



**ITEM FOR ENVIRONMENTAL COMMISSION AGENDA**

**COMMISSION MEETING**

**DATE REQUESTED:**

**February 15, 2017**

**NAME & NUMBER  
OF PROJECT:**

**Holdsworth Center – CD-2016-0013**

**NAME OF APPLICANT  
OR ORGANIZATION:**

**Armbrust & Brown, PLLC (David B. Armbrust)  
512-435-2301**

**LOCATION:**

**4907 RM 2222 Road**

**COUNCIL DISTRICT:**

**10**

**STAFF:**

**Wendy Rhoades, Planning and Zoning Department,  
512-974-7719**

**WATERSHED:**

**Lake Austin (Water Supply Suburban)**

**ORDINANCE:**

**Current Land Development Code**

**REQUEST:**

**Presentation of a Project Assessment Report for the  
Holdsworth Center Planned Unit Development**

## BRIEFING SUMMARY SHEET

DEVELOPMENT ASSESSMENT CASE NUMBER: CD-2016-0013 – Holdsworth Center

REQUEST:

Presentation of a Project Assessment Report for the Holdsworth Center Planned Unit Development, located at 4907 RM 2222 Road, within the Lake Austin Watershed.

DISTRICT AREA: 10

DEPARTMENT COMMENTS:

The Applicant has submitted a project assessment for 44.172 acres to be known as the Holdsworth Center Planned Unit Development (PUD). The property has Lake Austin residence (LA) and single family residence-standard lot (SF-2) zonings, and the Applicant is requesting that the Holdsworth Center follow the LA zoning site development regulations, except as modified within the Land Use Plan and related exhibits. The proposed project is a non-profit retreat center, and includes indoor and outdoor learning spaces, guest lodging and administrative buildings. The Holdsworth Center will offer training and leadership development to school districts in Texas in order to improve the quality of classroom education. Vehicular access to the PUD is proposed from RM 2222, with northbound traffic using a left-turn bay into the site and southbound traffic utilizing a right-turn taper.

The PUD site is located along Lake Austin, which is classified as a Water Supply Suburban watershed. The site contains several sensitive environmental features, including a mature riparian area along the lake, multiple critical environmental features (CEFs), steep slopes adjacent to RM 2222, and numerous protected and heritage trees. The proposed project provides many opportunities to protect and enhance these environmental features. The development assessment includes some environmental superiority elements, but as proposed the project does not yet demonstrate clear environmental superiority. Staff recommends that the PUD application include detailed proposals for innovative stormwater management, enhanced water quality treatment, protection and restoration of the riparian area along the lake, and tree preservation that exceeds standard code requirements. In addition, the proposed use of the site provides an excellent opportunity for environmental education, such as demonstration areas for riparian restoration and innovative stormwater management practices.

The Staff has reviewed the Applicant's PUD zoning proposal and the stated intent is to comply with 12 of the 15 Tier One requirements (the remaining three requirements are not applicable), and several of the Tier Two items (Open Space, Environmental / Drainage, Austin Green Builder Program, Community Amenities, Building Design, and Accessibility). Austin Energy is the electric service provider in this area, and the Applicant is required to construct all occupied buildings to achieve a two-star rating under the City's Austin Energy Green Building program.

At this time, Code modifications are requested to allow building height up to 40 feet; additional boat docks; relaxation of Commercial Design Standards for the proposed civic use; a reduction in parking requirements; and cut and fill requirements associated with the proposed access drive design.

Additional information is necessary to demonstrate how the PUD would meet the objectives of the City Code, or provide for development standards that achieve equal or greater consistency with the Code.

OWNER/APPLICANT: R. G. Mueller, Jr. Partnership, L.P. (Mark Randolph Mueller)

AGENT: Armbrust & Brown, PLLC (David B. Armbrust)

ENVIRONMENTAL COMMISSION DATE: February 15, 2017

CITY COUNCIL BRIEFING DATE: February 16, 2017

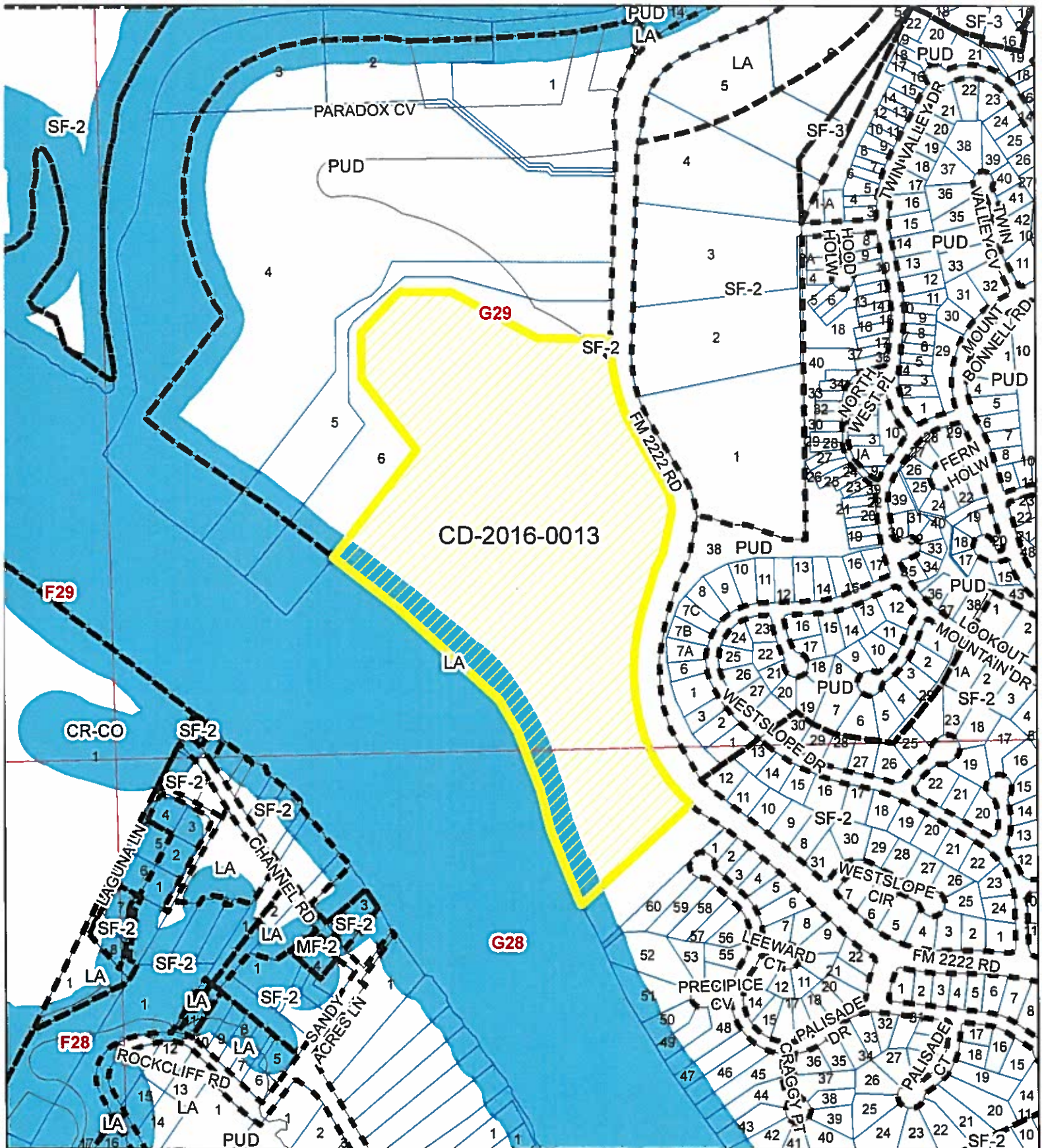
ASSIGNED STAFF: Wendy Rhoades

e-mail: [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)









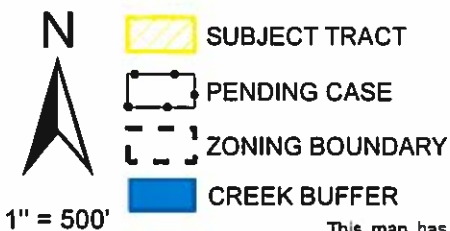
## DEVELOPMENT ASSESSMENT

ZONING CASE#: CD-2016-0013  
 LOCATION: 4907 FM 2222 Rd  
 SUBJECT AREA: 44.17 ACRES  
 GRID: G28 & G29  
 MANAGER: WENDY RHOADES



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





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## **THE HOLDSWORTH CENTER - LAND USE SUMMARY**

Headquartered in Austin, Texas, the Holdsworth Center will offer world-class training and leadership development to school districts selected to participate through a generous multi-year investment provided by founder Charles Butt, a lifelong advocate for public education.

