

BRIEFING SUMMARY SHEET

DEVELOPMENT ASSESSMENT CASE NUMBER: CD-2018-0004

REQUEST:

Presentation of a Development Assessment Report for Circuit of the Americas Planned Unit Development (PUD), located at 9201 Circuit of the Americas Boulevard, within the Dry Creek and Maha Watersheds in District Area 2.

DEPARTMENT COMMENTS:

The applicant has submitted a development assessment for a 1,037 acre mixed use project generally located east of State Highway 130 and north of FM 812 on Circuit of the Americas Boulevard see Case Map – Exhibit A). The proposed PUD consists of a mixed use development and is comprised of seven planning Areas with approximately 852 acres of commercial space and 186 acres of mixed use space (see Development Assessment Application Letter – Exhibit B). The land use plan includes 248 acres of open space that is dispersed throughout Areas 1, 2 and 3 on the site (see PUD Land Use Plan – Exhibit C). The applicant is proposing the CS, General Commercial Services District, as the baseline zoning district for the PUD.

The property in question was annexed in 2012 through Ordinance No. 20121108-027 and received the Interim-Rural Residence (I-RR) designation. The site is surrounded by residential and commercial properties within the City's Extraterritorial Jurisdiction (ETJ) that do not have zoning and are not part of an active or near-future neighborhood planning effort. Although there are residential uses within 540 feet of the project, the majority of the properties are not located within the City of Austin and will not subject to compatibility requirements.

The property is located within the Dry Creek East and Maha Watersheds, which are classified as Suburban Watersheds. The proposed PUD is in an area that includes the 100-year floodplain, stream buffers (see Floodplain Location Map – Exhibit D), and possible Critical Environmental Features (see Environmental Features Map – Exhibit E). The PUD will need to describe how regulations protecting these areas will be complied with or mitigation for non-compliance. These features may also represent opportunities for expansion, restoration, or enhancement as PUD superiority elements. Development on portions of the property may be impacted by slopes (see Site Topography Map – Exhibit F).

The applicant has stated in the submittal materials that the project will meet all of the applicable Tier One PUD development standards, two Tier One Additional Requirements and offer elements of superiority in eight Tier 2 categories (*Open Space/Parkland; Environmental/Drainage; Art; Community Amenities; Transportation; Building Design; Parking Structure Frontage; Affordable Housing*). Therefore, they have stated that the proposed PUD will result in a superior development to that which could be developed under conventional zoning standards (see Basis of Superiority Table – Exhibit G). Examples of proposed superiority include providing for open space that is 10% above the minimum requirements that will result in open space for approximately 24% of the property (approximately 248 acres), developing a network of roads, bicycle lanes, trails and sidewalks throughout the project to join existing and planned facilities to regional trail plan connection points, providing for community soccer fields that are open to the public, supplying shower facilities for office development on site, providing a minimum of 30% of the required water quality volume to be managed by green water quality infrastructure water quality controls, restoration of existing wet ponds, creating a public art master plan, providing for Building Design Options

of Subchapter E that exceed the minimum points and providing for in lieu donation for Affordable Housing per 2.5.6 Development Bonus.

In the PUD Development Assessment submittal letter, the applicant states that they are seeking CS, General Commercial Services District zoning and site development regulations for the PUD. However, after the Development Assessment review, the applicant submitted additional information for the case on June 21, 2018 that includes a proposed Site Development Standards Table (see Site Development Regulations - Exhibit H). The staff will provide a review of the proposed site development standards, including the applicant's request for an increase in height up to 200 feet on Area 2 and up to 220 feet on Area 5 of the PUD, when the zoning/formal PUD request is submitted. In addition to the allowed uses within the CS zoning district, the applicant has proposed the following uses to be permitted within the PUD: Cocktail Lounge, Liquor Sales, Aquaponic System, Camp and Market Garden as listed on the Zoning Use Summary Table (see Zoning Use Summary Table – Exhibit I).

The envisioned PUD proposal will seek ten modifications from the Land Development Code requirements (see Proposed Code Modifications to Development Regulations Table - Exhibit J):

1) to modify Section 25-1-21(105) [Definitions] to amend the definition of site to allow for impervious cover to be calculated over the entire PUD, 2) to modify Section 25-2-491 [Permitted, Conditional and Prohibited Uses] to allow for a permitted and conditional uses to be applicable to this site per the proposed PUD Zoning Use Summary Table (Zoning Use Summary Table – Exhibit I), 3) to modify Section 25-2-492 [Site Development Regulations] to allow for specific site development regulations within the PUD per the proposed Site Development Standards Table (see Site Development Regulations – Exhibit H), 4) to modify Section 25-2, Subchapter E [Design Standards and Mixed Use] to allow for the PUD to comply with Suburban Roadway Standards and to allow certain Areas within the PUD to require a modification to the Internal Circulation Route (ICR) standards, 5) to modify Section 25-6 [Transportation: Appendix A. –Tables of Off-Street Parking and Loading Requirements] to reduce parking to determined amount and to allow for a shared parking analysis based on the mix of uses, 6) to modify Section 25-6 [Transportation: Appendix A.–Tables of Off-Street Parking and Loading Requirements, Schedule C (Off-Street Loading Requirement)] to reduce the overall loading zoning, to allow for shared loading zones and to allow for 50% of loading to be Downtown Mixed Use (DMU) sized loading spaces, 7) to modify Section 25-8-262(B)(1) [Critical Water Quality Zone Street Crossings] to allow for an arterial or collector street to cross a major critical water quality zone regardless if it is identified in the Transportation Plan, 8) to modify Section 25-8, Subchapter A, Article 7, Division 3 [Construction on Slopes] to allow for an exception to these requirements to follow the Urban Watershed exemption of Section 25-8-304, 9) to modify Section 25-8-282 [Wetland Protection] to allow for development to encroach within 20 LF of certain wetlands with restoration, to remove CEF setbacks for wetlands that are utilized as water quality ponds and to create IPM for wetlands, 10) to modify Section 25-8-341 [Cut Requirements] and Section 25-8-342 [Fill Requirements] to allow for cut and fill to exceed the 4 foot minimum and to follow the requirements for Section 25-8-341(A)(1) and Section 25-8-41(A)(1) for development in an urban watershed.

The staff's comments on the applicant's Development Assessment submittal for this proposed PUD project are compiled in the Master Report for case CD-2018-0004 (see Master Report – Exhibit K).

OWNER/APPLICANT: Circuit of the Americas, LLC

AGENT: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)
Big Red Dog Engineering/Consulting (Bailey Harrington)

ENVIRONMENTAL COMMISSION BRIEFING DATE: July 18, 2018

CITY COUNCIL BRIEFING DATE: August 23, 2018

ASSIGNED STAFF: Sherri Sirwaitis

Email: sherri.sirwaitis@austintexas.gov
Phone: 512-974-3057

EXHIBIT A



N



SUBJECT TRACT



ZONING BOUNDARY

DEVELOPMENT ASSESSMENT

CASE#: CD-2018-0004

1" = 1,274'

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.





METCALFE WOLFF
STUART & WILLIAMS, LLP
Attorneys at Law

May 9, 2018

Greg Guernsey, Director
Planning & Development Review Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Hand Delivery

Re: **Circuit of the Americas (COTA) PUD -Development Assessment Zoning Application**
1037 acres located East of SH 130 and North of FM 812. ("Property")

Dear Mr. Guernsey,

As representatives of the owner of the above stated Property we respectfully submit this Planned Unit Development (PUD) Development Assessment application for the COTA PUD. The proposed mixed-used project is to be composed of seven (7) planning areas: six (6) Commercial areas and one (1) Mixed Use area with a proposed base district of CS, General Commercial Services.

The Property is currently zoned I-RR and is located in the city limits of Austin. The surrounding area is within the Extraterritorial Jurisdiction (ETJ), is currently not zoned and is made up of residential and commercial land uses and zoning. The CS base district zoning and site development regulations are appropriate for this location, which is located near SH 130 and is complimentary with the existing land use on the Property, which hosts racing and special events.

Proposed Code Modifications and Variances

The variance and modification requests are included in the attached Proposed Code Modifications to Development Regulations. Due to the large project size and alternative mixed use design, the proposed exhibits are intended to supersede standard site development and zoning use regulations including land use, site development regulations, Commercial Design Standards, and environmental regulations as outlined in the City's Land Development Code (LDC). In general, the CS base district largely accommodates the existing and proposed uses with the exception of height and use classifications in some areas.



Proposed Uses and Development Criteria

Permitted Uses:

As noted above, the project proposes a certain mix of land uses and site development regulations, which is a chart of permitted, conditional, and prohibited uses in the attached Zoning Use Summary Table.

The COTA PUD Confirms to the Purpose Set Forth in Article 2, Division 5, Section 1.1

The PUD, as described above, will result in superior development to that which could be achieved via conventional zoning, subdivision, and water quality standards. The proposed PUD will enhance the natural environment, encourage quality development and design, as well as ensure adequate public facilities and service within the development, thereby meeting the purposes established in Section 1.1 of the LDC. Please refer to the attached Basis for Superiority and Recommendation for a summary of the basis for superiority and recommendation.

A. The PUD results in development superior to that which would occur using conventional zoning and subdivision regulations.

The PUD proposal is a singularly unique development, built around the nationally recognized Circuit of the Americas, and includes commercial, retail, office, and mixed residential components that will serve as a hub for growth in the eastern corridor of Austin's growth. The density and mixed-use proposed in the PUD development complements the desired land uses for the area. Designed as a cohesive development, the proposed project will have approximately 24% open space, and will include infrastructure improvements that will service the surrounding area, which currently does not exist today.

The PUD proposal is superior by setting forth a specific set of development standards that provide for a holistic development with varying uses that synergistically support one another in a manner entirely different than a typical mixed-use development. By incorporating a mix of several City of Austin Code Regulations, a more superior development will result than would occur through the use of individual zoning districts.

All development in the proposed PUD will be required to participate in a Green Builder Program at a 2 Star level.



B. The PUD will enhance the preservation of the natural environment

The PUD proposal includes significant open space providing for pedestrian and bicycle trail connections throughout and the preservation of the Dry Creek Corridor. Approximately 248 acres of open space will be provided. The resulting open space will be approximately 24% of the property; well over the required dedication amount.

