



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING October 17, 2018
DATE REQUESTED:

NAME & NUMBER OF PROJECT: The Holdsworth Center SPC-2017-0513C

NAME OF APPLICANT OR Dwayne Shoppa, Stantec, 512-469-5364
ORGANIZATION:

LOCATION: 4907 RM 2222, Austin, TX 78731

COUNCIL DISTRICT: District #10

PROJECT FILING DATE: Dec. 14, 2017

DSD/ENVIRONMENTAL STAFF: Jonathan Garner
 Environmental Program Coordinator
 512-974-1665
 Jonathan.Garner@austintexas.gov

WPD/ERM STAFF Scott Hiers, PG
 Environmental Scientist Senior
 574-974-1916
 Scott.Hiers@austintexas.gov

WATERSHED: Lake Austin

ORDINANCE: Current code, as amended by Ordinance No. 20171214-101

REQUEST: Variance request is as follows:
 1. Fill exceeding four feet in depth in DWPZ, not to exceed 10
 feet.

STAFF Staff recommends approval, with conditions.
DETERMINATION:

REASONS FOR Findings of fact have been met
DETERMINATION:

Staff Findings of Fact and Exhibits



Development Services Department
Staff Recommendations Concerning Required Findings

Project: THE HOLDSWORTH CENTER SPC-2017-0513C

Ordinance Standard: Current code, as amended by Ordinance No. 20171214-101

Variance Request: Fill exceeding four feet of depth, 25-8-342

Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes. The additional fill is required to safely access the site from the R.O.W.

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes. The fill is required in order for the driveway access to meet grade at RM 2222 after TxDOT improvements are made to the R.O.W.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes. The entry drive is designed in such a way to reduce the amount of fill required to the least extent possible while still maintaining safe ingress/egress to the site (see Exhibit 1).

- c) Does not create a significant probability of harmful environmental consequences.

Yes. The extra fill is proposed outside the ½ critical root zones of protected trees and will be structurally contained using retaining walls.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes. The site proposes 26 rain gardens and a rain water harvesting tank on site to treat all impervious cover runoff.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-652 (Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

N/A

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

N/A

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

N/A

Staff Recommendation:

Staff recommends approval of the requested variance with the following conditions:

- The extra fill must be outside the ½ critical root zones of protected trees and be structurally contained using retaining walls.
- The structural containment must be constructed prior to construction of the fill associated with the need for the variance.

Environmental Reviewer: Jonathan Garner

Date: September 24, 2018



Environmental Review Manager:

_____ Date _____

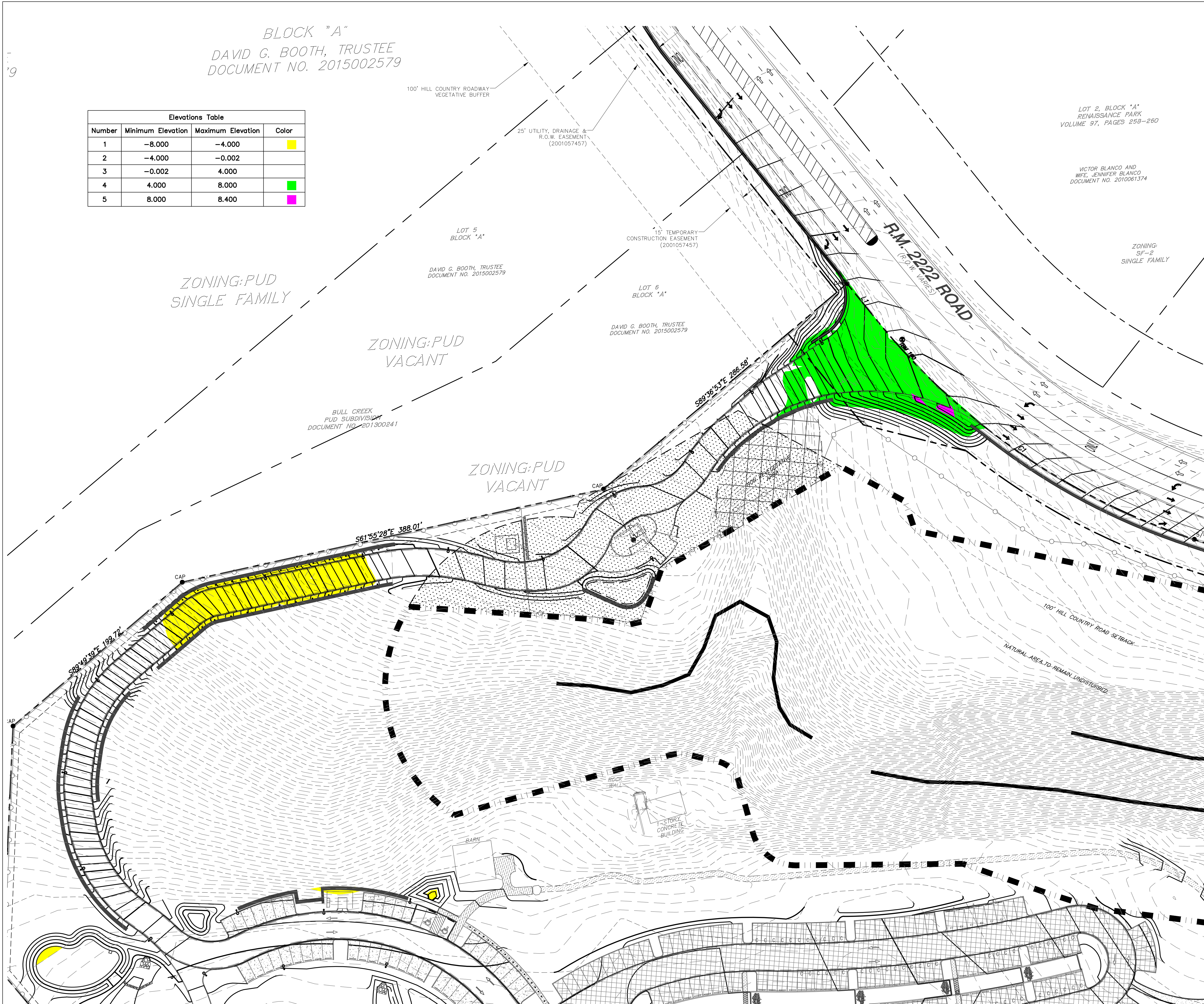
Environmental Officer



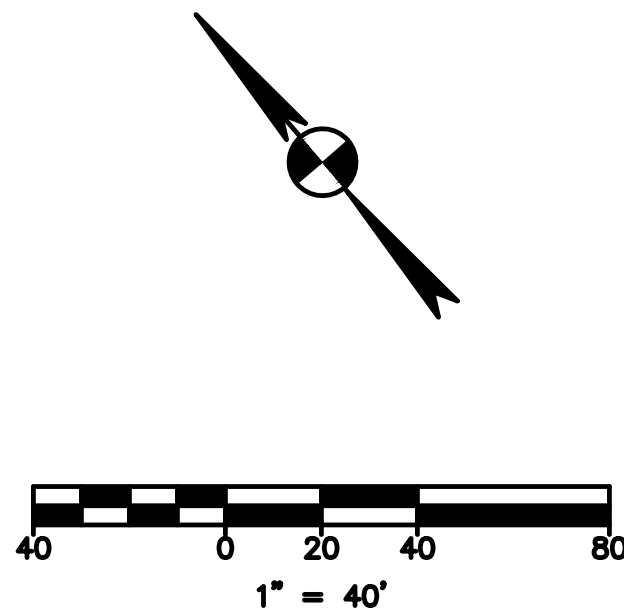
_____ Date September 26, 2018

V:\2220\active\222010979.dwg (drawing) (environmental) EXHIBITS CUT_FIL MAP.dwg
2/20/2019 11:44 AM By: Munt, Roy

ORIGINAL SHEET - ARCH D



Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-8.000	-4.000	Yellow
2	-4.000	-0.002	Green
3	-0.002	4.000	Green
4	4.000	8.000	Green
5	8.000	8.400	Magenta



1905 ALDRICH STREET, SUITE 300
AUSTIN, TX 78723
TBP# # F-4324, TBP# # 10194230
www.stantec.com

Client/Project
THE HOLDSWORTH CENTER

Permit-Seal

Project Number: 222010979
File Name: cut_fil map.dwg

Revision
Title
4907 RM 2222
CUT FILL MAP

RM DS AL 08.30.2018
Dwn. Chtd. Dgn. YY-MM-DD

Drawing No.

Revision Sheet

EXHIBIT 1

Applicant Form and Findings of Fact



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Dwayne Shoppa
Street Address	1905 Aldrich Street, Suite 300
City State ZIP Code	Austin TX 78723
Work Phone	512-328-0011
E-Mail Address	Dwayne.Shoppa@stantec.com

Variance Case Information

Case Name	The Holdsworth Center
Case Number	SPC-2017-0513C
Address or Location	4907 RM 2222
Environmental Reviewer Name	Jonathan Garner
Environmental Resource Management Reviewer Name	N/A
Applicable Ordinance	PUD 20171214-101
Watershed Name	Lake Austin
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone

Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	Adjacent to Lake Austin
Water and Waste Water service to be provided by	Austin Water Utility
Request	The variance request is as follows (Cite code references: 25-8-342

Impervious cover	Existing	Proposed
square footage:	4,792	309,276
acreage:	0.11	7.1
percentage:	0.9%	16%
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p>The Holdsworth Center consists of approximately 44 acres and is located on Lake Austin at 4907 Ranch Road 2222 in Austin, Travis County, Texas. It will offer world-class training and leadership development in a retreat setting for Texas public school districts. The project will consist of approximately 142,000 square feet of office/meeting space, overnight accommodations with approximately 180 units, and on-site parking. The property has been rezoned in the City of Austin to Planned Unit Development (PUD) Ordinance No. 20171214-101. The property is currently undeveloped with seven (7) small existing barn structures on the northern portion of the site. The existing topography of the site contains some significant slopes exceeding 10% due to the steep drop off at the southern portion of the site. The site has a high point elevation of ±650 feet mean sea level (MSL) located along the eastern side of the property along Ranch Road 2222 and a low point elevation of ±500 feet MSL located at the southern side of the property along Lake Austin. According to the ERI, there are seven (7) critical environmental features (one (1) spring/seep, one (1) bluff, four (4) canyon rimrocks, and one (1) wetland) located on or within 150 feet of the property. The property is heavily vegetated with trees along the northern and eastern sides of the site with some heritage trees. Most of this area lies within a CEF buffer zone. 75% or more of the trees on site will be preserved.</p>	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	Topographical Constraints: the driveway entrance from RM 2222 (in Lake Austin Watershed) will require more than 4 feet of fill to be able to have safe access to the site.
---	--

FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: The Holdsworth Center

Ordinance: PUD 20171214-101

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes / No Additional fill is required for safe access to the site.

