

ZONING CHANGE REVIEW SHEET**CASE:** C814-2014-0120 – Austin Oaks PUD**Z.A.P. DATE:** September 15, 2015**DISTRICT:** 10**ADDRESS:** Southwest Corner of Mo-Pac and Spicewood Springs Road (3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724, and 3737 Executive Center Drive and 7601, 7718 and 7719 Wood Hollow Drive)**DISTRICT:** 10**OWNER/APPLICANT:** Twelve Lakes, LLC (Jon Ruff)**AGENT:** Drenner Group (Amanda Swor)**ZONING FROM:** LO, LR, GR, SF-3 **TO:** PUD**AREA:** 31.37 acres**SUMMARY STAFF RECOMMENDATION:**

Staff continues to review the most recent Update submitted by the Applicant on August 13th and the most recent TIA that was submitted on August 19th. As of early September, the Applicant is still addressing comments related to Environmental Review, Heritage Tree Review, Transportation Review, Public Works, Watershed Protection Review, and Zoning Review.

ZONING & PLATTING COMMISSION RECOMMENDATION:

December 16, 2014;	APPROVE STAFF'S REQUEST FOR AN INDEFINITE POSTPONEMENT WITH A STATUS REPORT TO BE PRESENTED TO THE COMMISSION AT THE FEBRUARY 17, 2015 PUBLIC HEARING [S. COMPTON; G. ROJAS – 2 ND] (6-1) J. GOODMAN ABSTAINING; R. MCDANIEL ABSENT.
February 17, 2015;	STAFF GAVE A BRIEFING ON THE STATUS OF THE CASE. THE COMMISSION REQUESTED AN ADDITIONAL BRIEFING ON APRIL 7 TH .
April 7, 2015;	STAFF GAVE A BRIEFING ON THE STATUS OF THE CASE. THE COMMISSION REQUESTED AN ADDITIONAL BRIEFING ON MAY 5th.
May 5, 2015;	STAFF GAVE A BRIEFING ON THE STATUS OF THE CASE.
June 16, 2015;	MEETING WAS CANCELLED DUE TO INCLEMENT WEATHER. CASE WAS SCHEDULED AND RE-NOTICED FOR JULY 7, 2015.
July 7, 2015;	APPROVE STAFF'S REQUEST TO POSTPONE TO SEPTEMBER 15, 2015 [S. HARRIS; B. EVANS – 2 ND] (9-0) D. BREITHAUPT, S. LAVANI ABSENT.

September 15, 2015;

DEPARTMENT COMMENTS:

The subject property includes 12 parcels that collectively total 31.37 acres of land that was developed as an office park in the 1970's. The office park consists of 12, two to three-story buildings and associated surface-level parking lots. The properties are divided north and south of Executive Center Boulevard with all parcels having driveway access from Executive Center Drive. The two parcels that are at the northeast and northwest corners of Wood Hollow Drive and Executive Center Drive also have driveway access from Wood Hollow Drive. Executive Center Drive is accessible from Hart Lane, Wood Hollow Drive, and from the south bound Mopac Express Way feeder road.

The property is currently designated with limited office (LO), neighborhood commercial (LR), and community commercial (GR) district zoning (see Exhibit B). There are also two 25-wide family-residence (SF-3) zoned strips along the western boundary of the project at Hart Lane; these strips predated compatibility standards, and were to serve as a buffer to residential properties on the opposite side of the roadway. These SF-3 portions have been incorporated into the PUD, along with the existing LO, LR, and GR zoning tracts.

The property, and surrounding neighborhood, is not part of an active or near-future neighborhood planning effort. Surrounding properties are a mix of residential and commercial uses. North of Spicewood Springs Road lies the Balcones West neighborhood, which is mostly family-residence (SF-3) zoning, with office and commercial zoning (LO, LR, and GR) along Spicewood Springs. Mopac is adjacent to the property along the east of the project, with the Allendale neighborhood beyond. Low-density multifamily residential zoning (MF-2) lies to the south, again with some office and commercial districts (LO, GO, LR, GR, and CS-1) along Mopac and Greystone Drive. Hart Lane marks the western edge of the project, beyond which is predominantly family-residence (SF-3), with some higher density residential (SF-6 and the 1979 Williamsburg PUD) along Spicewood Springs at the north.

The Applicant has requested PUD district zoning in order to build a mixed-use development that will include 277 residential units, a maximum of 50,000 square feet of restaurant uses, 30,000 square feet of civic or pedestrian oriented uses and 910,000 square feet of office uses. Per the Land Use Plan submitted on August 19, 2015 (please refer to Exhibit A), buildings in the development will have maximum heights ranging from 60 feet to 120 feet in certain areas of the development. Additionally, the development will provide 4.1 acres of parkland that will be privately maintained at the very least.

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 & A) this proposed PUD intends to meet or exceed all of the applicable Tier 1 items (11 of 12 items), meets all three additional Tier 1 items (*Commercial Design Standards*), and offers some elements of superiority in nine of the 13 Tier 2 categories (*Open Space; Environment/Drainage; Art in Public Places; Community Amenities; Transportation; Building Design; Affordable Housing; Accessibility; Local Small Business Support*).

Code Modifications

There are six modifications to Code requirements proposed by the Applicant. (please refer to Exhibit C – Code Modification chart for details)

- 25-1-21(103) *Definition of Site* – proposed modification to state that a site may cross a public right-of-way
- 25-2-243 *Proposed District Boundaries* – proposed modification to allow for the PUD area to be considered contiguous in the zoning application.
- 25-2-1063(C) *Height Limitations and Setbacks for Large Sites* – proposed modification to height limitation to accommodate heights depicted on the Land Use Plan.
- 25-2, Subchapter E – proposed modification to certain sections to allow alternative equivalent compliance to sidewalk standards.
- 25-2-492 *Site Development Regulations* – proposed modifications to allow a maximum building height of 120 feet.
- 25-2-492 *Site Development Regulations* – proposed modifications to allow a maximum floor-to-area ratio of 1:1.

EXISTING ZONING AND LAND USES:

SITE	ZONING	LAND USES
<i>properties between Hart</i>	LO and SF-3	Administrative and Business Office

<i>Lane and Wood Hollow Drive</i>		
<i>North</i>	SF-3, LR, LO	Administrative and Business Office, Single Family Residential, Automotive Repair Services
<i>South</i>	LO	Multifamily – Apartments
<i>East</i>	LO, GR	Administrative and Business Office
<i>West</i>	SF-3	Single Family Residential

SITE	ZONING	LAND USES
<i>Site – properties at the corner of MoPac and Spicewood Springs Rd.</i>	GR	Administrative and Business Office
<i>North</i>	LO	Administrative and Business Office
<i>South</i>	MF-2, LR CS-1-CO, GR	Multifamily – Apartments, Administrative and Business Office Service Station, Liquor Sales
<i>East</i>	n/a	MoPac Expressway service road
<i>West</i>	MF-2, LO	Multifamily – Apartments, Administrative and Business Office

SITE	ZONING	LAND USES
<i>Site – properties between Wood Hollow Dr. and MoPac Expwy, South of Executive Center Dr.</i>	LR	Administrative and Business Office
<i>North</i>	GR	Administrative and Business Office
<i>South</i>	CS-1-CO, GR	Service Station, Liquor Sales
<i>East</i>	n/a	MoPac Expressway service road
<i>West</i>	MF-2,	Multifamily – Apartments

NEIGHBORHOOD PLANNING AREA: n/a **TIA:** Yes

WATERSHED: Shoal Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District	742
Northwest Austin Civic Association	53
Austin Neighborhoods Council	511
The Real Estate Council of Austin, Inc.	1236
Austin Heritage Tree Foundation	1340
Sierra Club, Austin Regional Group	1228
SEL Texas	1363

Bike Austin	1528
Balcones Civic Association	5
Homeless Neighborhood Association	1037
Super Duper Neighborhood Objectors and Appealers Organization	1200
North Austin Neighborhood Alliance	283
5702 Wynona Neighbors	769
Allandale Neighborhood Association	3
North Shoal Creek Neighborhood Association	126
Friends of Emma Barrientos MACC	1447
Sustainable Neighborhoods	1396

SCHOOLS:

Doss Elementary School

Murchison Middle School

Anderson High School

CASE HISTORIES

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C814-2008-0016 – Dell Jewish Community Center, 7300 Hart Lane	SF-3 to PUD	8/19/2008 – Apvd PUD with conditions.	9/29/2008 – Apvd PUD with conditions.

RELATED CASES:

Portions of the subject property are subject to two separate restrictive covenants. RC 7752-732 applies to a 15,876 sq. ft. portion of property located within the Lot 3A, Resubdivision of a portion of Lot 3, Koger Executive Center, Unit Two and requires a roll back in zoning from GR to LO if the property is no longer used for office uses. RC 4674-2271 applies to a 7.012 acre, platted as Lot A, Society Hill Amended Plat, generally located on the north west corner of Executive Center Drive and Wood Hollow Drive. The RC prohibits vehicular access from to Spicewood Springs Road.

The north west corner of Executive Center Drive and Wood Hollow Drive is platted as Lots 6A and 6B of the Resubdivision of Lot 6, Koger Executive Center, Unit Three Subdivision (C8S-78-277) recorded on November 9, 1978. (please see exhibit D-1)

The north east corner of Wood Hollow Drive and Executive Center Drive is platted as lots 3A, 3B, and 3C of a Resubdivision of a portion of Lot 3, Koger Executive Center, Unit Two Subdivision (C8S-77-194) recorded in volume 76, page 50 on September 30, 1977. (please see exhibit D-2)

The southwest corner of Executive Center Drive and Wood Hollow Drive is platted as Lots 8, 9, 10 of the Resubdivision of Lot 7, Koger Executive Center, Unit III Subdivision (C8S-80-226), recorded in volume 80, page 176 on December 4, 1980. (please see exhibit D-3)

The southeast corner of Executive Center Drive and Wood Hollow Drive is platted as Lot 1, Lot 2, Lot 4A, Lot 4B of the Koger Executive Center, Unit Five Subdivision (C8S-83-032), recorded in volume 84, page 7A on November 21, 1983. (please see exhibit D-4)

The portion of the subject property located at the south east corner of Executive Center Drive and Wood Hollow Drive was granted an administrative site plan approval to construct a restaurant with associated off-site parking under site plan case number SP-2013-0058CT.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Loop 1/ Mopac	400'	380'	Freeway	Yes	No	Yes
Spicewood Springs	118'-140'	82'	Arterial	Yes	No	No
Executive Center Drive	70'	30'	Collector	Yes	No	No
Wood Hollow Drive	70'-80'	40'	Collector	Yes	No	Yes
Hart Lane	70'	40'	Collector	Yes	Yes	Yes

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1st

2nd

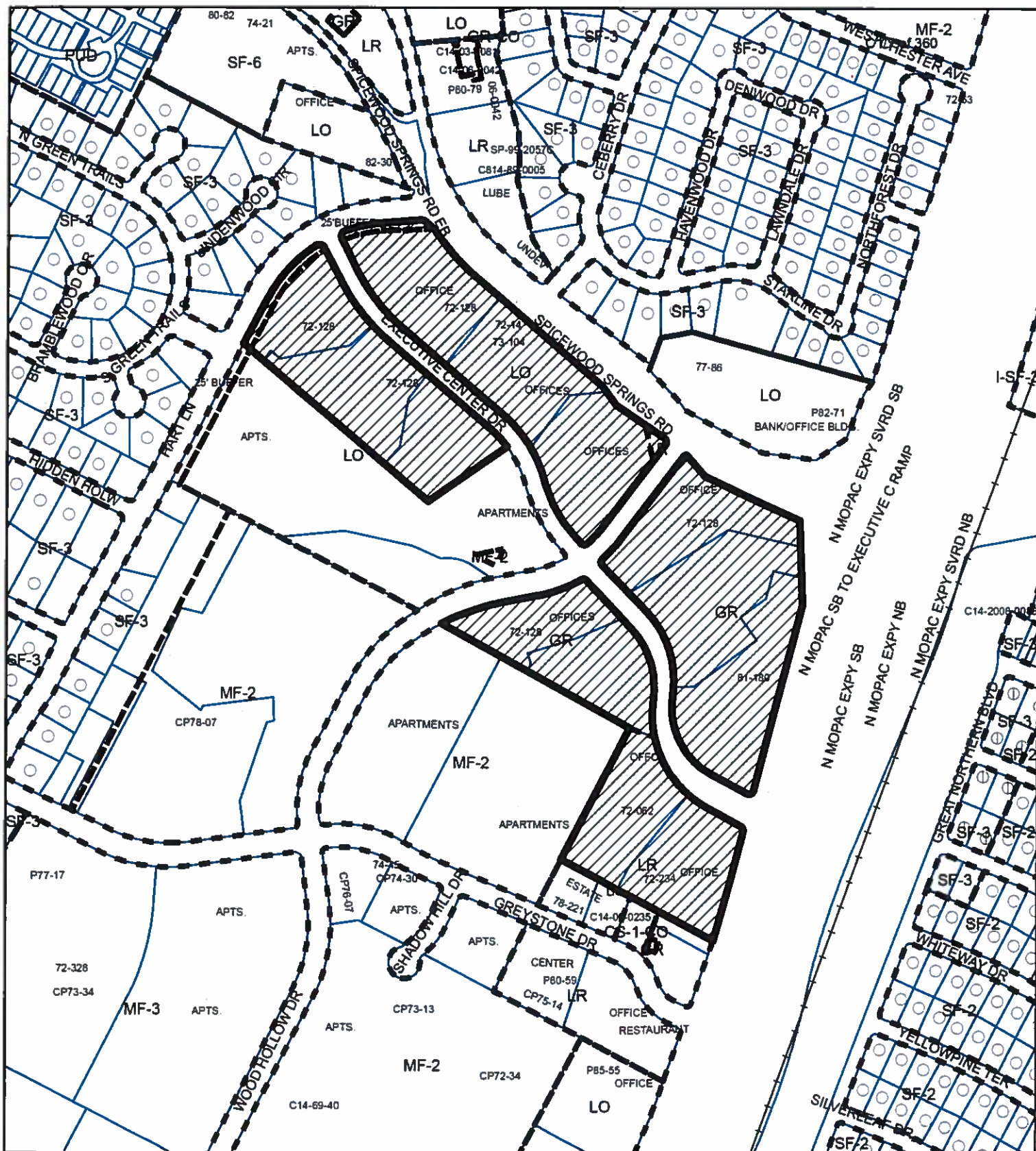
3rd




ORDINANCE NUMBER:

CASE MANAGER: Tori Haase

PHONE: 512-974-7691

EMAIL: tori.haase@austintexas.gov



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

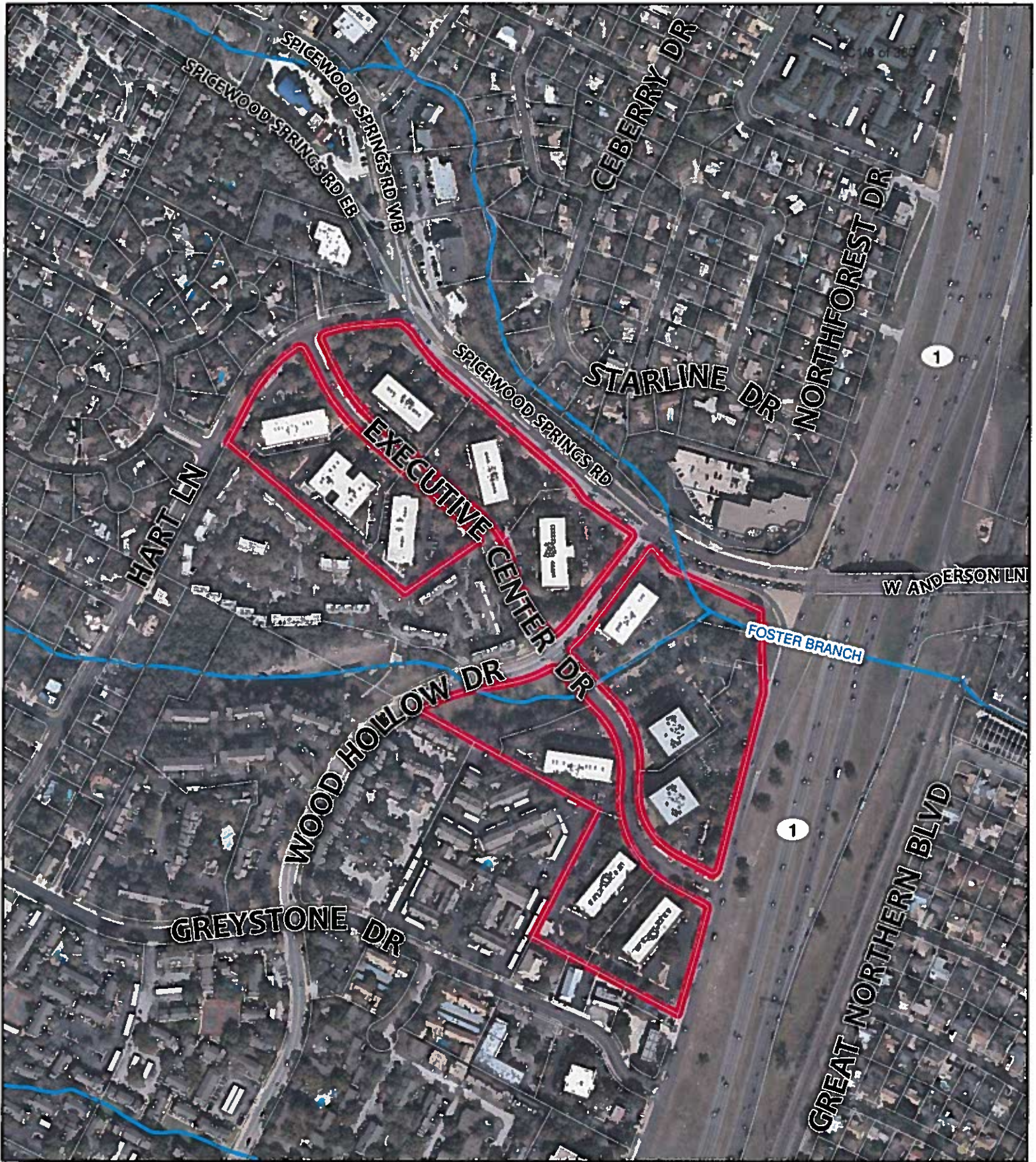
ZONING CASE#: C814-2014-0120

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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





ZONING

ZONING CASE#: C814-2014-0120
ZONING CHANGE: GR, LR, LO, SF-3 to PUD
LOCATION: 3409 - 3737 Executive Center Dr.,
7601-7719 Wood Hollow Dr.
SUBJECT AREA: 31.37 ACRES
MANAGER: TORI HAASE



STAFF RECOMMENDATION

Staff continues to review the most recent Update submitted by the Applicant on August 13th and the most recent TIA that was submitted on August 19th. As of early *Sep.*, the Applicant is still addressing comments related to Environmental Review, Heritage Tree Review, Transportation Review, Public Works and Watershed Protection Review and Zoning Review.

EXISTING CONDITIONS

Site Characteristics

The subject property is developed with an office park that consists of 12, two to three-story buildings and associated surface-level parking lots. There are a significant amount of protected and heritage trees as well as a high degree of topographical changes across the site. Critical Environmental Features have been identified in certain areas of the subject property to include wetlands and canyon rimrocks. Foster Branch, a small stream, runs through two of the parcels.

Impervious Cover

The overall impervious cover proposed is 50% (15.69 acres) for the entire PUD area, not per individual parcels.

Comprehensive Planning

Review of this item is still ongoing.

Environmental

Review of this item is still ongoing.

Transportation

Review of this item is still ongoing.

