

**ZONING CHANGE REVIEW SHEET**

**CASE:** C814-2012-0152 – Pilot Knob

Planned Unit Development

**P.C. DATE:** June 11, 2013

December 10, 2013

June 24, 2014

December 9, 2014

June 9, 2015

June 23, 2015

July 28, 2015

September 8, 2015

**ADDRESS:** East and southeast of the intersection of William Cannon Drive and McKinney Falls Parkway, and west of South U.S. Highway 183 and FM 1625

**DISTRICT AREA:** 2

**OWNER:** Carma Easton, Inc. (Logan Kimble)      **AGENT:** Armbrust & Brown, L.L.P.  
(Lynn Ann Carley)

**ZONING FROM:** I-RR; I-SF-4A      **TO:** PUD      **AREA:** 2,216.56 acres

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant planned unit development (PUD) district zoning with the conditions of the Environmental Board Motion 20150813-008c, as shown in Attachment A, and as shown in the Land Use Plan as provided in Exhibit C, and supporting Exhibits D through S.

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

**ENVIRONMENTAL COMMISSION MOTION:**

August 19, 2015: The Environmental Board recommended approval of the conditions for the Pilot Knob PUD C814-2012-0152 as described in background documents.

[H. SMITH; M. NEELY – 2<sup>ND</sup>] (10-0) R. GRAYSON – RECUSED

**PLANNING COMMISSION RECOMMENDATION:**

June 11, 2013: APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF AND THE APPLICANT

[J. NORTEY; J. STEVENS – 2<sup>ND</sup>] (8-0) D. ANDERSON – ABSENT

December 10, 2013: APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF.

*[J. NORTEY, S. OLIVER – 2<sup>ND</sup>] (5-0) R. HATFIELD, A. HERNANDEZ, B. ROARK  
AND J. STEVENS WERE ABSENT.*

June 24, 2014: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF.  
[R. HATFIELD; B. ROARK – 2<sup>ND</sup>] (5-0) J. NORTEY, S. OLIVER, J. STEVENS –  
ABSENT; 1 VACANCY ON THE COMMISSION.*

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

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

June 9, 2015: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO JUNE 23, 2015  
[J. NORTEY, R. HATFIELD – 2<sup>ND</sup>] (5-0) A. HERNANDEZ, S. OLIVER; J.  
STEVENS; N. ZARAGOSA – ABSENT*

June 23, 2015: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO JULY 28,  
2015*

*[R. HATFIELD; S. OLIVER – 2ND] (8-0) J. SHIEH – ABSENT*

July 28, 2015: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO SEPTEMBER  
8, 2015*

*[J. SCHISSLER; P. SEEGER – 2ND] (10-0) J. VELA III; M. WILSON – ABSENT; 1  
VACANCY ON THE COMMISSION*

September 8, 2015:

**ISSUES:**

At this time, Transportation related comments and recommendations are still under review.

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

- Exhibits A, A-1, A-2 and A-3: Vicinity Map, Zoning Map, Aerial and MUD Boundaries
- Exhibits B and B-1: Basis for Superiority Table and Code Modification Table
- Exhibit C: Pilot Knob PUD Land Use Plan with Environmental Features
- Exhibit D: Conceptual Parks and Open Space Plan
- Exhibit D-1: Hard Surfaced Trail Location
- Exhibit E: Parkland and Open Space Tracking Sheet
- Exhibit F: Permitted Land Uses
- Exhibit G: Site Development Regulations
- Exhibit H: Off-Street Parking and Loading Regulations
- Exhibit I: Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Facilities Form
- Exhibit J: Buffer Zone Transfers
- Exhibit K: Setback / Waterway Buffer Zone Transferring and Receiving Restrictive

**Covenant Form**

Exhibit L: Proposed Waterway Crossings  
Exhibit M: Wetland Transfer Exhibit  
Exhibit N: Wetland Transferring and Receiving Restrictive Covenant Form  
Exhibit O: Cut / Fill  
Exhibit P: Impervious Cover Map  
Exhibit P-1: Impervious Cover Table  
Exhibit Q: Tree Conflicts – William Cannon Drive and Slaughter Lane  
Exhibit R: Conceptual Public Art Master Plan  
Exhibit S: PUD Notes

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 Pilot Knob Planned Unit Development (PUD) consists of undeveloped land zoned interim – rural residence (I-RR) and interim – single family residence-small lot (I-SF-4A) districts generally bounded by McKinney Falls Parkway on the west, Colton-Bluff Springs Road on the north, U.S. Highway 183 and FM 1625 Road on the east and Wende Road on the south, and has limited frontage on Thaxton Road on the southwest. The zoning map and aerial also show several outparcels that are adjacent or surrounded by the PUD. These remain in unincorporated Travis County; bringing them into the PUD would necessitate annexation and initial zoning and amendment of the Land Use Plan. Much of the land surrounding the PUD is within unincorporated Travis County, undeveloped, and is rural in character with the exception of the area along the US Highway 183 corridor which is more commercial in nature. For context, the McKinney Falls State Park is to the northwest, the Springdale subdivision is to the west and Austin Bergstrom International Airport is to the northwest. Please refer to Exhibits A (Vicinity Map), A-1 (Zoning Map), A-2 (Aerial View) and A-3 (MUD Boundaries).

