

ZONING CHANGE REVIEW SHEET

CASE: C814-2015-0074 – The Grove at Shoal Creek Planned Unit Development

E.V. COMMISSION DATE: November 4, 2015

ADDRESS: 4205 Bull Creek Road

DISTRICT AREA: 10

OWNER: ARG Bull Creek, Ltd. (Garrett Martin)

AGENT: Thrower Design (A. Ron Thrower)

ZONING FROM: Unzoned (UNZ) **TO:** PUD **AREA:** 75.74 acres

SUMMARY STAFF RECOMMENDATION:

To be determined.

ENVIRONMENTAL COMMISSION MOTION:

EXHIBITS AND ATTACHMENTS TO THE STAFF REPORT:

Exhibit A: Zoning Map
Exhibit B: Aerial Map
Exhibit C: The Grove at Shoal Creek Land Use Plan
Exhibit D: Tier 1 and Tier 2 Compliance Summary
Exhibit E: Proposed Code Modifications
Exhibit F: Environmental Resource Exhibit
Exhibit G: Parks Plan Exhibit
Exhibit H: Roadway Framework Plan
Exhibit I: The Grove at Shoal Creek Conceptual Site Plan
Exhibit J: Tree Survey and Disposition Plan
Exhibit K: Educational Impact Statement (EIS)

DEPARTMENT COMMENTS:

The proposed The Grove at Shoal Creek Planned Unit Development (PUD) is generally located on Bull Creek Road at 45th Street. The property in question was previously owned by the State of Texas and therefore is listed as “UNZ” or unzoned on the zoning case map (please see Exhibits A and B: Zoning Map and Aerial Map). There are undeveloped areas along the north and east portions of the property. The south and west portions of the site are developed with state owned office buildings with parking facilities. Surrounding properties are primarily a mix of residential and office uses. The site under consideration is adjacent to single family residences to the north (SF-2 zoning) and south (SF-3 zoning). There are apartments and a senior living center to the west (MF-6-CO, MF-4 and GO-MU-CO zoning). The property directly to the east is unzoned and is developed with an industrial warehouse facility for the State of Texas archives. Further to the east are single family residences (SF-2 zoning). The site is located in the Rosedale Neighborhood Planning area, which does not have an adopted neighborhood plan.

The property is located in the Shoal Creek watershed which is classified as urban. Therefore, the allowable impervious cover is governed by the allowable zoning impervious cover not watershed impervious cover. This tract of land is not located within the Edwards Aquifer recharge or contributing zones.

The applicant is requesting PUD district zoning for a 75.74 acre mixed use project. According to the Yield sheet from Transportation Impact Analysis (TIA), the proposed PUD may include up to 110 single family residential units, 600 apartment units, 425 residential condo units, a 600 unit congregate care facility, a 7,500 sq. ft. health/fitness club, 200,00 sq. ft. of office uses, 25,000 sq. ft. of medical office uses, 55,000 sq. ft. of specialty retail uses, a 35,000 sq. ft. supermarket/food sales uses, 8,500 sq. ft. of pharmacy/drug store/general retail sales (convenience) uses, a 3,000 sq. ft. walk-in bank/financial services use, 8,000 sq. ft. of drinking place/cocktail lounge uses, 15,000 sq. ft. quality restaurant/restaurant (general) uses, 9,000 sq. ft. high turnover restaurant/restaurant (limited) uses, and a 2,000 sq. ft. coffee-donut shop without drive through use//restaurant (limited) use.

As shown in Exhibit C (Land Use Plan), the area has been divided into seven tracts:

- Tract A, a 7.02 acre area along the northern portion of the proposed PUD adjacent to the existing single family residences fronting W. 45th Street, and Tract E, a 6.17 acre area along the southeastern portion of the proposed PUD adjacent to the single-family residences fronting Idlewild Road, are primarily low density residential areas that permit single family residential uses through condominium/townhouse residential uses, as well as a Religious Assembly civic use.
- Tract B is a 33.77 acre area directly to the south of Tract A that fronts onto Bull Creek Road. It is the largest area within the PUD. Tract B traverses the width of the PUD property from the east along Shoal Creek to the west fronting Bull Creek Road across from 45th Street to Jackson Avenue. This tract is a mixed use area that will permit a wide range of uses from single family residential, multi-family residential to office, civic and more intensive commercial uses, such as Automotive Rentals/Sales/Washing, Cocktail Lounge, Exterminating Services, Outdoor Sports and Recreation and Research uses.
- Tract C, a 10.82 acre area, is located along the eastern edge of the PUD on Shoal Creek to the traveling to the southwest. It is bordered by Tract B to the north, Tract E to the southeast, Tract D to the immediate south and Tract G to the west. This tract of land will permit single family residential uses, multifamily residential uses, schools, religious assembly and other civic uses.
- Tract D is a 10.23 acre area that is located along the southern portion of the PUD. The tract fronts Bull Creek Road, across from the single-family residences/SF-3 zoning from W. 42nd Street to the south at about W. 40th Street. The applicant proposes to permit a mix of residential and civic uses with a live work units that will allow for office uses, art gallery and art workshop uses, counseling services, cultural services, day care services, financial services personal services, pet services, schools etc.
- Tracts F is a 3.42 acre area that fronts along Bull Creek Road, across from office/LO zoning and single family residences/SF-3 development from Jackson Street to W. 42 Street. Tract G is a 4.33 portion that is located within the central area of the PUD. Both Tracts F and G will permit the same uses: single family residential uses, multifamily residential uses, office uses, and lower intensity commercial uses such as art gallery/workshop, financial services,

personal services and pet services as well as numerous civic uses. The notable difference between these two proposed tracts is allowable height. Tract F will have a maximum height of up to 40 feet, with a caveat that the height may be increased to a maximum of 60 feet for an affordable housing development with the Affordable Housing program. Tract G permits a maximum height of 60 feet outright.

- Currently, the proposed 17.75 acres of parkland and open space areas are interspersed throughout the project area over all of the Tracts within the PUD as a Signature Park, Shoal Creek Trail area, Greenbelt area and Neighborhood Park (Please see Exhibit G: Parks Plan Exhibit).

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 on the Land Use Plan and in the Tier 1 and Tier 2 Compliance Summary (please refer to Exhibits C and D), this proposed PUD meets the applicable Tier 1 items and offers some elements of superiority in thirteen Tier 2 categories (*Open Space; Environment/Drainage; Art; Community Amenities, Transportation, Affordable Housing and Accessibility*).

Proposed Code Modifications

There are 23 modifications to Code requirements requested by the Applicant (please refer to Exhibit E – Proposed Code Modifications for details). These proposed modifications are summarized below:

- Chapter 25-1 and Chapter 25-4-211, Article 14 (*Parkland Requirements*) – Specifies the parkland dedication and open space requirements. Modifies Section 25-1-602 (Dedication of Parkland Required) to state that the subdivider or site plan applicant shall provide for parkland for park and recreational purposes under the terms of The Grove at Shoal Creek Parks Plan and Parkland Improvement Agreement as attached exhibits to the PUD ordinance.
- Chapter 25-1, Section 25-1-21(44) (*Gross Floor Area*) – Revises the definition of Gross Floor Area to apply this term to include the addition of parking structures.
- Chapter 25-2, Section 25-2-492 (*Site Development Regulations*) – To propose that the site development regulations applicable to the Property be as shown on the Land Use Plan.

- Chapter 25-2, Section 25-2-492 (*Site Development Regulations*) and Section 25-1-21 (47) (*Height*) – To request a modification to state that a parking level shall not be and is not considered a “story”.
- Chapter 25-2, Section 25-2-1006 (*Visual Screening*) – To state that Section 25-2-1006 (A) shall not apply to any water quality and/or storm water drainage facility that serves as an amenity or to any Green Storm Water Quality Infrastructure as defined in the Environmental Criteria Manual and that Section 25-2-1006 (C) shall not apply between uses or sites that are both located within the PUD boundaries. (Section 25-2-1006 (C) shall still apply at the boundaries of the PUD.)
- Chapter 25-2, Subchapter B, Article 2, Division 5, Section 3.2.3.D.1 (*Planned Unit Development Regulations*) – To state that these conditions of the Code that require a minimum front yard and street side yard setbacks be at least 25 feet for a front yard and 15 feet for a street side yard shall not apply to the PUD.
- Chapter 25-2, Article 10, Compatibility Standards – To state that Compatibility Standards do not apply within the PUD. However, Compatibility Standards will apply where development outside of the PUD triggers these standards for development within the PUD.
- Chapter 25-2, Compatibility Standards, Section 25-2-1063(*Height Limitations and Setbacks for Large Sites*)(C)(2) and (3) – To establish an area within Tract B where Section 25-2-1063(C)(2) shall not apply and where Section (C)(3) is modified to allow for a structure more than 50 feet but not more than 300 feet from the property zoned SF-5 or more restrictive to have a height up to 60 feet.
- Chapter 25-2, Compatibility Standards, Section 25-2-1067(G) (*Design Regulations*) and (H) – To state that this section of the Code does not apply to the Tract A for the construction of an alley, public road, trails and/or sidewalks.
- Chapter 25-2, Subchapter E, Design Standards and Mixed Use – To request to that the requirements of Subchapter E not apply to the property within the PUD and to replace these conditions with the applicant’s proposed The Grove at Shoal Creek Design Guidelines.
- Chapter 25-4, Section 25-4-132(B) (*Easements and Alleys*) – To modify this section so that loading and unloading may also occur in any alley that also services as a fire lane.
- Chapter 25-4, Section 24-4-153 (*Block Length*) – To request that this section not apply to the property within the PUD.
- Chapter 25-4, Section 24-4-157 (*Subdivision Access Streets*) – To request that this section that requires secondary street access not apply to the property within the PUD.
- Chapter 25-4, Section 24-4-171(A) (*Access to Lots*) – To modify this section so that to add that each lot in a subdivision may also abut a private street or private drive subject to a permanent access easement.

- Chapter 25-1 and Chapter 25-4, Section 25-4-211 (*Parkland Dedication*) – To request that platting requirements for parkland dedication be modified so that it is governed by the conditions of the PUD ordinance/exhibits.
- Chapter 25-4, Section 25-4-62 (*Expiration of Approved Preliminary Plan*) – To modify this section so that a preliminary plan would expire seven years, instead of the Code requirement of five years, after the date of the application for its approval is filed.
- Chapter 25-4, Section 25-4-102 (*Expiration of Subdivision Construction Plan*)(A) - To modify this section so that a subdivision construction plan would expire seven years, instead of the Code requirement of three years, after the date of its approval.
- Chapter 25-4, Section 25-4-151 (*Street Alignment and Connectivity*) – To state that notwithstanding the requirements of Section 25-4-151 that private drives and/or streets within the property may be aligned to connect to existing or future street on adjoining property.
- Chapter 25-4, Section 25-4-152 (A) (*Dead-End Streets*) – Adding to this requirement that a street may terminate in a connection with private drives and/or private streets within the property.
- Chapter 25-5, Section 25-5-81 (B) and (D) (*Site Plan Expiration*) - Modifying this section to permit a site plan to expire seven years, instead of three years, after the date of its approval and that a phase of a phased site plan expires on the expiration date determined by the PUD ordinance.
- Chapter 25-5, Section 25-5-21 (B) – Modifying this section so that a final phase is not more than seven years, instead of the Code requirement for three years, after the approval date of the site plan. Planning Commission approval is required for development phasing if the date proposed for beginning construction is more than seven years after the approval date of the site plan.
- Chapter 25-6, Section 25-6-171(A) (*Standards for Design and Construction*) – To modify these requirements so that a roadway, private drive street or alley must be designed and constructed in accordance with The Grove at Shoal Creek Design Guidelines. Stating that the Transportation Criteria Manual and City of Austin Standards and Standard Specifications shall apply to the extent they do not conflict the proposed PUD Design Guidelines.
- Chapter 25-8, Section 25-8-641(B) (*Removal Prohibited*) – To change the requirements for the removal of heritage trees within the PUD.
- Drainage Criteria Manual, Section 1.2.4.E.1(a) (*Fencing Requirements for Drainage Facilities*) – To amend this DCM Section to remove the requirement for barrier-type fences.

Proposed Benefits of the PUD:

The applicant is offering the following -

Affordable Housing

- Provide a substantial on-site affordable housing component. They will describe this proposal in The Grove at Shoal Creek Affordable Housing Plan. According to NHCD in this plan the applicant is currently proposing 180,000 sq. ft. / 180-200 affordable units on the site.

Accessibility

- Provide for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.

Art

- Participate in the Art in Public Places Program. The applicant will develop a Public Art Plan that will consist of a minimum of three (3) significant art pieces. The applicant will consult with and consider the City's Art in Public Places (AIPP) program for implementing this program.

Community Amenities

- Provide a large on-site, publically accessible signature park space with park improvements and amenities open to the public.
- Provide public community and public amenities including spaces for community meetings, gatherings and other community needs.
- Provide publicly accessible multi-use trails and greenways within the property along Shoal Creek.

Environmental/Drainage

- Use of a wet pond and/or green water quality controls for a minimum of 50% of the required water quality volume on-site.
- Provide that a minimum of ten acres of impervious cover on the site will drain to and be substantially treated by green water quality controls that infiltrate or reuse water, such as rain gardens, biofiltration facilities, and rainwater harvesting.
- Proposing no modification to the existing 100-year floodplain.
- Preserve more than 75% of all protected size native caliper inches, provide increased mitigation for the removal of heritage trees in poor condition, and prepare a tree care plan for all preserved heritage and protected trees on site.
- Cluster development/impervious cover along Bull Creek Road and in the interior of the property away from Shoal Creek and the larger oak groves on the property to avoid environmentally sensitive areas.
- Direct storm water runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.
- Provide on-site dentition for the 9.39 acres of existing impervious cover on site that is not currently detained.
- Provide educational signage at the wetland Critical Environmental Feature.
- Implement an Integrated Pest Management Plan for the whole property.
- The Grove at Shoal Creek Design Guidelines will require street trees on all internal streets and along Bull Creek Road in excess of the Code requirements in Subchapter E.
- The proposed Design Guidelines will also require that a minimum of 95% of all non-turf plant materials be from or consistent with the City's Grow Green Guide.

Great Streets

- Provide private street cross sections that will meet the intent and purposes of the Great Streets Program through the proposed The Grove at Shoal Creek Project Design Guidelines.

Green Building

- Comply with at least a 2-star Green Building requirement.