2. The variance:
 - a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes / No Necessitated by site constraints, not design.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes / No City Code 25-8-342 states that fill on a tract of land may not exceed four feet of depth. Due to topographical constraints the driveway entrance will need more than 4 feet of fill to be able to have safe access to the site. We have designed the entry road

to reduce the amount of fill required to the smallest possible amount while still maintaining safe access to the site

- c) Does not create a significant probability of harmful environmental consequences.

Yes / No

The extra fill will not create a significant probability of harmful environmental consequences.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes / No

The site proposes 26 rain gardens and a rain water harvesting tank on site to treat all impervious cover runoff to Lake Austin.

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-652 (Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

Yes / No N/A

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

Yes / No N/A

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

Yes / No N/A

**Variance approval requires all above affirmative findings.



1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPE # F-6324 TBPLS # 10194230
www.stantec.com
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Revision	Revision

Client/Project
THE HOLDSWORTH CENTER

HOLDSWORTH CENTER PUD

4907 RM 2222

Title
SITE AERIAL EXHIBIT

Permit-Seed



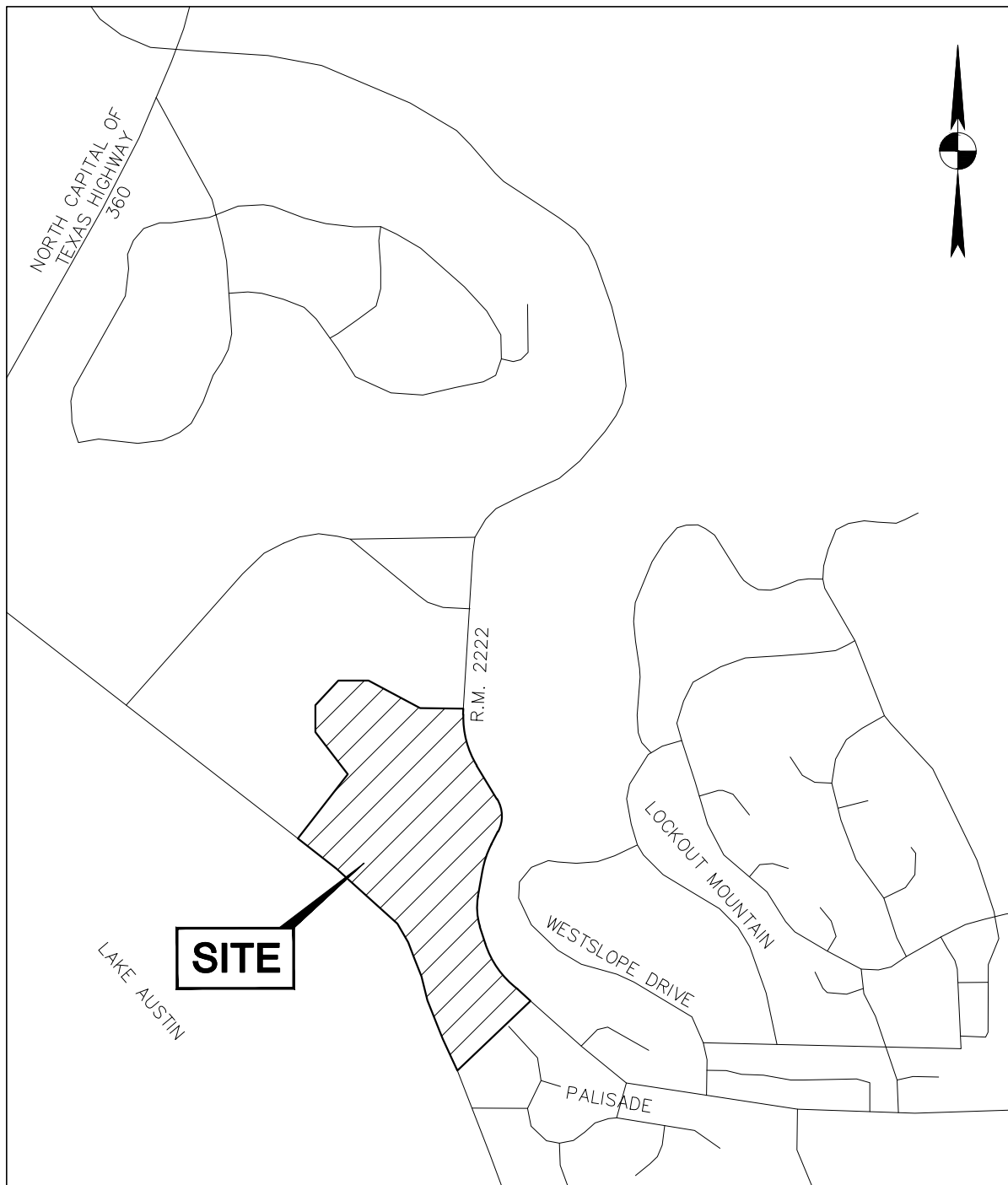
Project Number: 222010751
File Name: 222010751.dwg

DESIGNED BY	CS	CS	06.13.2017
CHECKED BY	CS	CS	06.13.2017
DRAWN BY	CS	CS	06.13.2017
DATE	CS	CS	06.13.2017

Revision Sheet

v:\2220\active\222010979\civil\drawing\exhibits\environmental exhibits\site location map

2018.08.31 12:55:23 PM



Stantec Consulting Services Inc.
1905 Aldrich Street Suite 300
Austin TX 78723-3544
Tel: (512) 328-0011
www.stantec.com

TBPE # F-6324
TBPLS # 10194230

Client/Project
HOLDSWORTH CENTER
4907 RM 2222

Project No.
222010979

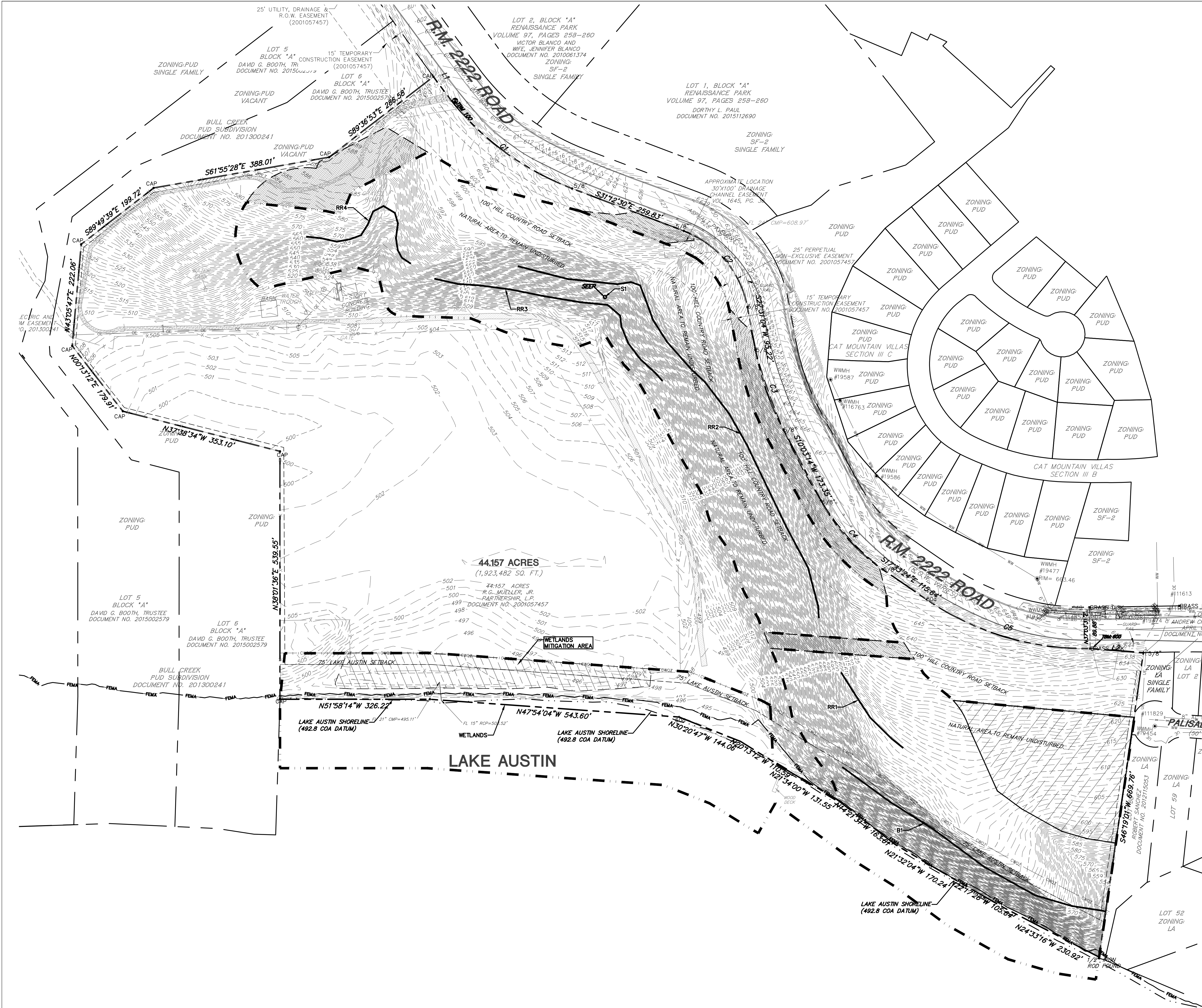
Title
SITE LOCATION MAP

Revision

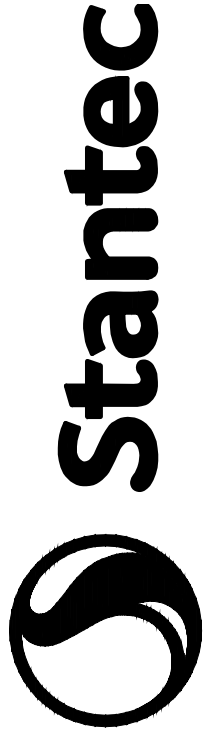
Reference Sheet

Date
2018.08-27

Figure No.
1



EXISTING	DESCRIPTION
●	PROPERTY (R.O.W.) LINE
○	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	STAMPED "BURY & PARTNERS"
○	RECORD INFORMATION
○	LIGHT POLE
○	UTILITY POLE
○	DOWN GUY
○	FIRE HYDRANT
○	WATER VALVE
○	WATER METER
○	WATER MANHOLE
○	TELEPHONE RISER
○	CABLE TV RISER
○	ELECTRIC BOX
○	ELECTRIC METER
○	GAS METER
○	GAS VALVE
○	TRAFFIC CONTROL BOX
○	TRAFFIC SIGNAL POST
○	GRATE INLET (SIZE VARIES)
○	CURB INLET (SIZE VARIES)
○	WIRE FENCE
○	WOOD FENCE
○	CHAIN LINK FENCE
○	SIGN
○	STORMSEWER LINE
○	WATER LINE
○	WASTEWATER LINE
○	GAS LINE
○	ELECTRIC LINE
○	OVERHEAD ELECTRIC
○	UNDERGROUND TELEPHONE
○	UNDERGROUND CABLE AND INTERNET
○	TELECOMMUNICATIONS LINE
○	ELECTRIC MANHOLE (SIZE VARIES)
○	WASTEWATER MANHOLE (SIZE VARIES)
○	STORMSEWER MANHOLE (SIZE VARIES)
○	TELEPHONE MANHOLE (SIZE VARIES)
○	WASTEWATER CLEANOUT
○	CURB & GUTTER
○	EDGE OF PAVEMENT
○	CONCRETE SIDEWALKS
○	CONTOUR
○	SPOT ELEVATION
○	TREE
○	HERITAGE/PROTECTED TREE
○	CEP SETBACK
○	CRITICAL ENVIRONMENTAL FEATURE