C. The PUD encourages high quality development and innovative design.

The Circuit of the Americas is a singularly distinctive development, intended to stand apart from other developments across the state and the country. The property is interwoven with numerous different businesses and uses, acting as a hub for continued economic development in the area. Because of the unique character of the development, as a sports destination that has drawn interest from across the world, the project must be built with high quality and unique design to further highlight the singular nature of the Circuit of the Americas, which will include enhanced open space and connectivity.

D. The PUD ensures adequate public facilities and services.

Adequate public facilities are planned and various improvements to the surrounding roadway network will be contemplated in the Traffic Impact Analysis (TIA) submitted with the formal PUD.

If you have any questions about the proposed development or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this unique and revolutionary project.

Very truly yours,

Michele Rogerson Lynch

cc: Jerry Rusthoven, Planning and Development Review Department (*Hand Delivery*)
Sherri Sirwaitis, Planning and Development Review Department (*Hand Delivery*)
Bobby Epstein, Circuit of the Americas (*Email*)
Bailey Harrington, Big Red Dog (*Email*)

Size of property: 1,037.00
 size of project : 1,037.00

45,171,720.00
 45,171,720.00

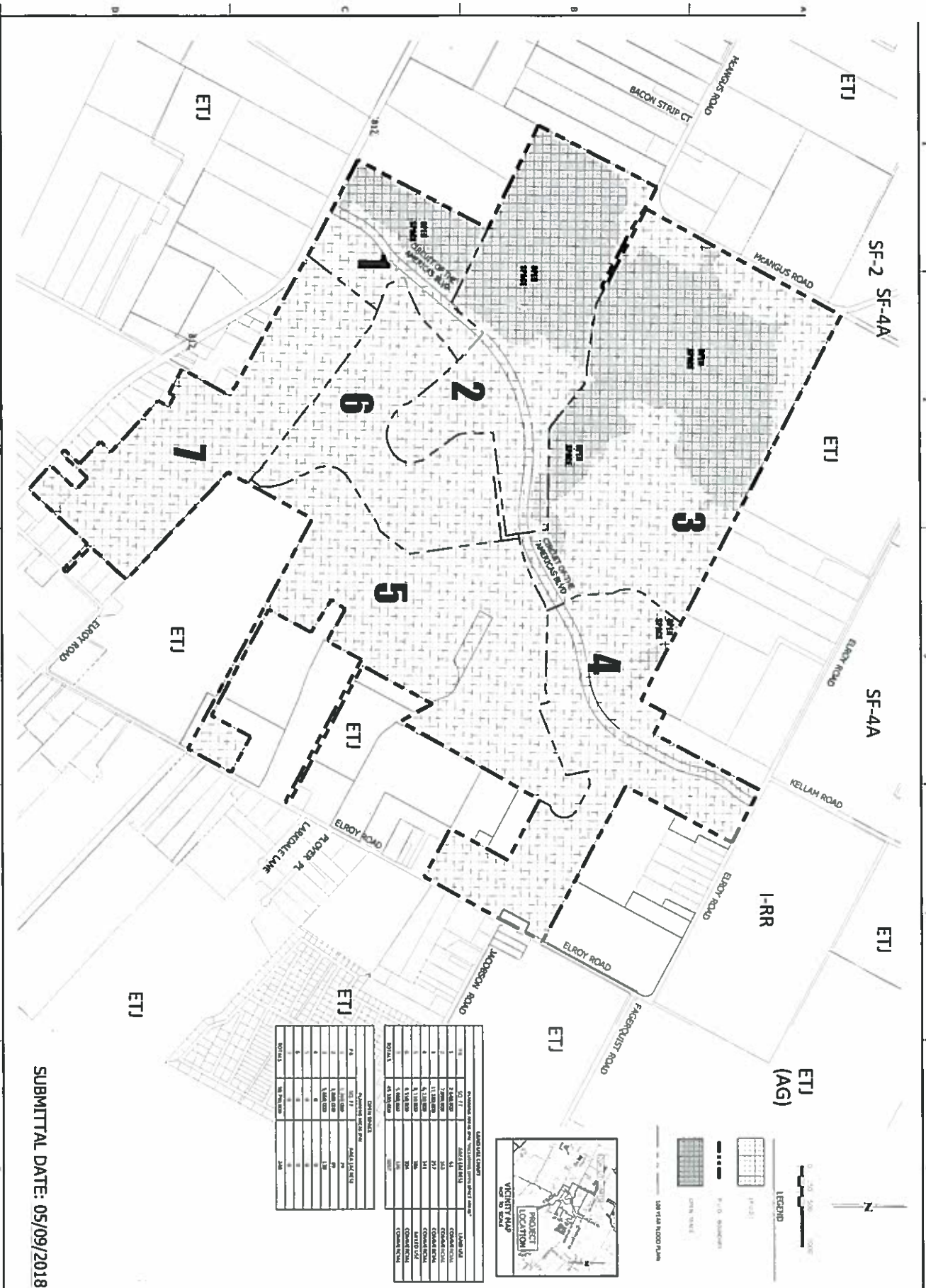
Proposed land uses

Multi-purpose mixed use development built within and around existing race track and related structures, to include a resort hotel and water park, indoor sports facilities, office buildings, condominiums, restaurants and parking garages, car club, warehouse and related uses.

Property ID	Land Use	Existing Zoning (city limits)	Proposed Zoning (city limits)	Total Acreage	Total Bldg. Area (sq. ft.)	Floor to Area Ratio	Number of Units	Density (units per acre)	Other Information
1	COMM	IRR	PUD	61.00		2:1			
2	COMM	IRR	PUD	163.00		2:1			
3	COMM	IRR	PUD	257.00		2:1			
4	COMM	IRR	PUD	141.00		2:1			
5	COMM	IRR	PUD	186.00		2:1			
5	MF	IRR	PUD	0.00		2:1	150		
6	PUD	IRR	PUD	104.00		2:1			
7	PUD	IRR	PUD	126.00		2:1			
	Select					2:1			
	Select					2:1			
	Select								
	Select								
	Select								
	Select								
	Select								
TOTALS:				1,038.00	0.00		150		

Map of the Circuit of the Americas Expansion Project, showing the proposed expansion of the circuit and the surrounding area. The map includes the following information:

- Map of the Circuit of the Americas Expansion Project, showing the proposed expansion of the circuit and the surrounding area.
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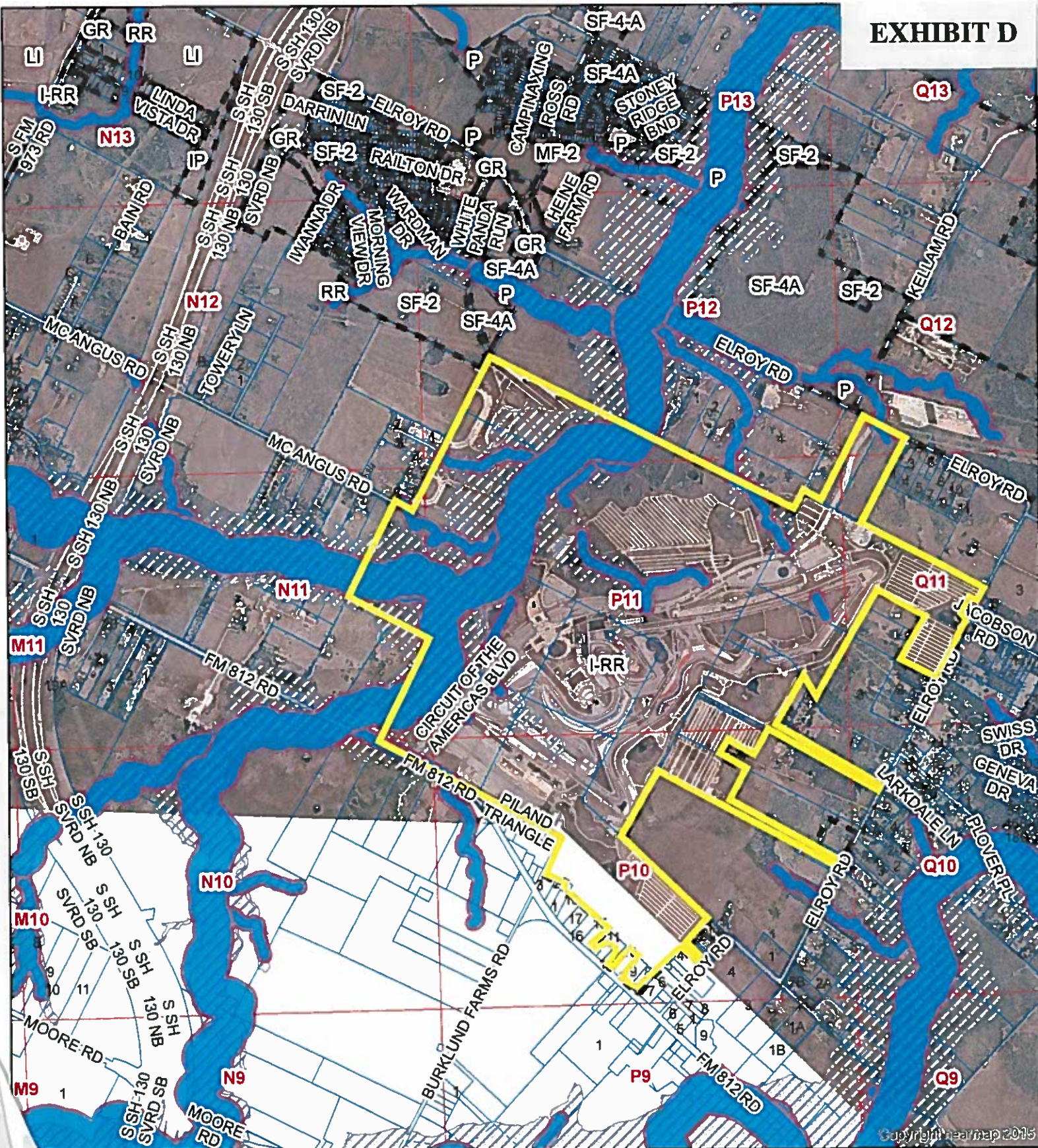


LAND USE SUMMARY	
Area	Acres
1	11.18
2	11.18
3	11.18
4	11.18
5	11.18
6	11.18
7	11.18
TOTAL	77.14

OPEN SPACE	
Area	Acres
1	11.18
2	11.18
3	11.18
4	11.18
5	11.18
6	11.18
7	11.18
TOTAL	77.14



