feet of office space, and 100,000 square feet of retail.

The proposed Austin Oaks PUD is unique in at least two ways. First, the proposed PUD is for the redevelopment of an assortment of existing multistory office buildings dating from the Seventies and Eighties, rather than development of a vacant or undeveloped site. Second, the proposed PUD includes the existing street network, with PUD areas on both the north and south sides of Executive Center Drive, and both the east and west sides of Wood Hollow Drive.

The property is currently designated with limited office (LO), neighborhood commercial (LR), and community commercial (GR) district zoning (see Exhibit B). There are also two 25-wide family-residence (SF-3) zoned strips along the western boundary of the project at Hart Lane; these strips pre-dated compatibility standards, and were to serve as a buffer to residential properties on the opposite side of the roadway. These SF-3 portions will be incorporated into the PUD, along with the existing LO, LR, and GR zoning tracts.

The property, and surrounding neighborhood, is not part of an active or near-future neighborhood planning effort. Surrounding properties are a mix of residential and commercial uses. North of Spicewood Springs Road lies the Balcones West neighborhood, which is mostly family-residence (SF-3) zoning, with office and commercial zoning (LO, LR, and GR) along Spicewood Springs. Mopac is adjacent to the property along the east of the project, with the Allendale neighborhood beyond. Low-density multifamily residential zoning (MF-2) lies to the south, again with some office and commercial districts (LO, GO, LR, GR, and CS-1) along Mopac and Greystone Drive. Hart Lane marks the western edge of the project, beyond which is predominantly family-residence (SF-3), with some higher density residential (SF-6 and the 1979 Williamsburg PUD) along Spicewood Springs at the north.

Owing to residential areas within 540' of the property, the proposed PUD will be subject to compatibility requirements, which the applicant fully intends to meet. The applicant has also stated in application materials that the project will meet and exceed all Tier One PUD development standards, as well as meet or exceed ten of eleven applicable Tier Two standards, hence resulting in a superior development to that which could be developed under conventional zoning standards (see Exhibit C).

As examples of proposed superiority (see Exhibit D), the proposed PUD offers redevelopment consistent with the Neighborhood Center vision of the Imagine Austin Plan. In addition, the PUD would bring over 30 acres of currently untreated area into compliance with City code from

a water quality treatment standpoint. It would also restrict impervious cover to 65%, well below the 90% allowed on GR-zoned properties. The one instance in which the proposal does not meet a Tier Two criterion is that it does not propose to provide pedestrian-oriented uses in all parking garages, as this is not deemed feasible (given significant frontage on MoPac, topography, and office building design). As an alternative to meet the intent of this superiority item, the applicant has proposed a mixed-use project designed with the center of the retail located between and within walking distance of the office and residential uses. Additionally, this center of retail activity is located on both sides of the creek that runs through the site.

Though the property is within an urban watershed, redevelopment of the property as a mixed-use project may be impacted by the fact Shoal Creek runs through the property towards Mopac, at the northeast corner, and an unnamed tributary extends to the south and west; this means a portion of the property is encumbered by critical water quality zone as well as 25-year and 100-year fully developed floodplain. Because the property has several existing buildings and surface parking lots, it is unknown to what extent, if any, existing trees will be impacted. Likewise, although the site generally slopes from south to north and west to east, the topography will likely not present any constraints to redevelopment, but rather offer opportunities for providing vistas and interesting views to residents, employees, customers, and other pedestrians.

With a proposed base zoning district of GR, the envisioned PUD proposal will seek the following modifications from the Land Development Code: 1) maximum building height of 225 feet in select area adjacent to Mopac; 2) maximum FAR of 1.2:1; 3 and 4) allow for a PUD to contain multiple tracts that are separated by existing roadways, and to be considered one contiguous site; and 5) allow for alternative equivalent compliance to the sidewalk standards of Subchapter E (Commercial Design Standards).

In addition to all the allowed uses within the GR zoning district, the applicant has proposed additional residential and commercial uses, and listed on the Land Use Plan (see Exhibit E), along with a number of prohibited uses.

APPLICANT: Drenner Group (Amanda Swor)

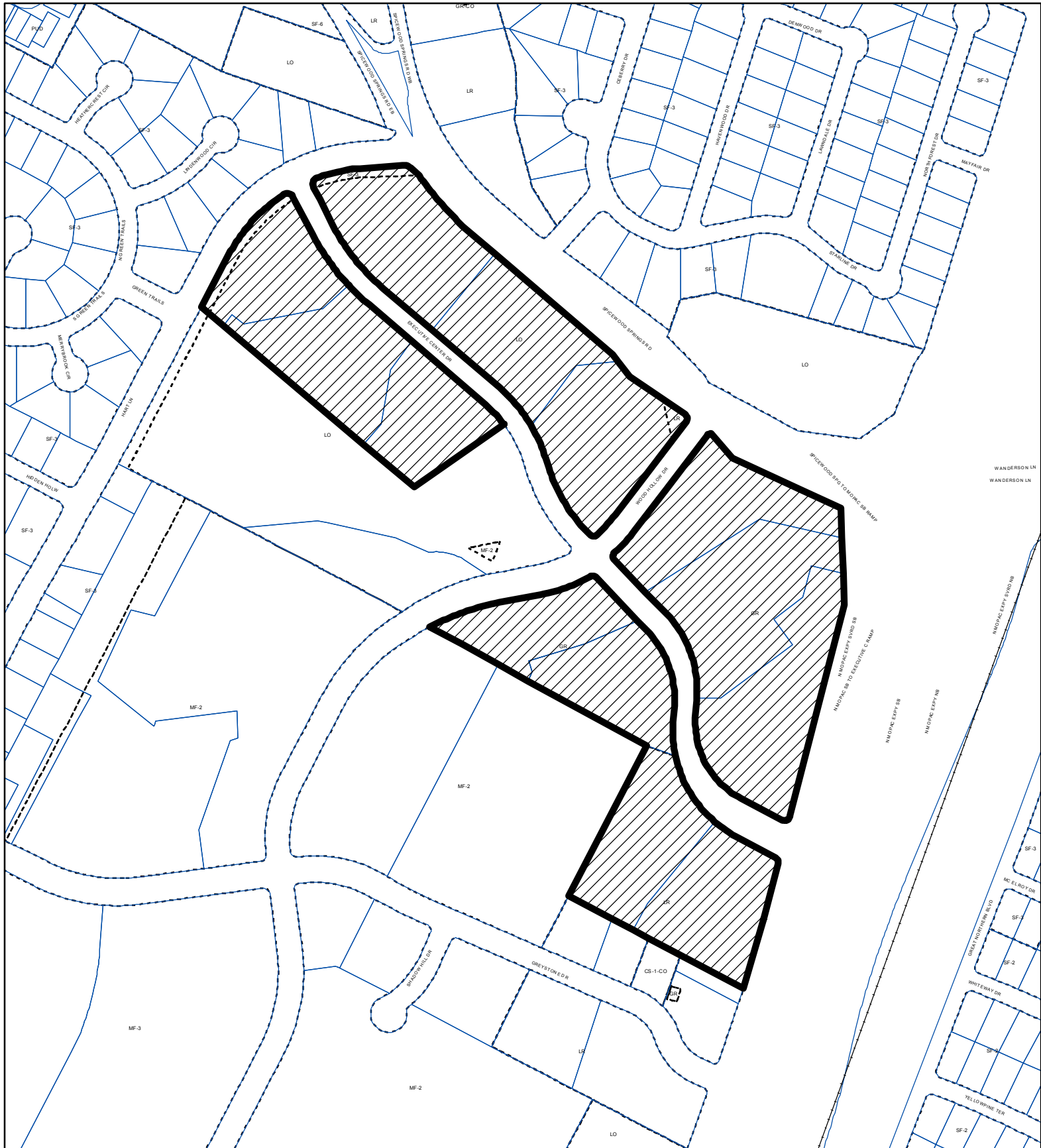
OWNER/APPLICANT: Twelve Lakes, LLC (Jon Ruff)