The proposed zoning area encompasses all five Pilot Knob Municipal Utility District areas that were established in 2012. The Applicant is requesting PUD district zoning for a 2,216.5 acre mixed use project that may be developed with up to 14,300 dwelling units, 750,000 square feet of employment uses, 4.6 million square feet of civic and commercial uses, up to 400 acres of parks and open space, two Del Valle Independent School District sites and one fire station/EMS site. A donation of a net-buildable 2 acre tract at no cost to the City of Austin for a Fire / EMS station site is proposed to be located on the south side of Slaughter Lane, close to its intersection with FM 1625. A 10 acre intermodal transit station will be located along Slaughter Lane in or near the Town Center area.

As shown in Exhibit C (Land Use Plan with Environmental Features), the area has been divided into four general land use areas:

- 
- The 200 acre *Town Center* area (mix of residential/commercial, including hotel/civic at an urban density) is bounded by Colton Bluff Springs Road, U.S. Highway 183, the Slaughter Lane extension and FM 1625, along the eastern portion of the site.
  - The *Mixed Residential* 1 area is located on the north side of Slaughter Lane and encompasses MUDS 2 and 3, and the Mixed Residential 2 area is on the south side covering MUDS 4 and 5. The Mixed Residential areas total 1,400 acres and provide a mix of single family residential types, multifamily, neighborhood-serving commercial uses and civic uses.
  - There are two *Employment Center* areas (approximately 45 acres each) oriented toward FM 1625 Road; one is situated at the William Cannon right-of-way (not on the ground) and the other is at its intersection with Slaughter Lane. The 90-acre Employment Center is intended to provide a mixture of employment, civic, residential, commercial, including hotel, and light industrial uses.
  - The 360 acre *Open Space* area includes greenways, trails, parks and recreation areas with civic and limited commercial uses, interspersed throughout the project area.

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 six of the 13 Tier 2 categories (*Open Space*; *Environment/Drainage*; *Art*; *Community Amenities*, *Transportation and Affordable Housing*).

#### *Code Modifications*

There are 48 modifications to Code requirements requested by the Applicant and recommended by Staff (please refer to Exhibit B-1 – Code Modification Table for details). As summarized below, these include allowing a site to cross a right-of-way; parkland and open space requirements; Green Building requirements; gated roadways for retirement housing; block definition and roadway types; land uses, site development regulations and

compatibility standards; screening and tree planting; driveway types, operating levels of streets, street design characteristics, and parking requirements; stormwater facilities; cut and fill; impervious cover assumptions and clustering; critical water quality zone modifications; wetland protection; utility services; and sign regulations.

- Section 25-1-21(103) (*Definition of Site*) – This section is modified to provide that a site in the Pilot Knob PUD may cross a public street or right-of-way
- Chapter 25-1, Article 14 (*Parkland Dedication*) – Specifies the parkland dedication and open space requirements. It also establishes a tracking mechanism for parkland and open space
- Section 25-2-243 (*Proposed District Boundaries*) – Is amended to provide that the boundaries of the Pilot Knob PUD may be non-contiguous
- Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.1 (*Compliance Required*) – Modified to allow land within the MUD's Project Area that is later added to the PUD to not require additional superiority.
- Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.1.D (*Minimum Requirements*) – Modified to allow a two star rating under Austin Energy's Green Building Program or a reasonably equivalent rating under another program approved by the City.
- Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.1.J (*Minimum Requirements*) – Modified to allow gated roadways for retirement homes and active adult communities, if connectivity for bikes and pedestrians is maintained.
- Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.1.J (*Minimum Requirements*) and Subchapter E – Clarifies the term block and how it is measured. Establishes roadways types within the PUD for applying Subchapter E regulations.
- Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.5 (*Planned Unit Development Standards, Development Bonuses*) – Superseded by the previously approved MUD Consent Agreement, which establishes superiority of land uses and affordable housing.
- Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart C, Section 3.2.2.C (*Planned Unit Development Regulations*) – Establishes a specific set of land uses and site development regulations for the PUD.
- Section 25-2-491 (*Permitted, Conditional, and Prohibited Uses*) – Establishes a specific set of permitted land uses for the PUD.





