

## **BRIEFING SUMMARY SHEET**

**DEVELOPMENT ASSESSMENT CASE NUMBER:** CD-2014-0005.SH

**REQUEST:**

Presentation of a Development Assessment Report for the Colony Park Sustainable Community Initiative Planned Unit Development (PUD), located at Loyola Lane and Wentworth Drive, within the Walnut Creek, Elm Creek and Decker Creek watersheds.

**DEPARTMENT COMMENTS:**

Austin Housing Finance Corporation (AHFC) has submitted a development assessment for a 208-acre project to be known as the Colony Park Sustainable Community Initiative (PUD). The PUD proposes a mixed use development comprised of commercial, office, residential, parkland, and other land uses.

The subject tract is located north of Loyola Lane between Johnny Morris Road and Decker Lane. The northwest property line abuts Capital Metro right-of-way (ROW) that is planned as the future Green Line. Residential neighborhoods are west and east of the subject tract, which is currently undeveloped. Adjacent the southwest portion of the property, Overton Elementary School (AISD) is located on a portion of a 50-acre tract that is dedicated parkland owned by the City of Austin.

The subject tract is currently zoned Single family residence standard lot (SF-2) district, Family residence (SF-3) district and Multifamily residence low density (MF-2). The area does not have a specific land use recommendation identified on the Growth Concept Map of the Imagine Austin plan but is adjacent to a High Capacity Transit Corridor to the northwest, Activity Corridor to the south, Neighborhood Center to the west, and Job Center to the north.

The PUD project is funded through a U.S. Department of Housing and Urban Development (HUD) Sustainable Communities Challenge Grant. This is a 3-year planning grant with substantial community involvement elements. AHFC and their agents have coordinated the design and planning processes with Colony Park Neighborhood Association, Capital Metro, Austin Independent School District (AISD), Austin/Travis County Health and Human Services Department (HHSD), Pecan Street, Inc., Capital Area Texas Sustainability Consortium (CATS), Austin Community Development Commission, and several City of Austin departments.

The applicant has stated that the project will comply with all Tier One PUD development standards, as well as several Tier Two standards. The project proposes approximately 57 acres of open space-- 27.4% of the entire tract (10 acres required). The project also proposes connections with 93 acres of adjacent City parkland. As a S.M.A.R.T. housing project, the project commits to 17% of the residential units serving households at or below 80% MFI. Superior stormwater controls and innovative water quality controls are proposed, as well as a reduction of allowably impervious coverage overall by 5%. See attachments for a full list of Tier One and Tier Two features.

**OWNER:** Austin Housing Finance Corporation (Sandra Harkins)

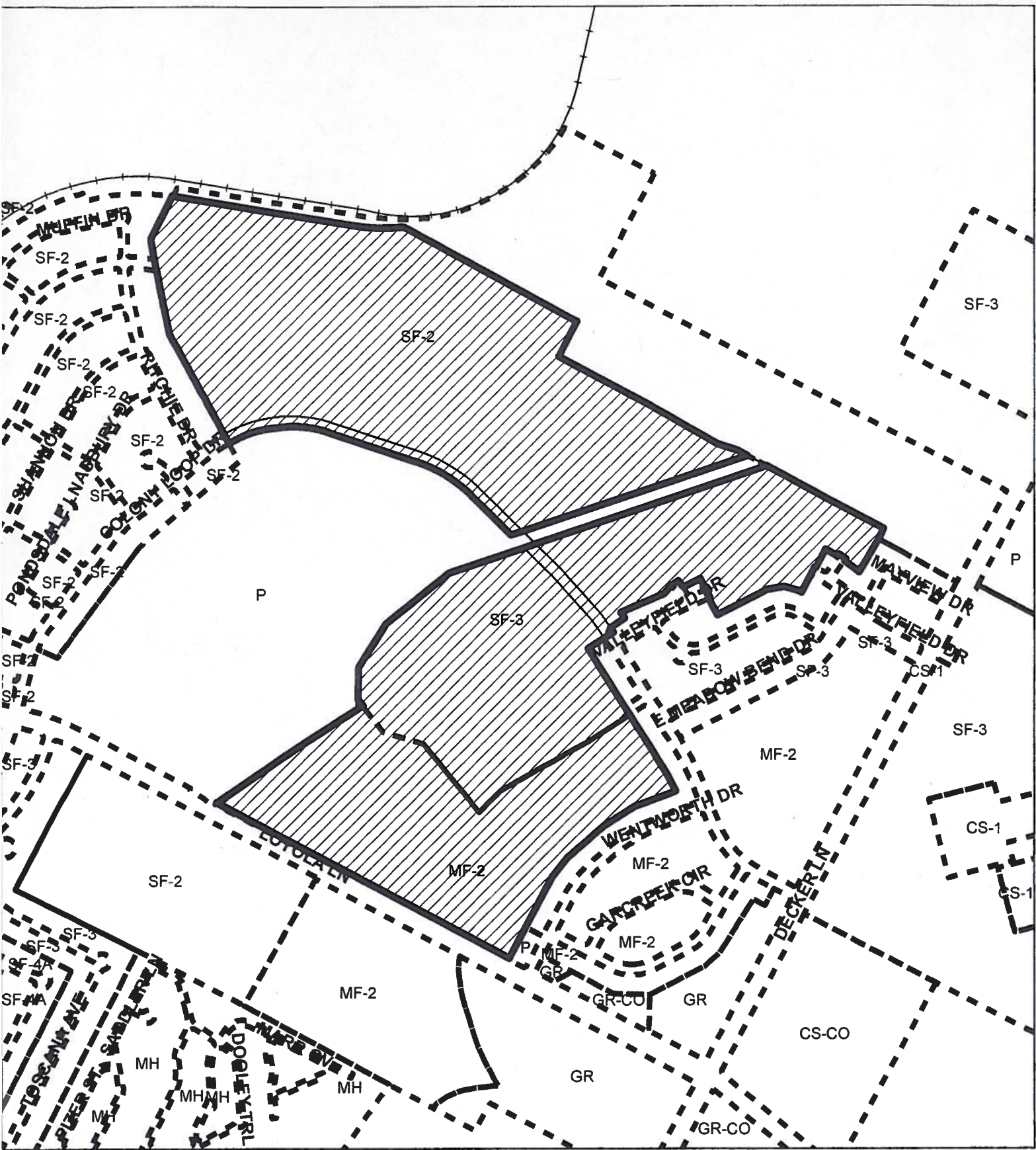
**APPLICANT:** Urban Design Group (Laura Toups)