SUBMITTAL DATE: 05/09/2018



CIRCUITS OF THE AMERICAS PUD

ZONING CASE#: CD-2018-0004

LOCATION: 9201 CIRCUITS OF THE AMERICAS BLVD

SUBJECT AREA: 1037 ACRES

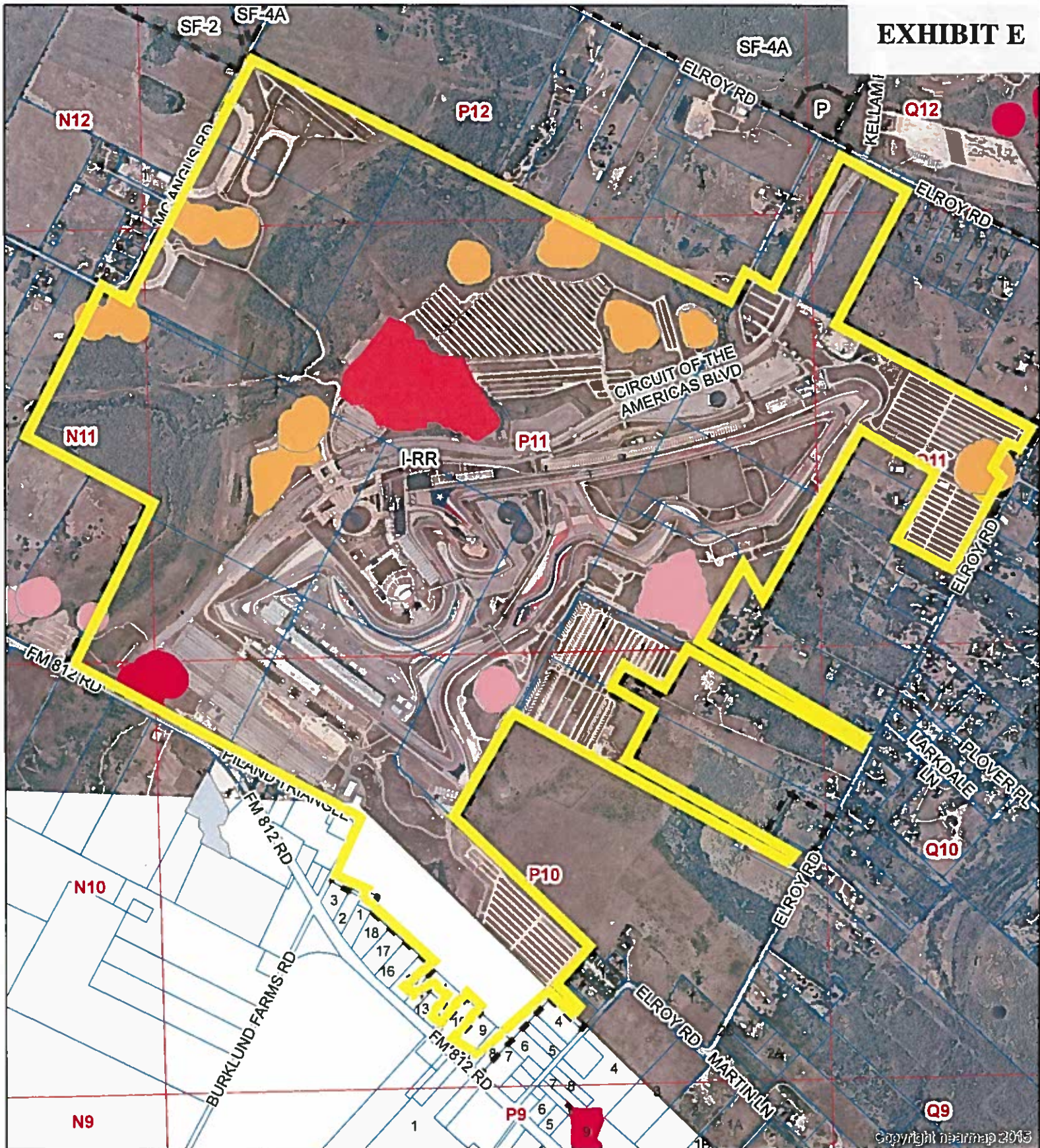
GRID: N11, P10, P11, P12, Q10, Q11, & Q12

MANAGER: SHERRI SIRWAITIS

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY
- CREEK BUFFER
- POTENTIAL FLOOD AREAS

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CIRCUITS OF THE AMERICAS PUD

ZONING CASE#: CD-2018-0004

LOCATION: 9201 CIRCUITS OF THE AMERICAS BLVD

SUBJECT AREA: 1037 ACRES

GRID: N11, P10, P11, P12, Q10, Q11, & Q12

MANAGER: SHERRI SIRWAITIS

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SUBJECT TRACT



150' WETLAND SETBACK

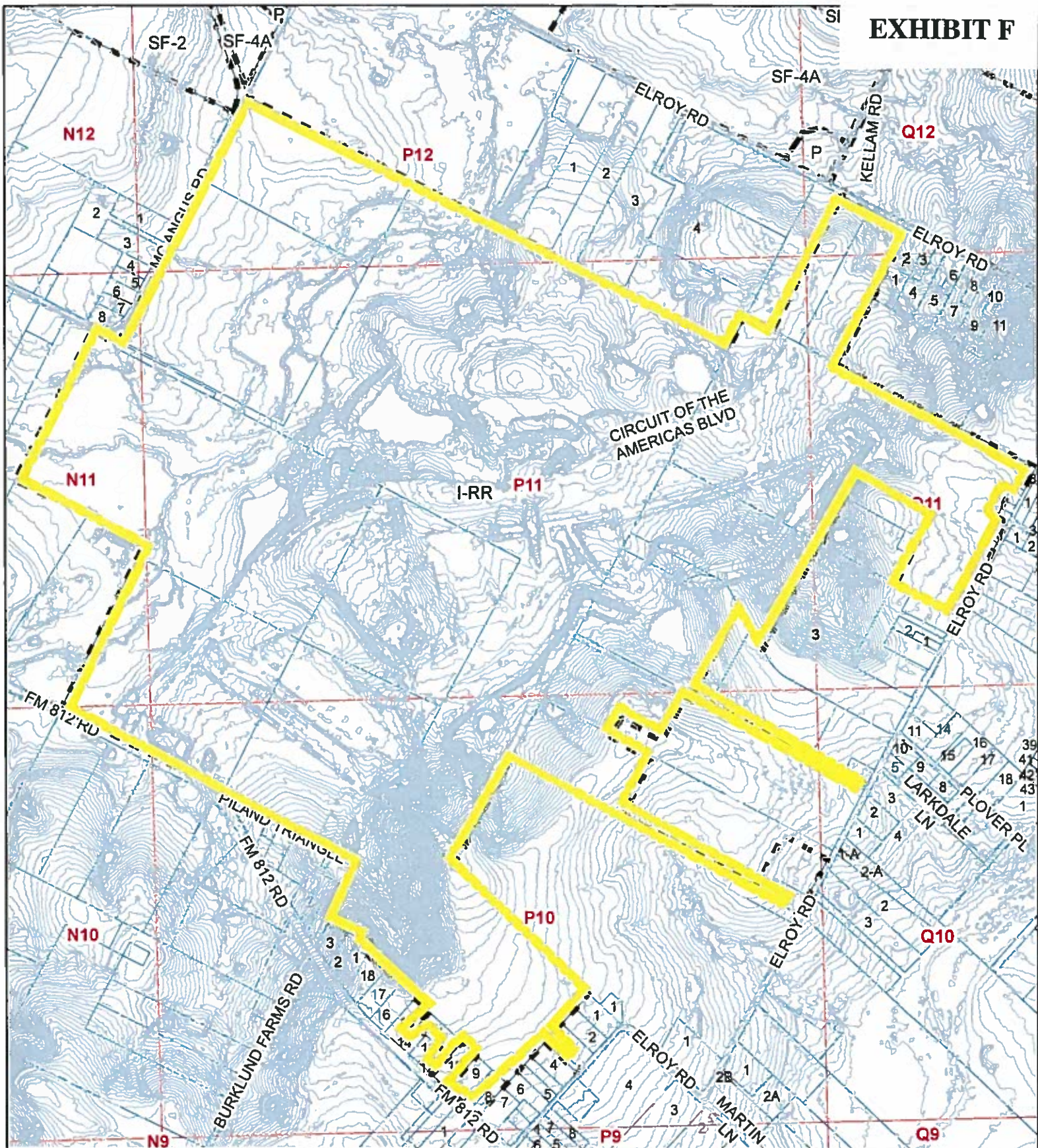


CEF BUFFER



BLACKLAND PRAIRE

1" = 1250'



CIRCUITS OF THE AMERICAS PUD

ZONING CASE#: CD-2018-0004

LOCATION: 9201 CIRCUITS OF THE AMERICAS BLVD

SUBJECT AREA: 1037 ACRES

GRID: N11, P10, P11, P12, Q10, Q11, & Q12

MANAGER: SHERRI SIRWAITIS

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SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY



CONTOUR LINES

1" = 1250'

CIRCUIT OF THE AMERICAS PUD – C814-2018-
Basis for Superiority and Recommendation

EXISTING ZONING: I-RR
BASELINE PROSED: CS

Item	Code Requirement	PUD Proposal/Superiority
TIER 1 12 items		
General	<p>PUD: Tier1A – (MEET)</p> <ul style="list-style-type: none"> ▪ Meet the objectives of the City Code <p>PUD: Tier1B – (MEET)</p> <ul style="list-style-type: none"> ▪ Provide for development standards that achieve equal or greater consistency with general PUD intent and exceed standard Code regulations 	<ol style="list-style-type: none"> 1. Providing for environmental, community, design and regional goals that meet or exceed Code standards and encourages high quality mixed use in the Desired Development Zone near SH130 and Hwy. 71. 2. Encouraging high quality, mixed use development with open space areas. 3. Provides for a mixed-use project adding employment opportunities and is identified near a Job Center Node that is in line with the Imagine Austin Plan.
Open Space/Parkland	<p>PUD Tier 1C – (MEET)</p> <ul style="list-style-type: none"> ▪ Provide open space at: 10% Residential 15% Industrial 20% Commercial 	<ol style="list-style-type: none"> 1. Providing for a total amount of open space that is equal to 20% as the development is a mix of uses.
Green Building Program	<p>PUD Tier 1D – (MEET)</p> <ul style="list-style-type: none"> ▪ Comply with Green Building Program 	<ol style="list-style-type: none"> 1. Providing for 2-Star Green Building for all development.
Neighborhood Plans and Historic Compatibility	<p>PUD Tier 1E – (N/A)</p> <ul style="list-style-type: none"> ▪ Be consistent with neighborhood plans, historic and surrounding uses 	<ol style="list-style-type: none"> 1. N/A
Water Quality	<p>PUD Tier 1F – (MEET)</p>	<ol style="list-style-type: none"> 1. Providing for compliance with the Commercial Landscape