1905 Aldrich Street, Suite 300
Austin, TX 78723
TPE # F-4324 TPELS # 1019230
www.stantec.com
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. This drawing is the property of Stantec and shall not be reproduced or used for any purpose other than that authorized by Stantec, its subsidiaries, or its affiliates.

Revision

Revision

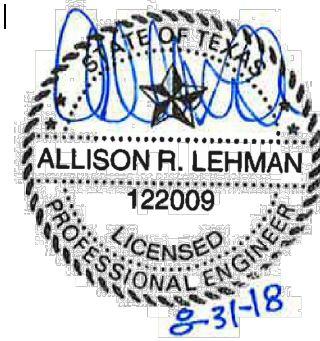
Client/Project
THE HOLDSWORTH CENTER

HOLDSWORTH CENTER PUD

4907 RM 2222

Title
TOPOGRAPHIC MAP

Permit-Seal



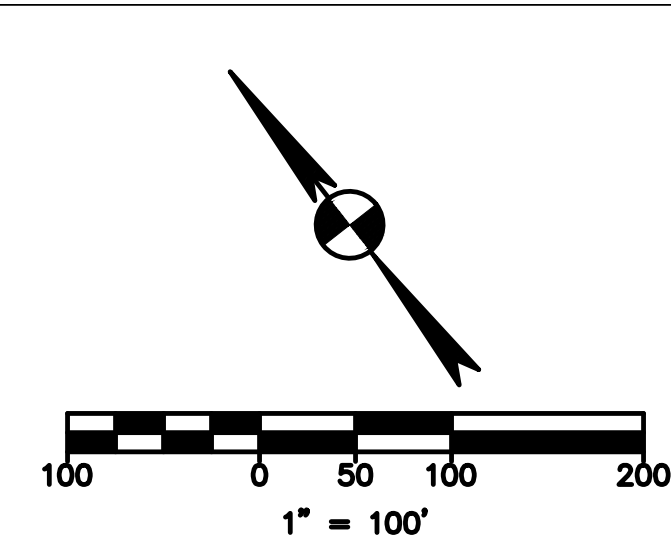
Project Number: 222010751

File Name: topographic map.dwg

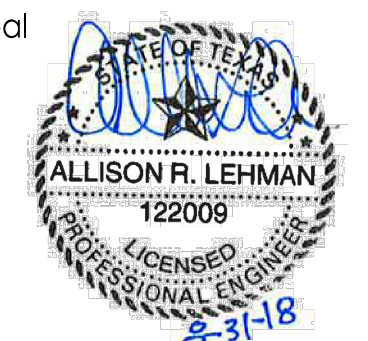
IF DS DS 06.13.2017
Dwn Chkd Dsgn YY MM DD

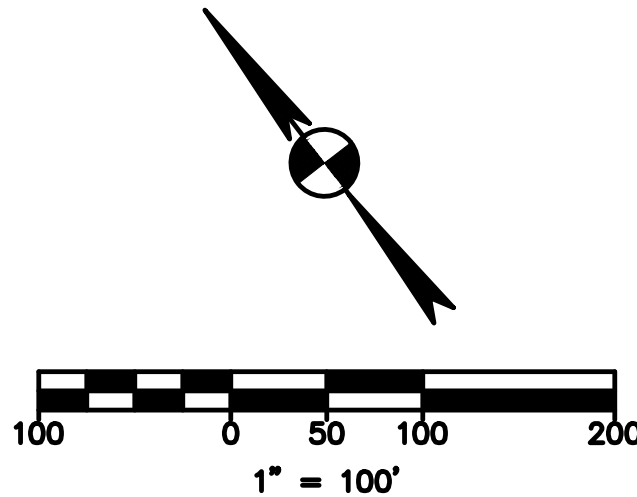
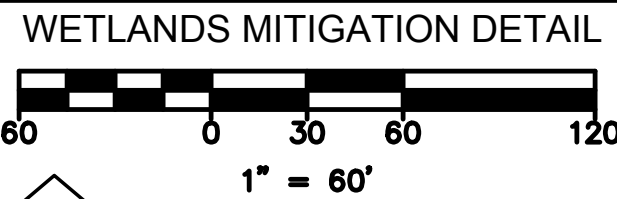
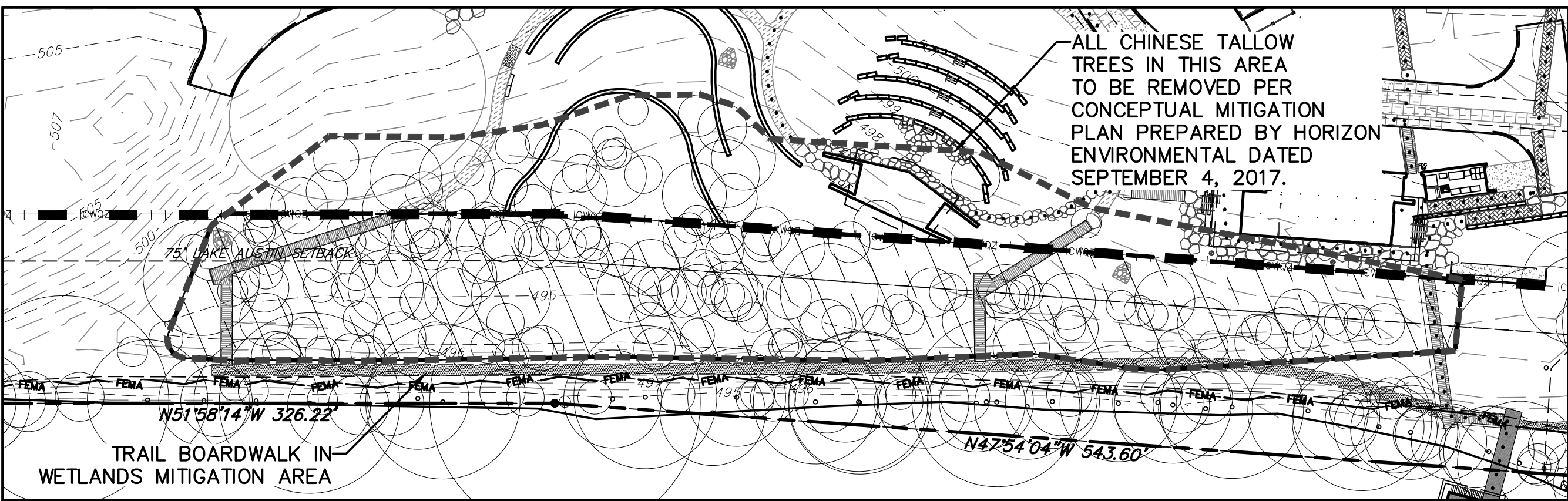
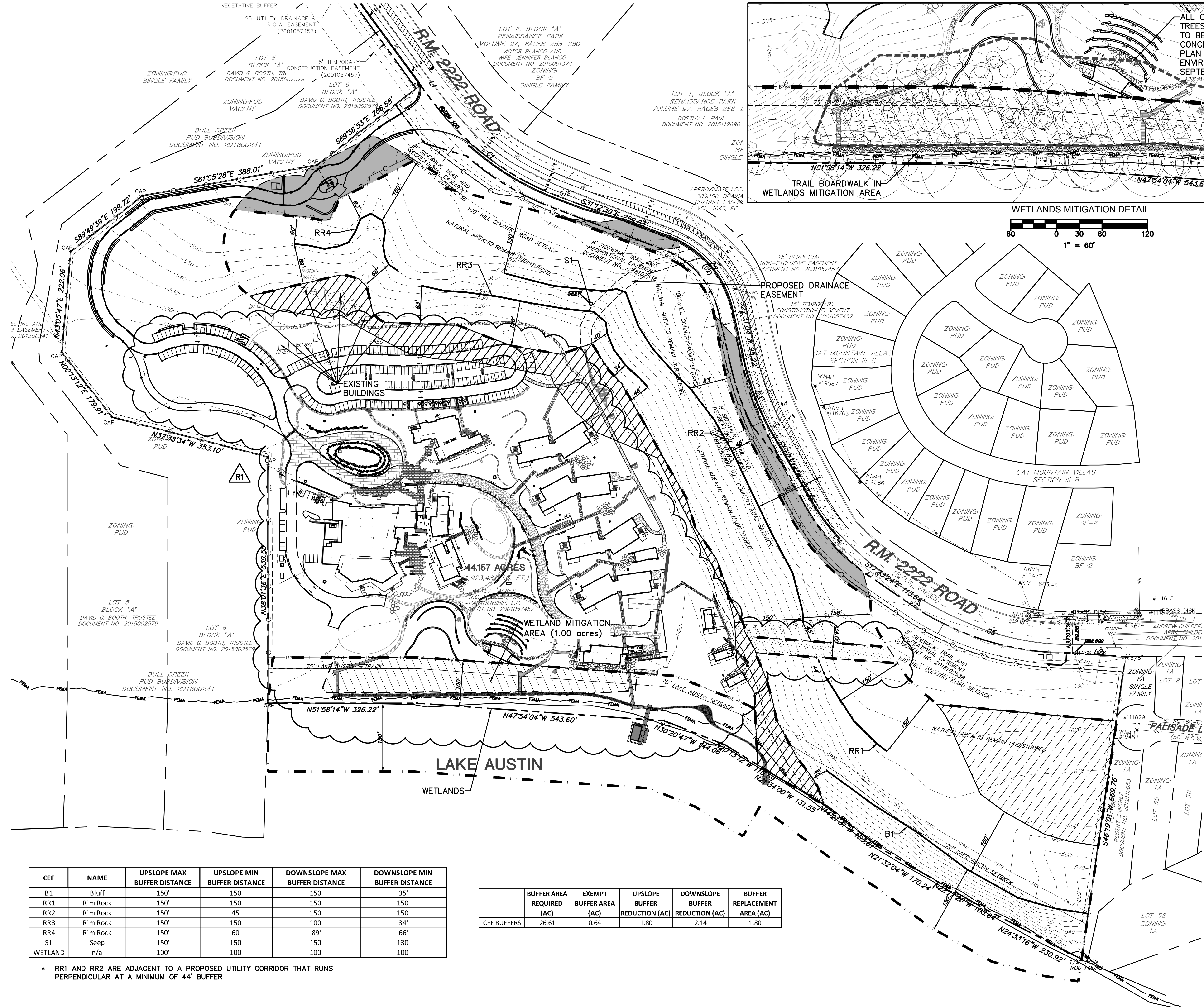
Drawing No.