Water and Wastewater – *Bradley Barron*

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

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

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

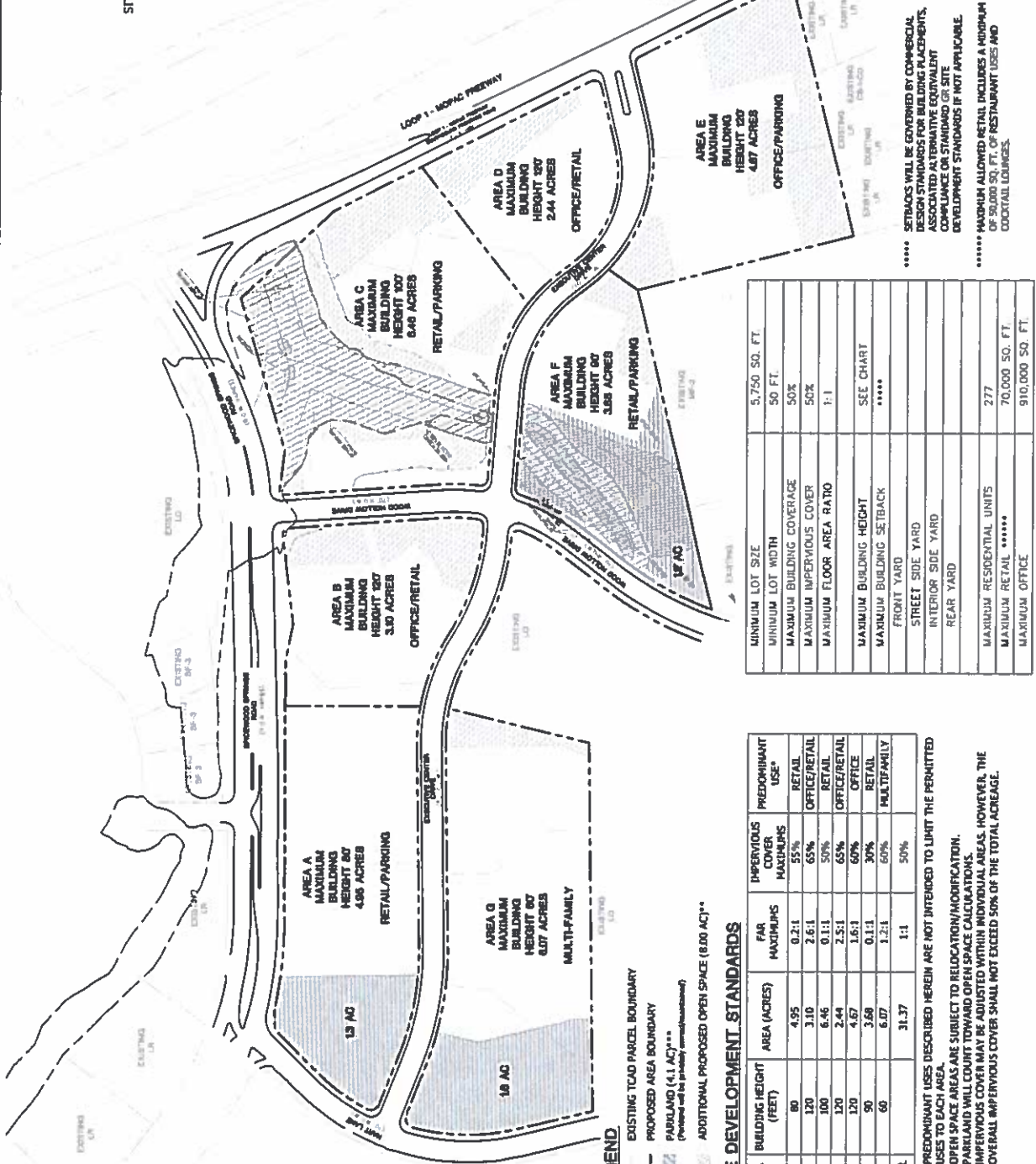
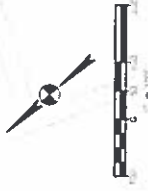
1. A minimum separation distance of 5 feet from all other utilities (measured outside of pipe to outside of pipe) and AWU infrastructure;
2. A minimum separation distance of 5 feet from trees and must have root barrier systems installed when within 7.5 feet;
3. Water meters and cleanouts must be located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

Storm Water Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

Site Plan and Compatibility Standards

Review of this item is still ongoing.



MINIMUM LOT SIZE	5,750 SQ. FT.
MINIMUM LOT WIDTH	50 FT.
MAXIMUM BUILDING COVERAGE	50%
MAXIMUM IMPERVIOUS COVER	50%
MAXIMUM FLOOR AREA RATIO	1:1
MAXIMUM BUILDING HEIGHT	SEE CHART
MAXIMUM BUILDING SETBACK	*****
FRONT YARD	
STREET SIDE YARD	
INTERIOR SIDE YARD	
REAR YARD	
MAXIMUM RESIDENTIAL UNITS	277
MAXIMUM RETAIL *****	70,000 SQ. FT.
MAXIMUM OFFICE	910,000 SQ. FT.

AREA NO.	BUILDING HEIGHT (FEET)	AREA (ACRES)	FAR MAXIMUMS	IMPERVIOUS COVER MAXIMUMS	PREDOMINANT USE*
A	80	4.95	0.2-1	55%	RETAIL
B	120	3.10	2.6-1	65%	OFFICE/RETAIL
C	100	6.46	0.1-1	50%	RETAIL
D	120	2.44	2.5-1	65%	OFFICE/RETAIL
E	120	4.57	1.6-1	60%	OFFICE
F	90	3.68	0.1-1	30%	RETAIL
G	60	6.07	1.2-1	60%	MULTIFAMILY
TOTAL		31.37	1:1	50%	

- * PREDOMINANT USES DESCRIBED HEREIN ARE NOT INTENDED TO LIMIT THE PERMITTED USES TO EACH AREA.
- OPEN SPACE AREAS ARE SUBJECT TO RELOCATION/MODIFICATION.
- PARKLAND WILL COUNT TOWARD OPEN SPACE CALCULATIONS.
- IMPERVIOUS COVER MAY BE ADJUSTED WITHIN INDIVIDUAL AREAS. HOWEVER, THE OVERALL IMPERVIOUS COVER SHALL NOT EXCEED 50% OF THE TOTAL TRACED.

..... SETBACKS WILL BE GOVERNED BY COMMERCIAL DESIGN STANDARDS FOR BUILDING PLACEMENTS, ASSOCIATED ALTERNATIVE EQUIVALENT COMPLIANCE ON STANDARD GR SITE DEVELOPMENT STANDARDS IF NOT APPLICABLE. MAXIMUM ALLOWED RETAIL INCLUDES A MINIMUM OF 50,000 SQ. FT. OF RESTAURANT USES AND COCKTAIL LOUNGES.

AUSTIN OAKS PUD

LAND USE PLAN

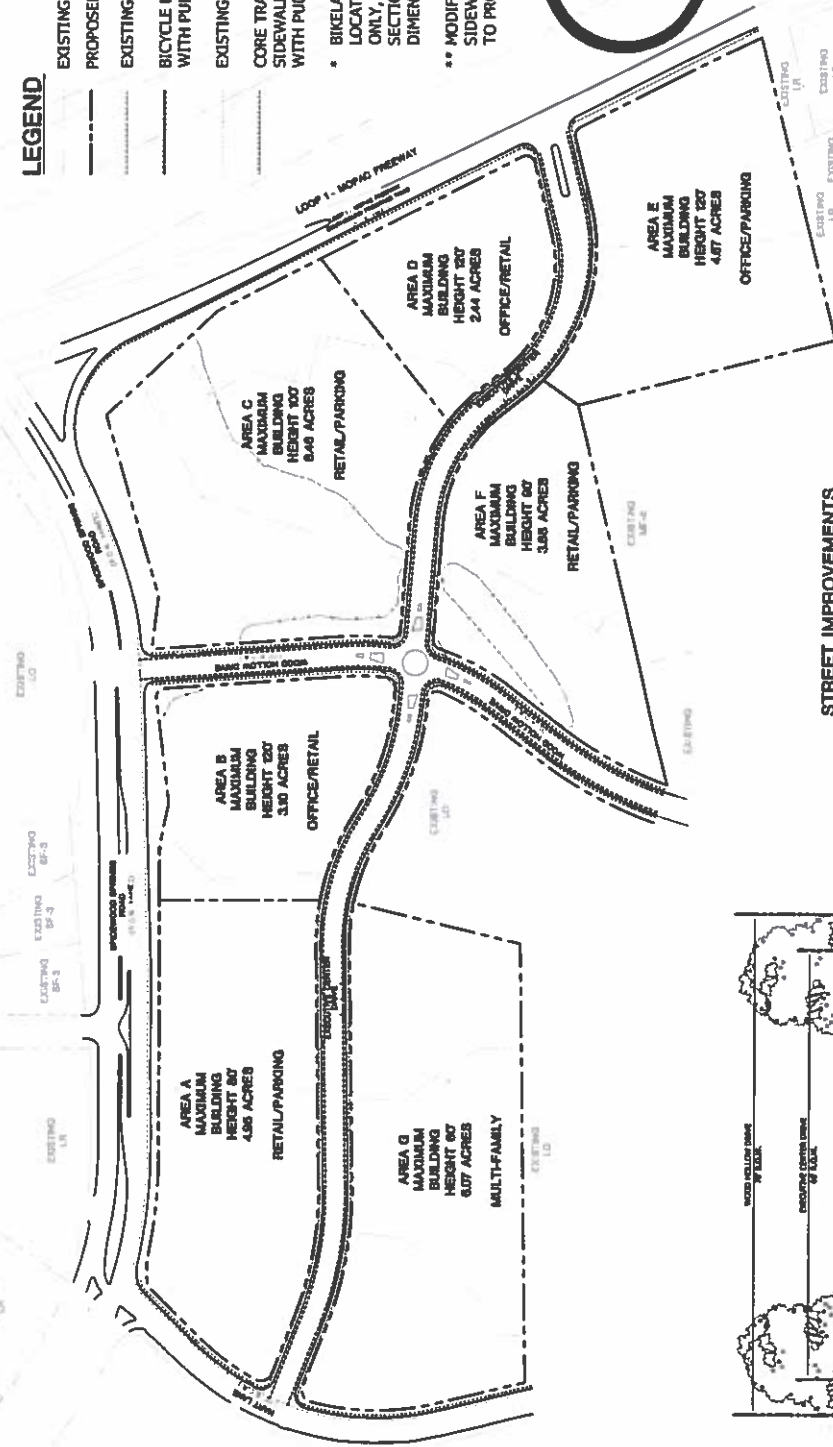
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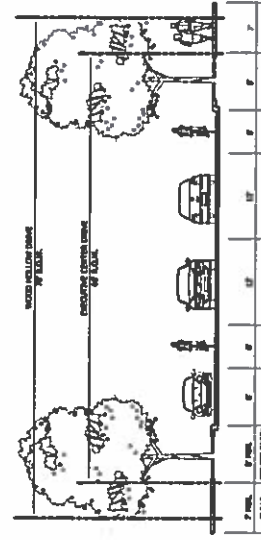
LEGEND

- EXISTING PARCEL BOUNDARY
PROPOSED AREA BOUNDARY
EXISTING DEDICATED BIKE LANE
BICYCLE LANES TO BE CONSTRUCTED
WITH PUD
EXISTING SIDEWALKS
CORE TRANSIT CORRIDOR
SIDEWALKS TO BE CONSTRUCTED
WITH PUD
- * BIKELANE AND SIDEWALK
LOCATIONS ARE DIAGRAMMATIC
ONLY, REFER TO PROPOSED
SECTION FOR DESIGN
DIMENSIONS
 - ** MODIFICATION TO CORE TRANSIT
SIDEWALK SHALL BE PERMITTED
TO PROTECT EXISTING TREES

EXHIBIT A2



STREET IMPROVEMENTS

[illegible]

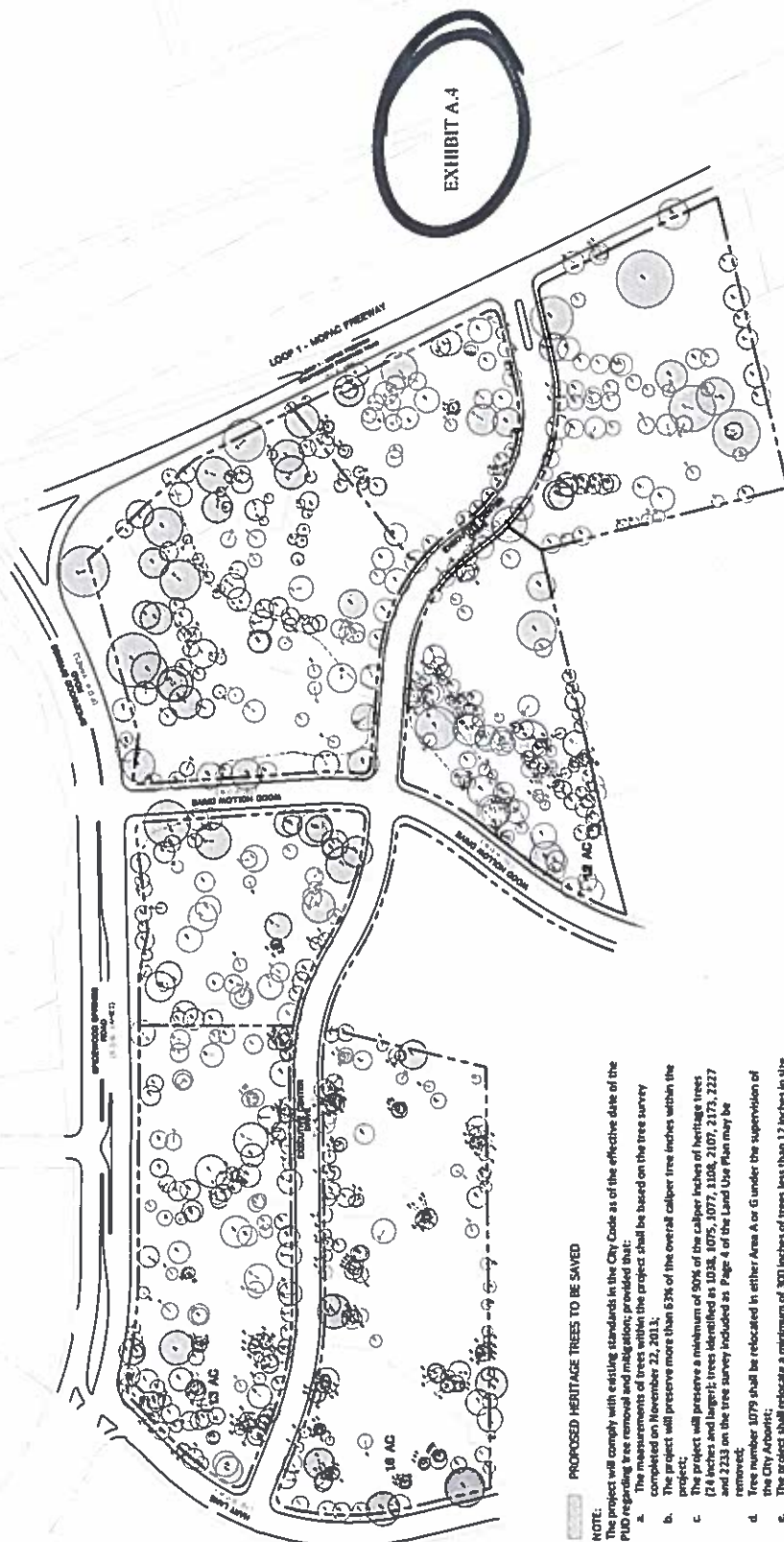
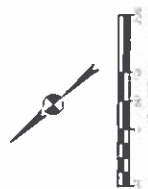


EXHIBIT A.4

PROPOSED HERITAGE TREES TO BE SAVED

NOTE:
The project will comply with existing standards in the City Code as of the effective date of the PUD regarding tree removal and mitigation; provided that:

- a. The measurements of trees within the project shall be based on the tree survey completed on November 22, 2013.
- b. The project will preserve more than 53% of the overall caliper tree indices within the project;
- c. The project will preserve a minimum of 50% of the caliper caliper tree indices within the project and large/ir trees identified as 1038, 1075, 1077, 1104, 1107, 2173, 2227 and 2233 on the tree survey included as Page 4 of the Land Use Plan may be removed.
- d. Tree number 1079 shall be relocated in either Area A or G under the supervision of the City Arborist;
- e. The project shall relocate a minimum of 300 inches of trees less than 12 inches in size within the project;
- f. All proposed impacts within the X critical root zone must be performed to meet with the City Arborist's recommendations and are subject to review and/or modification by the City Arborist;
- g. The project will develop and adopt a formal tree care plan as part of the site development permit process, and the development and adoption of the tree care plan shall be done in concert with a certified arborist;
- h. All mitigation rates shall be at 105% of the rates reflected in the City Code as of the effective date of the PUD;
- i. 75% of the mitigation for the project shall be done on-site;
- j. The project shall develop a tree relocation plan and within the project area and immediately adjacent one-half of the right-of-way of adjacent residential; and these calculations assume some flexibility design with respect to Core Transit Corridor standards along Executive Center Drive and Wood Hollow Lane.

