

Staff
 April 13, 2017
 City Council Meeting Item No. 36 (Austin Oaks)

STAFF RECOMMENDATIONS

Suggested Script:

Recommend amending the ordinance in back up as follow:

- Part 5. A., to add a requirement of 2500 square feet of commercial use;
- Part 5. H. 3,4, and 5, to change heights;
- Part 9.D., to replace the unadjusted trip limit with the adjusted trip limit of 15,562; and
- Part 10.C., to insert an additional code modification so that parking reductions are not applicable within the PUD.

PART 5. Land Use.

The following conditions apply:

A. A mixed-use development is required on Parcels 8 and 9 with at least 2500 square feet of commercial use on the [a-commercial] ground floor [use] and multifamily residential above the ground floor.

H. The following uses and maximum building heights shall be included on Exhibit B:

3. Parking garage 2 on Parcel 3 serving buildings 3 and 4 is limited to ~~[85]~~ 88 feet and 8.5 levels;
4. Building 5 on Parcel 4 is limited to ~~[50]~~ 53 feet;
5. Building 6 on Parcel 5 is limited to ~~[50]~~ 53 feet;

PART 9. Transportation.

D. A site plan or building permit for the property may not be approved, released, or issued if the completed development or uses of the property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds ~~[19,648 unadjusted]~~ 15,562 adjusted trips per day. A request to change the ~~[19,648 unadjusted]~~ 15,562 adjusted trips per day limit requires approval by the City Council.

PART 10. Code Modifications. In accordance with Chapter 25-2, Subchapter B, Article 2, Division 5 (*Planned Unit Development*) of the Code, the following site development regulations apply to the Austin Oaks PUD instead of otherwise applicable City regulations:

C. Transportation

1. Section 25-6-472(A) (*Parking Facility Standards*) ~~[is]~~ and 25-6-478 (*Motor Vehicle Reductions General*) are modified to allow the following minimum parking requirements within the Austin Oaks PUD:

- a. 3.5 parking spaces per 1,000 square feet of office;
- b. 5 parking spaces per 1,000 square feet of retail uses;
- c. 8 parking spaces per 1,000 square feet of restaurant uses; and
- d. 1 parking space per each multifamily dwelling unit.