CITY COUNCIL BRIEFING DATE: June 26, 2014



ASSIGNED STAFF: Lee Heckman

Email: lee.heckman@austintexas.gov

Phone: 512-974-7604



1" = 350'

 SUBJECT TRACT
 ZONING BOUNDARY

DEVELOPMENT ASSESSMENT

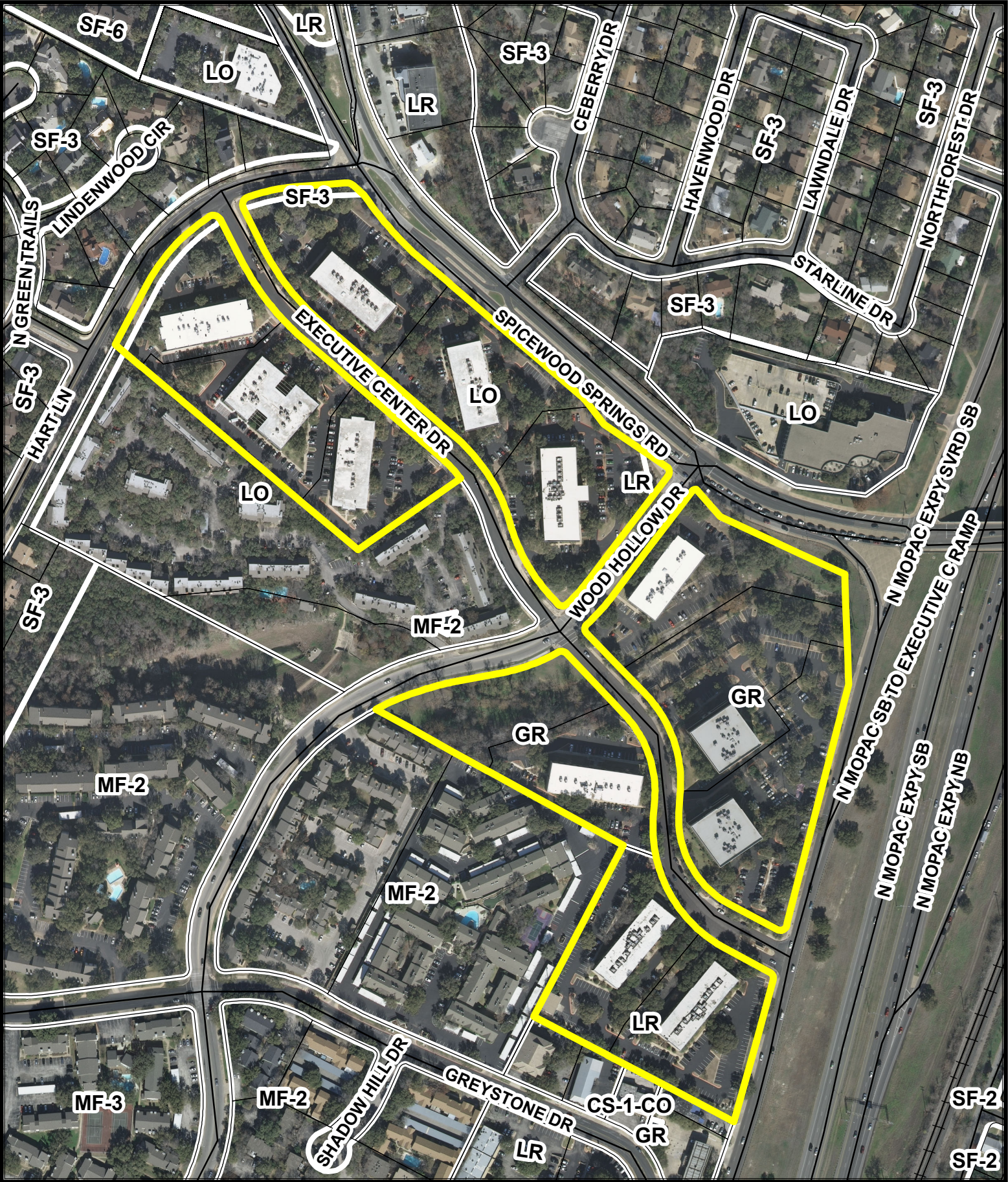
CASE#: CD-2014-0010

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





Aerial: 2012-01

Exhibit B
Aerial & Zoning

0 150 300 600 Feet
1 inch = 300 feet

DRENNER GROUP

direct dial: (512) 496-8573
aswor@drennergroupp.com

May 29, 2014

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

Via Hand Delivery

Re: Austin Oaks PUD – Development Assessment for 31.37 acre piece of property located at the southwest corner of Spicewood Springs Road and Mopac Expressway (the "Property");

Mr. Guernsey:

As representatives of the owners of the above stated Property, we respectfully submit the enclosed development assessment application packages. The project is titled Austin Oaks and is located at the southwest corner of Spicewood Springs Road and Mopac Expressway. Following review of the development assessment, the owners intend to request the rezoning of the Property from LO, Limited Office, LR, Neighborhood Commercial and GR, Community Commercial, zoning to PUD, Planned Unit Development District, zoning. The Property is currently developed as a garden style office complex built in the late 1970's to early 1980's. The owner intends to develop the Property as a true mixed-use project with residential, both townhome and multi-family, retail and office uses.

The proposed project will contain approximately 610 dwelling units, 100,000 square feet of retail and 850,000 square feet of office uses. The Traffic Impact Analysis (TIA) is underway and will be submitted with the PUD zoning application. A copy of the scope and study area memorandum from Joe Almazan dated April 21, 2014 is included for your review.

The proposed PUD is not located within a neighborhood planning area. There are single-family zoned properties within 540 feet of the project. The project will be in full compliance with City of Austin Compatibility Standards and will not seek any variances to such through the PUD.

Exhibit C -1

May 29, 2014
Mr. Guernsey

As described in the attached superiority chart, the proposed PUD meets or exceeds all applicable Tier I and ten of the eleven applicable Tier II requirements as defined in the Land Development Code, thus resulting in a superior development that could not be achieved via conventional zoning.