- Section 25-2-492 (*Site Development Regulations*) – Establishes a specific set of site development regulations for the PUD.
- Section 25-2-517 (*Requirements for Amphitheaters*) – Modified so that Land Use Commission approval is not required for amphitheaters in the PUD.
- Section 25-2-812(C)(2) (*Mobile Food Establishments*) – Modified to allow mobile food establishments within all areas of the PUD.
- Section 25-2-1006(A)(1) and (2) (*Visual Screening*) – Modified to allow only the structural components of green water facilities and stormwater drainage facilities be subject to the screening requirements.
- Section 25-2-1032(A)(1) (*Trees Required*) – Modified to allow only one tree be planted for lots with an area of 2,500 sf or less.
- Section 25-2-1051 (*Applicability (Compatibility Standards)*) – Establishes a specific set of compatibility standards within the PUD.
- Section 25-4-62(2) (*Expiration of Approved Preliminary Plan*) – Modified to allow an approved preliminary to expire 10 years after the date of application for its approval is filed.
- Section 25-4-132(B) and 30-2-132(B) (*Easements and Alleys*) – Establishes a specific set of off-street loading and unloading facilities within the PUD.
- Section 25-4-174 and 30-2-174 (*Lot Size*) – Establishes a specific set of site development regulations for the PUD.
- Section 25-4-232 and 30-2-232 (*Small Lot Subdivisions*) – Establishes a specific set of site development regulations for the PUD. It also requires that responsibilities for common areas and access easements be established.
- Section 25-4-233 and 30-2-233 (*Single Family Attached Residential Subdivision*) – Establishes a specific set of site development regulations for the PUD.
- Section 25-6-2 and 30-2-232 (*Driveway Approaches Described*) – Clarifies the types of driveways for the specific housing types in the PUD.
- Section 25-6-113(A) (*Traffic Impact Analysis Required*) – Clarifies when the TIA shall be amended, and how traffic improvements and cost estimates are approved.
- Section 25-6-116 (*Desirable Operating Levels For Certain Streets*) – Waives this provision within the PUD.
- Section 25-6-117(D)(1) (*Waiver Authorized*) – Waives operating levels of streets within the PUD.

C814

- Section 25-6-141(B)(1) (*Action on Application*) – Waives denial of applications due to operating levels of streets within the PUD.
- Section 25-6-171 and 30-3-71 (*Standards for Design and Construction*) – Modified to allow Travis County to administratively approve innovative or alternate roadway designs.
- Section 25-6-172 and 30-3-72 (*Arterial Streets*) – Waives the arterial street standards in the PUD.
- Section 25-6-292(C) (*Design and Construction Standards*) – Modifies to allow direct vehicular access from a lot to an alley in the PUD.
- Chapter 25-6, Article 7, (*Off-Street Parking and Loading*) – Establishes a specific set of off-street parking and loading regulations for the PUD.
- Chapter 25-6, Appendix A. (*Tables of Off-Street Parking and Loading Requirements*) – Establishes a specific set of off-street parking and loading regulations for the PUD.
- Section 25-7-153 and 30-4-153 (*Detention Basin Maintenance and Inspection*) – Establishes who will finance, operate, and maintain detention basins located in open space or in the ROW and how this will be enforced.
- Section 25-8-42 and 30-5-42 (*Administrative Variances*) – Modified to allow the director to grant cut and fill variances administratively up to 15 feet in a few specific locations shown in the PUD.
- Section 25-8-64 and 30-5-64 (*Impervious Cover Assumptions*) – Establishes impervious cover assumptions for lots smaller than 3,300 sf.
- Section 25-8-92 and 30-5-92 (*Critical Water Quality Zones Established*) – Establishes the boundaries of the critical water quality zones within the PUD and how minor waterways may be reduced and replaced.
- Section 25-8-231 and 30-5-231 (*Water Quality Control Maintenance and Inspection*) – Establishes who will finance, operate, and maintain water quality control facilities located in open space or in the ROW and how this will be enforced.
- Section 25-8-261(B)(3) and 30-5-261(B)(3) (*Critical Water Quality Zone Development*) – Modified to allow hard surfaced trails to run closer, if providing below grade crossings under major arterial roadways.