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated August 13, 2015

Tier I Requirement	Compliance	Superiority	PUD Note
<p>1. Meet the objectives of the City Code.</p>	<p>Yes.</p>	<p>The project is located within an Urban Watershed and the City of Austin Desired Development Zone. The project is situated at the intersection of a Highway and a Major Arterial and is designed as a true mixed-use project containing office, retail, residential and parkland uses. This intersection was delineated as a Neighborhood Center in the City's Imagine Austin plan. The project will contribute funds for traffic improvements at a level far in excess of that required to mitigate traffic from the project. The project will provide density at an intersection that is shown to contain a High Capacity Transit Stop in the Imagine Austin Plan.</p> <p>The project will provide substantial water quality benefits by replacing the current office project on the site (which has no water quality controls) with a project that more than complies with current water quality regulations. Additionally, the project will support affordable housing initiatives and is designed to be compatible with surrounding land uses.</p>	<p>1. The GR site development standards are applicable to the Areas east of Wood Hollow Drive and LO-MU site development standards are applicable to the Areas west of Wood Hollow Drive. Criteria shown in the site development standards table supersede the proposed base district requirements.</p> <p>2. All land uses permitted in the GR base district are allowed. Land Uses listed in the additional permitted uses table shall be permitted within the PUD.</p> <p>4. The PUD shall contain a maximum of 277 residential units.</p> <p>5. A minimum of 4.1 acres of privately-owned/maintained, publically-accessible parkland shall be provided within the boundaries of the PUD.</p> <p>13. From and after the issuance of the first Certificate of Occupancy for the project and until the City has received \$9,000,000, the City shall receive proceeds equal to 0.2% of the ad valorem value of the property that is redeveloped pursuant to the terms of the PUD. The funds contributed to the</p>

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated August 13, 2015

		<p>City shall be utilized for transportation improvements in the general area of the project.</p> <p>21. The PUD will provide a minimum of 70,000 square feet of retail, civic or pedestrian-oriented uses. Of the total amount of retail, civic or pedestrian-oriented uses, 50,000 square feet shall be devoted to restaurant or cocktail lounge space.</p> <p>22. A pedestrian-oriented use as defined in Section 25-2-691 (C) (Waterfront Overlay District Uses) shall be provided on the first floor of the multi-story commercial or mixed use buildings (but not parking garages) in Areas B, C, D, E and F.</p> <p>24. The project shall exceed onsite water quality treatment in accordance with the standards outlined in Chapter 25-8, article 6 of the City code for the entire 31.37 acres of the PUD.</p> <p>27. The project shall achieve an additional 25% removal of total suspended solids (TSS) above that which is required under the Environmental Criteria Manual for runoff in sedimentation/filtration systems.</p>
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Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated August 13, 2015

<p>2. Provide development standards that achieve equal or greater consistency with the goals in Section 1.1 than development under the regulations in the Land Development Code.</p>	<p>Yes.</p>	<p>The project will preserve the natural environment by utilizing a design that both utilizes less impervious cover than presently exists on the site or that could be developed under existing entitlements. Additionally, such design allows a very high percentage of protected and heritage trees to be preserved. The project will remove over 1.5 acres of impervious cover in the critical root zone of many heritage trees. The project will replace an office project that has no water quality controls with a mixed-use project that is more than compliant with current water quality regulations. The project will remove existing impervious cover located in the Critical Water Quality Zone.</p>	<p>43. The project will comply with the requirements for affordable housing options in accordance with the established PUD regulations. Participation will be provided by either providing on-site units or by paying a fee-in-lieu, as determined by the City Council.</p> <p>53. The total square footage of cocktail lounges in the PUD shall not exceed 15,000 square feet.</p> <p>3. Impervious cover is limited to 15.69 acres (50%) for the entire PUD area and is calculated on an aggregate (i.e. entire site) basis.</p> <p>7. All parking for the office and residential portions of the PUD shall be provided in structured parking facilities; provided, however, surface parking may be provided for (a) leasing offices, (b) visitors, (c) retail/restaurant uses, (d) on-street locations and (e) loading. Parking structures will have minimal visual presence from neighborhood property owners and public ROW through use of architectural elements and screening.</p> <p>11. Sidewalk and bicycle facilities shall be constructed in accordance with page 3 of the Land Use Plan.</p>
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Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated August 13, 2015

		<p>The project will provide a high quality development by utilizing innovative design and high quality construction. Parking for the residential and office portions of the PUD will be provided in structured parking garages with at-grade parking to support the retail areas. The architectural design utilizes a multi-building concept that steps down in height from east to west and south to north to minimize the impact to surrounding single family homes.</p> <p>The retail areas in the project will provide retail services that are currently needed in the area, especially restaurants.</p> <p>The proposed on-site and off-site improvements for the project include enhancing pedestrian and bicycle access to and through the site.</p> <p>The project includes more than 4 acres of on-site parkland. Additionally, the owner will contribute funds for the renovation of the playground and park area at the Doss Elementary campus.</p>	<p>12. The owner shall provide funding in the amount of \$150,000 payable to _____ for the installation of pedestrian hybrid beacons, rapid flashing beacons, or similar infrastructure at designated crossings along Far West Boulevard. Payment shall be made prior to issuance of the first Certificate of Occupancy for the PUD.</p> <p>13. From and after the issuance of the first Certificate of Occupancy for the project and until the City has received \$9,000,000, the City shall receive proceeds equal to 0.2% of the ad valorem value of the property that is redeveloped pursuant to the terms of the PUD. The funds contributed to the City shall be utilized for transportation improvements in the general area of the project.</p> <p>16. The owner shall provide funding in the amount of \$25,000 to the City of Austin Neighborhood Connectivity Department for the widening of Anderson Lane from Mopac Expressway to Shoal Creek Boulevard in order to provide 6' bicycle lanes in each direction or other similar improvements as determined by the Neighborhood Connectivity Department.</p>
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Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated August 13, 2015

		<p>The project will contribute funds for traffic improvements at a level far in excess of that required to mitigate the traffic from the project.</p> <p>The project will contribute \$150,000 toward improving crosswalks on Far West Boulevard currently utilized by pedestrians and cyclists, especially young students of area schools.</p>	<p>21. The PUD will provide a minimum of 70,000 square feet of retail, civic or pedestrian-oriented uses. Of the total amount of retail, civic or pedestrian-oriented uses, 50,000 square feet shall be devoted to restaurant or cocktail lounge space.</p> <p>24. The project shall exceed onsite water quality treatment in accordance with the standards outlined in Chapter 25-8, article 6 of the City code for the entire 31.37 acres of the PUD.</p> <p>27. The project shall achieve an additional 25% removal of total suspended solids (TSS) above that which is required under the Environmental Criteria Manual for runoff in sedimentation/filtration systems.</p> <p>28. The project shall employ integrated Low Impact Development stormwater management practices, as defined by the Low Impact Development Center, Texas LID, or other authorities cited in the Environmental Criteria Manual or generally known as exemplary professional organizations in Central Texas, for the purpose of addressing both pollutant removal from storm</p>
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		<p>water flows and protection of predevelopment hydrological functions.</p> <p>34. The project shall utilize rainwater harvesting, with collection of rainwater from structures comprising a minimum of 75% of the rooftop square footage of the project. Collected rainwater shall be utilized for on-site irrigation.</p> <p>35. The project will comply with existing standards in the City Code as of the effective date of the PUD regarding tree removal and mitigation; provided that:</p> <p>a. The measurements of trees within the project shall be based on the tree survey completed on November 22, 2013;</p> <p>b. The project will preserve more than 63% of the overall caliper tree inches within the project;</p> <p>c. The project will preserve a minimum of 90% of the caliper inches of heritage trees (24 inches and larger); trees identified as 1038, 1075, 1077, 1108, 2107, 2173, 2227 and 2233 on the tree survey included as Page 4 of the Land Use Plan may be removed;</p>
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			<p>d. Tree number 1079 shall be relocated in either Area A or G under the supervision of the City Arborist;</p> <p>e. The project shall relocate a minimum of 300 inches of trees less than 12 inches in size within the project;</p> <p>f. All proposed impacts within the ½ critical root zone must be performed to meet with the intent of the tree preservation ordinance and are subject to review and/or modification by the City Arborist;</p> <p>g. The project will develop and adopt a formal tree care plan as part of the site development permit process, and the development and adoption of the tree care plan shall be done in concert with a certified arborist;</p> <p>h. All mitigation rates shall be at 105% of the rates reflected in the City Code as of the effective date of the PUD;</p> <p>i. 75% of the mitigation for the project shall be done on-site;</p> <p>j. Trees reflected in these calculations reflect trees within the site and within the immediately adjacent one-half of the right-of-way of adjacent roadways; and</p> <p>k. These calculations assume some flexibility design with respect to Core Transit Corridor standards along</p>
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		Executive Center Drive and Wood Hollow Drive.
		<p>36. A portion of the tree removal on the site will be mitigated to the extent practicable by replacing invasive species in existing riparian environments with trees on Appendix F suitable for placement in the Critical Water Quality Zone. The number and caliper inches of replacement trees in the Critical Water Quality Zone will be subject to approval of the Director of the Development Services Department, or the Director's designee, such that no adverse impacts will be realized from the invasive species removal (and subsequent new tree placement) on the 100-year fully developed floodplain upstream of the site, or downstream of the site.</p> <p>37. The PUD will provide for the removal of approximately 1.5 acres of impervious cover situated within the critical root zone of existing trees utilizing the special construction techniques as defined in the City of Austin Environmental Criteria Manual. Trees reflected in these calculations reflect trees within the site and within the ROW for adjacent roadways. These calculations assume some</p>

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		<p>flexibility in design with respect to Core Transit Corridor standards along Executive Center Drive and Wood Hollow Drive.</p> <p>42. The project will achieve a minimum of five points under the building design options of Section 3.3.2 of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).</p> <p>47. The owner shall provide funding in the amount of \$150,000 payable to _____ for improvements to the playground and park area located at the Doss Elementary campus. These improvements shall include (a) new exercise trail, including inner and outer loop; (b) new fitness station and multiuse equipment; (c) shade canopies over existing play equipment; (d) new benches at play areas; (e) replacement of surfaces on existing playground; and (f) resurfacing of sports court. Funding shall be provided by the owner prior to the issuance of the first Certificate of Occupancy for the project.</p> <p>53. The total square footage of cocktail lounges in the PUD shall not exceed 15,000 square feet.</p>
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<p>3. Provide a total amount of open space that equals or exceeds 10% of the residential tracts, 15% of the industrial tracts, and 20% of the nonresidential tracts within the PUD, except that:</p> <p>a. A detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity, and</p> <p>b. The required percentage of open space may be reduced for urban property with characteristic that make open space infeasible if other community benefits are provided.</p>	<p>Yes.</p>	<p>The project will meet or exceed the open space requirements contained in the PUD ordinance by providing open space at 200% of the Tier 1 requirement.</p>	<p>5. A minimum of 4.1 acres of privately-owned/maintained, publically-accessible parkland shall be provided within the boundaries of the PUD.</p> <p>23. In accordance with Chapter 25-2, Subchapter E, Section 2.7 (Private Common Open Space and Pedestrian Amenities), the minimum amount of open space within the project shall be 12 acres (200% of the Tier 1 PUD requirement).</p>
<p>4. Comply with the City's Unit Planned</p>	<p>Yes.</p>	<p>The project will comply with the City's Green Building Program at a 2-Star Level (Note: Staff has</p>	<p>6. Development of the PUD shall comply with the requirements of the Austin Energy Green Building (AEGB)</p>

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Development Green Building Program.		interpreted the base standard for this Tier 1 item to be participation in the City's Green Building Program at a 2-Star Level).	multifamily, single family or commercial rating system for a minimum two-star rating. Certification from AEGB shall be based on the version of the rating system in effect at the time ratings applications are submitting for individual buildings.
5. Be consistent with the applicable neighborhood plans, neighborhood conservation regulations, historic area and landmark regulations and compatible with adjacent property and land uses.	Yes.	<p>The PUD is proposing redevelopment consistent with the Neighborhood Center vision of the Imagine Austin Plan. The project will provide needed retail services for the surrounding area, as well as new jobs. The residential use within the project will provide necessary density that will support the retail services and that is consistent with a sustainable Neighborhood Center. In addition, it is estimated that the office space within the redevelopment will provide 3,500 jobs, not including construction jobs, towards the 2,500 to 7,000 job total envisioned within these Centers.</p> <p>The project is not located within a City of Austin Neighborhood Planning Area nor a neighborhood conservation or combining district. The uses and design of the project are compatible with the surrounding properties.</p>	<p>4. The PUD shall contain a maximum of 277 residential units.</p> <p>21. The PUD will provide a minimum of 70,000 square feet of retail, civic or pedestrian-oriented uses. Of the total amount of retail, civic or pedestrian-oriented uses, 50,000 square feet shall be devoted to restaurant or cocktail lounge space.</p> <p>53. The total square footage of cocktail lounges in the PUD shall not exceed 15,000 square feet.</p>

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		<p>While the project is not fully compliant with all compatibility regulations, it does utilize an architectural design that steps down in height from west to east and from south to north to minimize the impact on single family residential uses. In addition to this step-down plan, the majority of the on-site parkland is located on the western edge of the project, closest to single family residential uses.</p> <p>The project will remove existing impervious cover located in the Critical Water Quality Zone.</p> <p>The project is designed to utilize far less impervious cover than (a) is located on the site in its existing condition (50% versus 66%) and (b) is available under existing zoning and watershed rules (50% versus 70/90%).</p>	
6. Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography and the	Yes.	<p>The project is designed to preserve a high percentage of the heritage trees on the site. Additionally, the project will remove over 1.5 acres of impervious cover currently existing in the critical root zone of many heritage trees.</p> <p>The project will exceed current water quality regulations, thereby</p>	<p>3. Impervious cover is limited to 15.69 acres (50%) for the entire PUD area and is calculated on an aggregate (i.e. entire site) basis.</p> <p>5. A minimum of 4.1 acres of privately-owned/maintained, publically-accessible parkland shall be provided within the boundaries of the PUD.</p>

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<p>natural and traditional character of the land.</p>	<p>providing a substantial benefit since the current office project was built without any water quality controls.</p>	<p>23. In accordance with Chapter 25-2, Subchapter E, Section 2.7 (Private Common Open Space and Pedestrian Amenities), the minimum amount of open space within the project shall be 12 acres (200% of the Tier 1 PUD requirement).</p> <p>24. The project shall exceed onsite water quality treatment in accordance with the standards outlined in Chapter 25-8, article 6 of the City code for the entire 31.37 acres of the PUD.</p> <p>27. The project shall achieve an additional 25% removal of total suspended solids (TSS) above that which is required under the Environmental Criteria Manual for runoff in sedimentation/filtration systems.</p> <p>28. The project shall employ integrated Low Impact Development stormwater management practices, as defined by the Low Impact Development Center, Texas LID, or other authorities cited in the Environmental Criteria Manual or generally known as exemplary professional organizations in Central Texas, for the purpose of addressing both pollutant removal from storm water flows and protection of</p>
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		<p>predevelopment hydrological functions.</p> <p>29. The owner of the project will voluntarily evaluate and remove invasive species, as identified in the City of Austin Invasive Species Management Plan, within the project, including the Critical Water Quality Zone. Once removal is complete, the owner shall continue to maintain the Critical Water Quality Zone area in such a fashion, in consultation with and under the supervision of the Director of the Watershed Protection Department or the Director's designee.</p> <p>33. The project shall provide for the preservation of the Critical Environmental Features located within the PUD boundaries. Setbacks as indicated on Page 1 of the Land Use Plan shall be maintained to allow for the restoration and preservation of such Features.</p> <p>34. The project shall utilize rainwater harvesting, with collection of rainwater from structures comprising a minimum of 75% of the rooftop square footage of the project. Collected rainwater shall be utilized for on-site irrigation.</p>
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			<p>35. The project will comply with existing standards in the City Code as of the effective date of the PUD regarding tree removal and mitigation; provided that:</p> <p>a. The measurements of trees within the project shall be based on the tree survey completed on November 22, 2013;</p> <p>b. The project will preserve more than 63% of the overall caliper tree inches within the project;</p> <p>c. The project will preserve a minimum of 90% of the caliper inches of heritage trees (24 inches and larger); trees identified as 1038, 1075, 1077, 1108, 2107, 2173, 2227 and 2233 on the tree survey included as Page 4 of the Land Use Plan may be removed;</p> <p>d. Tree number 1079 shall be relocated in either Area A or G under the supervision of the City Arborist;</p> <p>e. The project shall relocate a minimum of 300 inches of trees less than 12 inches in size within the project;</p> <p>f. All proposed impacts within the 1/2 critical root zone must be performed to meet with the intent of the tree preservation ordinance and are subject to review and/or modification by the City Arborist;</p>
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		<p>g. The project will develop and adopt a formal tree care plan as part of the site development permit process, and the development and adoption of the tree care plan shall be done in concert with a certified arborist;</p> <p>h. All mitigation rates shall be at 105% of the rates reflected in the City Code as of the effective date of the PUD;</p> <p>i. 75% of the mitigation for the project shall be done on-site;</p> <p>j. Trees reflected in these calculations reflect trees within the site and within the immediately adjacent one-half of the right-of-way of adjacent roadways; and</p> <p>k. These calculations assume some flexibility design with respect to Core Transit Corridor standards along Executive Center Drive and Wood Hollow Drive.</p> <p>36. A portion of the tree removal on the site will be mitigated to the extent practicable by replacing invasive species in existing riparian environments with trees on Appendix F suitable for placement in the Critical Water Quality Zone. The number and caliper inches of replacement trees in the Critical Water Quality Zone will be subject to approval of the Director of</p>
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			<p>the Development Services Department, or the Director's designee, such that no adverse impacts will be realized from the invasive species removal (and subsequent new tree placement) on the 100-year fully developed floodplain upstream of the site, or downstream of the site.</p> <p>37. The PUD will provide for the removal of approximately 1.5 acres of impervious cover situated within the critical root zone of existing trees utilizing the special construction techniques as defined in the City of Austin Environmental Criteria Manual. Trees reflected in these calculations reflect trees within the site and within the ROW for adjacent roadways. These calculations assume some flexibility in design with respect to Core Transit Corridor standards along Executive Center Drive and Wood Hollow Drive.</p> <p>38. Existing impervious cover located within the Critical Water Quality Zone shall be removed.</p> <p>39. Upon the effective date of this PUD and the approval of a site plan for the portion of the project designated as Area F on the Land</p>
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<p>7. Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service and police facilities.</p>			<p>Use Plan, the existing site plan styled as Austin Oaks Restaurant (SP-2013-0058CT) shall immediately terminate and be of no effect.</p> <p>46. The project shall incorporate a publicly-accessible hiking trail; in a dedicated public easement, throughout the project.</p>
<p>7. Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service and police facilities.</p>	<p>Yes.</p>	<p>A minimum of 1,500 square feet will be provided to the Austin Fire Department Wildfire Division on a "rent-free" basis for 25 years thereby satisfying a need for such presence in the general area.</p> <p>The project will contribute \$150,000 toward improving crosswalks on Far West Boulevard currently utilized by pedestrians and cyclists especially young students of area schools.</p> <p>The project will contain a minimum of 4.1 acres of parkland. Additionally, the owner shall provide \$150,000 for the renovation of the playground and park area at the Doss Elementary campus.</p>	<p>12. The owner shall provide funding in the amount of \$150,000 payable to _____ for the installation of pedestrian hybrid beacons, rapid flashing beacons, or similar infrastructure at designated crossings along Far West Boulevard. Payment shall be made prior to issuance of the first Certificate of Occupancy for the PUD.</p> <p>18. At least 1,500 square feet of usable space shall be offered to Austin Fire Department Wildfire Division on a "rent-free" basis for a period of 25 years from the issue date of the Certificate of Occupancy for such space. Occupant shall be responsible for electric and utility charges for the space for the term period.</p> <p>47. The owner shall provide funding in the amount of \$150,000 payable to _____ for improvements</p>

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<p>8. Exceed the minimum landscaping requirements of the City Code.</p>	<p>Yes.</p>	<p>The project will exceed the minimum landscaping requirements of the Code and require the utilization of native and adaptive species and non-invasive plants per the Grow Green Program. In addition, an Integrated Pest Management program will be implemented following the guidelines developed by the Grow Green Program in order to limit the use of pesticides on site (Note: this is not a requirement under the base regulations).</p>	<p>to the playground and park area located at the Doss Elementary campus. These improvements shall include (a) new exercise trail, including inner and outer loop; (b) new fitness station and multiuse equipment; (c) shade canopies over existing play equipment; (d) new benches at play areas; (e) replacement of surfaces on existing playground; and (f) resurfacing of sports court. Funding shall be provided by the owner prior to the issuance of the first Certificate of Occupancy for the project.</p>
		<p>The project shall exceed the minimum City of Austin landscape requirements by 10%. 100 percent of the landscaping on-site shall be designed and installed as described in the City of Austin Grow Green Native and Adapted Plant Guide, the Environmental Criteria Manual Appendix N or in accordance with City of Austin Green Storm Water Quality Infrastructure criteria for Biofiltration, Rainwater Harvesting and Rain Gardens as provided in the Environmental Criteria Manual Section 1.6.7.5.</p>	<p>26. The project shall exceed the minimum City of Austin landscape requirements by 10%. 100 percent of the landscaping on-site shall be designed and installed as described in the City of Austin Grow Green Native and Adapted Plant Guide, the Environmental Criteria Manual Appendix N or in accordance with City of Austin Green Storm Water Quality Infrastructure criteria for Biofiltration, Rainwater Harvesting and Rain Gardens as provided in the Environmental Criteria Manual Section 1.6.7.5.</p>
			<p>30. The project shall utilize landscaping that exceeds by a minimum of 5% the area of street yard</p>