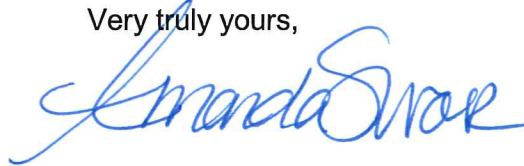
The PUD intends to seek GR zoning as the base district. The City Code modifications to be included in the proposed PUD District are as follows:

Code Requirement	Proposed PUD Requirement
Maximum Height: 60 feet	Maximum Height: 225 feet
Maximum FAR: 1:1	Maximum FAR: 1.2:1
Section 25-1-21, Definition of Site: A continuous area intended for development, or the area on which a building has been proposed to be built or has been built. A site may not cross a public street or right-of-way.	Section 25-1-21, Definition of Site: Modification to Section 25-1-21 of the Land Development Code to modify the definition of Site to allow for the PUD to comply with site development regulations on an overall contiguous basis, rather than tract by tract.
Section 25-2-243, Proposed District Boundaries: Boundaries of the districts proposed in a zoning or rezoning application must be contiguous.	Section 25-2-243, Proposed District Boundaries. Modification to Section 25-2-243 of the Land Development Code to allow for the PUD area to be considered contiguous in the zoning application.
Chapter 25-2, Subchapter E: Compliance with the sidewalk standards of Subchapter E.	Chapter 25-2, Subchapter E: Modification to Chapter 25-2, Subchapter E of the Land Development Code to allow alternative equivalent compliance to Sections 2.2.1, 2.2.3 and 3.2.2

May 29, 2014
Mr. Guernsey

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,



Amanda Swor
Senior Project Manager

Enclosures

cc: Jerry Rusthoven, Planning and Development Review Department, via electronic mail
Jon Ruff, Spire Realty Group, via electronic mail
Jonathan McKee, Bury, via electronic mail
Steve Drenner, Firm
John Donisi, Firm



TRAFFIC IMPACT ANALYSIS SCOPE AND STUDY AREA

Project Name: Austin Oaks
Location: SW Corner of Mopac (Loop 1) and Spicewood Springs Rd.
Owner's Agent: Bury, Inc.
(Bobak J. Tehrany, P.E.)

Date: April 21, 2014
Phone: 512-328-0011

- 1. Intersections.** Level of Service calculations for a.m. and p.m. peak hours must be performed for the following intersections, showing (a) existing traffic conditions and (b) projected traffic conditions for each phase, identifying site, non-site, and total traffic:

Note: New traffic counts are required for all intersections. Existing signal timings will be used for the intersection analyses in order to maintain adequate traffic progression, unless alternative timing proposals are approved by the Austin Transportation Department.

- a. Far West Boulevard and Hart Lane
- b. Far West Boulevard and Wood Hollow Drive
- c. Far West Boulevard and Mopac/Loop 1 (2 intersections)
- d. Greystone Drive and Hart Lane
- e. Greystone Drive and Wood Hollow Drive
- f. Greystone Drive and Mopac/Loop 1 SFR
- g. Executive Center Drive and Hart Lane
- h. Executive Center Drive and Wood Hollow Drive
- i. Executive Center Drive and Mopac/Loop 1 SFR
- j. Spicewood Springs Road and Hart Lane
- k. Spicewood Springs Road and Wood Hollow Drive
- l. Spicewood Springs Road and Mopac/Loop 1 (2 intersections)
- m. All site driveways

24-hour bi-directional tube counts shall be performed at the following intersections:

- a. Hart Lane between Far West Blvd. and Greystone Drive
- b. Hart Lane between Greystone Drive and Executive Center Drive
- c. Wood Hollow Drive between Far West Blvd. and Greystone Drive
- d. Wood Hollow Drive between Greystone Drive and Executive Center Drive
- e. Greystone Drive between Hart Lane and Wood Hollow Drive
- f. Greystone Drive between Wood Hollow Drive and Mopac/Loop 1 SFR

- 2. 2030 Planning Level Analysis.** A planning level analysis will be performed to document Level of Service calculations for 2030 a.m. and p.m. peak hours assuming traffic forecasts from CAMPO for the following intersections assuming CAMPO roadway geometric conditions:

N/A

- 3. Roadways.** A capacity analysis must be performed for the following roadway segments.

N/A

4. Neighborhood Impacts. Neighborhood impacts must be evaluated for the following street segments, based upon the desirable operation levels described in Sec. 25-6-114 of the Land Development Code:

- a. Hart Lane between Far West Blvd. and Greystone Drive
- b. Hart Lane between Greystone Drive and Executive Center Drive
- c. Wood Hollow Drive between Far West Blvd. and Greystone Drive
- d. Wood Hollow Drive between Greystone Drive and Executive Center Drive
- e. Greystone Drive between Hart Lane and Wood Hollow Drive
- f. Greystone Drive between Wood Hollow Drive and Mopac/Loop 1 SFR

5. Data Assumptions. The following assumptions must be included in the analysis. Any change in these assumptions must be approved by the transportation planner prior to submittal of the TIA.

a. Background Traffic

Average annual growth rate to be determined from TxDOT ADT maps and previous intersection and roadway counts: A 2.0% growth rate may be applied.

Other Projects to be Included:

C8-2013-0053.0A	Northwest Skyline
SP-2013-0058CT	Austin Oaks Restaurant

b. Internal trips

To be assumed for all land uses during the a.m. and p.m. peak hour periods based on ITE Trip Generation, 9th edition. The following internal capture rates may be assumed.

A 5.0% internal capture reduction will be applied to account for the interaction of the mixed land uses within this redevelopment project.

c. Pass-by Trips

To be assumed for all land uses during the a.m. and p.m. peak hour periods based upon data provided in ITE Trip Generation, 9th edition. The following pass-by reductions may be assumed.

Land Use	A.M. Peak Hour	P.M. Peak Hour
High-Turnover (Sit-Down) Restaurant	0%	43%
Shopping Center	0%	34%

d. Traffic Distribution

To be determined based on existing and historical distribution data.

Direction/Roadway	Site Traffic Distribution
West Spicewood Springs Rd.	20%
East Anderson Lane	20%
North Mopac/Loop 1	25%
South Mopac/Loop 1	25%
South Hart Lane	5%
South Wood Hollow Drive	5%
TOTAL	100%

e. Transit Trips

No transit trip reductions will be taken for this project.

6. Other Considerations:

- a. Each development phase to be analyzed, if proposed.
- b. Submit a CD containing
 - a. electronic PDF of the TIA,
 - b. Synchro files,
 - c. spreadsheets for trip distribution, trip generation, cost estimates, and
 - d. CAD file for the site plan.
- c. All intersections must be modeled in one Synchro file.
- d. A site plan for the proposed project.
- e. City of Austin timing sheets to be included in the Appendix of the TIA
- f. Map showing bicycle routes, transit routes and stops within ½ mile of the project, if applicable.
- g. Site driveway analysis to include queue study.

This scope and study is based upon the assumed development uses and intensities discussed in meeting on April 21, 2014. Any change in these assumptions may require a change in the scope. For more detailed guidelines on preparation of the TIA, please see Sec. 2.0 – Traffic Impact Analysis from the Transportation Criteria Manual.

