

**ZONING CHANGE REVIEW SHEET**

**CASE:** C814-2014-0083 – Sunfield  
Planned Unit Development

**P.C. DATE:** December 9, 2014  
May 26, 2015

**ADDRESS:** 1901 Turnersville Road; Southwest corner of Turnersville Road and South Turnersville Road

**DISTRICT AREA:** 5

**OWNERS:** A&M Option 541, LLC and 2428 Partners, LLC (Richard Mildner)

**AGENT:** Coats Rose (Pamela Madere)

**ZONING FROM:** I-RR      **TO:** PUD      **AREA:** 482.5 acres

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant planned unit development (PUD) district zoning with the conditions of the Environmental Board Motion 20150506-005b, as shown in Attachment A, and as shown in the Land Use Plan as provided in Exhibit B, and supporting Exhibits C, D, E, F, F-1, G, H, I, J and K.

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated May 22, 2015, as provided in Attachment B.

**ENVIRONMENTAL BOARD MOTION:**

May 6, 2015: The Environmental Board recommends approval of the conditions for the Sunfield PUD C814-2014-0083 as described in background documents.

*[R. DEEGAN; J. SCHISSLER – 2<sup>ND</sup>] (6-0) M. NEELY – ABSENT*

**PLANNING COMMISSION RECOMMENDATION:**

December 9, 2014: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF*

*[R. HATFIELD; J. STEVENS-2ND] (5-0) A. HERNANDEZ, J. NORTEY, B. ROARK – ABSENT; S. OLIVER – NOT YET ARRIVED*

May 26, 2015: *APPROVED PUD DISTRICT ZONING WITH THE CONDITIONS OF THE ENVIRONMENTAL BOARD AND A RESTRICTIVE COVENANT FOR THE CONDITIONS OF THE TRAFFIC IMPACT ANALYSIS, AS STAFF RECOMMENDED, WITH A WORDING CHANGE TO EXHIBIT K, ITEM #9, AS FOLLOWS: "LOTS OFFERED FOR AFFORDABLE OWNERSHIP SHALL BE PLATTED AND DEVELOPED IN AT LEAST 3 AREAS OF THE PUD, IN SECTIONS OF AT LEAST 25 LOTS....", BY CONSENT*

*[S. OLIVER; J. NORTEY – 2<sup>ND</sup>] (5-0) J. STEVENS, R. HATFIELD, A. HERNANDEZ  
– ABSENT; J. SHIEH – NOT YET ARRIVED*

**ISSUES:**

None at this time.

**EXHIBITS AND ATTACHMENTS TO THE STAFF REPORT:**

Exhibit A, Exhibit A-1 and Exhibit A-2: Vicinity Map, Zoning Map and Aerial

Exhibit B: Sunfield PUD Land Use Plan

Exhibit C: Zoning Exhibit

Exhibit D: Parkland and Open Space Exhibit

Exhibit E: Environmental Exhibit

Exhibit F: Slope Map

Exhibit F-1: Slope Map with Land Use Plan

Exhibit G: Compatibility Exhibit

Exhibit H: Basis for Superiority / Tier 1 and Tier 2 Table

Exhibit I: Code Modifications

Exhibit J: Permitted and Prohibited Uses

Exhibit K: Sunfield PUD Affordable Housing

Attachment A: Environmental Board Motion and support material

Attachment B: Traffic Impact Analysis Memo

Attachment C: Educational Impact Statement

Correspondence Received

**DEPARTMENT COMMENTS:**

The proposed Sunfield Planned Unit Development (PUD) consists of undeveloped land zoned interim – rural residence (I-RR) and located on Main Street east of its intersection with County Road 118 and further west, IH 35 along Travis / Hays County border. The proposed zoning area is known as Sunfield Municipal Utility District No. 2, and is one of four MUDs known as Winfield (Winfield MUD No. 2 was re-named as Sunfield). For the purposes of this PUD application, the area has been divided into six land use tracts. Tracts 1 and 2 are located on the south side of Main Street, and between them is an approximately 93 acre tract that has been purchased by Hays Consolidated Independent School District for a high school and is not a part of the PUD. Tracts 3 through 6 are bordered by Turnersville Road on the north and Main Street on the south. There are farming / ranching operations on the northeast side of the PUD, and otherwise, the properties surrounding the proposed PUD are undeveloped except for a few single family residences on large tracts on the east side of South Turnersville Road (County). For context, the closest development is a food processing plant on County Road 118 to the west, and portions of Winfield Municipal Utility District No. 1, a single family residential subdivision under construction to the

southwest. Please refer to Exhibits A (Vicinity Map), A-1 (Zoning Map) and A-2 (Aerial View).

The Applicant is requesting PUD district zoning for a 482.5 acre mixed use project that may be developed with up to 1,165 single family residential units, 1,751 multi-family residential units, a 20,000 square foot amenity center, 35,000 square feet of liquor store and cocktail lounge uses, 128,000 square feet of commercial uses, 62.5 acres of parkland, and 73.5 acres of open space. A 2.5 acre City of Austin Fire / EMS station site is proposed to be located on the triangular shaped Tract 1, at the intersection of Main Street and South Turnersville Road, and a 5 acre reservoir (water tower) site is proposed on Tract 2. Over 12 acres of land for the extension of Main Street right-of-way to South Turnersville Road will also be provided by the Applicant.

In general, single family residential is located along the north side of Main Street, and multi-family residential and commercial uses are grouped along the subdivision entrance. Parkland and open space are interspersed throughout, and hike and bike trails follow designated parkland areas and roads that connect to Main Street. Commercial uses are proposed along the south frontage of Main Street, with a multi-family residential tract further south. Please refer to Exhibit B (PUD Land Use Plan).

Per the Land Development Code, PUD district zoning was established to implement goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services. The City Council intends PUD district zoning to produce development that achieves these goals to a greater degree than and thus is superior to development which could occur under conventional zoning and subdivision regulations.

City Council approved revisions to the PUD regulations that became effective June 29, 2008. To help evaluate the superiority of a proposed PUD, requirements are divided into two categories: Tier 1, which is requirements that all PUDs must meet, and Tier 2 which provides criteria in 13 topical areas in which a PUD may exceed code requirements and therefore demonstrate superiority. A PUD need not address all criteria listed under Tier 2, and there is no minimum number of categories or individual items required.

As more fully detailed in the Tier Table and Land Use Plan (please refer to Exhibit B), this proposed PUD meets all 12 of the applicable Tier 1 items, meets one of three additional Tier 1 items (*Commercial Design Standards*), and offers some elements of superiority in four of the 13 Tier 2 categories (*Open Space; Environment/Drainage; Community Amenities and Transportation*).

#### *Code Modifications*

There are ten modifications to Code requirements requested by the Applicant and recommended by Staff (please refer to Exhibit H – Code Modification chart for details)

- 25-1-21(103) *Definition of Site* – This section is modified to state that a site may cross a public right-of-way

- 25-1-604 *Private Parkland* – Allows up to 100% credit for privately owned park and recreational facilities that are for use by the public
- 25-2-243 *Proposed District Boundaries* – Waived as it applies to Sunfield PUD which consists of two non-contiguous areas
- 25-2-491 *Permitted, Prohibited and Conditional Uses* – Establishes a specific set of uses for the PUD
- 25-2-1063(C) *Height Limitations and Setbacks for Large Sites* – Waived for certain central areas of the PUD
- 25-4-152(A) and 25-4-152(B) *Dead-end Streets* – Allows for cul-de-sacs
- 25-4-173 *Lot Arrangement* – Allows for side lines of lots at approximately right angles to straight street lines or radial to curved lot lines
- 25-4-193 *Gas Lines* – Subdivider will provide reasonable accommodation to the franchise holder
- 25-8-42(D)(4) *Administrative Variances* – Allows for cut and fill, provided it is not located on a slope exceeding 15% or within 100' of a classified waterway, except for stormwater pond construction

*Staff recommendation and conditions:*

Given the number and breadth of items offered in the PUD that exceed current code standards for single family residence-small lot (SF-4A) district zoning (310.16 acres), multi-family residence-high density (MF-5) district zoning (up to 146.28 acres), community commercial (GR) district zoning (18.54 acres), public (P) district zoning (7.52 acres) and commercial-liquor sales (CS-1) zoning (0.80 acres; 35,000 square feet), Staff believes the proposal can result in superior development along a major street in southern Travis County. Therefore, Staff recommends PUD zoning based on the following factors that make this project superior:

***Affordable Housing***

- Providing 10% of owner occupied units at 80% Median Family Income, for a period of 40 years
- Providing 10% of rental units at 60% Median Family Income, for a period of 40 years

***Environmental and Landscaping***

- Restores currently degraded Critical Water Quality Zones along all classified waterways.
- A tree planting plan will be prepared during the final platting of lots to determine the proposed trees to be placed along the trail network. In addition, 150 trees will be

planted throughout the trail segments outside of dedicated parkland which exceeds commercial landscape requirements.

- For commercial and multi-family sites, treat the entire lot as street yard for the purposes of tree requirements which exceeds commercial landscape requirements.
- Upon reclaimed water being brought to the project, use reclaimed water for irrigation in open space areas where such use is economically feasible, subject to any applicable water use restrictions imposed by the City. Reclaimed water shall not be used for irrigation in CWQZs, floodplain or CEF buffers.
- Use wet ponds instead of sedimentation/filtration ponds for water quality ponds. This is a preferred water quality method that provides greater overall pollutant removal. For tracts where the use of regional wet ponds is not feasible for water quality controls, green water quality controls may be utilized with approval of the City.

### ***Green Building***

- All buildings within the district will achieve an Austin Energy Green Building two star rating or comparable green building standard outside of Austin Energy Service Area.

### ***Location and Land Uses***

- Located near the Regional Center for Imagine Austin Comprehensive Plan
- Prohibition of selected intensive commercial uses, especially within the creek setback area.

### ***Parkland and Open Space***

- Providing 136.1 acres of total open space, including parkland. 57.5 acres is dedicated parkland (57.4 acres is required for MUD/PUD superiority). For comparison purposes, standard parkland dedication would be 29.0 acres.
- Providing the remaining 78.6 acres in open space. The required open space is 36.6 acres, and the balance is 42 acres which also exceeds the required Critical Water Quality Zones, floodplain and Critical Environmental Features (CEF) buffers.
- All residences within ½ mile of parks and/or open space.

### ***Public Facilities***

- Donation of a 2.5 acre site, which supports the 2-net buildable acre requirement by Austin Fire Department
- Donation of land for a 5.0 acre water reservoir site for Austin Water Utility

### ***Transportation and Connectivity***

- Dedication of right-of-way for Main Street, Turnersville Road and South Turnersville Road
- Compliance with the Complete Streets policy and the County on: 1) typical street cross-sections; 2) Standards for internal blocks and street connections; 3) Sidewalks, Trails and Streetscape Standards; and 4) Bicycle improvements and amenities
- Providing for a trail and bicycle network throughout the development
- Providing connectivity between the proposed trails

- Providing 5' bike lanes along entry roads.
- Providing ADA-compliant pedestrian/bicycle connectivity across Main Street to parks and other adjacent destinations

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-RR	Undeveloped (originally part of the Heep Ranch)
<i>North</i>	County	Undeveloped
<i>South</i>	County	Undeveloped
<i>East</i>	I-RR	Undeveloped (purchased from the Applicant by Hays Consolidated ISD); Undeveloped; Single family residences on large tracts; Farm / ranch operations
<i>West</i>	County	Undeveloped

**MUNICIPAL UTILITY DISTRICT:** Sunfield MUD No. 2

**TIA:** Is required – Please refer to Attachment B

**WATERSHEDS:** Rinard Creek, Plum Creek    **DESIRED DEVELOPMENT ZONE:** Yes  
Onion Creek – Suburban

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

627 – Onion Creek Homeowners Association  
 1037 – Homeless Neighborhood Organization      1075 – Bike Austin  
 1224 – Austin Monorail Project      1228 – Sierra Club, Austin Regional Group  
 1258 – Del Valle Community Coalition

**SCHOOLS:**

The property is within the Hays Consolidated Independent School District.  
 Tom Green Elementary School    R.C. Barton Middle School    Jack C Hays High School

*Note:* An Educational Impact Statement (EIS) is required. Please refer to Attachment C.

**CASE HISTORIES:**

There are no recent cases in the vicinity.

**RELATED CASES:**

The City annexed this area for limited purposes in 2006 and an interim-rural residential (I-RR) zoning designation was assigned to the area (C7L-06-001). Full purpose annexation will occur in accordance with the terms of the Strategic Partnership Agreement between the



City and Winfield MUD No. 2 (re-named as Sunfield). The Agreement states full purpose annexation shall occur no sooner than the earlier of: 1) December 2035, or 2) upon the completion of District bonds for 100% of utility infrastructure by the District in accordance with the Consent Agreement between the City and the District.

A Development Assessment for Sunfield PUD was submitted on February 6, 2012 and in accordance with the revised regulations for PUDs, a briefing was presented to Council on June 7, 2012 (CD-2012-0002). On May 22, 2014, the Applicant made a formal application for PUD zoning.

On March 5, 2015, Council approved First Reading of an ordinance to amend the original Consent Agreement and Land Plan dated May 19, 2005 to allow future development to include predominantly single and multi-family residential uses, as well as commercial uses and to accommodate the construction of a public high school (C12M-2014-0003). Second and Third Readings will be scheduled concurrently with final readings of this PUD case.

**EXISTING STREET CHARACTERISTICS:**

Name	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
IH-35 (approx. 1 mile west)	6 lane freeway (133,000 vpd between Main Street and Turnersville Rd, 2012)	No	Route 421	No
SH-45 (approx. 1 mile north)	6 lane toll freeway (10,500 vpd east of IH-35; 10,100 vpd east of N Turnersville Rd, 2012)	No	No	No
Main Street	4 lane divided major arterial from IH-35 to ½ mile to west; transitions to 3 lane undivided and ends at the water tower	No	No	No
FM 2001	2 lane undivided arterial (9,600 vpd between IH-35 and CR 118; 6,200 vpd past Satterwhite, 2012)	No	No	No

Turnersville Road	2 lane undivided	No	No	No
North/South Turnersville Road	2 lane undivided	No	No	No

**CITY COUNCIL DATE:** June 11, 2015

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@austintexas.gov

**PHONE:** 512-974-7719



**SUMMARY STAFF RECOMMENDATION:**

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**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

*1. The proposed zoning should be consistent with the purpose statement of the district sought.*

The Planned Unit Development (PUD) zoning district is intended for large or complex developments under unified control, planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provides greater design flexibility for development proposed within the PUD. Use of the PUD district should result in development superior to that which would occur using conventional zoning and subdivision regulations. PUD zoning is appropriate if the development enhances preservation of the natural environment; encourages high quality development and innovative design; and ensures adequate public facilities and services for development within the PUD.