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<p>9. Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails and roadways.</p>	<p>Yes.</p>	<p>The project is situated in close proximity to entrance/exit point of the Mopac Expressway Managed Lane, currently under construction, allowing easy access into and out of the areas served by Mopac.</p> <p>The Imagine Austin Plan designated the adjacent Mopac/Spicewood Springs intersection as a "High Capacity Transit Stop". Additionally, a Metro Rapid station is located at Anderson Lane east of Mopac, and, a bicycle lane is located along Spicewood Springs allowing direct access to the Metro Rapid Bus Station.</p> <p>The owner shall provide \$25,000 to Capital Metropolitan Transportation Authority for improvements to or construction of bus stops in the immediate area of the project.</p> <p>Sidewalks in compliance with Chapter 25-2, Subchapter E, Section 2.2.2 (Core Transit Corridor Sidewalk and Building Placement)</p>	<p>that must be landscaped under Section 2.4.1(A)(1) of the Environmental Criteria Manual.</p>
		<p>10. Sidewalks in compliance with Chapter 25-2, Subchapter E, Section 2.2.2 (Core Transit Corridor Sidewalk and Building Placement) shall be provided for Executive Center Drive, Wood Hollow Drive and the eastern edge of Hart Lane within the PUD.</p> <p>11. Sidewalk and bicycle facilities shall be constructed in accordance with page 3 of the Land Use Plan.</p> <p>12. The owner shall provide funding in the amount of \$150,000 payable to _____ for the installation of pedestrian hybrid beacons, rapid flashing beacons, or similar infrastructure at designated crossings along Far West Boulevard. Payment shall be made prior to issuance of the first Certificate of Occupancy for the PUD.</p> <p>13. From and after the issuance of the first Certificate of Occupancy for the project and until the City has received \$9,000,000, the City shall receive proceeds equal to 0.2% of the ad valorem value of the property that is</p>	

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	<p>shall be provided along Wood Hollow Drive, Executive Center Drive and Hart Lane.</p> <p>The project will also provide \$25,000 in funding for bicycle improvements along Anderson Lane between Mopac and Shoal Creek Boulevard.</p> <p>Additionally, the project will contribute \$150,000 toward improving crosswalks on Far West Boulevard currently utilized by pedestrians and bicycles, especially young students of area schools.</p> <p>A master TIA has been completed for this project and is being reviewed by staff to determine additional transportation improvements needed in the area.</p> <p>In addition to the improvements noted in the TIA, the project will contribute funds for traffic improvements at a level far in excess of that required to mitigate traffic from the project (i.e., \$9,000,000).</p> <p>The project will incorporate a publicly-accessible hiking trail throughout the project.</p>	<p>redeveloped pursuant to the terms of the PUD. The funds contributed to the City shall be utilized for transportation improvements in the general area of the project.</p> <p>16. The owner shall provide funding in the amount of \$25,000 to the City of Austin Neighborhood Connectivity Department for the widening of Anderson Lane from Mopac Expressway to Shoal Creek Boulevard in order to provide 6' bicycle lanes in each direction or other similar improvements as determined by the Neighborhood Connectivity Department.</p> <p>17. The owner shall provide funding in the amount of \$25,000 to Capital Metropolitan Transportation Authority for improvements to and or construction of bus stops in the immediate area of the PUD. Capital Metropolitan Transportation Authority shall be responsible for approval and construction of such improvements. Funding shall be provided by the owner prior to the issuance of the first Certificate of Occupancy for the project.</p> <p>46. The project shall incorporate a publicly-accessible hiking trail; in a</p>
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				dedicated throughout the project.	public easement,
10. Prohibit gated roadways.	Yes.	No gated roadways will be permitted within the PUD (Note: The parking areas within the project to be utilized by residents and office tenants may be gated.)		9. Gated roadways within the PUD are not allowed. Additionally, private resident or commercial parking areas may be secured with a gate that provides a minimum of 40 feet of vehicle storage space between the gate and the curb property line.	
11. Protect, enhance and preserve the areas that include structures or sites that are of architectural, historical, archaeological or cultural significance.	Not Applicable.	The project does not have any architectural, historical or archeological areas of significance.			
12. Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.	Yes.	The project is over 31 acres and exceeds the 10 acre requirement.			

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Tier 1 - Additional PUD Requirements for a mixed use development	Compliance	Superiority	PUD Note
1. Comply with Chapter 25-2, Subchapter E (Design Standards and Mixed Use)	Yes.	The PUD substantially complies with the Commercial Design Standards and intends to seek alternative equivalent compliance to obtain full compliance with respect to building placement along Mopac Expressway and to incorporate existing trees where applicable.	10. Sidewalks in compliance with Chapter 25-2, Subchapter E, Section 2.2.2 (Core Transit Corridor Sidewalk and Building Placement) shall be provided for Executive Center Drive, Wood Hollow Drive and the eastern edge of Hart Lane within the PUD.
2. Inside the Urban Roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 (Design Standards and Mixed Use), comply with the sidewalk standards in Section 2.2.2, Subchapter E, Chapter 25-2 (Core Transit Corridor Sidewalk and Building Placement).	Yes.	<p>The project will construct sidewalks that are consistent with Core Transit Corridor sidewalk requirements for Executive Center Drive, Hart Lane and Wood Hollow Drive even though those roadways are not designated as Core Transit Corridors.</p> <p>The project will contribute \$150,000 toward improving crosswalks on Far West Boulevard currently utilized by pedestrians and cyclists especially young students of area schools.</p>	<p>10. Sidewalks in compliance with Chapter 25-2, Subchapter E, Section 2.2.2 (Core Transit Corridor Sidewalk and Building Placement) shall be provided for Executive Center Drive, Wood Hollow Drive and the eastern edge of Hart Lane within the PUD.</p> <p>12. The owner shall provide funding in the amount of \$150,000 payable to _____ for the installation of pedestrian hybrid beacons, rapid flashing beacons, or similar infrastructure at designated crossings along Far West Boulevard. Payment shall be made prior to issuance of the first Certificate of Occupancy for the PUD.</p>

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<p>3. Contain pedestrian uses as oriented in Section 25-2-691(C) (<i>Waterfront Overlay District Uses</i>) on the first floor of a multi-story commercial or mixed use building.</p>	<p>Yes.</p>	<p>The PUD will provide a pedestrian oriented use on the first floor of all multi-story commercial or mixed use buildings.</p>	<p>16. The owner shall provide funding in the amount of \$25,000 to the City of Austin Neighborhood Connectivity Department for the widening of Anderson Lane from Mopac Expressway to Shoal Creek Boulevard in order to provide 6' bicycle lanes in each direction or other similar improvements as determined by the Neighborhood Connectivity Department.</p>
			<p>21. The PUD will provide a minimum of 70,000 square feet of retail, civic or pedestrian-oriented uses. Of the total amount of retail, civic or pedestrian-oriented uses, 50,000 square feet shall be devoted to restaurant or cocktail lounge space.</p> <p>22. A pedestrian-oriented use as defined in Section 25-2-691 (C) (<i>Waterfront Overlay District Uses</i>) shall be provided on the first floor of the multi-story commercial or mixed use buildings (but not parking garages) in Areas B, C, D, E and F.</p> <p>49. In Areas A, C and F, the portion of any parking structures that have frontage on Executive Center Drive must utilize pedestrian-oriented uses as defined in Section 25-2-691 (C) (<i>Waterfront Overlay District Uses</i>), and supplemented on Page 2 of the</p>

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			Land Use Plan, in 50% or more of the ground floor spaces that face Executive Center Drive. 53. The total square footage of cocktail lounges in the PUD shall not exceed 15,000 square feet.
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Tier II Requirement	Compliance	Superiority	PUD Note
<p>1. Open Space – Provide open space at least 10% above the requirements of Section 2.3.1.A (<i>Minimum Requirements</i>). Alternatively, within the Urban Roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (<i>Design Standards and Mixed Use</i>), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department.</p>	Yes.	<p>The PUD will provide open space at 200% of the requirements of Section 2.3.1A.</p> <p>As shown on the Land Use Plan, the project is proposing 12 acres of public open space and parkland.</p>	<p>23. In accordance with Chapter 25-2, Subchapter E, Section 2.7 (Private Common Open Space and Pedestrian Amenities), the minimum amount of open space within the project shall be 12 acres (200% of the Tier 1 PUD requirement).</p>
<p>2. Environment:</p> <p>a. Does not request exceptions to or modifications of environmental regulations.</p> <p>b. Provides water quality controls superior to those</p>	Yes.	<p>The project will provide treatment for the entire site to a higher standard of water quality than basic compliance with City Code. That is particularly important to this site as currently it has no water quality treatment.</p> <p>Additionally, the project prohibits uses that may contribute air and</p>	<p>3. Impervious cover is limited to 15.69 acres (50%) for the entire PUD area and is calculated on an aggregate (i.e. entire site) basis.</p> <p>25. Prior to issuance of the first Certificate of Occupancy for any individual building within the project, an Integrated Pest Management (IPM) plan that follows the Grow</p>

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<p>otherwise required by code.</p> <p>c. Uses innovative water quality controls that treat at least 25% additional water quality volume and provide 20% greater pollutant removal, in addition to the minimum water quality volume required by code.</p> <p>d. Provide water quality treatment for currently untreated, undeveloped off-site areas with a drainage area of at least 25% of the subject tract.</p> <p>e. Reduces impervious cover or single-family density by 5% below the maximum otherwise allowed by code or include off-site measures that lower overall</p>		<p>water quality pollutants (e.g., Automotive Repair Services, Automotive Washing). Such uses are presently allowed on the site pursuant to existing zoning and other regulations.</p> <p>Impervious cover is limited to (50%) for the entire PUD area and is calculated on an aggregate (i.e., entire site) basis. Additionally, the project will remove impervious cover presently located in the Critical Water Quality Zone.</p> <p>Moreover, the project will achieve an additional 25% removal of total suspended solids above the requirements of Code.</p>	<p>Green Program shall be submitted to the Planning and Development Review Department for approval.</p> <p>27. The project shall achieve an additional 25% removal of total suspended solids (TSS) above that which is required under the Environmental Criteria Manual for runoff in sedimentation/filtration systems.</p> <p>28. The project shall employ integrated Low Impact Development stormwater management practices, as defined by the Low Impact Development Center, Texas LID, or other authorities cited in the Environmental Criteria Manual or generally known as exemplary professional organizations in Central Texas, for the purpose of addressing both pollutant removal from storm water flows and protection of predevelopment hydrological functions.</p> <p>29. The owner of the project will voluntarily evaluate and remove invasive species, as identified in the City of Austin Invasive Species Management Plan, within the project, including the Critical Water Quality Zone. Once removal is complete, the</p>
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<p>imperVIOUS cover within the same watershed by five percent below that allowed by code.</p> <p>f. Provide minimum 50-foot setback for unclassified waterways with a drainage area of five acres or greater.</p> <p>g. Provides at least a 50% increase in the minimum waterway and critical environmental feature setbacks required by code.</p> <p>h. Clusters imperVIOUS cover and distributed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.</p> <p>i. Provides pervious paving for at least</p>		<p>owner shall continue to maintain the Critical Water Quality Zone area in such a fashion, in consultation with and under the supervision of the Director of the Watershed Protection Department or the Director's designee.</p> <p>31. The Land Use Plan depicts the City of Austin Fully Developed 100-year floodplain and Critical Water Quality Zone boundaries based on current and accessible information available from the City of Austin at the time of approval. Floodplain and Critical Water Quality Zone boundaries as depicted may be revised to reflect the findings of a required floodplain study of the drainage channels existing within the project to be conducted in association with the filing of a development application on the property as required. Consistent with Section 25-8-92, the boundaries of the Critical Water Quality Zone coincide with the boundaries of the 100-year floodplain under fully developed conditions as available from the City of Austin; provided that the boundary is not less than 50 feet and not more than 400 feet from the centerline of the waterway.</p>
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**Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated August 13, 2015**

<p>50% or more of all paved areas in non-aquifer recharge areas.</p> <p>j. Prohibits uses that may contribute to air or water quality pollutants.</p> <p>k. Employ creative or innovative measures.</p>			<p>33. The project shall provide for the preservation of the Critical Environmental Features located within the PUD boundaries. Setbacks as indicated on Page 1 of the Land Use Plan shall be maintained to allow for the restoration and preservation of such Features.</p> <p>34. The project shall utilize rainwater harvesting, with collection of rainwater from structures comprising a minimum of 75% of the rooftop square footage of the project. Collected rainwater shall be utilized for on-site irrigation.</p> <p>38. Existing impervious cover located within the Critical Water Quality Zone shall be removed.</p> <p>39. Upon the effective date of this PUD and the approval of a site plan for the portion of the project designated as Area F on the Land Use Plan, the existing site plan styled as Austin Oaks Restaurant (SP-2013-0058CT) shall immediately terminate and be of no effect.</p> <p>40. No activities will be undertaken within the FEMA 100-year floodplain, or in areas below the Ordinary High</p>
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Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated August 13, 2015

3. Austin Green Builder Program – Provides a rating under the Austin Green Builder program of three stars or above.	Not applicable.	The project will meet the Austin Green Builder program at a 2-star level. Note: Austin Energy staff has recommended the 2-star level as the highest practical level to be achieved by the project.	<p>Water Mark, of waterways on the site such that a permit would be required from any federal agency.</p> <p>51. Cut in excess of four (4) feet shall not be permitted within 300 feet of the existing Spicewood Springs Water Well. Construction and excavation beyond the 300 foot buffer shall be inspected and monitored by an on-site professional geologist.</p> <p>52. The project shall provide enhancements to widen the cross section to one back of the creek channel north of Executive Center Drive. Such improvements shall be conducted to an extent that such enhancements would not trigger federal review or permits.</p> <p>6. Development of the PUD shall comply with the requirements of the Austin Energy Green Building (AEGB) multifamily, single family or commercial rating system for a minimum two-star rating. Certification from AEGB shall be based on the version of the rating system in effect at the time ratings applications are submitting for individual buildings.</p>
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Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated August 13, 2015

4. Art – Provides art approved by the Art In Public Places Program in open spaces, either by providing the art directly or by making a contribution to the City's Art In Public Places Program or a successor program.	Yes.	The project will provide art approved by the Art In Public Places Program on-site.	41. Prior to issuance of the first Certificate of Occupancy for any individual building within the project, the owner shall provide art approved by the Art in Public Places Program in a prominent open space by providing the art directly or by making a contribution to the City's Art in Public Places Program (or successor program).
5. Great Streets – Complies with City's Great Streets Program, or a successor program. Applicable only to commercial retail, or mixed-use development that is not subject to the requirements of Chapter 25-2, Subchapter E (Design Standards and Mixed Use)	Not applicable.	The PUD is subject to, and will comply with, the requirements in Chapter 25-2, Subchapter E (Design Standards and Mixed Use).	
6. Community Amenities – Provides community or public amenities, which may include space for community meetings, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.	Yes.	The project will contain a minimum of 4.1 acres of parkland. Additionally, the owner shall provide \$150,000 for the renovation of the playground and park area at the Doss Elementary campus. The project will provide community meeting space within the project that is available to community	5. A minimum of 4.1 acres of privately-owned/maintained, publically-accessible parkland shall be provided within the boundaries of the PUD. 19. The project will contain a meeting room of at least 500 square feet. The room will be available to tenants within the project and to community neighborhood groups and area non-

Austin Oaks PUD
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Updated August 13, 2015

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		neighborhood groups and non-profit organization.	profit organizations for a minimum of 25 years beginning on the date a Certificate of Occupancy is issued for the first building within the project. Use of the room by community neighborhood groups and non-profit organizations shall be on a reservation basis, free of charge, and shall be subject to reasonable rules and regulations imposed by the owner of the building that contains the meeting room.
<p>7. Transportation - Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.</p>	Yes.	<p>The project will contribute funds for traffic improvements at a level far in excess of that required to mitigate the traffic from the project (i.e., \$9,000,000).</p> <p>The project will contribute \$150,000 toward improving crosswalks on Far West Boulevard currently utilized by pedestrians and cyclists especially young students of area schools.</p> <p>The project will provide bicycle parking for retail patrons, as well as its residents, at above-code levels. The project will provide 40 public dedicated spaces for public use in charging electric vehicles within the project parking garages.</p>	<p>11. Sidewalk and bicycle facilities shall be constructed in accordance with page 3 of the Land Use Plan.</p> <p>12. The owner shall provide funding in the amount of \$150,000 payable to _____ for the installation of pedestrian hybrid beacons, rapid flashing beacons, or similar infrastructure at designated crossings along Far West Boulevard. Payment shall be made prior to issuance of the first Certificate of Occupancy for the PUD.</p> <p>13. From and after the issuance of the first Certificate of Occupancy for the project and until the City has received \$9,000,000, the City shall receive proceeds equal to 0.2% of the ad valorem value of the property that is redeveloped pursuant to the</p>

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated August 13, 2015

		<p>The owner shall provide \$25,000 to Capital Transportation Authority for improvements to and or construction of bus stops in the area of the project.</p>	<p>terms of the PUD. The funds contributed to the City shall be utilized for transportation improvements in the general area of the project.</p> <p>14. The project will provide 40 public dedicated spaces and charging infrastructure for electric vehicle charging within the project. A minimum of 25% of the charging infrastructure will be level 2 (240v) and participate in Austin Energy's Plug-In Everywhere network. The remaining spaces can provide electric service via level 1 (120v) ruggedized outlets.</p> <p>15. On-site shower facilities with lockers shall be provided for employees of owners or tenants of the project, or cyclists who have been granted access to on-site secure bicycle parking by the owner of the property. On-site shower facilities shall include one facility for each gender. The facilities shall be separately accessible from commercial/retail toilet facilities and include an area for changing clothes and storing personal items. Total bike parking spaces within the project shall be a minimum of 150% of the bicycle parking spaces</p>
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Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated August 13, 2015

			<p>required under Appendix A. At least 50% of the total bicycle parking spaces shall be located within the structured parking facilities and shall be either (a) Class 1 racks/parking spaces as defined in the City of Austin Transpiration Criteria manual or (b) spaces in a locked bicycle storage room with a means to secure individual bicycles within the room. Review and approval by the City of Austin Bicycle Program, or any successor program, is required prior to site plan approval.</p> <p>16. The owner shall provide funding in the amount of \$25,000 to the City of Austin Neighborhood Connectivity Department for the widening of Anderson Lane from Mopac Expressway to Shoal Creek Boulevard in order to provide 6 bicycle lanes in each direction or other similar improvements as determined by the Neighborhood Connectivity Department.</p> <p>17. The owner shall provide funding in the amount of \$25,000 to Capital Metropolitan Transportation Authority for improvements to and or construction of bus stops in the immediate area of the PUD. Capital Metropolitan Transportation</p>
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Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated August 13, 2015

			<p>Authority shall be responsible for approval and construction of such improvements. Funding shall be provided by the owner prior to the issuance of the first Certificate of Occupancy for the project.</p> <p>50. A pedestrian/bicycle easement shall be provided midblock on Area A. The location and dedication of such easement shall be established prior to approval of the first site development permit for Area A.</p>
8. Building Design – Exceed the minimum points required by the Building Design Options of Section 3.3.2 of Chapter 25-2, Subchapter E (Design Standards and Mixed Use)	Yes.	Subchapter E requires that all projects achieve at least one point from the table in section 3.3.2. The PUD will exceed the minimum points by achieving a minimum of 5 building design points.	<p>42. The project will achieve a minimum of five points under the building design options of Section 3.3.2 of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).</p> <p>45. Any cell towers or similar communications or information relay facilities existing within the project shall be screened or architecturally incorporated into the project.</p>
9. Parking Structure – In a commercial or mixed-use development, at least 75% of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in	No	It is not feasible to have such a high percentage of pedestrian-oriented uses on the ground floor of all parking garages, especially parking garages adjacent to Mopac Expressway. However, parking garages in Areas A, C and F must utilize pedestrian-oriented uses on	

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated August 13, 2015

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Section 25-2-691 (C) (Waterfront Overlay District Uses) in ground floor spaces.		the ground floor frontage onto Executive Center Drive.	
10. Affordable Housing – Provides for affordable housing or participation in programs to achieve affordable housing.	Yes.	The project will comply with established PUD regulations for affordable housing.	43. The project will comply with the requirements for affordable housing options in accordance with the established PUD regulations. Participation will be provided by either providing on-site units or by paying a fee-in-lieu, as determined by the City Council.
11. Historic Preservation – Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	Not Applicable.	There are not any historic structures or landmarks within the site.	
12. Accessibility – Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	Yes.	The project will provide 2.5% of the residential units within the project to be available for persons with disabilities. Note: This represents a 25% increase above code requirements.	44. 2.5 percent of residential units in the project shall be fully accessible type A dwelling units, as defined in the 2009 International Building Code, and will meet the technical requirements defined in Section 1003 of the International Code Council A117.1. To the extent the foregoing calculation results in a

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated August 13, 2015

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			fraction, the number shall be rounded up.
13. Local Small Business – Provides space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.	Yes.	The project will provide space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.	48. An ADA accessible route shall be provided from public right-of-way to all inhabited structures. Additionally, such structures shall provide accessible parking in compliance with Section 25-6-475 of the Code (Parking Requirements for Persons with Disabilities). 20. The project shall provide one independent retail, restaurant or local franchisee whose principal place of business is in the Austin standard metropolitan statistical area usable space at a rent 15% below the prevailing market rent when the lease or other arrangement for providing the space is executed for a term of 25 years. Before execution, the owner shall submit the lease or other arrangement to the Director of the Planning and Zoning Department or his designee for approval.