Prepared by: Joe R. Almazan Phone: 974-2674
Joe R. Almazan

AUSTIN OAKS
LAND USE AND TRIP GENERATION TABLE

Block	ITE Code	Land Use	Size	24-Hour Two-Way Volume	AM Peak Hour	PM Peak Hour
Existing Development				Enter	Exit	Enter
	710	General Office	450,000 s.f.	4,248	550	75
Total Existing Development				550	75	99
Proposed Development				Enter	Exit	Enter
A	220	Apartments	255 d.u.	1,669	26	103
B	820	Shopping Center	34,000 s.f.	3,368	50	32
	820	Shopping Center	24,500 s.f.	2,722	41	26
	710	General Office	14,000 s.f.	294	34	5
C	720	Shopping Center	51,200 s.f.	4,395	63	40
	932	High-Turnover (Sit-Down) Restaurant	8,000 s.f.	1,017	48	44
	710	General Office	300,000 s.f.	3,109	397	54
D	710	General Office	311,300 s.f.	3,198	409	56
E	710	General Office	112,800 s.f.	1,464	182	25
F	710	General Office	140,000 s.f.	1,729	216	29
	932	High-Turnover (Sit-Down) Restaurant	2,400 s.f.	305	14	13
G	220	Apartments	320 d.u.	2,063	32	128
Total Proposed Development				25,333	1,512	555
Net Increase of Trips				21,085	962	480
						905
						1,320

BURY

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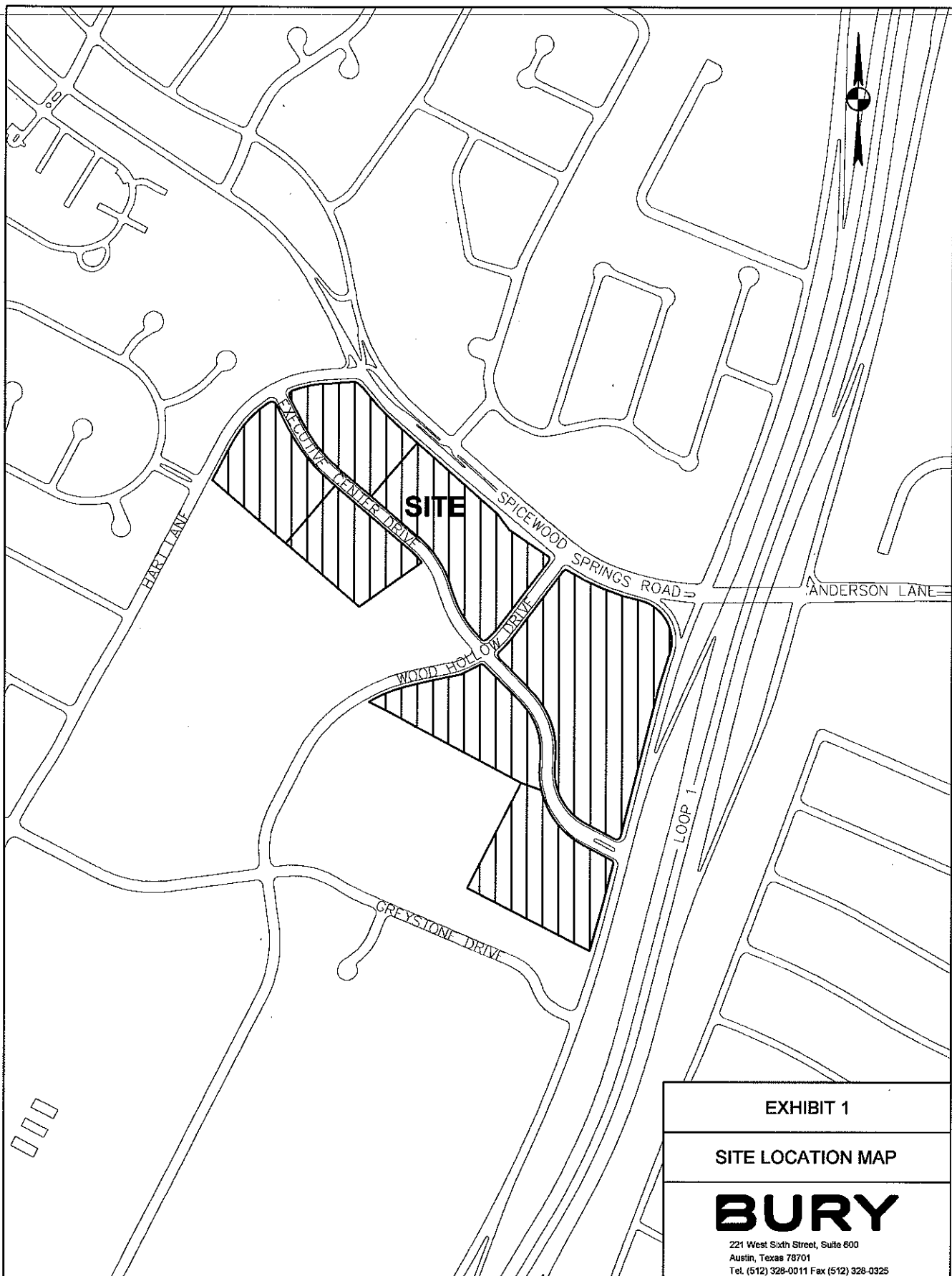


EXHIBIT 1

SITE LOCATION MAP

BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE Registration Number F-1048
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FILE:

PROJECT No.: 103363-10002

SCALE: N.T.S.

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated May 29, 2014

Tier I Requirement	Compliance	Superiority
1. Meet the objectives of the City Code.	Yes.	<p>The project is located within an Urban Watershed and the City of Austin Desired Development Zone. The PUD is situated at the intersection of a Highway and a Major Arterial and is designed as a true mixed-use project containing office, retail and residential uses. This intersection was dedicated as a Neighborhood Center through the City's Imagine Austin process. The retail elements of the project, together with townhouse and multifamily and office elements, will create a true live work play environment. In addition, the project will provide water quality through redevelopment for a currently untreated project, the project also substantially complies with Subchapter E, supports affordable housing initiatives and is designed to be compatible with surrounding land uses.</p>
2. Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 than development under the regulations in the Land Development Code.	Yes.	<p>The project preserves the natural environment by bringing a noncompliant project into full compliance with current City of Austin water quality regulations. In addition, the project provides a high quality development by utilizing innovative design and high quality construction. Parking for the residential and office portions of the PUD will be provided in structured parking garages with at-grade parking to support the retail areas. Parking structures will be designed to eliminate the visual presence, both architecturally and through screening of parking garages, from neighborhood property owners and public ROW. The architectural design utilizes a multi-building concept that steps down in height from east to west and south to north to minimize the impact to surrounding single family homes.</p> <p>The retail proposed in the PUD will provide adequate public facilities and services that are currently needed in the area. The proposed on-site and off-site improvements include enhancing pedestrian and bicycle access to</p>

Exhibit D - 1

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated May 29, 2014

		and through the site.
3. Provide a total amount of open space that equals or exceeds 10% of the residential tracts, 15% of the industrial tracts, and 20% of the nonresidential tracts within the PUD, except that: <ul style="list-style-type: none"> a. A detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity, and b. The required percentage of open space may be reduced for urban property with characteristic that make open space infeasible if other community benefits are provided. 	Yes.	The project will meet or exceed the open space requirements within the PUD.
4. Comply with the City's Planned Unit Development Green Building Program.	Yes.	The project will comply with the City's Green Building Program at a 3-Star Level (Note: Staff has interpreted the base standard for this Tier I item to be participation in the City's Green Building Program at a 2-Star Level).
5. Be consistent with the applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations and compatible with adjacent property and land uses.	Yes	The PUD is proposing redevelopment consistent with the Neighborhood Center vision of the Imagine Austin Plan. The PUD will provide needed retail and residential in the area as well as provide additional jobs. The residential use will help reach the needed density that allows a Neighborhood Center to thrive. In addition, it is estimated that the office space within the redevelopment will provide 3,500 jobs, not including construction jobs, towards the 2,500 to 7,000 job total envisioned within