- Section 25-8-261(G) and 30-5-261(G) (*Critical Water Quality Zone Development*) – Modified to allow floodplain modifications for ecological restoration or enhancement of creek corridors in order to meet other PUD requirements.
- Section 25-8-262 and 30-5-262 (*Critical Water Quality Zone Street Crossings*) – Modified to allow three roadway crossings that don't meet requirements of the code due to site and roadway constraints.
- Section 25-8-282 and 30-5-282 (*Wetland Protection*) – Creates a mechanism for tracking wetlands and mitigation for the PUD.
- Section 25-8-392 and 30-5-392 (*Uplands Zone*) – Modified to allow the clustering of impervious cover along street corridors and in centers.
- Section 25-8-642 (*Administrative Variance*) – Modified to allow removal of a heritage tree to be reviewed and granted administratively if required for construction of William Cannon or Slaughter Lane.
- Section 25-9-1 *Applicability (Utility Service)* – Clarifies that MUD consent agreement provisions regarding utility service will govern in the event of any conflicts.
- Section 25-10-23(B)(7) (*Hazardous Signs Described and Prohibited*) – Clarifies that the Transportation Criteria Manual sign safety triangle shall be used.
- Section 25-10-91 (*Sign Districts Described: Hierarchy Established*) – Establishes the sign districts in the PUD, based on the land use areas in the Land Use Plan.
- Section 25-10-123 (*Expressway Corridor Sign District Regulations*) – Clarifies the signage requirements for the Employment Center district within the PUD.
- Section 25-10-130 (*Commercial Sign District Regulations*) – Clarifies the signage requirements for the Town Center and Employment Center districts within the PUD.
- Section 25-10-191 (*Sign Setback Requirements*) – Clarifies the sign setback requirements in the PUD.

*Staff recommendation and conditions:*

Given the number and breadth of items offered in the PUD that exceed current code standards, 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 in Affordable Housing, Art, Commercial Design Standards, Environment and Landscaping, Green Building, Location, Parkland and Open Space, Public Facilities, Transportation and Connectivity, and Utility Facilities that make this project superior:



***Affordable Housing***

- Provide 10% of owner occupied units at 80% Median Family Income at the initial offering for sale
- Provide 10% of rental units at 60% Median Family Income, for a period of 40 years
- Make a financial contribution to the City's affordable housing program equal to 2% of the total "hard" construction cost reimbursements actually received by the Developer out of the proceeds of bonds issued by the District, up to maximum of \$8 million

***Art***

- Participate in the Art in Public Places Program. The Public Art Master Plan identifies opportunities, guiding principles and locations within the PUD for outdoor art installations to be implemented and managed by the Developer. All subsequent operations and maintenance of the artwork will be the responsibility of the Developer.

***Commercial Design Standards***

- Compliance with Subchapter E of the City's Land Development Code with only minor project specific exceptions
- Provide pedestrian-oriented uses on the first floor of a multi-story commercial or mixed use building

***Environmental and Landscaping***

- Restore Critical Water Quality Zones with the use of native prairie grass and riparian tree species
- Use of green water quality controls, including biofiltration ponds and rain gardens
- Protect or mitigate all of the 64 acre drainage area.
- Provide a minimum 50 foot wide setback for unclassified waterways with a drainage area of 32 acres.
- Restore riparian vegetation along portions of Cottonmouth Creek which are degraded CWQZ areas
- Provide a tree care plan
- When reclaimed water is available to the Pilot Knob PUD, reclaimed water shall be used for irrigation in open space areas where economically feasible, subject to any applicable water use restrictions imposed by the City. Reclaimed water shall not be used for irrigation in CWQZs, CEF buffers, or floodplain.

***Green Building***

- All buildings within the PUD will be constructed to achieve two star rating or greater under the City's Austin Energy Green Building Program or such buildings will be constructed in a manner to sufficient to achieve a reasonably equivalent rating under another program approved by the City.

***Location***

- Partially located within the boundaries of a Town Center which is a mid-sized activity center outlined in the Imagine Austin Growth Concept Map.

C8/10

- Clusters density by way of a corridors and centers plan

**Parkland and Open Space**

- Providing a minimum of 400 acres of open space, including parkland.
- Parkland requirements will be based on ten acres per 1,000 residents, instead of current code, which is based on five acres per 1,000 residents
- Fiscal or parkland improvements in the amount of \$400 per residential living unit equivalent (LUE) will be provided, which is double the amount recommended in the Parks and Recreation Board Guidelines.

**Public Facilities**

- Dedication of land for two school sites, including bring water, wastewater and streets to the site at no cost to the Del Valle ISD
- Dedication of a 2-net buildable acre site for a future City of Austin Fire / EMS station
- Designation of a 10 acre site for a future intermodal transfer station and related public transportation facilities for market price sale to the City / Capital Metro

**Transportation and Connectivity**

- Provide right-of-way for arterial street alignments in accordance with the CAMPO 2035 Transportation Plan
- Provide bike lanes on all roads that are designated as primary collector or higher
- Provide a minimum of 10 miles of publicly accessible trails, connected to sidewalks, pedestrian ways and the vehicular transportation network
- Compliance with the Complete Streets policy 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

