

ZONING CHANGE REVIEW SHEET

C6
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CASE: C814-2014-0005.SH
Z.A.P. DATE: September 16, 2014
Colony Park Sustainable Community Initiative PUD

ADDRESS: Loyola Lane between Johnny Morris Road and Decker Lane

AREA: 208 acres

OWNER: Austin Housing Finance Corporation (Sandra Harkins)

AGENT: Urban Design Group (Laura Toups)

FROM: SF-2, SF-3, and MF-2

TO: PUD

TIA: Under Review

SCENIC ROADWAY: No

WATERSHEDS: Walnut Creek, Elm Creek and Decker Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SUMMARY STAFF RECOMMENDATION:

Staff recommends the proposed Planned Unit Development rezoning request as outlined in this report. The proposed rezoning would be subject to the requirements of Traffic Impact Analysis (TIA) that would be tied to the property by public Restrictive Covenant.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

September 16, 2014:

ENVIRONMENTAL BOARD RECOMMENDATION:

September 3, 2014: *TO GRANT PUD ZONING AS RECOMMENDED BY STAFF. (7-0) (R. Deegan- 1st, M. Neely-2nd)*

ISSUES:

Austin Housing Finance Corporation (AHFC) has submitted a Planned Unit Development (PUD) 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. As a S.M.A.R.T. housing project, the project commits 20% of the residential units to serve households at or below 80% median family income (MFI). Please refer to *Exhibit A (S.M.A.R.T. Housing Certification)*.

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 HUD grant requires completion of the PUD zoning and a portion of the platting by the end of 2014.

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2**DEPARTMENT COMMENTS:**

The subject tract is located north of Loyola Lane between Johnny Morris Road and Decker Lane. The subject tract is currently undeveloped, and is zoned Single family residence standard lot (SF-2) district, Family residence (SF-3) district, and Multifamily residence low density (MF-2). Residential neighborhoods zoned SF-3 are located to the west and east of the subject tract. Overton Elementary School (AISD) is located southwest of the rezoning tract on part of a 50-acre tract that is zoned Public (P); this tract includes dedicated parkland owned by the City of Austin. The northwest property line abuts Capital Metro right-of-way (ROW) that is planned as the future Green Line. 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. Please refer to **Exhibits B and C (Zoning Map and Aerial View)**. The project proposes the following mix of land uses:

Multifamily	1,622 Units Maximum
Single Family	866 Units Maximum (Includes Detached, Attached, and Eco-Cottage housing types)
Accessory Dwelling Units	543 Units Maximum
Commercial	522,449 Square Feet Maximum
Institutional/Civic	438,608 Square Feet Maximum
Street/Alley R.O.W.	65.136 Acres Maximum
Open Space	
Parkland	9.108 Acres Minimum
Natural Area	45.853 Acres Minimum

These land uses will be located in five designated neighborhoods. Four neighborhoods allow mixed use, but are predominately single family residential in character. The fifth neighborhood, Loyola Town Center, is a more traditional mixed use development, focusing on ground floor retail, commercial, institutional/civic, and multifamily. Please refer to **Exhibit D (PUD Land Use Plan)**.

The project will comply with all Tier One PUD development standards, as well as several Tier Two standards. Please refer to **Exhibit E (Tier One / Tier Two Tables)**. Key superiority items include:

- As a S.M.A.R.T. housing project, the project commits 20% of the residential units to serve households at or below 80% median family income (MFI).
- 54.961 acres of open space shall be provided, far exceeding the 10 acre requirement. The proposed open space will tie into existing parkland and community features (Overton Elementary School).
- Overall allowable impervious cover is reduced by approximately 10 acres.
- The PUD includes setbacks of 50' for unclassified drainage areas of at least 32 acres. Additionally, setbacks have been provided for approximately 95% of the length of unclassified waterways on the site.
- CEF setbacks are provided for an additional 11.7 acres of unclassified headwaters, with an additional 23.6 acres of natural open space area adjacent to the CEF setbacks and critical water quality zones.
- Approximately 23 acres of currently untreated, existing development adjacent to this proposed PUD will drain to and be treated by water quality controls in the Colony Park PUD;
- The PUD will use green water quality controls (bio-filtration, rain gardens, etc.) for all stormwater treatment.

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The rezoning proposes one environmental variance, which received support from the Environmental Board at the September 3, 2014, meeting. Since the PUD is located in Suburban Watersheds/Desired Development Zone, impervious coverage limits are typically established by watershed regulations, which differentiate between general land use categories. The PUD proposes exceeding the impervious coverage typically allowed for Mixed Use, (24.24 acres instead of 19.41 acres). As illustrated on the table below, the PUD reduces the allowable overall impervious cover by approximately 10 acres (110.17 acres instead of 120.10 acres.)

Use	Code IC %	Code IC Acres	Proposed % IC	Proposed IC Acres
Single Family	55%	87.04	47%	74.18
Multi-family	60%	6.98	58%	6.73
Mixed Use	65%	19.41	81%	24.24
Commercial	80%	6.68	60%	5.02
		120.10		110.17

Based on this information, and other environmental superiority items, the Environmental Board voted unanimously to grant the variance request and to support the PUD rezoning request overall. Please refer to **Exhibit F (Environmental Board Documents)**.

The project proposed adding a maximum total of 3,031 residential units to the area. Since the property is still owned by Austin Housing Finance Corporation and future development will be by private developers, detailed information about unit size/bedrooms is not available at this time. An Educational Impact Statement (EIS) is currently under review by Austin Independent School District (AISD). Please refer to **Exhibit G (Educational Impact Analysis Application)**.

The PUD also proposes alternative street standards and non-standard lot sizes for single family residential development. Staff review shows these alternative design scenarios reflect many of the priorities of Imagine Austin and other City policies. Open space is used to protect creeks and wetland areas, and neighborhoods and roadways are planned with respect to these natural features and open areas. This resulted in the five compact and connected neighborhoods that have a mix of land uses. Additionally, the PUD is designed to provide a variety of housing types that are not achievable under current Code requirements. The different lot sizes, neighborhood groupings, and connected natural and transportation features all reflect City goals and policies. Please refer to **Exhibit H (Traffic Impact Analysis Memorandum)**.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-2, SF-3, MF-2	Undeveloped
North	SF-2, Unzoned	Undeveloped, Rural residential, Capital Metro R.O.W.
South	SF-2, MF-2, GR, MH, SF-3, SF-4A	Undeveloped, Mobile home park, Single family residential
East	SF-3, MF-2, GR, P, GR-CO	Single family residential, Duplex residential, Fourplex residential, Multifamily residential, Undeveloped
West	P, SF-2, Unzoned	Overton Elementary School, Single family residential

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0158 7311 Decker Lane	From MF-3-CO, GR to CS	ZAP 3/5/2013: To grant CS-CO zoning as rec.by staff, w/ the addl. prohibited land use of adult oriented business. (5-0-2) [Rojas, Meeker 2 nd] (Seeger, Compton absent.) Permitted land uses are GR uses plus the following CS uses: Ag. Sales and Services, Campground, Convenience Storage, Equip. Repair Services, Food Preparation (not to exceed 5,000 square feet), Limited Warehousing	3/21/2013: Ord No. 20130321-064 for CS-CO as rec. by ZAP approved on consent. (7-0) [Spelman, 1 st , Martinez, 2 nd .]

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		and Distribution, Maintenance and Service Facilities, and Veterinary Services. Vehicular trips shall be limited less than 2,000 per day.	
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ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk	Bus Route	Bike Route
Loyola Lane	120'-135'	80'	Arterial	Yes	Yes- #37	Yes

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhood Councils
 Bluebonnet Hills Association
 Colony Park Neighborhood Association
 Del Valle Community Coalition
 Friends of the Emma Barrientos MACC

CITY COUNCIL DATE/ACTION:

September 25, 2014:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin
 e-mail: heather.chaffin@austintexas.gov

PHONE: 974-2122



City of Austin

P.O. Box 1088, Austin, TX 78768
www.cityofaustin.org/housing

EXHIBIT A

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Neighborhood Housing and Community Development Department

1100 E. 11 Street, Suite 200
Austin, Texas 78702

September 2, 2014 (revision to letter dated 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 3181 or regina.copic@cityofaustin.org 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 3,031 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. Twenty percent (20%) 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. The revision updated residential unit count from 1,700 to 3,031 and increase the percentage of residential units to serve households at or below 80% AMI from 17% to 20%.

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

Zone Verification
Parkland Dedication (separate
drawings)
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.