/Environmental	<ul style="list-style-type: none"> Provide for environmental preservation <p>Sed/Fill Pond</p> <ul style="list-style-type: none"> Standard water quality requirement 	Ordinance, which applies to irrigation, landscaping and use of innovative water management options such as directing stormwater to on-site uses (e.g., landscaping) and rainwater harvesting, etc. 2. Providing for an Integrated Pest Management Plan (IPM) plan when not required.
Public Facilities	<p>PUD Tier 1 G – (MEET)</p> <ul style="list-style-type: none"> Provide for public facilities and services 	1. SERs are currently under review by the Austin Water Utility. Any additional utility needs related to sizing and routing will be finalized prior to the formal PUD submittal. Providing for public/community soccer fields
Grow Green Landscaping	<p>PUD Tier 1H – (MEET)</p> <ul style="list-style-type: none"> Exceed minimum landscaping requirements 	1. Applying Exhibit C, Grow Green Native and Adapted Landscape Plants List and Exhibit C-1, Invasive Species/Problem Plants List when not required
Connectivity	<p>PUD Tier 1i – (MEET)</p> <ul style="list-style-type: none"> Provide appropriate transportation connections and mitigate impacts 	<ol style="list-style-type: none"> Working with Travis County on existing roadway network surrounding the PUD; Working on multi modal routes Commit to contact Capital Metro every 5 years regarding future transit services
Gated Roadways	<p>PUD Tier 1J – (MEET)</p> <ul style="list-style-type: none"> Gated Roadways Prohibited 	1. Gated roadways are generally prohibited. Due to large events such as F1 and concerts, private roads will have temporary gating or rerouting.
Architectural, historical, cultural and archaeological areas	<p>PUD Tier 1K – (N/A)</p> <ul style="list-style-type: none"> Protect areas of significance 	N/A
PUD Size and Uniqueness	<p>PUD Tier 1L – (MEET)</p> <ul style="list-style-type: none"> 10 acre size unless special issues 	1. The PUD encompasses 1037 acres
ADDITIONAL 3 ITEMS		
Commercial Design Standards	<p>PUD Additional Tier – (MEET)</p> <ul style="list-style-type: none"> Comply with CDS Comply with Core Transit Corridor if in 	1. The PUD will comply with Suburban Roadway Standards of Subchapter E.

	Urban Area	
Tenant Relocation Fee	PUD Additional Tier – (N/A) ▪ Pay Tenant Relocation Fee	N/A
Pedestrian Oriented Uses	PUD Additional Tier - (MEET) ▪ Pedestrian oriented uses on the first floor of a multi-story commercial or mixed use building	1. Multistory commercial or mixed use buildings will comply.
TIER 2 13 ITEMS		
Open Space/Parkland	PUD Tier 2 – (MEET) ▪ Provide 10% above minimum or enhancements to trails and open space	<ol style="list-style-type: none"> 1. Providing for open space that is 10% above the minimum requirements 2. Connecting parks and trails to regional trail plan connection points 3. Providing for community soccer fields that are open to the public 4. Private open space around track, hotel, and stadium areas 5. Providing a boardwalk on wet pond amenity
Environment/Drainage	PUD Tier 2 – (MEETS) ▪ Complies with current code ▪ Provide various environmental options	<ol style="list-style-type: none"> 1. Complying with current code 2. Providing a minimum of 30% of the required water quality volume to be managed by bio-filtration or other green infrastructure water quality controls (options from ECM 1.6.7). Includes the restoration and expansion of existing wet ponds for multifamily, garden homes, commercial and roads 3. Restoration of existing wet ponds could be an option depending on their current status and a recommendation from an ENV consultant
Austin Energy Green Building	PUD Tier 2 ▪ Provides an rating of three stars or above	
Art	PUD Tier 2 ▪ Provide for art approved by the Art in	1. Providing for a public art master plan, which will be developed and managed by the owner/developer.

	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	PUD Tier 2 <ul style="list-style-type: none"> Complies with Great Streets Program 	
Community Amenities	PUD Tier 2 – (MEETS) <ul style="list-style-type: none"> Provide for various community services and amenities such as plazas and space for community meetings Provides publicly accessible multi-use trail and greenway along creek or waterway. 	1. Providing for community soccer fields that are open to the public.
Transportation	PUD Tier 2 <ul style="list-style-type: none"> Provide bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code. 	1. Providing for an appropriate network of roads, bicycle lanes, trails and sidewalks connections will connect through project to existing and planned facilities 2. Providing for shower facilities for office development 2.3. Providing for an added/enhanced trail from hotel to soccer fields
Building Design	PUD Tier 2 <ul style="list-style-type: none"> Exceeds minimum points required by the Building Design Options of Subchapter E 	1. Providing for Building Design Options of Subchapter E that exceed the minimum points.
Parking Structure Frontage	PUD Tier 2 <ul style="list-style-type: none"> At least 75 percent of building frontage of parking structures designed for pedestrian oriented uses in commercial or mixed use buildings 	1. Commercial or Mixed Use buildings will comply.
Affordable Housing	PUD Tier 2	1. Providing for in lieu donation per 2.5.6 Development

	<ul style="list-style-type: none"> Provide for affordable housing onsite or in programs 	Bonus
Historic Preservation	PUD Tier 2 – (N/A) <ul style="list-style-type: none"> Preserve historic structures, features and landmarks to a degree exceeding applicable legal requirements 	1. N/A
Accessibility	PUD Tier 2 <ul style="list-style-type: none"> Provides for accessibility for persons with disabilities exceeding applicable legal requirements 	
Local Small Business	PUD Tier 2 <ul style="list-style-type: none"> Provides space at affordable rates to one or more independent retail or restaurant small business whose principal place of business is in the Austin metropolitan statistical area 	
PUD Ordinance Summary		1. Meets 12 of 12 Tier 1 items (2 N/A) 2. Meets 3 of 3 Tier 1 additional items (1 N/A) 3. Meets 9 of 13 Tier 2 items (1 N/A)

SITE DEVELOPMENT REGULATIONS

	Area 1	Area 2	Area 3	Area 4	Area 5	Area 5*	Area 16	Area 7
Minimum Lot Size	CS 5750 SF	CS 5,750 SF	CS 5,750 SF	CS 5,750 SF	CS 5,750 SF	MF-6 8,888 SF	CS 5,750 SF	CS 5,750 SF
Minimum Lot Width	50	50	50	50	50	50	50	50
Maximum Height	60	28'	60	60	220	220	60	60
Minimum Front Yard	10	10	10	10	10	15	10	10
Minimum Street Side Yard	10	10	10	10	10	15	10	10
Minimum Side Yard	0	0	0	0	0	5	0	0
Minimum Rear Yard	0	0	0	0	0	10	0	0
Maximum Building Coverage	95%	95%	95%	95%	95%	70%	95%	95%
Maximum Impervious Cover	95%	95%	95%	95%	95%	80%	95%	95%
FAR	2.01	2.01	2.01	2.01	2.01	-	2.01	2.01
*NOTE: Multifamily Residential or Condominium Residential uses will follow the MF-6 site development standards in chart								

ZONING USE SUMMARY TABLE
CIRCUIT OF THE AMERICAS (COTA) EXPANSION PUD C814-2018-

Land Use	Area 1 Conference District CS	Area 2 Entertainment +Stadium District CS	Area 3 Resort + Sports District CS	Area 4 Business + Car Club District CS	Area 5 Hospitality + Car Enthusiast District CS	Area 6 Amusement District CS	Area 7 COTA + Track District CS
RESIDENTIAL USES							
Bed & Breakfast (Group 1)	P	P	P	P	P	P	P
Bed & Breakfast (Group 2)	P	P	P	P	P	P	P
Condominium Residential	NP	NP	NP	NP	P	NP	NP
Duplex Residential	NP	NP	NP	NP	P	NP	NP
Group Residential	NP	NP	NP	NP	NP	NP	NP
Mobile Home Residential	NP	NP	NP	NP	NP	NP	NP
Multifamily Residential	NP	NP	NP	NP	P	NP	NP
Retirement Housing (Small Site)	NP	NP	NP	NP	P	NP	NP
Retirement Housing (Large Site)	NP	NP	NP	NP	P	NP	NP
Single-Family Attached Residential	NP	NP	NP	NP	NP	NP	NP
Single-Family Residential	NP	NP	NP	NP	NP	NP	NP
Small Lot Single-	NP	NP	NP	NP	NP	NP	NP

P = Permitted **NP = Not Permitted** **C = Conditional Use**

General Notes:

- Industrial Uses are subject to LDC 25-2-648

Land Use	Area 1 Conference District CS	Area 2 Entertainment +Stadium District CS	Area 3 Resort + Sports District CS	Area 4 Business + Car Club District CS	Area 5 Hospitality + Car Enthusiast District CS	Area 6 Amusement District CS	Area 7 COTA + Track District CS
Family Residential							
Townhouse Residential	NP	NP	NP	NP	P	NP	NP
Two-Family Residential	NP	NP	NP	NP	P	NP	NP
Short-Term Rental	NP	NP	NP	NP	P	NP	NP
COMMERCIAL USES							
Administrative and Businesses Offices	P	P	P	P	P	P	P
Agricultural Sales and Services	NP	NP	NP	NP	NP	NP	NP
Alternative Financial Services	NP	NP	NP	NP	NP	NP	NP
Art Gallery	P	P	P	P	P	P	P
Art Workshop	P	P	P	P	P	P	P
Automotive Rentals	P	P	P	P	P	P	P
Automotive Repair Services	P	P	P	P	P	P	P
Automotive Sales	NP	NP	NP	NP	NP	NP	NP
Automotive Washing (of any type)	P	P	P	P	P	P	P
Bail Bond Services	NP	NP	NP	NP	NP	NP	NP
Building Maintenance Services	NP	NP	NP	NP	NP	NP	NP