Revision Sheet



EXISTING	DESCRIPTION
●	PROPERTY (R.O.W.) LINE 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET w/YELLOW CAP STAMPED "BURY & PARTNERS"
○	RECORD INFORMATION
☆	LIGHT POLE
⊙	UTILITY POLE
⊙	DOWN GUY
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	WATER METER
⊕	WATER MANHOLE
△	TELEPHONE RISER
△	CABLE TV RISER
□	ELECTRIC BOX
□	ELECTRIC METER
□	GAS METER
□	GAS VALVE
□	TRAFFIC CONTROL BOX
□	TRAFFIC SIGNAL POST
□	GRATE INLET
□	CURB INLET (SIZE VARIES)
□	WIRE FENCE
□	WOOD FENCE
□	CHAIN LINK FENCE
□	SIGN
SS	STORMSEWER LINE
W	WATER LINE
WW	WASTEWATER LINE
WV	GAS LINE
E	ELECTRIC LINE
OE	OVERHEAD ELECTRIC
UT	UNDERGROUND TELEPHONE
UC	UNDERGROUND CABLE AND INTERNET
TC	TELECOMMUNICATIONS LINE
EMH/O	ELECTRIC MANHOLE (SIZE VARIES)
WMH/O	WASTEWATER MANHOLE (SIZE VARIES)
SSMH/O	STORMSEWER MANHOLE (SIZE VARIES)
TMH/O	TELEPHONE MANHOLE (SIZE VARIES)
CO*	WASTEWATER CLEANOUT
—	CURB & GUTTER
—	EDGE OF PAVEMENT
—	CONCRETE SIDEWALKS
— 67B	CONTOUR
— 100.0 ±	SPOT ELEVATION
(+ 11)	TREE
(+ 11)	HERITAGE/PROTECTED TREE
■ ■	CEP SETBACK
■	CRITICAL ENVIRONMENTAL FEATURE





LEGEND

- CEP SETBACK
- CRITICAL ENVIRONMENTAL FEATURE
- PROPERTY LINE
- CEP UPSLOPE BUFFER REDUCTION
- CEP DOWNSLOPE BUFFER REDUCTION
- EXEMPT CEP BUFFER ZONE
- CEP BUFFER REPLACEMENT AREA
- WETLAND MITIGATION AREA
- FENCE

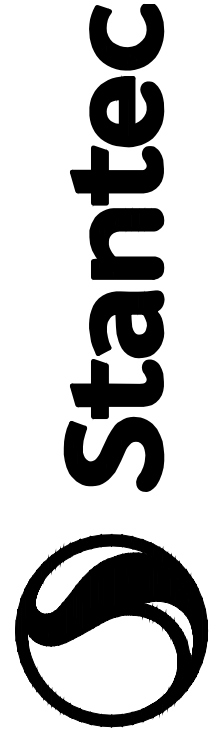
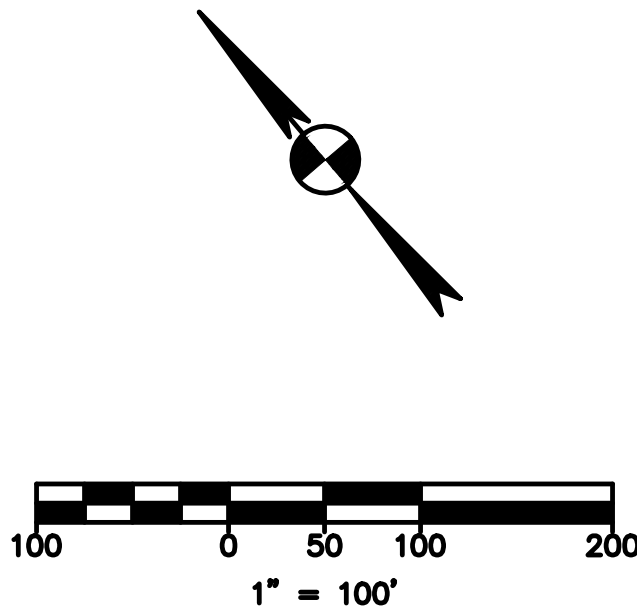
NOTES

- REFER TO CONCEPTUAL MITIGATION PLAN FOR HOLDSWORTH CENTER PREPARED BY HORIZON ENVIRONMENTAL SERVICES ON SEPTEMBER 4, 2017 FOR WETLANDS MITIGATION PLAN DETAILS.
- WETLANDS MITIGATION AREA AND TRAIL LOCATION SHOWN ON THIS PLAN ARE CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL SITE DESIGN.
- CEP BUFFER REPLACEMENT AREA MAY BE USED IN CALCULATING OPEN SPACE, IMPERVIOUS COVER, AND TREE PRESERVATION.
- PEDESTRIAN CROSSWALKS IN WETLANDS AREA WILL BE DESIGNED AS BOARDWALKS.
- WETLANDS MITIGATION WILL MEET CITY OF AUSTIN SPECIFICATION 609S - "NATIVE SEEDING AND PLANTING FOR RESTORATION REQUIREMENTS" OR BETTER AS MUTUALLY AGREED UPON BY CITY STAFF AND PROPERTY OWNER.
- DISTURBANCE IN THE WETLANDS SETBACK AREA IS APPROXIMATELY 0.5 ACRES AND 1.0 ACRES OF WETLANDS MITIGATION AREA WILL BE PROVIDED.
- REVEGETATION OF CEP UPSLOPE BUFFER REDUCTION AREA WILL MEET CITY OF AUSTIN SPECIFICATION 609S - "NATIVE SEEDING AND PLANTING FOR RESTORATION REQUIREMENTS" OR BETTER AS MUTUALLY AGREED UPON BY CITY STAFF AND PROPERTY OWNER.
- THE TRAILS SHOWN WITHIN THE CWQZ/WETLAND BUFFER SHALL FOLLOW THE EXISTING PATH ALONG THE BERM, SHALL HAVE A SOFT SURFACE, SHALL BE LIMITED TO A MAXIMUM WIDTH OF 6 FEET, AND ANY NEW TRAIL OUTSIDE OF THE EXISTING PATH SHALL REMAIN OUTSIDE OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREES.

CEF	NAME	UPSLOPE MAX BUFFER DISTANCE	UPSLOPE MIN BUFFER DISTANCE	DOWNSLOPE MAX BUFFER DISTANCE	DOWNSLOPE MIN BUFFER DISTANCE
B1	Bluff	150'	150'	150'	35'
RR1	Rim Rock	150'	150'	150'	150'
RR2	Rim Rock	150'	45'	150'	150'
RR3	Rim Rock	150'	150'	100'	34'
RR4	Rim Rock	150'	60'	89'	66'
S1	Seep	150'	150'	150'	130'
WETLAND	n/a	100'	100'	100'	100'

	CEP BUFFERS	CEP BUFFER AREA (AC)	EXEMPT BUFFER AREA (AC)	UPSLOPE BUFFER REDUCTION (AC)	DOWNSLOPE BUFFER REDUCTION (AC)	CEP BUFFER REPLACEMENT AREA (AC)
		26.61	0.64	1.80	2.14	1.80

* RR1 AND RR2 ARE ADJACENT TO A PROPOSED UTILITY CORRIDOR THAT RUNS PERPENDICULAR AT A MINIMUM OF 44' BUFFER



1905 ALDRICH STREET, SUITE 300
AUSTIN, TX 78723
TELEPHONE 512.462.1000
WWW.STANTEC.COM

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec, without delay. This drawing is for informational purposes only and does not constitute a contract or a basis for any purpose other than that authorized by Stantec, its subsidiaries, or its affiliates.

Revision

Revision

Client/Project
THE HOLDSWORTH CENTER

HOLDSWORTH CENTER PUD

4907 RM 2222

Title
PROPOSED SITE PLAN MAP

Permit-Seal



Project Number: 222010751

File Name: proposed site plan map.dwg

IF DS DS 06.13.2017

Dwn Chkd Dsgn YY.MM.DD

Drawing No.

Revision Sheet



Stantec Consulting Services Inc.
1905 Aldrich Street, Suite 300, Austin, Texas 78723-3544

September 4, 2018
File: 222010979

Attention: Mr. Jonathan Garner
City of Austin
Planning and Development Review Department
505 Barton Springs Road
Austin, Texas 78704

Dear Mr. Garner,

Reference: Environmental Variance Request (Section 25-8-342 (A))
The Holdsworth Center
4907 RM 2222
Austin, Travis County, Texas
Case Number: SPC-2017-0513C

Please accept this letter as our formal request for a variance from the Land Development Code section 25-8-342 - Fill Requirements which states that fill on a tract of land may not exceed four feet of depth. Per Land Development Code section 25-8-42 Administrative Variances (A) an administrative variance under this section may not be granted for development of a property if any portion of the property abuts or is within 500 feet of the shoreline of Lake Austin, measured horizontally. This site is within 500 Feet of the Lake Austin shoreline, therefore, an environmental variance is required.

The entire site is within the City of Austin's full purpose jurisdiction and within the Lake Austin watershed, classified as a Water Supply Suburban watershed by the City of Austin. No portion of the site lies within the Edwards Aquifer Recharge Zone.