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

**ASSIGNED STAFF:** Heather Chaffin

Email: [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)

Phone: 974-2122



N



SUBJECT TRACT



ZONING BOUNDARY

## DEVELOPMENT ASSESSMENT

CASE#: CD-2014-0005.SH

1" = 800'

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.



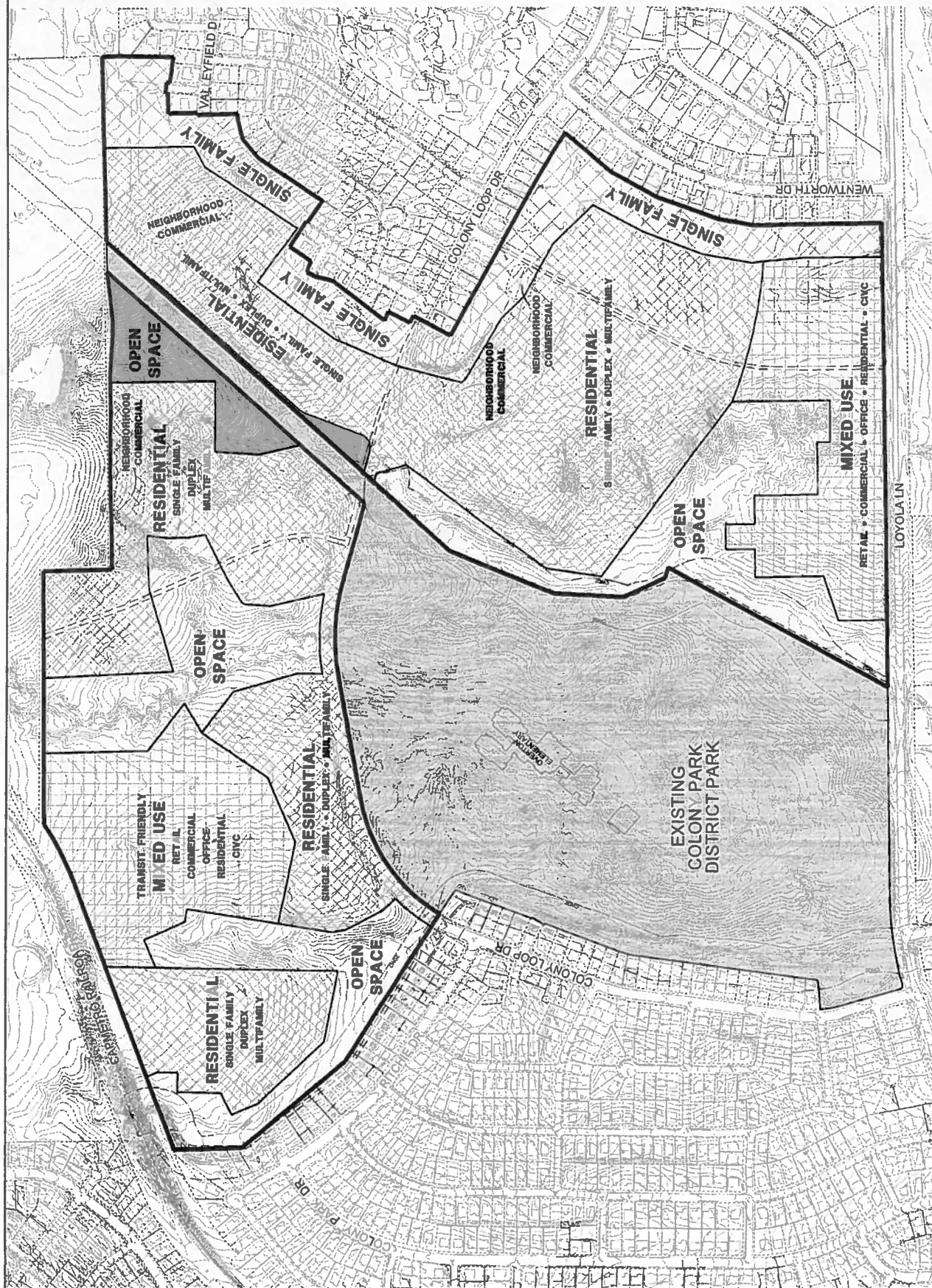


DEVELOPMENT  
ASSESSMENT  
LAND PLAN

FOR

COLONY PARK  
SUSTAINABLE  
COMMUNITY  
INITIATIVE  
P.U.D.