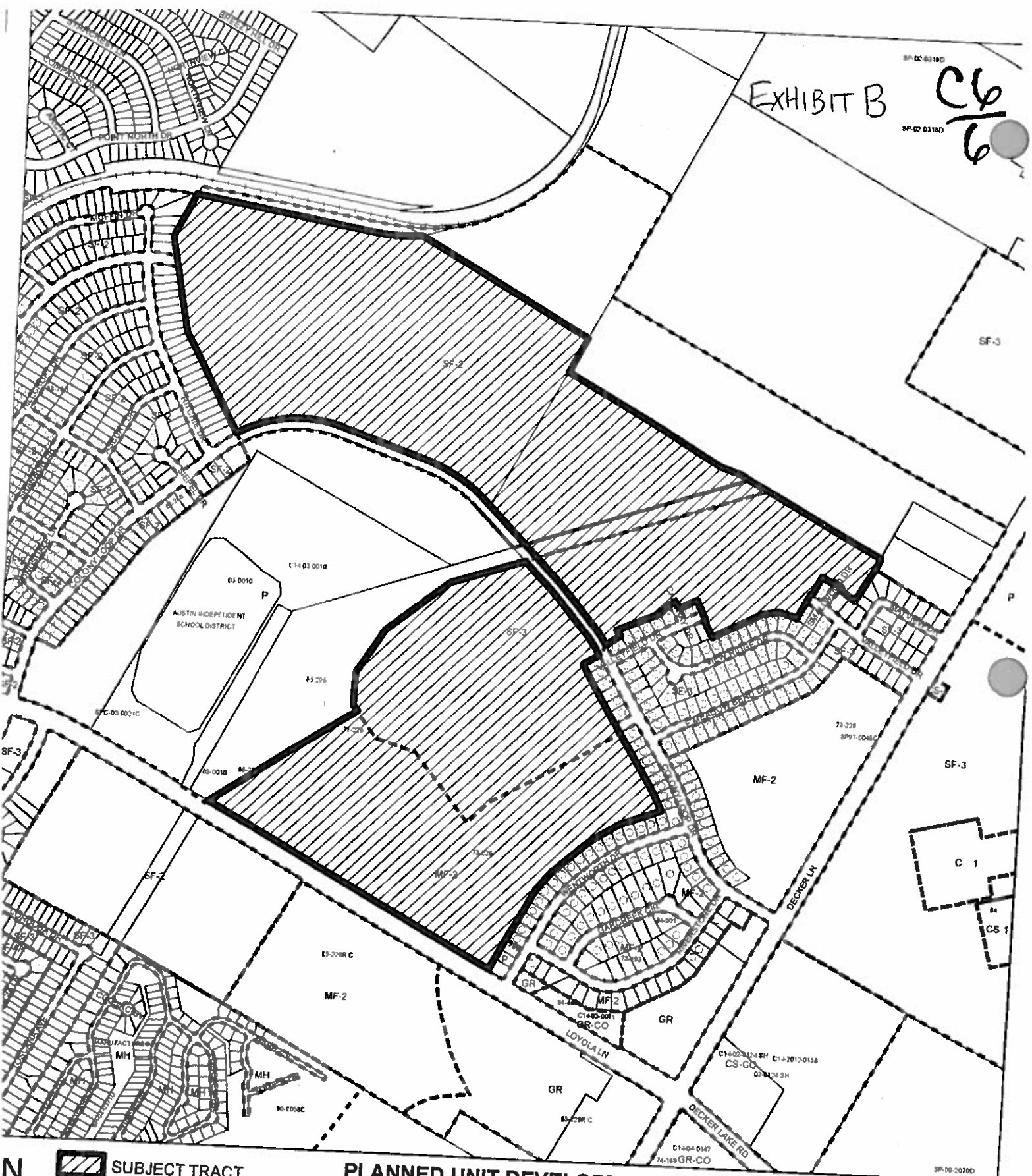
Please contact me at 512 974 3154 if you need additional information.

Gina V. D. [Signature]

SP 02 0318D
SP 02 0318D

EXHIBIT B

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- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY



1" = 800'

PLANNED UNIT DEVELOPMENT
ZONING CASE#: C814-2014-0110.SH

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.

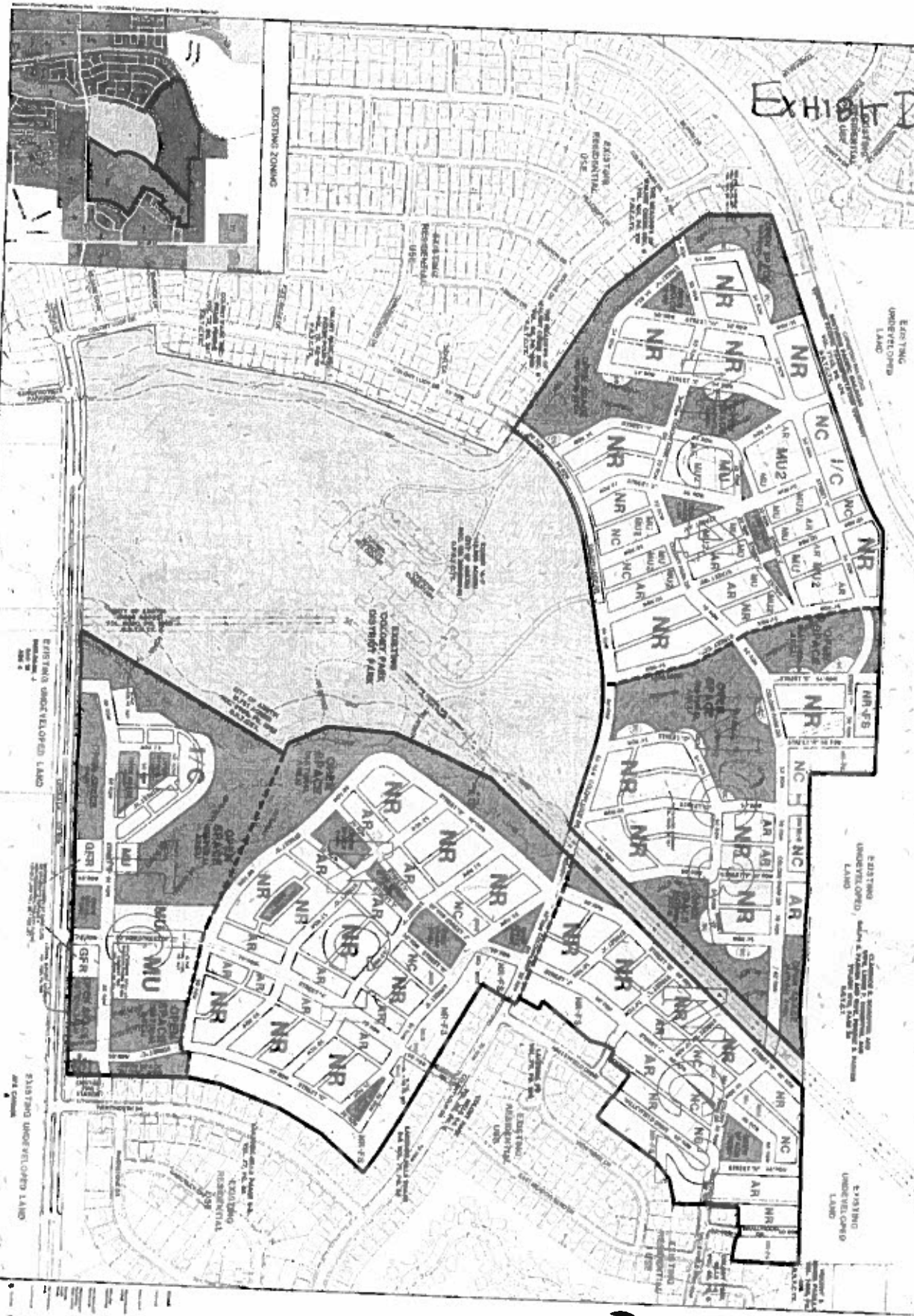
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





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EXHIBIT D



**COLONY PARK
SUSTAINABLE
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P.U.D.**

**GENERALIZED
LAND USE MAP**

8/10/2014

Owner: **Colony Park Sustainable Community Initiative**
Project: **Generalized Land Use Map**
Map Scale: **1" = 100'**
Map Date: **8/10/2014**



LEGEND

- Major Roadway**
- Minor Roadway**
- Property Boundary**
- Existing Land Use**
- Proposed Land Use**
- Future Land Use**
- Water**
- Other**



GENERAL INFORMATION										DETAILED INFORMATION									
1. Name of the Project		2. Location		3. Date of Survey		4. Surveyor's Name		5. Surveyor's Address		6. Surveyor's Phone		7. Surveyor's Email		8. Surveyor's Signature		9. Surveyor's Stamp		10. Surveyor's License	
11. Name of the Client		12. Client's Address		13. Client's Phone		14. Client's Email		15. Client's Signature		16. Client's Stamp		17. Client's License		18. Client's Name		19. Client's Address		20. Client's Phone	
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21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80
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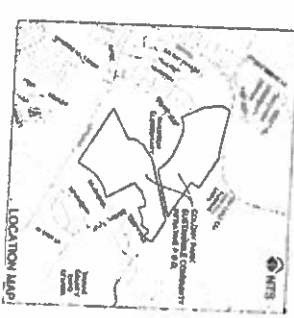
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Age in yr at Enrollment		Age at Discharge		Age at Death	
yr	mo	yr	mo	yr	mo
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2	12	2	3	2	3
3	18	3	3	3	3
4	24	4	3	4	3
5	30	5	3	5	3
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72	432	72	3	72	3
73	438	73	3	73	3
74	444	74	3	74	3
75	450	75	3	75	3

Figure 1 is a scatter plot illustrating the relationship between the number of days of rain (X-axis) and the number of days of sunshine (Y-axis) for 10 different days. The X-axis ranges from 0 to 10, and the Y-axis ranges from 0 to 10. The data points are plotted as solid black circles. A dashed line represents the line of best fit, which is a straight line with a negative slope, starting at approximately (0, 10) and ending at (10, 0). The data points are scattered around this line, showing a clear negative correlation.

COLONY PARK
SUSTAINABLE
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P.U.D.

9/11/2014

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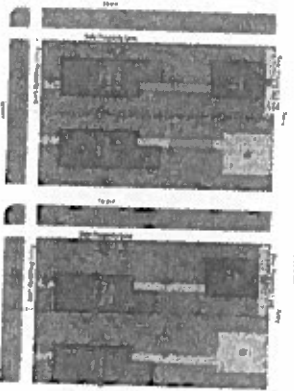
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SMOKE EXHAUST SYSTEMS

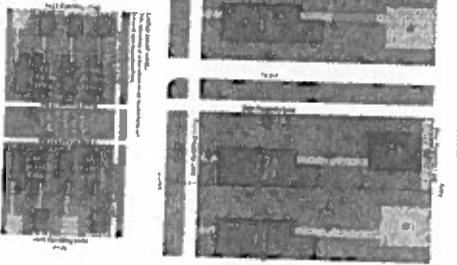


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6	6	1000	
7	7	1000	
8	8	1000	
9	9	1000	
10	10	1000	

TYPE 1 EXHAUST UNIT



TYPE 2 EXHAUST UNIT



SMOKE EXHAUST SYSTEMS



System	Unit	Capacity	Notes
1	1	1000	
2	2	1000	
3	3	1000	
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7	7	1000	
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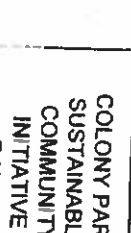
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TYPE 2 EXHAUST UNIT

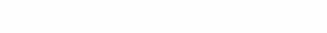


SMOKE EXHAUST SYSTEMS



System	Unit	Capacity	Notes
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3	3	1000	
4	4	1000	
5	5	1000	
6	6	1000	
7	7	1000	
8	8	1000	
9	9	1000	
10	10	1000	