Parkland and Open Space

- Provide a minimum of 17.25 acres of open space, including parkland.
- This open space will be publicly accessible. Will offer recreational area throughout the PUD.

Transportation

- Roadway and intersection improvements through the use of turn lanes and signalization shall be funded 100% by the applicant.
- Provide bicycle facilities, including bike storage and trails.

Utility Facilities

- Provide water system improvements that will improve water pressure to the area.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	UNZ	Undeveloped, Office
<i>North</i>	SF-2	Single-Family Residences
<i>South</i>	SF-3	Single-Family Residences
<i>East</i>	UNZ, SF-3	Industrial Warehouse (State of Texas Archives), Single-Family Residences
<i>West</i>	SF-2, SF-3, MF-6-CO, MF-4, GO-MU-CO, LO, SF-3	Single-Family Residences, Multifamily Residences, Senior Living, Office, Single-Family Residences

TIA: Is required

WATERSHEDS: Shoal Creek – Urban

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Allandale Neighborhood Association
 Austin Heritage Tree Foundation
 Austin Neighborhoods Council
 Bike Austin
 Central Austin Community Development
 5702 Wynona Neighbors
 45th St. Concerned Citizens
 Friends of Austin Neighborhoods
 Friends of the Emma Barrientos MACC
 Highland Park West Balcones Area Neighborhood Association
 Lower District 7 Green
 North Austin Neighborhood Alliance

Oakmont Heights Neighborhood Association
 Preservation Austin
 Ridgelea Neighborhood Association
 Rosedale Neighborhood Association
 Save Barton Creek Association
 SELTEXAS
 Shoal Creek Conservancy
 Sierra Club, Austin Regional Group
 Sustainable Neighborhoods
 The Real Estate Council of Austin, Inc.
 Westminster Manor Residents Association

SCHOOLS: Austin Independent School District

Bryker Woods Elementary School O Henry Middle School Austin High School

Note: An Educational Impact Statement (EIS) is required. Please refer to Exhibit K.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-06-0200 (Kingswood Place Apartments: 4318 Bull Creek Road)	MF-4 to MF-6	2/06/07: Approved staff rec. of MF-6-CO zoning (9-0), with CO to 1) limit the site to 2,000 vtpd, 2) prohibit vehicular access to 44 th Street except for emergency vehicle use, 3) limit height to 60 feet, 4) require a 25 foot building setback from Bull Creek Road, 5) limit the max FAR to 2.25 to 1.0 and 6) limit the max density to 80 dwelling units.	3/22/07: Approved MF-6-CO zoning (6-0); all 3 readings
C14-06-0100 (Bull Creek Apartments: 4320-4330 Bull Creek Road)	MF-4 to MF-6	8/01/06: Approved staff rec. of MF-6-CO zoning (6-3, B. Baker, J. Pinnelli, J. Martinez-No), with CO to 1) limit the site to 2,000 vtpd, 2) limit height to 60 feet, 3) limit density to 250 units (64.98 units per acre, 4) require a 25 foot building setback from Bull Creek Road, 5) require a 25 foot setback from 44 th Street, 6) state upon redevelopment that vehicular access is prohibited to 44 th Street except for emergency vehicle use and 7) limit the max FAR to 2.25 to 1.0.	8/31/06: Approved MF-6-CO zoning (6-0); all 3 readings
C14-02-0147: Westminster Manor Health Facilities Corp.,	SF-3 to SF-6	9/10/02: Case expired.	N/A

1902-1906 W. 42 nd Street			
C14-99-0080: Congregation Adudas Achim: 4200 Jackson)	LO, SF-3 to GO-MU-CO	6/15/99: Approved staff's rec. of GO-MU-CO zoning (5-0-1, BH- abstain), with additional conditions: 1) limit the site to 2,000 vtpd, 2) prohibit Bed and Breakfast, College or University Facilities, Administrative and Business Offices, Cultural Services, Art and Craft Studio (Limited), Guidance Services, Business or Trade School, Hospital Services (Limited and General), Business Support Services, Local Utility Services, Medical Offices, Private Primary Educational Facilities, Off-Site Accessory Parking, Private Secondary Educational Facilities, Personal Services, Public Primary Educational Facilities, Professional Office, Public Secondary Educational Facilities, Software Development, Safety Services, Community Recreation (Private and Public), Multifamily Residential uses.	7/15/99: Approved PC rec. of GO-MU-CO zoning, with conditions (6-0); 1 st reading 9/09/99: Approved 2 nd /3 rd readings
C14-94-0054 (Westminster Manor: 4100 Jackson)	LO to GO	5/24/94: Approved GO zoning, with conditions (6-0)	7/14/94: Approved GO zoning, with ROW requirement (7-0); all 3 readings

RELATED CASES: N/A

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1st

2nd

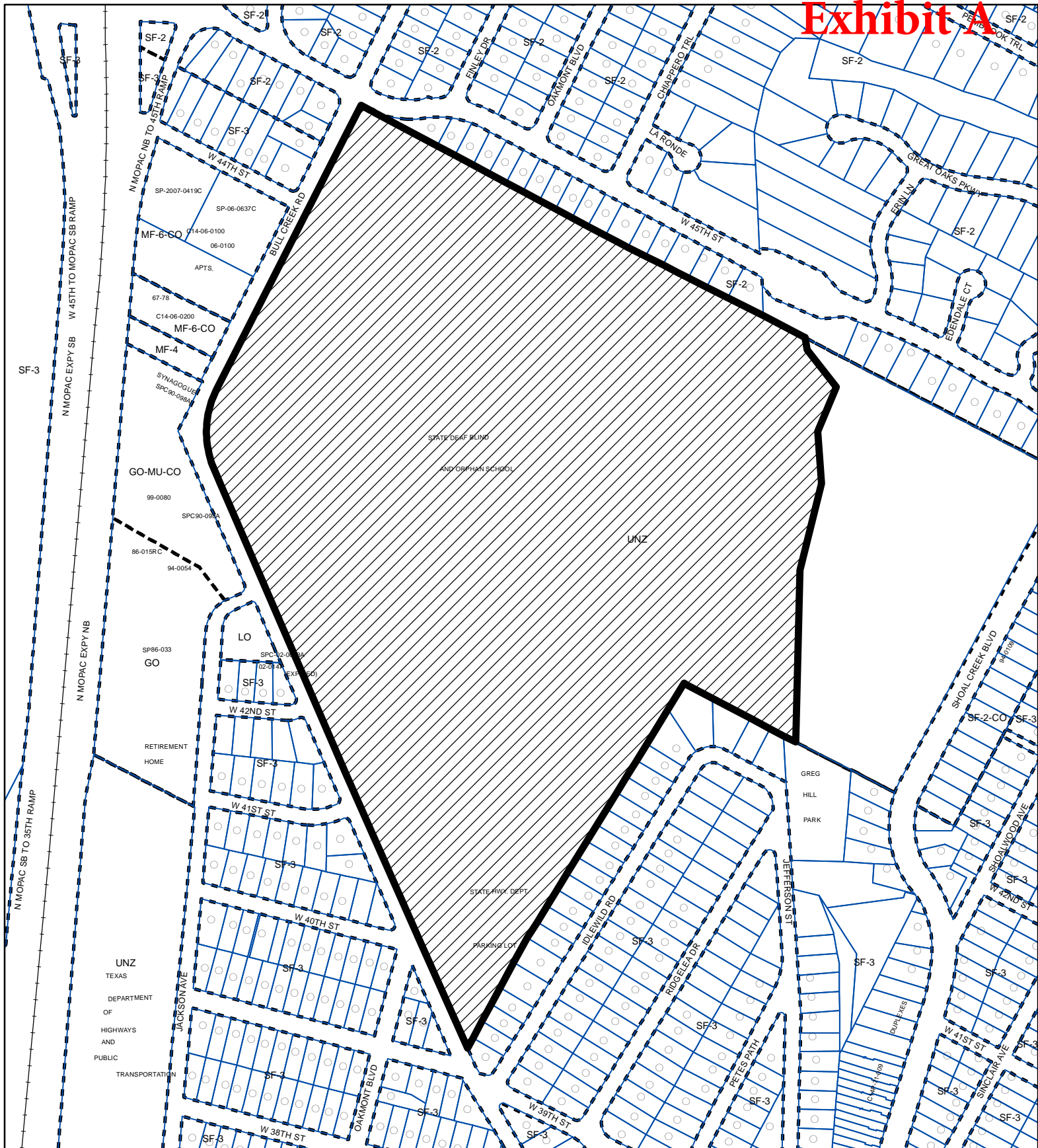
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

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057

sherri.sirwaitis@austintexas.gov



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-2015-0074

1" = 400'

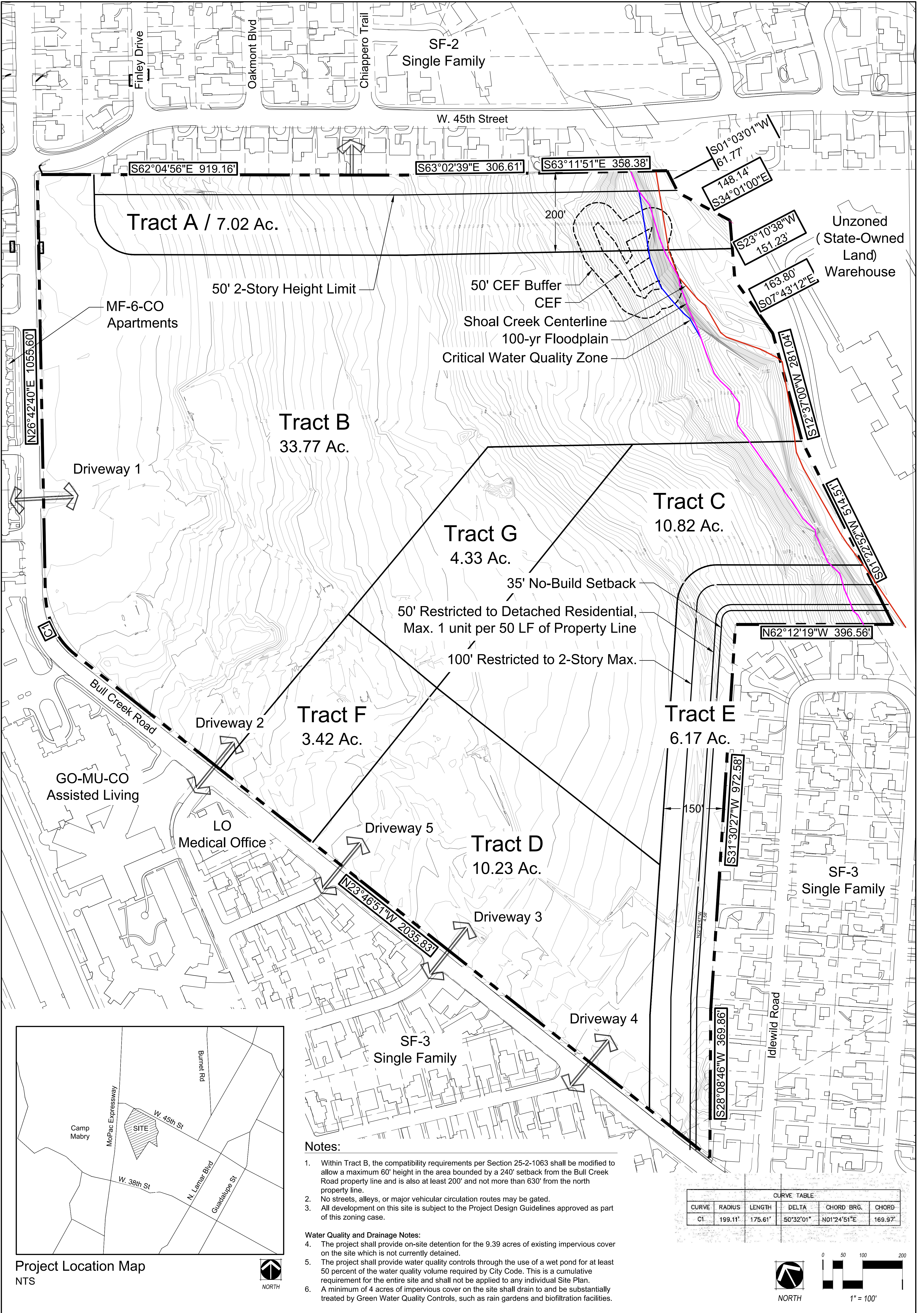
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.