4/24/2014



## Johnny Morris Road







## City of Austin

P.O. Box 1088, Austin, TX 78767  
[www.cityofaustin.org/housing](http://www.cityofaustin.org/housing)

### Neighborhood Housing and Community Development Department

1100 E. 11<sup>th</sup> Street, Suite 200  
Austin, Texas 78702

April 30, 2014

#### S.M.A.R.T. Housing Certification

Austin Housing & Finance Corporation: Colony Park Sustainability Initiative

#### TO WHOM IT MAY CONCERN:

Austin Housing & Finance Corporation (development contact: Gina Copic (512) 974 3180 (o), [regina.copic@austintexas.gov](mailto:regina.copic@austintexas.gov)) is planning to develop approximately 208 acres known as Colony Park. The development will consist of residential (single family & multi-family), commercial/retail, and civic uses. The project could yield up to 1700 residential units at the time of final build out. The applicant proposes to submit a Planned Unit Development application for this development.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Seventeen percent (17%) of the residential units in this development will serve households with incomes at or below 80% (AMI). The development is eligible for a waiver of 100% of the fees listed in the S.M.A.R.T. Housing Ordinance adopted by the City Council. Expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees  
Building Permit  
Concrete Permit  
Electrical Permit  
Mechanical Permit

Site Plan Review  
Misc. Site Plan Fee  
Building Plan Review  
Construction Inspection  
Misc. Subdivision Fee

Zoning Verification  
Parkland Dedication (by separate ordinance)  
Land Status Determination  
Plumbing Permit

#### Prior to issuance of building permits and starting construction, the developer must:

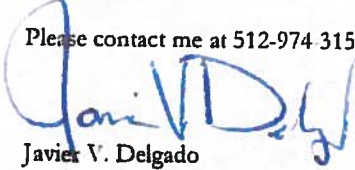
- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Single-family: Bryan Bomer (512) 482-5449 / Multi: Katherine Murray (512) 482-5351).
- ◆ Submit plans demonstrating compliance with accessibility standards.

#### Before a Certificate of Occupancy will be granted, the development must:

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that accessibility standards have been met.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me at 512-974 3154 if you need additional information

  
Javier V. Delgado

Neighborhood Housing and Community Development

Cc Heidi Kasper, AEGB  
Gina Copic NHCD  
Chris Yanez, PARC  
John McDonald, PDRD  
Katherine Murry, AEGB

Susan Kintl, NHCD  
Candy Coward, PDRD  
Alma Molen, PDRD  
Andy Lunsden, PDRD  
S. Castleberry, PDRD

Bryan Bomer, AEGB  
Laurie Shaw, Cap Metro  
Robby McArthur, AWU  
Danny McNabb, PDRD  
Maureen Murray, PDRD

### §2.3 - TIER ONE REQUIREMENTS

All requirements in this section (Tier One Requirements) must be met.

LDC Reference (Chapter 25-2, Subchapter B, Division 5)	Subject	Code Requirement	Colony Park PUD meets or exceeds this requirement by:
2.3.1.A		Meet the objectives of the City Code.	Colony Park PUD will meet or exceed the objectives of the City Code.
2.3.1.B		Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 (General Intent) than development under the regulations in the Land Development Code.  <i>Section 1.1 General Intent goals: preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services.</i>	Preservation of natural environment includes setbacks and open space around both code-required waterways and waterways not included in code requirements. High quality development and innovative design are incorporated into the Master Plan design guidelines. Opportunities for public facilities and services are achieved in the plan.
2.3.1.C	Open Space	Provide a total amount of open space that equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts, and 20 percent of the nonresidential tracts within the PUD, except that: 1. a detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity; and 2. the required percentage of open space may be reduced for urban property with characteristics that make open space infeasible if other community benefits are provided.	Total open space required: ~10 acres Total open space provided: ~57 acres (27.4% of the entire 208 acre tract).  Extensive open space connectivity is provided, including connectivity to ~93 acres of adjacent COA parkland.
2.3.1.D	Green Building Program	Comply with the City's Planned Unit Development Green Building Program.	Development of the property will comply with the requirements of the Austin Energy Green Building Program (AEGB) multifamily, single family, or commercial rating system for a minimum two-star rating. Certification from AEGB shall be based on the version of the rating system in effect at the time ratings applications are submitted for individual buildings.

2.3.1.E	Neighborhood Plans, Historic Areas & Compatibility	Be consistent with applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses.	There are no applicable neighborhood plans, conservation combining districts, historic areas, or landmark regulations. The PUD plan is compatible with adjacent property and land uses.
2.3.1.F	Environmental Protection	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.	PUD plan meets and exceeds Code requirements for environmental preservation and protection. The natural and traditional character of the land has been embraced and preserved in the planning and layout of the proposed development.
2.3.1.G	Public Facilities	Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities.	The PUD provides connectivity to surrounding neighborhoods, including connections to all surrounding dead end stub streets. This greatly improves access for fire, emergency & police response. PUD also provides potential for temporary and/or permanent police substation within the development. Access (currently lacking) from neighboring neighborhoods to existing public facilities on adjacent land (school, recreation center) is created thru the connectivity provided in the PUD.
2.3.1.H	Landscaping	Exceed the minimum landscaping requirements of the City Code.	Landscaping requirements will exceed City Code.
2.3.1.I	Transportation & Connectivity	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.	Connectivity to surrounding road network is provided in the PUD layout in a manner that facilitates increased bus service route options for Capital Metro.
2.3.1.J	Transportation & Connectivity	Prohibit gated roadways.	Gated roadways are not proposed and will be prohibited.
2.3.1.K	Historical Preservation	Protect, enhance and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance.	No significant historical, archaeological or cultural sites exist on the property. The plan celebrates and preserves multiple existing views of the downtown Austin skyline, including the Capitol.
2.3.1.L	PUD Size	Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.	Colony Park PUD tracts total ~ 208 acres.
2.3.2.A	Commercial Design Standards	Comply with Chapter 25-2, Subchapter E (Design Standards And Mixed Use).	Specific Design Guidelines as developed for the Master Plan will be included in the PUD documents.