TYPE 1 EXHAUST UNIT



TYPE 2 EXHAUST UNIT



**COLONY PARK
SUSTAINABLE
COMMUNITY
INITIATIVE
P.U.D.**

**BUILDING TYPE
LOT TABLES**

SHEET 1 OF 3

8/10/2014

OWNER: BUDGET
PROJECT: COLONY PARK
SUSTAINABLE COMMUNITY INITIATIVE
P.U.D.
ASTORIA, OR 97103

DESIGNER: BUDGET
PROJECT: COLONY PARK
SUSTAINABLE COMMUNITY INITIATIVE
P.U.D.
ASTORIA, OR 97103

DATE: 8/10/2014
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

SMOKE EXHAUST SYSTEMS

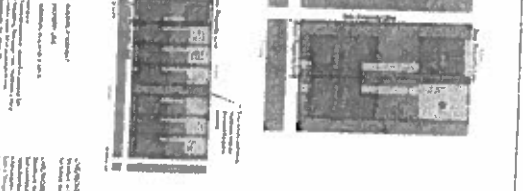


System	Unit	Capacity	Notes
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3	3	1000	
4	4	1000	
5	5	1000	
6	6	1000	
7	7	1000	
8	8	1000	
9	9	1000	
10	10	1000	

TYPE 1 EXHAUST UNIT



TYPE 2 EXHAUST UNIT



SMOKE EXHAUST SYSTEMS



System	Unit	Capacity	Notes
1	1	1000	
2	2	1000	
3	3	1000	
4	4	1000	
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7	7	1000	
8	8	1000	
9	9	1000	
10	10	1000	

TYPE 1 EXHAUST UNIT



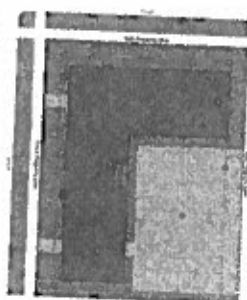
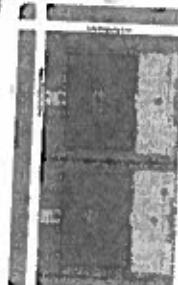
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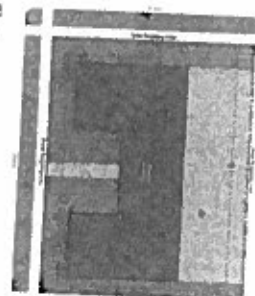
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The image shows a document page with multiple columns of text and numbers. The page is oriented vertically and appears to be a scan of a physical document. The text is mostly illegible due to the quality of the scan, but the layout suggests a form or ledger with various fields for data entry. There are several columns of varying widths, some containing numbers and others containing text. The overall appearance is that of a historical or official record.



The image shows a stack of several blank, lined pages from a notebook. The pages are slightly aged and show horizontal ruling lines. A vertical margin line is visible on the left side of the pages. The text on the pages is faint and mostly illegible, appearing to be a mix of English and possibly some other language. The pages are stacked on top of each other, with the top page being the most visible.



Appendix 2: CIP 2

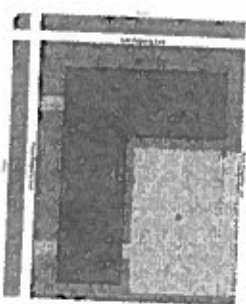
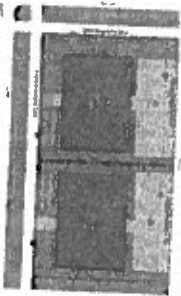
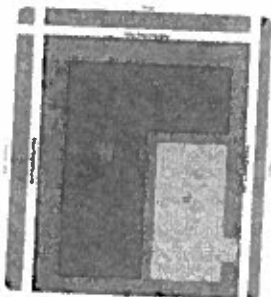
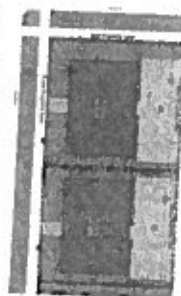
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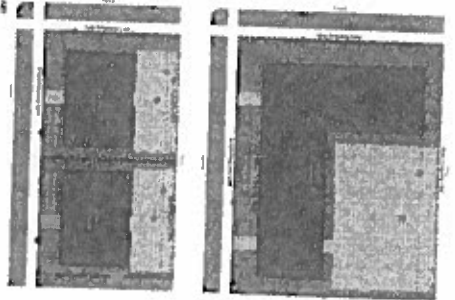
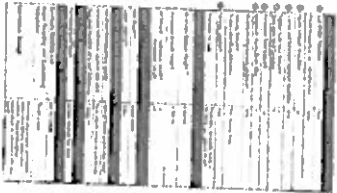
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Audiotex Holdings	William Schuchman
Financial Corporation	John E. Kelly
1000 E. 11th Street	
Suite 200	
Austin, TX 78701	
Encounter	
United States Circuit	
1000 E. 11th Street	
Suite 200	
Austin, TX 78701	

FOR OFF-PRINTS: Publishing and circulation information: TALE & INFORMATION, 10000 THE LOST VALLEY DRIVE, SUITE 101, DALLAS, TX 75243



100-443886-100

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Page 1 of 2

CHARTER: AUSTIN HOUSEBO FINANCE CORPORATION 1400 E. 11TH STREET SUITE 200 AUSTIN, TX 78702	EXCLUSIVE: URBAN DESIGN GROUP 17100 E. DALL Pkwy. #140 2000 STAMFORD RD SUITE 101 AUSTIN TX 78704
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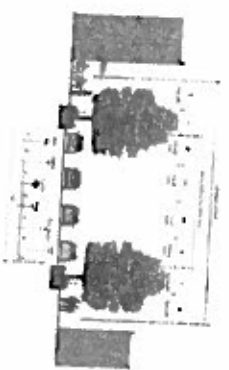
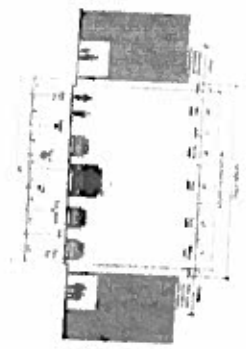
STREET SECTIONS

Plan view of the proposed development showing the layout of the streets and the location of the buildings. The streets are shown in a grid pattern, and the buildings are shown as rectangular blocks. The plan view is oriented with North at the top.

Street Name	Width (ft)	Length (ft)	Area (sq ft)
North Street	40	100	4,000
East Street	40	100	4,000
South Street	40	100	4,000
West Street	40	100	4,000
Diagonal Street	40	100	4,000



STREET SECTION



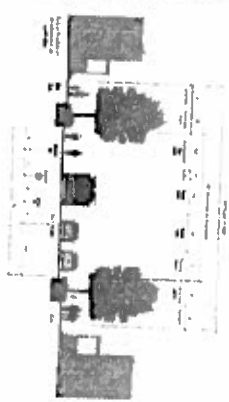
**COLONY PARK
SUSTAINABLE
COMMUNITY
INITIATIVE
P.U.D.**

STREET SECTIONS

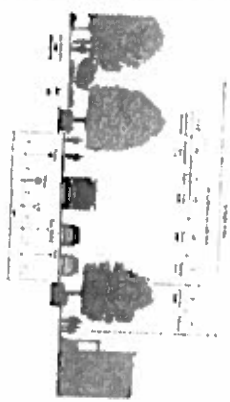
OWNER: COLONY PARK
DESIGNER: COLONY PARK
DATE: 11/11/2014
SHEET 1 OF 2
NORTH IS UP

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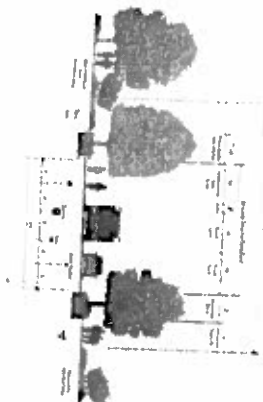
The Street Section is a key element of the design and is a critical component of the overall design. It provides a visual representation of the proposed street design and is used to communicate the design to the public and to the decision-making process.



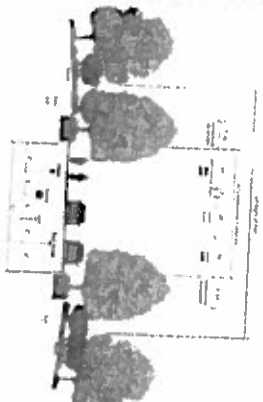
The Street Section is a key element of the design and is a critical component of the overall design. It provides a visual representation of the proposed street design and is used to communicate the design to the public and to the decision-making process.



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COLONY PARK SUSTAINABLE COMMUNITY INITIATIVE P.U.D.

STREET SECTIONS

SHEET 2 OF 3
8/27/2014

OWNER: AUSTIN HOUSTONS
DESIGNER: URBAN DESIGN GROUP
1800 E. 11TH STREET
SUITE 200
AUSTIN, TX 78702
AUSTIN, TX 78704

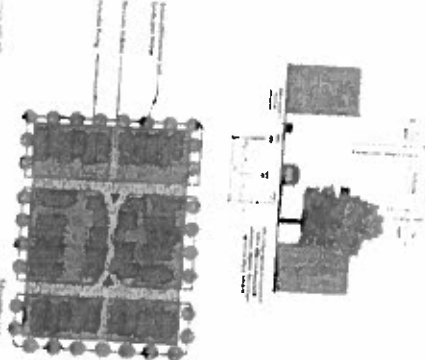
And there's always enough space for giving up just after the office, with a temporary desk and two seats on either side. The very latest seating, standing desks, is still being tried out here. Every person has something to do. And the only thing to do is to do it.



For any more information on World War One, visit the website of a historical learning center.

[illegible]

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doi:10.1111/j.1365-2796.2006.01646.x
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COLONY PARK
SUSTAINABLE
COMMUNITY
INITIATIVE
P.U.D.