Exhibit B





TRACTS A & E

Condominium Residential
Duplex Residential
Religious Assembly
Retirement Housing (Small Site)
Short-Term Rental
Single-Family Attached Residential
Single-Family Residential
Small Lot Single-Family Residential
Townhouse Residential
Two-Family Residential

TRACT D

Community Garden
Condominium Residential
Congregate Living
Duplex Residential
Multifamily Residential
Off-site Accessory Parking
Public Primary Education Facilities
Public Secondary Education Facilities
Religious Assembly
Retirement Housing (Small Site)
Short-Term Rental
Single-Family Attached Residential
Single-Family Residential
Small Lot Single-Family Residential
Townhouse Residential
Two-Family Residential
Urban Farm
<i>The uses below will be permitted in Tract D as live-work units only.</i>
Administrative & Business Offices
Art Gallery
Art Workshop
Counseling Services
Cultural Services
Day Care Services (Commercial)
Day Care Services (General)
Day Care Services (Limited)
Financial Services
Medical Offices (all sizes)
Personal Services
Pet Services
Private Primary Education Facilities
Private Secondary Education Facilities
Professional Office
Software Development

OPEN SPACE

Drainage, Detention & Water Quality Facilities
Park (Private Ownership, Privately Maintained, Publicly Accessible)

TRACT B

Administrative & Business Offices
Art Gallery
Art Workshop
Automotive Rentals
Automotive Sales (max. 3000 SF)
Automotive Washing (accessory only)
Business or Trade School
Business Support Services
Cocktail Lounge
College & University Facilities
Commercial Off-Street Parking
Community Garden
Community Recreation (Private)
Community Recreation (Public)
Condominium Residential
Congregate Living
Consumer Convenience Services
Consumer Repair Services
Counseling Services
Cultural Services
Day Care Services (Commercial)
Day Care Services (General)
Day Care Services (Limited)
Duplex Residential
Financial Services
Food Preparation
Food Sales
General Retail Sales (Convenience)
General Retail Sales (General)
Hospital Services (Limited)
Hotel-Motel
Indoor Entertainment
Indoor Sports & Recreation
Liquor Sales
Medical Offices (all sizes)
Mobile Food Establishments
Multifamily Residential
Off-Site Accessory Parking
Outdoor Sports & Recreation
Personal Improvement Services
Personal Services
Pet Services
Printing & Publishing
Private Primary Education Facilities
Private Secondary Education Facilities
Professional Office
Public Primary Education Facilities
Public Secondary Education Facilities
Religious Assembly
Research Services
Restaurant (General)
Restaurant (Limited)
Retirement Housing (Small Site)
Safety Services
Short-Term Rental
Single-Family Attached Residential
Single-Family Residential
Small Lot Single-Family Residential
Software Development
Theater
Townhouse Residential
Two-Family Residential
Urban Farm

TRACT C

Community Garden
Condominium Residential
Congregate Living
Duplex Residential
Multifamily Residential
Off-Site Accessory Parking
Public Primary Education Facilities
Public Secondary Education Facilities
Religious Assembly
Retirement Housing (Small Site)
Short-Term Rental
Single-Family Attached Residential
Single-Family Residential
Small Lot Single-Family Residential
Townhouse Residential
Two-Family Residential
Urban Farm

TRACT F&G

Administrative & Business Offices
Art Gallery
Art Workshop
Community Garden
Condominium Residential
Congregate Living
Counseling Services
Cultural Services
Day Care Services (Commercial)
Day Care Services (General)
Day Care Services (Limited)
Duplex Residential
Financial Services
Medical Offices (all sizes)
Multifamily Residential
Off-site Accessory Parking
Personal Services
Pet Services
Private Primary Education Facilities
Private Secondary Education Facilities
Professional Office
Public Primary Education Facilities
Public Secondary Education Facilities
Religious Assembly
Retirement Housing (Small Site)
Short-Term Rental
Single-Family Attached Residential
Single-Family Residential
Small Lot Single-Family Residential
Software Development
Townhouse Residential
Two-Family Residential
Urban Farm

SITE DEVELOPMENT REGULATIONS

	TRACT A	TRACT B	TRACT C	TRACT D	TRACT E	TRACT F	TRACT G
Minimum Lot Size in s.f.	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Minimum Lot Width	30'	30'	30'	30'	30'	30'	30'
Maximum Height	40'	65' *	40' **	40' **	35'	40' **	60'
Minimum Setbacks from Public Streets							
Front Yard	10'	0'	10'	0'	10'	0'	0'
Street Side Yard	10'	0'	10'	0'	10'	0'	0'
Minimum Interior Yard Setbacks							
Interior Side Yard	0'	0'	0'	0'	0'	0'	0'
Rear Yard	0'	0'	0'	0'	0'	0'	0'
Maximum Floor Area Ratio	0.75:1	1.5:1	0.75:1	1:1	0.75:1	1:1	1:1

* Up to 10% of Tract B is permitted to be up to 75' in height.

** Height may be increased to a maximum of 60' for an Affordable Housing development with the Affordable Housing program. Height will be required to meet City of Austin compatibility standards.

Notes:

1. Impervious cover, number of dwelling units, density, building coverage, and other site development regulations not listed per individual Tracts in the Site Development Regulations table shall be dealt with per a "bucket" system. Individual Tracts and/or Site Plans may vary above or below the listed limits, as long as the calculation for the overall 75.76 acre site does not exceed the limit. The Applicant is responsible for keeping track of the amounts allotted and remaining in the "bucket" with each application.

2. Total residential units on the site is capped at 1515 dwelling units. Congregate living and affordable housing units do not count towards the 1515 unit cap.
3. Overall project impervious cover is capped at 65%.

4. The FAR maximums listed in the Site Development Regulations table apply to individual Tracts within the PUD and the FAR shall not be exceeded on an individual Tract basis but may be exceeded on an individual site plan within a Tract. Tacking the allotted and remaining FAR within each Tract is the responsibility of the Applicant.

5. Parks and open space are allowed uses in all Tracts.

6. Cocktail lounge uses are capped at 25,000 SF total and a maximum size of 7500 SF for any one tenant space.

7. Liquor sales uses are capped at 15,000 SF total and a maximum size of 10,000 SF for any one tenant space.
8. Live-work units are defined as residential units which are similarly configured to residential row houses or townhomes but are distinguished by a ground level workspace, studio, storefront, or business that is flush the with street.

9. Driveway and trail locations shown on the Land Use Plan are approximate and will be determined at the time of Site Plan.

10. Public art shall be installed in a minimum of three (3) locations throughout the project.

11. Off-site Parking per 25-6-501 may be provided for a use located in any Tract within the PUD so long as the off-site parking is located in a Tract where Off-site Accessory Parking is a permitted use.

The Grove at Shoal Creek

List of Environmental Superiority Items

1. The project will substantially exceed open space requirements (by more than 50%) and will cluster development away from Shoal Creek.
2. The Project will provide water quality controls through the use of a wet pond and/or green infrastructure for a minimum of 50% of the required water quality volume on-site.
3. The project will provide that a minimum of 10 acres of impervious cover on the site will drain to and be substantially treated by Green Water Quality Controls such as rain gardens and biofiltration facilities.
4. The project will not modify the existing 100-year floodplain.
5. The project will preserve a minimum of 75% of protected quality native tree inches on site.
6. The project will provide a tree care plan for all preserved protected and heritage trees on site.
7. The Project will direct stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.
8. The project will provide flood detention for the existing 9.39 acres of currently undetained impervious cover on site.
9. The project will provide educational signage at the Wetland CEF.
10. The project will provide minimum 3" caliper street trees on all internal streets. Under conventional zoning, Tracts A, C, D, and E would be residential zoning districts and would not require street trees under Subchapter E. This area of additional street trees represents 34.24 acres or approximately 45% of the total project area.
11. The project will provide street trees along Bull Creek Road where they would not be required by Subchapter E.
12. The Project will provide an Integrated Pest Management Plan for all sites.
13. The Project will commit to 95% of non-turf plant species from Grow Green or equivalent per the Design Guidelines.

ATTACHMENT 1 Tier 1 and Tier 2 Compliance Summary

Tier 1 Requirements – Section 2.3.1	Compliance/ Superiority
A. meet the objectives of the City Code;	YES. The Project is located in the urban core and within an Urban watershed. The Project is located near Mopac Expressway and is located along the proposed Shoal Creek Urban Trail and an existing CapMetro bus route. The Project will promote the Imagine Austin priority of creating a “compact and connected” City increasing population density within the urban core. The Project is compatible with surrounding uses and zoning which is consistent with the general neighborhood preferences. Except as set forth in the Proposed Code Modifications Summary, the Project will comply with the current City Code requirements.
B. provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 (<i>General Intent</i>) than development under the regulations in the Land Development Code;	YES. The Project will meet the goals of Section 1.1 as follows: 1. <u>Preserve Natural Environment.</u> The Project will preserve all of the high quality heritage trees on the Property, and remove only a handful lower quality “heritage” pecan trees. The Project will provide for greater open space than required by the City Code. The Project will provide green water quality controls and will provide water quality controls and drainage improvements for the entire site. The current state office development does not have any detention or flood control facilities. 2. <u>High Quality Development and Innovative Design.</u> The Project will utilize mixed use and urban design principles that will allow clustering of uses in higher densities that promote urban living, working and shopping on the site and encourage use of alternative transportation options. The Project will integrate pedestrian and bicycle connectivity throughout the Property. The Project will be designed to make use of scenic views from public

	<p>spaces. Parking structures will be used in connection with office and apartment uses. Higher development intensity will be focused along Bull Creek Road and the interior of the Property and lower development intensity will be located near existing single family residences.</p> <p>3. <u>Adequate Public Facilities and Services.</u> The Project will provide (i) a large on-site, publicly accessible signature park space with park improvements and amenities open to the public providing recreation and natural open space to the whole City; (ii) plazas and other open and community spaces with public amenities that will provide opportunities for people to gather and socialize; (iii) hike and bike trails along Bull Creek Road and Shoal Creek and improvements to enhance transit use so that area residents will have greater transportation options; (iv) roadway intersection improvements through the use of turn lanes and signalization funded 100% by the Applicant, (v) shared access improvements to provide existing 45th Street homes with safe, alternative access, and (vi) water system improvements that will improve water pressure (especially for fire flow purposes) to the area.</p>
<p>C. provide a total amount of open space that equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts, and 20 percent of the nonresidential tracts within the PUD, except that:</p> <ol style="list-style-type: none"> 1. a detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity; and 2. the required percentage of open space may be reduced for urban property with characteristics that make open space infeasible if other community 	<p>YES. Even though the Project is an “urban property”, the Project will <i>exceed</i> these requirements by providing at least 17.25 acres of open space as shown on the Parks Plan Exhibit. This <i>minimum</i> amount of open space for the purpose of determining compliance with Tier 1 and Tier 2 requirements is also shown on the Parks Plan Exhibit and is approximately 11 and 12 acres respectively. The Applicant actually intends that the Project will provide more open space than the minimum 17.25 acres. This open space, which the Applicant may sometimes also refer to as “Park Space”, will be publicly accessible and offer excellent recreational and natural areas throughout the Project.</p>

benefits are provided;	
D. comply with the City's Planned Unit Development Green Building Program;	YES. The Project will comply with at least a 2-star Green Building requirement.
E. be consistent with applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses;	YES. There is no applicable neighborhood plan, NCCD or historic area or landmark regulations applicable to the site. However, as stated above, the largely residential Project will be compatible with area land uses and zoning districts and is consistent with the principles and priorities of Imagine Austin. In addition, the Applicant believes the Project is consistent with neighborhood preferences established in surveys conducted by the Applicant and with the Bull Creek Road Coalition's Design Principles.
F. provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography, and the natural and traditional character of the land;	YES. The Project will preserve all of the higher quality heritage oak trees on the Property, and remove only a handful lower quality "heritage" pecan trees. The project will preserve a minimum of 75% of Protected Size native tree inches on site. The Project will provide for greater open space than required by the City Code. The Project will provide green water quality controls and will provide water quality controls and drainage improvements for the entire site. The current state office development does not have any detention or flood control facilities. The Project will not propose any flood plain modifications. The Project will incorporate the natural features, topography and character of the land in its overall design.
G. provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities;	YES. As stated above, the Project will provide (i) a large on-site, publicly accessible signature park space with park improvements and amenities open to the public providing recreation and natural open space to the whole City; (ii) plazas and other open and community spaces with public amenities that will provide opportunities for people to gather and socialize;; (iii) hike and bike trails along Bull Creek Road and Shoal Creek and

	<p>improvements to enhance transit use so that area residents will have greater transportation options; (iv) roadway intersection improvements through the use of turn lanes and signalization funded 100% by the Applicant, (v) shared access improvements to provide existing 45th Street homes with safe, alternative access, and (vi) water system improvements that will improve water pressure (especially for fire flow purposes) to the area. In addition, there are currently existing adequate school, fire protection, emergency service, and police facilities located in the area. Bryker Woods School for example is populated by approximately 20% - 30% of transfer students and, therefore, has sufficient capacity to meet the needs of the Project.</p>
H. exceed the minimum landscaping requirements of the City Code;	<p>YES. The Project will exceed the minimum Code requirements for landscaping. The Project will implement an Integrated Pest Management Plan, which shall apply to all sites and uses within the PUD. The project Design Guidelines require minimum 3” caliper street trees on all internal streets. Under conventional zoning, Tracts A, C, D, and E would be residential zoning districts and would not require street trees under Subchapter E. This area of additional street trees represents 34.24 acres or approximately 45% of the total project area. Additionally, street trees will be required along Bull Creek Road where they would not be required by Subchapter E. The Design Guidelines will additionally require that a minimum of 95% of all non-turf plant materials be from or consistent with the City’s Grow Green Guide.</p>
I. 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>YES. There is currently a CapMetro bus route located on Bull Creek Road adjacent to the Property that provide transit to major employment centers like the Seton Medical Center, the University of Texas and downtown. The Applicant is in discussions with CapMetro about how to provide enhancements to this transit stop to facilitate increased ridership. In addition, the Project will provide greater pedestrian and bicycle trails and sidewalks along</p>

	Bull Creek Road, within the Property and along Shoal Creek. A TIA has been performed and will be updated in consultation with staff to ensure that impacts on area intersections from the Project are properly mitigated with turn lane and signal improvements.
J. prohibit gated roadways;	YES. The Project will prohibit gated communities.
K. protect, enhance and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance; and	NOT APPLICABLE. There are no such areas within the Property. However, the Applicant is willing to memorialize the prior use of the site for the education of disabled African Americans in public spaces located within the Project.
L. include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.	YES. The Property is approximately 75.74 acres.
Additional Requirements – Section 2.3.2	Compliance/ Superiority
A. comply with Chapter 25-2 , Subchapter E (<i>Design Standards And Mixed Use</i>);	MODIFICATIONS REQUESTED. As permitted by Section 2.2 of PUD Code Provisions, the Applicant will be proposing modifications to the Subchapter E standards that will replace and supersede Subchapter E. The Project Design Guidelines that will be developed by the Applicant will meet the intent and purposes of Subchapter E, while making compliance simpler and easier to implement.
B. inside the urban roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 (<i>Design Standards and Mixed Use</i>), comply with the sidewalk standards in Section 2.2.2. , Subchapter E, Chapter 25-2 (<i>Core Transit Corridors: Sidewalks And Building Placement</i>); and	MODIFICATIONS REQUESTED. As permitted by Section 2.2 of PUD Code Provisions, the Applicant will be proposing modifications to the Subchapter E sidewalk and building placement standards that will replace and supersede Subchapter E. The Project Design Guidelines that will be developed by the Applicant will meet the intent and purposes of Subchapter E, while making compliance simpler and easier to implement.
C. contain pedestrian-oriented uses as defined 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.	YES. The Project will contain pedestrian-oriented uses on the first floor of multi-story commercial or mixed use buildings located along roadways with pedestrian walkways. The size of the Project is such that some interior buildings that are not located on significant pedestrian walkways do not have such uses.