*2. Zoning changes should result in a balance of land uses, provides an orderly and compatible relationship among land uses, and incorporates environmental protection measures.*

Given the number and breadth of items offered in the PUD that exceed current code standards for single family residence-small lot (SF-4A) district zoning (310.16 acres), multi-family residence-high density (MF-5) district zoning (up to 146.28 acres), community commercial (GR) district zoning (18.54 acres), public (P) district zoning (7.52 acres) and commercial-liquor sales (CS-1) zoning (0.80 acres; 35,000 square feet), Staff believes the proposal can result in superior development along a major street in southern Travis County. Therefore, Staff recommends PUD zoning based on the following factors that make this project superior:

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## **EXISTING CONDITIONS**

### **Site Characteristics**

The subject property consists of six undeveloped tracts and is characterized by a mix of very gently rolling hills bisected by low lying tributaries and associated agricultural stock ponds. There are a total of 8 critical environmental features (CEFs) on or within 150 feet of the property. The plant communities within the property consist of grassland/ prairie/ savanna species. Surface soils in this area are described as nearly level and gently sloping, clayey soils. Slopes range between 0 and 15 percent on approximately 97 percent of the property (471.5 acres).

### **Impervious Cover**

The overall impervious cover proposed is 57.87 percent (279.20 acres).

### **Environmental**

Please refer to Attachment A.

### **Transportation**

Please refer to Attachment B.

### **Water and Wastewater**

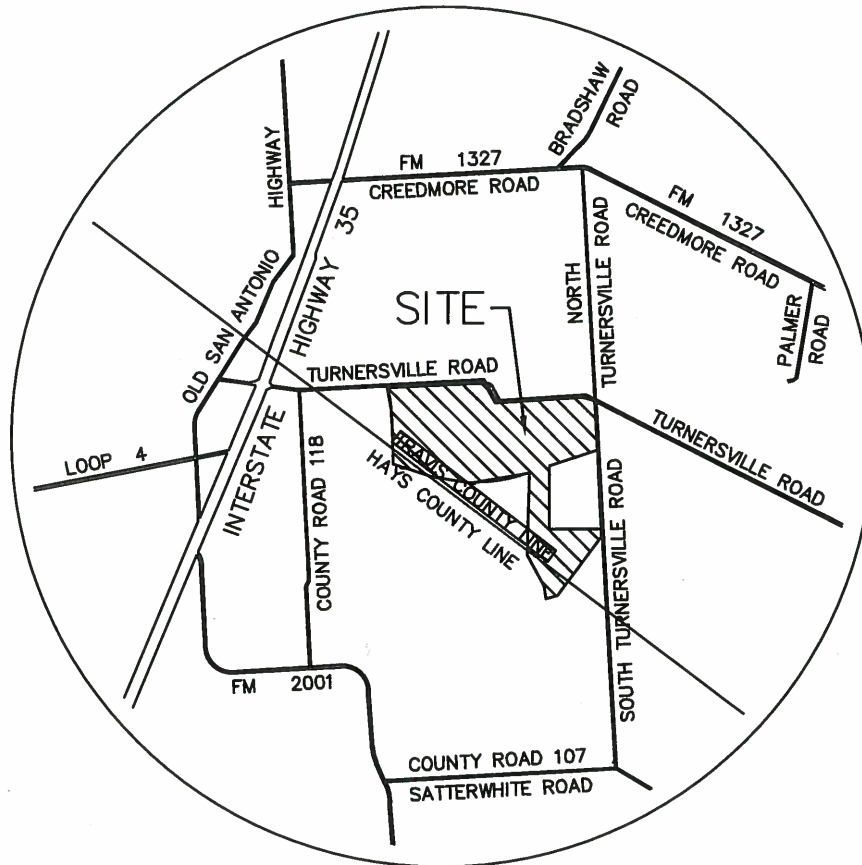
The landowner intends to serve the site with City of Austin water utilities and Sunfield MUD wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. Each lot in the P.U.D. shall have separate wastewater taps, separate water meters, and their respective private water and wastewater service lines shall be positioned or located in a manner that will not cross lot lines. No lot shall be occupied until the structure is connected to the City of Austin water utility system and the Sunfield MUD wastewater utility system. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water utility tap permit.

**Subdivision**

Applications for subdivision preliminary plan(s) and final subdivision plat(s) will be need to be approved prior to approval of any site plan or issuance of any development permit.

**Site Plan**

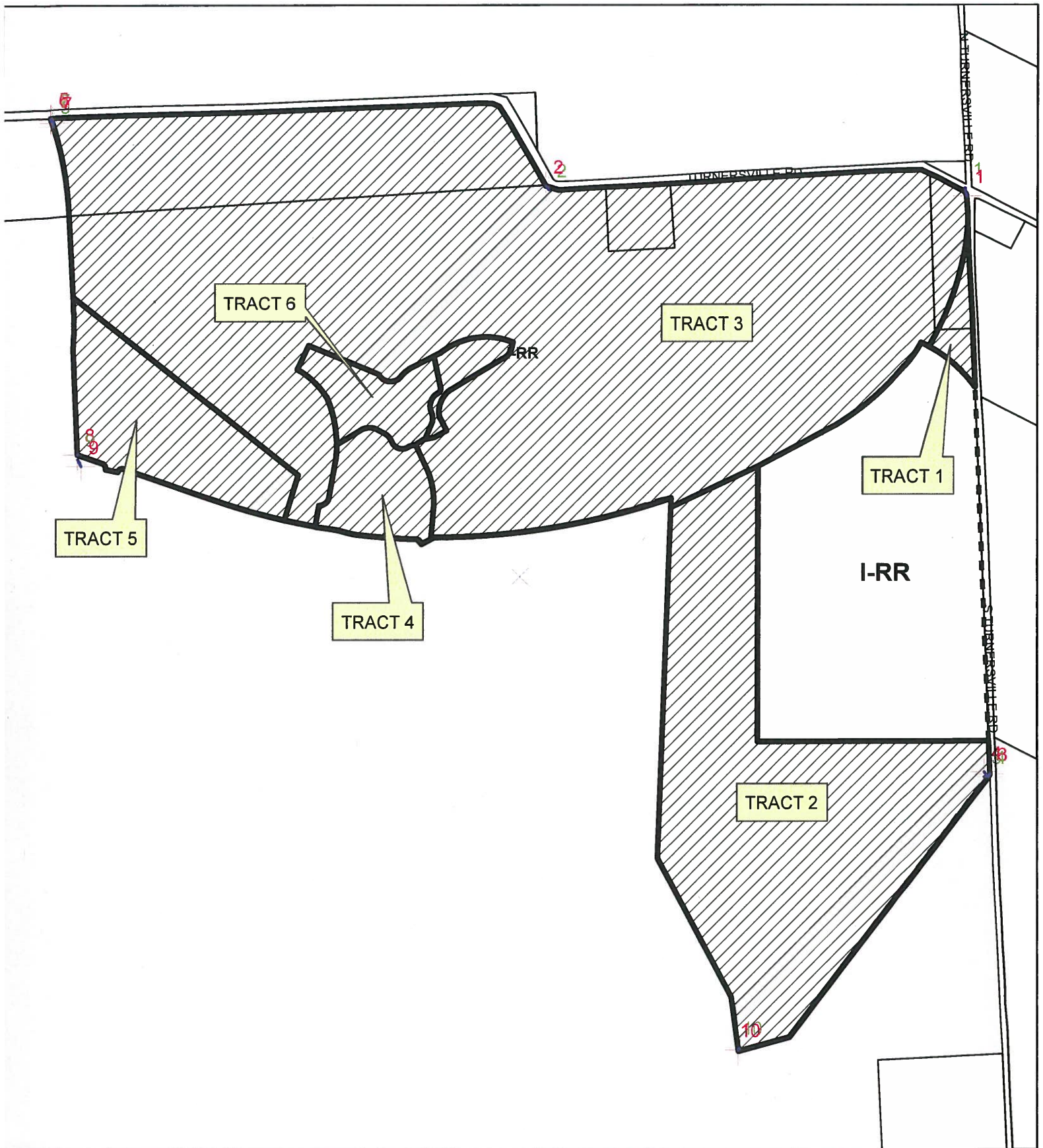
Site plans will be required for any new development other than single-family or duplex residential.



VICINITY MAP  
N.T.S.

EXHIBIT A

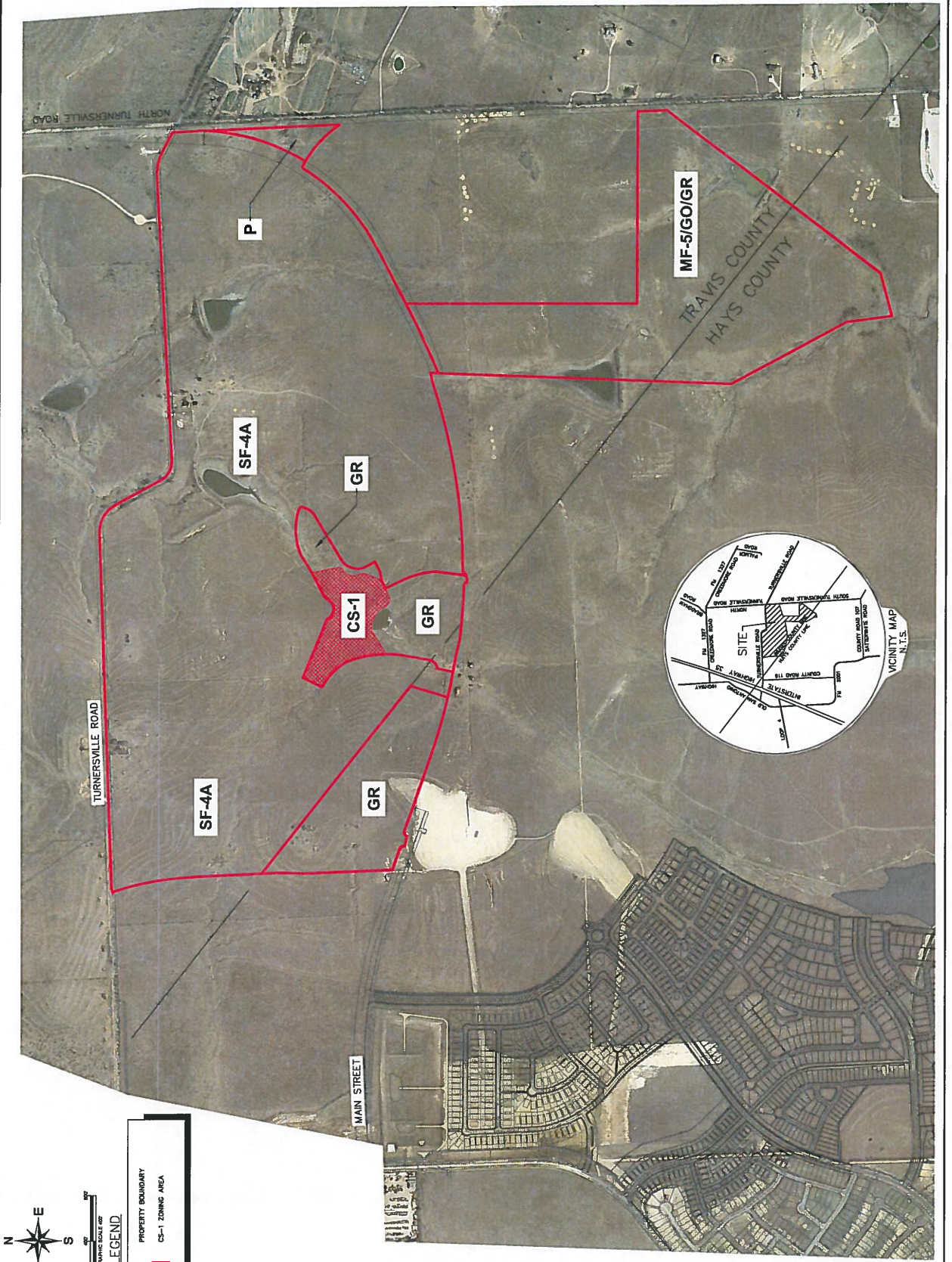




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This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