Due to the extreme topography and environmental constraints on the site, fill in excess of four feet is necessary to be able to provide safe access to the site. The entry driveway proposed is the least impactful route to enter the site and the only feasible route that is not within a CEF buffer. In addition, this driveway entry is placed in the area providing the least amount of fill required without a negative environmental impact. Please reference the attached exhibits for further detail.

Your vigilant review of this request is greatly appreciated. Should you have any questions or require additional information, please do not hesitate to contact me at 512-328-0011.

Regards,

STANTEC CONSULTING SERVICES INC.

A handwritten signature in blue ink, appearing to read 'Allison Lehman'.

Allison Lehman, P.E.
Project Manager
Phone: 512.328.0011
Fax: 512.328.0325
allison.lehman@stantec.com

ORDINANCE NO. 20171214-101

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4907 RM 2222 FROM LAKE AUSTIN RESIDENCE (LA) AND SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Holdsworth Center Planned Unit Development (the “**PUD**”) is comprised of approximately 44.17 acres of land located generally at 4907 RM 2222 and more particularly described by metes and bounds in **Exhibit A: Legal Description of the PUD**, incorporated into this ordinance (the “**Property**”).

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from Lake Austin residence (LA) and single-family residence standard lot (SF-2) district to planned unit development (PUD) district on the property described in Zoning Case No. C814-2017-0024, on file at the Planning and Zoning Department and locally known as 4907 RM 2222, and generally identified in the map attached as **Exhibit B: Zoning Map**.

PART 3. This ordinance, including exhibits, constitutes the land use plan (the “**Land Use Plan**”) for the PUD. Development of and uses within the PUD shall conform to the limitations and conditions set forth in this ordinance and in the land use plan. If this ordinance and an attached exhibit conflicts, this ordinance controls. Except as otherwise specifically modified by this ordinance, all other rules, regulations, and ordinances of the City in effect at the time of permit application apply to development within the PUD. In this ordinance, Landowner (the “**Landowner**”) means the owner of property located within the 44.17 acres of land described in **Exhibit A**, or the owner’s successors and assigns.

PART 4. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A: Legal Description of the PUD

Exhibit B: Zoning Map

Exhibit C: Land Use Plan

Exhibit D: PUD Notes

Exhibit E: Critical Environmental Feature Buffers

Exhibit F: Heritage Trees

Exhibit G: Open Space

Exhibit H: Drainage Area Map – Existing Conditions

Exhibit I: Drainage Area Map – Proposed Conditions

Exhibit J: Conceptual Mitigation Plan

Exhibit K: Mobility and Access

Exhibit L: Letter from Applicant

PART 5. Land Use.

The following conditions apply:

- A. Development of the Property is limited to a non-profit retreat center, including meeting facilities, dormitories and sleeping quarters for up to 250 invitees plus visiting faculty, common area dining facilities, administrative offices, recreational facilities, one permanent residence, three docks, parking facilities with 300 onsite spaces, a research and educational facility, and related uses for training public educators. The Property and facilities may be leased by others from time to time, subject to the limitations and use restrictions of the PUD. The facilities may be leased to third parties for up to a maximum of 150 days per year. Any rental of the facilities for all or part of a day for any use other than the non-profit educational retreat center described above shall be counted as one of the 150 days.
- B. Development of the Property shall follow the development standards of the Lake Austin residence (LA) district, except as modified in Part 10. A. 1.
- C. Hotel-motel is a prohibited use of the Property.

PART 6. Open Space.

The PUD shall include a minimum of 24.29 acres of open space as generally shown in **Exhibit G: Open Space.**

PART 7. Environmental.

- A. Green Building Rating.

All buildings in the PUD will achieve a three-star or greater rating under the Austin Energy Green Building program using the applicable rating version in effect at the time a rating registration application is submitted for the building.

B. Impervious Cover

Impervious cover is limited to 8.8 acres as shown on **Exhibit C: Land Use Plan**.

C. Landscaping

1. All required tree plantings shall use native tree species selected from Appendix F (*Descriptive Categories of Tree Species*) of the Environmental Criteria Manual (the "**ECM**").
2. All required tree plantings shall use Central Texas native seed stock.
3. All planted landscape materials shall be selected from the ECM Appendix N (*City of Austin Preferred Plant List*) or the "Grow Green Native and Adapted Landscape Plants Guide".
4. Storm water runoff from impervious surfaces shall be directed to a landscaped area at least equal to the total required landscape area, in compliance with Section 25-2-1008 (*Irrigation Requirements*).

D. Water Quality

1. Runoff from the 95th percentile rainfall event shall be retained and beneficially used on site through practices that infiltrate, evapotranspire, or harvest and use rainwater.
2. The PUD shall use green storm water quality controls, as described in ECM Section 1.6.7 (*Green Storm Water Quality Infrastructure*), to treat 100 percent of the required water quality volume. Water quality treatment shall be provided by small-scale, distributed controls that utilize natural design and infiltration to the maximum extent feasible. The project will utilize a minimum of three different types of green water quality controls. Biofiltration ponds may only be used if constructed with natural materials, including earthen berm slopes, and approved by the Watershed Protection Department.
3. Green storm water quality controls as described in D.2 shall also be provided for a minimum of 10 acres of the 17.5 acre untreated, developed, offsite area show in **Exhibit I: Drainage Area Map – Proposed Conditions**.

E. Tree Preservation

1. The PUD shall preserve 100 percent of the heritage trees on site, as shown in **Exhibit F: Heritage Trees**, unless a tree is dead, diseased, or an imminent hazard to life or property and removal is approved by the City pursuant to Section 25-8-642(A) (*Administrative Variance*).
2. The PUD shall preserve a minimum of 75 percent of the caliper inches associated with native protected trees and a minimum of 75 percent of all native caliper inches, including trees 6 inches or larger in diameter at breast height. Each subdivision, site plan, and building permit application that includes a tree removal request shall demonstrate that the PUD is in compliance with this requirement.

F. Other Environmental Elements

1. The PUD will include at least one acre of riparian restoration within the critical water quality zone along Lake Austin. Restoration shall include removing invasive species, planting native species, and creating new wetland areas on the landward side of existing levee, as described in **Exhibit E: Critical Environmental Feature Buffers** and **Exhibit J: Conceptual Mitigation Plan**. A final mitigation plan approved by the Watershed Protection Department shall be submitted and implemented with the first site plan application.
2. The PUD shall use porous pavement, designed in accordance with the ECM, for a minimum of 50 percent of all paved pedestrian areas.
3. The Landowner shall install educational signage at each type of water quality control and at the riparian restoration area. Signage installation shall occur simultaneously to construction of other elements on the site plan. The minimum size for an educational sign is 11 inches by 17 inches. The design and location of the signs shall be reviewed and approved by the Watershed Protection Department at the time of site plan application.
4. An integrated pest management (the "**IPM**") plan that complies with ECM Section 1.6.9.2(D) and (F) shall be submitted for approval with each site plan application. The Landowner shall provide copies of the IPM plan to all property owners within the PUD.

PART 8. Transportation.

- A. At the time of site plan application, an 8-foot wide, non-exclusive public-access easement intended to accommodate multi-modal improvements and underground utilities will be dedicated to the City along the RM 2222 frontage. Surface utilities shall be prohibited along the easement.
- B. The Landowner and the Texas Department of Transportation will enter into a binding Donation Agreement for construction of improvements within the RM 2222 right-of-way to include a left-turn bay for northbound vehicular traffic, and a southbound right-turn taper lane. The City supports the agreement.
- C. The Landowner shall comply with a Transportation Demand Management (TDM) program approved by the Director of the Austin Transportation Department to reduce vehicular trips to and from the PUD. The TDM program may implement both on-site and off-site demand measures. The on-site demand management measures and strategies must ensure efficient use of parking spaces; avoid double-parking, parking on the curb, or parking in unmarked spaces; and avoid spillover outside the lot in the PUD. The TDM program will be applicable and enforceable against the Landowner. Landowner shall submit the TDM program before approval of the first site development permit on the PUD.
 - 1. The TDM program, at a minimum, will outline the content of the memorandums of understanding between the PUD and each entity (e.g., school districts) that uses the retreat center, and will include the following:
 - a. Recommendation for entities to utilize the Landowner-provided vanpools, shuttles, or other transportation coordination efforts. The TDM program shall be applicable to and be enforceable against the Landowner and subsequent landowners should ownership change;
 - b. Specific information for how to organize vanpools, carpools, and shuttles if the entity chooses to opt out of the transportation options; and
 - c. Mitigation payments if the Landowner exceeds 400 daily vehicle trips. A trip is defined as the one-way direction of a vehicle onto or off the Property.
 - 2. Daily vehicular trips to and from the Property for the two events generating the highest number of anticipated trips shall be monitored and reported to the Director of ATD annually (the "*traffic counts report*"). The traffic

counts report shall include an affidavit signed by an officer of the Landowner stating to the best of knowledge that the two events submitted are in fact generating the highest number of trips. The City shall have the right to audit the Landowner's supporting documents and records upon reasonable notice. Means and methodology for conducting traffic counts for the traffic counts report shall be submitted by the Landowner and approved by the Director of ATD as part of the submitted TDM plan. If the Landowner meets the trip cap each year with proof in the traffic counts report for two consecutive years, then annual reporting will no longer be required. ATD may require additional traffic counts reports if complaints are received within the first five years the non-profit retreat center is in operation. No additional reporting shall be required after the fifth year in operation.

3. ATD shall notify the Landowner by certified mail of noncompliance with the TDM program if the PUD exceeds the trip cap of 400 daily trips. The Landowner shall implement measures to ensure compliance with the TDM program and submit a traffic counts report for an event with comparable daily trip demand during the summer within the same calendar year. If the Landowner exceeds the trip cap for a second time within the same calendar year, then the Landowner shall make a mitigation payment to the City in the amount of \$12,000 and be required to submit a traffic counts report for the following year. A mitigation payment and future year traffic counts report shall be required until the landowner is back in compliance, or the mitigation payment total has reached \$60,000, whichever has occurred first. The mitigation payment shall not exceed \$60,000 for the five-year monitoring period, and shall be used to offset the costs to implement additional on-site TDM measures at the direction of ATD. The City shall place the mitigation payments in a fund established by the City. Upon a transfer of the Property to a third-party unaffiliated entity, the new owner shall enter into a new TDM with the City.
4. The assessment of a mitigation payment or the requirement to submit traffic count reports for a violation of the TDM does not preclude the pursuit of a criminal, civil, quasi-judicial, or administrative action for a violation of Part 8(C) of this ordinance.

PART 9. Lighting.