Tier 2 Requirements – Section 2.4	Compliance/ Superiority
<p>A. <u>Open Space</u> – Provides 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>	<p>YES. The Project will provide at least 17.25 acres of open space as shown on the Park Plan Exhibit which is far above the requirement in Section 2.3.1.A. This <i>minimum</i> amount of open space for the purpose of determining compliance with Tier 1 and Tier 2 requirements is also shown on the Parks Plan Exhibit and is approximately 11 and 12 acres respectively. The Applicant actually intends that the Project will provide more open space than the minimum 17.25 acres. This open space, which the Applicant may sometimes also refer to as “Park Space”, will be publicly accessible and offer excellent recreational and natural areas throughout the Project.</p>
<p>B. <u>Environment/Drainage</u> –</p>	
<p>1. Complies with current code instead of asserting entitlement to follow older code provisions by application of law or agreement.</p>	<p>NOT APPLICABLE.</p>
<p>2. Provides water quality controls superior to those otherwise required by code.</p>	<p>YES. The project will meet current code requirements for water quality volume. The Project will provide water quality controls through the use of a wet pond and/or Green Water Quality Controls for a minimum of 50% of the required water quality volume on-site, which provide superior Total Suspended Solid removal to more conventional controls and also offer wetland and habitat benefits that are particularly appropriate to the Project.</p>
<p>3. Uses green water quality controls as described in the Environmental Criteria Manual to treat at least 50 percent of the water quality volume required by code.</p>	<p>YES AS MODIFIED. The project will provide that a minimum of 10 acres of impervious cover on the site will drain to and be substantially treated by Green Water Quality Controls such as rain gardens, biofiltration facilities, and rainwater capture systems.</p>
<p>4. Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.</p>	<p>NOT APPLICABLE.</p>

5. Reduces impervious cover by five percent below the maximum otherwise allowed by code or includes off-site measures that lower overall impervious cover within the same watershed by five percent below that allowed by code.	NOT APPLICABLE. The site is not currently zoned. While a baseline may be established by City Council, Council has been directed by City Staff that the baseline is solely for determining development bonuses and not for other zoning factors. As such, it would not be appropriate to apply the established baseline to determine environmental superiority.
6. Provides minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres.	NOT APPLICABLE.
7. Provides volumetric flood detention as described in the Drainage Criteria Manual.	NO.
8. Provides drainage upgrades to off-site drainage infrastructure that does not meet current criteria in the Drainage or Environmental Criteria Manuals, such as storm drains and culverts that provide a public benefit.	NOT APPLICABLE.
9. Proposes no modifications to the existing 100-year floodplain.	YES. The Project will not modify the existing 100-year flood plain.
10. Uses natural channel design techniques as described in the Drainage Criteria Manual.	NOT APPLICABLE.
11. Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.	NO. Existing riparian vegetation along the top of the bank is already in good condition and will be protected by a Riparian Grow Zone. This Riparian Grow Zone will also serve as wetland mitigation.
12. Removes existing impervious cover from the Critical Water Quality Zone.	NOT APPLICABLE.
13. Preserves all heritage trees; preserves 75% of the caliper inches associated with native protected size trees; and preserves 75% of all of the native caliper inches.	YES AS MODIFIED. The Project will preserve more than 75% of all Protected Size native caliper inches. The Project will preserve all of the higher quality heritage oak trees on the Property, and remove only a handful of lower quality “heritage” pecan trees. The heritage pecan trees to be removed are of a variety that is not native to the area and structurally poor and of lower quality. The Applicant has met with the City Arborist to

	discuss removal of these small number of trees and the preservation of all of the high-quality heritage oak trees.
14. Tree plantings use Central Texas seed stock native and with adequate soil volume.	NO. While the Project will utilize native and adapted trees from the Grow Green Guide, a commitment to 100% native seed stock is not feasible at this time.
15. Provides at least a 50 percent increase in the minimum waterway and/or critical environmental feature setbacks required by code.	NO. While the project does propose a Riparian Grow Zone along the Critical Water Quality Zone boundary that would effectively increase the waterway buffer for Shoal Creek, it also proposes a reduction in the Wetland CEF buffer.
16. Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.	YES. The Project will cluster development along Bull Creek Road and the interior of the Property and away from Shoal Creek and the large oak groves located on the Property where a large amount of open space will be provided instead.
17. Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas.	NO.
18. Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use.	NO.
19. Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.	NO. Due to the size of the proposed parks in particular, this option is not feasible for this Project.
20. Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.	YES. The Project will direct stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.
21. Employs other creative or innovative measures to provide environmental protection.	YES. The Project will provide on-site detention for the 9.39 acres of existing impervious cover on site that is not currently detained. The current state office development does not have any detention or flood control facilities, and current code does not require new development to detain for existing impervious cover. Additionally, the Project will provide educational signage for the Wetland CEF.

C.	<u>Austin Green Builder Program</u> – Provides a rating under the Austin Green Builder Program of three stars or above.	NO. While certain buildings and development within the Project may meet or exceed a 3-star rating, requiring such compliance for all such buildings and development is not feasible.
D.	<u>Art</u> – 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 AS MODIFIED. The Project will provide art in public places through development of a public art plan developed by the Applicant that will consist of a minimum of three (3) significant art pieces. The Applicant will consult with and consider the City's Art in Public Places (AIPP) program in implementing this program.
E.	<u>Great Streets</u> – 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 (<i>Design Standards and Mixed Use</i>).	YES AS MODIFIED. The Project will provide private street cross sections that will meet the intent and purposes of the Great Streets Program through its Project Design Guidelines.
F.	<u>Community Amenities</u> – 1. Provides community or public amenities, which may include spaces for community meetings, community gardens or urban farms, day care facilities, non-profit organizations, or other uses that fulfill an identified community need. 2. Provides publicly accessible multi-use trail and greenway along creek or waterway.	YES. The Project will provide community and public amenities including spaces for community meetings, gatherings and other community needs, and publicly accessible multi-use trails and greenways along Shoal Creek.
G.	<u>Transportation</u> – Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	YES. The Project will provide bicycle facilities, including bicycle storage and trails that will facilitate connection to existing and planned bike routes and trails and will provide other multi-modal transportation features not required by City Code by providing transit enhancements developed in consultation with CapMetro and the neighborhood.
H.	<u>Building Design</u> – Exceeds the minimum points required by the Building Design Options of Section 3.3.2. of Chapter 25-2 , Subchapter E (<i>Design Standards and Mixed Use</i>).	NO. While certain buildings and development within the Project may exceed such minimum points, requiring such compliance for all such buildings and development is not feasible. The intent and purpose of such building design will be met through the Project Design Guidelines.

I. <u>Parking Structure Frontage</u> – In a commercial or mixed-use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691(C) (<i>Waterfront Overlay District Uses</i>) in ground floor spaces.	NO. While certain buildings and development within the Project may meet such percentage, requiring such compliance for all such buildings and development is not feasible.
J. <u>Affordable Housing</u> – Provides for affordable housing or participation in programs to achieve affordable housing.	YES. The Applicant will provide a substantial on-site affordable housing component as more particularly set forth in the The Grove at Shoal Creek Affordable Housing Plan.
K. <u>Historic Preservation</u> – Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	NOT APPLICABLE. There are no such features within the Property. However, the Applicant is willing to memorialize the prior use of the site for the education of disabled African Americans in public spaces located within the Project.
L. <u>Accessibility</u> – Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	YES. The Project will provide for accessibility for person with disabilities to a degree exceeding applicable legal requirements.
M. <u>Local Small Business</u> – 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.	NO. While the Applicant fully intends to actively seek local small businesses for the Project and may use incentives to induce such local businesses, given the on-site affordable housing commitment, increased parks and open space commitments, and increased traffic mitigation commitments, requiring a specific criteria for affordable retail rates is not feasible.

Exhibit E

ATTACHMENT 2

Proposed Code Modifications

CHAPTER 25-1 MODIFICATIONS		
CODE SECTIONS TO BE MODIFIED	CURRENT CODE LANGUAGE	PROPOSED MODIFICATION FOR THE GROVE AT SHOAL CREEK PUD
1. <i>Parkland Requirements, Article 14, Chapter 25-1 and 25-4-211</i>	25-1-602(A) “A subdivider or site plan applicant shall provide for the parkland needs of the residents by the dedication of suitable parkland for park and recreational purposes under this article.”	“Section 25-1-602 (Dedication of Parkland Required) is modified to provide that subdivider or site plan applicant shall provide for the parkland needs of the residents by providing suitable parkland for park and recreational purposes under the terms of The Grove at Shoal Creek Parks Plan and Parkland Improvement Agreement attached as exhibits to Planned Unit Development Ordinance No. .”
2. <i>Gross Floor Area, 25-2-21(44)</i>	25-1-21 “(44) GROSS FLOOR AREA means the total enclosed area of all floors in a building with a clear height of more than six feet, measured to the outside surface of the exterior walls. The term includes loading docks and excludes atria airspace, parking facilities, driveways, and enclosed loading berths and off-street maneuvering areas.”	“(44) GROSS FLOOR AREA means the total enclosed area of all floors in a building with a clear height of more than six feet, measured to the outside surface of the exterior walls. The term includes loading docks and excludes atria airspace, parking facilities, parking structures, driveways, and enclosed loading berths and off-street maneuvering areas.”

CHAPTER 25-2 MODIFICATIONS		
CODE SECTIONS TO BE MODIFIED	CURRENT CODE LANGUAGE	PROPOSED MODIFICATION FOR THE GROVE AT SHOAL CREEK PUD
4. <i>Site Development Regulations, 25-2-492</i>	Not applicable.	The Applicant proposes that the site development regulations applicable to the Property be as shown on the Land Use Plan
5. <i>Site Development Regulations, 25-2-492 and Height, 25-1-21(47)</i>	City staff interprets a parking level to be a “story” for the purposes of determining compliance with site development regulations.	“In determining compliance with the applicable height limitations, a parking level shall not be and is not considered a ‘story’.”
6. <i>Visual Screening, 25-2-1006</i>	25-2-1006 Visual Screening of certain features	“Section 25-2-1006 (A) shall not apply to any water quality and/ or storm water drainage facility that serves as an amenity or to any Green Storm Water Quality Infrastructure as defined in the Environmental Criteria Manual, except that any green infrastructure hardened outfalls and control structures should still be buffered from public ROW. Section 25-2-1006 (C) shall not apply between uses or sites that are both located within the PUD boundaries. This section shall still apply at the boundaries of the PUD.”
7. <i>Planned Unit Development Regulations, Chapter 25-2, Subchapter B, Article 2, Division 5, Section 3.2.3.D.1</i>	“D. the minimum front yard and street side yard setbacks, which must be not less than the greater of: 1. 25 feet for a front yard, and 15 feet for a street side yard; or”	“Chapter 25-2, Subchapter B, Article 2, Division 5, Section 3.2.3.D.1 shall not apply to the PUD. Notwithstanding the foregoing the remainder of that section shall apply to the PUD.”
8. <i>Compatibility Standards, Chapter 25-2, Article 10</i>	Chapter 25-2, Article 10, Compatibility Standards applied to triggering property within the PUD only	“Chapter 25-2, Article 10 (Compatibility Standards) does not apply only where development within the PUD triggers such

<p><i>NOTE: This Code modification only applies where the triggering property is located within the PUD. This Code modification does not apply where the triggering property is located outside the PUD. This Code modification is identical to the one granted in the Mueller PUD</i></p>		<p>compatibility standards. Notwithstanding the foregoing, Chapter 25-2, Article 10 (Compatibility Standards) shall apply, except as provided herein, where development outside of the PUD triggers such compatibility standards.”</p>
<p>9. <i>Compatibility Standards, 25-2-1063(C)(2) and (3)</i></p>	<p>25-2-1063(C) “(2) three stories and 40 feet, if the structure is more than 50 feet and not more than 100 feet from property: (a) in an SF-5 or more restrictive zoning district; or (b) on which a use permitted in an SF-5 or more restrictive zoning district is located; (3) for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive;”</p>	<p>“In the rectangular area of land in Tract B that is bounded by (i) the property line adjacent to Bull Creek Road on the west, (ii) a line 240 feet east from the property line adjacent to Bull Creek Road on the east, (iii) a line that is 200 feet south of the northern property line on the north, and (iv) a line that is 630 feet south of the northern property line on the south, Section 25-2-1063(C) (2) of the Austin City Code shall not apply, and Section 25-2-1063(C)(3) is modified to read to provide that for a structure more than 50 feet but not more than 300 feet from the property zoned SF-5 or more restrictive, height may is limited to 60’.”</p>
<p>10. <i>Compatibility Standards, 25-2-1067(G) and (H)</i></p>	<p>25-2-1067 “(G) Unless a parking area or driveway is on a site that is less than 125 feet wide, a parking area or driveway may not be constructed 25 feet or less from a lot that is: (1) in an SF-5 or more restrictive zoning district; or (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.”</p>	<p>“Section 25-2-1067(G) and (H) of the Austin City Code shall not apply to Tract A only, with respect to the construction of an alley, public road, trails and/or sidewalks.”</p>