STREET SECTIONS
Sheet 1 of 1

CONVAL
Auto's Housing
Financial Corporation
1300 P. 11TH STREET
SUITE 200
Austin, TX 78704

ENDOWMENT
United Church Group
2000 West First St.
Austin, TX 78701
Austin, TX 78704

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17

§2.3 - TIER ONE REQUIREMENTS

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

EXHIBIT E			
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 the natural environment started by adopting the COA staff recommendation of preservation of creek buffers for drainage ways of watersheds 64 acres when this was not part of the Code. The master plan that started in October 2013 included these creek protection measure which are now adopted into code. In addition, the PUD includes setbacks of 50' for unclassified drainage areas of at least 32 acres. There is additional open space along these "fingers of nature" that provide for public enjoyment of these areas. The Design Guidelines that will be adopted as a part of the Master Plan and PUD set the requirements for high quality development and innovative design that accomplishes the Compact and Connected goals of the Imagine Austin Comprehensive Plan 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: ~55 acres (26.4% 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.

4	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. Specifically the PUD will do the following: Does not disturb the CWQZ (except for allowed street crossings), will provide vegetative restoration in buffer zones, provides for a well-designed public trail system with educational system, requires specific culver crossing design for animal crossings, avoids any floodplain modifications, has been designed to provide for optimum solar orientation of all residential lots to add to the potential for Net Zero Energy Capable homes.
5	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.
6	2.3.1.H	Landscaping	Exceed the minimum landscaping requirements of the City Code.	Landscaping requirements will exceed City Code. Street trees will be required on all streets (both commercial and residential). Typical tree spacing will be an average of 30' for typical alley-served single-family lots and multi-family attached lots, 35'-40' for front-served single-family lots and single-family attached lots, and per 25-2 Subchapter E for stacked multi-family, mixed use, retail, and institutional/civic lots. At approximately 48,000 LF of streets at average 35' tree spacing, over 2700 street trees alone will be planted (in addition to lot trees and alley trees).
7	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.
8	2.3.1.J	Transportation & Connectivity	Prohibit gated roadways.	Gated roadways are not proposed and will be prohibited.
9	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.
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11	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.
12	2.3.2.A	Commercial Design Standards	Comply with Chapter 25-2, Subchapter E (Design Standards And Mixed Use).	Master Plan Design Guidelines will comply with intent of Subchapter E.
13	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).	Master Plan Design Guidelines will comply with intent of Subchapter E.
14	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.	Master Plan Design Guidelines will comply with intent of Subchapter E.

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§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	
1	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.	Colony Park PUD meets or exceeds requirements by: Open space provided is ~ 6x required. Total open space required: ~10 acres Total open space provided: ~55 acres (~26.4% 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 or other assertion of entitlement to follow older code provisions is proposed.
2	Environment / Drainage	Provides water quality controls superior to those otherwise required by code.	Stormwater quality facilities will treat stormwater runoff to required levels, which will be quantitatively supported. A number of additional qualitative stormwater quality techniques are also being employed that will provide further stormwater quality benefits. These include increased tree plantings (especially street trees), requirements for disconnected impervious cover at the residential and commercial lot-level, ROW and lots) and use of porous pavement for pedestrian sidewalk areas.
3	Environment / Drainage	Uses green water quality controls as described in the Environmental Criteria Manual to treat at least 50 percent of the <u>water quality volume required by code</u> .	Green water quality controls, including Rain Gardens, Biofiltration Ponds, Porous Pavement for Pedestrian Use, and Non-Required Vegetation will be incorporated for <u>100% of the required water quality treatment volume</u> .
4	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 drain to and may be treated by water quality controls in the <u>Colony Park PUD</u> .
5	Environment / Drainage		

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	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.	Impervious cover is reduced more than five percent below the otherwise allowed maximum. Allowed impervious cover per 25-8-392 for the proposed uses would be 57.7% of the gross site area (or 120.10 ac of IC allowed). Proposed impervious cover based on the maximum allowed per lot in The Colony Park PUD is 52.9% of the gross site area (or max of 110.16 ac of IC proposed). Proposed impervious cover is 8.3% below the maximum otherwise allowed by code.
7	Environment / Drainage	Provides minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres.	Furthermore, the PUD concentrates the density and impervious cover outside of environmentally sensitive corridors, leaving considerable more undeveloped land area. Setbacks have been provided for approximately 95% of the length of unclassified waterways on the site.
8	Environment / Drainage	Provides volumetric flood detention as described in the Drainage Criteria Manual.	Peak flow matching will be used to analyze anticipated stormwater detention facilities to mitigate developed stormwater flows to predevelopment levels or less.
9	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.
10	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. Sections 25-8-261 and 25-8-262 will remain in effect to allow street and trail crossings and other uses as specifically listed in these sections.
11	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. No concrete lined channels are proposed. The Design Guidelines require use of natural materials and prohibit use of concrete channels.
12	Environment / Drainage	Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.	Degraded riparian areas and creek buffers that have limited existing trees will be targeted for restoration with native trees and other vegetation.
13	Environment / Drainage	Removes existing impervious cover from the Critical Water Quality Zone.	N/A - No existing impervious cover exists in the CWOZ

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14	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 will be removed. Proposed tree planting requirements in the PUD will greatly improve the tree canopy coverage of the site with desirable, native trees. Landscaping requirements will exceed City Code. Street trees will be required on all streets (both commercial and residential). Typical tree spacing will be an average of 30' for typical alley-served single-family lots and multi-family attached lots, 35'-40' for front-served single-family lots and single-family attached lots, and per 25-2 Subchapter E for stacked multi-family, mixed use, retail, and institutional/civic lots. At approximately 48,000 LF of streets at average 35' tree spacing, over 2700 street trees alone will be planted (in addition to lot trees and alley trees).
15	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 and will be planted per COA tree planting specifications and details, or better.
16	Environment / Drainage	Provides at least a 50 percent increase in the minimum waterway and/or critical environmental feature setbacks required by code.	Code required CWQZ setbacks on site is 9.1 acres. Additional provided waterway setbacks total 11.7 acres, for a total of 20.8 acres (or 229% of the required area).
17	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.	Developed areas and impervious cover have been clustered away from all waterways on the site. CWQZ setbacks and redistributed CEF setbacks have been provided around the waterways. Additional buffer open space area outside of these setbacks has also been provided.
18	Environment / Drainage	Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas.	The very low permeability of the soils on the site precludes large-scale use of porous pavement for vehicular travelways. The Master Plan and Design Guidelines document does encourage the use of porous pavement on sites and individual lots for vehicular parking areas in conjunction with soil amendment techniques to improve soil permeability.
19	Environment / Drainage	Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use.	The Master Plan and Design Guidelines facilitate use of porous pavement for pedestrian walkways in conjunction with soil amendment techniques to improve soil permeability, both within the ROW and on individual lots.
20	Environment / Drainage	Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.	The Master Plan and Design Guidelines encourage rainwater harvesting techniques where appropriate in commercial development, as well as implementation of rainwater harvesting at the residential lot level. In addition, a reclaimed water system will be constructed to provide reclaimed water for irrigation within public rights-of-way. Reclaimed water will not be applied to CWQZ or CEF buffer areas.
21	Environment / Drainage	Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.	Runoff from impervious surface areas totalling or exceeding the required landscape area are required to be directed to the landscape areas. The Master Plan Design Guidelines require all roof runoff be directed to landscape areas.
22	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, the creation of an Eco Concerge (inform future residents as to environmental programs) as a part of the Master Developer program.

2/2

23	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.
24	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. The Master Plan includes a map of suggested locations for public art throughout the project.
25	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).	Street sections in the PUD comply with the intent of the Great Streets Program.
26	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 includes community open space uses, including distributed and connected parks and open spaces, community gardens, and greatly increased connectivity to existing community uses in the existing adjacent COA parkland (school, recreation center, future park amenities).
27	Community Amenities	Provides publicly accessible multi-use trail and greenway along creek or waterway.	Yes
28	Transportation	Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	Yes
29	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
30	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.
31	Affordable Housing	Provides for affordable housing or participation in programs to achieve affordable housing.	The project will have a goal of 20% income-restricted housing.
32	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.
33	Accessibility	Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	Development will meet all applicable accessibility requirements.
34	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. This will be addressed in more detail in the Implementation Plan.

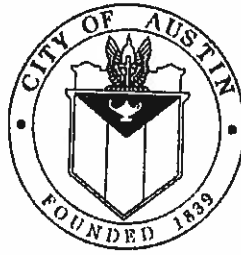


EXHIBIT F

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23

ENVIRONMENTAL BOARD MOTION 20140903 004c

Date: September 3, 2014

Subject: Colony Park Planned Unit Development SP-2013-0295DS

Motioned By: Robert Deegan

Seconded By: Mary Ann Neely

Whereas, the proposed PUD would achieve substantial environmental superiority, including all Tier I and many Tier II requirements, and

Whereas, the Development employs a green infrastructure sustainability, with development around increased open space and additional creek buffers.

Therefore, the Environmental Board recommends approval of the Planned Unit Development.

Vote 7-0-0-0

For: Deegan, Maxwell, Neely, Perales, Redmond, Smith, and Schissler

Against: None

Abstain: None

Absent: None

Approved By:

Dr. Mary Gay Maxwell, Chair



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25

MEMORANDUM

TO: Mary Gay Maxwell, Chairperson and Members of the Environmental Board

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

DATE: September 3, 2014

SUBJECT: Colony Park PUD – C814-2014-0110.SH

Overview

This summary is being provided to the Environmental Board as a supplement to the overall Planning and Development Review recommendations for the Colony Park PUD. The following is a description of the environmental aspects and considerations that have been addressed during Environmental Review of the proposed PUD, including proposed exceptions to the environmental code requirements that have been requested. These recommendations are to be considered in the overall context of the Planning and Development Review recommendations for this project.

Description of Project

The Colony Park PUD proposes single family, multi-family, commercial, mixed use (commercial and multi-family), civic use, parkland, and open space located on approximately 208 acres of land in the City's Full Purpose jurisdiction. Specific proposed development is provided in Attachment One: Engineering Drawings. The project is located on the north side of Loyola Lane approximately 0.3 miles west of the intersection of Loyola Lane and Decker Lane (Attachment Two: Driving Directions). The project is located in the Walnut Creek, Elm Creek, and Decker Creek Watersheds, which are all classified as Suburban Watersheds and Desired Development Zone. The project is not located over the Edwards Aquifer Recharge Zone.