The Holdsworth Center will be named after Charles' mother, Mary Elizabeth Holdsworth Butt, an educator and dedicated philanthropist. The Center's goal is to successfully support and develop the leaders of the more than 1200 school districts in Texas in order to improve the quality of education in the classroom.

The Center staff will work with districts over a period of approximately five years to empower individual leaders including superintendents, principals and other key administrators to reach their fullest potential. Staff will also assist districts in establishing a common vision and strategic roadmap for identifying, cultivating and developing future leaders.

Holdsworth participants will explore their personal leadership through a unique set of experiences including international travel, exposure to the best military and private industry leadership experts in the country and facilitated lectures with expert faculty and group discussion. Adding to the experience will be the environment in which all this takes place - a retreat setting that promotes reflection, thought and dialog.

Classes and group projects will focus on critical topics such as change management, effective teaming, board relations and best practices in talent management, just to name a few. As the second largest state in the country and home to approximately 10% of the nation's children, Texas has a tremendous responsibility to provide the highest quality education to all students.

The Holdsworth Center will help to ensure that we have inspired and enlightened leaders at every level within the education system making daily decisions that positively impact the future of our students and the state.



# PROPOSED LAND USE PLAN



## MISSION STATEMENT

HEADQUARTERED IN AUSTIN, TEXAS THE HOLDSWORTH CENTER WILL OFFER WORLD CLASS TRAINING AND LEADERSHIP DEVELOPMENT TO SCHOOL DISTRICTS SELECTED TO PARTICIPATE THROUGH A GENEROUS MULTI-YEAR INVESTMENT PROVIDED BY FOUNDER CHARLES BUTT, A LIFELONG ADVOCATE FOR PUBLIC EDUCATION. THE HOLDSWORTH CENTER WILL BE NAMED AFTER CHARLES' MOTHER, MARY ELIZABETH HOLDSWORTH BUTT, AN EDUCATOR AND DEDICATED PHILANTHROPIST, THE CENTER'S GOAL IS TO SUCCESSFULLY SUPPORT AND DEVELOP THE LEADERS OF THE MORE THAN 1,200 SCHOOL DISTRICTS IN TEXAS IN ORDER TO IMPROVE THE QUALITY OF EDUCATION OFFERED IN THE CLASSROOM. THE CENTER STAFF WILL WORK WITH DISTRICTS OVER A PERIOD OF APPROXIMATELY FIVE YEARS TO EMPOWER INDIVIDUAL LEADERS INCLUDING SUPERINTENDENTS, PRINCIPALS AND OTHER KEY ADMINISTRATORS TO REACH THEIR FULLEST POTENTIAL. STAFF WILL ALSO ASSIST DISTRICTS IN ESTABLISHING A COMMON VISION AND STRATEGIC ROADMAP FOR IDENTIFYING, CULTIVATING AND DEVELOPING FUTURE LEADERS. HOLDSWORTH PARTICIPANTS WILL EXPLORE THEIR PERSONAL LEADERSHIP THROUGH A UNIQUE SET OF EXPERIENCES INCLUDING INTERNATIONAL TRAVEL, EXPOSURE TO THE BEST MILITARY AND PRIVATE INDUSTRY LEADERSHIP EXPERTS IN THE COUNTRY AND FACILITATED LECTURES WITH EXPERT FACULTY AND GROUP DISCUSSION. ADDING TO THE EXPERIENCE WILL BE THE ENVIRONMENT IN WHICH ALL THIS TAKES PLACE - A RETREAT SETTING THAT PROMOTES REFLECTION, THOUGHT AND DIALOG. CLASSES AND GROUP PROJECTS WILL FOCUS ON CRITICAL TOPICS SUCH AS CHANGE MANAGEMENT, EFFECTIVE TEAMING, BOARD RELATIONS AND BEST PRACTICES IN TALENT MANAGEMENT, JUST TO NAME A FEW. AS THE SECOND LARGEST STATE IN THE COUNTRY AND HOME TO APPROXIMATELY 10% OF THE NATION'S CHILDREN, TEXAS HAS A TREMENDOUS RESPONSIBILITY TO PROVIDE THE HIGHEST QUALITY EDUCATION TO ALL STUDENTS. THE HOLDSWORTH CENTER WILL HELP TO ENSURE THAT WE HAVE INSPIRED AND ENLIGHTENED LEADERS AT EVERY LEVEL WITHIN THE EDUCATION SYSTEM MAKING DAILY DECISIONS THAT POSITIVELY IMPACT THE FUTURE OF OUR STUDENTS AND THE STATE.

## SITE DEVELOPMENT REGULATIONS

1. THE HOLDSWORTH CENTER SHALL FOLLOW LA ZONING SITE DEVELOPMENT REGULATIONS, EXCEPT AS MODIFIED WITHIN THE LAND USE PLAN AND RELATED EXHIBITS.

2. THE MAXIMUM BUILDING HEIGHT MAY NOT EXCEED 40 FEET.

3. THE MAXIMUM IMPERVIOUS COVER SHALL NOT EXCEED 8.8-ACRES, OR 19.92 PERCENT ON A GROSS SITE BASIS.

4. PER SECTION 25-8-63 (IMPERVIOUS COVER CALCULATIONS) UNCOVERED WOOD DECKS THAT HAVE DRAINAGE BETWEEN THE DECK BOARDS AND THAT

PROPOSED  
PUD NOTES

IS LOCATED OVER A PERVIOUS SURFACE, 50 PERCENT OF THE HORIZONTAL AREA OF THE DECK SHALL COUNT AS IMPERVIOUS. FIRE LANE THAT CONSIST OF INTERLOCKING PAVERS AND ARE RESTRICTED FROM ROUTINE VEHICLE ACCESS SHALL BE EXCLUDED FROM IMPERVIOUS COVER CALCULATION.

5. CUT AND FILL SHALL NOT EXCEED 10 FEET ON THE PROPERTY.

6. THE PERMITTED, CONDITIONAL, AND PROHIBITED USES SHALL BE CONSISTENT WITH LA ZONING, BUT SHALL INCLUDE THE FOLLOWING PERMITTED USES FOR A NONPROFIT ORGANIZATION:

- A. BUSINESS OR TRADE SCHOOL
- B. CLUB OR LODGE
- C. COMMUNITY RECREATION (PRIVATE)
- D. CULTURAL SERVICES
- E. GROUP RESIDENTIAL
- F. TOWNHOUSE RESIDENTIAL
- G. ADMINISTRATIVE AND BUSINESS OFFICES
- H. ADMINISTRATIVE SERVICES
- I. COLLEGE AND UNIVERSITY FACILITIES

ARKING AND LOADING

7. THE HOLDSWORTH CENTER SHALL PROVIDE 275 PARKING SPACES.

8. THE HOLDSWORTH CENTER SHALL PROVIDE ONE OFF-STREET LOADING SPACE AS REQUIRED BY SECTION 25-6, APPENDIX A, SCHEDULE C.

ENVIRONMENTAL/GREEN BUILDING

9. THE HOLDSWORTH CENTER SHALL PROVIDE A MINIMUM 4 STAR RATING IN THE AUSTIN ENERGY'S PUD GREEN BUILDING PROGRAM.

10. THE HOLDSWORTH CENTER SHALL PROVIDE 55 PERCENT OF OPEN SPACE, NOT INCLUDING DETENTION OR FILTRATION AREAS.

11. THE HOLDSWORTH CENTER WILL UTILIZE CENTRAL TEXAS SEED STOCK, AND PROVIDE ADEQUATE SOIL VOLUME FOR NEW PLANTINGS. PLANTED TREES FOR LANDSCAPE REQUIREMENTS WILL BE SPECIFIED FROM APPENDIX F OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, OR AS APPROVED BY THE CITY.



12. THE HOLDSWORTH CENTER SHALL PRESERVE ALL HERITAGE TREES THAT WERE SURVEYED ON THE SITE.

13. THE HOLDSWORTH CENTER SHALL COMPLY WITH THE HILL COUNTRY ROADWAY AND LAKE AUSTIN SHORELINE SETBACKS AS REQUIRED BY CODE.

14. THE HOLDSWORTH CENTER SHALL COMPLY WITH THE 150-FEET SETBACKS ON THE RIM ROCK CRITICAL ENVIRONMENTAL FEATURES AS IDENTIFIED IN THE ENVIRONMENTAL RESOURCE INVENTORY PREPARED BY HORIZON ENVIRONMENTAL SERVICES ON DECEMBER 23, 2016.