Exhibit D - 2

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated May 29, 2014

		<p>these Centers.</p> <p>The project is not located within a City of Austin Neighborhood Planning Area nor a neighborhood conservation or combining district. The uses and design of the project are compatible with the surrounding properties. The additional height requested in the PUD is focused on the eastern and southern edge of the project and will away from the surrounding single family residential uses. In addition, the PUD is fully compliant with the City of Austin Compatibility Standards and will not request modifications to such standards through the PUD.</p>
6. Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography and the natural and traditional character of the land.	Yes.	The project will provide water quality treatment to land within the Shoal Creek Watershed that is currently untreated.
7. Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service and police facilities.	Yes.	The project will provide some available space for public services, if such space is needed by those services.
8. Exceed the minimum landscaping requirements of the City Code.	Yes.	The PUD will exceed the minimum landscaping requirements of the Code and require the utilization of native and adaptive species and non-invasive plants per the Grow Green Program. In addition, an Integrated Pest Management program will be implemented following the guidelines developed by the Grow Green Program in order to limit the use of pesticides on site (Note: this is not a requirement under the base regulations).

Exhibit D - 3

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated May 29, 2014

9. Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails and roadways.	Yes.	The PUD is situated in close proximity to entrance/exit point of the Mopac Managed Lane, currently under construction, allowing easy access into and out of downtown. In addition, a bicycle lane is located along Spicewood Springs allowing direct access to the Metro Rapid line. A master TIA has been completed for this project and will be reviewed by staff up on formal submittal of the PUD to determine additional transportation improvements needed in the area.
10. Prohibit gates roadways	Yes.	No gated roadways will be permitted within the PUD (Note: The parking areas within the project to be utilized by residents and office tenants may be gated.)
11. Protect, enhance and preserve the areas that include structures or sites that are of architectural, historical, archaeological or cultural significance.	Not Applicable.	The project does not have any architectural, historical or archeological areas of significance.
12. Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.	Yes.	The project is over 31 acres and exceeds the 10 acre requirement.

Exhibit D - 4

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated May 29, 2014

Tier I - Additional PUD Requirements for a mixed use development	Compliance	Superiority
1. Comply with Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>)	Yes.	The PUD substantially complies with the Commercial Design Standards and intends to seek alternative equivalent compliance to obtain full compliance.
2. Inside the Urban Roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 (<i>Design Standards and Mixed Use</i>), comply with the sidewalk standards in Section 2.2.2, Subchapter E, Chapter 25-2 (<i>Core Transit Corridor Sidewalk and Building Placement</i>).	Yes.	As required by Chapter 25-2, Subchapter E, the project complies with Core Transit Corridor sidewalk requirements.
3. Contain pedestrian oriented uses as defined in Section 25-2-691(C) (<i>Waterfront Overlay District Uses</i>) on the first floor of a multi-story commercial or mixed use building.	Yes.	Due to the podium design of the office projects the topography of the site, and the significant frontage on Mopac, pedestrian oriented uses on the first floor of all multi-story commercial and mixed use buildings is not possible. To meet the intent, the PUD is proposed as a true mixed use project and is designed with the heart of the retail located between and within walking distance of the office and residential uses. The heart of the retail activity is located on both sides of the creek that runs through the site.

Exhibit D - 5

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated May 29, 2014

Tier II Requirement	Compliance	Superiority
<p>1. Open Space – Provide open space at least 10% above the requirements of Section 2.3.1.A (<i>Minimum Requirements</i>). Alternatively, within the Urban Roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (<i>Design Standards and Mixed Use</i>), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department.</p>	<p>Yes</p>	<p>The PUD will provide open space at a level of 25% above the requirements of Section 2.3.1A.</p>
<p>2. Environment:</p> <ul style="list-style-type: none"> a. Does not request exceptions to or modifications of environmental regulations. b. Provides water quality controls superior to those otherwise required by code. c. Uses innovative water quality controls that treat at least 25% additional water quality volume and provide 20% greater pollutant removal, in addition to the minimum water quality volume required by code. d. Provide water quality 	<p>Yes.</p>	<p>The PUD will bring over 30 acres of currently untreated area into compliance with City code from a water quality treatment standpoint. Additionally, the project prohibits uses that may contribute to air and water quality pollutants (e.g., Automotive Repair Services, Automotive Washing). Such uses are presently allowed on the site pursuant to existing zoning and other regulations.</p> <p>The PUD will restrict impervious cover by a minimum of 15% below the allowed 90% zoning proposed in the PUD.</p>

Exhibit D - 6

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated May 29, 2014

<p>treatment for currently untreated, undeveloped off-site areas with a drainage area of at least 25% of the subject tract.</p> <p>e. Reduces impervious cover or single-family density by 5% below the maximum otherwise allowed by code or include off-site measures that lower overall impervious cover within the same watershed by five percent below that allowed by code.</p> <p>f. Provide minimum 50-foot setback for unclassified waterways with a drainage area of five acres or greater.</p> <p>g. Provides at least a 50% increase in the minimum waterway and critical environmental feature setbacks required by code.</p> <p>h. Clusters impervious cover and distributed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.</p> <p>i. Provides pervious paving for at least 50% or more of all paved areas in non-aquifer</p>		
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Exhibit D - 7

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated May 29, 2014

recharge areas. j. Prohibits uses that may contribute to air or water quality pollutants. k. Employ other creative or innovate measures.		
3. Austin Green Builder Program – Provides a rating under the Austin Green Builder program of three stars or above.	Yes.	The project will meet the Austin Green Builder program at a 3-star level.
4. Art – Provides art approved by the Art In Public Places Program in open spaces, either by providing the art directly or by making a contribution to the City’s Art In Public Places Program or a successor program.	Yes.	The project will provide art approved by the Art In Public Places Program on-site.
5. Great Streets – Complies with City’s Great Streets Program, or a successor program. Applicable only to commercial retail, or mixed-use development that is not subject to the requirements of Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>)	Not applicable.	The PUD is subject to, and will comply with, the requirements in Chapter 25-2, Subchapter E (Design Standards and Mixed Use).