**Utility Facilities**

- Provide oversized major water and wastewater facilities, including gravity interceptors, lift stations and force mains for over 14 projects. The pro rata share of these non-recoverable improvements for the benefit of the City totals approximately \$3.76 million in 2012 dollars.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
Site	I-RR; I-SF-4A	Undeveloped (Historically used for agriculture)
North	County	Mostly undeveloped; Commercial; Industrial; A few residences
South	County	Mostly undeveloped; Residential; Commercial
East	County	Undeveloped; Single family residences on large tracts; Farm / ranch operations; Commercial; Industrial
West	County	Undeveloped; Residential; Agricultural; Limited amount of commercial

**MUNICIPAL UTILITY DISTRICT:** Pilot Knob MUD Nos. 1 through 5

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

**WATERSHEDS:** Cottonmouth Creek, North Fork Creek; South Fork Dry Creek–Suburban

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No      **SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

- 96 – Southeast Corner Alliance of Neighborhoods (SCAN)
- 472 – Springfield Meadows Neighborhood Association
- 511 – Austin Neighborhoods Council      627 – Onion Creek Homeowners Association
- 786 – Home Builders Association of Greater Austin
- 774 – Del Valle Independent School District 1005 – Elroy Neighborhood Association
- 1037 – Homeless Neighborhood Organization      1075 – Bike Austin
- 1195 – Imperial Valley Neighborhood Association
- 1200 – Super Duper Neighborhood Objectors and Appealers Organization
- 1224 – Austin Monorail Project      1228 – Sierra Club, Austin Regional Group
- 1236 – The Real Estate Council of Austin, Inc. 1258 – Del Valle Community Coalition
- 1340 – Austin Heritage Tree Foundation      1363 – SEL Texas

**SCHOOLS:**

The property is within the Austin Independent School District.

Creedmoor Elementary School      Ojeda Middle School      Del Valle 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 June 2012 and an interim-rural residential (I-RR) zoning designation was assigned to the area (C7L-2012-004). Full purpose annexation will occur in accordance with the terms of the Strategic Partnership Agreement between the City and Pilot Knob MUD No. 1 through 5. The Agreement states full purpose annexation shall occur no later than December 31, 2047.

A Development Assessment for Pilot Knob PUD was submitted on January 31, 2012 and in accordance with the revised regulations for PUDs, a briefing was presented to Council on June 28, 2012 (CD-2012-0001). On December 5, 2012, the Applicant made a formal application for PUD zoning.

C8/11

EXISTING STREET CHARACTERISTICS:

CITY COUNCIL DATE:

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

OS/12

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant planned unit development (PUD) district zoning with the conditions of the Environmental Board Motion 20150813-008c, as shown in Attachment A, and as shown in the Land Use Plan as provided in Exhibit C, and supporting Exhibits D through S.

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

**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, 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 in Affordable Housing, Art, Commercial Design Standards, Environment and Landscaping, Green Building, Location, Parkland and Open Space, Public Facilities, Transportation and Connectivity, and Utility Facilities that make this project superior:

***Affordable Housing***

- Provide 10% of owner occupied units at 80% Median Family Income at the initial offering for sale
- Provide 10% of rental units at 60% Median Family Income, for a period of 40 years
- Make a financial contribution to the City's affordable housing program equal to 2% of the total "hard" construction cost reimbursements actually received by the Developer out of the proceeds of bonds issued by the District, up to maximum of \$8 million

*Art*

- Participate in the Art in Public Places Program. The Public Art Master Plan identifies opportunities, guiding principles and locations within the PUD for outdoor art installations to be implemented and managed by the Developer. All subsequent operations and maintenance of the artwork will be the responsibility of the Developer.

#### ***Commercial Design Standards***

- Compliance with Subchapter E of the City's Land Development Code with only minor project specific exceptions
- Provide pedestrian-oriented uses on the first floor of a multi-story commercial or mixed use building

#### ***Environmental and Landscaping***

- Restore Critical Water Quality Zones with the use of native prairie grass and riparian tree species
- Use of green water quality controls, including biofiltration ponds and rain gardens
- Protect or mitigate all of the 64 acre drainage area.
- Provide a minimum 50 foot wide setback for unclassified waterways with a drainage area of 32 acres.
- Restore riparian vegetation along portions of Cottonmouth Creek which are degraded CWQZ areas
- Provide a tree care plan
- When reclaimed water is available to the Pilot Knob PUD, reclaimed water shall be used for irrigation in open space areas where economically feasible, subject to any applicable water use restrictions imposed by the City. Reclaimed water shall not be used for irrigation in CWQZs, CEF buffers, or floodplain.

#### ***Green Building***

- All buildings within the PUD will be constructed to achieve two star rating or greater under the City's Austin Energy Green Building Program or such buildings will be constructed in a manner to sufficient to achieve a reasonably equivalent rating under another program approved by the City.