15. THE HOLDSWORTH CENTER SHALL UTILIZE INNOVATIVE WATER QUALITY CONTROLS AS OUTLINED IN THE CITY ENVIRONMENTAL CRITERIA MANUAL (GREEN STORMWATER QUALITY INFRASTRUCTURE) FOR THE PROPOSED DEVELOPMENT.

16. PLANTING FOR THE HOLDSWORTH CENTER SHALL INCLUDE PLANTS NATIVE AND ADAPTED TO THE REGION ONLY. PLEASE REFER TO THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, APPENDIX N, 'PREFERRED PLANT LIST'.

17. THE HOLDSWORTH CENTER SHALL BE EXEMPT FROM SUBCHAPTER E REQUIREMENTS BASED ON THE PROPOSED CIVIC LAND USE OF THE PROJECT.

#### BOAT DOCK

18. TWO BOAT DOCKS SHALL BE PERMITTED ON THE HOLDSWORTH CENTER PROPERTY.

19. ALL OTHER PROVISIONS WITHIN SECTION 25-2, ARTICLE 13. DOCKS, BULKHEADS, AND SHORELINE ACCESS, SHALL BE MET.

# HOLDSWORTH CENTER SUPERIORITY TABLE

TIER ONE PUD REQUIREMENTS				
LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	The Holdsworth Center Meets or Exceeds the PUD Requirements As Follows:	
2.3.1.A.		Meet the objectives of the City code.	The Holdsworth Center meets the objectives of the City code.	
2.3.1.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. Section 1.1 states that "[t]his division provides the procedures and minimum requirements for a planned unit development zoning district to implement the goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services.	The Holdsworth Center encourages high quality development, innovative design, and preservation of the natural environment. The proposed land use plan for the Holdsworth Center is superior since it will reduce the amount of development that could occur on the property. Current zoning and subdivision regulations allow a minimum of thirty single family residences.	
2.3.1.C.	Open Space	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: 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 benefits are provided.	The Holdsworth Center will provide approximately 55% open space not including detention or filtration areas.	
2.3.1.D.	Green Building	Comply with the City's Planned Unit Development Green Building Program	Will meet or exceed minimum requirements. See attached Exhibit E - Green Building.	
2.3.1.E.	Neighborhood Plans, Historic Areas, Compatibility	Be consistent with applicable neighborhood plans, neighborhood combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses	Does not apply.	

PROPOSED  
BASIS FOR  
SUPERIORITY



# **HOLDSWORTH CENTER SUPERIORITY TABLE**

<b>LDC Reference:</b>	<b>Subject</b>	<b>Code Requirement</b>	<b>The Holdsworth Center Meets or Exceeds the PUD Requirements As Follows:</b>
Chapter 25-2, Subch. B, Div. 5 2.3.1.F.	Environmental Preservation	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	The Holdsworth Center will provide environmental protection by meeting or exceeding buffers required in the Hill Country Roadway Ordinance and Lake Austin Zoning District as well as buffers from Lake Austin and the Critical Environmental Features. The project will provide increased open space and preserve all Heritage trees on site. The riparian zone near the Lake will be enhanced and the uplands natural woods will be maintained with open space. There are currently no water quality controls for the site or offsite drainage area, and this project will utilize innovative water quality controls outlined in the City's Environmental Criteria Manual (Green Stormwater Quality Infrastructure) for development.
2.3.1.G.	Public Facilities	Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities.	Does not apply.
2.3.1.H.	Landscaping	Exceed the minimum landscaping requirements of the City Code.	Landscaping will meet and exceed the minimum landscaping requirements of the City Code.
2.3.1.I.	Transportation, Connectivity	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.	This site is proposed to generate 300 daily trips and a Traffic Impact Analysis was not required to be completed. This site is located along RM 2222 and public transit options are not available within the immediate area due to the characteristics of RM 2222. Access to the site will be via a single driveway connection to RM 2222. Based on coordination with TxDOT, improvements will be made to RM 2222 to provide a left-turn bay for northbound traffic turning into the site. This will allow for through traffic to continue without being impeded by turning traffic. A southbound right turn taper will also be provided to allow southbound right turning vehicles to move out of the southbound through lanes.
2.3.1.J.	Prohibit Gated Roadways	Prohibit gated roadways	The Holdsworth Center will not have a gated roadway.

## HOLDSWORTH CENTER SUPERIORITY TABLE

LDC Reference:	Subject	Code Requirement	The Holdsworth Center Meets or Exceeds the PUD Requirements As Follows:
Chapter 25-2, Subch. B, Div. 5 2.3.1.K.	Historical Preservation	Protect, enhance, and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance	The existing residence and three barns will be preserved for future use to maintain the existing aesthetic character of the sites previous use and materials from structurally unstable structures will be recycled and reused on site.
2.3.1.L.	PUD Size	Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints	The Holdsworth Center includes approximately 44.17 acres.
2.3.2.A.	Commercial Design Standards	Comply with Chapter 25-2, Subchapter E ( <i>Design Standards and Mixed Use</i> )	Does not apply since LA zoning is the base zoning within the PUD.
2.3.2.B.	Commercial Design Standards	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., ( <i>Core Transit Corridors: Sidewalks And Building Placement</i> )	Does not apply.
2.3.2.C.	Commercial Design Standards	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.	Does not apply.

### 2.4 TIER TWO PUD REQUIREMENTS

LDC Reference:	Subject	Code Criteria	Additional Tier Two Requirements the Holdsworth Center Meets or Exceeds
Chapter 25-2, Subch. B, Div. 5	Open Space	Provides open space at least 10% above the requirements of Section 2.3.1.A. (Minimum Requirements). Alternatively, within the urban roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (Design Standards and Mixed Use), 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.	Per Section 2.3.1.A, a minimum of 20% open space is required for non-residential tracts. The Holdsworth Center will provide 55% open space not including detention or filtration areas.



# HOLDSWORTH CENTER SUPERIORITY TABLE

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	The Holdsworth Center Meets or Exceeds the PUD Requirements As Follows:
	Environment / Drainage	Complies with current code instead of asserting entitlement to follow older code provisions by application of law or agreement.	The Holdsworth Center will comply with current code and is not asserting and grandfathered development rights.
		Provides water quality controls superior to those otherwise required by code.	There are currently no water quality controls for the site or offsite drainage area. The Holdsworth Center will utilize innovative water quality controls outlined in the City Environmental Criteria Manual (Green Stormwater Quality Infrastructure) for development.
		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.	There are currently no water quality controls for the site or offsite drainage area, and this project will utilize innovative water quality controls outlined in the City Environmental Criteria Manual (Green Stormwater Quality Infrastructure) for development.
		Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.	The Holdsworth Center will provide water quality for currently untreated, developed off site areas of at least 10 acres.
		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.	
		Provides minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres.	
		Provides volumetric flood detention as described in the Drainage Criteria Manual.	
		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.	

## HOLDSWORTH CENTER SUPERIORITY TABLE

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	The Holdsworth Center Meets or Exceeds the PUD Requirements As Follows:
		Proposes no modifications to the existing 100-year floodplain.	The Holdsworth Center does not propose any modifications to the existing 100 year floodplain.
		Uses natural channel design techniques as described in the Drainage Criteria Manual.	
		Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.	The Holdsworth Center proposes to restore riparian vegetation in the existing, degraded Critical Water Quality Zone areas along Lake Austin. This will be accomplished by enhancing and maintaining the riparian edge, reducing site runoff into the Lake, removing invasive species and enhancing water quality.
		Removes existing impervious cover from the Critical Water Quality Zone.	
		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.	The Holdsworth Center will preserve all heritage trees on site as well as 75% of the caliper inches associated with native protected size trees, and 75% of all of the native caliper inches. In addition the project will provide an independent arborist report indicating the health of the trees in the developable area.
		Tree plantings use Central Texas seed stock native and with adequate soil volume.	The Holdsworth Center will utilize Central Texas seed stock, provide adequate soil volume. Planted trees for landscape requirements will be specified from Appendix F of the City of Austin Environmental Criteria Manual, or as approved by the City.
		Provides at least a 50 percent increase in the minimum roadway and/or critical environmental feature setbacks required by code.	
		Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.	The Holdsworth Center will cluster impervious cover that results in preservation of large contiguous open spaces along RM 2222 that are developable areas.
		Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas.	
		Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use.	The Holdsworth Center PUD will provide porous pavement for at least 50% or more of all paved areas limited to pedestrian use.