P = Permitted **NP = Not Permitted** **C = Conditional Use**

General Notes:

- Industrial Uses are subject to LDC 25-2-648

Land Use	Area 1 Conference District CS	Area 2 Entertainment +Stadium District CS	Area 3 Resort + Sports District CS	Area 4 Business + Car Club District CS	Area 5 Hospitality + Car Enthusiast District CS	Area 6 Amusement District CS	Area 7 COTA + Track District CS
Business or Trade School	P	P	P	P	P	P	P
Business Support Services	P	P	P	P	P	P	P
Campground	NP	NP	NP	NP	NP	NP	NP
Carriage Stable	NP	NP	NP	NP	NP	NP	NP
Cocktail Lounge	P	P	P	P	P	P	P
Commercial Blood Plasma Center	NP	NP	NP	NP	NP	NP	NP
Commercial Off- Street Parking	P	P	P	P	P	P	P
Communication Services	P	P	P	P	P	P	P
Construction Sales and Services	NP	NP	NP	NP	NP	NP	NP
Consumer Convenience Services	P	P	P	P	P	P	P
Consumer Repair Services	P	P	P	P	P	P	P
Convenience Storage	NP	NP	NP	NP	NP	NP	NP
Drop-Off Recycling Collection Facility	NP	NP	NP	NP	NP	NP	NP
Electronic Prototype Assembly	P	P	P	P	P	P	P
Electronic Testing	P	P	P	P	P	P	P

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General Notes:

- Industrial Uses are subject to LDC 25-2-648

Land Use	Area 1 Conference District CS	Area 2 Entertainment +Stadium District CS	Area 3 Resort + Sports District CS	Area 4 Business + Car Club District CS	Area 5 Hospitality + Car Enthusiast District CS	Area 6 Amusement District CS	Area 7 COTA + Track District CS
Equipment Repair Services	NP	NP	NP	NP	NP	NP	NP
Equipment Sales	NP	NP	NP	NP	NP	NP	NP
Exterminating Services	NP	NP	NP	NP	NP	NP	NP
Financial Services	P	P	P	P	P	P	P
Food Preparation	P	P	P	P	P	P	P
Food Sales	P	P	P	P	P	P	P
Funeral Services	NP	NP	NP	NP	NP	NP	NP
General Retail Services (Convenience)	P	P	P	P	P	P	P
General Retail Services (General)	P	P	P	P	P	P	P
Hotel-Motel	P	P	P	P	P	P	P
Indoor Entertainment	P	P	P	P	P	P	P
Indoor Sports and Recreation	P	P	P	P	P	P	P
Kennels	NP	NP	NP	NP	NP	NP	NP
Laundry Services	NP	NP	NP	NP	NP	NP	NP
Liquor Sales	P	P	P	P	P	P	P
Marina	NP	NP	NP	NP	NP	NP	NP
Medical Offices – exceeding 5000 sq. ft. gross floor area	P	P	P	P	P	P	P
Medical Offices –	P	P	P	P	P	P	P

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Land Use	Area 1 Conference District CS	Area 2 Entertainment +Stadium District CS	Area 3 Resort + Sports District CS	Area 4 Business + Car Club District CS	Area 5 Hospitality + Car Enthusiast District CS	Area 6 Amusement District CS	Area 7 COTA + Track District CS
not exceeding 5000 sq. ft. gross floor area							
Monument Retail Sales	NP	NP	NP	NP	NP	NP	NP
Off-Site Accessory Parking	P	P	P	P	P	P	P
Outdoor Entertainment	P	P	P	P	P	P	P
Outdoor Sports and Recreation	P	P	P	P	P	P	P
Pawn Shop Services	NP	NP	NP	NP	NP	NP	NP
Pedicab Storage and Dispatch	P	P	P	P	P	P	P
Personal Improvement Services	P	P	P	P	P	P	P
Personal Services	P	P	P	P	P	P	P
Pet Services	P	P	P	P	P	P	P
Plant Nursery	P	P	P	P	P	P	P
Printing and Publishing	P	P	P	P	P	P	P
Professional Office	P	P	P	P	P	P	P
Recreational Equipment Maint & Storage	P	P	P	P	P	P	P

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General Notes:

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Land Use	Area 1 Conference District CS	Area 2 Entertainment +Stadium District CS	Area 3 Resort + Sports District CS	Area 4 Business + Car Club District CS	Area 5 Hospitality + Car Enthusiast District CS	Area 6 Amusement District CS	Area 7 COTA + Track District CS
Recreational Equipment Sales	NP	NP	NP	NP	NP	NP	NP
Research Assembly Services	P	P	P	P	P	P	P
Research Services	P	P	P	P	P	P	P
Research Testing Services	P	P	P	P	P	P	P
Research Warehousing Services	P	P	P	P	P	P	P
Restaurant (General)	P	P	P	P	P	P	P
Restaurant (Limited)	P	P	P	P	P	P	P
Scrap and Salvage	NP	NP	NP	NP	NP	NP	NP
Service Station	P	P	P	P	P	P	P
Software	P	P	P	P	P	P	P
Development							
Special Use Historic	NP	NP	NP	NP	NP	NP	NP
Stables	NP	NP	NP	NP	NP	NP	NP
Theatre	P	P	P	P	P	P	P
Vehicle Storage	P	P	P	P	P	P	P
Veterinary Services	P	P	P	P	P	P	P
INDUSTRIAL USES							
Basic Industry	NP	NP	NP	NP	NP	NP	NP
Custom Manufacturing	P	P	P	P	P	P	P

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General Notes:

- Industrial Uses are subject to LDC 25-2-648

Land Use	Area 1 Conference District CS	Area 2 Entertainment +Stadium District CS	Area 3 Resort + Sports District CS	Area 4 Business + Car Club District CS	Area 5 Hospitality + Car Enthusiast District CS	Area 6 Amusement District CS	Area 7 COTA + Track District CS
General Warehousing and Distribution	NP	NP	NP	NP	NP	NP	NP
Light Manufacturing	NP	NP	NP	NP	NP	NP	NP
Limited Warehousing and Distribution	NP	NP	NP	P	P	NP	P
Recycling Center	NP	NP	NP	NP	NP	NP	NP
Resource Extraction	NP	NP	NP	NP	NP	NP	NP
AGRICULTURAL USES							
Animal Production	NP	NP	NP	NP	NP	NP	NP
Aquaponic System	NP	NP	NP	NP	NP	NP	NP
Community Garden	P	P	P	P	P	P	P
Crop Production	NP	NP	NP	NP	NP	NP	NP
Horticulture	P	P	P	P	P	P	P
Support Housing	P	P	P	P	P	P	P
Urban Farm	P	P	P	P	P	P	P
Market Garden	P	P	P	P	P	P	P
Indoor Crop Production	P	P	P	P	P	P	P
CIVIC USES							
Administrative Services	P	P	P	P	P	P	P
Aviation Facilities	NP	NP	NP	NP	NP	NP	NP
Camp	NP	P	P	P			

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General Notes:

- Industrial Uses are subject to LDC 25-2-648

Land Use	Area 1 Conference District CS	Area 2 Entertainment +Stadium District CS	Area 3 Resort + Sports District CS	Area 4 Business + Car Club District CS	Area 5 Hospitality + Car Enthusiast District CS	Area 6 Amusement District CS	Area 7 COTA + Track District CS
Cemetery	NP	NP	NP	NP	NP	NP	NP
Club or Lodge	C	P ⁴	P	P			
College and University Facilities	C	P ²	P	NP			
Communication Service Facilities	P	P	P	NP			
Community Events	P	P	P	P	P	P	P
Community Recreation (Private)	P	P	P	P	P	P	P
Community Recreation (Public)	P	P	P	P	P	P	P
Congregate Living	NP	NP	NP	NP	NP	NP	NP
Convalescent Services	NP	NP	NP	NP	NP	NP	NP
Convention Center	P	P	P	P	P	P	P
Counseling Services	NP	NP	NP	NP	NP	NP	NP
Cultural Services	P	P	P	P	P	P	P
Day Care Services (Commercial)	NP	NP	NP	NP	NP	NP	NP
Day Care Services (General)	NP	NP	NP	NP	NP	NP	NP
Day Care Services (Limited)	NP	NP	NP	NP	NP	NP	NP
Detention Facilities	NP	NP	NP	NP	NP	NP	NP
Employee Recreation	P	P	P	P	P	P	P
Family Home	NP	NP	NP	NP	NP	NP	NP

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General Notes:

- Industrial Uses are subject to LDC 25-2-648

Land Use	Area 1 Conference District CS	Area 2 Entertainment +Stadium District CS	Area 3 Resort + Sports District CS	Area 4 Business + Car Club District CS	Area 5 Hospitality + Car Enthusiast District CS	Area 6 Amusement District CS	Area 7 COTA + Track District CS
Group Home, Class I (General)	NP	NP	NP	NP	NP	NP	NP
Group Home, Class I (Limited)	NP	NP	NP	NP	NP	NP	NP
Group Home, Class II	NP	NP	NP	NP	NP	NP	NP
Guidance Services	NP	NP	NP	NP	NP	NP	NP
Hospital Services (General)	P	P	P	P	P	P	P
Hospital Services (Limited)	P	P	P	P	P	P	P
Local Utility Services	P	P	P	P	P	P	P
Maintenance and Service Facilities	P	P	P	P	P	P	P
Major Public Facilities	P	P	P	P	P	P	P
Major Utility Facilities	P	P	P	P	P	P	P
Military Installations	NP	NP	NP	NP	NP	NP	NP
Park and Recreation Services (General)	P	P	P	P	P	P	P
Park and Recreation Services (Special)	P	P	P	P	P	P	P
Postal Facilities	P	P	P	P	P	P	P
Private Primary	P	P	P	P	P	P	P

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General Notes:

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Land Use	Area 1 Conference District CS	Area 2 Entertainment +Stadium District CS	Area 3 Resort + Sports District CS	Area 4 Business + Car Club District CS	Area 5 Hospitality + Car Enthusiast District CS	Area 6 Amusement District CS	Area 7 COTA + Track District CS
Education Facilities							
Private Secondary Education Facilities	P	P	P	P	P	P	P
Public Primary Education Facilities	NP	NP	NP	NP	NP	NP	NP
Public Secondary Education Facilities	NP	NP	NP	NP	NP	NP	NP
Railroad Facilities	NP	NP	NP	NP	NP	NP	NP
Religious Assembly	P	P	P	P	P	P	P
Residential Treatment	NP	NP	NP	NP	NP	NP	NP
Safety Services	P	P	P	P	P	P	P
Telecommunication Tower	P	P	P	P	P	P	P
Transitional Housing	NP	NP	NP	NP	NP	NP	NP
Transportation Terminal	P	P	P	P	P	P	P
All other Civic Uses	P	P	P	P	P	P	P

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General Notes:

- Industrial Uses are subject to LDC 25-2-648

Proposed Code Modifications to Development Regulations
CIRCUIT OF THE AMERICAS PUD C814- _____

<u>Code Section</u>	<u>Code Section Description</u>	<u>Proposed PUD Regulations</u>	<u>Justification</u>
25-1-21(98) Definition of Site	Defines site as a contiguous area.	To amend the definition of site to allow impervious cover to be calculated based on the entire PUD	<ul style="list-style-type: none"> The site operates holistically with different uses feeding off each other. Limiting individual site to impervious cover on such a large area will detract from the site experience and create difficulties with regional drainage and water quality facilities
25-2-491 Permitted, Prohibited and Conditional Uses	Outlines standard permitted, conditional and prohibited uses for CS zoning district.	Allow for a specific set of permitted, conditional and prohibited uses to be applicable per the Zoning Use Summary Table Exhibit _____	<ul style="list-style-type: none"> The PUD is proposing denser uses in a compact and connected form in an effort to prevent sprawl around the PUD. Ancillary racing/car related uses are proposed that are not clearly defined in the City Code

25-2-492 Site Development Standards	Outlines standard site development regulations for CS zoning districts.	Allow for a specific set of site development regulations by PUD Area per the Site Development Standards Table Exhibit ____.	<ul style="list-style-type: none"> The PUD is proposing for denser uses in a compact and connected form in an effort to prevent sprawl around the PUD and respect existing natural buffers with as few exceptions as possible
25-2 Subchapter E Commercial Design Standards	Outlines design standards applicable to certain zoning and uses.	<ul style="list-style-type: none"> The PUD will comply with the Suburban Roadway Standards. Certain PUD Areas will require modification to Internal Circulation Route (ICR) standards. 	<ul style="list-style-type: none"> The site is partially developed with a racetrack and existing and new roads must still allow for certain functionality Certain roads and streets can be identified for Alternative Equivalent Compliance (AEC) with formal PUD review
25-6 Parking Ratio Requirements	Defines parking ratios for sites	<ul style="list-style-type: none"> Reduce parking to determined amount (need appendix for ratio) Allow for shared parking analysis based on mix of uses 	<ul style="list-style-type: none"> There are overlapping and complementary uses on site that can share parking. Peak usage will not require standard COA parking requirements
25-6 Article 7 Loading Zone Requirements	Defines loading spaces	<ul style="list-style-type: none"> Reduce overall loading zones Allow for shared loading zones Allow for 50% of loading to be DMU 	<ul style="list-style-type: none"> There are complementary uses that can benefit from

		sized loading spaces	shared loading areas <ul style="list-style-type: none"> The site will not require just 12' x 45' loading spaces based on types of uses
25-8-262(B)(1) (Critical Water Quality Zone Street Crossings)	Allows for an arterial street to cross a major critical water quality zone if identified in the Transportation Plan.	Allow for an arterial or collector street to cross a major critical water quality zone regardless of if it is identified in the Transportation Plan.	<ul style="list-style-type: none"> The site has open spaces with public access needs on the west side of the site. We will need to cross the flood plain and CWQZ to allow for connectivity through the site
25-8, Subchapter A, Article 7, Division 3 (Construction on Slopes)	Outlines regulations for construction of roads, driveways, buildings and parking areas.	Allow for an exception to the requirements of Division 3 to follow the Urban Watershed exemption of 25-8-304.	<ul style="list-style-type: none"> There are a significant amount of wetlands on the site that are being preserved and improved, and given the sites topography it will be important to be able to adjust existing site contours of the non-wetland areas to allow for reasonable use of the land.
25-8-282 Wetland Protection	Defines setback requirements for wetlands	<ul style="list-style-type: none"> Allow for development to encroach within 20 LF of certain wetlands with restoration Remove CEF setbacks for wetlands that are being utilized as 	<ul style="list-style-type: none"> All the wetlands on site were modified in the original D permit Proposed development will utilize wet lands as

		<p>water quality ponds Create IPM for wetlands for future health</p>	<p>both water quality and an amenity</p> <ul style="list-style-type: none"> • Will work with the City to restore and enhance wetland health
<p>25-8-341 (Cut Requirements) and 25-8-342 (Fill Requirement)s</p>	<p>Outlines regulations for cut and fill.</p>	<ul style="list-style-type: none"> ▪ Allow for cut and fill to exceed the 4 foot minimum and follow the requirements for 25-8-341(A)(1) and 25-8-41(A)(1) for urban watersheds 	<p>There are a significant amount of wetlands on the site that are being preserved and improved, and given the sites topography it will be important to be able to adjust existing site contours of the non-wetland areas to allow for reasonable use of the land.</p>

MASTER REVIEW REPORT

CASE NUMBER: CD-2018-0004

CASE MANAGER: Sherri Sirwaitis

PHONE #: 512-974-3057

PROJECT NAME: Circuit of the Americas PUD

SUBMITTAL DATE: May 14, 2018

REPORT DUE DATE: June 11, 2018

FINAL REPORT DATE: June 20, 2018

REPORT LATE: 9 DAYS

LOCATION: 9201 Circuit of the Americas Boulevard

DISTRICT: 2

STAFF REVIEW:

This report includes all comments received to date concerning your Development Assessment application.

IF YOU HAVE ANY FURTHER QUESTIONS CONCERNING THE COMMENTS LISTED BELOW PLEASE CONTACT YOUR CASE MANAGER.

THE FOLLOWING COMMENTS SHOULD BE ADDRESSED PRIOR TO SUBMITTING A FORMAL PLAN TO THE DEPARTMENT OF PLANNING AND ZONING. IT IS THE RESPONSIBILITY OF THE APPLICANT OR HIS/HER AGENT TO MODIFY THE PROPOSED PLANNED UNIT DEVELOPMENT (PUD) PLAN SO THAT IT COMPLIES WITH THESE REQUIREMENTS.

INCORPORATED IN THE NUMBERING OF EACH COMMENT IS THE RELEVANT REVIEW SECTION. FOR THESE REFERENCES, THE FOLLOWING ABBREVIATIONS APPLY

SP - SITE PLAN	CM - CAPITAL METRO
SR - SUBDIVISION	CO - COUNTY
TR - TRANSPORTATION	MD - MUD REVIEW
CN - CONSTRUCTION	PH - PHONE COMPANY
DR - DRAINAGE	PK - PARK
EG - ENGINEERING	PO - POST OFFICE
LR - LANDSCAPE REVIEW	PW - PUBLIC WORKS
AR - ARBORIST	SD - SCHOOL DISTRICT
EV - ENVIRONMENTAL	HE - HEALTH DEPARTMENT
WW - WATER AND WASTEWATER	EL - ELECTRIC
FI - FIRE DEPARTMENT	AD - TPSD - ADDRESS
HD - HIGHWAY DEPARTMENT	DG - DRAFTING

REQUIREMENTS: Based on ordinances and written rules adopted by the City of Austin, Texas.

Austin Energy Review – Heidi Kasper - 512-482-5407

May 29, 2018

Green Building does not have any comments on the Circuit of the Americas PUD Expansion proposal.

AW Facility Engineering Review – Randi Jenkins - 512-972-0117

June 14, 2018

- The proposed buildings will be constructed using a dual distribution pipe system to allow all non-potable water uses within the buildings to be met by an alternative water supply (with provision for a potable back-up supply). The Landowner should consider constructing one or more onsite water reuse systems (collection and treatment of rainwater, graywater, stormwater, condensate water or pool backwash and drain water) as an alternative water supply to the buildings.
- The Landowner shall use an alternative water supply as the primary water source for all landscape irrigation within the COTA PUD. Potable water shall only be used as a backup supply if the primary sources are depleted.
- The Landowner will provide Austin Water Utility Development Services more detail on proposed land uses as soon as possible, especially regarding the potential water park on the site.

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

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own his expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and/or abandonments required by the proposed land uses. SERs have been approved for this development and are applicable. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility in compliance with Texas Commission of Environmental rules and regulations, the City's Utility Criteria Manual and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fees with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

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

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

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

FYI: Dedication of private streets and public utility easements does not obligate the City to approve the placement of City water and wastewater mains within same. Water and wastewater service shall be provided to each lot at their Right of Way frontage.

Comprehensive Planning Review - Kathleen Fox - 512-974-7877

Tuesday June 05, 2018

DEVELOPMENT ASSESSMENT IRR to PUD

This compliance report is to review a development assessment case submitted for the above referenced property. The proposed PUD mixed use project is situated on 1,037 acres at the Circuit of America site (part of a larger 1,500 acre site), which is a sports and entertainment venue. The Circuit of America site contains an F1 racetrack and the 6,700 seat Austin360 outdoor amphitheater. The proposal is to expand development on the site, consisting of seven planning areas; six commercial areas; and one mixed use area with a proposed base district of CS, which will include commercial, retail, office, and mixed residential components. The property is not located within a neighborhood planning area. The property is bounded by FM 812 to the south; and Elroy Road to the east and north. Surrounding land uses includes housing, vacant land, and Austin-Bergstrom Airport to the north; two churches, a library, retail uses (gas station, retail, restaurant), an RV park, housing and vacant land to the south; single family housing, an RV park, and vacant land to the east; and vacant land, single family housing and commercial uses to the west. The developer stated in a letter that they want the project to serve as a hub for growth in the eastern corridor of Austin. The following is the development assessment proposal:

- ❑ **Open Space and the Environment, the developer proposes that:** 24 percent of the property (248 acres) will be devoted to open space, exceeding the PUD requirement of 10 percent open space; provide a boardwalk on wet pond amenity; preserve a significant amount of the wetland in the project area, which will be restored and improved; submit a variance on the impervious surface coverage to be based on the entire PUD site, not just contiguous area; allow for arterial or collector street to cross a major critical water quality zone (cross the flood plain to CWQZ to allow for connectivity through the site); exemption to the requirement of Division 3 to allow the Urban Watershed Exemption of 25-8-304 to allow for 'reasonable use of the land'; allow development within 20 linear ft. of certain wetlands with restoration; remove CEF setbacks for wetlands that are being utilized water quality ponds; and allow cut and fill to exceed the 4 ft. minimum and follow the requirements for urban watersheds.
- ❑ **The Buildings, the developer proposes that:** all buildings will meet 2 star Green Builder level; all building design options will exceed requirements of Subchapter E; Reduce loading zones and allow for shared loading zones;
- ❑ **Mobility, the developer proposes to:** provide a multi-use shared trail for bicyclists and pedestrians; provide public sidewalks, and a network of roads within the site; provide an enhanced trail from hotel to soccer fields; provide showers in office development to allow people to commute to the site and use the shower; comply with Great Streets Program; comply with Suburban Roadway standards; request a variance of Internal Circulation Route standards; request variance to allow for shared parking; and commit to contacting CapMetro every five years regarding future transit services.
- ❑ **Affordability, the developer proposes to:** provide fee in lieu for affordable housing development bonus;
- ❑ **Civic, the developer proposes to:** provide for public art master plan, which will be developed and managed by the owner/developer; provide for community soccer fields that are open to the public;

No site layout of the site or master plan, which give the square footage, building layout, shared path trail, or the mix of commercial, office, civic, and residential uses was submitted with the development assessment file to review. **Tracts 2 and 5 are designated for the construction of 200 ft. and 220 ft. tall buildings.**

Connectivity

There are no internal public sidewalks along Circuit of the Americas Blvd. There are also no public sidewalks or public transit stops located along Elroy Road. The Walkscore for this property is 1/100, **Car Dependent**, meaning almost all errands require a car. There are no existing urban trails located within a ½ of this site.

Imagine Austin and Conclusions

The Imagine Austin Growth Concept Map identifies this property as being along the within a "Job Center" on the map, which was placed on the map for jobs related to Circuit of the America jobs and activities. During the development of the Imagine Austin Comprehensive Plan, this site was designated a 'Job Center' in support of the F1 racetrack, and to support a variety of land uses associated with this large scale sports and Entertainment venue. Page 107 of the IACP states, *"Job centers accommodate those businesses not wellsuited for residential or environmentally sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International Airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the Growth Concept Map offerstransportation choices such as light rail and bus rapid transit to increase commuter*

options." While the developer states in their development assessment that this proposed mixed use project will include a variety of commercial uses and mixed use, public sidewalks, and other amenities, they need to submit a complete PUD land use submittal for staff to fully analyze this project for compliance to the IACPs policies. Based on the large scale of this project, which is included within a designated 'Job Center' which supports land uses associated with a sports and entertainment venue, such as commercial and mixed use, the proposed project appears to partially support the policies of the Imagine Austin Comprehensive Plan. A full compliance review of this project will be undertaken once a complete PUD application is submitted to staff in the next phase of this project.

Drainage Engineering Review – David Marquez – 512-974-2289

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 The City of Austin will be undergoing a change of precipitation values as per a study conducted by NOAA Atlas 14. Drainage is not a section of code that may be grandfathered. When the proposed plans come in, it is likely that new floodplain and drainage precipitation values will be made. Although the values are not yet defined, the floodplain delineation will be similar or less to that of the 500-year floodplain for reference and the rainfall values will be near 13" for the 100-year storm event.

DE2 more information will be required, such as pond locations, to be able to have any comments for the proposed development. It appears that much of the development will be redevelopment or over existing development. If these areas are already treated for drainage and water quality, the existing pond calculations and maps should be given to show that these areas are accounted for.

Electric Review – Karen Palacios - 512-322-6110

EL1. If the applicant is required to replate fifteen foot or ten electric distribution, electric telecommunications, and electric fiber easement will be required adjacent to R.O.W. depending on existing and proposed electrical facilities. If additional ROW is required by the City of Austin the easement must be from the new ROW.

EL2. If the applicant is not required to replate EL1 will be requested.

EL3. Applicant is required to meet safety clearances.

☐ 1.10.0 - CLEARANCE AND SAFETY REQUIREMENTS

https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE

☐ 1.10.4 - Clearances from AE Padmount Equipment and Distribution Vaults

https://www.municode.com/library/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE_1.10.4CLAEPAEQDIVA

EL4. Link below is a guide for clearances/spacing required for site plan preliminary design requirements.

<https://austinenergy.com/wcm/connect/4a000c1a-1408-40ea-a265-1a95ae793327/customerPreliminaryDistributionDesignRequirements.pdf?MOD=AJPERES&CVID=m6gPpth&CVID=m6gPpth>

Environmental Review - Mike McDougal – 512-974-6370

Friday, June 01, 2018

EV 01 The proposed PUD modification LDC 25-8-262(B)(1) requests to allow for an arterial or collector street to cross a major Critical Water Quality Zone regardless of whether it is identified in the transportation plan. Sheet EX-2 shows driveway entrances. It is not clear if the proposed PUD modification is intended to allow public ROWs or private driveways to cross the Critical Water Quality Zone. In the comment response letter, indicate whether the proposed Critical Water Quality Zone crossings would be for private driveways or public ROWs.

EV 02 Indicate whether or not the proposed drives / roads will be located on slopes over 15%. [LDC 25-8-301]

EV 03 Show and label the Critical Water Quality Zone on plan set in accordance with current Code. [LDC 25-8-92]

EV 04 Specify the type of creek crossing proposed (e.g., a bridge spanning the creek without piers, a bridge spanning the creek with piers, a bridge with culverts, etc).

EV 05 LDC 25-8-364 is also potentially applicable to the proposed development. It will likely be necessary to request a modification to this Code provision.

EV 06 Specify whether grading over 4 feet is proposed. [LDC 25-8-341 and 342]

Environmental Officer - Chuck Lesniak - 512-974-2699

June 13, 2018

- Provide information on how this land use plan differs from the existing, approved site plan.
- Show on exhibits how the proposed development integrates into existing COTA facilities.
- Please demonstrate compliance with all conditions of the current site plan. It is my understanding that some of the conditions have not been met. I would prefer that all conditions be met and the site plan closed out prior to approval of the proposed PUD.
- Please confirm that all CEFs and wetlands are accurately located and correct 150' buffers shown on exhibits.
- Confirm that compliance with U.S. Corps of Engineers requirements for wetland mitigation have been met.

Fire Review - Tom Migl - 512-974-0164

Fire Protection is a Tier 1 requirement per the PUD Ordinance. For Gated Roadways, please discuss coordination with AFD shall be performed and approved by AFD prior to any temporary installation, or rerouting, conditions for approval shall vary with overall occupant exiting and AFD access.

Internal Circulation Route (ICR) or Suburban Roadway Standards of Subchapter E pavement widths shall not be reduced to a minimum 25 feet and shall not be obstructed (with parking, temporary facilities or equipment) per section 503 of the fire Code. Only with prior approval of the Fire Marshal shall fire lanes be reduced for one way travel and only will the Fire Marshal determined the fire lane will not be needed for operational area.

Flood Plain Review - Henry Price - 512-974-1275

Reviewer notes: Portions of the PUD area are located within the 100-year floodplain.

FP 1. Applicant proposed has not requested changes to current city floodplain regulations within the PUD area. During permitting of future development applications within the PUD area, the applicant will be require to demonstrate compliance to floodplain regulations.

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 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.
Tree plantings use Central Texas seed stock native and with adequate soil volume.

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 - Scott Hiers - 512-974-1916

HG1-Update 0- The critical environmental features (CEF) are not correctly shown on sheet EX 2 of 2. The CEFs buffers are not shown. The CEF symbology stated in legend does not agree with symbology pattern used on the sheet.

HG1-Update 0 – the CEFs at the intersection of FM812 and COTA were mitigated with construction of wetland pond in across on west side of COTA. Please coordinate with the wetland biologist with the showing all the wetland CEFs, wetland mitigation areas, and wetland buffer areas.

HG1-Update 0 –The community garden, which as condition of original site development, is not shown. Please the community garden and all other City Council special conditions that were included in the original site plan approval.

Industrial Waste Review - Anthony Mueske - 512-972-1060

May 22, 2018

Update #0
Approved

IW1. There appear to be no wastewater improvements associated with this project.

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

UPDATE 0:

PR 1: What is the total number of proposed hotel/motel units and residential units? To be superior, the project must provide 10.4 acres of dedicated parkland per 1,000 residents.

PR 2: Provide a park plan and table that show the location and acreage of proposed public parkland, private parkland, and park facilities including soccer fields, trails, and associated parking. The park plan should show how credited acreage for parks is determined by symbolizing land in the 25-year floodplain, 100-year floodplain, CWQZ, and CEF buffer.

PR 3: Label trails with the proposed trail width and surface.

PR 4: The plan includes private roads. On the park plan, show how public park facilities will be accessible by public roads.

PR 5: The developer proposes to utilize wetlands as both water quality and amenity (e.g., boardwalk). Will the developer be requesting credit toward parkland dedication requirements for these amenities? If so, show the amenities on the plan.

PR 6: Who will operate and maintain the community soccer fields, trails, and any other park amenities? If it is not the City, how will public use be provided?

Site Plan Review - Anaiah Johnson - 512-974-2932

SP1. Please provide the Site Development Standards Table exhibit for review.

SP2. Please provide further detail on the modifications needed from compliance with Subchapter E Commercial Design Standards.

Subdivision Review - David Wahlgren - 512-974-6455

May 29, 2018

No comments.

Transportation Review - Ivan Naranjo - 512-974-7649

TR1. A Traffic Impact Analysis will be required at the time of the PUD submittal. LDC, 25-6-113. The traffic consultant preparing the study must meet with the DSD Transportation Engineer (Scott.James@austintexas.gov) to discuss the scope and requirements of the study before beginning the study.

TR2. Additional right-of-way, participation in roadway improvements, traffic signals, or limitations on development intensity may be recommended based on the review of the TIA. LDC 25-6-142. Please contact this reviewer or Scott James for additional information.

TR3. The PUD must comply with current Land Development Code and Transportation Criteria Manual requirements, which include driveway criteria, stopping sight distance, sidewalks within the right-of-way, block length criteria, ADA accessibility requirements, etc.