Existing Topography / Vegetation

The site elevation ranges from 496 to 620 feet above mean sea level. The topography is characterized by moderate hills mainly from northeast to west across the property. There are no naturally occurring slopes in excess of 15% within the property. Critical environmental features are present on the site as shown in Attachment One: Engineering Drawings. No heritage trees are located on this site. Existing woody vegetation is predominantly mesquite.

Water/Wastewater

Water and wastewater service will be provided by the City of Austin

Environmental Code Exception Request

The applicant seeks one environmental Code exception as part of this Planned Unit Development:

- **LDC Sections 25-8-392(B)(5)(a) through (c) to exceed impervious cover limits for mixed use development**

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Land Development Code Section 25-8-392 and ECM Appendix Q-5 establish impervious cover limits for single family, multi-family, commercial, and mixed-use development in a full purpose, Suburban Watershed. Although the proposed mixed-use development will exceed the allowable impervious cover, the applicant will comply with overall impervious cover limits on a PUD-wide basis.

Review of Tier One and Tier Two Criterion and Environmental Superiority

Please reference Attachment Three: Tier One and Tier Two Requirements Matrix for a description of specific environmental compliance elements and environmental superiority elements for the proposed Colony Park PUD.

Staff has determined that the Colony Park PUD meets the requirements of LDC 25-2(B)(2) for environmental superiority, in summary:

- Greatly increased open space;
- Additional creek buffers are proposed that will protect 32 acre headwater streams;
- Additional street trees will be provided;
- Approximately 23 acres of currently untreated, existing development adjacent to this proposed PUD will drain to and be treated by water quality controls in the Colony Park PUD;
- Development density is concentrated outside of environmentally sensitive areas;
- Trees planted on site will be native Central Texas trees;
- Use of green water quality controls (bio-filtration, rain gardens, etc.) for all stormwater treatment; and
- Reduced impervious cover by approximately 10 acres as described below.

Use	Code IC %	Code IC Acres	Proposed % IC	Proposed IC Acres
Single Family	55%	87.04	47%	74.18
Multi-family	60%	6.98	58%	6.73
Mixed Use	65%	19.41	81%	24.24
Commercial	80%	6.68	60%	5.02
		120.10		110.17

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

Environmental Review Specialist Senior:

Mike McDougal

Environmental Program Coordinator:

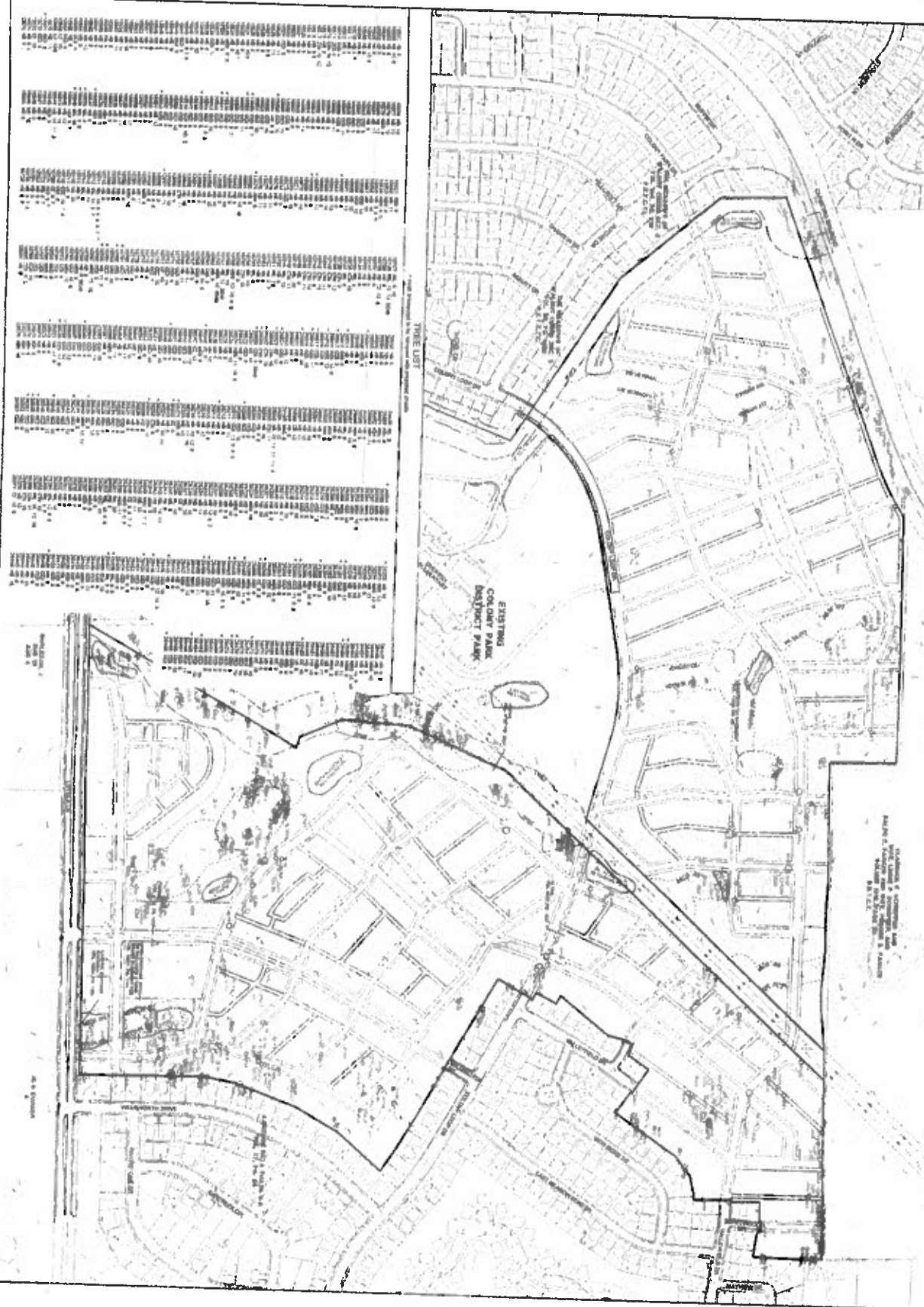
Sue Barnett

Environmental Officer:

Chuck Lesniak

$C_{1a} = 22.5 \text{ A/c}$ [illegible]

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**COLONY PARK
SUSTAINABLE
COMMUNITY
INITIATIVE
P.U.D.**

**PRELIMINARY
TREE SURVEY**

02/07/14

OWNER:
ASTORIA HOLDINGS
1000 N. 10TH STREET
ASTORIA, OR 97103
ASTORIA, TX 75404

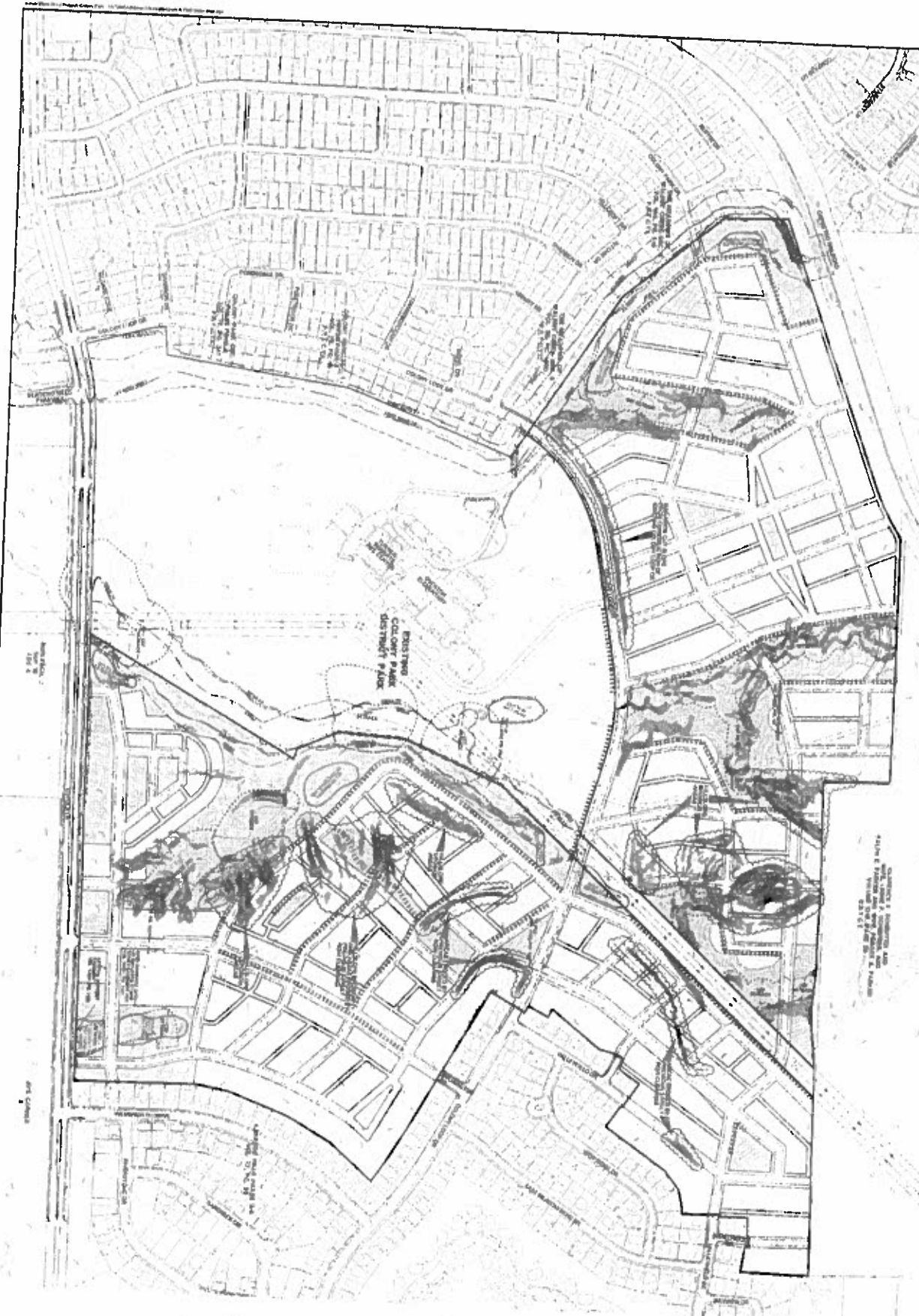
DESIGNER:
URBAN DESIGN GROUP
700 N. 10TH STREET
ASTORIA, OR 97103
ASTORIA, TX 75404

DATE:
02/07/14



THIS MAP WAS PREPARED FOR THE CITY OF ASTORIA, OREGON, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE CITY OF ASTORIA.