**LEGEND**

PROPERTY BOUNDARY

CS-1 ZONING AREA

EXHIBIT A-2

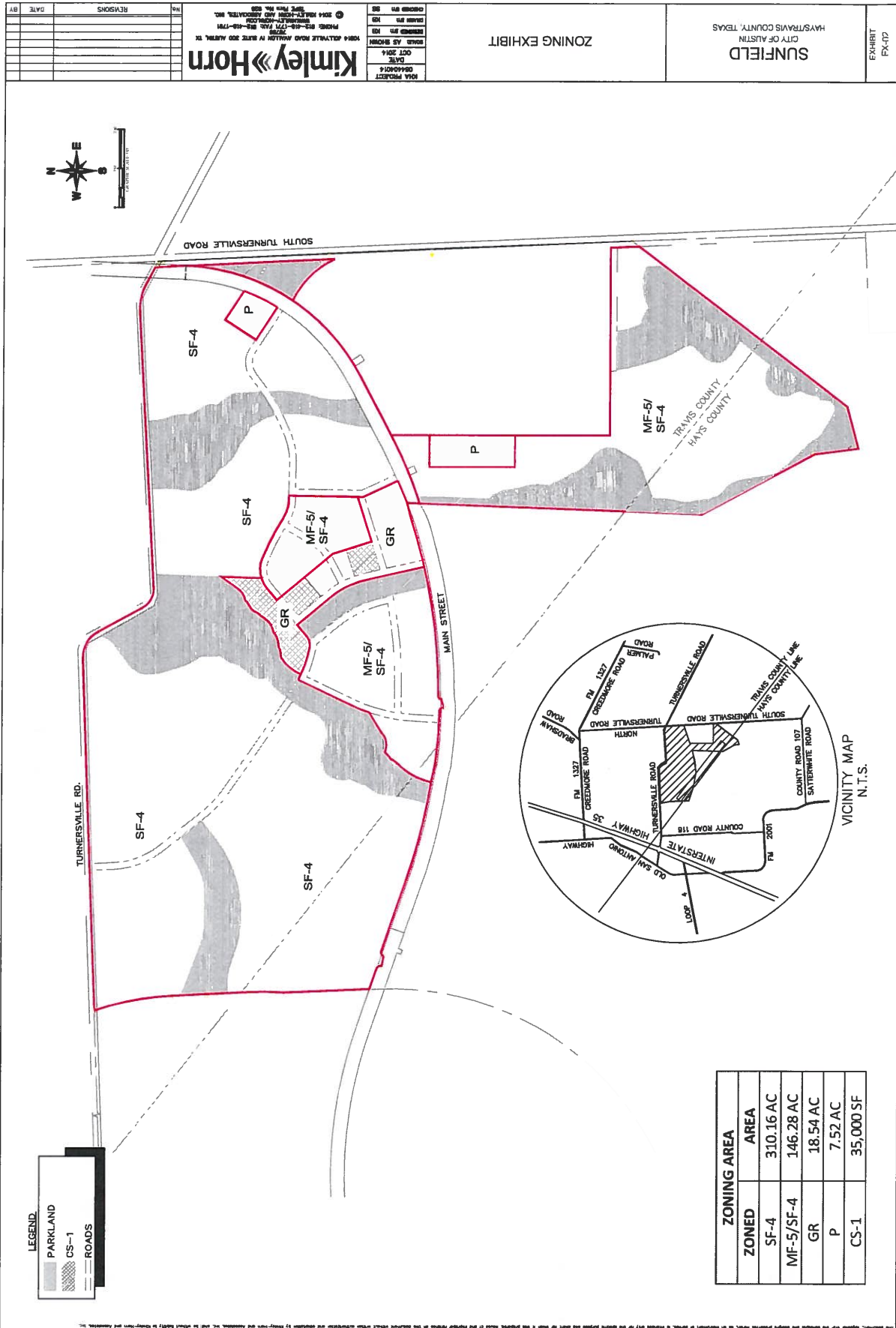




C814-2014-0083

REC'D 5-12-2015

EXHIBIT B

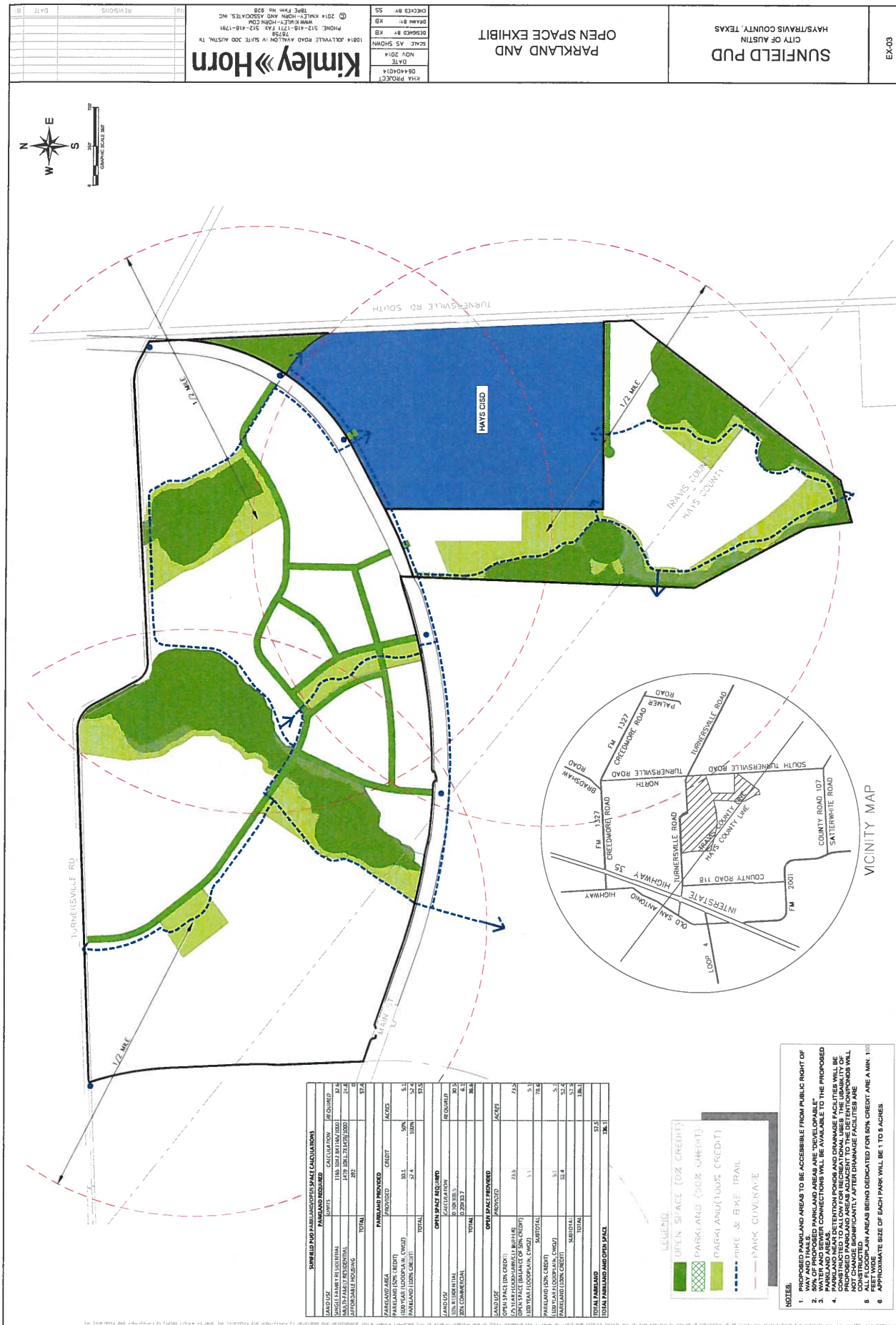


REC'D 5-12-2015

EXHIBIT C

REC'D 5.12.2015

EXHIBIT D



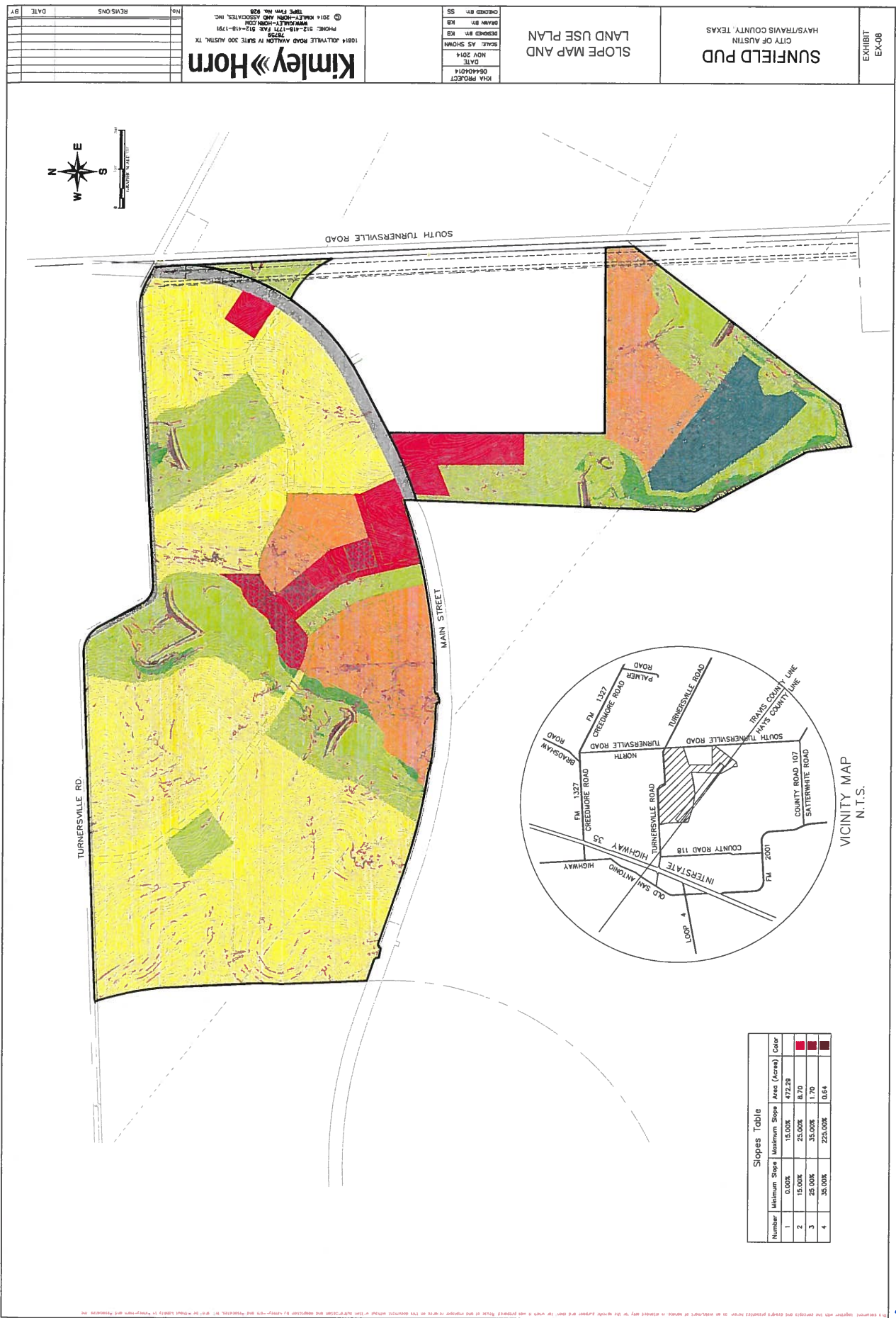






REC'D 5-12-2015

EXHIBIT F 1



SLOPE MAP AND LAND USE PLAN

SUNFIELD PUD  
CITY OF AUSTIN  
HAYS/TRAVIS COUNTY, TEXAS

EXHIBIT  
EX-08

Kimley-Horn  
10814 JOLLYVILLE ROAD AVAILON IV SUITE 300 AUSTIN, TX 78759  
PHONE: 512-418-1771 FAX: 512-418-1791  
WWW.KIMLEY-HORN.COM  
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.

PROJECT	08440214
DATE	NOV 2014
SCALE	AS SHOWN
DESIGNED BY	KB
DRAWN BY	SS

REVISIONS	DATE	BY







**Sunfield PUD - C814-2014-0083**  
**Basis for Superiority and Recommendation**

Item	Code Requirement	PUD Proposal/Superiority
<b>*TIER 1*</b>		
<b>General</b>	<p><b>PUD: Tier 1A</b></p> <ul style="list-style-type: none"> <li>Meet the objectives of City Code</li> </ul> <p><b>PUD: Tier 1B</b></p> <ul style="list-style-type: none"> <li>Provide for development standards that achieve equal or greater consistency with general PUD intent and exceed standard Code regulations</li> </ul>	<ol style="list-style-type: none"> <li>Located near the Regional Center of the Image Austin Comprehensive Plan.</li> <li>Providing for environmental, community, design and regional goals that meet or exceed Code standards and encourages high quality mixed use in the Desired Development Zone with a public facility and open space.</li> <li>Providing for preservation of the natural and historical environment, encouraging high quality development extensive open space areas.</li> <li>Provides for a mixed-use project.</li> </ol>
<b>Open Space</b>	<p><b>PUD: Tier 1C</b></p> <ul style="list-style-type: none"> <li>Provide open space at: 10% Residential 15% Industrial 20% Commercial</li> </ul>	<ol style="list-style-type: none"> <li>Providing for parkland amenities at the increased parkland amount for MUD/PID Superiority - 10 x No. of Residents x Units. (57.4 acres required for MUD, 29.0 acres per standard requirement; 57.5 acres provided)</li> <li>Meets the requirements for open space (36.6 acres required; 136.1 acres provided including parkland)</li> <li>Parks with amenities and trail system to be owned, operated, and maintained by municipal utility district. Parks and trails will be accessible to the public.</li> </ol>
<b>Green Building Program</b>	<p><b>PUD: Tier 1D</b></p> <ul style="list-style-type: none"> <li>Comply with the City Planned Unit Development Green Building Program</li> </ul>	<ol style="list-style-type: none"> <li>Providing for 2-Star Green Building or comparable green building standard outside of Austin Energy service area.</li> </ol>
<b>Neighborhood Plans and Historic</b>	<p><b>PUD: Tier 1E</b></p> <ul style="list-style-type: none"> <li>Be consistent with neighborhood plans, historic and surrounding uses.</li> </ul>	<ol style="list-style-type: none"> <li>The proposed design meets the requirements of compatibility with adjacent land uses and preserving historic features and monuments.</li> </ol>
<b>Compatibility</b>		<ol style="list-style-type: none"> <li>Proposed land use ties in with overall Sunfield community and development to the south and west.</li> </ol>

EXHIBIT H

<b>Environmental</b>	<b>PUD Tier 1F</b> ● Provide for environmental preservation	<ol style="list-style-type: none"> <li>1. Providing Critical Water Quality Zone setbacks for waterways as applicable.</li> <li>2. Providing for compliance with the Commercial Landscape Ordinance, which applies to irrigation, landscaping and use of innovative water management options such as directing stormwater to on-site uses (e.g., landscaping) and rainwater harvesting, etc.</li> <li>3. Utilizing and enhancing existing agricultural ponds to create stormwater features to serve the development. Wet ponds maintained by municipal utility district.</li> <li>4. Integrated Pest Management Plan (IPM) plan to be provided in Desired Development Zone when not required.</li> </ol>
<b>Public Facilities</b>	<b>PUD Tier 1G</b> ● Provide for public facilities and services	<ol style="list-style-type: none"> <li>1. Utilizing Austin Water Utility as the retail water provider.</li> <li>2. Extending approximately 4.3 miles of 24 inch water line to this development along Turnersville Road and IH 35. The design will adhere to the proposed sizing and route of infrastructure noted in the current Austin Water Utility Service Extension Request No. 3469 will design and construct the improvements in accordance with the City's Utility Criteria Manual.</li> <li>3. Dedicating 5.0 acre site and easements for the construction of a water reservoir to serve the Sunfield PUD and surrounding properties.</li> <li>4. The water line extension, reservoir site, and improvements will help create a new "Far South Pressure Zone" for Austin Water Utility to service the surrounding properties.</li> <li>5. Upon reclaimed water being brought to the project, use reclaimed water for irrigation in open space areas where such use is economically feasible, subject to any applicable water use restrictions imposed by the City.</li> <li>6. Donation of a 2.5 acre fire station site, which supports the 2-net buildable acre requirement by Austin Fire Department</li> </ol>
<b>Landscaping</b>	<b>PUD Tier 1H</b> ● Exceed minimum landscaping requirements in City Code	<ol style="list-style-type: none"> <li>1. Applying City of Austin Preferred Plant list where required.</li> <li>2. For commercial and multi-family tracts, the entire lot will be treated as street yard for the purposes of tree requirements.</li> </ol>

