



C1/1

MEMORANDUM

TO: Betty Baker, Chair
Zoning and Platting Commission Members

FROM: Tori Haase
Planning and Development Review Department

DATE: February 17, 2015

RE: **C814-2014-0120 – Austin Oaks Planned Unit Development, located at 3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724, 3737 Executive Center Drive and 7601, 7718 and 7719 Wood Hollow Drive**

Description of property

The proposed Austin Oaks Planned Unit Development consists of 13 tracts of land that total 31.37 acres and is located at the south west corner of Spicewood Springs and MoPac Expressway. The subject properties are surrounded by single family neighborhoods and office uses to the north and west, multifamily to the south and MoPac southbound feeder road to the west. Currently, the tracts of land have LO, LR, GR and SF-3 base district zonings and are developed as an office park with 12, two-story office buildings, associated surface level parking, and numerous large trees. The SF-3 zoned property accounts for a very small piece of land that fronts Hart Lane and was the result of an effort to restrict access to the subject properties from Hart Lane when they were developed in the 1980's.

Description of project

The applicant proposes to build a unified development across the 13 parcels of land, divided into 7 distinct areas (see exhibit B). As proposed, the PUD intends to follow the GR base district zoning development regulations that will result in a mixed use project that brings residential, retail and office uses in the following maximum amounts:

Residential Uses - 610 units

C1/2

Retail uses – 100,000 square feet
Office uses – 850,000 square feet

The applicant is currently requesting 5 modifications to the Land Development Code. Most notable is the request for additional height up to 225 feet from the 60 feet allowed by GR development regulations at the Spicewood Sprigs, MoPac Expressway intersection. Also, the applicant is asking for a modification to the F.A.R that would increase the limit from 1:1 to 1.2:1. The other modifications are to allow one, single application that will cover all tracts, contiguously; modify the definition of “site” to allow for the PUD to comply with site development regulations as a contiguous tract and permit alternative ways to comply with the sidewalk standards of LDC 25-2, Subchapter E, (Design and Mixed Use).

City Staff provided a master report to the Applicant on October 3, 2014 in response to the original application filed on July 16, 2014. To date, staff has not received an official Update addressing Staff comments from the report. Significant issues outlined in the Master Report are described below:

- An environmental assessment is needed showing all critical environmental features
- List environmental variances and provide explanations for the overall superiority of the PUD in relation to the variances
- Provide side-by-side analysis of how the proposed PUD compares to that which could be achieved by current Code.
- Clarify how the PUD will provide superior environmental advantages over conventional zoning
- Provide a tree survey and include the plans to remove or preserve
- Mitigate adverse cumulative transportation impacts with sidewalks, trails and roadways
- Dedication of 70 feet of right-of-way for Spicewood Springs Road
- Demonstrate how the project meets superiority for water quality
- Greater detail is needed to define “innovated design and high quality construction”
- Give details about the current amount of impervious cover and what the proposed impervious cover limits will be
- Provide a draft Traffic Phasing Agreement that clearly outlines recommended traffic improvements
- Approval of the capacity analysis is required from the Austin Transportation Department
- Provide cost estimates for all recommended traffic improvements
- Approval from TXDOT is required

Process and Timeline

May 29, 2014 - Development Assessment filed with The City (CD-2014-00010)

June 26, 2014 – City Council briefing for Development Assessment

July 16, 2014 – PUD Zoning application filed

C1/3

August 12, 2014 – Applicant gave updates to Tier I & II requirements for environmental superiority

August 19, 2014 – Applicant and City Staff meeting with the Neighborhood at the NWACA meeting

October 3, 2014 – Completed City of Austin comment report issued to applicant

October 15, 2014 – TIA comments provided (including input from TXDOT) to applicant

December 16, 2014 – ZAP Commission granted indefinite postponement

On December 22, 2014, the Applicant provided the Northwest Austin Civic Association, the Balcones Civic Association, the Allandale Neighborhood Association, and the North Shoal Creek Neighborhood Association neighborhood groups with an alternate proposal to the PUD.

The Applicant has informed Staff that the Neighborhoods are in the process of providing feedback to the alternate proposal formally distributed to them on December 22, 2014. Although not yet formally reviewed by Staff, the Applicant's alternate proposal includes funding for additional traffic improvements, financial assistance towards pedestrian safety improvements, direct financial assistance to AISD to assist with new infrastructure and capital improvements on area campuses, financial assistance for playground and local park area improvements, onsite park improvements to include a trail system and a proposed Austin Oaks Community Park, reducing the number of multifamily units from 610 to 300 units, preservation of additional heritage trees, 60,000 square feet dedicated to restaurant uses, and a reduction in the maximum height request from 225 feet to 200 feet. A quick review of the Applicant's alternate proposal indicated that it will result in a 12.5% decrease in density from the original proposal submitted to the City in July, 2014.

Based on the feedback received from the Neighborhoods so far, the applicant anticipates incorporating further revisions to the proposal and will submit an update to the City after the revisions are complete.

When an update is submitted, staff will review and make sure that all comments have been addressed. If all comments are addressed, staff will formulate a recommendation on the project to be presented to the Zoning and Platting Commission. In order to prevent the PUD zoning case from expiring, there must be action on this case by the Zoning and Platting Commission by **June 16, 2015.**