The PUD shall implement an outdoor lighting plan to minimize light pollution using "dark sky" design guidelines and techniques. When operated, light fixtures must not produce an intense glare or direct illumination across the property line, except for boat dock lighting, which may be installed across property lines where authorized by applicable City regulations. All lights shall be a LED source and a light beam shall be controlled and not directed across any property line above a height of three feet. All exterior light fixtures must be fully shielded. All luminaries shall be directed down, diffused, and/or indirectly off an opaque surface. The maximum intensity measured at the property line shall be .5 foot candles.

PART 10. Sound Amplification.

- A. The use of sound equipment to amplify sound in an area that is not fully enclosed by permanent, solid walls and a roof may not exceed 30 days per calendar year.
- B. The use of sound equipment that produces sound audible beyond the property line is prohibited between 10 p.m. and 10 a.m.

PART 11. Fences.

- A. Landowner shall install an ornamental fence, as defined in City Code Section 25-2-899(B), for the fence along the RM 2222 right-of-way line.
- B. Landowner shall ensure that construction of the fence along the RM 2222 right-of-way line and the south property line in the critical environmental feature buffer zone minimizes necessary clearing and that the construction of the fence and clearing is done by hand to the extent feasible.

PART 12. Code Modifications. In accordance with City Code Chapter 25-2, Subchapter B, Article 2, Division 5 (*Planned Unit Developments*) of the Code, the following site development regulations apply to the PUD instead of otherwise applicable City regulations:

- A. Zoning
 - 1. Section 25-2-492 (*Site Development Regulations*) is modified so that the maximum height is 40 feet for portions of the site located at 520 feet or less above sea level and the maximum height is 25 feet for any portion of the site located higher than 520 feet above sea level.

2. Section 25-2.B.2 (*Requirements for Exceeding Baseline*) of Chapter 25-2, Subchapter B, Article 2, Division 5 (*Planned Unit Developments*), Subpart B (*Planned Unit Development Standards*) is modified to not require an in-lieu donation related to increasing the maximum building height to 40 feet as described in Part 10. A. 1.
3. Sections 25-2-897 (*Accessory Uses for a Principal Civic Use*) and 25-2-1176(A)(9)(a) (*Site Development Regulations for Docks, Marinas, and Other Lakefront Uses*) are modified to allow no more than three docks on the Property. One of the three docks may have two slips with mechanical lifts and may extend up to 60 feet from the shoreline. The other two docks shall not have mechanical equipment and may extend up to 30 feet from the shoreline. The maximum footprint for the three docks in aggregate shall be 3,900 square feet. Each dock shall be permitted a single means of access from the shoreline through the critical water quality zone.
4. Section 25-2-899 (*Fences as Accessory Uses*) is modified to allow a fence to be a maximum height of ten (10) feet along the north, south, and east property lines.
5. Subchapter E (*Design Standards and Mixed Use*) of Chapter 25-2 does not apply to the PUD.

B. Transportation

Section 25-6-472 (*Parking Facility Standards*) is replaced by the Request for Special Parking Determination Schedule B incorporated in **Exhibit D: PUD Notes**.

C. Environmental

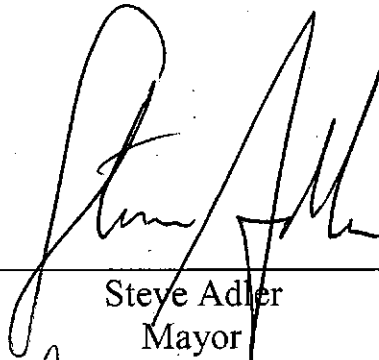
1. Section 25-8-281 (*Critical Environmental Features*) and ECM Section 1.10.4 (*Determining Size of Critical Environmental Feature Protective Buffers*) are modified as shown on **Exhibit E: Critical Environmental Feature Buffers**.
2. Section 25-8-341 (*Cut Requirements*) is modified to allow for cuts up to 10 feet in depth for the access drive design, as shown on **Exhibit C: Land Use Plan**.

PART 13. This ordinance takes effect on December 25, 2017.

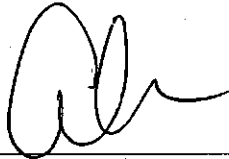
PASSED AND APPROVED

December 14, 2017

§
§
§

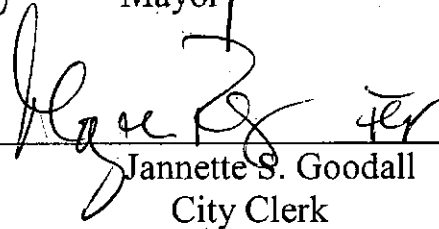

Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:


Jannette S. Goodall
City Clerk

44.157 ACRES
HOLDSWORTH CENTER
MUELLER TRACT

FN NO. 17-002(KWA)
JANUARY 03, 2017
JOB NO. 222010751

DESCRIPTION

OF 44.157 ACRES OF LAND OUT OF THE THOMAS J. CHAMBERS 8 LEAGUE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 44.172 ACRE TRACT OF LAND CONVEYED TO R.G. MUELLER JR. PARTNERSHIP, L.P. BY DEED OF RECORD IN DOCUMENT NO. 2001057457 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 44.157 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod with "RDS 4094" cap found in the westerly right-of-way line of R.M. 2222 (R.O.W. varies), being the southeasterly corner of Lot 6, Block "A" Bull Creek PUD Subdivision, of record in Document No. 201300241 of said Official Public Records, for the northeasterly corner of said 44.172 acre tract and hereof;

THENCE, leaving the southeasterly corner of said Lot 6, along the westerly right-of-way line of R.M. 2222, being the easterly line of said 44.172 acre tract, for the easterly line hereof, the following eleven (11) courses and distances:

- 1) S01°24'43"W, a distance of 39.57 feet to a 1/2 inch iron rod with "Stantec" cap set at the point of curvature of a non-tangent curve to the left;
- 2) Along said non-tangent curve, having a radius of 613.15 feet, a central angle of 33°08'14", an arc length of 354.62 feet, and a chord which bears S14°43'25"E, a distance of 349.70 feet to a 5/8 inch iron rod found at the end of said curve;
- 3) S31°12'30"E, a distance of 259.83 feet to a 5/8 inch iron rod found at the point of curvature of a non-tangent curve to the right;
- 4) Along said non-tangent curve, having a radius of 220.44 feet, a central angle of 58°39'26", an arc length of 225.68 feet, and a chord which bears S01°56'55"E, a distance of 215.95 feet to a 5/8 inch iron rod found at the end of said curve;
- 5) S27°31'04"W, a distance of 95.22 feet to a 5/8 inch iron rod found at the point of curvature of a non-tangent curve to the left;
- 6) Along said non-tangent curve having a radius of 613.12 feet, a central angle of 17°22'24", an arc length of 185.91 feet, and a chord which bears S18°39'18"W, a distance of 185.20 feet to a 5/8 inch iron rod found at the end of said curve;

- 7) S10°03'14"W, a distance of 173.35 feet to a 5/8 inch iron rod found at the point of curvature of a non-tangent curve to the left;
- 8) Along said non-tangent curve, having a radius of 422.20 feet, a central angle of 27°31'57", an arc length of 202.88 feet, and a chord which bears S03°47'53"E, a distance of 200.94 feet to a 5/8 inch iron rod found at the end of said curve;
- 9) S17°33'24"E, a distance of 115.64 feet to a 80D nail found at the point of curvature of a non-tangent curve to the left;
- 10) Along said non-tangent curve, having a radius of 613.15 feet, a central angle of 35°20'00", an arc length of 378.12 feet, and a chord which bears S35°14'46"E, a distance of 372.16 feet to a concrete monument with brass disk found at the end of said curve;
- 11) S47°40'41"E, a distance of 116.29 feet to a 5/8 inch iron rod found at the northwesterly corner of Lot 1, The Cliff Over lake Austin-II, a subdivision of record in Volume 80, Page 33 of the Plat Records of Travis County, Texas, for the southeasterly corner of said 44.172 acre tract and hereof;

THENCE, S46°19'01"W, leaving the westerly right-of-way line of R.M. 2222, along the westerly line of Lot 1 and Lot 60 of said The Cliff Over lake Austin-II and the westerly terminus of Palisade Drive (50' R.O.W.), being the easterly line of said 44.172 acre tract, for the easterly line hereof, a distance of 669.76 feet to a 1/2 inch iron rod found at or near the edge of water of Lake Austin, being the southwesterly corner of said Lot 60, for the southeasterly corner of said 44.172 acre tract and hereof;

THENCE, leaving the southwesterly corner of said Lot 60, along a line at or near the waters edge of Lake Austin, being the southerly line of said 44.172 acre tract, for the southerly line hereof, the following nine (9) courses and distances:

- 1) N24°33'16"W, a distance of 230.92 feet to an angle point;
- 2) N22°17'26"W, a distance of 105.64 feet to an angle point;
- 3) N21°32'04"W, a distance of 170.24 feet to an angle point;
- 4) N14°21'31"W, a distance of 163.61 feet to an angle point;
- 5) N21°34'00"W, a distance of 131.55 feet to an angle point;
- 6) N20°13'12"W, a distance of 110.59 feet to an angle point;
- 7) N30°20'47"W, a distance of 144.06 feet to an angle point;

- 8) N47°54'04"W, a distance of 543.60 feet to an angle point;
- 9) N51°58'14"W, a distance of 326.22 feet to a 1/2 inch iron rod with "STANTEC" cap set in the easterly line of said Lot 6, for the southwesterly corner of said 44.172 acre tract and hereof;

THENCE, leaving the waters edge of Lake Austin, along the easterly line of said Lot 6, being the westerly line of said 44.172 acre tract, for the westerly line hereof, the following seven (7) courses and distances:

- 1) N38°01'36"E, a distance of 539.55 feet to a 1/2 inch iron rod with "RDS 4094" cap found for an angle point;
- 2) N37°38'34"W, a distance of 353.10 feet to a 1/2 inch iron rod with "RDS 4094" cap found for an angle point;
- 3) N00°13'12"E, a distance of 179.91 feet to a 1/2 inch iron rod with "RDS 4094" cap found for an angle point;
- 4) N43°05'47"E, a distance of 222.06 feet to a 1/2 inch iron rod with "RDS 4094" cap found for an angle point;
- 5) S89°49'39"E, a distance of 199.72 feet to a 1/2 inch iron rod with "RDS 4094" cap found for an angle point;
- 6) S61°55'28"E, a distance of 388.01 feet to a 1/2 inch iron rod with "RDS 4094" cap found for an angle point;
- 7) S89°36'53"E, a distance of 286.58 feet to the **POINT OF BEGINNING**, containing an area of 44.157 acres (1,923,482 sq. ft.) of land, more or less, within these metes and bounds.