<b>Connectivity</b>	<b>PUD Tier 1I</b> <ul style="list-style-type: none"> <li>• Provide appropriate transportation connections and mitigate impacts</li> </ul>	<ol style="list-style-type: none"> <li>1. Main Street will be extended to Turnersville Road.</li> <li>2. Five foot bike lanes will be provided along entry roads. These bike lanes will connect to other bike lanes existing or proposed within the overall Sunfield community and connect to bike lanes outside of the community.</li> <li>3. Providing a network of trails throughout the development and provide connectivity to the overall Sunfield development and existing transportation infrastructure.</li> <li>4. Commit to contact Capital Metro periodically about transit services</li> </ol>
<b>Gated Roadways</b>	<b>PUD Tier 1J</b> <ul style="list-style-type: none"> <li>• Gated Roadways Prohibited</li> </ul>	<ol style="list-style-type: none"> <li>1. Gated roadways will be prohibited in Sunfield PUD.</li> </ol>
<b>Architectural, historical, cultural and archaeological areas</b>	<b>PUD Tier 1K</b> <ul style="list-style-type: none"> <li>• Protect areas of significance</li> </ul>	<ol style="list-style-type: none"> <li>1. Architectural, historical, cultural, or archaeological areas will be preserved where applicable.</li> </ol>
<b>PUD Size and Uniqueness</b>	<b>PUD Tier 1L</b> <ul style="list-style-type: none"> <li>• Minimum 10 acre size unless special issues</li> </ul>	<ol style="list-style-type: none"> <li>1. The PUD encompasses 483 acres.</li> </ol>
<b>*ADDITIONAL*</b>		
<b>Commercial Design Standards</b>	<b>PUD Additional Tier</b> <ul style="list-style-type: none"> <li>• Comply with CDS</li> <li>• Comply with Core Transit Corridor if in Urban Area</li> <li>• Contain pedestrian-oriented uses on the first floor of a multi-story commercial or mixed use building.</li> </ul>	<ol style="list-style-type: none"> <li>1. The commercial and mixed use sections of the PUD will comply with Suburban Standards of Subchapter E.</li> </ol>

**\*TIER 2\***

Open Space	PUD Tier 2 • Provide at least 10% above the requirement	1. 10% additional open spaces provided within the development (38.6 acres required; 136.1 total acres provided)
Environmental / Drainage	PUD Tier 2 • Provide various environmental options	<p>1. Restores currently degraded Critical Water Quality Zones along all classified waterways.</p> <ul style="list-style-type: none"> <li>- The condition of all Critical Water Quality Zones (CWQZ) shall be assessed using the Zone 2 functional assessment methodology described in Appendix X of the Environmental Criteria Manual. (Zone 2 is the area from the edge of the active channel to the edge of the CWQZ.) All CWQZs found to be in "Poor (1)" or "Fair (2)" condition shall be restored to "Good (3)" or "Excellent (4)" condition; CWQZs found to be in "Good (3)" or "Excellent (4)" condition shall not be disturbed except as otherwise allowed by code. The applicant shall prepare a Riparian Restoration Plan demonstrating that all parameters of the Appendix X "Scoring: Zone 2 – Critical Water Quality Zone" table shall be raised to "Good (3)" or "Excellent (4)" condition. The Zone 2 functional assessment of existing conditions and the Riparian Restoration Plan shall be submitted, reviewed, and approved with each residential subdivision and commercial site plan.</li> </ul> <p>2. Tree plantings use Central Texas native seed stock and with adequate soil volume.</p> <p>3. A tree planting plan will be prepared during the final platting of lots to determine the proposed trees to be placed along the trail network. In addition, 150 trees will be planted throughout the trail segments outside of dedicated Park Land.</p> <p>4. For single family residential lots, require three trees to be planted per lot.</p> <p>5. For commercial and multifamily sites, treat the entire lot as street yard for the purposes of tree requirements.</p> <p>6. Implementation of species diversity in any landscaping or revegetation requirement, using no more than 25% of any one species.</p> <p>7. Upon reclaimed water being brought to the project, use reclaimed water for irrigation in open space areas where such use is economically feasible, subject to any applicable water use restrictions imposed by the City. Reclaimed water shall not be used for irrigation in CWQZ's, CEF buffers, or floodplain.</p>

		<p>8. Use wet ponds instead of sedimentation filtration ponds for water quality controls. For tracts where the use of regional wet ponds is not feasible for water quality controls, green water quality controls may be utilized with approval from the city.</p> <p>9. Additional open space, 23.4 acres, is provided in excess of the required open space, CWQZ's, floodplain, and CEF buffers.</p>
<p><b>Community Amenities</b></p>	<p><b>PUD Tier 2</b></p> <ul style="list-style-type: none"> <li>• Provide for various community services and amenities</li> </ul>	<p>1. Providing a community center to serve residents.</p> <p>2. Donation of a 2.5 acre fire station site, which supports the 2-net buildable acre requirement by Austin Fire Department</p> <p>3. Providing a network of trails throughout the community. These trails will also be provided adjacent to the proposed amenity ponds.</p> <p>4. Parks/open space will be within 1/2 mile of any proposed residence.</p> <p>5. A minimum of three trees selected from the City's appropriate species list will be provided on each residential lot.</p> <p>6. Applicant has agreed to provide 10% at 60% of MFI for rental units, deed restricted for 40years. Applicant has agreed to provide 10% at 80% of MFI for owner-occupied.</p> <p>7. A tree planting plan will be prepared during the final platting of lots to determine the proposed trees to be placed along the trail network. In addition, 150 trees will be planted throughout the trail segments outside of dedicated Park Land.</p> <p>8. Recycling services will be requested from the City of Austin or a contractor acceptable to the City of Austin.</p>
<p><b>Transportation</b></p>	<p><b>PUD Tier 2</b></p> <ul style="list-style-type: none"> <li>• Provide bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.</li> </ul>	<p>1. Providing a trail and bicycle network throughout the community that connects to the existing and proposed trail system within the overall Sunfield community.</p> <p>2. Provide connectivity between the proposed trails and other trail systems.</p> <p>3. Bike lanes will be proposed along the main entry roads.</p> <p>4. Main Street will be constructed up to Turnersville Road.</p> <p>5. Bicycle parking for amenity center(s) and mixed-use/commercial meeting City Code requirements.</p> <p>6. Install ADA-compliant pedestrian/bicycle connectivity across Main Street to provide connectivity to parks and other destinations without crossing major roads within the project.</p>

**Proposed Chapter 25 Variances  
Sunfield PUD C814-2014-0083**

<b><u>Category</u></b>	<b><u>Code Section</u></b>	<b><u>Code Section Description</u></b>	<b><u>Proposed PUD Regulations</u></b>
<b>General</b>	25-1-21(103)	Defines SITE as a contiguous area.	Modified to state a SITE may cross a public street or right-of-way.
<b>General</b>	25-1-604	Private Parkland	Modified to state, "The director or park service provider may allow up to a 100 percent credit toward fulfilling the requirements of this part for privately own and maintained park and recreational facilities that are for use by the public." "The sub-divider may be allowed up to a 100 percent credit toward fulfilling the requirements of this part for private parkland in a subdivision located outside the city limits, if the sub-divider agrees to dedicate the private parkland to the park service provider when the city annexes the subdivision for all purposes."
<b>Zoning</b>	25-2-243	Proposed District Boundaries Must Be Contiguous	Waived in its entirety with respect to Sunfield PUD.
<b>Zoning</b>	25-2-1063(C)	Height Limitations and Setbacks for Large Sites	Refer to Compatibility Exhibit for specific area where this variance is proposed to apply. The proposed multifamily uses will serve as intermediate density between the higher density commercial and lower density single family.
<b>Zoning</b>	25-2-491	Permitted, Conditional, and Prohibited Uses	Allow for a specific set of permitted, conditional, and prohibited uses to be applicable per the Sunfield PUD – Permitted and Prohibited Uses exhibit.
<b>Subdivision</b>	25-4-152(A)	Dead-End Streets	Modified to state, "A street may terminate in a cul-de-sac."
<b>Subdivision</b>	25-4-152(B)	Dead-End Streets	Modified to add the following language: Subsection (B) shall not apply to roadways that will be extended or other street connections will be made in the future that will reduce the dead-end street to not more than 2,000 feet, and such streets are depicted on plans.

**EXHIBIT I**

<b>Subdivision</b>	25-4-173	Lot Arrangement	Modified to state, "The side lines of lots must be approximately at right angles to straight street lines or radial to curved street lines. An arrangement placing adjacent lots at right angles to each other may be disallowed by the single office, provided it is not a "key" or corner lot."
<b>Subdivision</b>	25-4-193	Gas Lines	Modified to state, "a subdivider is not required to prepare plans or install natural gas lines, but will provide reasonable accommodation to the franchise holder. In the event natural gas lines are not installed then a note stating so shall be placed on the plat.
<b>Environment</b>	25-8-42(D)(4)	Administrative Variances	Modified to state, "For a variance described in Paragraph (B)(6), the cut or fill is not located on a slope with a gradient of more than 15 percent, or within 100 feet of a classified waterway, except as required for the construction of proposed ponds within 100 feet of a classified waterway for stormwater pond construction."



## **Sunfield PUD – Permitted and Prohibited Uses**

**Residential** - All uses allowed in Single Family Residence Small Lot ("SF-4A") and Multifamily Residence High Density ("MF-5") except for the following prohibited uses:

- Conservation Single Family Residential
- Mobile Home Residential
- Bed & Breakfast (Group I)

**Commercial** - All uses allowed in Neighborhood Office ("NO"), Limited Office ("LO"), General Office ("GO"), General Commercial Services ("CS"), Commercial Liquor Sales ("CS-1") and Community Commercial ("GR") except for the following prohibited uses:

- Carriage Stable
- Recreational Equipment Maintenance & Storage Recreational
- Equipment Sales
- Scrap and Salvage
- Stables
- Cabaret
- Adult-oriented businesses
- Bail bond services
- Pawn shop services

Permitted uses shall also include the following uses:

- Food Preparation
- Plant Nursery

**Civic**- The following uses are permitted:

- Club or Lodge
- College and University Facilities
- Communication Service Facilities
- Community Events
- Community Recreation (Private)
- Community Recreation (Public)
- Congregate Living
- Convalescent Services
- Counseling Services
- Cultural Services
- Day Care Services (Commercial)
- Day Care Services (General)
- Day Care Services (Limited)
- Employee Recreation
- Emergency Response Facility, Le. Fire and EMS Station
- Family Home
- Group Home, Class I (General)
- Group Home, Class I (Limited)
- Group Home, Class II

EXHIBIT J

Guidance Services  
Hospital Services (General)  
Hospital Services (Limited)  
Local Utility Services  
Park Recreation (General)  
Postal Facilities  
Private Primary Educational Facilities  
Private Secondary Educational Facilities  
Public Primary Educational Facilities  
Public Secondary Educational Facilities  
Religious Assembly  
Residential Treatment  
Safety Services  
Telecommunication Tower  
Transitional Housing  
Transportation Terminal

**Agricultural** - The following uses are permitted:

Community Garden  
Urban Farm

### Sunfield PUD Affordable Housing Program

1. The developer shall set aside at least 10% of the owner occupied residential units within the PUD for occupancy by households whose income is less than 80% of the median family income of the Austin metropolitan statistical area ("Affordable Ownership Requirement") for a period of 40 years. Affordable housing provided under this section cannot be used to meet any affordable housing bonus or exception and vice-versa. The affordability period shall commence upon the date of recordation of a final plat containing lots designated for affordable ownership.
2. The Affordable Ownership Requirement for multifamily projects shall be based on the number of units and calculated on a multifamily project by project basis. Multifamily projects shall follow the multi-bedroom unit requirement as are set forth for apartments in Paragraph 5 below. For single family housing (either attached or detached), affordability shall also be calculated based on the number of units and, to the extent economically feasible, shall be spread across the various product type within the PUD. Although there shall be no requirement that each project or plat within the PUD contain a specific number of affordable units, the Developer shall be responsible for ensuring that ultimately the entire PUD contains the requisite number of affordable ownership units. The Developer shall report to the Director of the Neighborhood Housing Community Development on the status of the number and location of affordable ownership units within the PUD on a semi-annual basis commencing on the date the first plat is recorded.
3. Notwithstanding the foregoing, if the Developer provides more affordable units in any given apartment project than the 10% required per Paragraph 4 below, then the number of units required to meet the Affordable Ownership Requirement in the PUD shall be reduced: (i) on a 1.5:1 ratio for up to 3% of the 10% Affordable Ownership Requirement for the PUD; and (ii) on a 4:1 ratio for up to an additional 2% of the 10% Affordable Ownership Requirement for the PUD. Provided, however, in no event shall the number of units required to meet the Affordable Ownership Requirement in the PUD be reduced below 5% of the total ownership units through the method described above.
4. The developer shall set aside at least 10% of the rental units for apartments within the PUD for occupancy by households whose income is less than 60% of the median family income in the Austin metropolitan statistical area ("Affordable Rental Requirement") for a period of 40 years. Affordable housing provided under this section cannot be used to meet affordable housing requirements for a bonus or exception and vice-versa. The affordability period begins on the date a certificate of occupancy is issued for a rental project.
5. The Affordable Rental Requirement shall be based on the number of units and calculated on an apartment project-by-apartment project basis. The ratio of affordable single units to affordable multi-bedroom units shall be equal to the ratio of total single to total multi-bedroom units for the applicable project. The affordable units within any given apartment project shall be interspersed with market rate units.
6. Income limits with respect to affordable ownership shall be established annually as

determined by the United States Department of Housing and Urban Development (HUD).