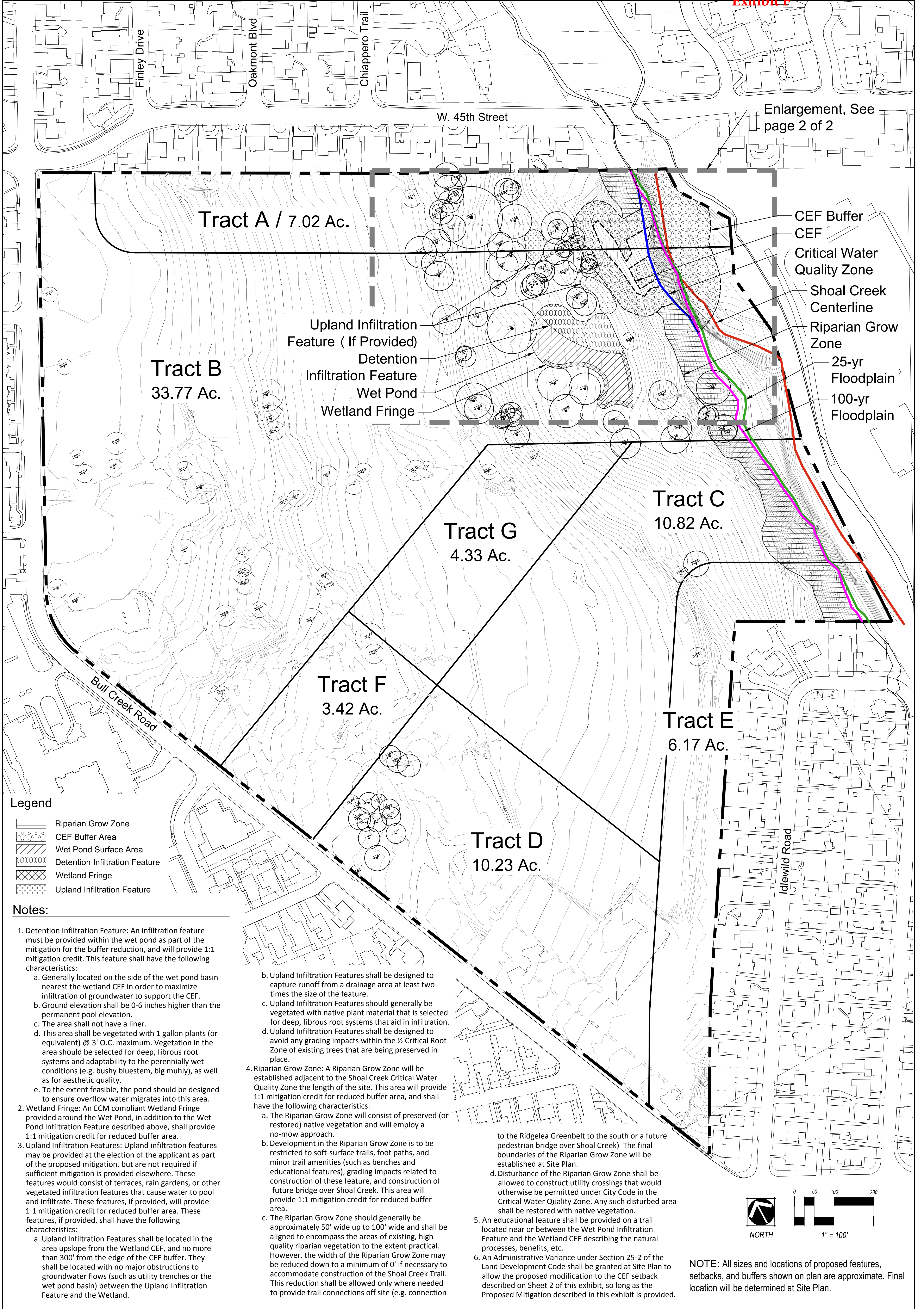
11. <i>Commercial Design Standards, Subchapter E, Chapter 25-2</i>	Chapter 25-2, Subchapter E, Design Standards and Mixed Use	“The Grove at Shoal Creek Design Guidelines generally address the physical relationship between commercial and other nonresidential development and adjacent properties, public streets, neighborhoods, and the natural environment, in order to implement the City Council's vision for a more attractive, efficient, and livable community. The requirements of Chapter 25-2, Subchapter E of the Austin City Code shall not apply to the property. All requirements in the Austin City Code that reference Chapter 25-2, Subchapter E shall be modified to refer to such Design Guidelines.”
CHAPTER 25-4 MODIFICATIONS		
CODE SECTIONS TO BE MODIFIED	CURRENT CODE LANGUAGE	PROPOSED MODIFICATION FOR THE GROVE AT SHOAL CREEK PUD
12. <i>Alleys, 25-4-132(B)</i>	25-4-132 “(B) Off-street loading and unloading facilities shall be provided on all commercial and industrial lots, except in the area described in Subsection (C). The subdivider shall note this requirement on a preliminary plan and a plat.”	“Off-street loading and unloading shall be provided on all commercial lots, except that loading and unloading may also occur in any alley that also serves as a fire lane. The subdivider shall note this requirement on a preliminary plan and a plat.”
13. <i>Block Length, 25-4-153</i>	25-4-153 Block Length requirements	“Section 25-4-153 of the Austin City Code shall not apply to the property.”
14. <i>Secondary Street Access, 25-4-157</i>	Section 25-4-157 – Subdivision Access Streets	“Section 25-4-157 of the Austin City Code shall not apply to the property.”
15. <i>Lots on Private Streets, 25-4-171(A)</i>	“(A) Each lot in a subdivision shall abut a dedicated public street.”	“(A) Each lot in a subdivision shall abut a public street, private street or private drive subject to a permanent access easement.”

<p>16. <i>Parkland Requirements, Article 14, Chapter 25-1 and 25-4-211</i></p> <p><i>[NOTE: this is the same as No. 1 above]</i></p>	<p>25-4-211 “The platting requirement for parkland dedication is governed by Chapter 25-1, Article 14 (Parkland Dedication).”</p>	<p>“The platting requirement for parkland dedication is modified to provide that such requirement is governed by the terms of The Grove at Shoal Creek Planned Unit Parks Plan and Parkland Improvement Agreement attached as exhibits to Development Ordinance No. _____. ”</p>
<p>16. <i>Preliminary Plan Expiration, 25-4-62</i></p>	<p>25-4-62 “An approved preliminary plan expires five years after the date the application for approval of the preliminary plan is submitted.”</p>	<p>“An approved preliminary plan expires seven years after the date the application for approval of the preliminary plan is approved.”</p>
<p>17. <i>Subdivision Construction Plan Expiration, 25-4-102</i></p>	<p>25-4-102 “(A) A subdivision construction plan expires three years after the date of its approval unless:”</p>	<p>“(A) A subdivision construction plan expires seven years after the date of its approval unless:”</p>
<p>18. <i>Public Street Alignment, 25-4-151</i></p>	<p>25-4-151 “Streets of a new subdivision shall be aligned with and connect to existing streets on adjoining property unless the Land Use Commission determines that the Comprehensive Plan, topography, requirements of traffic circulation, or other considerations make it desirable to depart from the alignment or connection.”</p>	<p>“Notwithstanding Section 25-4-151 of the Austin City Code, the private drives and/ or private streets within the property may be aligned with and connect to existing or future streets on adjoining property.”</p>
<p>19. <i>Dead-End Streets, 25-4-152(A)</i></p>	<p>25-4-152 “(A) A street may terminate in a cul-de-sac if the director determines that the most desirable plan requires laying out a dead-end street.”</p>	<p>“A street may terminate in a cul-de-sac if the director determines that the most desirable plan requires laying out a dead-end street, or may terminate in a connection with the private drives and/ or private streets within the property.”</p>
<p>CHAPTER 25-5 MODIFICATIONS</p>		
<p>CODE SECTIONS TO BE MODIFIED</p>	<p>CURRENT CODE LANGUAGE</p>	<p>PROPOSED MODIFICATION FOR THE GROVE AT SHOAL CREEK PUD</p>

20. <i>Site Plan Expiration, 25-5-81(B) and (D)</i>	<p>25-5-81 “(B) Except as provided in Subsections (C), (D), and (E) of this section, a site plan expires three years after the date of its approval.”</p> <p>“(D) A phase of a phased site plan expires on the expiration date determined under Section 25-5-21 (Phased Site Plan) unless: ...”</p>	<p>“Except as provided in Subsections (C), (D), and (E) of Section 25-5-81 of the Austin City Code, a site plan expires seven years after the date of its approval. A phase of a phased site plan expires on the expiration date determined in The Grove at Shoal Creek Planned Unit Development Ordinance No. _____ unless ...”</p>
21. <i>Site Plan Phasing, 25-5-21(B)</i>	<p>25-5-21 “(B) The director may approve development phasing if the date proposed for beginning construction on the final phase is not more than three years after the approval date of the site plan. Planning Commission approval is required for development phasing if the date proposed for beginning construction of a phase is more than three years after the approval date of the site plan.”</p>	<p>“(B) The director may approve development phasing if the date proposed for beginning construction on the final phase is not more than seven years after the approval date of the site plan. Planning Commission approval is required for development phasing if the date proposed for beginning construction of a phase is more than seven years after the approval date of the site plan.”</p>
CHAPTER 25-6 MODIFICATIONS		
CODE SECTIONS TO BE MODIFIED	CURRENT CODE LANGUAGE	PROPOSED MODIFICATION FOR THE GROVE AT SHOAL CREEK PUD
22. <i>Street Design, 25-6-171(A)</i>	<p>“(A) Except as provided in Subsections (B) and (C), a roadway, street, or alley must be designed and constructed in accordance with the Transportation Criteria Manual and City of Austin Standards and Standard Specifications.</p>	<p>“A roadway, private drive, street or alley must be designed and constructed in accordance with The Grove at Shoal Creek Design Guidelines. The Transportation Criteria Manual and City of Austin Standards and Standard Specifications shall apply to the extent they do not conflict with The Grove at Shoal Creek Design Guidelines.”</p>
CHAPTER 25-8 MODIFICATIONS		

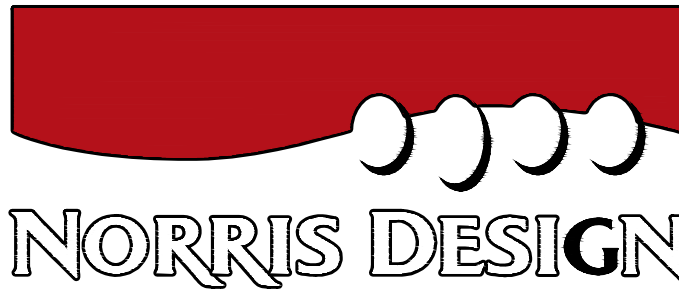
CODE SECTIONS TO BE MODIFIED	CURRENT CODE LANGUAGE	PROPOSED MODIFICATION FOR THE GROVE AT SHOAL CREEK PUD
23. <i>Heritage Trees, 25-8-641(B)</i>	“(B) A permit to remove a heritage tree may be issued only if a variance is approved under Section 25-8-642 (<i>Administrative Variance</i>) or 25-8-643 (<i>Land Use Commission Variance</i>).”	<p>“A permit to remove a heritage tree may be issued only if:</p> <p>(1) a variance is approved under Section 25-8-642 (<i>Administrative Variance</i>) or (25-8-643) <i>Land Use Commission Variance</i>, or</p> <p>(2) the tree is indicated as "Trees that May Be Removed" on The Grove at Shoal Creek Tree Survey and Disposition Plan as attached to The Grove at Shoal Creek Planned Unit Development Ordinance No. _____. Sections 25-8-642 and 25-8-643 shall not apply to the trees indicated as "Trees that May Be Removed" on The Grove at Shoal Creek Tree Survey and Disposition Plan.</p> <p>A permit issued under 25-8-642 (A) (2) shall require mitigation at the rates prescribed on The Grove at Shoal Creek Tree Survey and Disposition Plan.”</p>
DRAINAGE CRITERIA MANUAL MODIFICATIONS		
DCM SECTIONS TO BE MODIFIED	CURRENT DCM LANGUAGE	PROPOSED MODIFICATION FOR THE GROVE AT SHOAL CREEK PUD
24. <i>Fencing Requirements for Drainage Facilities, Section 1.2.4.E.1(a)</i>	DCM Section 1.2.4.E “1. (a) Where a portion of the stormwater facility either has an interior slope or wall steeper than three (3) feet horizontal to one (1) foot vertical with a height exceeding	“1. (a) Where a portion of the stormwater facility either has an interior slope or wall steeper than three (3) feet horizontal to one (1) foot vertical with a height exceeding one (1) foot, or, an

	<p>one (1) foot, or, an exterior slope or wall steeper than three (3) feet horizontal to one (1) foot vertical with a height exceeding three (3) feet above adjacent ground, barrier-type fences at least six (6) feet high, and/or steel grating are required for all single-family or duplex residential development, City maintained stormwater facilities, and/or for any privately maintained stormwater facilities located within 500 feet of a residential structure. Barrier type fences include, but are not limited to chain link, solid wood, masonry, stone or wrought iron.”</p>	<p>exterior slope or wall steeper than three (3) feet horizontal to one (1) foot vertical with a height exceeding three (3) feet above adjacent ground, steel grating is required for all single-family or duplex residential development, City maintained stormwater facilities, and/or for any privately maintained stormwater facilities located within 500 feet of a residential structure.</p>
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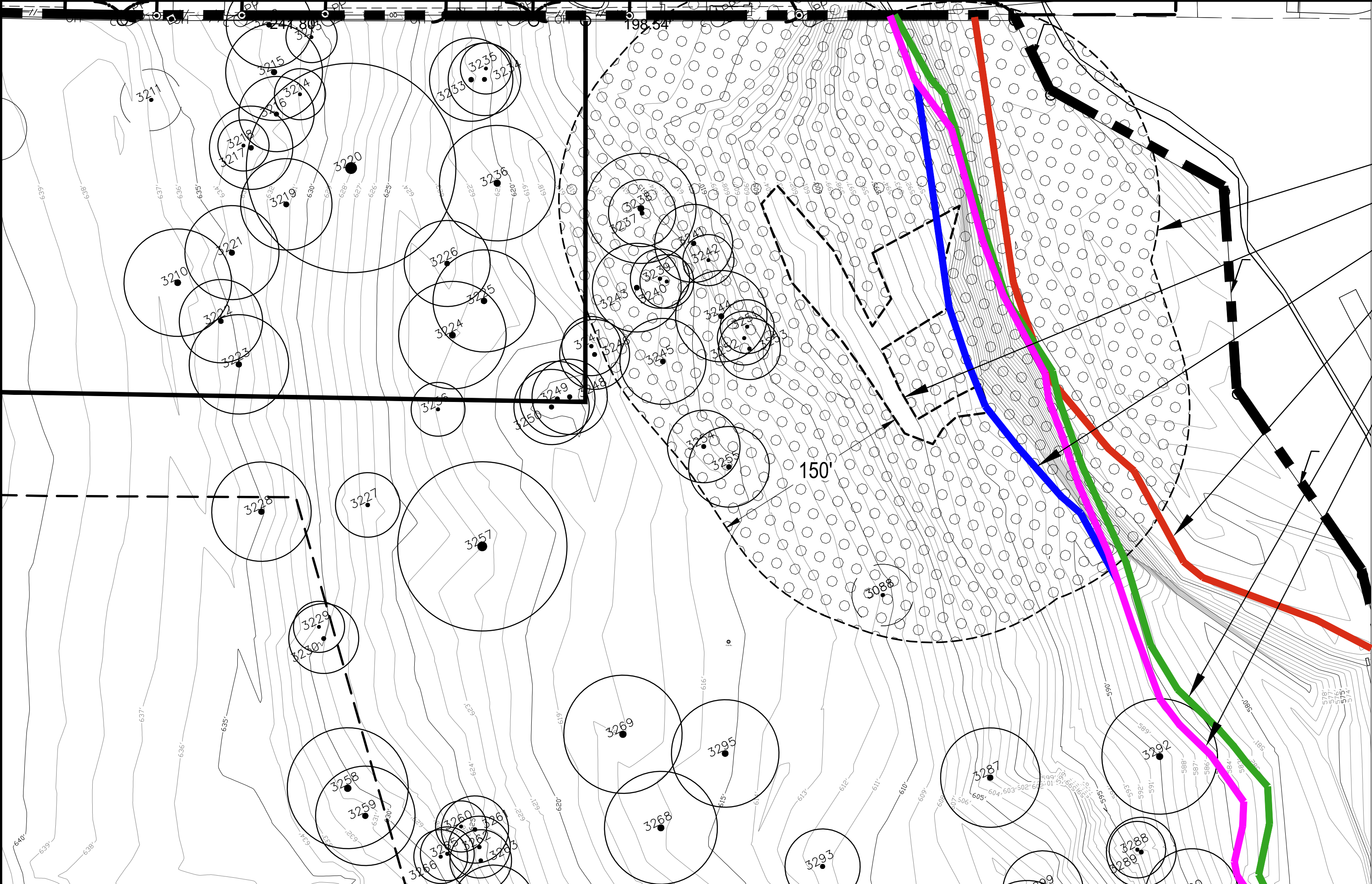