**THE STATE OF TEXAS
COUNTY OF TRAVIS**

KNOW ALL MEN BY THESE PRESENTS: That Koger Properties, Inc., a Delaware Corporation, having its home office in Jacksonville, Florida, acting by and through its president, Michael J. Koger, being duly sworn, do hereby certify that the plat hereon is a true and correct copy of the original plat of the Koger Executive Center Unit Three, as shown on a map of record in Plat Book 35, Page 122, Travis County, Texas, as shown on said Lot 66 being a portion of that 6.132 acre tract conveyed to Koger Properties, Inc. in Volume 4386, Page 1061, Travis County Deed Records, and being a portion of that 1.078 acre tract conveyed to Koger Properties, Inc. in Volume 4387, Page 1496, Travis County Deed Records, and being a portion of that 75.90 acre tract conveyed to Koger Properties, Inc. in Volume 4387, Page 1477, Travis County Deed Records, and being all in that 13.98 acre tract conveyed to Koger Properties, Inc. in Volume 4387, Page 1477, Travis County Deed Records, and being all in this map or plat as its resubdivision of said Lot 66 of Koger Executive Center, Unit Three, to be known and designated as

"RESUBDIVISION LOT 6 KOGER EXECUTIVE CENTER UNIT THREE"

and being subject to any easements given easements and restrictions, and it does hereby dedicate to the public all of the streets and easements shown hereon.

Witness my hand and seal of office, this 2 day of NOVEMBER, A. D. 1978.

MICHAEL J. KOGER
President
KOGER PROPERTIES, INC.
BY Michael J. Koger
MICHAEL J. KOGER
President

THE STATE OF FLORIDA
COUNTY OF DALLAS
BEFORE ME, the undersigned authority, on this day personally appeared Michael J. Koger, President of Koger Properties, Inc., a corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act of said Koger Properties, Inc., and that he executed the same as the act of such corporation, for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2 day of NOVEMBER, A. D. 1978.

Glenn K. Taylor
Notary Public in and for State of Texas

Plat Book 35, Page 122, Travis County, Texas, as shown on said Lot 66 being a portion of that 6.132 acre tract conveyed to Koger Properties, Inc. in Volume 4386, Page 1061, Travis County Deed Records, and being a portion of that 1.078 acre tract conveyed to Koger Properties, Inc. in Volume 4387, Page 1496, Travis County Deed Records, and being a portion of that 75.90 acre tract conveyed to Koger Properties, Inc. in Volume 4387, Page 1477, Travis County Deed Records, and being all in that 13.98 acre tract conveyed to Koger Properties, Inc. in Volume 4387, Page 1477, Travis County Deed Records, and being all in this map or plat as its resubdivision of said Lot 66 of Koger Executive Center, Unit Three, to be known and designated as

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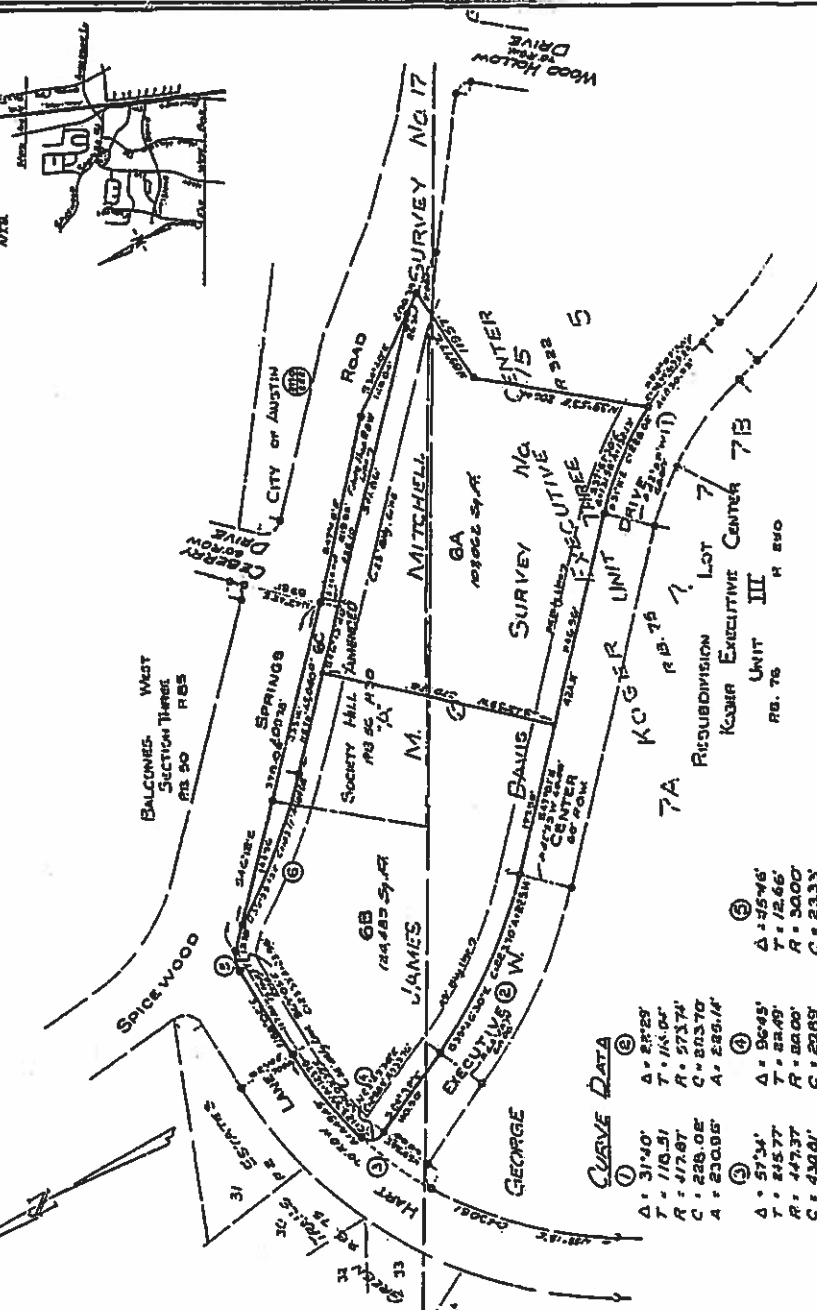
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Witness my hand and seal of office, this 2 day of NOVEMBER, A. D. 1978.

Glenn K. Taylor
Notary Public in and for State of Texas

RESUBDIVISION LOT 6 KOGER EXECUTIVE CENTER UNIT THREE

C1152 of 360
Location Map
N.T.S.



AREA TABULATION

Lot 6A	107,042 Sq. Ft. or 2.4578 Ac.
Lot 6B	124,885 Sq. Ft. or 2.8578 Ac.
Lot 6C	15,000 Sq. Ft. or 0.3438 Ac.
TOTAL	246,927 Sq. Ft. or 5.6594 Ac.

EXHIBIT D-1

APPROVED FOR ACCEPTANCE 7, 1978
Date: 7 day of NOVEMBER, A. D. 1978

Richard A. Lillio
Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD
by the Planning Commission of the
City of Austin, Texas

Date: 7 day of NOVEMBER, A. D. 1978

Michael A. Hansen
City Clerk

James G. Viner
Secretary

CAS-78-277
I, George L. Sanders, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Chapter 11 of the Austin City Code; is true and correct; and was prepared from an actual survey of the property made under my supervision on the ground.
Certified to this 27 day of September, A. D. 1978.

George L. Sanders
Registered Public Surveyor #14319

LEGEND
• Iron Stake Set
• Iron Stake Found
Thru's County Deed Records
Scale 1" = 100'

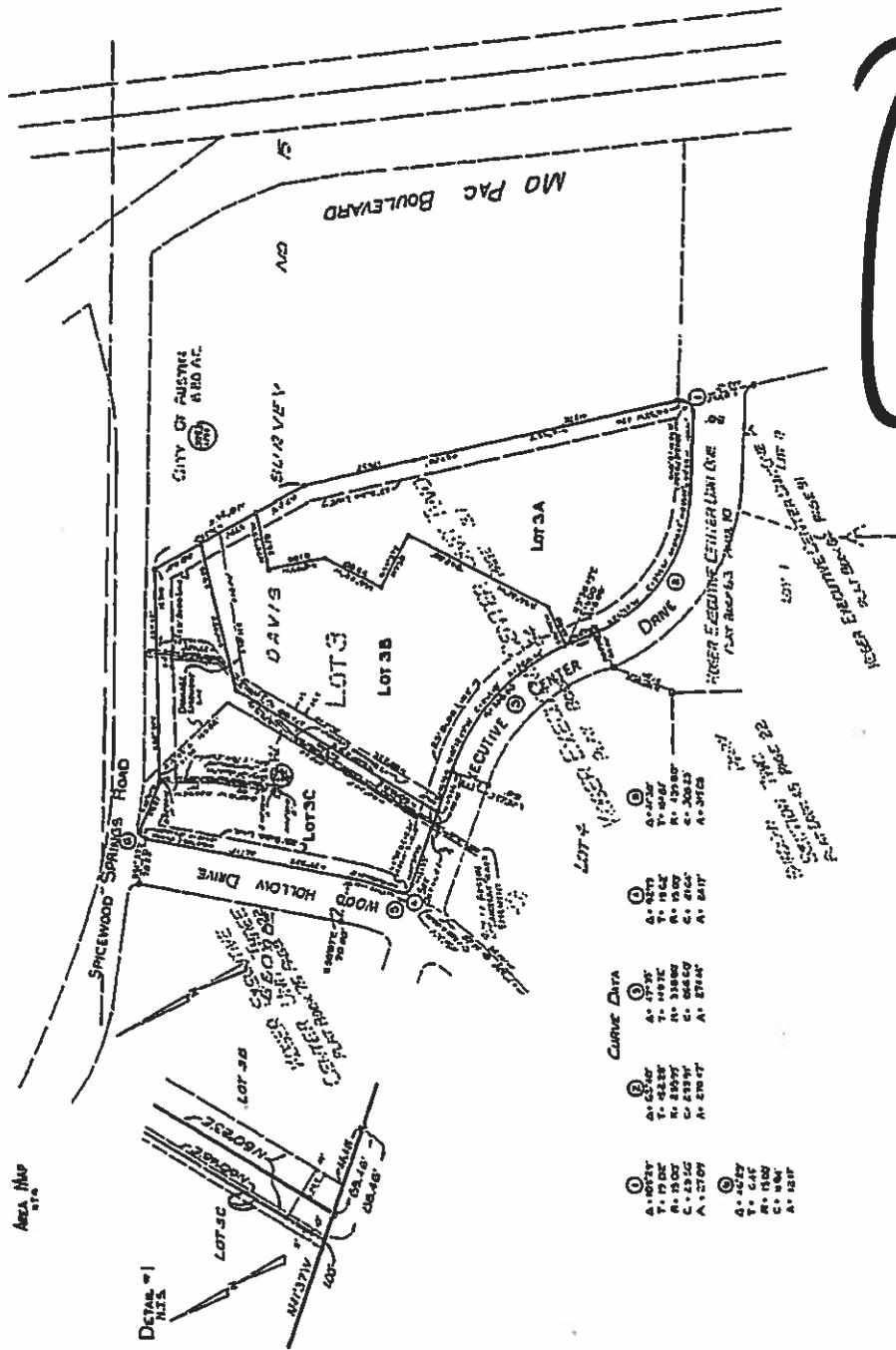
AREA 1a LOT 3A	110225 sq ft	3256 ACRES
AREA 1a LOT 3B	13946 sq ft	3098 ACRES
AREA 1a LOT 3C	102632 sq ft	2514 ACRES
AREA 1a Subdivision	387600 sq ft	8896 ACRES

1. George L. Searles, an authorized under the laws of the State of Texas to practice the profession of surveying and mapping, hereby certifies that the above described plat of the Austin City, Texas, is a true and correct to the best of my knowledge and was prepared from an actual survey of the property made under my supervision on the ground.

Witness my hand and seal this 30th day of Sept. A. D. 1917.

SURVEY COMPLETED AUGUST 1970
 METCALFE CARPENTRY CO., INC.
 BY: *George L. Sanders*
 GEORGE L. SANDERS
 REGISTERED PUBLIC SURVEYOR
 AUSTIN, TEXAS
 #1826

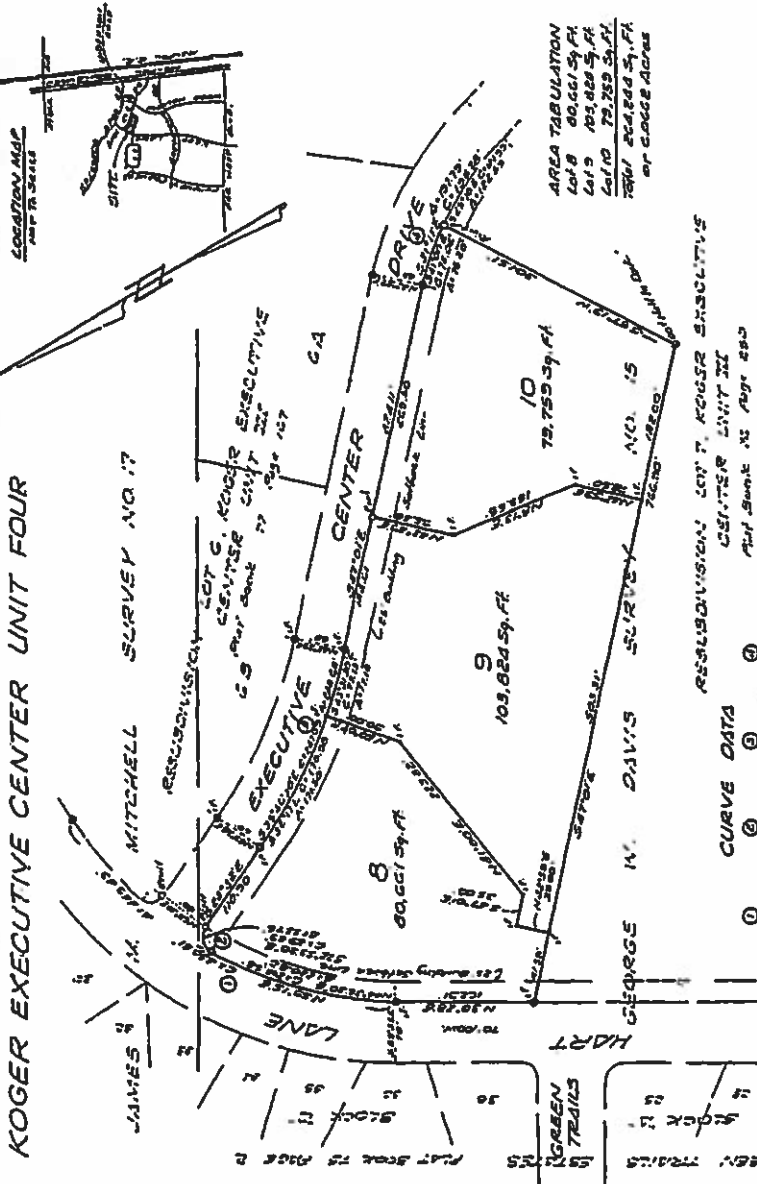
EXHIBIT D-2



CURVE DATA

	(1)	(2)	(3)	(4)
Δ - 80.74'	Δ - 80.74'	Δ - 55.60'	Δ - 47.95'	
T - 19.02'	T - 19.02'	T - 42.23'	T - 44.92'	
R - 13.00'	R - 13.00'	R - 25.97'	R - 33.60'	
C - 2.93%	C - 2.93%	C - 2.33%	C - 2.64%	
A - 27.00'	A - 27.00'	A - 27.00'	A - 27.00'	

COGER EXECUTIVE CENTER UNIT FOUR



FILED FOR RECORD, at 10:40 o'clock A.M. on the 9th day of June 1981.

Doris Shropshire, County Clerk County Court,
Travis County, Texas
by Linda Klemmer
Deputy

THE STATE OF TEXAS
COUNTY OF TRAVIS
I, Doris Shropshire, County Clerk, of the County, Court within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 9th day of June, A. D. 1981, at 10:40 o'clock A.M. and duly recorded on the 9th day of June, A. D. 1981, at 10:45 o'clock A.M. in the Plat Records of said County in Book Page 16.

WITNESS MY HAND AND SEAL OF OFFICE of said County, the date last written above:
DORIS SHROPSHIRE, County Clerk, County Court,
Travis County, Texas.
by Linda Klemmer
Deputy

EXHIBIT D-3

LEGEND

- Corner Set
- Corner Bound
- Point in General

Scale 1" = 100'

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That Koger Properties, Inc., a Delaware Corporation, having its home office in Jacksonville, Florida, acting by and through its President, W. F. E. Klemmer, being duly sworn, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 9th day of June, A. D. 1981, at 10:40 o'clock A.M. and duly recorded on the 9th day of June, A. D. 1981, at 10:45 o'clock A.M. in the Plat Records of said County in Book Page 16.

and being subject to any heretofore given easements, and it does hereby dedicate to the public all of the aforesaid and easements shown hereon.

EXECUTED THIS 10th day of December A. D. 1980.

W. F. E. Klemmer
President
KOGER PROPERTIES, INC.

ATTEST:
Linda Klemmer
Secretary

THE STATE OF FLORIDA
COUNTY OF JACKSONVILLE
BEFORE ME, the undersigned authority on this day personally appeared W. F. E. Klemmer, President of KOGER PROPERTIES, INC., a corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act of said corporation, and that he executed the same as the act of such corporation, for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th day of Dec. A. D. 1980.



Notary Public in and for State of Florida
My Commission Expires May 1, 1981

100 YEAR FLOOD PLAIN NOTE:

No part of this tract lies within the boundaries of the 100-year flood plain, based upon information obtained from the FIA Flood Insurance Rate Maps for Austin, Texas, Community No. 480624, Sheet 440 and 470 of 105, dated April 30, 1980.

SIDEWALK NOTE:

Sidewalks are required along the southwest 1/4 of Executive Center Drive and the east 1/4 of Hart Lane. Such sidewalks shall be completed prior to acceptance of any Type I and II driveway approach and/or certificate of occupancy.

DRAINAGE NOTE:

Prior to construction on Lots 8, 9 and 10, drainage plans will be submitted to the City Engineering Department for approval. The street frontage shall be controlled as required by Waterway Development Permit 177-01-3371.

I, George L. Sanders, am authorized under the laws of the State of Texas to practice the profession of Surveying and hereby certify that this plat complies with Chapter 41 of the Austin City Code; is true and correct to the best of my knowledge; and was prepared from an actual survey of the property made under my supervision on the ground.