#### ***Location***

- Partially located within the boundaries of a Town Center which is a mid-sized activity center outlined in the Imagine Austin Growth Concept Map.
- Clusters density by way of a corridors and centers plan

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

- Providing a minimum of 400 acres of open space, including parkland.
- Parkland requirements will be based on ten acres per 1,000 residents, instead of current code, which is based on five acres per 1,000 residents
- Fiscal or parkland improvements in the amount of \$400 per residential living unit equivalent (LUE) will be provided, which is double the amount recommended in the Parks and Recreation Board Guidelines.



***Public Facilities***

- Dedication of land for two school sites, including bring water, wastewater and streets to the site at no cost to the Del Valle ISD
- Dedication of a 2-net buildable acre site for a future City of Austin Fire / EMS station
- Designation of a 10 acre site for a future intermodal transfer station and related public transportation facilities for market price sale to the City / Capital Metro

***Transportation and Connectivity***

- Provide right-of-way for arterial street alignments in accordance with the CAMPO 2035 Transportation Plan
- Provide bike lanes on all roads that are designated as primary collector or higher
- Provide a minimum of 10 miles of publicly accessible trails, connected to sidewalks, pedestrian ways and the vehicular transportation network
- Compliance with the Complete Streets policy 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

***Utility Facilities***

- Provide oversized major water and wastewater facilities, including gravity interceptors, lift stations and force mains for over 14 projects. The pro rata share of these non-recoverable improvements for the benefit of the City totals approximately \$3.76 million in 2012 dollars.

**EXISTING CONDITIONS****Site Characteristics**

The PUD site is currently undeveloped and has historically been used for agriculture. The site primarily consists of cropland used for hay production, native rangeland, and abandoned cropland with wooded corridors along fencerows. The topography is gently rolling, with elevations ranging from 530 to 676 feet above mean sea level. Slopes range between 0 and 15 percent on approximately 99.7 percent of the property (2,211 acres). There are approximately 5.5 acres of slopes between 15 and 25 percent, 0.4 acres of slopes between 25 and 35 percent, and 0.02 acres of slopes greater than 35 percent. The property has predominately clayey soils.

The majority of the site consists of upland range vegetation, including Japanese brome, King Ranch bluestem, silver bluestem, horsemint, giant ragweed, sumpweed, goldenrod, Texas wintergrass, and Johnson grass. Upland woody vegetation includes hackberry, Ashe juniper, mesquite, mustang grape, eastern red cedar, and gum bumelia. Bottomland woody vegetation includes cottonwood, chinaberry, black willow, hackberry, boxelder, and giant ragweed.

***Critical Environmental Features/Endangered Species Habitat***

An Environmental Assessment (EA) was prepared for project site by Jacobs Engineering in October 2012. The EA identified 15 critical environmental features (CEFs) within the PUD

site, including 10 ponds and five herbaceous wetlands. The EA also evaluated the property for suitable habitat for state and federally listed endangered, threatened, or candidate species. Neither the listed species nor their critical habitat was observed on site during the field reconnaissance process.

**Impervious Cover**

The proposed percentages of impervious cover are as follows: up to 5% for open space areas; up to 20% for improved parkland; up to 73% for areas interior to the PUD; up to 90% for the southeast corner of McKinney Falls Parkway and William Cannon Drive and up to 95% for areas along portions of William Cannon Drive, Slaughter Lane, FM 1625 and US Highway 183. The average impervious cover in the PUD area is 65 percent.

**Comprehensive Planning**

The proposed Pilot Knob PUD is a 2,214 acre site located within a larger 3,070 acre project planning area. Pilot Knob is planned to be a walkable, mixed use residential community with a Town Center and Employment Center focused on the US 183 frontages. The proposed project calls for 14,300 dwelling units and 5,350,000 square feet of civic, commercial, and industrial space. This zoning case is not located within the boundaries of a neighborhood planning area. This zoning case is bounded by future expansion of William Cannon Drive to the north, McKinney Fall Parkway and Thaxton Road to the west, and US 183 and FM 1625 to the east. The southern boundary of this project is not defined by a road edge but the planning area of this project extends one mile to the south of future expansion of Slaughter Lane, when once completed, will bisect the site.

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being partially located within the boundaries of a **Town Center**. Town Centers are the mid-sized of the three activity centers outlined in the Growth Concept Map. It is less urban than a regional center, but more dense than a neighborhood center. These centers will have a variety of housing types and a range of employers with regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system. Town centers will range in size between approximately 10,000-30,000 people and 5,000-20,000 new jobs.

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses mixed use development and promoting a compact and connected city:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **LUT P3.** Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

08/14

- **LUT P10.** Direct housing and employment growth to activity centers and corridors, and preserving and integrating existing affordable housing where possible.
- **N P1.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on the property being located within and adjoining a Town Center as identified on the IACP Growth Concept Map, and the Imagine Austin policies referenced above, staff believes that this proposed project is supported by the Imagine Austin Comprehensive Plan.