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29



**COLONY PARK
SUSTAINABLE
COMMUNITY
INITIATIVE
P.U.D.**

SLOPE MAP

B277001-4

OWNER: PULASKI COUNTY
DESIGNER: URBAN DESIGN GROUP
1100 E. 11th Street
Suite 101
Austin, TX 78704



THE CITY OF PULASKI HAS REVIEWED THIS MAP FOR CONFORMANCE WITH THE CITY OF PULASKI'S ZONING ORDINANCE AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF PULASKI'S ZONING ORDINANCE.

LEGEND

- 0-5% Slope
- 5-10% Slope
- 10-15% Slope
- 15-20% Slope
- 20-25% Slope
- 25-30% Slope
- 30-35% Slope
- 35-40% Slope
- 40-45% Slope
- 45-50% Slope
- 50-55% Slope
- 55-60% Slope
- 60-65% Slope
- 65-70% Slope
- 70-75% Slope
- 75-80% Slope
- 80-85% Slope
- 85-90% Slope
- 90-95% Slope
- 95-100% Slope
- PROPOSED NEW PARK
- PROPOSED NEW BUILDING
- PROPOSED NEW ROAD
- PROPOSED NEW WATERWAY
- PROPOSED NEW UTILITY
- PROPOSED NEW STRUCTURE

COLONY PARK
SUSTAINABLE
COMMUNITY
INITIATIVE
P.U.D.

PROPOSED CEF SETBACKS

—

AUSTIN INDEPENDENT
PUBLISHING CORPORATION
500 E. 11TH STREET
SUITE 200
AUSTIN, TX 78702

EXECUTIVE
LINDA DELBOSSE GROUP
78100 3RD FLOOR W. 940
SOUTH STENOGRAPH RD
SUITE 600
AUSTIN, TX 78704



Legend

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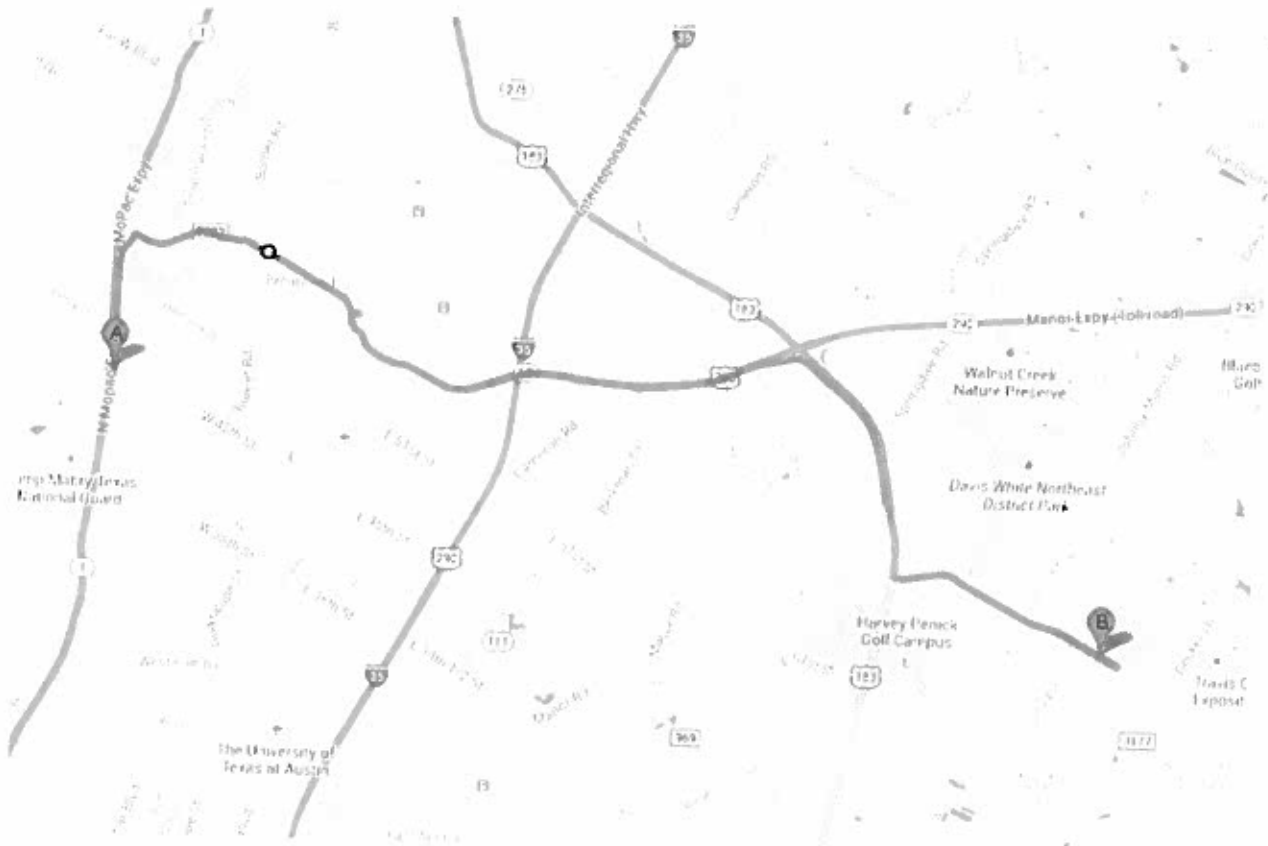
Dehydration (continued) between the two groups. However, the 100% humidity group had a higher percentage of dehydration than the 50% humidity group. The authors concluded that the 100% humidity group had a higher percentage of dehydration than the 50% humidity group. The authors also concluded that the 100% humidity group had a higher percentage of dehydration than the 50% humidity group.

ATTACHMENT TWO: DRIVING DIRECTIONS

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Driving Directions from 45th and Mopac

- 1 – Proceed north on Loop 1
- 2 – Exit RM 2222 / Northland
- 3 – Proceed east on RM 2222 / US 290
- 4 – Exit US 183
- 5 – Turn right on Ed Bluestein Blvd
- 6 – Turn left on Loyola Lane, proceed approximately 1.7 miles. The property will be on the left.



ATTACHMENT THREE: TIER ONE AND TIER TWO
REQUIREMENTS MATRIX

Cb
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(Please See Exhibit E)



EXHIBIT G C6
30

EXHIBIT 3

EDUCATIONAL IMPACT STATEMENT (EIS) DETERMINATION

PART A

If your project is located in one or more of the following school districts, and requires Land Use Commission review; and meets one of the requirements listed below, an Educational Impact Statement is required.

<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	100 or more single family units are proposed
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	200 or more multifamily units are proposed
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	100 or more multifamily units are proposed and a tax credit is requested
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	project will demolish more than 50 residential existing units in a structure more than 20 years old

Please check the appropriate school district(s).

- ☒ Austin Independent School District
- ☐ Leander Independent School District
- ☐ Pflugerville Independent School District
- ☐ Hays County Independent School District
- ☐ Del Valle Independent School District
- ☐ Round Rock Independent School District
- ☒ Manor Independent School District

If an Educational Impact Statement (EIS) is required, please complete the Educational Impact Analysis (EIA) Part B.



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EDUCATIONAL IMPACT ANALYSIS FORM
Part B

OFFICE USE ONLY

CASE MANAGER: Heather Chaffin
APPLICANT/AGENT: Urban Design Group - Laura Toups, Agent
CASE NUMBER: C814-2014-0110.SH
PROJECT NAME: Colony Park PUD
PROJECT ADDRESS: 7900 Loyola Lane
PROPOSED USE: mixed use - residential / commercial / institutional / civic

EXISTING RESIDENTIAL UNITS

Existing Number of Residential Units: 0
Number of existing residential units to be demolished: 0
Age of units to be demolished: N/A

PROPOSED DEVELOPMENT

Gross Project Acreage: Total Acreage: 208 acres
Number of lots: #UNITS: SF Residential: 543 Accessory Dwelling Units: 543
Attached Residential: 281 Multifamily: 1622 Eco-cottage: 42
Lots per acre:

PROPOSED RESIDENTIAL UNITS

Proposed number of Residential Units: 3031
Size of proposed units in square feet (specify range): to be determined once Master Developer selected
Number of bedrooms per unit: to be determined once Master Developer is selected

ZONING

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ESTIMATED SELLING / RENTAL PRICE (EXISTING AND PROPOSED)

Estimated selling price of units (specify range): to be determined once Master Developer is selected

Estimated rental rates (if applicable): to be determined once Master Developer is selected

Range of monthly rental rates to be demolished: to be determined once Master Developer is selected

Estimated increase in rental rates (specify percentage of increase): to be determined once Master Developer is selected

If project is multifamily, will a tax credit be applied for as part of the Smart Housing™ Program? yes - tbd once Master Developer is selected

Number of Certified Affordable Dwelling Units (Proposed or Existing): project goal is 20% income-restricted housing

OFF-SITE FAMILY AMENITIES EXISTING WITHIN ONE MILE OF PROJECT (Open to the public – attach location plan)

Parks/Greenbelts: Colony Park District Park, Davis White NE District Park, Walter E Long Metro Park, Meadows at Trinity Crossing Park

Recreation Centers: Turner Roberts Rec Center, Austin Tennis Center

Public Schools: Overton Elem, Jordan Elem, Garcia MS, Decker Elem, Decker MS

PARKLAND DEDICATION

Parkland dedication required? ☒ YES ☐ NO

If yes, please indicate if applicant plan to request fee in lieu or provide parkland.

Fee: ☐ YES ☒ NO

Land: ☒ YES ☐ NO

ON-SITE FAMILY AMENITIES PROPOSED

Will space be provided for child care services? ☐ YES ☐ NO ☒ Unknown at this time

Amount of open space required in acres: 10 acres

Amount of open space provided in acres: 55 acres

Other proposed amenities: (pools, clubhouse, recreation area): neighborhood parks, open space trails, master plan of Colony Park District Park

TRANSPORTATION LINKAGES

Closest Public Transit Location: exist: Loyola Ln, Colony Lp Dr prop on site: Colony Lp Dr, Street "A", Street "E"
prop bike routes on site: Colony Lp Dr, Colony Park Dr, Street "A", Street "B", Street "Z".