2.3.2.B	Commercial Design Standards	Inside the urban roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 (Design Standards and Mixed Use), comply with the sidewalk standards in Section 2.2.2., Subchapter E, Chapter 25-2 (Core Transit Corridors: Sidewalks And Building Placement).	Specific Design Guidelines as developed for the Master Plan will be included in the PUD documents.
2.3.2.C	Commercial Design Standards	Contain pedestrian-oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) on the first floor of a multi-story commercial or mixed use building.	Specific Design Guidelines as developed for the Master Plan will be included in the PUD documents.



## §2.4 - TIER TWO REQUIREMENTS

*This section contains criteria for determining the extent to which development proposed for a PUD district would be superior to that which would occur under conventional zoning and subdivision regulations as required under Section 1.1 (General Intent). A proposed PUD need not address all criteria in this section to achieve superiority, and the council may consider any other criteria the council deems appropriate.*

Subject	Superiority Criteria listed in §2.4	Colony Park PUD meets or exceeds requirements by:
Open Space	Provides open space at least 10% above the requirements of Section 2.3.1.A. (Minimum Requirements). Alternatively, within the urban roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (Design Standards and Mixed Use), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department.	Open space provided is ~ 6x required.  Total open space required: ~10 acres Total open space provided: ~57 acres (27.4% of the entire 208 acre tract).  Extensive open space connectivity is provided, including connectivity to ~93 acres of adjacent COA parkland.
Environment / Drainage	Complies with current code instead of asserting entitlement to follow older code provisions by application of law or agreement.	No grandfathering is proposed. Most current proposed Watershed Protection Ordinance is being followed.
Environment / Drainage	Provides water quality controls superior to those otherwise required by code.	Stormwater quality facilities will quantitatively treat stormwater runoff to required levels. Additional qualitative stormwater quality techniques are included in the PUD development along the full length of the stormwater conveyance chain from the lot level, conveyance thru streets and open spaces, and to the larger stormwater quality treatment facilities.
Environment / Drainage	Uses green water quality controls as described in the Environmental Criteria Manual to treat at least 50 percent of the water quality volume required by code.	Green water quality controls will be incorporated for a minimum of 50% of the required water quality volume. Techniques will include a combination of Biofiltration Ponds, Porous Pavement for Pedestrian Use, Non-Required Vegetation, and Rain Gardens.
Environment / Drainage	Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.	Approximately 23 acres of currently untreated developed single-family residential lots and streets to the east will drain to and be treated by water quality controls in the Colony Park PUD.

Environment / Drainage	Reduces impervious cover by five percent below the maximum otherwise allowed by code or includes off-site measures that lower overall impervious cover within the same watershed by five percent below that allowed by code.	The existing zoning of SF-2 / SF-3 / MF-2 allows a total impervious cover of 100.7 acres. Additionally, the current watershed classification of Suburban allows 50% impervious cover for single family, 60% impervious cover for multi-family, and 80% impervious cover for commercial. The proposed plan concentrates density outside of environmentally sensitive corridors, leaving considerable more undeveloped land area than would have been allowed as previously proposed for the property. Impervious cover is reduced more than five percent below the otherwise allowed maximum.
Environment / Drainage	Provides minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres.	Open space and setbacks ranging from 50' to 200'+ are provided for all waterways, including unclassified waterways.
Environment / Drainage	Provides volumetric flood detention as described in the Drainage Criteria Manual.	Appropriate flood detention control will be provided to mitigate increases in stormwater flows from the development to predevelopment levels.
Environment / Drainage	Provides drainage upgrades to off-site drainage infrastructure that does not meet current criteria in the Drainage or Environmental Criteria Manuals, such as storm drains and culverts that provide a public benefit.	No upgrades to off-site drainage infrastructure are proposed at this time.
Environment / Drainage	Proposes no modifications to the existing 100-year floodplain.	No modifications to the boundaries or elevations of mapped 100-year floodplain are proposed. Crossings of streets and trails thru all drainageways will be designed to minimize impact.
Environment / Drainage	Uses natural channel design techniques as described in the Drainage Criteria Manual.	Natural channel design techniques will be incorporated into the stormwater management and treatment system.
Environment / Drainage	Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.	Will explore options and areas for potential riparian vegetation restoration in all areas of the site.
Environment / Drainage	Removes existing impervious cover from the Critical Water Quality Zone.	N/A - No existing impervious cover exists in the CWQZ
Environment / Drainage	Preserves all heritage trees; preserves 75% of the caliper inches associated with native protected size trees; and preserves 75% of all of the native caliper inches.	No heritage trees exist on the site. Furthermore, the site is drastically lacking in hardwoods of any size. Proposed tree planting requirements in the PUD will greatly improve the tree canopy coverage of the site with desirable, native trees.
Environment / Drainage	Tree plantings use Central Texas seed stock native and with adequate soil volume.	Trees will be native Central Texas trees with adequate soil volume.
Environment / Drainage	Provides at least a 50 percent increase in the minimum waterway and/or critical environmental feature setbacks required by code.	Code required setbacks are provided, as well as extensive additional non-code required setbacks of additional waterways.
Environment / Drainage	Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.	Site waterways have been enveloped in open greenspace considerably larger than required and suggested setbacks. Proposed development is clustered in the areas outside of these existing "fingers of nature".