7. On-site affordable housing units offered for sale shall be sold at a price affordable to persons whose household income is 80% or below the median family income in the Austin statistical metropolitan area. On-site affordable housing units offered for sale shall be reserved, sold, and transferred to an income eligible buyer subject to a resale restricted, shared equity agreement and restrictive covenant approved by the director of Neighborhood Housing and Community Development and recorded at the time of sale of an affordable unit. To ensure long term affordability, AHFC shall hold, from and after the date of sale to an eligible owner, the shared equity agreement for the affordable units. AHFC may also elect to purchase the homes at the affordable price and resell the units to an income eligible buyer.
8. Compliance will be monitored by the Neighborhood Housing and Community Development Office through an annual audit of the development sale and/or rental of affordable units in the PUD.
9. Lots offered for affordable ownership shall be platted and developed in at least 3 areas of the PUD, in sections of at least 25 lots so long as such sections are integrated into the PUD, located within walking distance of PUD amenities and the residential units sold for affordable ownership have substantially similar architectural design and restrictions as other residential units offered for sale to the general public.



**ENVIRONMENTAL BOARD MOTION 201500506 005b**

**Date:** May 6, 2015

**Subject:** Sunfield Planned Unit Development C814-2014-0083

**Motion By:** Robert Deegan

**Second By:** James Schissler

**RATIONALE:**

**Whereas**, the project provided numerous Tier 2 benefits to achieve environmental superiority while requesting minimal environmental Code modifications,

**Whereas**, restoration of classified waterways on the property in particular represents a very substantial environmental benefit.

**Therefore**, the Environmental Board of the City of Austin recommends approval of the request for environmentally superiority of the PUD.

**PUD Conditions for Environmental Superiority:**

1. Restores currently degraded Critical Water Quality Zones along all classified waterways.- The condition of all Critical Water Quality Zones (CWQZ) shall be assessed using the Zone 2 functional assessment methodology described in Appendix X of the Environmental Criteria Manual. (Zone 2 is the area from the edge of the active channel to the edge of the CWQZ.) All CWQZs found to be in "Poor (1)" or "Fair (2)" condition shall be restored to "Good (3)" or "Excellent (4)" condition; CWQZs found to be in "Good (3)" or "Excellent (4)" condition shall not be disturbed except as otherwise allowed by code. The applicant shall prepare a Riparian Restoration Plan demonstrating that all parameters of the Appendix X "Scoring: Zone 2 – Critical Water Quality Zone" table shall be raised to "Good (3)" or "Excellent (4)" condition. The Zone 2 functional assessment of existing conditions and the Riparian Restoration Plan shall be submitted, reviewed, and approved with each residential subdivision and commercial site plan.
2. A tree planting plan will be prepared during the final platting of lots to determine the proposed trees to be placed along the trail network. In addition, 150 trees will be planted throughout the trail segments outside of dedicated Park Land.
3. For commercial and multifamily sites, treat the entire lot as street yard for the purposes of tree requirements.
4. Upon reclaimed water being brought to the project, use reclaimed water for irrigation in open space areas where such use is economically feasible, subject to any applicable water use restrictions imposed by the City. Reclaimed water shall not be used for irrigation in CWQZ's, CEF buffers, or floodplain.

5. Use wet ponds instead of sedimentation filtration ponds for water quality controls. For tracts where the use of regional wet ponds is not feasible for water quality controls, green water quality controls may be utilized with approval from the city.
6. Additional open space, 42 acres, is provided in excess of the required open space, CWQZ's, floodplain, and CEF buffers.

**VOTE 6-0-0-1**

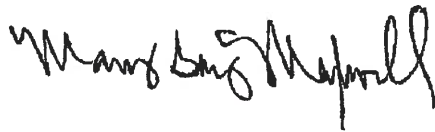
For: Maxwell, Perales Schissler, Deegan, Redmond, Smith

Against: None

Abstain: None

Absent: Neely

Approved By:

A handwritten signature in black ink, appearing to read "Mary Gay Maxwell". The signature is written in a cursive, flowing style.

Mary Gay Maxwell, Environmental Board Chair



## **ITEM FOR ENVIRONMENTAL BOARD AGENDA**

**BOARD MEETING  
DATE REQUESTED:**

MAY 6, 2015

**NAME & NUMBER  
OF PROJECT:**

SUNFIELD PLANNED UNIT DEVELOPMENT  
C814-2014-0083

**NAME OF APPLICANT  
OR ORGANIZATION:**

Coats Rose, PC  
John Joseph – Phone (512) 541-3593

**LOCATION:**

1901 Turnersville Road

**PROJECT FILING DATE:**

May 22, 2014

**PDR/ENVIRONMENTAL  
STAFF:**

Jim Dymkowski, 974-2707  
james.dymkowski@austintexas.gov

**PDR/  
CASE MANAGER:**

Wendy Rhoades, 974-7719  
wendy.rhoades@austintexas.gov

**WATERSHED:**

Onion, Rinard, and Plum Creek Watersheds (Suburban)  
Desired Development Zone

**ORDINANCE:**

Watershed Protection Ordinance (WPO - current Code)

**REQUEST:**

Review and consider for recommendation the proposed Planned Unit Development environmental code exception as requested.

1. Modify 25-8-42(D)(4) (*Administrative Variances*); for a variance described in Paragraph (B)(6) the cut or fill is not located on a slope with a gradient of more than 15 percent or within 100 feet of a classified waterway, except as required for the construction of proposed ponds within 100 feet of a classified waterway for stormwater pond construction.

**STAFF RECOMMENDATIONS:**

RECOMMEND FOR APPROVAL.

**REASONS FOR RECOMMENDATION:** THE PROPOSED PUD IS ENVIRONMENTALLY SUPERIOR TO THE DEVELOPMENT THAT COULD OTHERWISE BE BUILT UNDER CURRENT APPLICABLE REGULATIONS.





## MEMORANDUM

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

**FROM:** Jim Dymkowski, Environmental Review Specialist Senior  
Development Services Department

**DATE:** May 6, 2015

**SUBJECT:** Summary of Environmental Exception Requested by the Sunfield Planned Unit Development - C814-2014-0083

This summary is being provided to the Environmental Board as a supplement to the overall Planning and Development Review recommendations for the Sunfield PUD. After numerous site visits and discussions with the applicant, the following is a description of the environmental aspects and considerations that have been addressed during Environmental Review of the proposed PUD, requested exception to the environmental code requirements, and the proposed environmental superiority exhibited in the PUD. Staff recommends approval of the project based on our finding that the proposed project is environmentally superior to what could be built without the PUD.

### **Description of Property**

The PUD is located in the Onion, Rinard, and Plum Creek Watersheds. These watersheds are classified as Suburban. It is within the Desired Development Zone, and has already been annexed into the City of Austin limited purpose zoning jurisdiction. Prior to this PUD submittal, the entire PUD land area was reviewed and approved as a municipal utility district (MUD) with a predominately industrial and commercial use land plan. The current PUD land plan as well as concurrent revisions to the MUD proposes more single and multifamily uses with some commercial uses and additional open space areas required by current code. The PUD is not within the Edward's Aquifer Recharge or contributing zones.

Historically, this site was used for agriculture and still has some remnant ranch buildings on it. The PUD area is approximately 482.5 acres and is situated at the highpoint of all three watersheds within the PUD. With this location there are four minor classified waterways within the PUD boundaries. They consist of two unnamed tributaries of Rinard Creek to the north and two unnamed tributaries of Plum Creek to the south.

Per current code, buffer setbacks of 100 feet from the centerline of the creeks for the Critical Water Quality Zone are established on these waterways.

The PUD is not asking for any increases to the current code allowable impervious cover. In a Suburban Watershed the following impervious cover based on a gross site area calculation are allowed;

DESCRIPTION	ALLOWABLE % of gross site area
SF lots (> 5750 SF)	50%
SF lots (< 5750 SF)	55%
MF	60%
Commercial	80%

#### **Existing Topography/Soil Characteristics/Vegetation**

The site elevations range from 788-680 feet above mean sea level. The topography is characterized by moderate sloping hillside mainly from east to west across the property with those areas closest to the four tributaries sloping toward those waterways. Of the roughly 482.5 acre PUD area there are only 8.7 acres of slopes between 15-25%, 1.7 acre of slopes between 25-35%, and 0.64 acres of slopes greater than 35%.

The soils on the property are predominantly silty clay in nature. The plant communities within the PUD area are considered grassland/prairie/savanna species. The vegetation consists of mixed native and introduced grasses resulting from years of agricultural use keeping the site devoid of most woody vegetation. Trees are sporadic onsite mostly mesquite internally and some Hackberry along the perimeter fence lines.

#### **Critical Environmental Features/Endangered Species**

The 2014 environmental resource inventory identified eight critical environmental features within the subject area. These are all wetland features and consist of the existing stock ponds and those isolated wetland features found within the minor classified waterways. The PUD proposes current code buffering 150 feet or enhancement of these features if converted to a water quality feature.

#### **Water/Wastewater**

Water and wastewater service will be provided by the City of Austin. The environmental resource inventory identified one Texas Water Board Monitoring Device on an old well near the ranch buildings at the north side of the property closets to Turnersville Road.

#### **Description of Project**

The Project contains approximately 482.5 acres of mixed use development including:

- 222.6 acre of standard single family development
- 80.9 acres of multifamily and single family residential style development
- 18.3 acres of commercial development
- Approximately 136 acres of parks and open space.
- A fire station and reservoir site.

### **Environmental Code Exception Request**

The one exception requested with the PUD is:

1. Modify 25-8-42(D) (4) (*Administrative Variances*); for a variance described in Paragraph (B) (6) the cut or fill is not located on a slope with a gradient of more than 15 percent or within 100 feet of a classified waterway, except as required for the construction of proposed ponds within 100 feet of a classified waterway for stormwater pond construction.

### **PUD Conditions for Environmental Superiority:**

1. Restores currently degraded Critical Water Quality Zones along all classified waterways.
  - The condition of all Critical Water Quality Zones (CWQZ) shall be assessed using the Zone 2 functional assessment methodology described in Appendix X of the Environmental Criteria Manual. (Zone 2 is the area from the edge of the active channel to the edge of the CWQZ.) All CWQZs found to be in "Poor (1)" or "Fair (2)" condition shall be restored to "Good (3)" or "Excellent (4)" condition; CWQZs found to be in "Good (3)" or "Excellent (4)" condition shall not be disturbed except as otherwise allowed by code. The applicant shall prepare a Riparian Restoration Plan demonstrating that all parameters of the Appendix X "Scoring: Zone 2 – Critical Water Quality Zone" table shall be raised to "Good (3)" or "Excellent (4)" condition. The Zone 2 functional assessment of existing conditions and the Riparian Restoration Plan shall be submitted, reviewed, and approved with each residential subdivision and commercial site plan.
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4. Upon reclaimed water being brought to the project, use reclaimed water for irrigation in open space areas where such use is economically feasible, subject to any applicable water use restrictions imposed by the City. Reclaimed water shall not be used for irrigation in CWQZ's, CEF buffers, or floodplain.
5. Use wet ponds instead of sedimentation filtration ponds for water quality controls. For tracts where the use of regional wet ponds is not feasible for water quality controls, green water quality controls may be utilized with approval from the city.
6. Additional open space, 42 acres, is provided in excess of the required open space, CWQZ's, floodplain, and CEF buffers.

### **Recommendations**

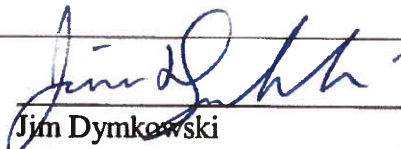
Staff recommends approval of the environmental superiority of the proposed PUD and the exceptions to the Land Development Code sections as defined in the PUD documents because:

- It will provide critical water quality zone riparian restoration greater than the current code requirement for all degraded areas within the waterways even if that section is not being modified by adjacent construction.

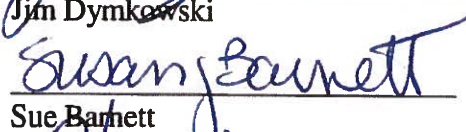
- It will use preferred water quality methods (i.e. wet ponds) that provide a greater overall pollutant removal than the minimum code required sedimentation filtration method and green water quality controls (i.e. rain gardens) for tracts where the use of regional wet ponds is not feasible for water quality controls, green water quality controls may be utilized with approval from the city.
- It will exceed current commercial landscape requirements by providing additional trees to be planted along pedestrian trail sections and by using the full lot size of all multifamily and commercial lots to calculate the streetyard tree planting requirement.
- It will be providing for public and private parkland amenities exceeding standard requirement outside of the areas already included in the critical water quality zone, floodplain, and critical environmental feature buffer areas.