Pedestrian/Bike Routes: prop ped routes provided on all proposed streets and thru adjacent open spaces



EXHIBIT H

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Date: August 21st, 2014
To: Laura Toups, Urban Design Group
CC: Heather Chaffin, Case Manager
Reference: Austin Housing Finance Corp. - TIA - C814-2014-0110.SH
Comments II

City of Austin staff has reviewed the Traffic Impact Analysis and offers the following comments:

Austin Transportation Department- Gary Schatz

TIA 1. The executive summary indicates that the intersection of Loyola Lane and Johnny Morris Road will operate below LOS D. Does this mean E&F or C or better? Please clarify.

TIA 2. Will there be sidewalks along Decker?

TIA 3. On pg. 6 "Transportation System: *Existing Roadway Network*", clarify if Loyola, Decker and Colony Loop have sidewalks.

TIA 4. On pg. 10, table 3: Trip Orientation lists bicycle as a mode twice. Please clarify.

TIA 5. Considering there are no sidewalks along Decker, how was "D" determined for Decker on pg. 21, table 11, and on pg. 24, Table 13. If no sidewalks exist, why wouldn't an E or F be determined for the pedestrian mode.

Austin Transportation Department- Dipti Borkar-Desai

TIA 6. Who will be responsible for the fiscal of the mitigation measures?

TIA 7. Page 10 - Trip Orientation - I am assuming that 1% is for the Bicycle Mode.

TIA 8. Page 21 - Existing Conditions MMLOS - How was Ped mode evaluated on Decker Lane?

TIA 9. Page 24 - Are the locations of Bus Stops being coordinated with Cap Metro?

Planning and Development Review Department- Amanda Couch

TIA 10. Provide a signed Scope.

TIA 11. Who will be responsible for the fiscal of the mitigation measures?

TIA 12. Provide a signed TIA worksheet.

TIA 13. There are no land uses established in the scope. Where did these uses come from?

TIA 14. The scope indicates that all site drives are to be included in the study. They don't appear to be included or studied in this TIA.

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TIA 15. Pg. 4 Indicates that "site vehicular trips were reduced by 30% to account for transit use. How was this assumption established, especially considering that transit currently failing with an F?

TIA 16. How were the Bike trips calculated? They do not appear to be in the peak hour count data.

TIA 17. Explain unconstrained internal capture rates table. Why would the % change of "from office, to office" and "to office, from office" be different?

TIA 18. What is the final internal capture rate being used?

TIA 19. The land uses listed in the scope for pass-by trips are not listed in Table 5: Trip Generation. Are pass-by reductions being applied to all uses in Table 5? What is the % reduction for pass-by reductions.

TIA 20. The recommendations for improving the transit LOS for Decker and Loyola lane is to install bus stops. When will those be installed and who will install them?

TIA 21. The intersection at Loyola Lane and Decker Lane do not appear to have any mitigation recommendations but are failing with an LOS of E. Provide mitigation recommendations for this intersection.

TIA 22. Table 16: The project is not taking any pro-rata cost share for Loyola Lane at Johnny Morris. Please explain?

TIA 23. Table 19: Will transit stops not also be provided on the opposite side of the street from Colony Park? Transit stops should be planned for both sides of the street going in both directions.

TIA 24. FYI only: a reduction in the amount of street cross sections is being requested with the zoning case and should be reflected in the TIA.

Austin Transportation Department- Brian Craig

Review pending.

Texas Department of Transportation- Gary Morris

Review pending.

If you have any questions please feel free to contact me at 974-2881.

Amanda M. Couch

Amanda Couch
Planner ~ Transportation Review
Planning and Development Review Department

MASTER REVIEW REPORT

CASE NUMBER: C814-2014-0110.SH
CASE MANAGER: Heather Chaffin

PHONE #: 512-974-2122

REVISION #: 00

UPDATE: 0

PROJECT NAME: Colony Park PUD

SUBMITTAL DATE: June 30, 2014

REPORT DUE DATE: July 21, 2014

FINAL REPORT DATE: August 1, 2014

REPORT LATE: 11 DAYS

LOCATION: Loyola Lane

STAFF REVIEW:

- > This report includes all comments received to date concerning your site plan. The site plan will be approved when all requirements identified in this report have been addressed. However, until this happens, your site plan is considered disapproved.
- > PLEASE NOTE: IF YOU HAVE ANY QUESTIONS, PROBLEMS, CONCERNS OR IF YOU REQUIRE ADDITIONAL INFORMATION ABOUT THIS REPORT, PLEASE DO NOT HESITATE TO CONTACT YOUR CASE MANAGER (referenced above) at the CITY OF AUSTIN, NEIGHBORHOOD PLANNING AND ZONING, P.O. BOX 1088, AUSTIN, TX.

REPORT:

- > The attached report identifies those requirements that must be addressed by an update to your application in order to obtain approval. This report may also contain recommendations for you to consider, which are not requirements.
- > ADDITIONAL REQUIREMENTS AND RECOMMENDATIONS MAY BE GENERATED AS A RESULT OF INFORMATION OR DESIGN CHANGES PROVIDED IN YOUR UPDATE.

UPDATE DEADLINE:

- > It is the responsibility of the applicant or his/her agent to update this site plan application. All updates must be submitted by ##/##/## which is 180 days from the date your application was filed [Sec. 25-5-113]. Otherwise, the application will automatically be denied.
- > If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION:

- > An extension to the 180 day deadline may be requested by submitting a written justification to your case manager on or before ##/##/##. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.
- > Extensions may be granted only when there are extenuating circumstances that could not have been reasonably anticipated when the application was submitted. Requests for extensions must clearly document why the additional time is needed.

Comprehensive Planning – Kathleen Fox - 512-974-7877**-CLEARED-**

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 include 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).

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.

PDR Case Manager/Zoning Review - Heather Chaffin 974-2122

NOTE: The final PUD ordinance will be comprised of a Land Use Plan and an Ordinance. Information required below must be provided on the Land Use Plan or in the ordinance-- other documents that are submitted to facilitate review (e.g. regulating plan, conceptual design layouts, etc.) are useful, but comments are not cleared if information is shown on these documents instead of the Land Use Plan.

Also, as discussed, the Land Use Plan will need to be at least 2 pages, so all required notes may be included.

ZN 1. Add the following information to the Land Use Plan: existing zoning (onsite and adjacent).

ZN 2. Show and label clearly the right-of-way (ROW) widths for all adjacent roadways and all proposed roadways.

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.

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 for each category listed on the Land Use Table: Open Space, Neighborhood Residential, Eco-Cottages, Medium Density Residential, High Density Residential, Mixed Use/GFR and Institutional/Civic.

ZN 5. Update the Land Use Table to show that the numbers provided are the maximums-- maximum number of proposed residential units, maximum square footage of non-residential development.

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.

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.

Remove ALL hatching and shading from Land Use Areas so topographic information will be easier to read.

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

ZN 9. Specify the maximum number of curb cuts or driveways serving a non-residential project.

Clarification: Show on plan AND add note specifying maximum number of driveways.

ZN 10. Add note: Gated roadways are prohibited.

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

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

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

ZN 14. Add note: *All buildings will comply with the Austin Energy Green Building (AEGB) Planned Unit Development Program current at the time of AEGB approval of the rating application.*

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

NPZ Environmental Review - Mike McDougal 512-974-6380

The proposed development is located within the following watersheds: Decker Creek Watershed; Elm Creek Watershed; and Walnut Creek Watershed. These watersheds are all classified as Suburban Watersheds. The proposed development is not located over the Edwards Aquifer Recharge Zone. The proposed development is located within the COA full purpose jurisdiction.

The following EV review comments are provided based on the above information.

EV 01 Tree preservation requirements (including heritage tree requirements) are applicable to this property. Please provide a tree survey of all trees with a diameter of 8 inches or more and indicate which trees are expected to be removed. Additional tree review and comment may be pending.

EV 02 Please provide a slope map showing:

- 1 - Slopes from 0 to 15%;
- 2 - Slopes from 15 to 25%; and
- 3 - Slopes in excess of 25%.

In addition, provide an overlay of the proposed development (lot lines, building footprints, proposed water quality / detention ponds, roadway alignments, etc) on this exhibit. Additional construction on slopes review and comment may be pending.

EV 03 Please provide a cut / fill exhibit showing:

- 1 - Proposed cut / fill from 0 to 4 feet;
- 2 - Proposed cut / fill from 4 to 8 feet; and
- 3 - Proposed cut / fill in excess of 8 feet.

In addition, provide an overlay of the proposed development (lot lines, building footprints, proposed water quality / detention ponds, roadway alignments, etc) on this exhibit. Additional cut / fill review and comment may be pending.

EV 04 Please provide an exhibit showing the boundaries of the 100 year fully developed floodplain. In addition, provide an overlay of the proposed development (lot lines, building footprints, proposed water quality / detention ponds, roadway alignments, etc) on this exhibit. Additional floodplain review and comment may be pending.

EV 05 For the purposes of Environmental Review, impervious cover is separated into 3 categories (single family, multi-family, and commercial) per LDC 25-8-391 through 393. Please provide ECM Appendix Q2 impervious cover tables for each of these categories. In addition, use impervious cover assumptions in accordance with LDC 25-8-64 for proposed single family

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development. For mixed use development that incorporates both commercial and multi-family on the same lot, use the guidelines provided in ECM Appendix Q-5. Additional impervious cover review and comment may be pending.

EV 06 Critical Environmental Features are protected per LDC 25-8-281 and 282. Please provide an exhibit showing CEFs, CEF setbacks, lot lines, and proposed development. Additional CEF review and comment may be pending.

All of the above information is necessary: (a) to assess environmental superiority of the PUD; (b) to assess noncompliance of the proposed PUD with the requirements of LDC 25-8; and (c) to determine what noncompliant issues (if any) will need to be addressed in the PUD language.