TR4. On boundary streets with a width less than specified in the Transportation Plan or TCM, dedication of additional right-of-way is required. Survey ties across all existing streets bordering or traversing this development must be provided to verify existing right-of-way width and help determine if additional right-of-way is needed (or provide a copy of the street deeds). LDC 30-3-71. This applies to Elroy Road, McAngus Road, and FM 812.

TR5. Elroy Road and McAngus Road are Travis County roadways. Driveway access to a county road requires the approval from Travis County. FM 812 is a state-maintained roadway. Driveway access to a state-maintained roadway requires the approval from TxDOT.

TR6. The adopted 2025 Austin Metropolitan Area Transportation Plan shows a proposed minor arterial extending south from Ross Road thru this property and intersecting with FM 812.

TR7. All proposed collector roadways and arterials must be identified in the PUD Land Use Plan.

TR8. A shared parking analysis using the Urban Land Institute methodology must be provided to reduce the minimum required parking. Any shared parking methodology other than the Urban Land Institute procedure must be thoroughly documented in a similar level of detail by a professional engineer prior to review of the parking analysis by city staff. TCM, 9.6.4.B.

TR9. For shared parking, City of Austin parking ratios contained in LDC 25-6 are the minimum acceptable rates for calculating peak parking requirements for each use. TCM, 9.6.4.C. In addition, any reduction in parking requirements due to the use of public transportation or other high-occupancy vehicles must be supported by firm commitments for provision of such services and incentives for their use. TCM, 9.6.4.E.

TR10. Compact parking spaces shall not exceed 25 percent of the total number of required spaces when shared parking is used. TCM, 9.6.5.A. Handicapped spaces must not be included in shared parking. TCM, 9.6.5.H.

TR11. Any reduced number of loading spaces, sizes of loading areas, and shared loading zones will require the approval from the Director in coordination with ATD and Travis County.

TR12. According to the Austin Urban Trails Master Plan and the Austin 2014 Bicycle Plan approved by the Austin City Council in November, 2014, a Tier II urban trail is proposed on the west side of the PUD as a Multi-Use Facility. The urban trail must be shown on the PUD Land Use Plan to be approved by Public Works and the Austin Transportation Department.

TR13. Additional information is needed to clarify how the PUD will exceed the applicable legal requirements for accessibility. FYI: Accessible routes shall be provided to all buildings, amenities, facilities, common areas, and along all pedestrian paths which may include pedestrian bridges.

TR14. Coordination with ATD and Travis County will be necessary to approve an appropriate multi-modal network of roads, bicycle lanes, trails, transit facilities, and sidewalks to connect with existing and planned facilities. Transportation Demand Management strategies may be required upon further discussion.

TR15. The COTA PUD must comply with the Complete Streets typical sections as approved by ATD and Travis County for development prior to annexation by the City. All development following annexation shall comply with the street cross-section requirements of the City of Austin.

TR16. The COTA PUD must integrate roadways to provide connectivity with adjacent properties for future developments plus will align and connect with existing streets on adjoining properties 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.

TR17. Additional comments may be generated as more complete information is received.

Water Quality Review - David Marquez – 512-974-3389

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.

WQ1 The proposed boardwalk over a wet pond may cause maintenance issues and will need to have coordination with Environmental Resource Management (ERM) to ensure this is permissible. The pond will need to pass a leak test which may be compromised if structural items are placed in the pond.

WQ2 Ponds are not typically allowed to enter into CWQZ or in CEF's. The summary states that ponds will be placed in a CEF. More detail will be required to show location of ponds as it impacts other environmental features to assess the situation. Existing/ permitted development, proposed development, location of environmental features, and proposed grading should be shown for reviewers to analyze impacts from proposed development. These requirements are not typically given at the development assessment stage but will be required if encroaching into these environmental features.

WQ3 From the summary it appears that existing ponds may be proposed to be used. If these ponds are existing wet or stock ponds then a meeting will be needed to be made to discuss requirements for using existing ponds if possible.

WQ4 An erosion hazard zone analysis will be required. Any structures encroaching into EHZ will need to be structurally certified per Appendix E in the DCM and from floodplain requirements of ASCE 24 Flood Resistant Design and Construction.

WQ5 For the proposed development, exhibits will need to be given for drainage areas being treated by each proposed storm water control measure to ensure all DCM and ECM requirements will be met.

Wetland Biologist Review - Ana González - 512-974-2929

WETL 1. **Update 0-** The remaining critical environmental features (CEF) are not correctly shown on sheet EX 2 of 2. The CEFs buffers are not shown. The CEF symbology stated in legend does not agree with symbology pattern used on the sheet.

WETL 2. **Update 0** Please show and label the CWQZ and the Erosion Hazard Zone Analysis area in the exhibit.

WETL 3. **Update 0-** Please provide and exhibit with all the wetland CEFs mitigated per the previous PUD agreement, the existing wetland CEFs and the existing wetland CEF buffers. Some of the proposed development encroaches within the CEF buffers in our database. Please specify how this proposal will mitigate the loss of CEF buffer area.

WETL 4. Update 0- The community garden, which as condition of original site development, is not shown. Please the community garden and all other City Council special conditions that were included in the original site plan approval.

WETL 5. Update 0 PUD proposed Tier 1 superiority for environmental preservation does not address existing code relating to Critical Environmental Features, Critical Water Quality Zones, or Floodplains. Please identify more explicit action items that would demonstrate superiority for environmental preservation requirements.

WETL 6. Update 0 PUD proposed Tier 1 superiority for water quality would not be considered substantially superior to the standard water quality requirements. This reviewer recommends incorporating, at a minimum, innovative water quality controls for all water quality treatment.

WETL 7. Update 0 PUD proposed Tier 2 superiority for environment and drainage would not be compliant with current code since development appears to be proposed within the CWQZ.

WETL 8. Update 0 Please show what Blackland Prairie riparian restoration activities have been already completed in compliance with the former PUD agreement and what areas would be restored in the context of the current proposed modification. This areas need to be shown in an exhibit and reflected in the associated PUD documentation. Please include language that is tied to submitting a restoration plan within the site plan review process.

Zoning/Land Use Review - Sherri Sirwaitis - 512-974-3057

June 7, 2018

ZN1. The staff understands that the applicant is proposing the CS, General Commercial Services District, as the baseline zoning district for the PUD. However, the applicant also states that they will be requesting additional height on some parcels. Please provide a Site Development Standards Table on the PUD land use plan or as a separate exhibit stating the maximum proposed lot size, minimum lot width, maximum height, minimum setbacks, maximum building coverage, maximum impervious cover, maximum FAR for the parcels within the PUD for the staff's review.

ZN2. What are the minimum and maximum densities (units per acre) proposed of residential, office and commercial uses within the PUD? The current Land Use Chart on the proposed PUD land use plan does not provide this information. In addition, please list the proposed acreage for each parcel and delineate the six commercial areas and one mixed use area under the parcel numbers on the PUD land use plan.

ZN3. Where is the approximate 24 acres of open space area proposed within the PUD? The Land Use Plan only indicates a general proximity for open space areas. Will any of this open space be dedicated public or private parkland? Please provide a Parks Plan Exhibit to the PUD land use plan that shows proposed parkland area and the connection points of parks and trails to the regional trail plan.

ZN4. Is the applicant asking to waive/alter Compatibility Standards within the proposed PUD property?

ZN5. In the “Proposed Code Modification to Development Regulations Table”, the applicant states that:

- a) Ancillary racing/car related uses are proposed. What are these uses? Please define them.
- b) The applicant is requesting to reduce overall loading zones and to allow for 50% loading to be DMU sized loading spaces. Please further define this request to explain exactly what size loading spaces that the applicant is requesting in the PUD.
- c) The applicant states that there are a significant amount of wetlands on the site. Please provide an Environmental Resource Exhibit to the PUD land use plan that shows the topography of the property, the location and setback/buffer areas for the CEFs, floodplain and Critical Water Quality Zone locations, etc.
- d) Please provide a tree survey showing the location of protected and heritage trees on the property.

ZN6. In the ‘Basis of Superiority and Recommendations Table’ the applicant states that:

- a) They will be providing for public amenities such as community soccer fields that will be open to the public. Will these amenities be open to the public all year round? Will there be fees involved?
- b) The applicant states that they will provide art in public spaces through the development of a public art master plan. What is this public art plan?
- c) Where and what bicycle facilities will the applicant provide through the PUD project?
- d) The applicant stated that they will be providing for Building Design Options of Subchapter E (Design Standards and Mixed Use) that exceed the minimum points. What exactly will this be? Is the applicant seeking any modifications to the requirements of Subchapter E?

If the applicant is proposing these items as benefits/meeting Tier 2 requirements for the PUD, please provide addition information about the amenities with the actual Planned Unit Development application submittal.

ZN7. In a note on Page 9 of the application it states that the proposed building height is 200 feet. The staff understands the need for additional height for the existing viewing tower. However, please state which parcels the applicant is requesting to have more than a maximum of 60 feet (CS base district) in height. Please justify the need additional height within the PUD as it is not consistent with development patterns in this area.

ZN8. On the proposed “Zoning Use Summary Table” please clarify/define Aquaponic System, Market Garden and Camp uses. What is the ‘All Other Civic Uses’ category referencing? Why is the applicant requesting Bed & Breakfast (Group 1 and 2) and Cocktail Lounge uses be permitted on all parcels within the PUD? If the applicant is prohibiting Stables uses in all districts, why are they permitting Veterinary Services uses? Why is the applicant permitting Automotive Repair Services and Service Station uses on parcels with CEFs? Please explain why the applicant prohibiting Day Care Services uses if this PUD is acting as an economic hub in this area? These uses will provide support services for the workers in the office and commercial uses on site. Please be aware that Family Home and Group Home uses cannot be prohibited if residential uses are allowed in the PUD. Why is the applicant permitting Private Educational Facilities but prohibiting Public Educational Facilities on the property? Aviation Facilities is currently listed as a prohibited use. This use appears to be needed for the helicopter pads that are utilized on this site for the visitors to the major public events.

ZN9. The Office of Sustainability is requesting that the applicant fill out and return the attached Carbon Impact Statement Form with the PUD zoning request submittal. The form originated from the Council-adopted Austin Community Climate Plan and it asks questions related to carbon impacts of development choices. Please contact Lewis Leff, Senior Business Process Consultant with the Office of Sustainability at (512)974-2651 or at www.austintexas.gov/sustainability, if you have any questions.