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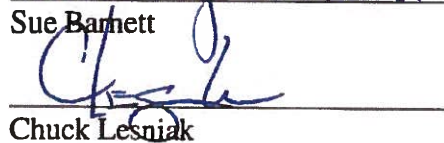
Environmental Reviewer:

  
Jim Dymkowski

Environmental Program Coordinator:

  
Sue Barnett

Environmental Officer:

  
Chuck Lesniak

Date: April, 27, 2015

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**Sunfield PUD - C814-2014-0083**  
**Driving directions**

**Austin City Hall, TX 78704**

**Get on I-35 S from W Riverside Dr and S IH 35 Frontage Rd for (2.1 mi)**

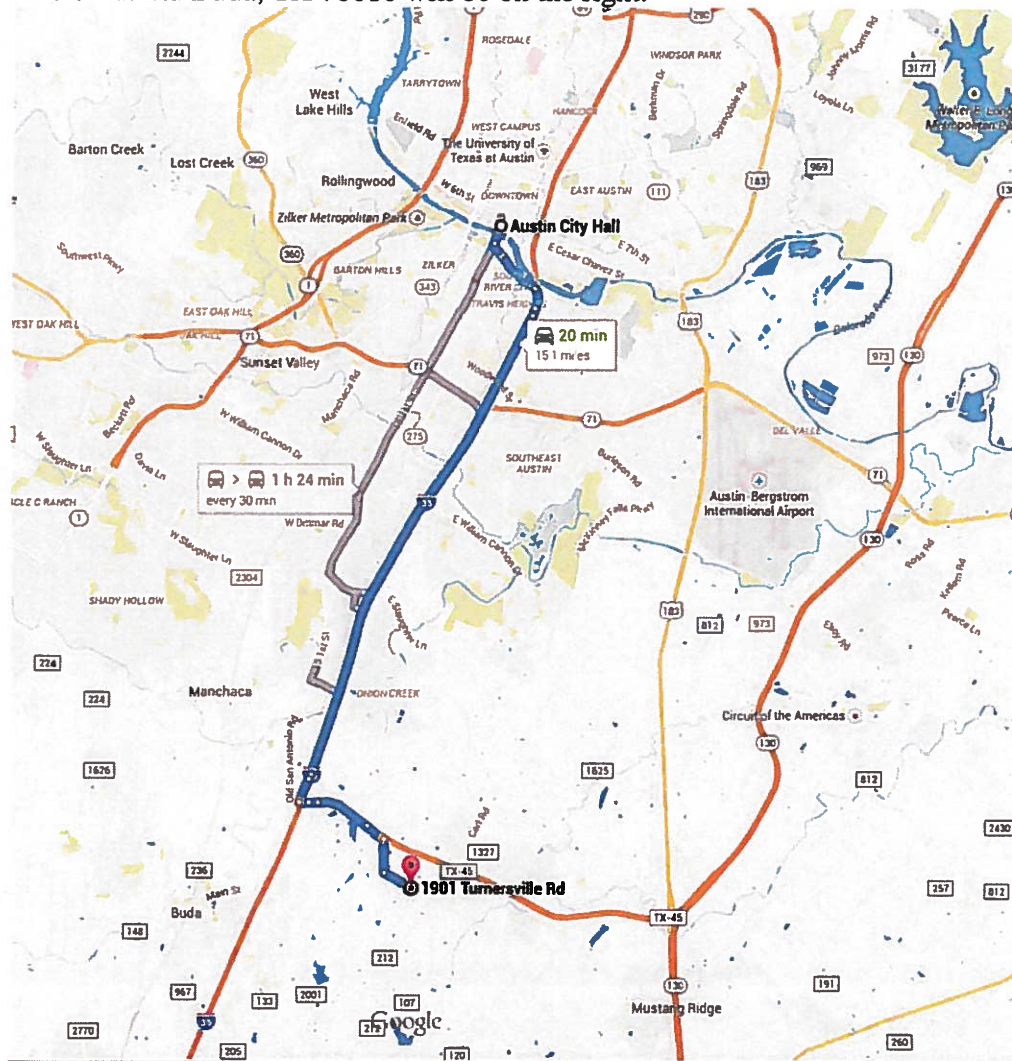
**Follow I-35 S to S IH 35 Frontage Rd. Take exit 223 from I-35 S for (9.5 mi)**

**Get on TX-45 Toll for (0.8 mi)**

**Continue on TX-45 Toll to Turnersville Rd N. Take the North Turnersville Road exit from TX-45 Toll for (1.4 mi)**

**Drive to Turnersville Rd for (1.2 mi)**

**1901 Turnersville Rd Buda, TX 78610 will be on the right.**

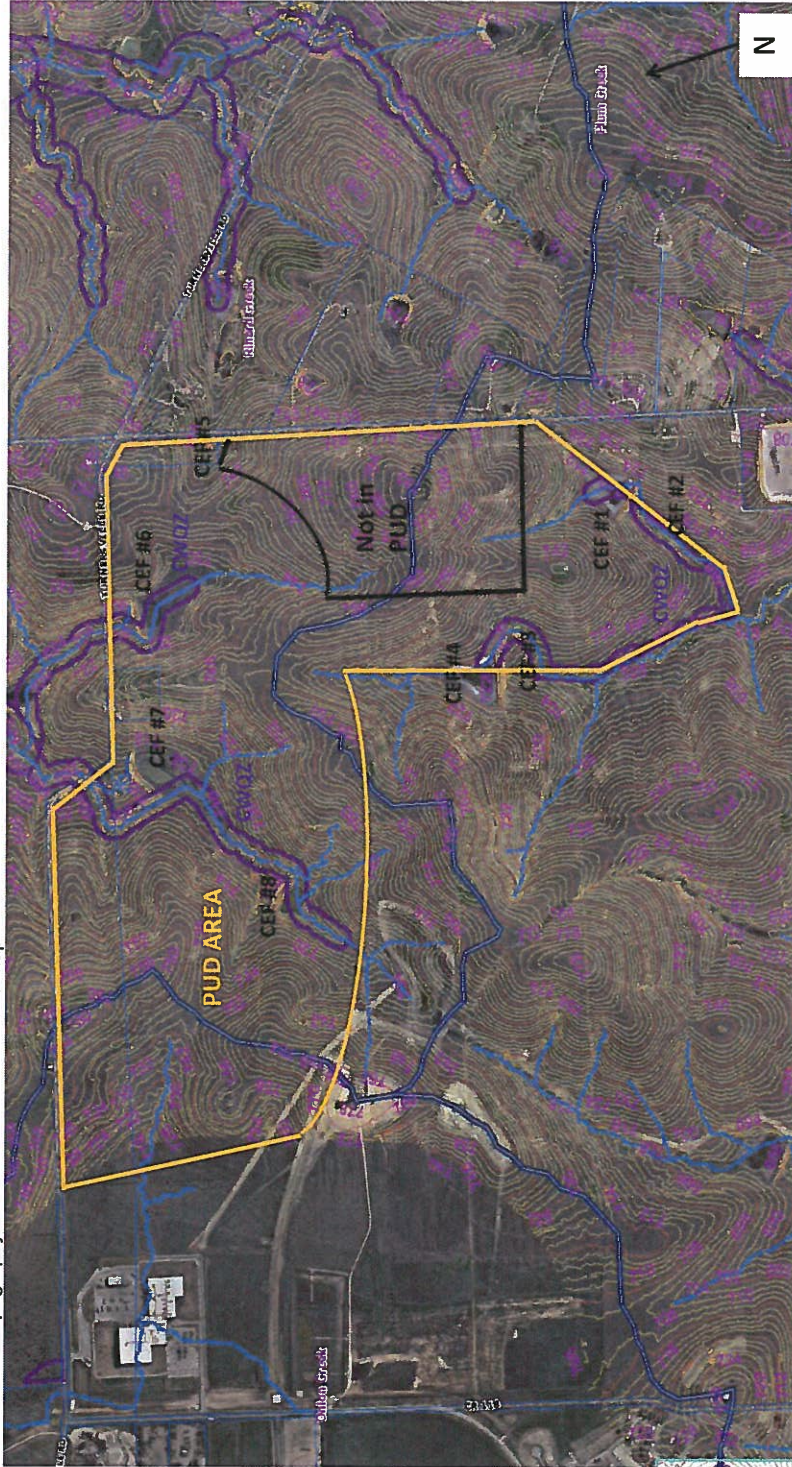


Sunfield PUD  
C814-2014-0083





Sunfield PUD  
C814-2014-0083  
Topography and Environmental feature map





Sunfield PUD  
C814-2014-0083  
Site Photos



Both photos are PUD land area looking south into property



Sunfield PUD  
C814-2014-0083  
Site Photos



Example of existing critical water quality zone riparian area on one of the minor classified waterways



Example of wetland critical environmental feature

# COATS | ROSE

*A Professional Corporation*

PAMELA MADERE

pmadere@coatsrose.com  
Direct Dial  
512.541.3594

April 22, 2015

VIA HAND DELIVERY

Jim Dymkowski  
Planning and Development Review Department  
City of Austin  
505 Barton Springs; 4<sup>th</sup> Floor  
Austin, TX 78704

RE: Sunfield PUD (Case No. C814-2014-0083); Environmental Board PUD Exception  
Request Application

Dear Mr. Dymkowski:

On behalf of our clients, A&M Option 541, LLC and 2428 Partners, LLC (the "Applicants"), we formally submit to you our Environmental Board PUD Exception Request Application for the above-referenced project. The property on which the PUD will be placed is approximately 482.5 acres located south of Austin in the extra-territorial jurisdiction and is located in the city's desired development zone. It is largely located in Travis County; however, approximately 65.4 acres are in northern Hays County. The property is contained within Sunfield MUD #2 which was annexed for limited purposes on May 1, 2006. The property is currently zoned I-RR.

The PUD proposes a mix of uses such as single-family, multifamily, commercial, parkland, and significant amounts of parkland and open space. The Applicant is also dedicating 2.5 acres (more than what is required by the Applicant's Consent Agreement with the City of Austin) for a Fire/EMS station. The PUD is, among numerous other benefits, reducing impervious cover by approximately 106 acres, providing over 4,000 trees, transforming the ponds to sustain habitat, and will prepare a Riparian Restoration Plan demonstrating the existing conditions and the restoration plan. The PUD benefits the area economically by providing affordable housing, recreation facilities, employment, and consumer/public services in a single planned environment.

In summary, the objective of the PUD is to allow for the creation of a more flexible, sustainable, walkable and environmentally friendlier community than would be feasible with conventional zoning. The proposed PUD will provide development far superior to development that would

Barton Oaks Plaza, 901 South MoPac Expressway, Building 1 Suite 500, Austin, Texas 78746

Phone: 512-469-7987 Fax: 512-469-9408

Web: [www.coatsrose.com](http://www.coatsrose.com)

HOUSTON | CLEAR LAKE | AUSTIN | DALLAS | SAN ANTONIO | NEW ORLEANS  
**ERROR! NO PROPERTY NAME SUPPLIED.**

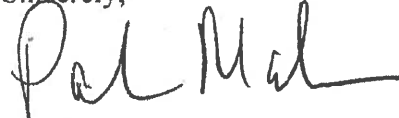
April 22, 2015

Page 2

occur under the existing approved land plan (which in large part is a mix of industrial and commercial uses) or conventional zoning and subdivision requirements. The PUD complies with all Tier One requirements and numerous Tier Two requirements as shown on the attached Exhibit "A".

Please contact me at (512) 541-3594 or [pmadere@coatsrose.com](mailto:pmadere@coatsrose.com) if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Pal Mad", with a long horizontal flourish extending to the right.

Pamela Madere

# COATS | ROSE

*A Professional Corporation*

PAMELA MADERE

pmadere@coatsrose.com  
Direct Dial  
512.541.3594

April 22, 2015

VIA HAND DELIVERY

Jim Dymkowski  
Planning and Development Review Department  
City of Austin  
505 Barton Springs; 4<sup>th</sup> Floor  
Austin, TX 78704

RE: Sunfield PUD (Case No. C814-2014-0083); Environmental Variance Request

Dear Mr. Dymkowski:

On behalf of our clients, A&M Option 541, LLC and 2428 Partners, LLC (the "Applicants"), we formally submit to you our request for one environmental exception to the Sunfield PUD:

1. Sec. 25-8-42(D)(4) is amended to state. "For a variance described in Paragraph (B)(6), the cut or fill is not located on a slope with a gradient of more than 15 percent, or within 100 feet of a classified waterway, except as required for the construction of proposed ponds within 100 feet of a classified waterway for stormwater pond construction."

The proposed Sunfield PUD is environmentally superior to what is currently required by the Land Development Code, and includes the following environmental superiority items:

1. Restores currently degraded Critical Water Quality Zones along all classified waterways. The condition of all Critical Water Quality Zones (CWQZ) shall be assessed using the Zone 2 functional assessment methodology described in Appendix X of the Environmental Criteria Manual. (Zone 2 is the area from the edge of the active channel to the edge of the CWQZ.) All CWQZs found to be in "Poor (1)" or "Fair (2)" condition shall be restored to "Good (3)" or "Excellent (4)" condition; CWQZs found to be in "Good (3)" or "Excellent (4)" condition shall not be disturbed except as otherwise allowed by code. The applicant shall prepare a Riparian Restoration Plan demonstrating that all parameters of the Appendix X "Scoring: Zone 2 – Critical Water Quality Zone" table shall be raised to "Good (3)" or "Excellent (4)" condition. The Zone 2 functional

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April 22, 2015

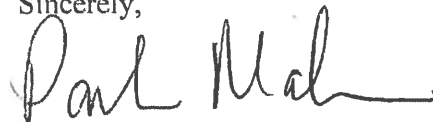
Page 2

assessment of existing conditions and the Riparian Restoration Plan shall be submitted, reviewed, and approved with each residential subdivision and commercial site plan.

2. A tree planting plan will be prepared during the final platting of lots to determine the proposed trees to be placed along the trail network. In addition, 150 trees will be planted throughout the trail segments outside of dedicated Park Land.
3. For commercial and multifamily sites, treat the entire lot as street yard for the purposes of tree requirements.
4. Upon reclaimed water being brought to the project, use reclaimed water for irrigation in open space areas where such use is economically feasible, subject to any applicable water use restrictions imposed by the City. Reclaimed water shall not be used for irrigation in CWQZ's, CEF buffers, or floodplain.
5. Use wet ponds instead of sedimentation filtration ponds for water quality controls. For tracts where the use of regional wet ponds is not feasible for water quality controls, green water quality controls may be utilized with approval from the city.
6. Additional open space, 23.4 acres, is provided in excess of the required open space, CWQZ's, floodplain, and CEF buffers.

Please contact me at (512) 541-3594 or [pmadere@coatsrose.com](mailto:pmadere@coatsrose.com) if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Pamela Madere", written in a cursive style.