Environment / Drainage	Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas.	Existing site soils permeability precludes large-scale use of porous pavement for vehicular travelways. Project team will explore possibilities for use of porous pavement in vehicular parking areas in conjunction with soil amendment techniques to improve soil permeability.
Environment / Drainage	Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use.	Porous pavement for pedestrian walkways will be explored in conjunction with soil amendment techniques to improve soil permeability.
Environment / Drainage	Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.	PUD will require rainwater harvesting techniques where appropriate in commercial development, as well as encourages implementation of rainwater harvesting at the residential lot level. In addition, reclaimed water system will be constructed to provide reclaimed water for irrigation within public rights-of-way.
Environment / Drainage	Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.	PUD will include criteria at the lot level requiring roof and other hardscape surface collected runoff to be directed to landscape areas and otherwise disconnected from impervious cover that drains to streets and alleys.
Environment / Drainage	Employs other creative or innovative measures to provide environmental protection.	Additional innovative environmental protection will be provided, including educational signage and programming for school children and the public community.
Austin Green Builder Program	Provides a rating under the Austin Green Builder Program of three stars or above.	PUD commits to meeting a minimum of Austin Energy GBP two star.
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 - Project is committed to including public art as a focal point. Further discussions are pending.
Great Streets	Complies with City's Great Streets Program, or a successor program. Applicable only to commercial, retail, or mixed-use development that is not subject to the requirements of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).	PUD plan will have a pedestrian streets program meeting or exceeding the Great Streets Program.
Community Amenities	Provides community or public amenities, which may include spaces for community meetings, community gardens or urban farms, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.	PUD proposed community open space uses, including distributed and connected parks and open spaced, community gardens, and greatly increased connectivity to existing community uses in the existing adjacent COA parkland (school, recreation center, future park amenities).
Community Amenities	Provides publicly accessible multi-use trail and greenway along creek or waterway.	Yes
Transportation	Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	Yes



Building Design	Exceeds the minimum points required by the Building Design Options of Section 3.3.2. of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).	Yes
Parking Structure Frontage	In a commercial or mixed-use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) in ground floor spaces.	PUD plan will comply with the requirement or provide a more stringent requirement.
Affordable Housing	Provides for affordable housing or participation in programs to achieve affordable housing.	The project will have a goal of 17% income-restricted housing.
Historic Preservation	Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	No significant historical, archaeological or cultural sites exist on the property. The plan celebrates and preserves multiple existing views of the downtown Austin skyline, including the Capitol.
Accessibility	Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	Design team will explore opportunities for increased accessibility exceeding applicable legal requirements.
Local Small Business	Provides space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.	Retail incubation possibilities are being discussed with City staff for inclusion of small local businesses in the project.

May 29, 2014

Heather Chaffin  
City of Austin  
505 Barton Springs Road  
Austin TX 78705

Re: Colony Park Development Assessment  
CD-2014-0005.SH  
Response Comments

The following is our response to comments made by City staff in your report dated May 27, 2014:

Dev Assessment – Comprehensive Planning – Kathleen Fox - 512-974-7877
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CP 1. This zoning case is located on the north side of Loyola Lane on an undeveloped property that is approximately 208 acres in size. This rezoning is not located within the boundaries of an adopted neighborhood planning area. Surrounding land uses includes vacant land to the north and south, a residential subdivision to the east, and the Overview Elementary School and a residential subdivision to the west. This is a proposed mixed use project, planned to have a variety of land uses including: residential housing (single family, duplex and multifamily uses), recreational facilities and open space, and a job center and a town center (containing retail, commercial, office, residential and civic uses).

**UDG RESPONSE: FYI**

**Imagine Austin**

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan, identifies this section of Loyola Lane as an **Activity Corridor**. The property is also located between a Job Center to the north, and a Neighborhood Town Center to the west. Activity corridors are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. The following Imagine Austin policies are applicable:

- **LUT P3.** Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **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 P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

Based upon: (1) abutting residential and institutional land uses located off Loyola Lane; (2) the property being located along a major Activity Corridor, which supports mixed use, and between a Job Center to the north and a Neighborhood Center to the west and; (3) the Imagine Austin policies referenced above, which supports a variety of land uses, including mixed use, staff believes that this proposed mixed use development promotes the Imagine Austin Comprehensive Plan.

**UDG RESPONSE: FYI**

<b>PDR Case Manager/Zoning Review - Heather Chaffin 974-2122</b>
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- ZN 1. Add the following information to the Land Use Plan: existing land uses, existing zoning (onsite and adjacent). Zoning and land use should be shown for surrounding properties within 200 feet of project.

**UDG RESPONSE: The existing and surrounding zoning and land uses of SF-2, SF-3, MF-2, and the surrounding zoning and land uses will be added to the PUD application.**

- ZN 2. Show and label clearly the existing and proposed streets and/or roadways. For example, clearly label where existing Colony Loop Drive ends, and proposed extension begins, as well as right-of-way (ROW) widths. If street names have not yet been assigned, use something like "Street A, Street B," etc.