## HOLDSWORTH CENTER SUPERIORITY TABLE

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	The Holdsworth Center Meets or Exceeds the PUD Requirements As Follows:
		<p>Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.</p> <p>Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.</p> <p>Employs other creative or innovative measures to provide environmental protection.</p>	<p>The Holdsworth Center will direct stormwater runoff from impervious surfaces to a landscape area at least equal to the total required landscape area.</p> <p>The Holdsworth Center will implement an Integrated Pest Management Plan, as well as increased tree protection and erosion controls during construction. In addition the project will utilize the systems and strategies, to design, construct, operate and maintain the sustainable project which aims to achieve LEED Gold certification and a 4 - star rating under the Austin Green Building Program. The list of measures the project will strive to achieve has been included with this submittal.</p>
	Austin Green Builder Program	Provides a rating under the Austin Green Builder Program of three stars or above.	Will meet or exceed minimum requirements. See attached Exhibit E - Green Building.
	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.	
	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).	
	Community Amenities	<p>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.</p> <p>Provides publicly accessible multi-use trail and greenway along creek or waterway.</p>	<p>The Holdsworth Center will provide a retreat setting that promotes reflection, thought, and dialog to assist in the training and development of leaders at every level within the Texas education system. Through founder Charles Butt's investment, the Center will support and develop campus and district leaders from schools and communities all over Texas to improve the quality of education in the classroom and positively impact the future of our students and the state.</p>

# HOLDSWORTH CENTER SUPERIORITY TABLE

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	The Holdsworth Center Meets or Exceeds the PUD Requirements As Follows:
	Transportation	Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	This site is located within an area that does not currently provide any existing or planned bicycle routes given the characteristics of RM 2222 and Loop 360. There are no bicycle routes that can be connected to. This project will promote multimodal transportation options for guests. For guests flying in, shuttle/group transportation will be encouraged from the airport. For guests traveling from a drivable distance, carpooling/vanpooling will be encouraged.
	Building Design	Exceeds 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).	All buildings designed on site will meet and exceed minimum points required by Building Design Options of City Code through achieving a 4 star rating under City of Austin Green Building program, LEED Gold certification, façade articulation, primary entrance design, Lake Austin Overlay, hill country building materials, sustainable roof, and solar energy generation.
	Parking Structure Frontage	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) (Waterfront Overlay District Uses) in ground floor spaces.	
	Affordable Housing	Provides for affordable housing or participation in programs to achieve affordable housing.	
	Historic Preservation	Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	The existing structures over 500 ft2 clustered toward the main vehicular entrance will be protected, renovated, and enhanced for future use to maintain their existing aesthetic character. Structures that have been damaged will be demolished and materials will be recycled and reused onsite. Where applicable, new additions to existing structures will be in similar design aesthetic character to adjacent structures.

# **HOLDSWORTH CENTER SUPERIORITY TABLE**

<b>LDC Reference:</b> Chapter 25-2, Subch. B, Div. 5	<b>Subject</b>	<b>Code Requirement</b>	<b>The Holdsworth Center Meets or Exceeds the PUD Requirements As Follows:</b>
	Accessibility	Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	The Holdsworth Center will exceed applicable legal requirements for accessibility for persons with disabilities.
	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.	



**CODE MODIFICATION TABLE**  
**HOLDSWORTH CENTER**

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION	REASON FOR CODE MODIFICATION
<b>Building Height</b> <b>25-2-492</b>	The maximum building height in the LA zoning district is 35'.	The maximum building height in the Holdsworth Center is 40'.	The Holdsworth Center will comply with the height limits imposed by the Hill Country Roadway Ordinance. The incremental height increase reduces the need for additional impervious cover, allow for innovative architectural design and increased open space. The slopes on the site decreases by over 100' from RM222 to Lake Austin.
<b>Impervious Cover</b> <b>25-2-551 (C)(2)</b>	(2) For a lot included in a subdivision plat recorded after April 22, 1982 impervious cover may not exceed: (a) 20 percent, on a slope with a gradient of 25 percent or less; (b) 10 percent on a slope with a gradient of more than 25 percent and not more than 35 percent; or (c) if impervious cover is transferred under Subsection (D), 30 percent	The maximum impervious cover for Holdsworth Center shall be 8.8 acres.	While Section 25-2-551(C) (2) allows 6.3 acres of impervious cover on the site, the proposed maximum impervious cover is less than the maximum allowed by Section 25-8 of the Land Development Code and is less than 20 percent of the gross site area.
<b>Boat Dock</b> <b>25-2-897 and 25-2-1176 (A)(9)(a)</b>	The Code is silent on whether a boat dock is a permitted accessory use for a principal civic use.	No more than two (2) boat docks (no more than four slips) shall be constructed on the property of the Holdsworth Center. Such boat docks shall comply with the development regulations of Chapter 25-2,	The Holdsworth Center includes approximately 1,930 linear feet of land on Lake Austin. If the property was used for single family residences, a minimum of thirty boat docks may be

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION	REASON FOR CODE MODIFICATION
		Article 13 of the Code.	constructed. The boat docks will provide recreational activities for the educators attending the leadership program.
Commercial Design Standards 25-2, Subchapter E		Commercial Design Standards 25-2, Subchapter E do not apply to the project.	LA is the base zoning district within the PUD which is a residential based zoning district.
Off-Street Parking 25-6-472	(A) Except as provided in Section 25-6-473 (Modification Of Parking Requirement), a parking facility for a use must comply with the requirements in Appendix A ( Tables Of Off-Street Parking And Loading Requirements).	Section 25-6-472 (A) is modified to allow for a parking reduction on the Holdsworth Center project to 275 parking spaces.	The Holdsworth Center use is a unique land use and does not have specific parking requirements. The Code parking requirement for this development based on Code uses that do not quite fit the Holdsworth Center is 421 spaces. The development is proposing 275 parking spaces to be provided onsite. This development will promote multimodal transportation options for guests. For guests flying in, shuttle/group transportation will be encouraged from the airport. For guests traveling from a drivable distance, carpooling/vanpooling will be encouraged.
Cut Requirements 25-8-341	(A) Cuts on a tract of land may not exceed four feet of depth, except: (1) in an urban watershed; (2) in a roadway right-of-way;	Section 25-8-341(A) is modified to allow for cuts up to ten feet of depth for the access drive design, as shown on Exhibit C,	The natural topography of the site has a 100-foot elevation change from RM 2222 to the base of the site.

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION	REASON FOR CODE MODIFICATION
	(3) for construction of a building foundation; (4) for utility construction or a wastewater drain field, if the area is restored to natural grade; (5) in a state-permitted sanitary landfill or a sand or gravel excavation located in the extraterritorial jurisdiction, if: (a) the cut is not in a critical water quality zone; (b) the cut does not alter a 100-year floodplain; (c) the landfill or excavation has an erosion and restoration plan approved by the City; and (d) all other applicable City Code provisions are met.	Land Use Plan.	The access drive design will require additional cut to comply with fire code maximum roadway slope requirements.
<b>Fill Requirements</b>  <b>25-8-342</b>	(A) Fill on a tract of land may not exceed four feet of depth, except: (1) in an urban watershed; (2) in a roadway right-of-way; (3) under a foundation with sides perpendicular to the ground, or with pier and beam construction; (4) for utility construction or a wastewater drain field; or (5) in a state-permitted sanitary landfill located in the extraterritorial jurisdiction, if: (a) the fill is derived from the landfill operation; (b) the fill is not placed in a critical water quality zone or a 100-year floodplain; (c) the landfill operation has an erosion and restoration plan approved by the City; and (d) all other applicable City Code provisions are met.	Section 25-8-342(A) is modified to allow for fills up to ten feet of depth for the access drive design as shown on Exhibit C, Land Use Plan.	The natural topography of the site has a 100-foot elevation change from RM 2222 to the base of the site. The access drive design will require additional fill to comply with fire code maximum roadway slope requirements.