Pamela Madere





## ENVIRONMENTAL BOARD VARIANCE APPLICATION TEMPLATE

### PROJECT DESCRIPTION

#### Applicant Contact Information

Name of Applicant	Coats Rose; Attn: Pamela Madere
Street Address	901 S. Mopac, Building 1, Suite 500
City State ZIP Code	Austin, TX 78746
Work Phone	(512) 541-3594
E-Mail Address	pmadere@coatsrose.com

#### Variance Case Information

Case Name	Sunfield PUD
Case Number	C814-2014-0083
Address or Location	1901 Turnersville Rd.
Environmental Reviewer Name	Jim Dymkowski
Applicable Ordinance	N/A
Watershed Name	Rinard, Plum, and Onion
Watershed Classification	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone
Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Distance to Nearest Classified Waterway	
Water and Waste Water service to be provided by	COA
Request	<p>The variance request is as follows (Cite code references:</p> <p>25-8-42(D)(4) - Modified to state, "For a variance described in Paragraph (B)(6), the cut or fill is not located on a slope with a gradient of more than 15 percent, or within 100 feet of a classified waterway, except as required for the construction of proposed ponds within 100 feet of a classified waterway for stormwater pond construction."</p>

Impervious cover	Existing	Proposed
square footage:	Undeveloped	<u>11,322,550.8</u>
acreage:	482.5 Acres	<u>259.93</u>
percentage:	N/A - Undeveloped	<u>55%</u>
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p>Sunfield PUD is a 482.5 acre tract located at the southwest corner of Turnersville Road and the proposed extension of Main Street. The elevations on the property range from 788' MSL to 680' MSL. The site consists of native grasslands with few trees. There is existing floodplain and CWQZ located just south of Turnersville Road. See attached ERI prepared by ACI Consultants for additional information regarding existing CEF's and geology on site.</p>	

Clearly indicate in what way the proposed project does not comply with	The exception with the PUD is requesting that Section 25-8-42(D)(4) will be amended to state "For a variance described in Paragraph (B)(6), the cut or fill is not located on a slope with a
--	--

current Code (include maps and exhibits)	gradient of more than 15 percent, or within 100 feet of a classified waterway, except as required for the construction of proposed ponds within 100 feet of a classified waterway for storm water pond construction.”
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### **FINDINGS OF FACT – NOT APPLICABLE SINCE THIS IS FOR A PUD**

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project:

Ordinance:

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

Yes/No      [summary of justification for determination]

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

Yes/No      [summary of basis for determination]

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

Yes/No      [summary of basis for determination]

- c) Does not create a significant probability of harmful environmental consequences; and

Yes/No [summary of basis for determination]

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes/No [summary of basis for determination]

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The criteria for granting a variance in Section A are met;

Yes/No [summary of basis for determination]

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

Yes/No [summary of basis for determination]

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

Yes/No [summary of basis for determination]

**\*\*Variance approval requires all above affirmative findings.**

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## **Exhibits for Board Backup and/or Presentation**

**Please attach and paginate.**

- Aerial photos of the site (backup and presentation)
- Site photos (backup and presentation)
- Aerial photos of the vicinity (backup and presentation)
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways (backup and presentation)
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties. (backup and presentation)
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations. (backup and presentation)
- Site plan showing existing conditions if development exists currently on the property (presentation only)
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan (backup and presentation)
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc. (backup and presentation)
- An Environmental Assessment pursuant to ECM 1.3.0 (if required by 25-8-121) (backup only)
- Applicant's variance request letter (backup only)



## MEMORANDUM

**Date:** May 22, 2015  
**To:** Wendy Rhoades, Case Manager  
**CC:** Vivek Deshpande, P.E., Kimley-Horn  
**Reference:** Sunfield MUD 2/PUD TIA  
Zoning Case: C814-2014-0083

The Transportation Review Section has reviewed the Traffic Impact Analysis (TIA) for the Sunfield MUD 2/PUD, dated 03/30/2015, and offers the following comments:

### **TRIP GENERATION**

The Sunfield MUD 2/PUD is a 482-acre development located in the southwest quadrant of the Turnersville Road and South Turnersville Road intersection which is also northeast of the City of Buda and in the limited-purpose jurisdiction of the City of Austin. The subject property is currently undeveloped and not zoned. The proposed zoning is Planned Unit Development (PUD) it is to be a mixed-use development consisting of single-family homes, multi-family apartments, mixed commercial uses, an amenity center, a fire station, a reservoir site, and parkland. The estimated completion of the project is expected in the year 2022.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE Trip Generation, 9th Edition), the proposed development is estimated to generate approximately 1,931 unadjusted AM peak-hour trips (PHTs) and 2,781 unadjusted PM peak-hour trips upon build-out as shown in Table 1. However, ITE Trip Generation 9<sup>th</sup> Edition allows adjusted trip rates applicable to certain land uses resulting in reduced trips to/from the site and identified as either pass-by traffic or internal-capture trips. Accordingly, Table 2 indicates 1,883 adjusted trips during the morning peak-hour (AM) and 2,450 trips during the evening peak-hour (PM).

**Table 1. Summary of Unadjusted Peak-Hour Trip Generation (PHTs)**

LAND USE	Size	AM Peak Hour			PM Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit
Single-Family (ITE Code 210)	1,165 Units	874	219	655	1,165	734	431
Multi-family (ITE Code 220)	1,751 Units	894	180	714	1,086	706	380
Commercial (ITE Code 890)	128,000 SF	123	76	47	475	228	247
Recreation Center (ITE Code 459)	20,000 SF	41	27	14	55	27	28
<b>Total Unadjusted Trips</b>		<b>1,931</b>	<b>501</b>	<b>1,430</b>	<b>2,781</b>	<b>1,695</b>	<b>1,086</b>



**Table 2. Summary of Adjusted Peak-Hour Trip Generation (PHTs)**

LAND USE	Size	AM Peak Hour			PM Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit
Single-Family (ITE Code 210)	1,165 Units	862	214	648	1,114	704	410
Multi-family (ITE Code 220)	1,751 Units	882	174	708	1,036	676	360
Commercial (ITE Code 890)	128,000 SF	99	62	37	246	123	123
Recreation Center (ITE Code 459)	20,000 SF	41	27	14	55	27	28
<b>Total Adjusted Trips</b>		<b>1,883</b>	<b>477</b>	<b>1,406</b>	<b>2,450</b>	<b>1,530</b>	<b>920</b>

### **DATA ASSUMPTIONS**

1. Background traffic volumes for 2022 included the estimated traffic volumes for Sunfield MUDs 1, 3, and 4. Based on traffic volumes using the CAMPO long range travel demand model, an average annual growth rate of 2.54% was used for this proposed development.
2. Pass-by trip reductions are allowed for certain commercial uses based on data provided in the ITE Trip Generation, 9<sup>th</sup> Edition. A pass-by reduction of 26.73% was used only for shopping center during the PM peak period. No pass-by reductions during the AM peak and PM peak periods were assumed for any of the other proposed land uses.
3. ITE Trip Generation, 9th Edition, allows an internal capture trip reduction for large, mixed-use developments because a percentage of the trips will occur wholly within the PUD. No internal capture reductions were assumed for the recreation center during the AM and PM peak periods. A total internal capture reduction of 2.48% and 7.34%, respectively, was assumed for the other land uses during the AM and PM peak periods.
4. No reductions were taken for transit use during any period of the analysis. However, Capital Metro service may expand its service to this development in the future.
5. Based on the TIA's scope of work, traffic counts were taken at various key locations to establish the circulation characteristics of the roadways in the study area. The traffic counts taken in conjunction with data from CAMPO and other sites formed the basis for the future traffic assumptions in the study area. A 2.54% annual growth rate was assumed for this proposed development.

### **EXISTING AND PLANNED ROADWAYS**

**IH-35** – This state roadway is located approximately 1 mile west of the site. The Austin Metropolitan Area Transportation Plan and the CAMPO Mobility Plan classify IH-35 as a six-lane freeway in the site's vicinity area. IH-35 is part of the US Interstate Highway System maintained by the Texas Dept. of Transportation (TxDOT). The IH-35 frontage roads are listed as Bike Route No. 421 in the Bicycle Plan. It is estimated that a large portion of the traffic to this PUD will utilize IH-35 as their primary route. The 2012 traffic volume on IH-35 between Main Street and Turnersville Rd. was approximately 133,000 vehicles per day (vpd).

**SH-45** – This state roadway is located approximately 1 mile north of the site. The Austin Metropolitan Area Transportation Plan and the CAMPO Mobility Plan classify SH-45 as a six-lane toll freeway in the site's vicinity area. The 2012 traffic volume on SH-45 east of IH-35 was approximately 10,500 vehicles per day and the traffic volume on SH-45 east of North Turnersville Road was approximately 10,100 vehicles per day.

**Main Street** – This road exists as a four-lane divided major arterial from IH-35 to approximately half a mile to the west and then transitions to a three-lane undivided section further to the west. In the vicinity of the project, Main Street is a three-lane undivided road from IH-35 to approximately one mile to the east of IH-35 and comes to an end at the water tower. The 2035 CAMPO Transportation Plan lists this road to be widened to a four-lane divided section from IH-35 to North Turnersville Road.

**FM 2001** – This state road is classified as a two-lane undivided arterial. The 2012 traffic volume on FM 2001 between IH-35 and CR 118 was approximately 9,600 vehicles per day; the traffic volume on FM 2001 past Satterwhite Road was approximately 6,200 vehicles per day. FM 2001 is expected to be realigned to straighten out several 90-degree turns. The CAMPO Transportation Plan lists this road to be widened to a four-lane divided major arterial with bike lanes and sidewalks between IH-35 and SH 21. Currently, Hays County is preparing schematics for widening this road. It is expected that two lanes will be constructed in 2016 through the TxDOT Partnership Program.

**Turnersville Road** – Currently, this roadway is a two-lane undivided road. The CAMPO Transportation Plan lists this road to be widened to a four-lane section between IH-35 and the intersection with North/South Turnersville Road. The Sunfield MUD developer has widened this roadway to a three-lane cross section between IH-35 and Firecracker Drive and to a four-lane cross section ending at the county line.

**North/South Turnersville Road** – This roadway is currently a two-lane undivided road. The CAMPO Transportation Plan lists this road to be widened to a four-lane major divided arterial with bike lanes and sidewalks between Turnersville Road and SH-45. Currently, Hays County has no plans for any further upgrades to this road.

## **TRAFFIC ANALYSIS**

The impact of site development traffic on the existing area roadways was analyzed. Two time periods and travel conditions were evaluated:

- 2014 Existing Conditions
- 2022 Build-Out Conditions

## **INTERSECTION LEVEL OF SERVICE (LOS)**

The TIA analyzed 11 intersections, 10 of which are or would be signalized, and 1 which will not be signalized. Existing and projected levels of service are shown on Table 3, assuming that all improvements recommended in the TIA are built:

<b>Table 3. Level of Service</b>						
<b>Intersection</b>	<b>2014 Existing</b>		<b>2022 Forecasted</b>		<b>2022 PUD + Forecasted</b>	
	<b>AM</b>	<b>PM</b>	<b>AM</b>	<b>PM</b>	<b>AM</b>	<b>PM</b>
SH-45 WB FR and North Turnersville Road*	A	A	B	B	B	C
SH-45 EB FR and North Turnersville Road*	A	A	B	B	A	A
IH-35 NB FR and Turnersville Road	C	B	F	F	A	A

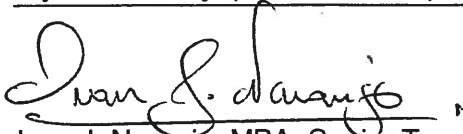
Table 3. Level of Service (cont.)						
Intersection	2014 Existing		2022 Forecasted		2022 PUD + Forecasted	
	AM	PM	AM	PM	AM	PM
Turnersville Rd. and North Turnersville Road*	A	A	B	B	A	A
IH-35 SB FR and Main Street*	C	C	D	E	C	D
IH-35 NB FR and Main Street*	B	C	F	F	C	C
IH-35 SB FR and FM 2001*	A	B	C	F	B	D
IH-35 NB FR and FM 2001*	A	B	B	F	B	C
SH-45 EB FR/FM 1327 and IH-35 NB FR*	A	A	A	A	B	B
SH-45 WB FR/FM 1327 and IH-35 NB FR*	A	B	A	B	A	B
SH-45 WB FR/FM 1327 and IH-35 SB FR*	A	A	A	A	A	B

\* = SIGNALIZED

## **RECOMMENDATIONS**

- 1) Please see Exhibit A for the summary of traffic improvements recommended with the TIA.
- 2) Based on discussions with TxDOT, the Sunfield PUD developer will provide at their expense the total of construction of the deceleration lane improvement at or before the time when 50% of the development's single-family lots are approved. In addition, the Sunfield PUD developer will provide at their expense the total cost of construction of the acceleration lane improvement at or before the expected build-out year of 2022.
- 3) The cost estimate for the recommended traffic improvements has not been approved by the City of Austin or Travis County. Fiscal posting for the traffic improvements will be deferred to the subdivision stage. A Traffic Phasing Agreement will be required along with an updated TIA when the subdivision preliminary plan is submitted.
- 4) Development of the PUD should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA and all roadways should be in full compliance with the intent of the City of Austin's Complete Streets Policy.
- 5) Additional right-of-way for Turnersville Road, Main Street, and North/South Turnersville Road shall be dedicated during the subdivision platting stage.
- 6) Development of this property should not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-7649.