**UDG RESPONSE: Street names or designations and ROW widths will be added to PUD.**

- ZN 3. Identify permitted land uses for each Land Use Area (LU Area) and/or identify a base zoning category for each. For example, the land uses permitted in GR-MU or LR-MU may be appropriate for the Mixed Use Area adjacent to Loyola Lane, or a customized list of land uses. Provide this information each category: Single Family, Residential, Neighborhood Commercial, Mixed Use, Open Space, and Transit Friendly Mixed Use.

**UDG RESPONSE: A list of permitted zoning categories as well as customized land uses will be included in the PUD application.**

- ZN 4. Identify site development standards (lot width, building height, F.A.R., etc.) for each Land Use Area (LU Area) and/or identify a base zoning category for each. Similar to the example in ZN 3, the site development standards established for GR-MU or LR-MU may be appropriate for the Mixed Use Area adjacent to Loyola Lane, or may be customized. Provide this information each category: Single Family, Residential, Neighborhood Commercial, Mixed Use, Open Space, and Transit Friendly Mixed Use.

**UDG RESPONSE: The Master Plan for Colony Park is currently being completed for final presentation to the community on June 23, 2014. It will include detailed Design Standards for the project. This detail will be incorporated into the PUD standards.**

- ZN 5. Verify the maximum number of proposed residential units, by type, and maximum square footage of non-residential development.

**UDG RESPONSE: The Master Plan for Colony Park is currently being completed for final presentation to the community on June 23, 2014. It will include a range of number of units**



**and commercial square footage for the project which will address different market demand development scenarios. This detail will be incorporated into the PUD standards**

ZN 6. Provide information about proposed maximum impervious cover, building coverage, etc. for entire property. Break information down by LU Area, also. Project phasing information will be required also, including phased calculations for these items.

**UDG RESPONSE: The Master Plan for Colony Park is currently being completed for final presentation to the community on June 23, 2014. It will include detailed Design Standards for the project. This detail will be incorporated into the PUD standards.**

ZN 7. Add page numbering (1 of 1, etc.) to each sheet. Provide a site location map (minimum 5" x 5") that clearly shows the PUD project location in relation to city, major roadways. Recommendation: remove hatching from Land Use Areas so topographic information will be easier to read.

**UDG RESPONSE: This will be done.**

ZN 8. Clearly show and label all easements on the property, including recording information.

**UDG RESPONSE: This will be done.**

ZN 9. Specify the maximum number of curb cuts or driveways serving a non-residential project, which shall be the minimum necessary to provide adequate access to the site (Mixed Use Area adjacent to Loyola). Show all adjacent/nearby driveways/curb cuts on land use plan.

**UDG RESPONSE: This will be addressed by the Master Plan documents and illustrative Plan.**

ZN 10. Add note: Gated roadways are prohibited.

**UDG RESPONSE: We agree!**

ZN 11. Add note: PUD will comply with Chapter 25-2, Subchapter E, of the City of Austin Land Development Code.

**UDG RESPONSE: The project will at a minimum comply but in most cases exceed the commercial design standards.**

ZN 12. This project is located within Austin ISD. An Educational Impact Statement (EIS) will be required with PUD submittal.

**UDG RESPONSE: This will be done.**

ZN 13. FYI-- Additional site development regulations may be specified by the Environmental Board, Planning Commission, or City Council.

**UDG RESPONSE: FYI**

ZN 14. Add note stating that public access will be provided to Open Space LU Areas of the PUD.

**UDG RESPONSE: This will be done.**

ZN 15. Additional comments may be generated as information is provided.

**UDG RESPONSE: FYI**

<b>Dev Assessment-Site Plan – Heather Chaffin /TBD - 512-974-2122</b>
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SP 1. A Unified Development Agreement may be required to tie multiple tracts together for the construction, use, and maintenance of stormwater facilities. Be aware this process can take some time to complete, and requires information and consent from any lien-holders.

**UDG RESPONSE: FYI**

SP 2. Identify all waivers or variances to be requested from City Ordinances or development standards.

**UDG RESPONSE: This will be done but at this time none have been identified.**

SP 3. Provide the following information for the development that was not included in the provided summary tables or on the plan:

- a. Maximum impervious cover;
- b. Maximum height (in stories and feet) of all buildings;
- c. Total proposed building coverage (in sq. ft. and percentage), and
- d. Minimum setbacks; please note that additional site development regulations may be specified by the City Council.

**UDG RESPONSE: The Master Plan for Colony Park is currently being completed for final presentation to the community on June 23, 2014. It will include detailed Design Standards for the project. This detail will be incorporated into the PUD standards.**

SP 4. FYI: In addition to requirements contained in Section 2.3.1 (Minimum Requirements), a PUD containing retail, commercial, or mixed use development must comply with Chapter 25-2, Subchapter E (Design Standards and Mixed Use).

**UDG RESPONSE: FYI**

SP 5. Please indicate what percentage of first floor space will be dedicated to pedestrian-oriented uses in the commercial or mixed use buildings.

**UDG RESPONSE: This will be done.**

SP 6. Confirm that all existing and future dedicated easements, including joint access, drainage, conservation, utility, communications, etc. have been shown on the plan, and indicate volume/page, document number, or dedication by plat.

**UDG RESPONSE: This will be done.**

SP7. Show the boundary of all Zoning Districts on or near the site, and note all adjoining land uses.

**UDG RESPONSE: This will be done.**

SP 8. Additional comments may be generated at time of the Planned Unit Development submittal.

**UDG RESPONSE: FYI**

*Please provide detailed information regarding any proposed variances or waivers from Land Development Code/Environmental Criteria Manual standards listed below.*

EV 01 This project is not located over the Edwards Aquifer Recharge Zone.