## **EXHIBIT E – GREEN BUILDING NOTES**

The project aims to achieve a 4-star rating under the Austin Green Building Program. Some of the measures the project will strive to achieve are as follows:

- **Site:** The project will reduce the impact of the structures on the environment through an early assessment of site conditions, including local climate, topography, soils, hydrology, and site acoustics. Electric vehicle charging stations will be provided to reduce greenhouse gas emissions, air pollution, and other environmental and health impacts associated with automobile use. A large portion of the site will be preserved and protected to conserve existing natural areas and restore damaged areas, and provide habitat and promote biodiversity.
- **Energy:** A software-based energy simulation of the project will be formulated early in the design process to determine its energy performance compared to the ASHRAE energy baseline for each building. The model will be updated regularly throughout the design process. We target that the project will use at least 30% less energy than the baseline. In order to reduce environmental and economic impacts associated with fossil fuel energy use, 1% of the development's energy use will be generated on-site.
- **Water:** The project will reduce the use of potable water or other natural surface or subsurface water resources available on or near the project site for landscape irrigation by at least 50%. To further increase water efficiency within the buildings, 35% less water than the baseline for each building type will be used. This will reduce the burden on municipal water supply and wastewater systems.
- **Indoor Environmental Quality:** A green cleaning program for the buildings is being developed so we can reduce exposure of building occupants and maintenance personnel to potentially hazardous chemical contaminants that adversely impact air quality, occupant well-being, and the environment. The quantity of indoor air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of installers and occupants will be reduced. This will be accomplished through careful selection and installation of adhesives, sealants, paints, coatings, flooring systems, composite wood, and agrifiber products that meet appropriate criteria for emissions.
- **Materials & Resources:** The construction team will recycle and/or salvage at least 75% of non-hazardous construction and demolition. A construction waste management plan will be developed and implemented that identifies the materials to be diverted from disposal and whether the materials will be sorted on-site or comingled. The development will use a minimum of 50% (based on cost) of wood-based materials and products that are certified in accordance with the Forest Stewardship Council's principles and criteria. This practice encourages environmentally responsible forest management.
- **Education & Equity:** The project will create and promote safe and reliable jobs with fair compensation by abiding by the Code of Conduct in construction contracting outlined in the Better Building program. The project team is developing an actively instructional education campaign to take advantage of the educational value of the sustainability features of the project. The campaign will include signage throughout the buildings, regular building tours, site design elements, water infrastructure features, and exposed building systems that enhance ecological stewardship and education through building interaction.
- **Innovation:** For 90% of both indoor and outdoor fixtures, a lighting purchasing plan will be drafted stating maximum levels of mercury permitted. The plan must specify a target for the overall average of mercury

content in lamps of 90 picograms per lumen-hour or less. Screw-based CFLs may be excluded if they comply with NEMA guidelines.

## MASTER REVIEW REPORT

CASE NUMBER: CD-2016-0013

CASE MANAGER: Wendy Rhoades

PHONE #:512-974-7719

PROJECT NAME: Holdsworth Center

SUBMITTAL DATE: December 30, 2016

REPORT DUE DATE: January 17, 2017

FINAL REPORT DUE DATE: January 23, 2017

REPORT SUBMITTED: February 7, 2017; DAYS LATE: 11 BUSINESS DAYS

LOCATION: 4907 RM 2222 Road

### STAFF REVIEW:

- This report includes all comments received to date concerning your development assessment.
- PLEASE NOTE: IF YOU HAVE ANY QUESTIONS, PROBLEMS, CONCERNS OR IF YOU REQUIRE ADDITIONAL INFORMATION ABOUT THIS REPORT, PLEASE DO NOT HESITATE TO CONTACT YOUR CASE MANAGER (referenced above) at the CITY OF AUSTIN, PLANNING AND ZONING DEPARTMENT, P.O. BOX 1088, AUSTIN, TX.

### REPORT:

- The attached report identifies those requirements that must be addressed by an update to your application in order to obtain approval. This report may also contain recommendations for you to consider, which are not requirements.
- ADDITIONAL REQUIREMENTS AND RECOMMENDATIONS MAY BE GENERATED AS A RESULT OF INFORMATION OR DESIGN CHANGES PROVIDED IN YOUR UPDATE.

<b>Austin Energy/Green Building -Sarah Talkington-512-482-5393</b>
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GB 1. The Minimum Requirements: All PUDS must provide a two-star Austin Energy Green Building Rating or above.

Tier Two Requirements: Austin Energy Green Building: Provide an Austin Energy Green Building Rating of three stars or above.

GB 2. It appears as though there are perhaps Residential and Commercial program requirements to consider. We are okay/have no reservations about them committing to the (Tier 1 or) Tier 2 PUD requirement for a (2 or) 3-Star Austin Energy Green Building requirement minimum. This project is owner occupied and could meet the requirements without undue burden. We advise the standard PUD language RE: green building is used (the drafted new language, if possible). The old language had our name wrong "Green Builder Program" and implied that there is a special Green Building Rating for PUDS - and there is not.



GB 3. We strongly advise against them incorporating/including the Exhibit E- Green Building Notes in the PUD agreement/language. It was helpful to see, but formally incorporating the language would be inappropriate (needlessly restrictive and problematic).

## Drainage Engineering – Michael Duval – 512-974-2349

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DE1. Engineering work must be sealed in accordance with the Texas Engineering Practice Act. Metal clips, plastic clips, paper clips or other forms of easily removable fasteners are not acceptable. Loose-leaf binders of engineering work are acceptable during the review process, but the engineer must consecutively number each page and must also include and sign, seal and date an index or table of contents page. The loose-leaf binder must be replaced with a permanent binding prior to approval of the application. Documents (such as maps or plans) provided as enclosures or attachments must be individually signed, sealed and dated.

### **DRAINAGE REPORT**

DE2. Provide a brief drainage study which would show whether or not there are significant offsite flows or well defined waterways on site. As a minimum provide a topographic area map. If concentrated flows exist, drainage easements may be required. [LDC 25-7-151]

- 
- A detailed drainage study is required. The drainage study should provide evidence that the proposed development complies with Chapter 25-7 (Drainage; LDC) and the Drainage Criteria Manual. The report should:
  - Assume fully-developed upstream conditions.
  - Illustrate that the subdivision is providing conveyance for fully developed off-site flows.
  - Provide topographic map of upstream area with supporting calculations of flowrates.
  - Specify basis of topography as U.S.G.S., City Standard Datum, or On-site topographical survey with date of survey and surveyor's certification. Clarify boundary of proposed tract.
  - Delineate the one hundred (100) year floodplain and provide supporting calculations.
  - Provide calculations demonstrating adequacy of drainage facilities adjacent to this tract.
  - Verify adequacy of all drainage easements and/or drainage facilities.
  - Verify that no adverse flooding of other property will occur as a result of proposed improvements.
  - Show location of all proposed filtration/sedimentation ponds, verify adequacy of each with calculations and contain in drainage easement(s).
  - Address need for detention.
  - Provide a topographic map showing locations of HEC-2 cross-sections.

All Engineering Reports must be certified by a registered professional engineer.

#### **EASEMENT COMMENTS**

- Show all existing and proposed easements. All proposal easements must be acquired and recorded prior to issuance of development permit.

#### **DRAINAGE COMMENTS**

- Show drainage area maps and provide fully developed condition flows for the offsite contributing areas passing through site. Drainage easements will be required for conveyance of offsite flows. [LDC 25-7-61].
- Use Table 2-1 of Drainage Criteria Manual as a guide for determining methods to calculate storm runoff. [DCM 2.3.0]

#### **DETENTION**

Stormwater Management (detention) should be provided to control the 2,10,25 and 100 year storm runoff in accordance with DCM 8.3.2.B. and excerpts of DCM 8.1.0 which states:

### **Dev Assessment – Electric – Eben Kellogg – 512-322-6050**

Any **relocation** of electric facilities shall be at landowner's/developer's expense.

**Show the location of the proposed** transformer pads locations; and underground electric cabling and or meter bank locations, necessary to serve your project. Provide a point-of-service for your project, as well as the projected load required for service, with completed ESPA form with case number.

Existing electric facilities need to be tied down for easement or relocated at the expense of the owner/developer. Show all existing easements and platted easements

Additional electric easements may be required as to provide service to proposed development.

Please review the following section of Austin Energy's Utilities Criteria Manual – 1.10.0 Clearance and Safety Requirements. – for proper site planning.

[https://www.municode.com/library/tx/austin/codes/utilities\\_criteria\\_manual?nodeId=S1AUENDECR\\_1.10.0CLSARE\\_1.10.4CLAEPAEODIVA](https://www.municode.com/library/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE_1.10.4CLAEPAEODIVA)

The City's Environmental Criteria Manual (ECM) Sections 2.4.1.D and 2.4.2.C state, "In areas where utility lines are present or proposed **only trees from the Utility Compatible Shade Trees list** (see Appendix F) shall be planted with in: a) 10 lateral feet from any overhead distribution conductor; b) 30 to 40 lateral feet from any overhead transmission conductor, unless a more restrictive dedicated right-of-way has been established; c) 10 lateral feet from any underground electric facility"

Keep this in mind for any landscape plans that may accompany this site plan.

**DAC Environmental – Pamela Abee-Taulli – 512-974-1879**

This property is located in Austin's full purpose jurisdiction, in Lake Austin Watershed, which is classified as a Water Supply Suburban Watershed. It is not located over the Edwards Aquifer Recharge Zone. The Lake Austin Overlay and the Hill Country Roadway Overlay apply to this site.