The Grove at Shoal Creek Planned Unit Development Environmental Resource Exhibit

October 28, 2015



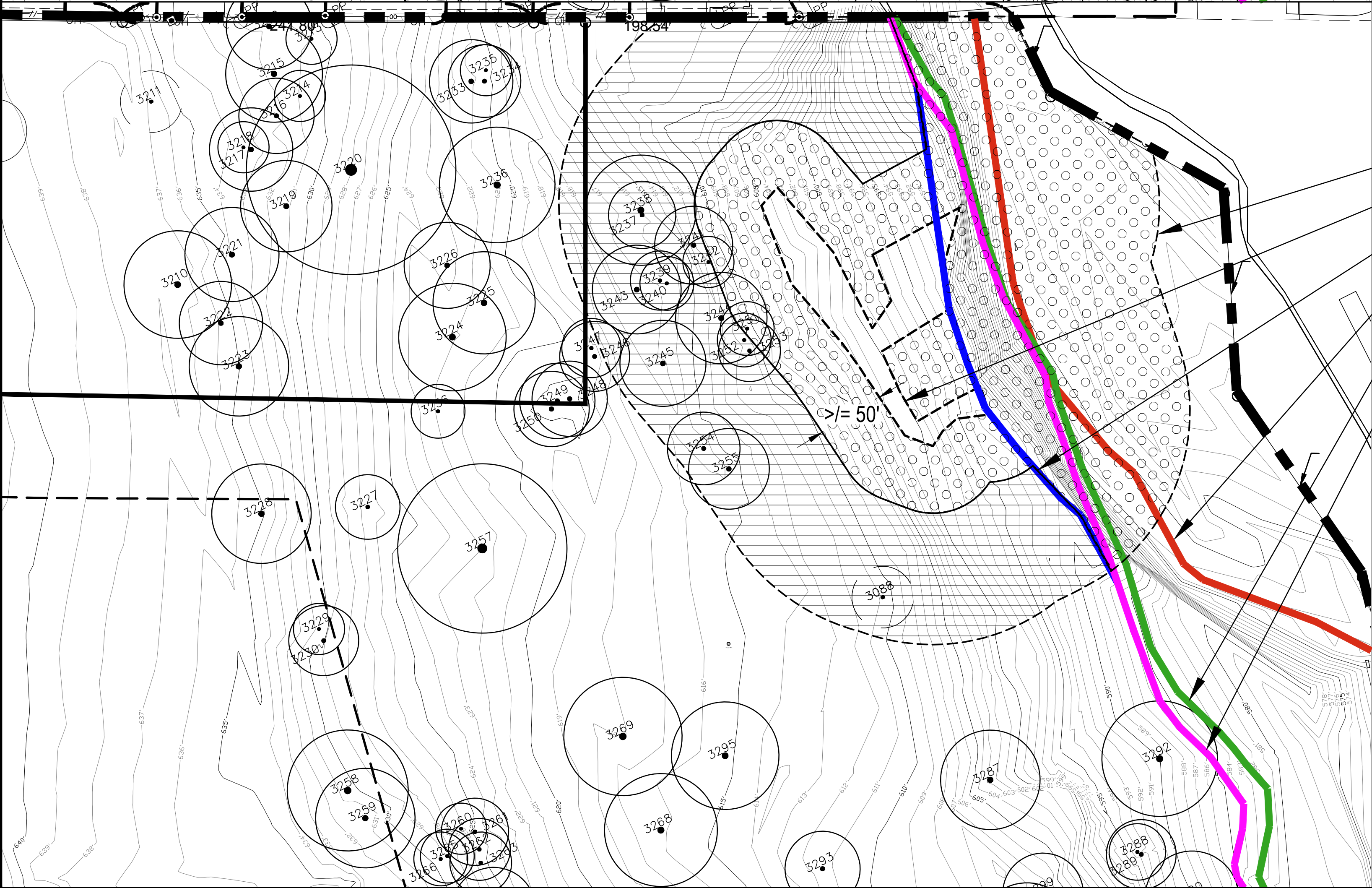
NOTE: All sizes and locations of proposed features, setbacks, and buffers shown on plan are approximate. Final location will be determined at Site Plan.



- CEF with Standard
150 Foot Setback
- 150' CEF Buffer
 - CEF (10,019 SF)
 - Critical Water Quality Zone
 - Shoal Creek Centerline
 - 25-yr Floodplain
 - 100-yr Floodplain

Legend

CEF Buffer Area (159,865 SF of standard buffer area on site)

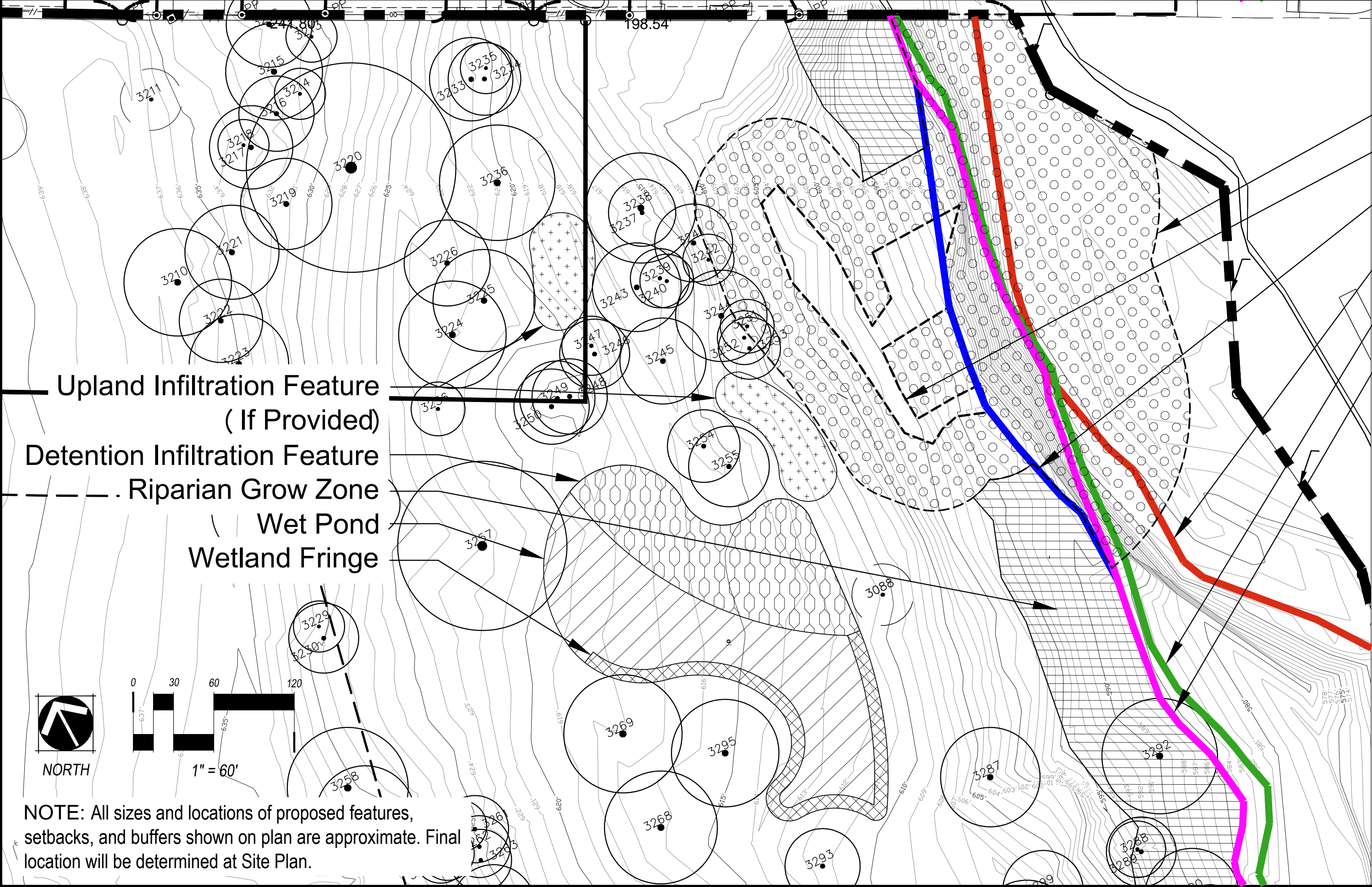


- Proposed Modification to
CEF Setback
- CEF Buffer
 - CEF (10,019 SF)
 - Critical Water Quality Zone
 - Shoal Creek Centerline
 - 25-yr Floodplain
 - 100-yr Floodplain

Legend

CEF Buffer Area (83,635 SF of CEF Buffer preserved)

CEF Buffer Area to be Mitigated (Standard buffer - Preserved buffer = 76,230 SF of buffer to mitigate)



- Proposed Mitigation
- CEF Buffer
 - CEF (10,019)
 - Critical Water Quality Zone
 - Shoal Creek Centerline
 - 25-yr Floodplain
 - 100-yr Floodplain

Legend

CEF Buffer Area

Wet Pond Surface Area

Riparian Grow Zone (Approx. 58,730 SF, no less than 40,000 SF)

Detention Infiltration Feature (Approx. 10,000 SF, no less than 8,000 SF)

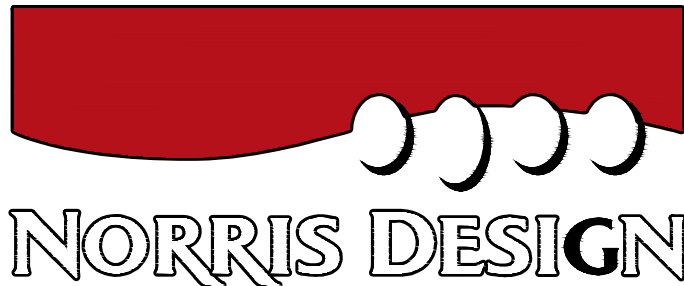
Wetland Fringe (Approx. 2500 SF, no less than 1000 SF)

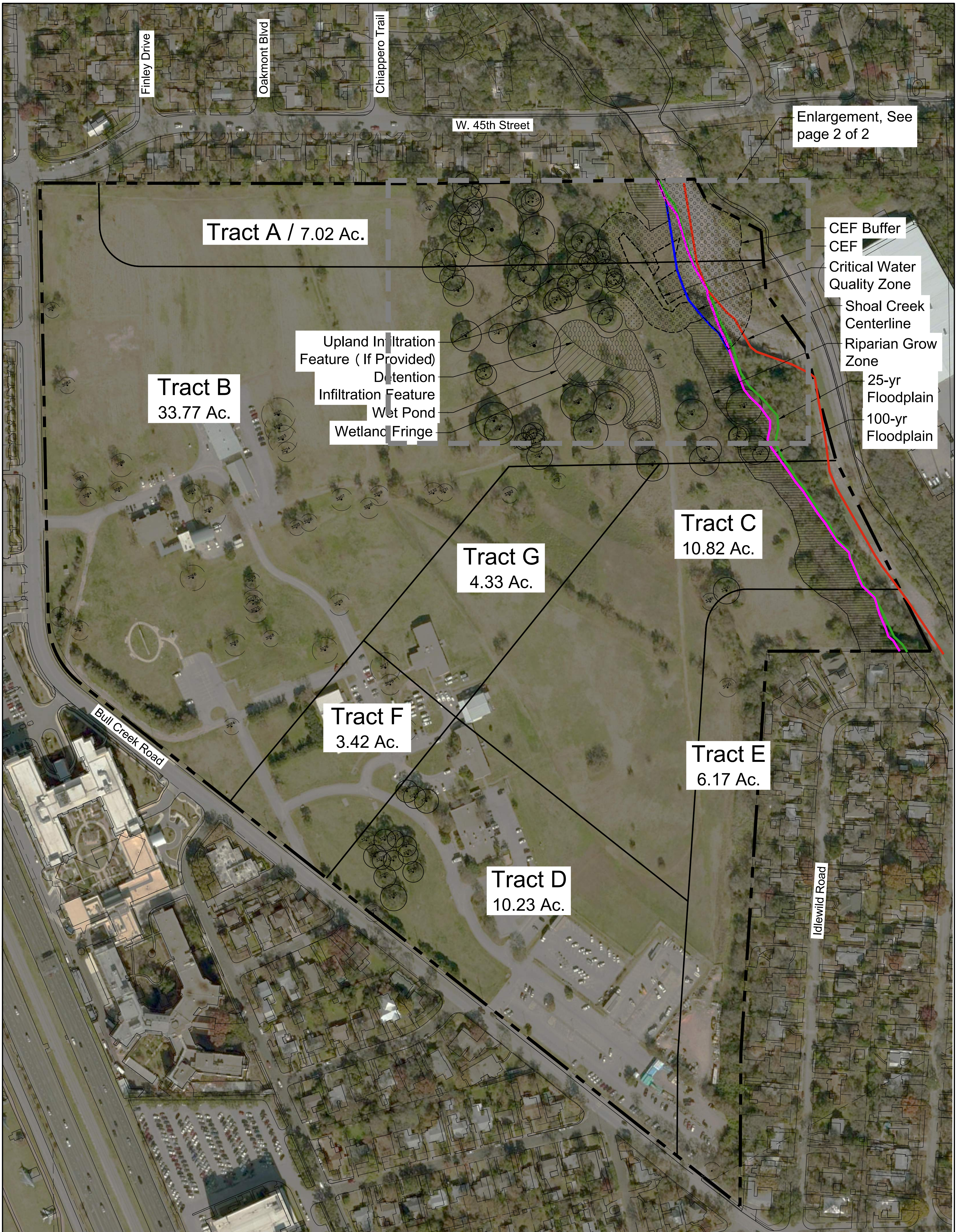
Upland Infiltration Feature (Approx. 5000 SF, no less than 0 SF)