Ivan J. Naranjo, MBA, Senior Transportation Planner  
Transportation Review Staff – Land Use Review Division  
City of Austin – Development Services Department

# EXHIBIT A

Intersection	Approach	Mitigation Measure	Unit Cost	Unit	Amount	Total Estimated Cost	Percent MUD 2 Traffic on Movement or Intersection	Pro-Rata Share of Cost for Sunfield MUD 2
Main Street and N Turnersville and SH 45 Frontage Roads	Travis County EB at N Turnersville / SH 45 EBFR	Construct 3-lane section w/ TWL/TL	\$ 500.00	per i.f. plus taper	400	\$ 5,140,244.00	100%	\$ 5,140,244.00
		Add one (1) right-turn bay	\$ 175,000.00	per i.f. plus taper	1	\$ 175,000.00	41%	\$ 82,595.87
		Signalize	\$ 1,200.00	signs/markings	1	\$ 1,200.00	43%	\$ 75,931.57
		Restripe WB approach to include L, LTR lanes	\$ 175,000.00	per intersection	1	\$ 175,000.00	43%	\$ 510.56
		Signalize	\$ 250,000.00	per intersection	1	\$ 250,000.00	36%	\$ 63,556.07
	Intersection SB N Turnersville	Traffic Signal	\$ 500.00	per i.f. plus taper	400	\$ 200,000.00	60%	\$ 148,985.22
		Add one (1) right-turn bay	\$ 500.00	per i.f. plus taper	1200	\$ 600,000.00	62%	\$ 123,941.93
	WB	Add one (1) acceleration lane on IH-35 NBFR for WBFR Traffic	\$ 500.00	per i.f. plus taper	400	\$ 200,000.00	27%	\$ 162,233.07
	NB	Add one (1) right-turn bay	\$ 1,200.00	per i.f. plus taper	1	\$ 1,200.00	11%	\$ 22,923.56
		Add second L lane by restriping U-turn lane	\$ 500.00	per i.f. plus taper	400	\$ 200,000.00	14%	\$ 172.66
Main Street and IH-35	IH-35 SBFR	Add one (1) U-turn lane	\$ 40.00	per s.f. island	1000	\$ 40,000.00	14%	\$ 28,776.72
		Modify island to accommodate new L turn	\$ 1,200.00	signs/markings	1	\$ 1,200.00	8%	\$ 5,755.34
		Restripe IH-35 NBFR to provide a receiving lane for the U-turn.	\$ 1,200.00	signs/markings	1	\$ 1,200.00	8%	\$ 98.47
	EB/WB Main under the bridge	Restripe 6-lane section to include 7 lanes with the center lane being used as back-to-back left-turn bays in EB and WB direction.	\$ 1,200.00	signs/markings	1	\$ 1,200.00	18%	\$ 220.46
	EB Main under the bridge	Change TL to through only	\$ 1,200.00	signs/markings	1	\$ 1,200.00	18%	\$ 220.46
	WB Main under the bridge	Change TL to through only	\$ 1,200.00	per intersection	1	\$ 1,200.00	18%	\$ 220.46
	Intersections NB IH-35 FR	Revise signal design for new lanes	\$ 200,000.00	per intersection	2	\$ 400,000.00	17%	\$ 67,136.53
		Add one (1) right-turn bay	\$ 500.00	per i.f. plus taper	400	\$ 200,000.00	0%	\$ -
	SB IH-35 FR	Add second L lane by restriping U-turn lane as shared L-U lane	\$ 1,200.00	signs/markings	1	\$ 1,200.00	0%	\$ -
		Remove island for adding second left-turn lane	\$ 40.00	per s.f. island	850	\$ 34,000.00	0%	\$ -
FM 2001 and IH 35	EB at SBFR	Add one (1) through lane by removing existing median	\$ 500.00	per i.f.	200	\$ 100,000.00	0%	\$ -
	Intersections	Revise signal design for new lanes	\$ 50,000.00	per intersection	2	\$ 100,000.00	6%	\$ 5,929.49
		TOTAL	\$ 8,022,644.00			\$ 8,022,644.00		\$ 5,929,452.45
		Improvements on TxDOT Rdwy	\$ 2,432,400.00			\$ 2,432,400.00		\$ 516,281.31



***Division of Operations***

21003 N IH 35, Kyle, Texas 78640  
(512) 268-2141

May 26, 2015

Via Email - Wendy.Rhoades@austintexas.gov>

Ms. Wendy Rhoades  
City of Austin  
Development Services Department  
Land Use Review  
505 Barton Springs Road  
Austin, TX 78704

Dear Ms. Rhoades,

Based on our student yields for new multi-family and single family residences, we anticipate the change in the development at Sunfield to increase our enrollment by approximately 1,575 students. This is based off our average yield for apartments of 0.4 students and our three-year average for single family homes of 0.75 students.

Based on the location of the development, the new students would attend Tom Green Elementary, middle school #6 and Hays High. We would anticipate 50 percent of the new students in elementary, 30 percent in middle and 20 percent in high.

<b>School</b>	<b>Stated Capacity</b>	<b>Enrollment</b>
Tom Green Elementary	714	618
Middle School #6 *	800	650
Hays High School	2250	2315

\*Opening 2016-17 with projected enrollment

This change in the development will require additional facilities to be built and increased transportation costs for the district.

If you need additional information, please let me know.

Sincerely,

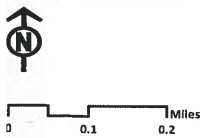
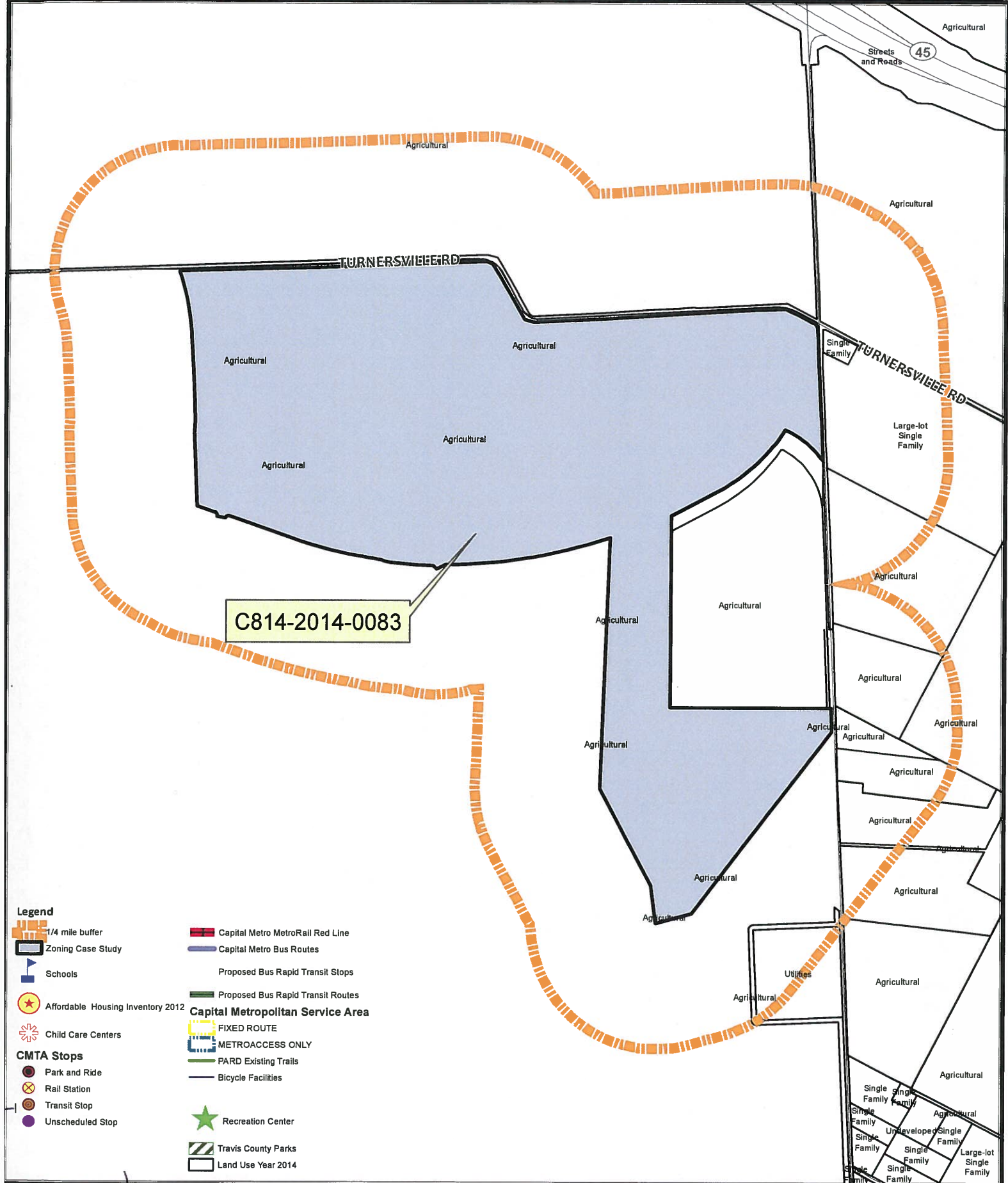
Carter C. Scherff  
Deputy Superintendent

Carter C. Scherff  
Deputy Superintendent

(512) 268-2141  
[scherffc@hayscisd.net](mailto:scherffc@hayscisd.net)

*ATTACHMENT C*





**Zoning Case**  
 Case#: C814-2014-0083  
 Address: 1901 Turnersville Road  
 Case Name: Sunfield PUD  
 Acres 482.494

Neighborhood Planning Area: No  
 School District: Hays Consolidated ISD  
 Manager: Wendy Rhoades



# Educational Impact Assessment

Disclaimer: 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 the Planning and Development Review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



## EXHIBIT VIII

### 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 type="checkbox"/> NO	100 or more multifamily units are proposed and a tax credit is requested
<input type="checkbox"/> YES	<input 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
- ☒ Hays Consolidated Independent School District
- ☐ Del Valle Independent School District
- ☐ Round Rock Independent School District
- ☐ Manor Independent School District

SCANNED

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

## ZONING



### EDUCATIONAL IMPACT ANALYSIS FORM

#### Part B

#### OFFICE USE ONLY

CASE MANAGER: \_\_\_\_\_

APPLICANT/AGENT: \_\_\_\_\_

CASE NUMBER: \_\_\_\_\_

PROJECT NAME: \_\_\_\_\_

PROJECT ADDRESS: \_\_\_\_\_

PROPOSED USE: \_\_\_\_\_

#### 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: 482.45

Number of lots: Undetermined

Lots per acre: 5

#### PROPOSED RESIDENTIAL UNITS

Proposed number of Residential Units: 3,074 (SF - 1,167 and MF - 1,907)

Size of proposed units in square feet (specify range): Undetermined

Number of bedrooms per unit: Undetermined

SCANNED

## ZONING

### ESTIMATED SELLING / RENTAL PRICE (EXISTING AND PROPOSED)

Estimated selling price of units (specify range): Undetermined

Estimated rental rates (if applicable): Undetermined

Range of monthly rental rates to be demolished: Undetermined to \_\_\_\_\_

Estimated increase in rental rates (specify percentage of increase): N/A

If project is multifamily, will a tax credit be applied for as part of the Smart Housing™ Program? No

Number of Certified Affordable Dwelling Units (Proposed or Existing) Undetermined

### OFF-SITE FAMILY AMENITIES EXISTING WITHIN ONE MILE OF PROJECT

(Open to the public – attach location plan)

Parks/Greenbelts: None

Recreation Centers: None

Public Schools: None

### PARKLAND DEDICATION

Parkland dedication required? ☒ YES ☐ NO

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

Fee: ☐ YES ☐ NO

Land: ☐ YES ☐ NO

### ON-SITE FAMILY AMENITIES PROPOSED

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

Amount of open space required in acres: 74.5 acres

Amount of open space provided in acres: 86.4 acres

Other proposed amenities: (pools, clubhouse, recreation area): Amenity center; other undetermined

### TRANSPORTATION LINKAGES

Closest Public Transit Location: South Park Meadows Station (At IH 35 and Slaughter Ln.)

Pedestrian/Bike Routes: None



**Texas Department of Transportation<sup>®</sup>**

P. O. BOX 15426 | AUSTIN, TEXAS 78761-5426 | (512) 832-7000 | WWW.TXDOT.GOV

March 30, 2015

Mr. John M. Joseph  
Coats | Rose  
Barton Oaks Plaza  
901 S. Mopac Expressway, Bdg 1, Ste. 500  
Austin, Texas 78746

Re: Sunfield MUD No.2 Traffic Impact Analysis- Closeout Approval

Dear Mr. Joseph:

This letter serves as notice that TxDOT's review of the TIA, Rev. Sub. 03-30-2015, performed by Kimley Horn & Associates, for the proposed Sunfield Municipal Utility District No. 2 Development located in the southwestern limited purpose jurisdiction of Austin, Texas, is complete. The following are final comments for this TIA.

TxDOT concurs with the report's assumptions and recommendations for build out year of 2022. TxDOT also confirms the statements about discussions pertaining to the Developer's responsibility for acceleration & deceleration lanes versus the other mitigation measures.

With these comments stated, this TIA is approved.

Sincerely,

Imelda L. Barrett, P.E.

Director of Transportation Operations, Austin District, TxDOT

cc: Terry G. McCoy, P.E., Austin District Deputy Engineer, TxDOT  
Vivek Deshpande, P.E., PTOE, Kimley Horn & Associates



## Rhoades, Wendy

---

**From:** Jason Brecht <Jason.Brecht@txdot.gov>  
**Sent:** Friday, March 27, 2015 8:57 AM  
**To:** Naranjo, Ivan; Imelda Barrett; [REDACTED]; [REDACTED] y-horn.com'; david.greear@co.travis.tx.us  
**Cc:** Rhoades, Wendy; Jain, Sangeeta; vivek.d [REDACTED]; John Nevares; Kimberly Buck ([REDACTED]); j-tate@swbell.net; [REDACTED]  
**Subject:** Sunfield MUD 2 TIA: Status update

Hello, Mr. Naranjo.

A & M Option 541, L.P. (Developer) and the Texas Department of Transportation (TxDOT) reached a mutual understanding this week that will facilitate the approval of the Sunfield MUD No. 2 TIA. This email is to provide notice to the City of Austin that the pending TIA approval will reflect this understanding.

The Developer agrees to construct the two northbound IH35 frontage road improvements of a deceleration lane and acceleration lane at Turnersville Road. The developer accepts to provide said State improvements as defined by a Travis County Phasing Agreement and incorporated into a City of Austin PUD approval. The State accepts these improvement mitigations to be administered via the COA PUD approval.

The phasing agreement is to require the developer to provide at their expense the total cost of construction of the deceleration lane improvement at or before the time when 50% of the development's single family lots have their final plats approved by the respective county (Travis & Hays collectively). The phasing agreement will go on to require the developer to provide at their expense the total cost of construction of the acceleration lane improvement at or before the end of the TIA's declared build-out year of 2022. If unforeseen outside extenuating circumstances prohibit the developer from completing the development upon the build-out year, then the developer is to notify the State in writing of this condition and provide a TIA addendum with an updated build-out date.

The May 2014 TIA will be revised by Kimley Horn & Associates to reflect these pieces of understanding regarding mitigation. TxDOT will approve the TIA once it verifies these provisions are stated within it.

Please let me know if you have any questions on the above statements or require any clarification information to further process this development.

Regards,  
Jason



Jason L. Brecht, P.E. | Traffic Engineer- South  
TxDOT Austin District  
7901 N. IH 35 Austin, TX 78753  
512.832.7349 | [Jason.Brecht@txdot.gov](mailto:Jason.Brecht@txdot.gov)

Drive Smart in Winter Weather