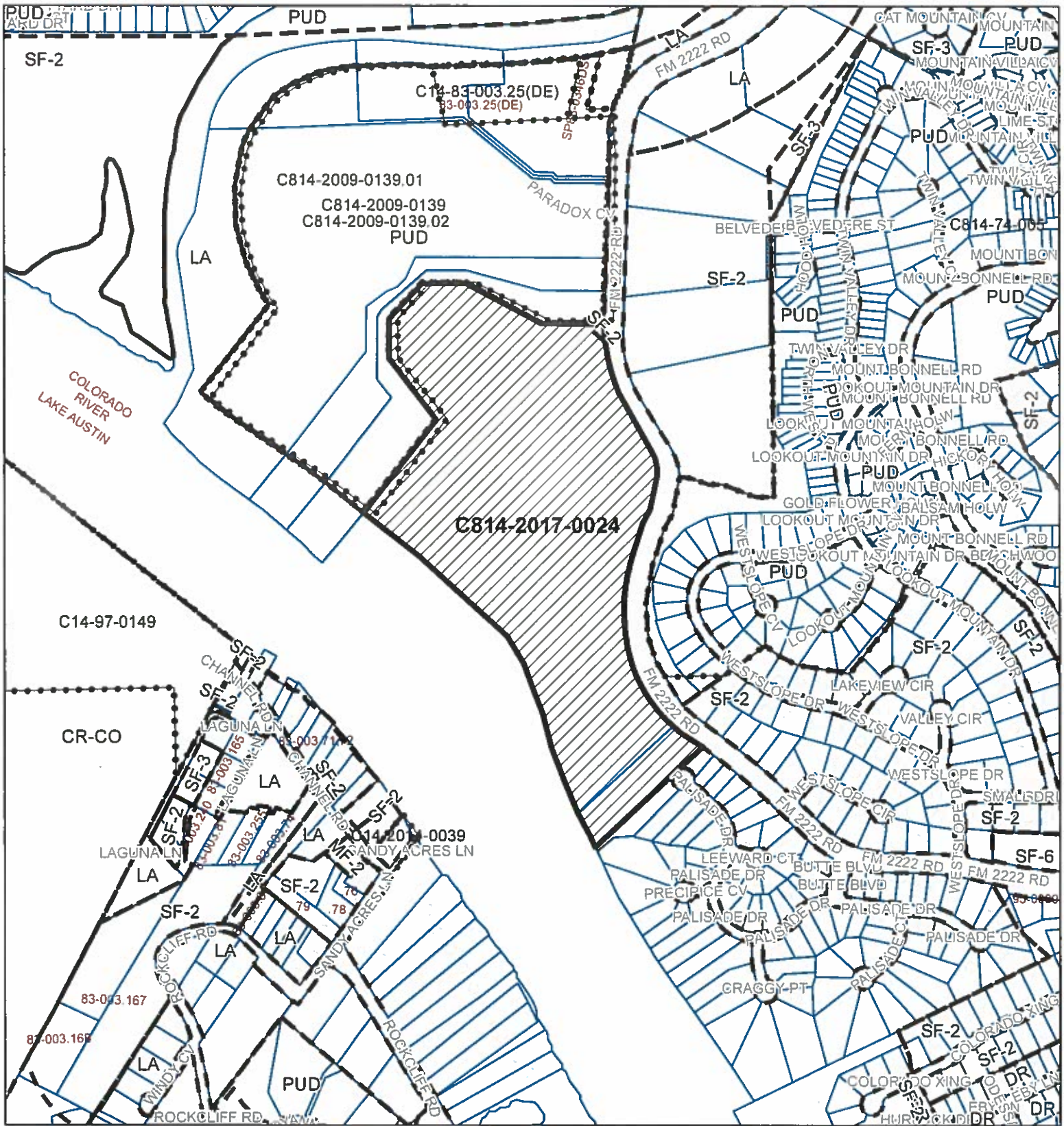
THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING
SERVICES INC.
221 WEST SIXTH ST.
SUITE 600
AUSTIN, TEXAS 78701

Mark J. Jezisek 2/4/17
MARK J. JEZISEK
R.P.L.S. NO. 5267
STATE OF TEXAS
TBPLS # F-10194230
Mark.Jezisek@stantec.com

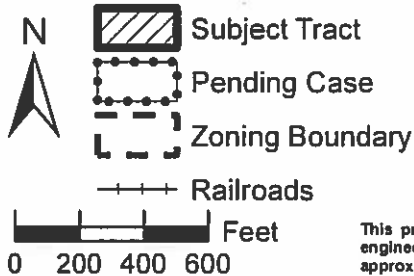




ZONING

Case#: C814-2017-0024

EXHIBIT B

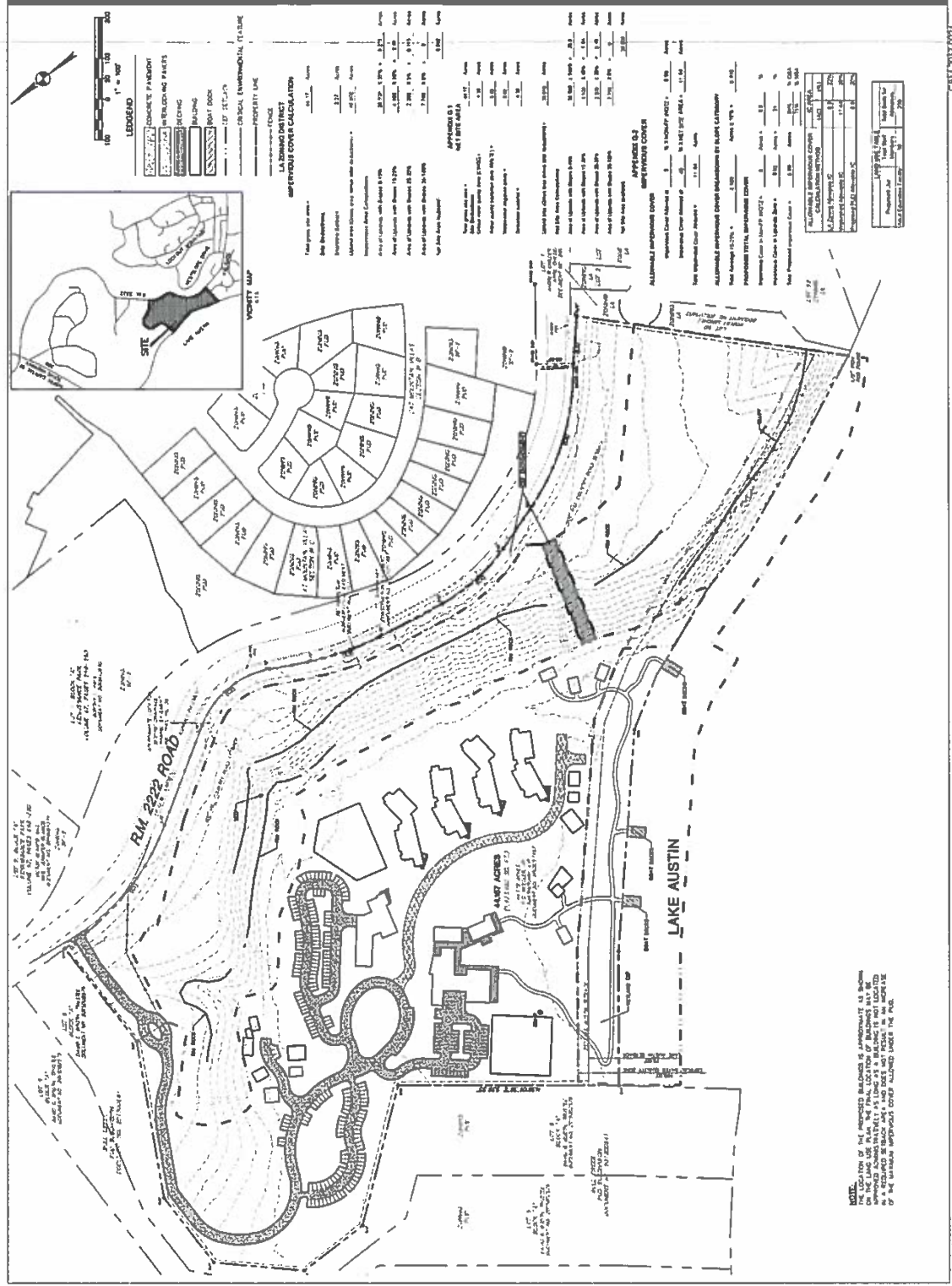


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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



Created: 3/22/2017



MISSION STATEMENT

HEADQUARTERED IN AUSTIN, TEXAS THE HOLDSWORTH CENTER WILL OFFER WORLD CLASS TRAINING AND LEADERSHIP DEVELOPMENT TO PUBLIC 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 BUTT'S 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 PUBLIC 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. THE HOLDSWORTH CENTER REPRESENTS A UNIQUE AND EXCEPTIONAL COMMUNITY BENEFIT DEDICATED TO THE IMPROVEMENT AND ENHANCEMENT OF PUBLIC EDUCATION.

SITE DEVELOPMENT REGULATIONS

1. NOTWITHSTANDING PART 5.A. OF THIS ORDINANCE, BEGINNING IN 2024, THE TOTAL NUMBER OF DAYS THE FACILITIES ARE LEASED TO THIRD PARTIES SHALL NOT EXCEED THE TOTAL NUMBER OF DAYS THE FACILITY IS UTILIZED FOR PURPOSES OF IMPROVING AND ENHANCING PUBLIC EDUCATION.
2. NOTWITHSTANDING PART 5.C. OF THIS ORDINANCE THE FOLLOWING USE SHALL ALSO BE PROHIBITED: SHOOTING FACILITY (AS DEFINED IN CHAPTER 4-3, ARTICLE 2 OF THE CITY CHARTER).

PARKING AND LOADING

3. ALL PEDESTRIAN, BICYCLE, AND VEHICULAR ACCESS SHALL BE PROVIDED ACCORDING TO EXHIBIT K, ACCESS AND MOBILITY PLAN.
4. THE HOLDSWORTH CENTER SHALL COMPLY WITH CURRENT CITY, STATE AND FEDERAL ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.

BOAT DOCK

5. NOTWITHSTANDING PART 10.A.3. OF THIS ORDINANCE ALL OTHER PROVISIONS WITHIN SECTION 25-2, ARTICLE 13. DOCKS, BULKHEADS, AND SHORELINE ACCESS, RELATED TO RESIDENTIAL DOCKS SHALL BE MET.