#### Environmental

Please refer to Attachment A.

#### Transportation

Please refer to Attachment B.

#### Water and Wastewater

In accordance with the consent agreement, the City will be the sole provider of water and wastewater services within the Municipal Utility District and will provide water / wastewater services to customers within the District in the same manner and conditions that the City provides these services to other retail customers within its corporate limits.

The landowner, at his 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 PUD shall have separate wastewater taps, separate water meters, and their respective private water and wastewater service lines shall be positioned or located in a manner that will not cross lot lines. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

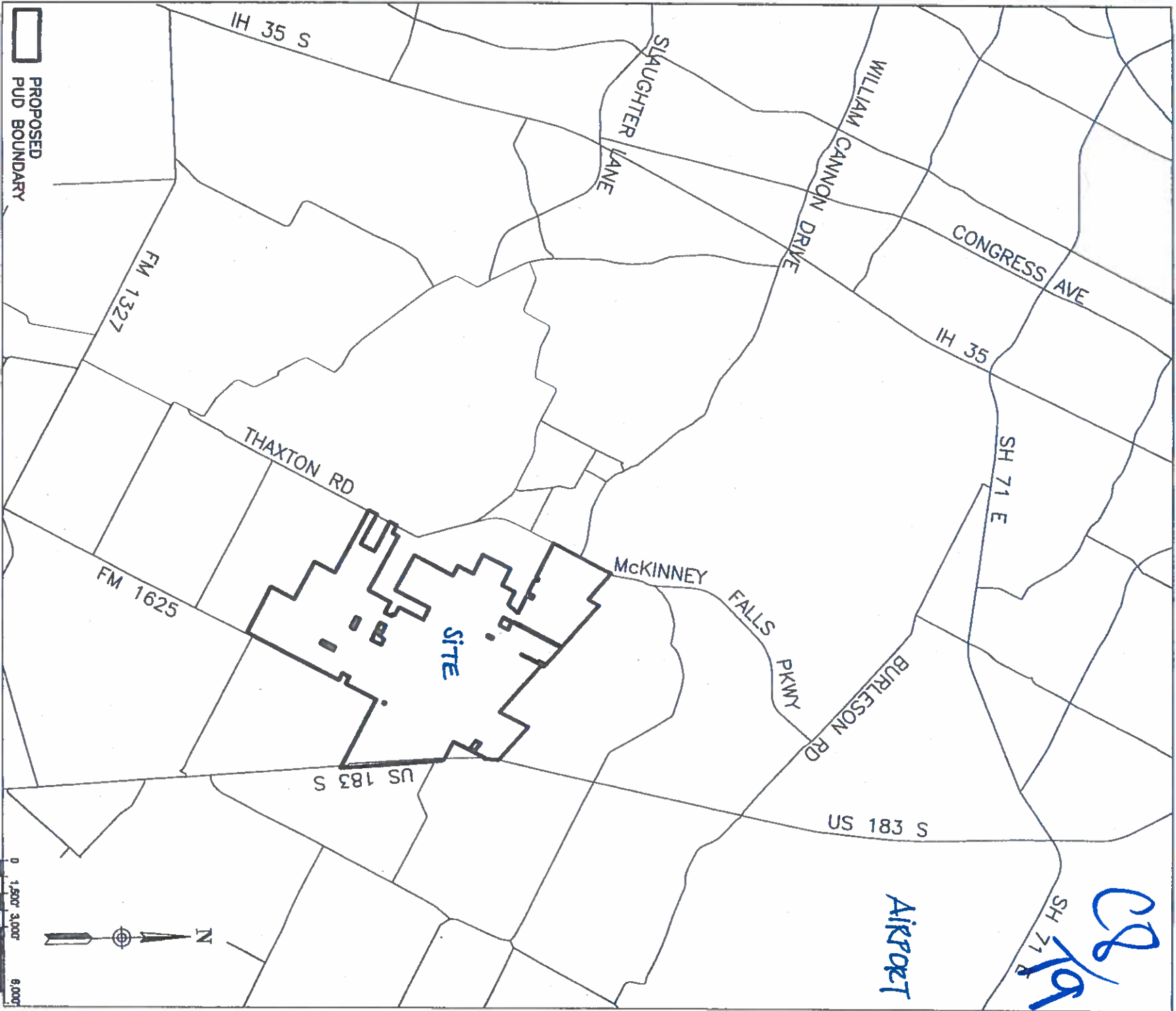
Subdivision

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.