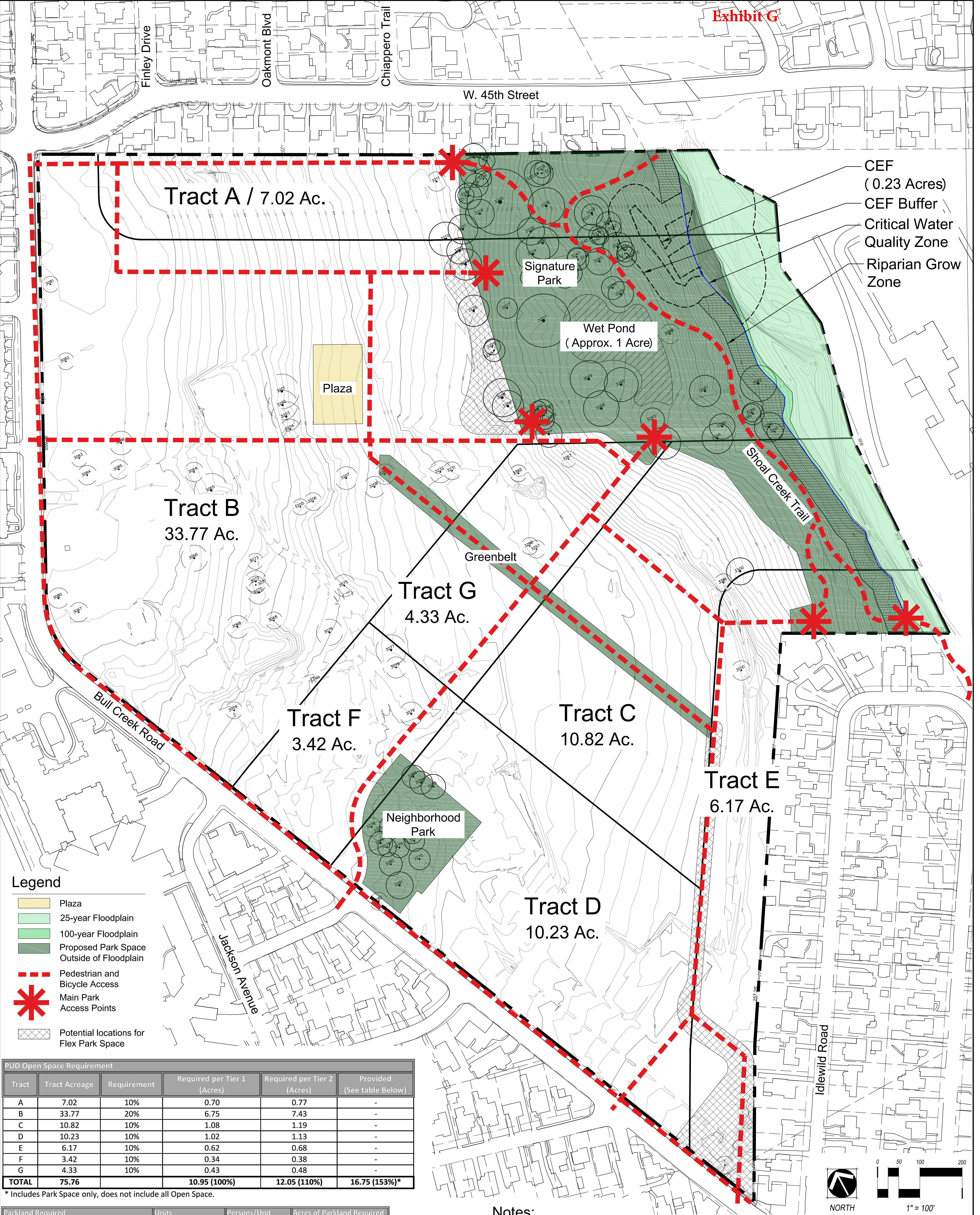
Mitigation Calculation	
Mitigation Required	76,230 SF
Mitigation Provided	
Detention Infiltration Feature	10,000 SF
Wetland Fringe	2500 SF
Upland Infiltration Feature	5000 SF
Riparian Grow Zone	58,730 SF
TOTAL MITIGATION PROVIDED	76,230 SF

The Grove at Shoal Creek Planned Unit Development Environmental Resource Exhibit

October 28, 2015







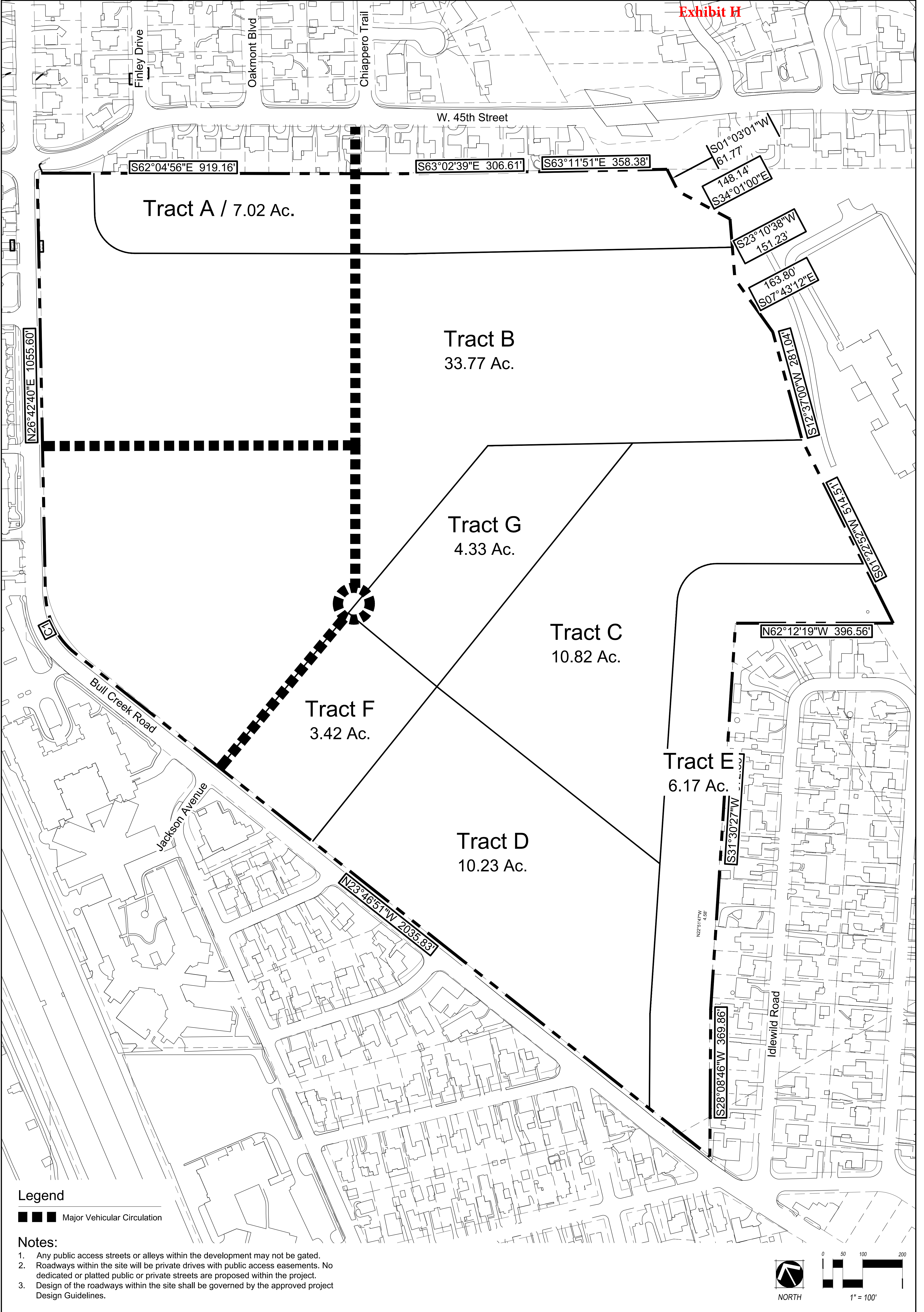
The Grove at Shoal Creek Planned Unit Development

Parks Plan Exhibit

September 29, 2015

2121 E. Sixth Street, Ste 203
Austin, Texas 78702
P 512.900.7888
F 303.892.1186





The Grove at Shoal Creek Planned Unit Development Roadway Framework Plan

September 29, 2015

Sheet 1 of 1

2121 E. Sixth Street, Ste 203
Austin, Texas 78702
P 512.900.7888
F 303.892.1186

www.norris-design.com



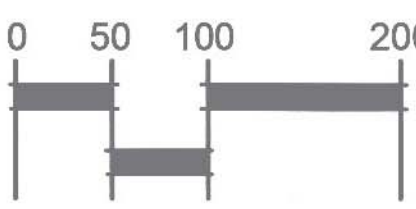


The Grove at Shoal Creek

Austin, Texas

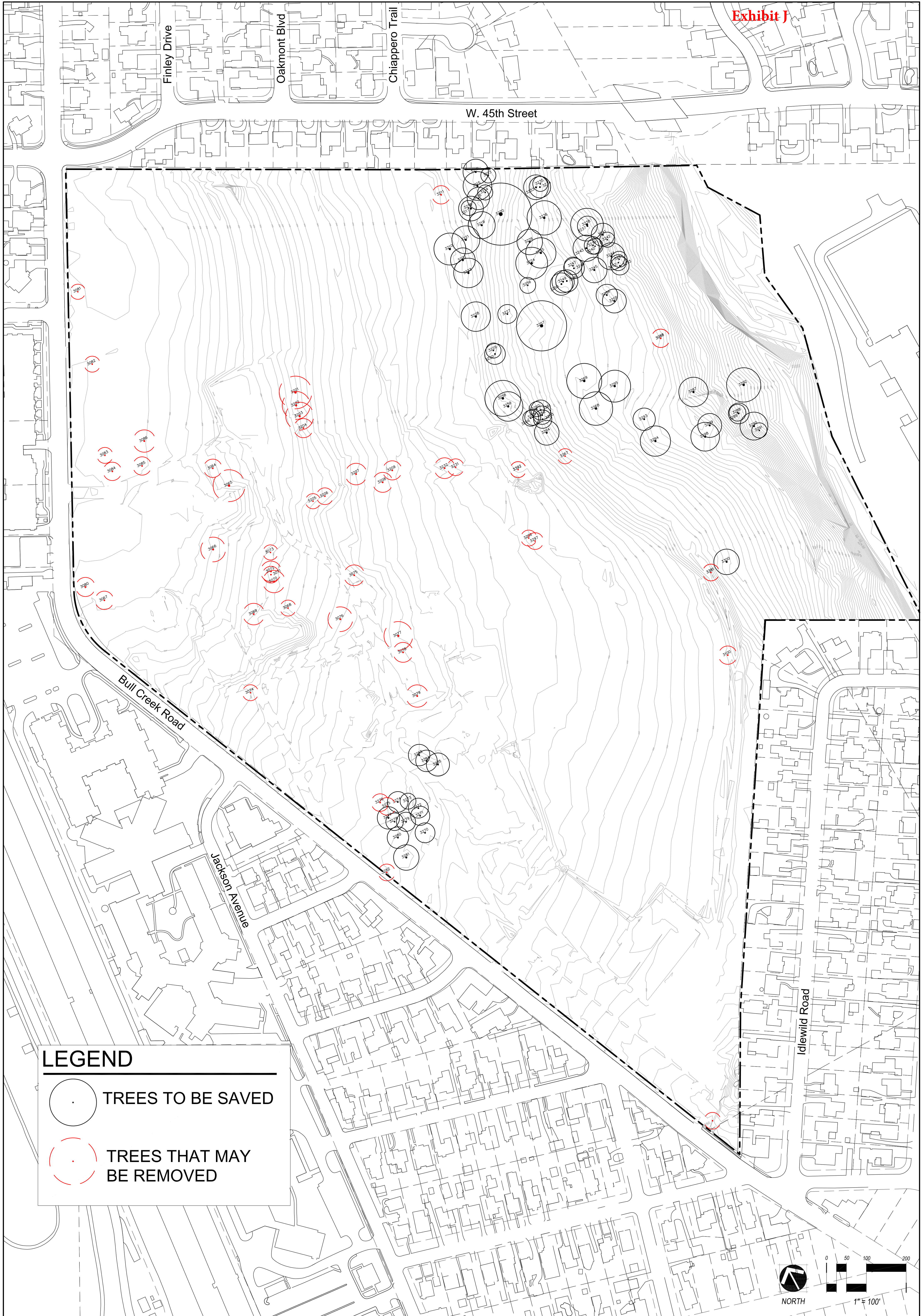


NORTH

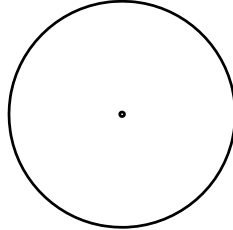


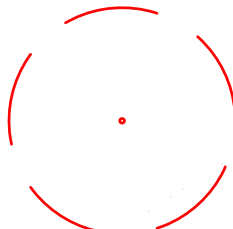
SCALE: 1"=100'