Certified to this 20th day of December A. D. 1980



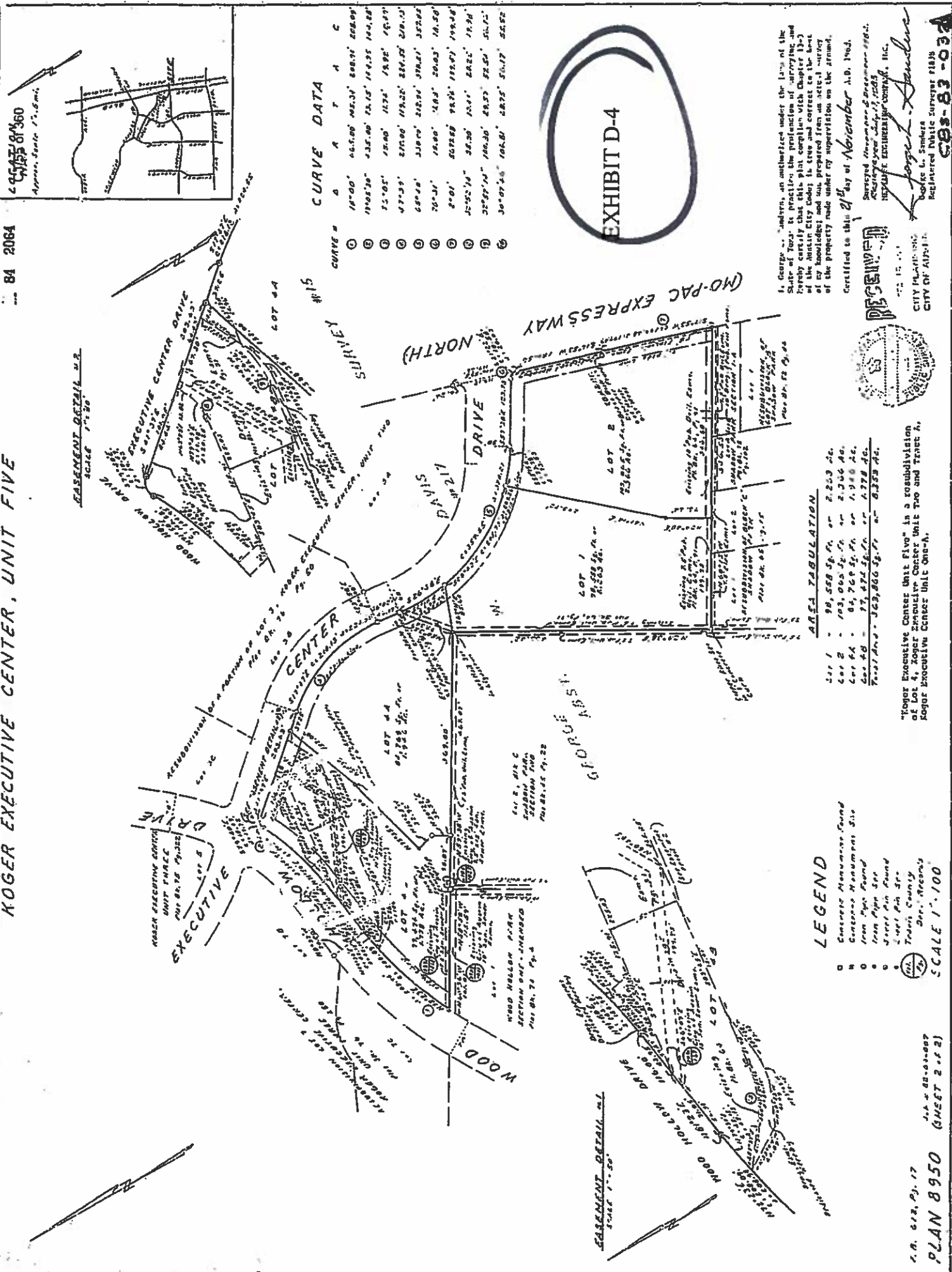
George L. Sanders
Registered Professional Surveyor 12540
CITY OF AUSTIN

CS-50-226

PLAN 8899

PLAN 8899

PLAN 8899



EASEMENT DETAIL #2
SCALE 1"=50'

EASEMENT DETAIL #1
SCALE 1"=50'

CURVE DATA

CURVE #	A	T	A	C
1	18'-00"	66.50'	102.31'	608.91'
2	19'-05"	43.50'	12.15'	104.25'
3	12'-05"	15.00'	12.74'	15.92'
4	47'-39"	215.00'	119.22'	261.25'
5	68'-28"	210.00'	212.94'	374.61'
6	75'-31"	15.00'	1.83'	20.43'
7	2'-01"	60.25'	92.24'	112.97'
8	35'-52"	10'	26.20'	104.25'
9	35'-52"	10'	26.20'	104.25'
10	30'-07"	104.25'	104.25'	104.25'

LEGEND

- Concrete Monument Found
- Concrete Monument Set
- Iron Pipe Found
- Iron Pipe Set
- Steel Pin Found
- Steel Pin Set
- Travis County
- Dep. Record

AREA TABULATION

Lot 1	98,558 Sq. Ft. or 2.253 Ac.
Lot 2	103,062 Sq. Ft. or 2.356 Ac.
Lot 3	84,769 Sq. Ft. or 1.940 Ac.
Lot 4	17,472 Sq. Ft. or 0.399 Ac.
Lot 5	363,860 Sq. Ft. or 8.359 Ac.

"Koger Executive Center Unit Five" is a subdivision of Lot 4, Koger Executive Center Unit Two and Tract A, Koger Executive Center Unit One-A.

I, George W. Andrews, an authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Chapter 13-3 of the Austin City Code; is true and correct to the best of my knowledge and was prepared from an actual survey of the property made under my supervision on the ground.

Certified to this 24th day of November A.D. 1983.

George W. Andrews
Surveyor General
REGISTERED SURVEYOR - 11023
INDEPENDENT SURVEYING COMPANY, INC.

RECEIVED
CITY PLAT BOOK 84
CITY OF AUSTIN, TEXAS

George W. Andrews
Registered Public Surveyor #11023
CITY OF AUSTIN, TEXAS
84-83-03A

Restriction
Covenant

AL-2-7325- 1638 * 255

THE STATE OF TEXAS

COUNTY OF TRAVIS

81-02/2

WHEREAS, Koger Properties, Inc., is the owner of 1.52 acres of land in Travis County, Texas, herein called "subject tract" and described as follows, to-wit:

Lot A, Society Hill Amended, an addition to the City of Austin, Travis County, Texas, according to the map or plat thereof recorded in Book 56, Page 30, of the Travis County Plat Records;

and

WHEREAS, the City of Austin and the owner have agreed that the subject tract should be impressed with certain restrictions and covenants running with the land and desire to set forth such agreement in writing:

NOW, THEREFORE, in consideration of the premises and of other good and valuable consideration moving to Koger Properties, Inc., from the City of Austin, the receipt of which is hereby acknowledged and confessed, the owner does hereby place the following covenants and restrictive covenants on the subject tract, to-wit:

(1) It is agreed that there shall be no vehicular access from the subject tract to Spicewood Springs Road.

(2) The covenants herein shall be deemed covenants running with the land. If any person or persons shall violate or attempt to violate the foregoing agreement and covenant, it shall be lawful for the City of Austin, a municipal corporation, its successors and assigns, to prosecute proceedings at law or in equity against the person or persons violating or attempting to violate such agreement or covenant, or either to prevent him or them from so doing or to collect damages for such violation.

(3) If any part or provision of the agreement or covenant herein contained shall be declared invalid by a Judge or Court order, the same shall in nowise

DEED RECORDS

1074 2271

4674-2271

81-1273

affect any of the other provisions of this agreement, and such remaining portion of the agreement shall remain in full force and effect.

(4) The failure at any time to enforce this agreement by the City of Austin, its successors and assigns, whether any violations hereof are known or not, shall not constitute a waiver or estoppel of their right to do so.

(5) This agreement may be modified, amended or terminated only after notice and hearing to all adjoining property owners and by joint action of both (a) a majority vote of the members of the City Council of the City of Austin, or such other governing body as may succeed the City Council of the City of Austin, and (b) by the owner of the above described property at the time of such modification, amendment or termination.

DATED: June 19TH, 1973.

CORPORATE SEAL

KOGER PROPERTIES, INC.

By: W. F. E. Kilquist
Exec. Vice President

ATTEST:

Secretary

THE STATE OF FLORIDA

COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared W. F. E. KILQUIST, EXEC VICE President of Koger Properties, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19TH day of June, 1973.

NOTARY SEAL

Diana K. Payne
Notary Public in and for
Dade County, Florida

Notary Public - State of Florida at Large
My commission expires Apr. 15, 1974

81-1273

CITY OF AUSTIN
Legal Department
Box 1088
AUSTIN, TEXAS

81-0274

FILED
JUL 2 8 45 AM '73

[Handwritten signature]
JUL 2 1973

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the
date and at the place indicated herein and was duly
RECORDED in the Public Records of this County, Texas.
at Austin, Texas, this 2nd day of July, 1973.

JUL 2 1973



[Handwritten signature]
COUNTY CLERK
TRAVIS COUNTY, TEXAS

1673 - 2273

RESTRICTIVE COVENANTSTATE OF TEXAS
COUNTY OF TRAVISS
MAY 17-82 8191 * 9.00
S

2-36-0520

WHEREAS, KOGER PROPERTIES, INC., of Travis County, Texas, is the owner
of the following described property, to-wit:

See Exhibit "A", attached hereto and incorporated herein
for all purposes.

WHEREAS, the City of Austin and KOGER PROPERTIES, INC. have agreed
that the above described property should be impressed with certain covenants and
restrictions running with the land and desire to set forth such agreement in writing;

NOW, THEREFORE, KOGER PROPERTIES, INC., for and in consideration of
One and No/100 Dollars (\$1.00) and other good and valuable consideration in hand
to the undersigned paid by the City of Austin, the receipt of which is hereby
acknowledged, does hereby agree with respect to said property described above,
such agreement to be deemed and considered as a covenant running with the land,
and which shall be binding on him, his successors and assigns, as follows, to-wit:

1. At such time in the future when the then owner of either of the
two tracts described on Exhibit "A" hereto shall no longer use any part of either or
both parcels for any office purposes, at such time the then owner of the property will
request a rollback as to such parcel or parcels no longer so used, as the case may be,
from the present zoning classification of "GR" General Retail to "O-1" Office zoning
or such other zoning classification most nearly identical to "O-1" as now defined
in Chapter 45 of the Code of the City of Austin.

2. If any person, persons, corporation or entity of any other character
shall violate or attempt to violate the foregoing agreement and covenant, it shall
be lawful for the City of Austin, a municipal corporation, its successors and
assigns, to prosecute proceedings at law, or in equity, against said person, or
entity violating or attempting to violate such agreement or covenant and to prevent
said person or entity from violating or attempting to violate such agreement or
covenant.

3. If any part or provision of this agreement or covenant herein
contained shall be declared invalid, by judgment or court order, the same shall in
nowise affect any of the other provisions of this agreement, and such remaining
portion of this agreement shall remain in full force and effect.

7752 . 732

DEED RECORDS
Travis County, Texas

4. The failure at any time to enforce this agreement by the City of Austin, its successors and assigns, whether any violations hereof are known or not, shall not constitute a waiver or estoppel of the right to do so.

5. This agreement may be modified, amended or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, or such other governing body as may succeed the City Council of the City of Austin, and (b) by the owners of the above described property at the time of such modification, amendment or termination.

EXECUTED, this the 28TH day of JANUARY, 1982.

NO SEAL

KOSER PROPERTIES, INC.

W.F.E. KIEVAST
PRESIDENT

THE STATE OF ~~TEXAS~~ ^{FLORIDA}
COUNTY OF ~~TRAVIS~~ ^{DUVALL}

§
§
§

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared W.F.E. KIEVAST ~~PRESIDENT, KOSER PROPERTIES, INC.,~~ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28TH day of

JANUARY, 1982

NOTARY SEAL

Davena P. Sawyer

Notary Public in and for State of Florida
~~Travis County, Texas~~ at Large

Davena P. Sawyer
Typed or Printed Name of Notary

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUG. 7, 1983

7752 . 733

METCALFE ENGINEERING CO., INC.

C1/61 of 360

4800 SOUTH CONGRESS
PHONE 442-5363 -- 478-1579
AUSTIN, TEXAS 78745

FIELD NOTES OF 15,876 SQUARE FEET OF LAND OR 0.3645 OF ONE ACRE OF LAND, BEING A PORTION OF LOT 3A, RESUBDIVISION OF A PORTION OF LOT 3, KOGER EXECUTIVE CENTER UNIT TWO, A SUBDIVISION OF A PORTION OF THE GEORGE W. DAVIS SURVEY NO. 15 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS SHOWN ON A MAP OR PLAT OF RECORD IN PLAT BOOK 76, PAGE 50, TRAVIS COUNTY PLAT RECORDS, AS PREPARED FOR KOGER PROPERTIES, INC., BY METCALFE ENGINEERING COMPANY, INC., 4800 SOUTH CONGRESS, AUSTIN, TEXAS.

2-86-0522

Commencing for reference at the most westerly northwest corner of Lot 3A, Resubdivision of a Portion of Lot 3, Koger Executive Center Unit Two, a subdivision of a portion of the George W. Davis Survey No. 15 in the City of Austin, Travis County, Texas, as shown on a map or plat of record in Plat Book 76, Page 50, Travis County Plat Records, being also the southwest corner of Lot 3B of the said Resubdivision of a Portion of Lot 3, Koger Executive Center Unit Two, said point being also in the curving east line of Executive Center Drive and from which point the place of the BEGINNING bears,
S 17° 50' E 64.89 feet;

- (1) THENCE N 56° 22' E 126.00 feet to a point;
- (2) THENCE S 33° 38' E 126.00 feet to a point;
- (3) THENCE S 56° 22' W 126.00 feet to a point;
- (4) THENCE N 33° 38' W 126.00 feet to the place of the beginning, containing 15,876 square feet of land or 0.3645 of one acre of land.

Field Notes Prepared December 9, 1981.



METCALFE ENGINEERING COMPANY, INC.

By

George L. Sanders
George L. Sanders

Registered Public Surveyor #1838

Exhibit "A"
Page 1 of 2

7752 734

METCALFE ENGINEERING CO., INC.

4800 SOUTH CONGRESS
PHONE 442-8353 — 476-1379
AUSTIN, TEXAS 78745

FIELD NOTES OF 15,876 SQUARE FEET OF LAND OR 0.3645 OF ONE ACRE OF LAND, BEING A PORTION OF LOT 3B, RESUBDIVISION OF A PORTION OF LOT 3, KOGER EXECUTIVE CENTER UNIT TWO, A SUBDIVISION OF A PORTION OF THE GEORGE W. DAVIS SURVEY NO. 15 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS SHOWN ON A MAP OR PLAT OF RECORD IN PLAT BOOK 76, PAGE 50, TRAVIS COUNTY PLAT RECORDS, AS PREPARED FOR KOGER PROPERTIES, INC., BY METCALFE ENGINEERING COMPANY, INC., 4800 SOUTH CONGRESS, AUSTIN, TEXAS.

2-86-0523

Commencing for reference at the southwest corner of Lot 3B, Resubdivision of a Portion of Lot 3, Koger Executive Center Unit Two, a subdivision of a portion of the George W. Davis Survey No. 15 in the City of Austin, Travis County, Texas, as shown on a map or plat of record in Plat Book 76, Page 50, Travis County Plat Records, being also the most westerly northwest corner of Lot 3A of the said Resubdivision of a Portion of Lot 3, Koger Executive Center Unit Two, said point being also in the curving east line of Executive Center Drive and from which point the place of the BEGINNING bears, N 58° 29' E 108.83 feet;

- (1) THENCE N 33° 38' W 126.00 feet to a point;
- (2) THENCE N 56° 22' E 126.00 feet to a point;
- (3) THENCE S 33° 38' E 126.00 feet to a point;
- (4) THENCE S 56° 22' W 126.00 feet to the place of the beginning, containing 15,876 square feet of land or 0.3645 of one acre of land.

Field Notes Prepared December 9, 1981.



METCALFE ENGINEERING COMPANY, INC.

BY *George L. Sanders*
George L. Sanders
Registered Public Surveyor #1838

STATE OF TEXAS
COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me; and was duly
RECORDED in the Volume and Page of the named RECORDS
of Travis County, Texas; as stamp hereon by me, on

MAY 17 1982

Exhibit "A"
Page 2 of 2

FILED

1982 MAY 17 AM 9:21

Baris Springline
COUNTY CLERK
TRAVIS COUNTY, TEXAS



Baris Springline
COUNTY CLERK
TRAVIS COUNTY, TEXAS

7752

735

From: Ann O'Connell
Sent: Tuesday, August 19, 2014 1:44 PM
To: Heckman, Lee
Subject: Email opposing Austin Oaks PUD in NWHills

Dear Mr. Heckerman:

We are writing to state our opinion against the proposed Austin Oaks PUD.

We have lived in Northwest Hills neighborhood for nearly 11 years, and our kids do or have attended the neighborhood public school, Doss. I work from home, we attend church here, and volunteer in this neighborhood. I have also relocated my elderly mother here.

This is a great neighborhood. Many of our neighbors grew up here, bought their own homes here, and attended the schools their children now attend. In that way there is tremendous "heritage" here and continuity of families and neighborhood institutional history and character. People stay because it's a great place - it is a true respite from the hustle and bustle of downtown life. When our neighbors have moved, they have literally moved across the street or down the street, just upsized. People want to stay here during all the stages of their lives, because it's a great place.

We oppose the PUD for these reasons:

1. This is primarily a residential neighborhood with pockets of commercial property tucked away, usually in very heavily treed areas. This has benefitted the neighborhood's quiet character and helped us to keep the heat footprint of the area down. As we have lived here, we are amazed at how integral the trees have become to us as the drought has lingered and as temperatures have continued to climb. The physical character of this area is a respite from the hustle and bustle of Mopac and downtown.
2. The area public schools are filled and significantly over capacity. With the recent bond election failing and no reasonable hope of any additional schools, the schools have had to resort to adding portables, usually several every few years. At Doss, there is not even a lot of room left to add portables - we have watched their green space shrink with the addition of more and more portables over the last 11 years. We cannot absorb any more children in these schools, especially from large residential developments.
3. The neighborhood has more traffic than it should. It is very hard to get out of the neighborhood in morning rush hour - to get to Mopac - because major arteries are blocked by school zones. We have a lot of back traffic through the neighborhoods which put our kids at risk when they walk or bike to school. Walking/biking to school is an AISD initiative to promote kids' health but also reduce traffic. Unfortunately, other drivers have not slowed down to accommodate this change and at Doss we have had not one but TWO crossing guards hit by cars in the last year. We have also had an adult walking from a school be hit by a car.

A large residential development at Mopac and Spicewood Springs will result in a lot of clogging of the Mopac access roads and more back traffic through the neighborhood at critical times of the day.

4. A high rise development, much less several high rises, will change the character of the neighborhood. **We do not seek to be another down town urban condo mixed use dense neighborhood.** That is not what NWH is. We enjoy a calmer, quieter, family, community feel. High rises, bars, and dense mixed use will not add to that. To approve this development would be like creating a totally different character of a neighborhood right in the middle of ours which would severely negatively impact NWH.

Please do not approve this PUD.

Sincerely,
Ann & Doug O'Connell
6603 Mesa Dr.
Austin, TX 78731

From: Wade T Owens
Sent: Tuesday, August 19, 2014 1:52 PM
To: Heckman, Lee
Subject: Fw: Austin Oaks - our opinions

please see below and thank you for your time.

From: [Joyce Statz](#)
Sent: Tuesday, August 19, 2014 1:32 PM
To:
Cc:
Subject: RE: Austin Oaks - our opinions

Jennifer and Wade,

Thank you so much for your thoughtful comments about the proposed PUD. We'll count you in our consolidated list as being OPPOSED.