CS/18

Site Plan

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



PELOTON  
LAND SOLUTIONS

VICINITY MAP  
PILOT KNOB  
PLANNED UNIT DEVELOPMENT

Exhibit A

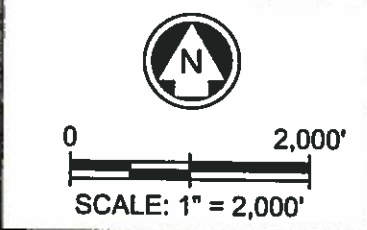
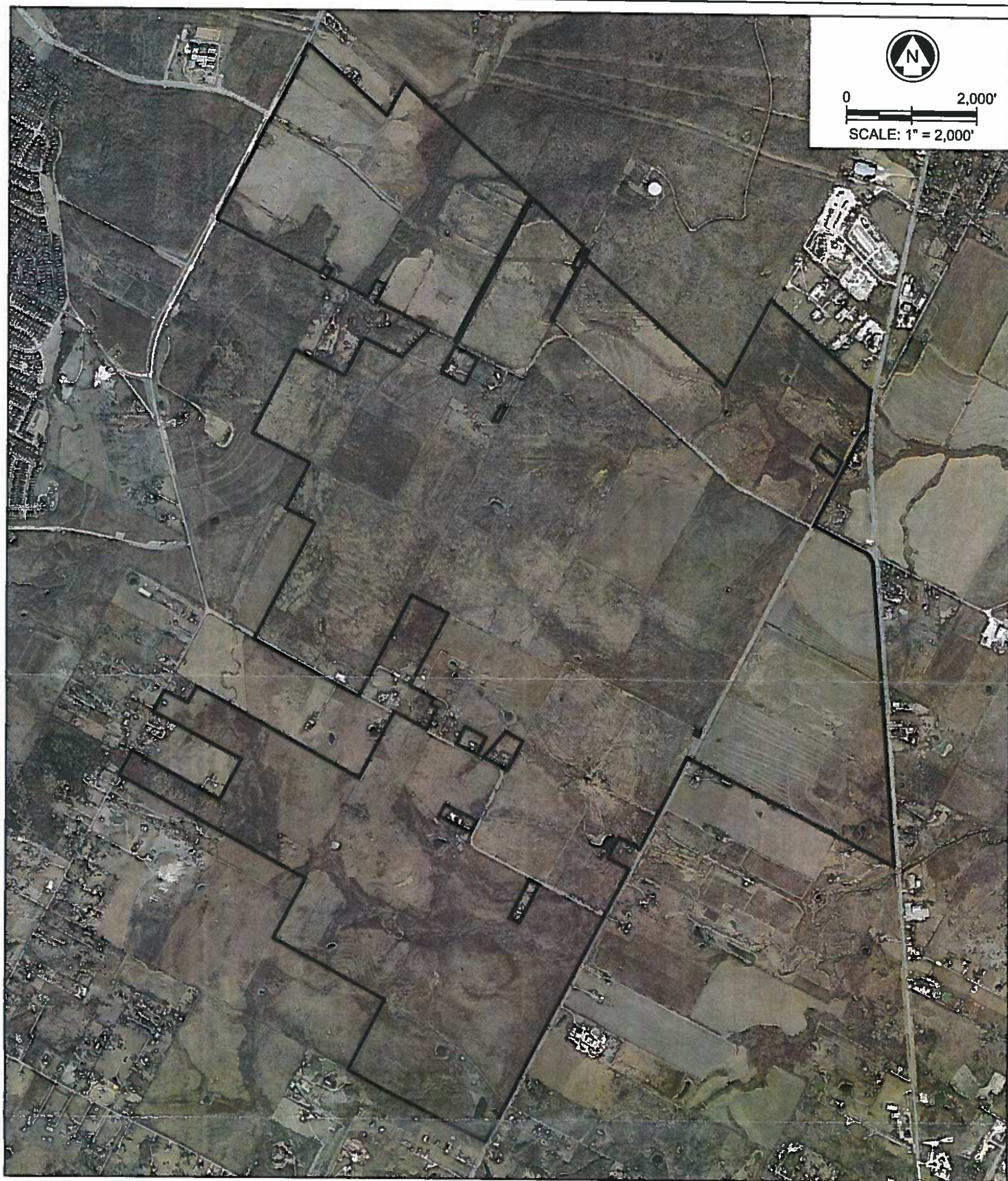
110 WILD BARN RD. STE. 200A | AUSTIN, TX 78746 | 512-431-7700

C814-2012-0152









**PELTON**  
LAND SOLUTIONS

7004 BEE CAVE ROAD  
BUILDING 2, SUITE 100  
AUSTIN, TX 78746  
512-831-7700, TX FIRM NO 12207

AERIAL EXHIBIT

# PILOT KNOB PLANNED UNIT DEVELOPMENT

L:\CIB\Bookfield - Easton\IBRP13001-01 - Pilot Knob PUD\CAD\Exhibits\Aerial Exhibit

Exhibit A-2

2/20