*Not a final site plan



LEGEND

 TREES TO BE SAVED

 TREES THAT MAY BE REMOVED

THE GROVE AT SHOAL CREEK TREE SURVEY

			TOTAL APPENDIX F PROTECTED TREES SURVEYED	TOTAL APPENDIX F TREE INCHES TO BE SAVED		TOTAL APPENDIX F TREE INCHES MAY BE REMOVED		TOTAL INVASIVE TREE INCHES REMOVED (NO MITIGATION)	ARBORISTS RATINGS *SEE ARBORIST REPORT (NR = NO RATING)
TREE #	SPECIES	DBH		HERITAGE	PROTECTED >19"	HERITAGE	PROTECTED >19"		
3064	LIVE OAK	20	20				20		3 / 4
3065	COTTONWOOD	40	40				40		2
3066	CHINESE TALLOW	33						33	3
3067	PECAN	23	23				23		3
3068	PECAN	20	20				20		3 / 4
3069	HACKBERRY (M)	27	27				27		2
3070	CRAPE MYRTLE	22							3
3071	CRAPE MYRTLE	18							3
3072	ARBORVITAE	26							1
3073	LIGUSTRUM (M)	25						25	NR
3074	PECAN (M)	18	18				18		2
3075	PECAN (M)	22	22				22		3
H 3076	PECAN (M)	31	31			31			3
H 3077	PECAN (M)	27	27			27			2 / 3
H 3078	PECAN (M)	24	24			24			3
H 3079	PECAN (M)	28	28			28			3
H 3080	AMERICAN ELM	24	24			24			2
3081	HACKBERRY	19	19		19				2
3082	CEDAR ELM (M)	18	18				18		3
3083	CHINESE TALLOW	20						20	3
3084	CHINESE TALLOW	23						23	3
3085	CHINESE TALLOW	23						23	3
3086	CHINESE TALLOW (M)	28						28	NR
3088	PECAN (M)	23	23				23		NR
3100	CHINA BERRY (M)	23						23	2
H 3201	PECAN (M)	26	26			26			2 / 3
H 3202	PECAN (M)	26	26			26			2
H 3203	PECAN (M)	24	24			24			3
H 3204	PECAN (M)	24	24			24			3
3205	CEDAR ELM	19	19				19		2
3206	CEDAR ELM	21	21				21		2
H 3207	PECAN (M)	25	25			25			2
3208	PECAN (M)	18	18				18		2
3209	PECAN	23	23				23		2 / 3
H 3210	LIVE OAK	32	32	32					3
3211	CEDAR ELM	23	23				23		2 / 3
H 3212	LIVE OAK	31	31	31					3
3213	LIVE OAK	19	19		19				3
3214	CEDAR ELM	19	19		19				3 / 4
H 3215	LIVE OAK	36	36	36					3
H 3216	LIVE OAK	28	28	28					3
H 3217	LIVE OAK	30	30	30					3 / 4
3218	LIVE OAK	19	19		19				3
H 3219	LIVE OAK	34	34	34					3 / 4
H 3220	LIVE OAK	78	78	78					3 / 4
H 3221	LIVE OAK	35	35	35					1
H 3222	LIVE OAK	31	31	31					3
H 3223	LIVE OAK	35	35	35					3 / 4
H 3224	LIVE OAK (M)	40	40	40					3
H 3225	LIVE OAK (M)	38	38	38					4
H 3226	LIVE OAK (M)	25	25	25					3 / 4
H 3227	CEDAR ELM	24	24	24					2
H 3228	LIVE OAK (M)	37	37	37					3
3229	LIVE OAK	19	19		19				3 / 4
H 3230	LIVE OAK	26	26	26					3 / 4
3231	PECAN (M)	21	21				21		2
H 3232	PECAN (M)	26	26			26			2 / 3
H 3233	LIVE OAK (M)	33	33	33					3 / 4
H 3234	LIVE OAK	27	27	27					3 / 4
3235	LIVE OAK	19	19		19				3
H 3236	LIVE OAK	43	43	43					3
H 3237	LIVE OAK	25	25	25					3 / 4
H 3238	LIVE OAK (M)	41	41	41					3 / 4
3239	LIVE OAK	22	22		22				3
3240	LIVE OAK	20	20		20				3
H 3241	LIVE OAK	29	29	29					3 / 4
3242	LIVE OAK	19	19		19				3 / 4
H 3243	LIVE OAK	33	33	33					3
H 3244	LIVE OAK	34	34	34					3 / 4
H 3245	LIVE OAK	32	32	32					4
H 3246	LIVE OAK	26	26	26					3 / 4
3247	LIVE OAK	22	22		22				3 / 4
H 3248	LIVE OAK	28	28	28					3 / 4
H 3249	LIVE OAK	28	28	28					3 / 4
H 3250	LIVE OAK	28	28	28					3 / 4
3251	LIVE OAK	20	20		20				2 / 3
3252	LIVE OAK	20	20		20				3 / 4
3253	LIVE OAK	23	23		23				3
H 3254	LIVE OAK	27	27	27					3 / 4
3255	LIVE OAK (M)	22	22		22				3
3256	CEDAR ELM	20	20		20				2
H 3257	LIVE OAK (M)	63	63	63					3 / 4
H 3258	LIVE OAK (M)	45	45	45					3
H 3259	LIVE OAK (M)	37	37	37					3
3260	LIVE OAK	19	19		19				3
H 3261	LIVE OAK	25	25	25					3
3262	LIVE OAK	23	23		23				3
3263	LIVE OAK	23	23		23				3
H 3264	LIVE OAK	31	31	31					3
3265	LIVE OAK	20	20		20				3
3266	LIVE OAK	20	20		20				3
3267	CEDAR ELM	19	19				19		3
H 3268	LIVE OAK	42	42	42					3 / 4
H 3269	LIVE OAK	44	44	44					3
H 3270	LIVE OAK	25	25	25					4
H 3271	LIVE OAK	24	24	24					3
H 3272	LIVE OAK	25	25	25					4
3273	LIVE OAK	20	20		20				3
H 3274	LIVE OAK	26	26	26					2 / 3
3275	LIVE OAK	22	22				22		3
3276	LIVE OAK	22	22				22		3
H 3277	LIVE OAK	28	28	28					3
3278	LIVE OAK	22	22		22				4
H 3279	LIVE OAK	24	24	24					3
H 3280	LIVE OAK	27	27	27					3
H 3281	LIVE OAK	32	32	32					4
3282	CEDAR ELM	21	21				21		NR
H 3283	LIVE OAK	27	27	27					3
H 3284	LIVE OAK	27	27	27					3
H 3285	LIVE OAK	29	29	29					3
3286	CEDAR ELM	21	21				21		NR
H 3287	LIVE OAK	40	40	40					NR
3288	LIVE OAK	21	21		21				3
3289	LIVE OAK	23	23		23				3
H 3290	LIVE OAK	35	35	35					3
3291	LIVE OAK	19	19		19				3
H 3292	LIVE OAK	43	43	43					NR
H 3293	CEDAR ELM	28	28	28					2
H 3294	LIVE OAK	35	35	35					3
H 3295	LIVE OAK	40	40	40					3
3296	CHINA BERRY (M)	20						20	2
3297	CHINA BERRY (M)	21						21	2
H 3298	LIVE OAK	36	36	36					3
H 3299	LIVE OAK	30	30	30					1 / 2
3300	LIVE OAK (M)	32	32	32					NR
3381	CEDAR ELM	21	21				21		NR
3392	HACKBERRY (M)	20	20				20		NR
TOTAL			3,173	1,894	512	285	482	216	

*H = Heritage Tree

TOTAL APPENDIX F TREE INCHES SURVEYED:	3,173	
TOTAL APPENDIX F TREE INCHES SAVED:	2,406	76% OF TOTAL INCHES REMOVED
TOTAL APPENDIX F TREE INCHES MAY BE REMOVED:	767	24% OF TOTAL INCHES REMOVED

- Notes:
- Arborist rating 2 = poor. Trees # 3080, 3202, 3207 & 3232 were rated poor by the applicant's arborist and reviewed in the field by City Arborist Michael Embesi.
 - Applicant is committing to save a minimum of 75% of Appendix F (Native) Protected size trees as shown in this table. Trees shown as saved may be removed if a similar size, similar condition tree noted for removal is substituted at Site Plan review.
 - A mitigation rate of 100% shall be required for trees #3080, 3202, 3207 & 3232 (note that mitigation is typically not required for trees in this condition, but a 100% mitigation rate is offered as an element of superiority) . A mitigation rate of 300% shall be required for any other Heritage Trees that are removed. All other trees shall be mitigated per the Environmental Criteria Manual.
 - The the applicant shall a tree care plan for all preserved protected and heritage trees on site. The applicant shall allot a minimum of \$100 toward this plan for each inch of heritage trees removed from the site. This shall be above and beyond any mitigation required for these trees.



EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Exhibit K

Austin Independent
School District



PROJECT NAME: The Grove at Shoal Creek (Scenario #1—1,315 total units)

ADDRESS/LOCATION: 4205 Bull Creek Road

CASE #: C814-2015-0074

☒ NEW SINGLE FAMILY

☒ NEW MULTIFAMILY

☐ DEMOLITION OF MULTIFAMILY

☐ TAX CREDIT

# SF UNITS:	395	STUDENTS PER UNIT ASSUMPTION					
SF Detached		Elementary School:	0.117	Middle School:	0.034	High School:	0.067
SF Attached (Townhomes)		Elementary School:	0.038	Middle School:	0.011	High School:	0.022
# MF UNITS:	920	STUDENTS PER UNIT ASSUMPTION					
Apartments		Elementary School:	0.124	Middle School:	0.035	High School:	0.071
MF Attached (Condos)		Elementary School:	0.038	Middle School:	0.011	High School:	0.022

Two scenarios were presented to AISD by the developer for this application. Scenario #1 reflects 1,315 total units (220 students), including a mix of single-family, multifamily, townhouse and condominiums. Scenario #2 reflects 1,515 total units (211 students) including a mix of multifamily, townhouse and condominiums (no single-family detached). Please see attached table for specific information on unit types and students per unit assumptions.

This Educational Impact Statement (EIS) uses Scenario #1 which reports the higher number of estimated students (due to the inclusion of single-family detached).

This EIS was prepared using information presented by the developer on September 10, 2015. As the development parameters are refined, a revised subsequent EIS may be prepared for the Planning Commission. The Planning Commission date is pending.

IMPACT ON SCHOOLS

Because the proposed development is not typical of most residential developments within the district, the staff consulted with the district's demographer, Davis Demographics & Planning to calculate the student yield. Based on an analysis of the information provided by the developer, the number of students per unit from a Planned Unit Development (PUD) with similar residential patterns within the district was used as the basis for estimating the number of students for this proposed project.

The mixed use development with 1,315 residential units is projected to add approximately 220 students across all grade levels to the projected student population. It is estimated that of the 220 students, 118 will be assigned to Bryker Woods Elementary School, 34 to O. Henry Middle School, and 68 at Austin High School.

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



The percent of permanent capacity by enrollment for SY 2019-20, including the additional students projected with this development, would be within the target range of 75-115% for all three schools (Bryker Woods at 115%; O. Henry at 109% and Austin at 101%), assuming the mobility rates remain the same.

In the event that enrollment should exceed 115% of permanent capacity at any of the schools, the administration would closely monitor enrollment and possibly discuss intervention strategies with the school community to address overcrowding.

TRANSPORTATION IMPACT

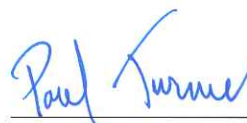
Bryker Woods Elementary School is located within 2 miles of the proposed development; therefore students would not qualify for transportation unless a hazardous route condition was identified. Students within the proposed development attending O. Henry Middle School and Austin High School will qualify for transportation due to the distance from the proposed development to the schools. Due to the relatively high number of students anticipated from the development, one new bus at each secondary school will most likely be needed to accommodate the additional bus riders.

SAFETY IMPACT

There are no known safety impacts at this time.

Date Prepared: 10/05/2015

Director's Signature: _____



EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Bryker Woods

RATING: Met Standard

ADDRESS: 3309 Kerbey Lane

PERMANENT CAPACITY: 418

% QUALIFIED FOR FREE/REDUCED LUNCH: 10.18%

MOBILITY RATE: +19.3%

POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	331	303	421
% of Permanent Capacity	79%	72%	101%

ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	395	362	480
% of Permanent Capacity	94%	87%	115%

MIDDLE SCHOOL: O. Henry

RATING: Met Standard

ADDRESS: 2610 West 10th Street

PERMANENT CAPACITY: 945

% QUALIFIED FOR FREE/REDUCED LUNCH: 29.74%

MOBILITY RATE: +2.2%

POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	871	976	1,010
% of Permanent Capacity	92%	103%	107%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	890	997	1,031
% of Permanent Capacity	94%	106%	109%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



HIGH SCHOOL: Austin

RATING: Met Standard

ADDRESS: 1715 W. Cesar Chavez

PERMANENT CAPACITY: 2,205

% QUALIFIED FOR FREE/REDUCED LUNCH: 28.74%

MOBILITY RATE: +6.4%

POPULATION (without mobility rate)

HIGH SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,962	2,036	2,104
% of Permanent Capacity	89%	92%	95%

ENROLLMENT (with mobility rate)

HIGH SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	2,087	2,166	2,234
% of Permanent Capacity	95%	98%	101%

*The 5-Year Projected Enrollment (with and without the proposed development) is an estimate calculated with the assumption that the stated mobility rates (transfers in and out of the school) remain the same over the 5-year period. These estimates are for the sole purpose of the Educational Impact Statement and should not be used for any other purposes.

The Grove at Shoal Creek
C814-2015-0074
Educational Impact Statement Attachment

		Total Students Projected						
Scenario 1			ES Student Yield	ES Students	MS Student Yield	MS Students	HS Student Yield	HS Students
1,315 Total Units		219.245						
Market Rate								
110 Single Family (SFD)			0.117	12.87	0.034	3.74	0.067	7.37
600 Apartments (APT)			0.124	74.4	0.035	21	0.071	42.6
140 Condo (MFA)			0.038	5.32	0.011	1.54	0.022	3.08
285 Townhome (SFA)			0.038	10.83	0.011	3.135	0.022	6.27
1,135 Units								
Affordable								
90 Apartments (APT)			0.124	11.16	0.035	3.15	0.071	6.39
90 Condo (MFA)			0.038	3.42	0.011	0.99	0.022	1.98
180 Units				118		33.555		67.69

		Total Students Projected						
Scenario 2			ES Student Yield	ES Students	MS Student Yield	MS Students	HS Student Yield	HS Students
1,515 Total Units		210.915						
Market Rate								
560 Apartments (APT)			0.124	69.44	0.035	19.6	0.071	39.76
195 Condo (MFA)			0.038	7.41	0.011	2.145	0.022	4.29
580 Townhome (SFA)			0.038	22.04	0.011	6.38	0.022	12.76
1,335 Units								
Affordable								
90 Apartments (APT)			0.124	11.16	0.035	3.15	0.071	6.39
90 Condo (MFA)			0.038	3.42	0.011	0.99	0.022	1.98
180 Units				113.47		32.265		65.18