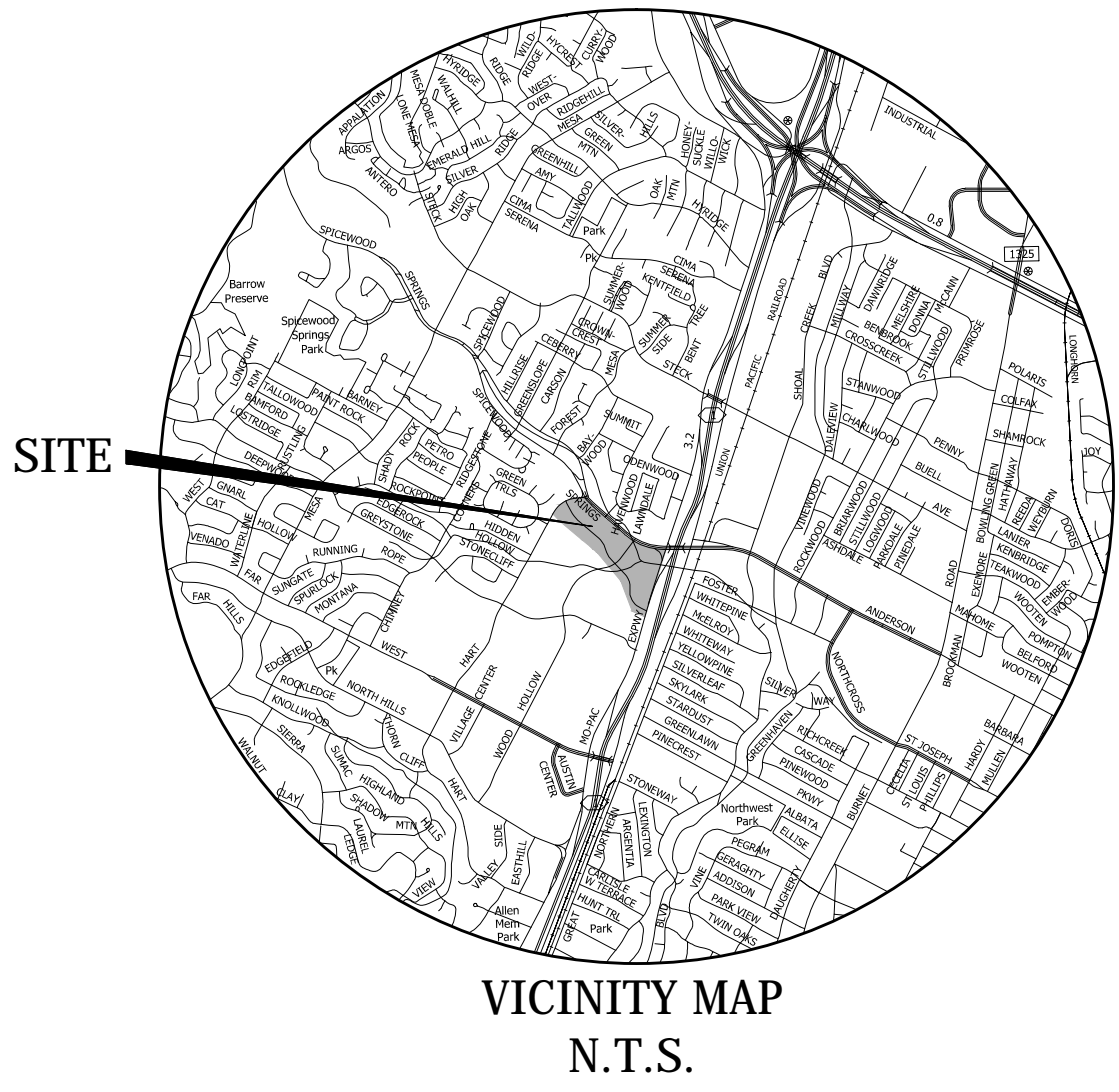
Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated May 29, 2014

6. Community Amenities – Provides community or public amenities, which may include space for community meetings, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.	Yes.	The PUD will provide community meeting space within the project.
7. Transportation – Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	Yes.	<p>The project will provide bicycle parking for retail patrons, as well as its residents, at above-code levels. The project will provide 40 public dedicated spaces for electric vehicle charging within the project parking garages.</p> <p>A TIA will be provided with the formal PUD submittal and additional on and off site improvements will be identified at that time.</p>
8. Building Design – Exceed the minimum points required by the Building Design Options of Section 3.3.2 of Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>)	Yes.	Subchapter E requires that all projects achieve at least one point from the table in section 3.3.2. The PUD will exceed the minimum points by achieving a minimum of 5 building design points.
9. Parking Structure Frontage – In a commercial or mixed-use development, at least 75% of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691 (C) (<i>Waterfront Overlay District Uses</i>) in ground floor spaces.	No	It is not feasible to have pedestrian oriented uses on the ground floor of all parking garages.

Exhibit D - 9

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated May 29, 2014

10. Affordable Housing – Provides for affordable housing or participation in programs to achieve affordable housing.	Yes.	The residential portion of the PUD will participate in the affordable housing options pursuant to the PUD ordinance.
11. Historic Preservation – Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	Not Applicable.	There are not any historic structures or landmarks within the site.
12. Accessibility – Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	Yes.	The project will provide 2.5% of the units to be available for persons with disabilities. Note: This represents a 25% increase above code requirements.
13. Local Small Business – Provides space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.	Yes.	The proposed PUD provides space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.

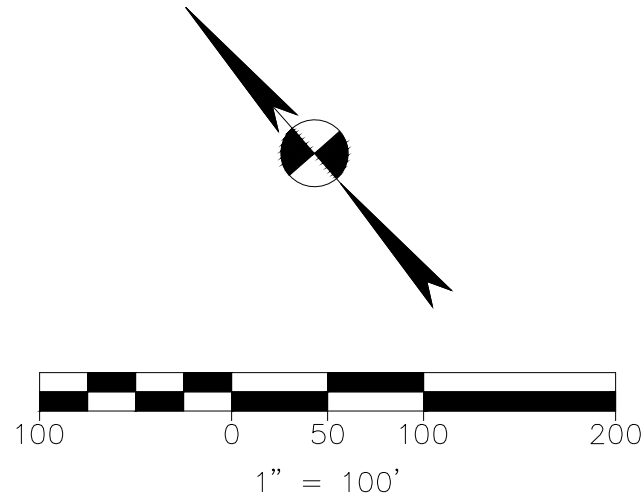


DRAFT
06/17/2014

HEIGHT TABLE

AREA NO.	BUILDING HEIGHT (FEET)	AREA (ACRES)
A	60	4.42
B	60	3.63
C	210	6.10
D	225	2.81
E	70	4.63
F	125	3.72
G	60	6.06
TOTAL		31.37

Exhibit E - 1



PUD APPROVAL	
CASE NUMBER <u>AUSTIN OAKS</u>	
APPROVED BY COMMISSION / ZONING AND PLANNING COMMISSION ON: _____	
(DATE) (YEAR)	
APPROVED BY COUNCIL ON _____ (DATE) (YEAR)	
UNDER SECTIONS 25-2-144 AND 25-2, SUBCHAPTER B, DIVISION 5,	
SUBPART A, SUBPART B, SUBPART C (3.2), SUBPART D AND	
OF CHAPTER 25-2 OF THE CITY CODE.	
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT	
FINAL ORDINANCE READING:	
Rev. 1 _____	
Rev. 2 _____	
Rev. 3 _____	

BURY

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LAND USE PLAN

AUSTIN OAKS PUD

SPIRE REALTY GROUP, LP

DRAWN BY: RT

DESIGNED BY: AH

QA / QC: AH/JM

PROJECT NO.: R010336310002

SHEET

1

OF 2

W:\Austin Oaks\04-Planning\01-Schematic\2014-06-17 PUD Plan\Working\CAD\14 0505 AustinOaks_Sheet 1.dwg modified by thorman on Jun 17, 14 5:20 PM

PUD NOTES

1.

THE GR SITE DEVELOPMENT STANDARDS ARE APPLICABLE TO THIS PUD. CRITERIA SHOWN IN THE SITE DEVELOPMENT STANDARDS TABLE SUPERSEDE THE PROPOSED BASE DISTRICT REQUIREMENTS.
2.