NPZ Water Quality / Drainage Engineering Review - Beth Robinson 512-974-6312

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

WQ1. Please remove references to bio-swale as this is not an approved method of water quality.

WQ2. Still uncertain of the overall plan for water quality; mention of a bio-filtration pond in meeting 7/24/14.

DE1. Type A, C roadway sections: It is my understanding that bike lanes located adjacent to parking lanes need to be a minimum of 8 ft. for the street sweeper to access. This should be addressed prior to approval of the document.

DE2. Page 169, Multi-family (townhomes): The layout of attached townhomes with detached garages creates a drainage issue in the area in between. Drainage may not be conveyed across lot lines between the townhomes and the detached garages via either a pipe or in an open channel because of the inability to regulate these easement areas. All flows on each lot will need to be collected and directed via enclosed piping under the garage or under the townhomes to a collection line in the ROW of the proposed street or alleyway.

DE3. All proposed non-standard street cross sections will need to be reviewed and approved by both Austin Transportation Department and the Public Works Department (Street and Bridge).

DE4. Please label street section as FOC to FOC or BOC to BOC; they are just labeled as curb to curb.

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DE5. Who will be maintaining the storm conveyance in the median? Will it be maintained as a street feature or as a stormwater conveyance feature (PW vs WPD); the ultimate department responsible for the maintenance needs to also approve the non-standard street-section design?

DE6. What is the ultimate stormwater plan for the development? Typically, single-family stormwater facilities (detention and water quality ponds) are maintained by the City and commercial and multi-family facilities are maintained by the property owners. Is this the plan for this development? If not, a variance from LDC 25-8-231 and 25-7-153 should be incorporated into the PUD and a maintenance plan should be discussed at this time.

DE7. Please show 100-year and 25 -year floodplains.

NPZ Site Plan Review - Michael Simmons-Smith 512-974-1225

SP 1. Phasing of the proposed Planned Unit Development is recommended to ensure adequacy of existing or proposed off-site roadways, utility systems, or other public facilities.

SP 2. Describe the types of proposed residential uses per tract, including maximum density, maximum floor-area ratio, maximum height, minimum lot size and width, and any other site development requirements deemed appropriate.

SP 3. If any structures are proposed in excess of sixty feet in height, schematic drawings shall be provided which illustrate the height, bulk and location of such buildings and line-of-sight analyses from adjoining properties and/or rights-of-way.

SP 4. For all non-residential development provide a summary table indicating the site development regulations for each existing and proposed use by tract and/or phase. Uses shall be listed at a level of detail sufficient for traffic impact analysis review as required in Section 25-6. Include the following information:

- The maximum floor-area ratio (to be no greater than the maximum authorized in the most restrictive base zoning district where the most intense proposed use on a tract is first authorized as a permitted use);
 - Total square footage and whether structured parking facilities are proposed;
 - Maximum impervious cover;
 - Maximum height limitation;
 - Minimum setbacks, with a minimum front yard of no less than 25 feet and minimum street site yard no less than 15 feet, and in no event shall the setback be less than required pursuant to the Compatibility Standards;
 - The number of curb cuts or driveways serving a non-residential project, which shall be the minimum necessary to provide adequate access to the site; and
 - All civic uses by type and proposed site development regulations.
- Additional site development regulations may be specified by the City Council.

SP 5. As per Section 25-2-411(G), any industrial uses within a PUD shall conform to the performance standards established by Section 25-2-648.

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SP 6. Open space of no less than 20% of a tract used for a non-residential use or 15% of a tract used for an industrial use shall be reserved within each tract. This requirement may be adjusted depending upon the total open space provided for the PUD, as per Section 25-2-411(H).

SP 7. Identify any waivers to be requested from the City Ordinances or development standards pursuant to Chapter 25-2-402.

SP 8. Additional comments will be provided upon the submittal of site plans within this Planned Unit Development.

NPZ Transportation Review - Amanda Couch 512-974-2881

TR1. Additional right-of-way will be required at the time of subdivision and/or site plan.

TR2. A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Comments will be provided in a separate memo.

TR3. Are there any portions of the LDC or TCM that this PUD is requesting to not comply with? If so, please indicate what portions.

TR4. Provide documentation that the Public Works Department and Austin Transportation Department have approved the Non-Standard street cross sections.

TR5. 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))

TR6. FYI only: 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.

TR7. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
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Loyola Lane	120'-135'	80'	Arterial	Yes	Bike Lane	Yes
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Electric Review - David Lambert - 512-322-6109

FYI - David Lambert is no longer the site plan and plat reviewer for Austin Energy. Contact Wendi Broden, at ph. 512-322-6237, to discuss these comments.

EL 1. ADD THE FOLLOWING NOTE:

Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. Austin Energy will perform all tree work in compliance with Chapter 25-8, Subchapter B of the City of Austin Land Development Code.

EL 2. ADD THE FOLLOWING NOTE:

The owner/developer of this subdivision/lot shall provide Austin Energy with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric service to the building and will not be located so as to cause the site to be out of compliance with Chapter 25-8 of the City of Austin Land Development Code.

EL 3. ADD THE FOLLOWING NOTE:

The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial tree pruning and tree removal that is within ten feet of the center line of the proposed overhead electrical facilities designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project.

EL 4. ADD THE FOLLOWING NOTE:

The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and regulations and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.

EL 5. Any relocation of electric facilities shall be at landowner's/developer's expense.

EL 6. Ten foot electric and telecommunications easement required adjacent to all street R.O.W. Show on the face of the plat or note in a prominent location.

EL 7. Ten/Fifteen foot electric and telecommunications easement requested adjacent to Loyola Lane to be dedicated by separate instrument. Contact this reviewer to discuss. Show easement on the site plan.

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EL 8. The following comments are from Lena Lund, ph. 512-322-6587 or lena.lund@austincenergy.com, on behalf of Austin Energy's Transmission group. Contact her directly if you have questions regarding her comments:

ET9. Identify the recording information for the existing electric transmission easement and the ownership as being City of Austin (Electric Transmission) to the plans.

ET10. The City's Environmental Criteria Manual (ECM) Sections 2.4.1.D and 2.4.2.C state, in areas where utility lines are present or proposed only trees from the Utility Compatible Shade Trees list (see Appendix F) shall be planted within: 30 to 40 lateral feet from any overhead transmission conductor, unless a more restrictive dedicated right-of-way has been established. All trees are prohibited to be planted within 25 feet of the base of transmission structures.

ET11. Move the proposed community gardens out of the transmission easement. Shrubbery shall not obstruct access to the base of the transmission structures. Climbing vegetation on electric facilities is prohibited. Compost and mulch are prohibited above the concrete foundation of the transmission structures.

ET 12. ADD THE FOLLOWING NOTES TO THE COVERSHEET OR NOTE PAGE OF ALL SITE PLANS:

24-hour access to electric facilities shall be maintained.

Any temporary or permanent security fence preventing access to the easement, shall be coordinated with Austin Energy staff. AE staff shall install a lock on the gate/fence for access.

Property owner is responsible for all damages to curbing, landscape and walls placed around the electric transmission structures/poles/lines caused by Austin Energy during maintenance and repairs.

NPZ Austin Water Utility Review - Neil Kepple 512-972-0077

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own his expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and/or abandonments required by the proposed land uses. It is recommended that Service Extension Requests be submitted to the Austin Water Utility at the early stages of project planning. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility in compliance with Texas Commission of Environmental rules and regulations, the City's Utility Criteria Manual and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fees 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.

Typical water system operating pressures in the area are above 65 psi. Pressure reducing valves reducing the pressure to 65 psi (552 kPa) or less to water outlets in buildings shall be installed in accordance with the plumbing code.

All AWU infrastructure and appurtenances must meet all TCEQ separation criteria. Additionally AWU must have adequate accessibility to safely construct, maintain, and repair all public infrastructure. Rules & guidelines include:

1. A minimum separation distance of 5 feet from all other utilities (measured outside of pipe to outside of pipe) and AWU infrastructure;
2. A minimum separation distance of 5 feet from trees and must have root barrier systems installed when within 7.5 feet;
3. Water meters and cleanouts must be located in the right-of-way or public water and wastewater easements;
4. Easements for AWU infrastructure shall be a minimum of 15 feet wide, or twice the depth of the main, measured from finished grade to pipe flow line, whichever is greater.
5. A minimum separation of 7.5 feet from center line of pipe to any obstruction is required for straddling line with a backhoe;
6. AWU infrastructure shall not be located under water quality or detention structures and should be separated horizontally to allow for maintenance without damaging structures or the AWU infrastructure.
7. The planning and design of circular Intersections or other geometric street features and their amenities shall include consideration for access, maintenance, protection, testing, cleaning, and operations of the AWU infrastructure as prescribed in the Utility Criteria Manual (UCM)
8. Building setbacks must provide ample space for the installation of private plumbing items such as sewer connections, customer shut off valves, pressure reducing valves, and back flow prevention devices in the instance where auxiliary water sources are provided.

Don Perryman – Subdivision 512-974-2786

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).

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

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

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NPZ Flood Plain Review - Henry Price 512-974-1275

No zoning comments.

NPZ Fire Review - Ralph Castillo 512-974-0192

An informal update will be required to address the following Street Sections concerns prior to approval:

1. How will street intersections be verified to be adequate for fire apparatus use?
2. How will the Type E, Type M, and Type O street sections be verified as adequate for fire apparatus use during emergency and non-emergency use?

Industrial Waste Review - Anthony Mueske - 512-972-1060

Approved

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.

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.

A FORMAL UPDATE WILL BE REQUIRED TO CLEAR COMMENTS. PLEASE SUBMIT 17 COPIES OF THE UPDATED LAND USE PLAN AND OTHER MATERIALS FOR DISTRIBUTION TO:

CASE MANAGER/ZONING: HEATHER CHAFFIN	2 COPIES (PLUS ANY TIA, EV REPORTS, ETC.)
ENVIRONMENTAL: MIKE MCDOUGAL	2 COPIES
WATERSHED PROTECTION: ERIN WOOD:	3 COPIES
WQ / DRAINAGE ENGINEERING: BETH ROBINSON	2 COPIES
SITE PLAN: MICHAEL SIMMONS-SMITH	1 COPY
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