Please also consider sending your comments to the case manager for this zoning case Lee.Heckman@austintexas.gov and to City Council, as they consider this re-zoning case: <http://austintexas.gov/mail/all-council-members>

Thanks!

Joyce Statz, President, NWACA

From: Wade T Owens
Sent: Tuesday, August 19, 2014 10:55 AM
To:
Cc: Jennifer
Subject: Austin Oaks - our opinions

good morning.

Jennifer and I will not be able to make the meeting tonight, but wanted to express some thoughts and our interest in this potential debacle.

both of us grew up in NWH, attended schools here and are now raising our 3 daughters quite literally in the same house in which Jennifer grew up. we are both very familiar with the area in which it is being proposed to build a significant amount of new commercial and residential structures.

some thoughts (our biggest concerns):

1: schools. it is being estimated that the new residential area would add 125-150 students into our already extremely over burdened neighborhood. having sat in on a number of AISD meetings about our school overcrowding issues, I can truthfully say I don't think anyone would think adding students is a good idea. not to mention, its seems all historical estimations of the numbers of children coming into the schools have wound up being low, compared to actual. in this neighborhood, your "turnover" is not linear so to speak. the people moving out are not being replaced by similar households. to be perfectly honest, the people that move (typically) are older couples with no kids in the system any more, to be replaced by families with children wanting to be enrolled in our excellent schools. so to think that adding 150 kids is no big deal, is quite incorrect (and probably not a high enough estimation). at 150 kids divided by 13 (k-12) that equates to 11.5 kids (let's call it 12, since there are no half kids) per grade, minimum. just at Doss, that would be 72 (12 x 6) more kids. you would need to add 2 more (4 rooms total) portables to the school to handle these kids. have

you driven by Doss lately? its already a small city of portables. 2 more were added just the past summer (and now we no longer have a track). it is ridiculous. Doss' 2013-14 enrollment was at 849 students which is 156.3% of capacity (543). adding 72 more kids would take total volume to 921 and 169.6% of capacity. please let that number sink in *169.6% of capacity*. and that's just Doss and doesn't even address the cafeteria, etc. Murchison has similar issues (my child has eaten lunch sitting on the floor due to lack of room at the tables), as does Anderson. our schools simply cannot withstand any more children in them.

2: traffic. this neighborhood was not built to handle large amounts of traffic. the main streets have remained (essentially) the same since they were put in. how do I know? because I remember them from 30 years ago and drive them daily now. and further, one of the main thoroughfares (far west blvd) was actually just "shrunk" by adding dedicated bike lanes. ask yourself why spricewood springs seems like such a strange and windy road. because when it was put in, it clearly wasn't designed to withstand the traffic it gets now, much less what is potentially being asked of it. restriping and such has only put a bandaid on the problem over the years; too much cut thru traffic. add in a significant amount of "destination traffic" and you have a real problem on your hands.

Northwest Hills is a family neighborhood first and foremost. always has been. by adding high rise commercial and residential both, you are dramatically changing the face of one of Austin's oldest and most respected (and desired) neighborhoods. plain and simple, there is a reason people want to have a 78731 zip code, and it has nothing to do with high rises.

thank you for your consideration

Jennifer and Wade Owens

From: Gregory Choban
Sent: Wednesday, August 20, 2014 8:58 AM
To: Heckman, Lee
Subject: Austin Oaks PUD

Mr. Heckman,

I am a resident of Northwest Hills and last night I attended a briefing on the proposed Austin Oaks PUD near the intersection of Spicewood Springs Road and MOPAC. The information presented was very clear and very disturbing. The developer is asking for a PUD because the current zoning, which is the proper zoning for our neighborhood, would not allow him to build concentrated office space, maximizing his potential profits.

I don't care a bit about his potential profits. I am totally opposed to this PUD request. We live in a residential neighborhood, not a business district, and we want to keep it that way. The main consideration is the additional traffic, for which our nearby city infrastructure is already totally inadequate. I am convinced that there are no minor road enhancements that would ease the new load caused by the proposed large increase in office space.

Please do not approve this PUD.

Sincerely,

Gregory Choban
4002 Edgerock Drive 78731

-----Original Message-----

From: Donna Carlson

Sent: Wednesday, August 20, 2014 4:15 PM

To: Heckman, Lee

Subject: Austin Oaks PUD NO NO

I am against having a PUD at Austin Oaks. This area cannot accommodate that much increase in traffic and people. I live with my backyard to this planned development and it greatly saddens me. I have lived here peacefully for 25 years and am a born and raised Austinite. I am really upset. Also, this area will never look the same because of all of the large beautiful oak trees that will lose their lives.

Please do not support this.....we need your help Council.

Thank you,

Donna Carlson

Sent from my iPad

From: Jeanne Minnich
Sent: Wednesday, August 20, 2014 5:09 PM
To: Heckman, Lee
Subject: Northwest Austin PUD

Mr. Heckman,

I have noted with great concern the proposal of a PUD in Northwest Austin. I would like to go on record by saying that I vehemently object to this. With all the attendant problems of greatly increased traffic (which means new and widened roads), many more children (which means adding new schools), and associated increased taxes, it is a monster for which we will pay dearly for years to come.

Please reject this proposal. Thank you.

Sincerely,

Jeanne Minnich
11703 Drayton Dr.
Austin, TX 78758

From: Charles Simpson
Sent: Wednesday, August 20, 2014 5:12 PM
To: Heckman, Lee
Subject: Planned Rezoning in Northwest Austin, Texas

August 20, 2014
City of Austin Planning-Lee Heckman

I am writing this in opposition to a planned rezoning of 31 acres of developed property located at the Southwest corner of MoPac and Spicewood Springs Road in Northwest Austin. The project is proposed by the Spire Realty Group, LP of Dallas, Texas, to be rezoned as a Planned Unit Development

The planned project would replace an existing area consisting of 2 to 3 story office buildings with three office building of 8, 14 and 17 stories in height, plus 36 townhomes, 574 apartments and a few retail sites.

Currently, the site is blanketed with old seasoned oak trees, which would be destroyed in the new construction project.

In my opinion, the proposed Austin Oaks PUD would have a significant negative effect on the existing residential environment in the Northwest Austin Area.

A few items for consideration follow:

INFRASTRUCTURE

The existing roadway infrastructure is currently having a difficult time accommodating the current level of automobile traffic. MoPac and Route 360 are both currently experiencing significant traffic congestion during peak traffic periods. It is not difficult to project the additional mobility impact that would result from the proposed PUD. Limited access to MoPac and Route 360 from the site area currently exists and the additional traffic would certainly result in traffic backing up to and from the proposed PUD, from both MoPac and Route 360.

Spicewood Springs Road, Mesa Drive and Far West Boulevard were not designed to accommodate commercial and residential traffic of such magnitude. All three streets, in short order, lead into single lane roadways. The single lane extensions lead into residential housing areas or, in the case of Spicewood Lane, a single lane roadway that joins Route 360.

WOODLAND ENVIRONMENT

The project involves the destruction of a significant number of aged oak trees; that have historically been a cherished environmental asset to the residents of the northwest

community. The proposed planting of a few replacement trees would not be a suitable substitute.

Currently, Austin residents are not allowed to remove a single oak tree, without a justifiable reason. Certainly, the removal of a significant number of mature oak trees cannot be reasonable justified.

EXPANSION

An approval for this monstrous project would be a precedent that would encourage further development of downtown-sized buildings in a historically residential environment. I have no desire to live in a Dallas, Texas-styled area of expanding high-rise office buildings. It's a given; if you give real estate developers a foothold, they will build. **It's their nature: build, take your profit and move on!**

SCHOOLS

Currently, our northwest Austin schools are at capacity.

PROPERTY VALUES

It is certain that the valuation of the proposed PUD by our taxing authorities would result in significant upward appraisals of our prevailing residential real estate valuations in the northwest area of Austin.

In consideration of the above, I strongly oppose the planned rezoning into a PUD and request your assistance in rejecting this proposed invasion of a currently built out and stable area of Austin, Texas.

Sincerely,

//signed//

CHARLES A. SIMPSON
8104 Meandering Way
Austin, TX 78759

Telephone: 512.346.8594

Carolus - Le Flâneur
Que Dio La Benedica Ogni Angolo Del Mondo!

From: Diane Dean
Sent: Thursday, August 21, 2014 10:37 AM
To: Heckman, Lee
Cc:
Subject: Dallas Developer's PUD

I am writing to express my concern and appall that such a "MONSTER" PUD is being proposed for a residential neighborhood like Spicewood near Hart Lane. Spicewood Springs Rd. is already too busy and noisy, having increased east/west traffic the last 10 years at an alarming rate. WHERE will all those cars driven by hundreds more people go??? Schools are full, we don't need more shopping, and we don't need our trees and land decimated by DALLAS money hungry developers capitalizing on Austin's popularity. We don't WANT to look like Dallas...I moved back to get away from Dallas. I grew up in Austin and we've had ENOUGH overrunning and overbuilding a once nice place to live. We have some neighborhoods left...LEAVE THEM WITHOUT high rises and McMansions.

Please stop this invasion.
Thank you,

Diane Dean

Manager, Organization Development, HR
Tokyo Electron U.S. Holdings
Office 512.424.1193
Cell 512-293-3815
FAX 512.424.1045

Leading with innovative solutions that enable people and organizations to succeed in alignment with corporate values and strategies.

"A moment of patience in a moment of anger saves you a hundred moments of regret." unknown



Confidentiality Notice: This electronic mail transmission and any attachments are privileged and confidential and intended only for the review of the parties to whom it is addressed. If you have received this transmission in error, please immediately return it to the sender. Unintended transmission shall not constitute waiver of the attorney-client or any other privilege.

From: Michelle Monk
Sent: Thursday, August 21, 2014 12:36 PM
To: Heckman, Lee
Subject: PUD application for Spicewood and Mesa

Dear Mr. Heckman,

This is regarding the PUD proposal for Spicewood and MoPac.

I am strongly against the rezoning of this area for the following reasons:

1. Our schools are already over capacity. Any additional residential living is going to cause additional problems for our kids' learning environment.
2. This portion of Spicewood Springs road leads into an area of town comprised of a combination of office buildings and residential properties that is one of the prettiest in Austin. We shouldn't cause damage to such a beautiful area by the development of tall structures and retail space.
3. The majority of the section of Spicewood Springs between Mesa and 360 is still only 2 lanes wide. This is already insufficient for the amount of traffic this road sees, and from what I learned at the meeting with the PUD developers, that section of Spicewood Springs won't be evaluated in relationship to this plan. This is a problems as the majority of people who live west of 360 will use that section of Spicewood to get to the proposed new buildings.

Thank you for considering my concerns.

Sincerely,

Michelle Monk
4711 Spicewood Springs Rd. #175
Austin, TX 78759

--

MichelleMarieMonk (M3)

From: D.Fox
Sent: Thursday, August 21, 2014 1:09 PM
To: Heckman, Lee
Subject: Opposing PUD for Mesa Oaks

Lee,

I am a resident of the Mesa Trails neighborhood located off Mesa Drive near Spicewood Springs and attended the PUD zoning public hearing on Tuesday. I am writing to you today to voice my strong opposition to any rezoning attempt for the Mesa Oaks development.

For me, the basic question which was never answered at this hearing was "how does this PUD proposal improve our neighborhood". The developers obviously plan increased density to increase their profit, but the Northwest Hills neighborhood is the wrong area for increasing density. Students and traffic in the area are already overwhelming existing facilities - increasing both as a result of this PUD would only hurt the quality of life in surrounding neighborhoods.

As president of the Mesa Trails HOA I am already working to actively involve our 47 homeowners in the PUD hearing and approval process, and will continue to do so as long as this PUD is being considered for our area.

Regards,
Dave Fox

From: Donna Carlson
Sent: Thursday, August 21, 2014 6:54 PM
To: Heckman, Lee
Subject: Austin oaks PUD...NO

Please don't ruin our nice neighborhood. Do NOT support the PUD.
Thanks
Donna

Sent from my iPad

From: Darrell Hobbs
Sent: Thursday, August 21, 2014 7:37 PM
To: Heckman, Lee
Subject: Austin Oaks PUD

I am writing you out of concern for the proposed PUD of Austin Oaks. Our Northwest Hills area is a really good place to live but we hear with the PUD, our streets will become clogged with traffic from the high density of condos and apartments packed into a small 31 acre area. We have a number of apartments in this area already from Hart Lane to Wood Hollow, and they alone already create more congestion than is needed. Add to this, we are told this Dallas developer (not a caring Austin citizen) will do whatever it takes to get this PUD designation through. He doesn't really care how many of the old oaks he cuts down, he's not interested in how much traffic is increased and he's not interested in or cares if this ruins a wonderful older neighborhood of Austin. He will just build this piece of crap development, collect from his investment and sit in Dallas and attempt to do this again either here or some other place he chooses. Only our city council and you stand between his greed and our beautiful neighborhood. Even if you don't care about this area of town, I hope you care enough about Austin to stop this from happening in old developed areas of Austin. They could do this in the area you live in too. Also, I've heard if this PUD is granted, the other owners of old apartments in this area could and might consider requesting a PUD designation of their land to over develop the properties with high rise buildings. High rise buildings need to be downtown, not in Austin neighborhoods. Thank you.

From: Harriett Kirsh Pozen
Sent: Thursday, August 21, 2014 9:32 PM
To: Heckman, Lee
Subject: Fwd: PUD application for Spicewood and Mesa

Dear Mr. Heckman,

This is regarding the PUD proposal for Spicewood and MoPac.

I am strongly against the rezoning of this area for the following reasons:

1. Our schools are already over capacity. Any additional residential living is going to cause additional problems for our kids' learning environment.
2. This portion of Spicewood Springs road leads into an area of town comprised of a combination of office buildings and residential properties that is one of the prettiest in Austin. We shouldn't cause damage to such a beautiful area by the development of tall structures and retail space.
3. The majority of the section of Spicewood Springs between Mesa and 360 is still only 2 lanes wide. This is already insufficient for the amount of traffic this road sees, and from what I learned at the meeting with the PUD developers, that section of Spicewood Springs won't be evaluated in relationship to this plan. This is a problems as the majority of people who live west of 360 will use that section of Spicewood to get to the proposed new buildings.
4. The traffic study for this development predicted 21,000 extra car trips per day at this intersection.

Thank you for considering my concerns.

Sincerely,

Harriett Kirsh Pozen

4711 Spicewood Springs Rd. #
286
Austin, TX 78759

From: Stephanie Foster
Sent: Thursday, August 21, 2014 10:05 PM
To: Heckman, Lee
Subject: Spicewood Springs Road

Mr Heckman, I live on Spicewood Springs Rd and have for the past 11 years. I am very distressed over the over building of large tall structures, that have affected in a very negative way, the appearance of this lovely area and our traffic along Spicewood Springs. Those of us that live between Mesa and 360 on Spicewood are unable to pull out of our developments in a timely manor due to the huge increase in traffic and now you are going to build more to add to an already bad situation.

Please reconsider this additional building and don't do it.

Thank you, Stephanie Foster
4711 Spicewood Springs Dr.

From: Mark Jacks
Sent: Friday, August 22, 2014 11:33 PM
To: Heckman, Lee
Subject: Opposition to Austin Oaks Redevelopment

I oppose the radical changes proposed for Austin Oaks.

While I recognize the landowner's rights are important, we have a set of building codes and zoning that are in place to ensure responsible development is matched to the surrounding environment. If the builders want to comply with the codes that were in place when they bought the property, that is fine with me.

If the builders want to change the code to the detriment of others, that is not acceptable.

Rgds,

Mark Jacks
6005 Highlandale Drive
Austin, TX 78731
(512) 454-5337

From: The Newtons
Sent: Friday, August 22, 2014 8:51 PM
To: Heckman, Lee
Subject: Stop Austin Oaks PUD

Dear Lee Heckman,

I would like to take this opportunity to thoughtfully and sincerely state our family's opposition to the proposed Austin Oaks PUD in our Northwest Hills neighborhood. We came here about 12 years ago and clearly remember and treasure the relative peace and quiet and "normal" level of civil traffic flow, school capacity percentages and general good quality of life we experienced in our first few years. This has changed significantly over the years and problems of congestion, safety, as well as noise and pollution levels, as well as the way people now routinely speed down our extremely busy and dangerous street (we live on Far West Blvd.) has made our lives quite different from our earlier days. And not for the better. I don't feel as safe walking, biking or driving, or even teaching my children to drive in our immediate neighborhood to give you an example, plus I am extremely concerned about the way Doss Elementary School has been stretched beyond the limit in the last few ! years.

Adding stress to an already overstressed formerly comfortable and pleasant, safe neighborhood in which we already pay very high property taxes for what feels like an ever-decreasing standard of life does not add up and is asking far too much of residents. It is a clearly greedy plan which will benefit fewer than it will sacrifice, and does NOT serve the neighborhood the way it is being worded by the developer. The city is already in a crisis as far as congestion and traffic patterns, and we know first-hand each day as we commute twice daily across town to both magnet and private schools because our local neighborhood school's cannot meet our needs. Even though my husband's work is close (across Mopac) it is still a trial moving through local gridlock.

Please say no to this plan. Don't further jeopardize this gem of a neighborhood any more than it has been. If you can't help us, at the very least don't make life worse for us here in Northwest Austin. Please stay focused on WATER, ENERGY, and RELIEVING congestion, not adding to it. It is your job to protect the city and its so-called quality, not cater to distant companies and individuals who have nothing invested in our lives day-in, day-out.

Thank you,
Very Sincerely,
Karla Newton and Family
4203 Far West Blvd.
Austin, TX 78731

From: Alan M. Cohen
Sent: Saturday, August 23, 2014 8:38 AM
To: Heckman, Lee
Subject: Austin Oaks PUD

Mr. Heckman:

I live in Northwest Hills and this email is to notify you of my opposition to the proposed PUD for Austin Oaks at Spicewood Springs Rd. and Mopac. It is obvious that our neighborhood public schools cannot accommodate the density proposed and our neighborhood cannot accommodate the traffic. I attended the recent community meeting at which the developer provided its arguments in support of the PUD, and I was not at all persuaded that the proposed PUD will do anything to benefit the community. There is nothing superior about the planned development.

Thank you.

Alan M. Cohen
7619 Rockpoint Dr.
Austin, TX 78731
(512) 853-0031 (mobile)

From: Tracy Champagne
Sent: Saturday, August 23, 2014 10:34 PM
To:
Subject: Re-zoning of Spicewood Springs @ Wood Hollow & Hart Lane

As a homeowner at Spicewood Springs Road & Hillrise Drive, I commute DAILY past the area involved en route to MoPac access. The intersections of S. Springs Rd @ Wood Hollow & the MoPac/Anderson Ln exchange one block away are already excessively congested. The proposed increased development of that area would have DISASTROUS effects on traffic. The backups at those two consecutive intersections are already a major problem. Also noteworthy is the fact there are no buildings anywhere near the heights being proposed to be built there; any structure built higher than the current structures is totally unacceptable to the appearance/feel of the Northwest Hills/Balcones Hills subdivisions that are located nearby. So many beautiful mature oak trees would have to be sacrificed, and developer plans to "replace" them is a bunch of baloney--with all of the extra concrete & steel, where is there room for them?? Saplings don't grow into mature trees overnight!!

I am adamantly AGAINST any re-zoning of the proposed area. High rises need to be limited to downtown to fit in with other buildings of their kind & kept out of established neighborhoods, where they would be an eyesore. Please fight to the finish to preserve our neighborhood!!

Sincerely,

Tracy Champagne
8001 Hillrise Drive
(512)338-0661

From: Kim Champagne
Sent: Sunday, August 24, 2014 4:24 PM
To: Heckman, Lee
Cc:
Subject: Case Number CD-2014-0010

Dear Mr/Mrs Lee Heckman~

As a homeowner at Spicewood Springs Road & Hillrise Drive, I hope you do the right thing and keep "Old Austin Neighborhoods" protected from this developer.