ALL LAND USES PERMITTED IN THE GR BASE DISTRICT ARE ALLOWED. LAND USES LISTED IN THE ADDITIONAL PERMITTED USES TABLE SHALL BE PERMITTED WITHIN THE PUD.

MODIFICATIONS TO CODE

- THE PUD SPECIFIC PERFORMANCE STANDARD IDENTIFIED HEREIN SHALL APPLY IN LIEU OF OTHERWISE APPLICABLE CODE SECTIONS, CITY REGULATIONS OR THE CITY POLICIES.

1.

MODIFICATION TO SECTION 25-2-21 OF THE LAND DEVELOPMENT CODE TO MODIFY THE DEFINITION OF SITE TO ALLOW FOR THE PUD TO COMPLY WITH SITE DEVELOPMENT REGULATIONS ON AN OVERALL CONTIGUOUS BASIS, RATHER THAN TRACT BY TRACT.
2.

MODIFICATION TO SECTION 25-2-243 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR THE PUD AREA TO BE CONSIDERED CONTIGUOUS IN THE ZONING APPLICATION.
3.

MODIFICATION TO CHAPTER 25-2, SUBCHAPTER E OF THE LAND DEVELOPMENT CODE TO ALLOW ALTERNATIVE EQUIVALENT COMPLIANCE TO SECTIONS 2.2.1, 2.2.3 AND 3.2.2.

ADDITIONAL PERMITTED USES

CLUB OR LOUNGE
COCKTAIL LOUNGE
CONDOMINIUM RESIDENTIAL
DUPLEX RESIDENTIAL
FOOD PREPARATION
LIQUOR SALES
MULTI-FAMILY RESIDENTIAL
RETIREMENT HOUSING (LARGE SITE)
RETIREMENT HOUSING (SMALL SITE)
TELECOMMUNICATION TOWER
TOWNHOUSE RESIDENTIAL
TWO-FAMILY RESIDENTIAL

ADDITIONAL PROHIBITED USES

AUTOMOTIVE REPAIR SALES
AUTOMOTIVE SALES
AUTOMOTIVE WASHING (OF ANY TYPE)
EXTERMINATION SERVICES
FUNERAL SERVICES

SITE DEVELOPMENT STANDARDS

MINIMUM LOT SIZE	5,750 SQ. FT.
MINIMUM LOT WIDTH	50 FT.
MAXIMUM BUILDING COVERAGE	75%
MAXIMUM IMPERVIOUS COVER	65%
MAXIMUM FLOOR AREA RATIO	1.20
MAXIMUM BUILDING HEIGHT*	
MAXIMUM BUILDING SETBACK**	
FRONT YARD	
STREET SIDE YARD	
INTERIOR SIDE YARD	
REAR YARD	

- * SEE HEIGHT TABLE ON PAGE 1 OF THE LAND USE PLAN FOR PARCEL HEIGHTS
- ** SETBACKS WILL BE GOVERNED BY COMMERCIAL DESIGN STANDARDS FOR BUILDING PLACEMENTS, ASSOCIATED ALTERNATIVE EQUIVALENT COMPLIANCE OR STANDARD GR IF NOT APPLICABLE.

DRAFT
06/17/2014

PUD APPROVAL

CASE NUMBER AUSTIN OAKS

APPROVED BY COMMISSION / ZONING AND PLANNING COMMISSION ON: _____ (DATE) _____ (YEAR)

APPROVED BY COUNCIL ON _____ (DATE) _____ (YEAR)

UNDER SECTIONS 25-2-144 AND 25-2, SUBCHAPTER B, DIVISION 5, SUBPART A, SUBPART B, SUBPART C (3.2), SUBPART D AND _____ OF CHAPTER 25-2 OF THE CITY CODE.

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

FINAL ORDINANCE READING:

Rev. 1 _____

Rev. 2 _____

Rev. 3 _____

AUSTIN OAKS PLANNED UNIT DEVELOPMENT
Development Assessment Staff Review Comments

PDRD Comprehensive Plan Review (KF)

2014-06-20

Under review - comments pending

PDRD Environmental Review (AP)

2014-06-16

1. This property is located in the Shoal Creek Watershed, which is classified as an Urban Watershed.
2. This property is located over the Edwards Aquifer Recharge and Buffer Zone.
3. No tree survey has been provided. Heritage tree requirements in accordance with LDC 25-8-602 might be applicable to this property.
4. Landscape requirements in accordance with ECM Section 2 will be required for the proposed development.
5. Per LDC 25-8-372, the allowable impervious cover in this watershed is limited by zoning regulations.
6. Fiscal surety must be provided for erosion / sedimentation control prior to site plan permit approval. [LDC 25-7-65, ECM 1.2.1, ECM Appendix S-1]
7. Erosion / sedimentation control will be required for this project.
8. Tree mitigation will be required for tree removal. Natural character must be preserved in accordance with LDC 25-8-364.
9. COA GIS indicates a CWQZ on the property. The applicant is advised that development within the CWQZ is limited per LDC 25-8-261 and LDC 25-8-42(B).
10. An environmental resource inventory will likely be required for this property.
11. Construction with the floodplain is limited per LDC 25-8-261 and LDC 25-8-364.
12. Additional information will be required at the time of site plan review as well as PUD review. Environmental superiority for the proposed PUD must be demonstrated by the applicant. This superiority must be specific to the property. Environmental review requirements beyond LDC and ECM compliance will be required as part of the PUD document formation.
13. The void and mitigation flow rule will likely be applicable to this property.

Austin Energy Electric Review (DL)

2014-06-16

1. Additional electric easements will be required at time of final platting.
2. Ron Solbach at ph. 512-505-7145 is the initial Austin Energy contact for electric service design.
3. Any relocation of existing electric facilities shall be at developer's expense.

Austin Energy Green Building Review (RM)

2014-06-20

Under review - comments pending

PDRD Drainage Engineering Review (BH)

2014-06-02

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The project is located at 3429 Austin Oaks. It is located in the Shoal Creek watershed, which is classified as an Urban Watershed. This project is not located within the Edwards Aquifer Contributing Zone.

1. The proposed development must provide on-site peak stormwater discharge control for the 2, 10, 25, and 100-yr storm.

Austin Fire Department Review (RC)

2014-06-20

Under review - comments pending

PDRD Floodplain Review (JP)

2014-06-16

1. Portions of Area C & F are located with the 100-year floodplain.
2. If a construction element application is sought, applicant will be required to comply with current floodplain regulations including restrictions of constructing buildings or parking within the limits of the 100-year floodplain, containing the floodplain within an easement and all other floodplain regulations found within the Land Development Code.
3. Changes to the existing parking lot in Area C located within in the floodplain cannot increase the existing non conformity of the existing development. For example, a restriping of the existing lot which increases the number of existing parking spaces in the floodplain would not be allowed.

PARD Forestry/Heritage Tree Review (KM)

2014-06-19

HT1 A tree survey was not provided so comments regarding preservation, removal, and replanting cannot be specified.

HT2 This project will likely be subject to the heritage tree ordinance.

Industrial Waste Review (Austin Water Utility) (JB)

2014-06-12

No comments at this time.