EV 1 The PUD proposes a maximum impervious cover of 8.8 acres, or 19 percent of Gross Site Area. For comparison, the PUD proposal must provide all impervious cover calculations necessary to assess current code requirements per LDC 25-8, including proposed construction on slopes.

EV 2 Provide a slope map showing:

- Slopes from 0 to 15%;
- Slopes from 15 to 25%; and
- Slopes in excess of 25%.

In addition, include an overlay of the site plan / subdivision lot lines / ROW on the exhibit. Be sure to clearly differentiate public ROWs from private driveways.

EV 3 Please provide an exhibit showing:

- Cut from 4 to 8 feet;
- Cut in excess of 8 feet (specify maximum cut);
- Fill from 4 to 8 feet; and
- Fill in excess of 8 feet (specify maximum fill).

Exclude grading beneath buildings / parking garages and exclude grading beneath ROWs the exhibit. Additional grading review and comment may be pending. Be sure to clearly differentiate public ROWs from private driveways.

EV 4 The PUD proposes to implement "increased tree protection and erosion controls during construction." To assess superiority, reviewer will need detailed description of both standard and proposed controls and practices.

EV 6 The PUD proposes modifying current code to allow for cuts up to ten feet for the access drive. Applicant will be required to demonstrate that the requested change is the minimum change necessary, does not create a significant probability of harmful environmental consequences, and will result in water quality that is at least equal to the water quality requirements of current code.

EV 7 Please provide describe methods proposed for construction of water and wastewater infrastructure, demonstrating how post construction erosion will be minimized.

**Environmental Officer – Chuck Lesniak – 512-974-1726**

EO 1. As proposed, the Holdsworth Center PUD does not demonstrate clear environmental superiority. However, the property provides numerous opportunities for innovative stormwater management (e.g., infiltration and beneficial reuse), enhanced water quality treatment, open space conservation, riparian restoration, tree protection, and environmental education.

EO 2. In general, the PUD's superiority elements should mitigate the impacts of the additional impervious cover and cut and fill proposed in the development assessment.

EO 3. The PUD application should include additional details about the proposed superiority elements. The development assessment does not provided adequate information about the proposed landscaping, water quality treatment, riparian restoration, or increased tree protection and erosion controls during construction.

EO 4. Given the proposed use of the site, staff recommends incorporating environmental education elements into the project. For example, innovative stormwater management practices and green water quality controls could be used as demonstration areas.

**Dev Assessment – Fire Review – Richard Schaffner – 512-974-0159**

At this time there are no formal requirements, however a site plan fully compliant with all fire protection related features, designed by a Texas licensed engineer must be submitted for review and approved by AFD. The following comments are obvious issues that the developer should be aware of.

F1 – FYI - For this review it has been assumed than only the concrete pavement is going to be a compliant fire access road (fire lane). Clarify on the plan if the pervious pavers are intended to be an alternative surface fire lane for access.

Fire Department access roads (Fire Lanes) must be provided within 150ft of all exterior points of a non-sprinkled building. IFC 503.1.1 Right now only buildings 23-26 meet this requirement.

The 150ft distance is measured as approved hose lay distance at the ground level and must be measured around any obstructions. The distance must not be measured under or through the building.

The distance may generally be increased to 200 ft for sprinklered buildings (13 or 13R) except warehouses over 12,000 sq. ft. IFC 3206.6 limits the distance to 150 ft for high-piled storage over 12,000 sq. ft.

Fences and walls less than 4 ft in height are usually not considered obstructions.



Typical fences will create an obstruction problem. A gate can be installed in a fence to mitigate an access problem as long as the fire dept can open the gate.

F2 – FYI - Fire hydrant locations. AFD requires a minimum of 1 hydrant within 400ft of all portions of exterior walls. A second hydrant is required within 500ft if the fire flow is 1500 gpm or more. IFC 507.5.1. The development will need multiple hydrants to meet this requirement.

The distances are measured as approved hose lay distance at the ground level and must be measured around any obstructions. Fences and walls less than 4 ft in height are usually not considered obstructions. The distance must not be measured under or through the building.

## Dev Assessment – Flood Plain Review – Henry Price – 512-974-1275

Reviewer notes: Tract borders Lake Austin. Portions of the tract are located in the 100-year floodplain.

- FP 1. Buildings 21 & 22 will have to comply with Boat Dock regulations which include compliance to the following floodplain regulations:
- Applicant will have to provide documentation that is signed and sealed by a licensed professional that states that the boat dock complies with ASCE 24 (Flood Resistant Design and Construction) as per LDC 25-12-3 section 1612.4.
  - Applicant will need to provide a no-rise certification signed and sealed by a registered Texas professional engineer stating that the proposed development located within the limits of the floodway do not increase the base flood elevation (please reference LDC 25-12-3 Section G103.5).
- FP 2. All proposed building will be required to provide 1 foot of freeboard above the adjacent floodplain's 100-year water surface elevation.
- Applicant will be required to contain the limits of the 100-year floodplain within a drainage easement.

## Heritage Tree Review – Jim Dymkowski – 512-974-2772

*FYI—ADDITIONAL COMMENTS MAY BE GENERATED WHEN THE REQUESTED INFORMATION HAS BEEN PROVIDED.*

- HT 0 The current PUD development assessment proposes no code modifications for Heritage tree review and will follow current code.
- HT 1 As a Tier 2 requirement, the PUD proposes preservation of all heritage trees, preservation of 75% of the caliper inches associated with native protected size trees, and preservation of 75% of all of the native caliper inches. This site falls within the 1,000 foot Hill Country Roadway Corridor for FM 2222. The PUD proposes uses that would trigger a

full survey per the Hill Country Roadway requirements. Please provide a tree survey of all trees within and adjacent to the site per the Environmental Criteria Manual Section 3.3.0 and additional survey requirements per section 3.3.4 for Hill Country Roadway. Include a tree survey table indicating species, ID numbers, caliper inches, and whether trees are proposed to be removed or preserved. The tree survey table must indicate the particular tree types (such as Live Oak, Cedar Elm, Texas Ash, etc.). Indicating only Oak or only Ash does not comply with ECM requirements. Note the following: (1) heritage trees must be indicated with an 'H' on the tree survey list; (2) measurements of all heritage tree stems must be provided in the tree survey list; (3) multi-trunk trees must be indicated with an 'M' on the tree survey list; (4) existing ROW trees must be included in the tree survey; (5) indicate on the tree survey list which trees are ROW trees; (6) the tree survey must be 5 years old or less; and (7) indicate the date the tree survey was conducted. [ECM 3.3.0]

- HT 2 Please overlay the survey on the PUD land use plan. Please hatch the Heritage trees on the Survey. Please hatch differently the 19 inches and larger trees.
- HT 3 PUD note #12 should be modified to include not only Heritage trees but the remainder of the Tier 2 requirement on tree preservation that the PUD has committed to adhere too. Please revise this note to remove “where surveyed on the site” as trees may be missed during the PUD review process.
- HT 4 PUD note #16 speaks to plants included in the project coming from the Appendix N preferred plant list. For all tree planting on site the trees need to come from the Appendix F list and not the appendix N list.
- HT 5 PUD note #11 is one that would be more conducive to an urban infill type project where planting space is limited. With this project’s apparent commitment to open space and limiting impervious cover it would not appear that any plantings would need to be placed in a confined planting area and ample soil volume would be provided.

## Hydro Geologist Review – Sylvia R. Pope, P.G. – 512-974-3429

Three additional CEFs were identified on the site visit of February 2, 2017. The revised ERI sent via email on February 3, 2017 includes three Critical Environmental Features (CEF) that were omitted in the initial ERI. These are a bluff (B1), a seep (S1) and a fourth canyon rimrock (RR4). The proposed land use plan of the Development Assessment and the PUD document should be revised to include these features. It would also be helpful to update the Holdsworth Center concept plan to accurately reflect site constraints. Please let me know when your schedule allows a verification visit of the hillslope area.

HG1. Exhibit C of the proposed PUD land use plan shows the location of 3 canyon rimrock features. Please label these features “Rimrock Critical Environmental Features.” Please update the land use plan to include show the more accurate locations obtained for these features and to add the locations of the bluff (B1), the seep (S1) and a fourth canyon rimrock (RR4).

HG2. Exhibit C of the proposed PUD land use plan shows the location of a 150-foot radius “Critical Environmental Feature Setback” that encompasses 3 canyon rimrock CEFs. Please label this line as “150’ Rimrock Critical Environmental Feature buffer.” Please do not include the area of the CEF buffer that overlays the right-of-way and pavement of R.M. 2222 within the CEF buffer. The initial site layout showed 150-foot radius CEF buffers around three canyon rimrock CEF features (RR1, RR2 and RR3). The buffer locations need to be revised to reflect the more accurate locations of each, as determined by follow up work conducted by Horizon following the February 2, 2017 site visit, and to include the three additional CEFs.