**UDG RESPONSE: FYI**

EV 02 This project is located in the following watersheds: Walnut Creek; Elm Creek; and Decker Creek. Each of these watersheds is classified as a Suburban Watershed.

**UDG RESPONSE: The project is located predominantly in the Walnut Creek Watershed with an extremely small percentage (~0.7%) amount the far northeast corner of the tract in Decker Creek (approx. 0.5ac) and Elm Creek (approx. 1.0 ac).**

EV 03 COA GIS aerial photos indicate trees are located on this property. Heritage tree preservation is required per LDC 25-8-641 through 648.

**UDG RESPONSE: FYI**

EV 04 COA GIS indicates slopes on this property in excess of 15%. Construction on slopes in excess of 15% is limited per LDC 25-8-301 through 303.

**UDG RESPONSE: FYI**

EV 05 Watershed boundaries are located on this property. Interbasin transfers across the 3 watersheds listed above are limited as follows:

LDC 25-8-365 INTERBASIN DIVERSION.

(A) Development may not divert stormwater from one watershed to another, except as authorized by this section.

(B) A proposed diversion of less than 20% of the site based on gross site area or less than 1 acre, whichever is smaller, may be allowed if the applicant demonstrates that:

(1) existing drainage patterns are maintained to the extent feasible; and

(2) there are no adverse environmental or drainage impacts.

**UDG RESPONSE: Noted.**

EV 06 In addition to heritage tree preservation requirements, tree mitigation is required for tree removal as follows:

19 inches and greater, ECM Appendix F trees: 100%

8 to 18.9 inches, ECM Appendix F trees: 50%

19 inches and greater, all other trees: 50%

8 to 18.9 inches, all other trees: 25%

Note: No mitigation is required for the removal of the following non-native invasive trees, but they need to be included in the tree survey: Tree of heaven; Mimosa; Paper mulberry; White mulberry; Russian olive; Chinese parasol; Golden rain tree; Ligustrum; Chinaberry; Nandina; Photinia; Chinese pistache; Pyracantha; Salt cedar; Chinese tallow; Siberian elm; and Lilac chaste. [ECM 3.5.4.]

**UDG RESPONSE: FYI. There has been a tree survey done of the entire site.**



EV 07 COA GIS shows a Critical Water Quality Zone along Colony Loop Drive and continuing along Ritchie Drive. In addition, a second Critical Water Quality Zone roughly bisects the property (trending north – south). Construction in the Critical Water Quality Zone is limited as described in LDC 25-8-261. Utility and street crossings of the Critical Water Quality Zone are limited per LDC 25-8-261 and 262, respectively.

**UDG RESPONSE: FYI**

EV 08 Erosion/sedimentation control and landscaping will be required during site plan permit review.

**UDG RESPONSE: FYI**

EV 09 As part of the Planned Unit Development review process, PUDs must demonstrate environmental superiority to Land Development Code requirements.

**UDG RESPONSE: The Master Plan documents for this project will demonstrate Environmental Superiority in regards to water quality treatment, green infrastructure approach, natural area buffers, solar orientation, renewable energy capabilities and initiatives, community gardens, landscape and parkland facilities.**

EV 10 An Environmental Resource Inventory is required in accordance with LDC 25-8-121 and ECM 1.3.0.

**UDG RESPONSE: FYI. It is noted that the Watershed Protection department has performed an extensive environmental assessment of the property when the application for the HUD grant was submitted. The project has embraced and enhanced the criteria laid out by this assessment.**

EV 11 Grading in excess of 4 feet is limited per LDC 25-8-341 and 342 as well as LDC 25-8-42(B)(6) and (7).

**UDG RESPONSE: Areas on the site have been previously disturbed by construction activity that has created some areas of greater slope categories. The plan anticipates restoration of these areas back to existing conditions. UDG will work with city staff to develop an appropriate plan to address slope issues as they pertain to the proposed street layout and future development.**

Dev Assessment - Transportation - Amanda Couch - 512-974-28816380
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TR1. 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].

**UDG RESPONSE: The TIA is currently underway and it is anticipated that a draft will be submitted asap.**

TR2. Additional right-of-way may be required at the time of subdivision and/or site plan.

**UDG RESPONSE: FYI**

TR3. The creation of a through lot is prohibited in a single-family residential subdivision unless access to one of the abutting streets is prohibited. LDC, 25-4-172.

**UDG RESPONSE: FYI. None are proposed.**

TR4. Minimum transportation requirements for PUD (2.3.1 & 2.3.2):

- a. Gated roadways are prohibited (2.3.1(J))
- b. Development containing a retail, commercial, or mixed use development must comply with Subchapter E and contain pedestrian-oriented uses as defined in section 25-2-691(C) on the first floor of a multi-story commercial or mixed use building (2.3.2(A)&(C))

**UDG RESPONSE: Noted.**

TR5. Transportation options to meet tier two PUD requirements:

- a. Streets may comply with the City's Great Streets Program.
- b. Bicycle facilities may be provided to connect with existing or planned bicycle routes or other multi-modal transportation features.
- c. Provide for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.

**UDG RESPONSE: Noted. Master Plan anticipates street and pedestrian enhancements, bicycle facilities, ADA accessibility enhancements.**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Loyola Lane	135'	85'	Arterial	Yes	No	Yes

Dev Assessment - Water Quality - Beth Robinson - 512-974-6312

WQ1. No Water Quality comments at this time.