Neighborhood Housing & Community Development (GC)

2014-06-20

Under review - comments pending

PARD Planning & Design Review (MS)

2014-06-18

The parkland dedication ordinance [LDC Section 25-1-601] will apply to any subdivision or site plan that proposes 3 or more dwelling units as defined by LDC Section 25-1-21(35). The parkland dedication fee of \$650/dwelling unit is required [25-1-601] and must be paid prior to site plan approval [25-1-605(C)].

PDRD Site Plan Review (DG)

2014-06-19

1. The applicant must provide Subchapter E sidewalks, consisting of a 7-foot planting zone (adjacent to the curb), followed by a 5-foot clear zone ("sidewalk"). In the summary letter, the applicant mentions alternative equivalent compliance, no alternatives are proposed in this application. Additionally, the Tier 1 & 2 compliance chart, page 5, the chart states that the project will comply with Core Transit Corridor sidewalks, as required (2.3.2.B).

The summary letter PUD Requirement chart (page 2 of the letter) should be changed to remove the reference to Alternative Equivalent Compliance for sidewalks. Also remove the reference to Alternative Equivalent Compliance for sidewalks on the Land Use Plan. The Tier 1 & 2 Compliance Chart clearly states that Core Transit Corridor sidewalks will be provided as required – place that note on the Land Use Plan.

2. Specify what public facilities and services are provided (where and how), pursuant to Tier One Requirement 2.3.1.G.
3. It is unclear why the 1st floor of the multi-story buildings cannot consist of pedestrian – oriented uses (2.3.2.C). What uses are proposed on the 1st floor?

4. Tier Two requirements: Where is the 25% open space located? Either each site plan must provide 25% independently, or the PUD land use plan must show the location of the open space.
5. Art – Provide documentation from the Art in Public Places office concerning this requirement. There is currently no method in which to enforce this requirement, and the AIPP office has requested additional input prior to a PUD choosing this option from Tier Two requirements.
6. Community Amenities – Show the location of the proposed community meeting space on the PUD land use plan.
7. It is not clear why the 1st floor cannot contain pedestrian oriented uses.
8. Clarify the exact amount and percentage of affordable housing proposed for this PUD.

PDRD Subdivision Review (SL)

2014-06-12

1. The land included in this proposed PUD appears to be platted under several recorded plats. Any further re-configuring of the platted lots shall need to meet subdivision regulations. Any restrictions created with the recorded subdivisions will apply/remain with the land. To remove any platted restriction no longer desired – the affected recorded plat will need to be vacated per Local Government and COA requirements.

PDRD Transportation Review (CG)

2014-06-20

TEIR 1 REQUIREMENTS (Division 5. Planned Unit Developments)

1. Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district. Mass transit currently exists to the South of the proposed PUD on Wood Hollow Drive (2.3.1)
2. Mitigate adverse cumulative transportation impacts with sidewalks, trails, and roadways (2.3.1).
3. Gated roadways are prohibited (2.3.1)
4. Compliance with Chapter 25-2, Subchapter E will be required (2.3.2(A)).
5. This proposal is within the urban roadway boundary, therefore all sidewalks must comply with CoreTransit Corridors: Sidewalks and Building Placement; Section 2.2.2, Subchapter E, Chapter 25-2 (2.3.2(B))

TEIR 2 REQUIREMENTS (Division 5. Planned Unit Developments)

1. Streets should comply with The Great Streets Program in areas B, C, D, E, and F of the proposed PUD (2.4).

2. Bicycle facilities should be provided to conned to existing or planned bicycle routes and other multi-modal transportation features not required by code (2.4).
 - a. A bicycle connection to existing mass transit to the South of the proposed PUD on Wood Hollow Drive should be provided.
 - b. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows:
 - i. This segment of Hart Lane has an existing bike lane and a dedicated bike lane is recommended by the Bike Plan.
 - ii. This segment of Spicewood Springs has an existing shared bike lane and a dedicated bike land is recommended by the Bike Plan.
3. Provide for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.

ZONING

1. Additional right-of-way may be required at the time of subdivision and/or site plan.
2. A Traffic Impact Analysis (TIA) is required but has not been received. A zoning application is not complete until the required TIA has been received. This delay in the submittal of the TIA may result in a delay in the scheduling of this zoning change request on a Land Use Commission agenda. The TIA must be submitted at least 26 calendar days (18 working days) prior to consideration of this case by the Commission. Please contact the assigned transportation reviewer for this case. [LDC, 25-6-113]
3. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Loop 1/ Mopac	400'	380'	Arterial	Yes	No	Yes
Spicewood Springs	118'-140'	82'	Arterial	Yes	No	No
Executive Center Drive	70'	30'	Collector	Yes	No	No
Wood Hollow Drive	70'-80'	40'	Collector	Yes	No	Yes
Hart Lane	70'	40'	Collector	Yes	Yes	Yes

PDRD Water Quality Review (BH)

2014-06-02

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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.

The project is located at 3429 Executive Center Drive. It is located in the Shoal Creek watershed, which is classified as an Urban Watershed. This project is not located within the Edwards Aquifer Contributing Zone.

1. Please be advised that the proposed development will most-likely not allowed to pay fee in lieu of providing on-site water quality pond and must provide on-site water quality control facility.

PDRD Water Utility Review (BB)

2014-06-03

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.

PDRD Zoning Review (LH)

2014-06-19

1. Per the Imagine Austin Comprehensive Plan (IACP), this area is identified as a Neighborhood Center with a Proposed High Capacity Transit Stop. A Neighborhood Center is defined in the IACP as walkable, bikable, and supported by transit. How does the proposal address these and other characteristics of the Neighborhood Center?
2. Please provide information as to the rationale of the proposed height, which varies by tract.
3. Please provide more detail on the distribution of uses, and mixes thereof, throughout the site. For example, if a PUD tract is labelled "multifamily" is it only multifamily, or predominantly such? Provide more information on a per-tract basis, and per building, if possible.
4. If site development standards vary by use or (tract) location, please indicate such.
5. Please verify the maximum number of residential units, by type, and maximum square footage of non-residential development by use classification for the entire site and individual tracts.

6. Please provide information for maximum impervious cover, building coverage, etc. for individual tracts (in addition to the entire site standards).
7. Please provide project phasing information.
8. Presumably there are no additional public rights-of-way proposed. How will you incorporate the existing roadways into the project, for purposes of access to and through the site, and connectivity between uses and areas of the site?
9. Will driveways/curb cuts remain or be relocated?
10. Please provide all required information on the land use plan (e.g., existing land uses/zoning).
11. Please identify open space(s) on land use plan.
12. Please indicate location or distribution of EV charging stations, bike facilities and the like. Will these be centralized or disburse among tracts and buildings?
13. Please provide additional details as to how the Tier criteria are to be met (e.g., Art in Public Spaces, a provision for Community Meeting Space, etc.)
14. Please provide an Educational Impact Statement with the PUD application.
15. No recommendation regarding the PUD application will be provided until the Traffic Impact Analysis is approved and all required review disciplines have indicated their comments have been cleared or otherwise satisfied.
16. Upon completion of staff review, the application requires consideration by the Environmental Board, Zoning and Platting Commission, and City Council. Please note additional site development regulations or conditions may be recommended by staff, or required by the Environmental Board, Zoning & Platting Commission, and City Council.
17. Additional comments and requests for information may be generated once an application is filed and additional information is provided.