HG3. The challenge of connecting to existing wastewater and water lines within the RM 2222 ROW was briefly discussed during the site visit. The proposed land use plan should be revised to reflect a potential utility corridor needed for construction and operation in a location and manner that meets or exceeds CEF protection requirements, as described in LDC 25-8-281 and ECM 1.10.0. Please note that construction is prohibited within a CEF buffer. Therefore, utility connections may require a variance if the standard 150-foot radius buffer width will not be established for each CEF. It is best to anticipate variance needs and establish LDC compliance within the PUD ordinance. Please note that subsurface construction methods may require a variance, as the 150-foot radius CEF buffer extends in a spherical/cylindrical shape (ECM 1.10.4).

HG4. The construction of the utilities pose a challenge due to the steep terrain and the necessity to connect to existing infrastructure in a location dictated by TXDOT. Given these challenges and the potential for water quality impacts to Lake Austin, our drinking water source, please evaluate the possibility of constructing the wastewater infrastructure to TCEQ standards for development over the Edwards Aquifer Recharge Zone. The wastewater lift station construction and design, such as incorporating better-than-standard means for notification and containment of overflows, should be given careful consideration in order to provide excellent water quality protection. These are opportunities to demonstrate environmental superiority of this proposed PUD.

HG5. Please modify note 14 of Exhibit D, PUD Notes to state the following:

“The Holdsworth Center shall comply with all City of Austin code and criteria regarding any activity within the established 150-foot radius Critical Environmental Feature buffer of the Critical Environmental Features.”

HG6. Please conduct a thorough ground investigation of the area around the homestead and barns for an abandoned water well. I found a Texas Water Development Board water well record that may be for the well that is located near the southeastern corner of the cattle pasture. The well lists Randy Muller as the owner, a well depth of 45 feet and a drilling date of 2002. Due to the recent installation date, it seems that an older well must have existed near the homestead. Standard groundwater protection protocol of the Texas Department of Licensing and Regulation’s Water Well Drillers’ Rules require plugging and abandonment of unused water wells. Please specify whether the existing water well will be used. If so, please describe how

the water well will comply with City of Austin (LDC 15-12-14) and the Texas Department of Licensing and Regulation's Water Well Drillers' Rules for well construction and operation.

HG7. Additional comments may be generated with future updates.

### Dev Assessment – Industrial Waste – John McCulloch – 512-972-1060

IW1. There are no requirements at this stage of the development process. A utility plan will need to be reviewed during the site development permitting stage for compliance with Chapter 15-10 of the Austin City Code (Wastewater Regulations). The engineer will need to design the wastewater collection system such that there is only one entry point into the City of Austin sewer. Depending on the wastewater pipe diameter, either a City manhole, Large Diameter Cleanout, or 6" 2-way cleanout will be required at either the property line or wastewater easement line (if an easement is called out). The location of this service manhole or cleanout will need to be outside of traffic, if possible.

### PARD / Planning & Design Review – Jackie Chuter – 512-974-9457

PR 1: Clarification on the types of residential or lodging units is required. Residential units with kitchens and hotel/motel rooms may require parkland dedication. City Code Section 25-2-4(B) defines hotel-motel use as "the use of a site for the provision of rooms for temporary lodging. This use includes hotels, motels, and transient boarding houses." Group residential (lodging for one week or more) does not require parkland dedication.

PR 2: If units that require parkland dedication are proposed, contact PARD regarding provision of public lake access as a community amenity.

PR 3: Consider adding Hotel/Motel as a permitted use if rooms will be made available for temporary lodging for periods shorter than one week.

PR 4: On the superiority table, under the category "Community Amenities," it is not clear from the response that the project meets the criteria. Will any community amenities be open to the public?

### Dev Assessment – Site Plan – Nikki Hoelter – 512-974-2863

SP1. This site is located within the Hill Country Roadway Corridor and therefore requires Land Use Commission review.  
Show on the site plan a line designating the Hill Country Roadway Corridor as the area within the City Limits and 1000 feet from the right-of-way of RM 2222.

- SP 2. This site is within a low intensity Hill Country Roadway, No building shall exceed a height of twenty-eight feet (28') within two hundred feet (200') of the right-of-way of RM 2222. [Section 25-2-1124(A)].

Unless a different baseline is determined, the building heights would be required to meet the Hill Country Roadway requirements for height in a low intensity zone. Show how the development plans to comply. [Section 2.5.2]

- SP 3. The maximum Floor-to-Area Ratio on 0-15% slopes shall not exceed .20; .08 for a building with a slope of 15% to 25% or .04 for a building on property with a slope of more than 25%, but not more than 35% within a low intensity hill country roadway; with a bonus requested in writing and approved by the Planning Commission. [Section 25-2-1122(B)(2)].

Provide a slope map showing how the development will comply.

- SP 4. Specify whether the development will be contributing toward to the affordable housing fund through the "In Lieu Donation" [Section 2.5.6] in order to exceed the baseline requirements for height, maximum FAR and maximum building coverage.

- SP 5. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state [Section 25-2-1025]. Please show compliance.

- SP 6. Except for clearing necessary to provide utilities or site access, a 100 foot vegetative buffer will be required along RM 2222 [Section 25-2-1023]. Please show compliance.

- SP 7. Please provide a note on the PUD land use plan that the plan will comply with all Hill Country Roadway requirements.

Note #13 isn't clear, or it's suggested it should be divided into 2 separate notes.

- SP 8. Phasing of the PUD development is recommended to ensure adequacy of existing or proposed off-site roadways, utility systems, or other public facilities.

- SP 9. For all non-residential development provide a summary table indicating the site development regulations for each existing and proposed use by tract and/or phase. Uses shall be listed at a level of detail sufficient for Traffic Impact Analysis review as required in Section 25-6.

- SP 10. Include the following information on the plan.

- a. The maximum floor-area ratio as outlined in the HCR ordinance.
- b. Total square footage and whether structured parking facilities are proposed.
- c. Maximum impervious cover;
- d. Maximum height limitation;
- e. Minimum setbacks, as shown in the HCR ordinance.
- f. The number of curb cuts or driveways serving a non-residential project, which shall be the minimum necessary to provide adequate access to the site;
- g. All civic uses by type and proposed site development regulations.



Additional site development regulations may be specified by the City Council.

SP 11. Please specify the type of amenities and areas that will be utilized as open space. Verify whether the standards will be the same as those in Section 2.7 of Subchapter E. This would be the standard since the site is over 5 acres.

SP 12. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Although the majority of Subchapter E does not apply to the site based on the LA, zoning district being a residential zoning districts; however since this is a different type of land use and not exclusively residential, the development would be required to meet Subchapter E development standards.

The development will be required to show the following; 2.2 Relationship of Buildings to Streets and Walkways, 2.4 Building Entryways, 2.5 Exterior Lighting, 2.6 Screening of Equipment and Utilities, 2.7 Private Common Open Space, and 2.8 Shade and Shelter.

## DSD Transportation Review – Natalia Rodriguez – 512-974-3099

TR 1. Note #8 on Exhibit D indicates loading shall be required in accordance with LDC Appendix A. Clarify what the loading will be used for. Depending on the requirements, the loading space requirements may be included within the Special Parking Determination. Additional information is necessary to provide the parking ratios/table with the PUD zoning approval.

TR 2. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113. LDC, Sec. 25-6-113.

TR 3. FYI – this site shall comply with current Land Development Code and Transportation Criteria Manual requirements, which include driveway criteria, site distance, sidewalks within the right-of-way, right-of-way dedication, block length criteria, etc.

### **Tier One Comments:**

TR 4. For 2.3.1.I, it appears that improvements are proposed along FM 2222. Coordination between Austin Transportation Department and Texas Department of Transportation will likely be part of any PUD zoning approval.

TR 5. For 2.3.1.I, please clarify if Palisade Drive (located to the south of the property) is proposed to be extended. If and when the subdivision application is submitted, per LDC 25-4-151, streets of a new subdivision shall be aligned with and connect to existing streets on adjoining property. Further discussion may be necessary with Austin Transportation Department to determine adequate access to the southern portion of the property. The current proposal does not exceed the requirements within 2.3.1.I.

TR 6. For 2.3.1.J, gates are not proposed; therefore, staff agrees with the requirement.

TR 7. For 2.3.2.A, the proposed development appears to be a civic use. The request to not comply with Commercial Design Standards does not exceed the code requirements. There needs to be adequate multi-modal circulation between all buildings and amenities with internal circulation routes and accessible sidewalks. These requirements are established within Subchapter E. Staff recommends for this site to comply with Subchapter E requirements. FYI - Urban trails or other types of pedestrian and bicycle paths can be provided to break up the blocks and provide connections across the site.