Dev Assessment -Drainage Engineering -Beth Robinson-512-974-6312

DE 1. Please show the approximate limits of 100-year and 25-year flood plains on the plans. A drainage area of 64acres or greater is considered to create a "flood plain".

**UDG RESPONSE: This will be done.**

DE 2. It is my understanding that the culverts at Loyola Lane would either be upgraded or upstream detention would be provided to address the capacity problems within this PUD; please advise.

**UDG RESPONSE: At this time it is anticipated that on-site detention will be provided, and no upgrades to culverts at Loyla Lane are anticipated.**

Dev Assessment - Electric - David Lambert - 512-322-6109

EL 1. FYI: Any relocation of existing electric facilities shall be at developer's expense.

**UDG RESPONSE: FYI**

EL 2. FYI: Developer is responsible for the cost of street lighting.

**UDG RESPONSE: FYI**

EL 3. FYI: On any final plat, at least a ten foot electric easement shall be required along any neighborhood street. Along Loyola, a fifteen foot electric easement shall be required.

**UDG RESPONSE: Noted. Coordination with AE has begun, and alternative easement locations (including in alleys) will be provided.**

EL 4. FYI: Donald Pleasant at ph. 512-505-7223 is the initial Austin Energy contact for electric service design.

**UDG RESPONSE: Discussions with Don Pleasant have started with the Master Plan design.**

*The following comments are from Lena Lund, ph. 512-322-6587, on behalf of Austin Energy's Transmission group.*

ET1. Show existing electric transmission facilities (lines and structures) located on the property. Identify the recording information for the easement and the ownership as being City of Austin (Electric Transmission) to the plans.

**UDG RESPONSE: This will be done.**

ET2. FYI: Trees are prohibited within 25 feet of the base of transmission structures and on either side of the transmission line. Only trees from the Utility Compatible Shade Trees list are permitted to be planted within 30-40 lateral feet from any overhead transmission conductor.

**UDG RESPONSE: FYI**

ET3. FYI: Shrubbery shall not obstruct access to the base of the transmission structures. Climbing vegetation on electric facilities is prohibited. Compost and mulch are prohibited around the base of the transmission structures.

**UDG RESPONSE: FYI**

ET4. DO NOT DIG OR GRADE WITHIN 15 FEET OF THE TRANSMISSION STRUCTURES.

Grading around electric transmission structures must be coordinated with Austin Energy prior to commencement of grading. Call Doug Weise at 512.505-7023 to schedule a meeting.

**UDG RESPONSE: Work and coordination with AE will continue through the design and implementation of the Master Plan.**

Dev Assessment - Flood Plain Review - Henry Price - 512-974-1275



FP 1. You will need to provide drainage area maps showing the contributing drainage to the creeks that runs through your site.

**UDG RESPONSE: This will be done.**

FP 2. From topographic inspection it appears that some of the creeks within the desired development area have a contributing drainage area of at least 64 acres. As such provisions in Austin's Drainage Criteria Manual (DCM) require you to perform a floodplain study to determine the limits of the fully-developed 100-year floodplain using methods outlined in within the criteria manual. If your drainage area maps indeed shows this the following will be required:

- i. Provide the floodplain reviewer a copy of the floodplain study, including electronic copies of the hydrologic and hydraulic models used to determine the flows and water surface elevations in the tributary, hydraulic cross section layout sheets, and information used in the development of the study.
- ii. On applicable site plan sheets, please delineate and clearly label the limits of the 100-year floodplain.
- iii. If modifications to the floodplain are proposed, the applicant must show that there are no adverse impacts to the floodplain as a result of the modification. Adverse impacts include a loss of floodplain storage volume and rises in flood elevations on adjacent properties. Applicant may have to provide supporting documentation, including modeling to show no adverse impacts as a result of the proposed development.

**UDG RESPONSE: Floodplain study will be submitted with the Preliminary Plan. All future site plans will include floodplain delineation.**

FP 3. The limits of the determined floodplain will need to be contained within a drainage easement.

**UDG RESPONSE: Noted.**

FP 4. Proposed building and parking that encroach in the limits of the 100-year floodplain will be required to receive a floodplain variance.

**UDG RESPONSE: Noted. None proposed.**

<b>Dev Assessment - Subdivision - Don Perryman - 512-974-2786</b>
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SR1. A preliminary plan, or multiple preliminary plans will need to be filed prior to, or concurrently with final plats. In the PUD ordinance, I recommend extending lifespan of your preliminary plans beyond current code allowances, (i.e. Mueller preliminary plan is good for 20 years).

**UDG RESPONSE: Noted. It will be requested in the PUD application that the Preliminary Plan have an extended lifespan.**

SR2. In the PUD ordinance I would also recommend you include that any revisions to the preliminary plan(s) that does not affect areas outside of the development, be reviewed as a minor revision or minor deviation.

**UDG RESPONSE: Noted. This will be requested with the PUD application.**

SR3. If there are any specific subdivision related questions you have, please contact me directly.

**UDG RESPONSE: Noted.**

<b>Dev Assessment - WWW - Bradley Barron - 512-972-0078</b>
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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.

**UDG RESPONSE: Noted.**

<b>Industrial Waste Review - Anthony Mueske - 512-972-1060</b>
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IW1. There are no requirements at this stage of the development process. A review of the water and wastewater configuration as it relates to Chapter 15-10 of the Austin City Code (Wastewater Regulations) will occur when a site development permit application is submitted.

**UDG RESPONSE: FYI**