I have lived in Austin nearly my entire life (over 45 years), and, I have seen lots of changes: some good and some bad.

This one is bad. To put a 12-17 story buildings, with shops, overcrowd our schools and bottleneck traffic right-away...in addition to, tearing down old-old heritage oak trees....is simply ridiculous.

When we first moved to Austin in the early 70's, our contractor who built our house said "trees are very important in Texas" and left a tree standing right in the middle of our driveway. I have never seen that before. But, what a forward thinking contractor. This is how it should be, nature and communities living as one.

Plus, we are in a drought. I hate to be selfish; however, nature and water are precious commodities. Please let's be smart and turn this rezoning project down. Once again, in the 70's, I know what it is like to be without water. As a child, we would carry buckets up to the local fire department to get water in July & August. We would take baths in the pool with the chlorine. Please let's not overextend our resources like this again. It is not fun.

Austin is a city with a home-town feel. Please, please...Keep the high rises around downtown Austin, not in the suburbs. Leave Northwest Austin by MoPac and Spicewood Springs Road as is.

I normally don't feel strong enough about an opinion to get involved; But, this time I beg you... This would be a big mistake. Please do not let this happen.

Sincerely,
Kim Champagne
8001 Hillrise Drive
(512) 338-0661

From: Frank/Barbara Dewhurst
Sent: Sunday, August 24, 2014 5:14 PM
To: Heckman, Lee
Subject: Austin Oaks, PUD???

Lee Heckman and Zoning Committee,

I am a resident of the Williamsburg HOA at 3806 Williamsburg Circle and want to express my concerns on the proposed Austin Oaks PUD.

1. It should not be designated or zoned a PUD.

The zoning should be multi-family residential for Areas A and G.

Areas B, C, D, E and F should be zoned as Commercial/Retail.

With these designations all City of Austin zoning rules will apply indefinitely.

2. The projected increase in vehicle trips means that the City of Austin will have to invest major revenue in improving the roadways and Anderson/Spicewood bridge to accommodate the increase in traffic. Please note the traffic backup that exists now!

Does the City of Austin or the State Highway Dept. have the funds available do these improvements?

The Developer states that Light Rail will relieve the traffic congestion, I have seen NO plans for light rail for this area, and probably not in the next 20-30 years!

3. Is the City of Austin going to require the Developer to build energy/solar efficient structures? Also water saving landscapes such as xeriscaping.

4. Is the City of Austin requiring that the Developer build the maximum sidewalks so that residents and workers in the office/retail complexes can walk to restaurants and retail stores.

5. Has the Developer planned for adequate parking spaces for 610 residential (Apartments/Townhomes). plus over 900,000 square feet of office/retail/restaurant space?

Street parking should be restricted.

I am not against this project but I do want the City of Austin to take into consideration the concerns of the current residents and business's in the immediate area. The concerns and questions I have stated are extremely critical to all of us living and working in NW Austin.

Sincerely

Frank B. Dewhurst
3806 Williamsburg Circle
Austin, TX 78731-1929
tel: 512-343-1102

From: John Rhodes
Sent: Sunday, August 24, 2014 8:45 PM
To: Heckman, Lee
Subject: Austin Oaks

You probably have or will get several e-mails about this proposed PUD.

Here is my piece.

I oppose the proposed PUD because it would despoil a really pretty neighborhood which is already well-designed and is well-wooded. We would get construction for up to 10 years; huge traffic increases; vastly worsened school overcrowding; lots of trees cut down; and tower blocks in residential suburbs! The benefits: increased profits for the new owners (in Dallas?); more tax revenue for the city (neutralized, though, by the need to spend on improved infrastructure particularly roads and schools).

We should keep the existing zoning and carefully monitor design proposals for any new construction. The present PUD proposal is so outrageous that I suspect this developer's motives.

John Rhodes, 8610 Tallwood Drive 78759

From: Jim Johnson
Sent: Sunday, August 24, 2014 9:32 AM
To: PDR Help
Cc:
Subject: Austin Oaks PUD

This message is from Jim Johnson.

TO: Lee Heckman

We would like to share some of our concerns about the Austin Oaks PUD, if we may.

1. If this area is considered a neighborhood center for planning purposes, how can a 17 story, 304,000sqft building be considered as a neighborhood structure? It seems this will set a terrible precedence for Austin planning. If Austin is serious about neighborhood centers, shouldn't they have some reasonable height limits like 8 or 10 stories. It would seem that limiting the structures to 8 or 10 stories would still afford the opportunity to create ample square footage for the commercial project.

2.How can anyone think that substantially increasing the commercial space will be superior to other neighborhood uses?

3.Using light rail as a solution to a current project seems a little unfair. If the traffic studies are anywhere near accurate, it will be an incredible hardship on the neighborhood to dump this kind of density on to the neighborhood streets. And rest assured much of the traffic will utilize the adjoining neighborhood streets rather than the limited MoPac access.

4.How can anyone believe that adding 610 residences will not have a tremendous impact on neighborhood schools? Even with a conservative estimate of one child per two residences, that is still 300 plus students being dumped into the three already overcrowded school that serve this location.

5.And, finally, it's interesting how this zoning application must be completed by December. I'm sure there will be a lot of public participation at the November and December meetings. Since most families have so much spare time during the holiday period. We are not opposed to growth or the use of PUDs but we feel the Austin planning department needs to be diligent in establishing PUD requirements and restrictions.

Jim & Julie Johnson
7301 Waterline Road
Austin, TX 78731

From: Larry Selby
Sent: Monday, August 25, 2014 9:28 AM
To: Heckman, Lee
Subject: Austin Oaks PUD

As a homeowner at 7517 Stonecliff Drive, I am against this zoning change. We have lived at this address since 1996, and over the years have seen the traffic issues continually get worse on Spicewood Springs and Farwest Blvd. This is absolutely ridiculous to put this kind of density at this location. I cannot believe the city council is even considering this proposal.

*Larry Selby
7517 Stonecliff Drive
Austin, TX 78731
Hm: 512-342-9807
Wk: 512-331-0004
Cel: 512-461-7830*

Monday, August 25, 2014

RE: Austin Oaks Planned Unit Development (PUD)

Dear Mr. Heckman:

My wife and I are senior citizens residing in the Williamsburg - Charleston Place subdivision, with the main entrance located at Spicewood Springs Road and Greenslope Drive. Williamsburg Circle is a closed loop with no through streets. Approximately half of our 107 residences are owned by seniors 75 years of age or older, many of whom are widows or widowers.

Many of us chose this community because it provides needed protection for us to stroll, some with the help of walkers, with our beloved grandchildren and pets through our lovely grounds without fear of speeding traffic. That is not to say we do not occasionally have individuals frantically seeking access to Chimney Corners Dr., Greystone, Far West Blvd and points south, speeding around Williamsburg Circle at 45 to 50 miles per hour.

Some of our residents who still drive find pulling out onto, or crossing, Spicewood Springs at peak traffic times is harrowing. Our fear is that if the City of Austin approves the proposed Austin Oaks PUD, our fears are going to increase exponentially. With the projected increase in vehicle traffic for this area, our residents - many of whom are on fixed incomes - are going to have to pay for gates at our two entrances and "speed bumps" on Williamsburg Circle simply to protect ourselves.

We are unalterably opposed to the granting of this proposed zoning change as it will dramatically affect our quality of life (i.e., our ability to go to the grocery store, bank, post office and our doctors for example) and sense of security.

And, finally, where are we ever going to find the water to support the many large developments planned in the Austin area?

Ernest and JoAnn Street
3855 Williamsburg Circle
Austin, 78731
512-529-2896

From: Amy L. S. Bekanich
Sent: Wednesday, August 27, 2014 3:30 AM
To: Heckman, Lee
Subject: proposed PUD in northwest hills request

Dear Lee Heckman,

I am writing as a resident of the Northwest Hills residential area. It is my understanding that there is a Dallas developer who has submitted a PUD for the City Council to consider. This request to change our current zoning is not at all in the best interests of our community or city for that matter. My husband and I moved to Austin 2.5 years ago to raise our family, namely, because it is one of the few cities in the US that puts value on the things that are important to a community. Austin has put an emphasis on saving energy, saving water and preserving the natural beauty of this wonderful hill country through maintaining garden and landscapes. The currently proposed PUD will destroy our environment in NW hills. We do not want our heritage oaks to be destroyed, further land development (at the expense of our natural habitats), increases in our schools that are already greatly over crowded or 'big box' stores in our neighborhood.

We have a charming neighborhood that would eagerly welcome tasteful expansion and development - the prided "Austin" way.

Please do not let the financial temptations of "progress" allow our community to be destroyed. Let's all take the higher ground and stand our principles. Let Dallas and Houston be the monstrosities that they are but please don't let Austin head in that direction. I know we can further our city and adjust to the rising population growth in a way that is beneficial to our city all the while keeping it true to its nature. I have lived in Portland, Oregon and they have been able to avoid becoming like Seattle despite rising population. We can do the same.

Thank you so much for your time and consideration.

Sincerely,

Amy Bekanich

Amy S. Bekanich, M.D.
Cosmetic Plastic Surgeon
Diplomat, American Board of Plastic Surgery

805 East 32nd Street
Suite 101-B
Austin, TX 78705
Tel: 512-537-2633
Fax: 512-870-9321

From: stephen bekanich
Sent: Wednesday, August 27, 2014 1:41 PM
To: Heckman, Lee
Subject: Austin PUD

Dear Lee Heckman,

I am writing as a resident of the Northwest Hills residential area. It is my understanding that there is a Dallas developer who has submitted a PUD for the City Council to consider. This request to change our current zoning is not at all in the best interests of our community or city for that matter. My wife and I moved to Austin 2.5 years ago to raise our family, namely, because it is one of the few cities in the US that puts value on the things that are important to a community. Austin has put an emphasis on saving energy, saving water and preserving the natural beauty of this wonderful hill country through maintaining garden and landscapes. The currently proposed PUD will destroy our environment in NW hills. We do not want our heritage oaks to be destroyed, further land development (at the expense of our natural habitats), increases in our schools that are already greatly over crowded or 'big box' stores in our neighborhood.

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Thank you so much for your time and consideration.

Sincerely,

Stephen Bekanich

From: Garrett, Mark
Sent: Wednesday, August 27, 2014 11:16 PM
To: Heckman, Lee
Cc: Emma Garrett
Subject: Concerns about Austin Oaks PUD

Mr. Heckman:

I sent the following message to the City Council: please deny the Austin Oaks PUD.

There are many reasons not to grant it, but I will focus on one that is sufficient: traffic. If the Austin Oaks PUD is granted, my NW Hills neighborhood will become a jail.

My understanding of the current number of daily traffic trips in and around Spicewood Springs and MOPAC is about 22,000. My understanding is that the developer has estimated the PUD will add 21,000 daily trips to the same area. Even setting aside the organic growth that NW Hills will experience prior to the planned development launch date, and (my understanding of) the fact that denser zoning has been granted on Far West from MOPAC to Chimney Corners--both of which will increase the existing 22,000 daily traffic trips--DOUBLING those trips, as the developer proposes, will create a nightmare of traffic that will devalue property, hurt businesses, and hurt people through traffic accidents.

The developer suggested at a recent NWACA meeting that the lights could be timed better to address this issue. While I'm sure the formal documents provided a more comprehensive and thoughtful proposal for addressing the issue, the utter inadequacy of his (surely rehearsed and anticipated) response to concerned residents is telling. The developer has no solution because none exists.

I personally, and unfortunately, had to drive east on Spicewood Springs from Mesa to Burnett at about 12:15 pm on August 20th. The traffic was dense and slow. In fact, it was so backed up at the MOPAC light that the line of cars I was in--waiting on that light--extended west of Wood Hollow Dr. It was equally bad going west on my way back. People can barely cross MOPAC now from Spicewood Springs to Anderson at lunchtime in that area; they won't have the option of doing so at all if traffic doubles (are 2,000 people going to try and eat at Torchy's tacos every day for lunch?).

Expressway traffic will also grind to a halt during the early morning and end-of-day. MOPAC northbound will back up from people trying to exit Spicewood Springs, and it will back up--as will 183, which is already painfully slow at peak times--going southbound from people trying to exit the Steck/Spicewood Springs combo exit. That southbound exit will be particularly problematic because it serves both Steck (more north) and Spicewood Springs (more south), and the left lane of the southbound access road is a left turn-only lane. As a result, traffic exiting MOPAC (including traffic merging with MOPAC southbound from southbound 183) will have to avoid the left lane and try to get to one of the 3 right lanes. This will be nearly impossible because pure southbound MOPAC traffic (not coming from 183) may take the slightly earlier exit for Steck, and such traffic will effectively form a wall that impedes the more southerly exiters from making it to the 3 right lanes.

Aside from all the other issues with this PUD, there is no solution to the perpetual gridlock that would result from doubling the traffic load in this area. Please deny it.

Sincerely,

Mark Garrett

From: Bell, Sylvia
Sent: Thursday, August 28, 2014 11:05 AM
To: Heckman, Lee
Cc: 'Arch Bell';
Subject: AGAINST Austin Oaks PUD

Dear Mr. Heckman,

I understand for my neighborhood association (Northwest Hills Austin Civic Association) that the City Council is considering approval of an Austin Oaks PUD. The PUD will mean development of 3 high rises and 600 apartments with some limited amount of retail. Based on the plan that was presented to us in August, the Austin PUD will create an enormous amount of gridlock around my neighborhood, significantly reduce the bike, pedestrian and green spaces in the area and exacerbate an already overcrowded situation in the elementary (Doss) and middle schools (Murchison). Furthermore, the current plan fails to adequately address any of these issues.

We adamantly oppose this plan and are prepared to do whatever it takes to prevent this from happening. Please advise me of how I can formally register my complaint with the City.

Sincerely,

Sylvia and Arch Bell
3804 Green Trails South
Austin, Texas 78731
(512) 431-5042 (cell)



Sylvia Bell | Managing Director of Investment Operations | **Teacher Retirement System of Texas**
816 Congress Suite 1300, Austin, TX 78701-2698 | Phone 512-542-6639
E-mail

From: Ramona Aarsvold
Sent: Thursday, August 28, 2014 1:57 PM
To: Heckman, Lee
Subject: Planned Unit Development in Northwest Hills

Please do not vote to allow the Dallas developer Steve Drenner of Spire Realty Group a PUD in Northwest Hills. Traffic, which is already getting worse by the day, will be gridlocked, and people will resort to driving through neighborhoods to get to where they want to go. Bridges and roads will have to be widened, and the taxpayers will have to pay for this, not the developer.

My son attends school at Doss, and we walk across Far West every day to get there. This is a dangerous place. Parents have to be very watchful, and Renia Jones, our crossing guard works with us to keep the children safe. Ms. Jones was chosen Crossing Guard of the Year for Austin last school year. We need someone as sharp and attentive as she is, and often this is not enough to get drivers to slow down or stop. We have police officers there regularly. We will need more police officers if this PUD is allowed, and taxpayers will have to pay for that, too.

Doss is over-crowded, and this development will make it worse. My son's classroom last year was in a portable. There were two more portables added for this school year, and there really isn't room for any more. Who will pay for the needed new schools? Once again, it will be the taxpayers. Mr. Drenner will likely get a break on his taxes, as will the businesses who are part of the PUD. The residents of the PUD housing will be renters, so will not be paying property taxes, either.

Other apartments owners will want what Drenner wants, and Austin will be seen as a place where developers can get whatever they want from our city council. Mr. Drenner is from Dallas, and cares and knows nothing about our community. Please do not allow the greed of a few outsiders to so negatively impact the people who already live in Austin.

I respectfully request a response to this email. I would like to know what your position is. Thank you.

Ramona Aarsvold, resident of Green Trails neighborhood

From: Dianne Wheeler
Sent: Friday, August 29, 2014 3:14 PM
To: Heckman, Lee
Subject: Proposed PUD for Spicewood Springs/MOPAC

The City of Austin has worked diligently in the past 15-20 years to develop the central city as a place to live and work. Having seen how successful this kind of program can be in other cities, I have been delighted to follow Austin's successful efforts.

On the other hand, I grew up in the Houston area and in my 71 years I have seen the results of the lack of planning and zoning in a large city. It is no longer even possible to know where "downtown" is in Houston. Is it where all that high-rises are in the southwest? Another area of high-rises and traffic? Which business district is central?

My husband and I have lived in Austin the past 35 years and 15 of those years have been in Northwest Hills. This is tightly-knit residential community. We have commercial centers to serve our needs without disrupting the feel of a residential area.

Considering all of the above, I am shocked that anyone in Austin would consider allowing the proposed PUD with its high-rise (17 stories??!!) buildings and no consideration for the neighborhoods. The impact on traffic at the Spicewood Springs/ Anderson Lane / MOPAC intersection is mind-boggling, not to mention the effect on MOPAC traffic.

Please do not allow these high-rise buildings to disrupt our neighborhood or to de-centralize our city even further.

Dianne H. Wheeler
6516 East Hill Drive
Austin, Texas 78731
512-346-7634

-----Original Message-----

From: Marie H. Hendrick

Sent: Friday, August 29, 2014 3:23 PM

To:

Cc: Heckman, Lee

Subject: Rezoning of Spicewood Springs@Wood Hollow &Hart Lane

I have a home at 8002 Greenslope Dr. We purchased this home in 1968, 46 years ago. I see the tremendous traffic increase each day. The proposed development would make the traffic so much worse. Please, no high rise apartments or homes, no restaurants or shops, they are only a hop, skip or jump from us now. Also, leave the beautiful live oaks undisturbed. 21,000 additional car trips per day on Spicewood Springs is simply unfair to the homeowners in this area.

Thank you for your consideration,

Marie H. Hendrick
8002 Greenslope Dr
Austin, TX 78759
512-345-0585

From: George McCormack
Sent: Sat 8/30/2014 7:36 PM
To: Heckman, Lee
Subject: Proposed (PUD) zoning at Austin Oaks/Spicewood Springs and Mopac

Dear Mr Heckman,

I am writing to you to address my concerns in regards to the proposed zoning change and proposed development at Austin Oaks.

This has become an emotional issue for many residents in the surrounding area.

The developer/owner has no vested interest in the local community being based in Dallas. The proposal is purely for the financial windfall at the expense of the local community (I am not against people making a profit but not at the expense of everyone else).

This densely packed development has only detrimental outcomes for the surrounding area and the people who live here and for the city as a whole. Austin Oaks is not the central business district of Austin and should not be treated as such.

The Domain did not receive such favorable treatment and has developed in an appropriate way.

Roads will be overwhelmed with the extra traffic, including Spicewood Springs Rd ,Far West Blvd, Mesa Drive and Mopac. The current expansion of Mopac will barely address current needs. Neighborhoods will be used as cut throughs.

Local services especially schools are already overcrowded and an extra 600 apartments will only exacerbate this. Many classrooms are already in portables as the schools do not have room to accommodate current needs. The developer seemed to believe few families will want these apartments, this is laughable. Northwest hills has the best ranked schools in the city of course families will want them. Where is the infrastructure to support such a large development? Will there be more funds for expanding schools?

The City is meant to represent just that, the residents of the City of Austin not the special interests of large corporations and developers who have no interest in the quality of Austin life. I hope you can see this for what it is and please prevent this development from getting a PUD zoning.

Austin is currently in a building boom/ bubble you need to be aware for the future of Austin and safe guard it. Rezoning will be impossible to go back on and will set precedent throughout the city. 17 story buildings outside of central Austin is ridiculous, unwarranted and unwanted.

The property should be left to be developed with its current zoning.

I would very much like to come and speak to you in person, could we organize a time to do so? I can be reached at this email or at 512 5864536

Yours sincerely,

George McCormack