**Tier Two Comments:**

TR 8. FYI - For Environment/drainage, it is indicated that porous pavement will be provided for 50% or more of the paved areas limited to pedestrian use. This pavement will be required to be porous concrete or other types of ADA compliant surface. Decomposed granite will not be allowed.

TR 9. For Transportation, it is indicated that the project will provide airport shuttles and carpooling/vanpooling. Clarify how this will be established and what type of documents are proposed to secure these requirements. Transportation Demand Management strategies may be required as part of any PUD zoning approval.

TR 10. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, an urban trail is recommended for FM 2222 Road; and according to the Austin Urban Trails Master Plan approved by Austin City Council in November, 2014, a tier II urban trail is proposed along FM 2222 connecting FM 620 to Mopac Expressway. The proposed improvements for Transportation do not exceed the code requirement. Coordination with Urban Trails and the Bicycle Program will likely be part of the PUD zoning approval to implement the urban trail.

TR 11. For Accessibility, clarify how the site will exceed the requirements for accessibility. It appears that boat docks and a variety of amenities are proposed and possibly urban trails. Accessible routes shall be provided to all buildings, amenities, and common areas on the site and along all pedestrian paths.

**Code Modification Table:**

TR 12. For Commercial Design Standards, the proposed development appears to be a civic use. There needs to be adequate multi-modal circulation between all buildings and amenities with internal circulation routes and accessible sidewalks. These requirements are established within Subchapter E. Staff recommends for this site to comply with Subchapter E requirements. FYI - Urban trails or other types of pedestrian and bicycle paths can be provided to break up the blocks and provide connections across the site.

TR 13. For Off-street parking, clarify how 275 parking spaces were determined. Staff does not agree to modify the off-street parking requirement to allow for 275 spaces. The spaces shall be determined with a Special Parking Determination, as indicated within LDC, Appendix A, which shall be based on building square footages, employees, beds, amenities, number of occupants, etc. Additional information is necessary to evaluate the proposed parking ratios/table, and would likely become part of any PUD zoning approval.

TR 14. Note #8 on Exhibit D indicates loading shall be required in accordance with LDC Appendix A. Clarify what the loading will be used for. Depending on the requirements, the loading space requirements may be included within the Special Parking Determination. Additional information is necessary to evaluate the proposed parking ratios/table, and would likely become part of any PUD zoning approval.

## DSD Water Quality – Michael Duval – 512-974-2349

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

**WQ 1.** Please provide compliance with § 25-1-83. All commercial and multi-family applications for subdivision, site plan, and building permit on tracts greater than one acre or on tracts one acre or less, but within an abandoned landfill buffer as shown on the City of Austin closed landfill map will be required to provide a:

- Certificate sealed by a Professional Engineer certifying the site is not over a closed landfill and describing the basis for that determination, or;
- Development permit from the TCEQ, or;
- Letter from TCEQ stating that the project is not subject to the requirements of TAC Ch. 330, Subchapter T.

**WQ2.** Water quality is required for sites with impervious cover greater than 8,000 SF “In an urban watershed water quality controls are required in accordance with the Environmental Criteria Manual 1.6.0 ; and new development must provide for removal of floating debris from stormwater runoff” LDC 25-8-211

**WQ3.** ECM 1.6.8 states, “On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flowrates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site” (LDC 25-7-61). A waiver from control of the 2-year storm is not allowed.

**WQ4.** QA/QC will be required to liners for wet ponds and water quality ponds located over the Edwards Aquifer Recharge Zone and in other areas where there is surface to groundwater conductivity are outlined in ECM 1.6.2.C and 1.6.6.C.5. As indicated in ECM 1.6.2.C, at least two types of liners can be considered: (1) a clay liner with a minimum thickness of 12 inches and a minimum permeability of  $1 \times 10^{-6}$  cm/sec, or (2) a geomembrane. Alternate liner systems may also be used if approved by the director of the WPDR Department if it can be demonstrated that the alternate liner is at least equivalent to the prescribed standard liners.

## Wetlands Biologist Review – Liz Johnston – 512-974-2619

*Please be advised that additional comments may be generated as update information is reviewed.*

A site visit was conducted on Feb 2, 2017 with ERM staff Liz Johnston, Andrew Clamann, Sylvia Pope PG, and DSD staff Pamela Abee-Tauli. Wetlands biologist staff noted the presence of wetland vegetation along the shoreline dominated with bald cypress and clusters of herbaceous wetland plants (ex: spikerush and iris spp). Applicant has submitted a revised ERI identifying the wetland fringe. Existing shoreline appears to have been previously stabilized with riprap and does not appear to be experience significant erosion.

WB 1 Applicant indicates that the riparian zone near the shoreline will be enhanced as part of the PUD's environmental superiority. As discussed, due to current wooded condition of the existing shoreline, a functional assessment will not provide the necessary tools to identify appropriate riparian restoration efforts. A functional assessment will not be required unless floodplain modifications are proposed in future submittals. Based on site visit observations, opportunities for riparian enhancement include but are not limited to, the following efforts:

- Invasive species removal (esp dense stands of Chinese tallow) and restoration with native species commensurate to the amount removed,
- Using ponding from existing shoreline berm and future stormwater runoff to create wetland used for educational training and to serve as wetland mitigation for disturbance of shoreline from docks,
- Establish a no-mow zone along the Critical Water Quality Zone with signage,
- Limit the amount of clearing of shoreline vegetation for designated view corridors associated with shoreline access and removal/replanting of invasive species,
- Avoid spray herbicide during removal of invasive trees and limit herbicide to stump treatment,
- Limit pathways parallel shoreline to existing disturbed areas along the berm and use soft materials such as mulch,
- Consider placement of removed invasive trees to be used as submerged large woody debris for aquatic habitat,
- Increase structural diversity of the wooded shoreline by planting smaller understory trees and shrubs (possumhaw, buckeye, beautyberry, coralberry, etc),
- Explore opportunities to establish submerged aquatic vegetation at shoreline, or allow the City of Austin WPD to establish vegetation cages along the shoreline.
- Selective removal of invasive vines, such as sweet autumn clematis, along shoreline.

WB 2 Provide a slope map that shows slope categories between 0-15%, 15-25%, 25-35% and 35+%.

WB 3 Provide currently allowable impervious cover information for both the LA zoning slope categories and the watershed net site area (see ECM Appendix Q1/Q2 tables), and proposed impervious cover per the PUD.

WB 4 Please be aware that no dredging greater than 25 cubic yards is allowable without a Land Use Commission variance. No bathymetric information was provided in the location of the docks. The City of Austin GIS does have a bathymetric layer for Lake Austin. Please verify the depth of slips necessary for the client's desired boats to determine if dredging in excess of 25 cy will be necessary.

WB 5 Please coordinate with the zoning case manager to ensure that the docks are included as a permitted accessory use.

WB 6 Given the existence of the berm along the shoreline and the apparent ponding of existing stormwater behind the berm within the Chinese Tallow grove, clarify how the stormwater for larger storm events will be handled after site development occurs. Will the stormwater stay pooled, will it be routed around the berm, will an outfall need to cut through the berm, etc? If a floodplain modification will be required to ensure water discharges to the lake, those details should be clarified during the PUD discussions.

### AW Utility Development Services – Neil Kepple – 512-972-0077

FYI: Per the application 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 use. The landowner would be required to obtain City approval of Service Extension Requests for water and wastewater. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez (512-972-0211) with the Austin Water Utility, Utility Development Services at 625 E. 10th St. 7th floor. Additional information can be found at the web site: [www.austintexas.gov/department/service-extension-requests](http://www.austintexas.gov/department/service-extension-requests). When construction plans are submitted the water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria, the approved SERs, and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin.

### Zoning – Wendy Rhoades – 512-974-7719

ZN 1. Add a vicinity map to the Land Use Plan and submit an 8 ½ x 11 copy to the case manager.

ZN 2. Please identify adjacent land uses on the Land Use Plan.

ZN 3. Please identify the floodplain areas on the Land Use Plan.



ZN 4. Change the reference from Colorado River to Lake Austin on the Land Use Plan.

ZN 5. Three or more boat docks are classified as a marina as the LDC Section 25-2-4(42)(b) defines below.

*MARINA* use is:

(a) the wet or dry storage or docking of seaworthy watercraft, including ramps and hoists for boats, for profit; or

(b) the provision of docks, wharves, piers, floats, or similar structures for the anchoring, mooring, housing, or storing of more than three watercraft.

Please add this use to the list of additional permitted uses.