CONSTRUCTION, BUILDING AND NOISE

6. NEW BUILDINGS CONSTRUCTED FOR THE SITE SHALL INCORPORATE EARTH TONE COLORS AND LOCAL MATERIALS. ROOFS SHALL BE CONSTRUCTED IN A MANNER TO MINIMIZE GLARE.
7. CONSTRUCTION HOURS SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN REGULATIONS AND LIGHTING SHALL BE LIMITED SO AS TO MINIMIZE LIGHT GLARE ON SURROUNDING RESIDENTIAL NEIGHBORS.

ENVIRONMENTAL

8. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH CITY OF AUSTIN LAND DEVELOPMENT CODE AND CRITERIA AND THIS PUD ORDINANCE. NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE, CONSTRUCTION IS PROHIBITED UNLESS EXPRESSLY ALLOWED BY THE CODE, CRITERIA, OR THIS ORDINANCE, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.



Request for Special Parking Determination Schedule B

Case Number: Holdsworth Center PUD - C814-2017-0024

Applicant's Name:	David Armbrust	Phone #:	(512) 435-2301
Location:	100 Congress Avenue	Date:	9/25/2017

Proposed Uses:

Type	Size	Office Use Only	
		Parking Ratio	Required Parking
Dorm Beds	250 beds	1 space per bed	250
Holdsworth Staff	50 employees	1.5 spaces per employee	75
Office	47,000 SF	--	0
Gymnasium/Classroom	77,000 SF	--	0
		Total Vehicular Parking	325
		10% TDM Parking Reduction	33
		Required Parking after Parking Reductions (10%)	292
		Total Bicycle Parking	16
		Total Off-Street Loading	1

Other Information:

The Holdsworth Center is a campus facility dedicated to providing training to Texas public educators. The site functions as a closed campus for the attendees and will not be open to the public. The development will provide the following:

- A maximum number of 250 beds, one bed per attendee; therefore, no more than 250 attendees will be sleeping overnight within the facility.
- A maximum of 50 employees to provide basic services during and after the training sessions.
- Guest speakers and lecturers to provide training to the public educators during the training sessions.
- Offices and classrooms for the use of the attendees during the training sessions.
- Various amenities for the use of the attendees during the training sessions.

The facility will provide Transportation Demand Management (TDM) techniques as indicated within the PUD Ordinance or Exhibits. The TDM measures include, but are not limited to, providing shuttle services to the facility for all attendee; therefore, a 10% parking reduction has been granted.

Completed By: Natalia Rodriguez Natalia Rodriguez, Planner III
Development Services Department

512-974-3099

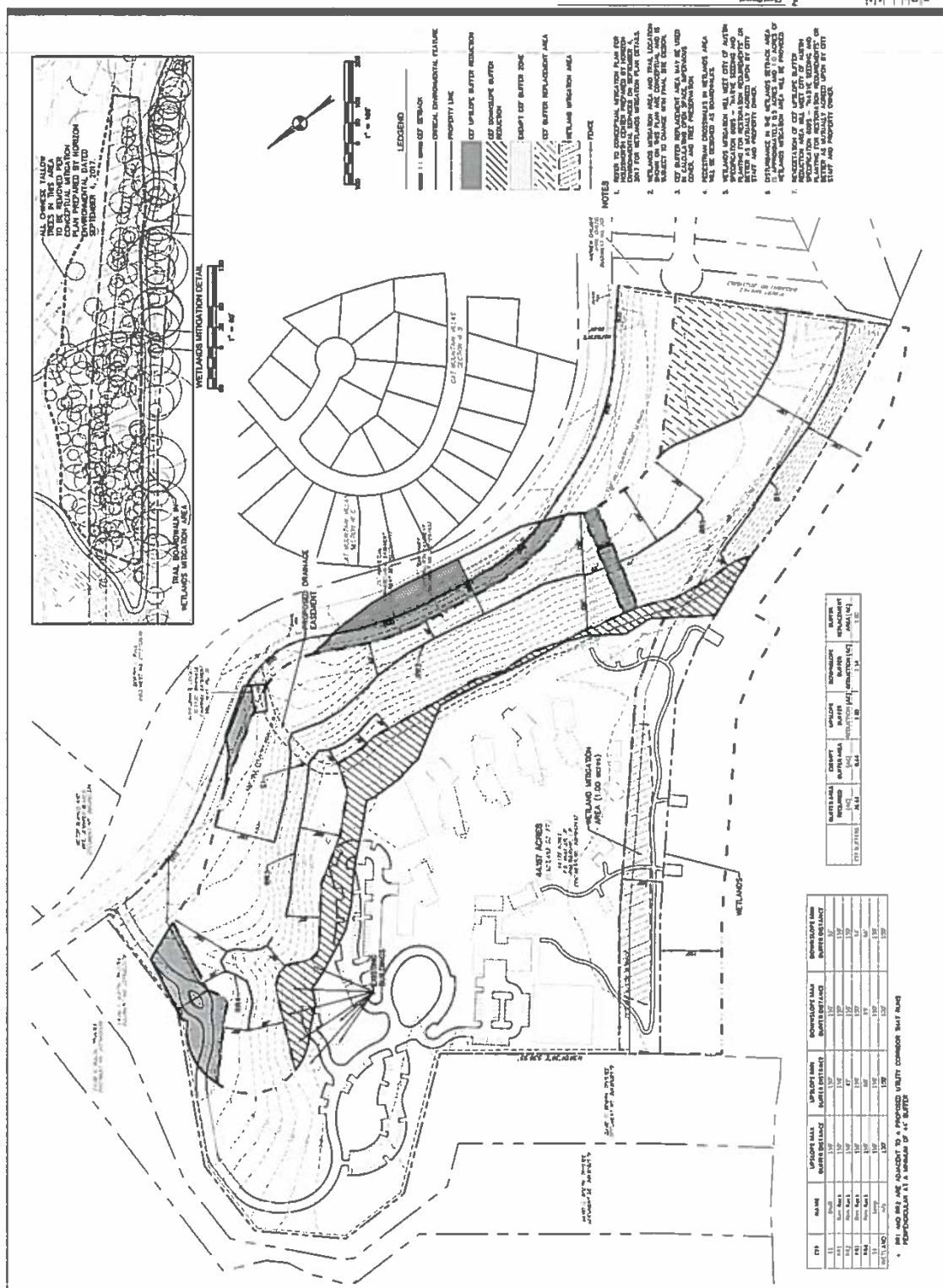
Phone

September 25, 2017

Date



THE HOLDSWORTH CENTER
HOLDSWORTH CENTER PUD





1" = 100'

LEGEND



PROTECTED TREE

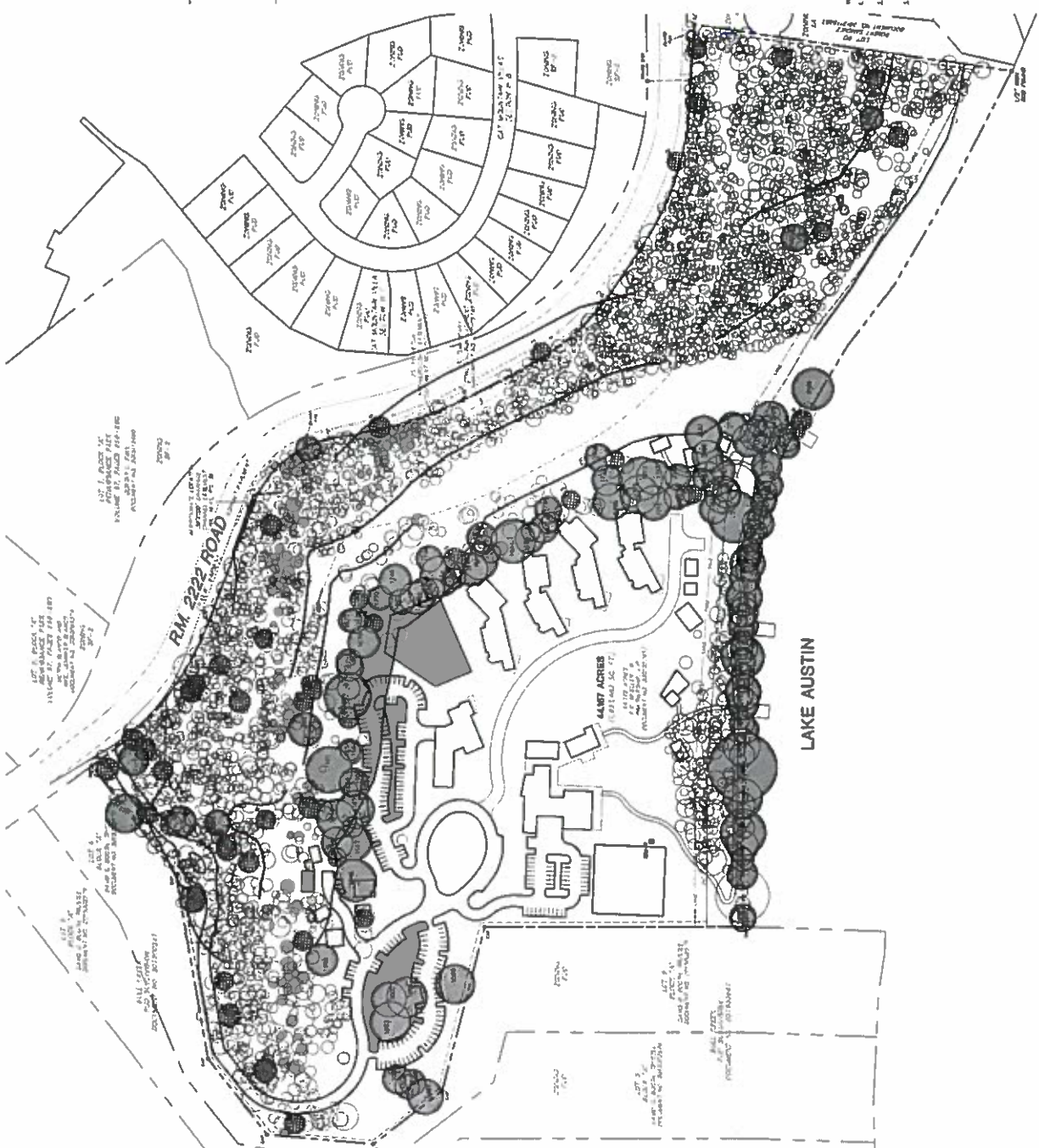
HERITAGE TREE

71 PROTECTED TREES

113 HERITAGE TREES

HERITAGE TREE LIST

Tree ID	Tree Name	Tree Size	Tree Age	Tree Location
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71



Project No.	22010011
Revision	1
Date	07/02/20
Drawn By	...
Checked By	...
Approved By	...

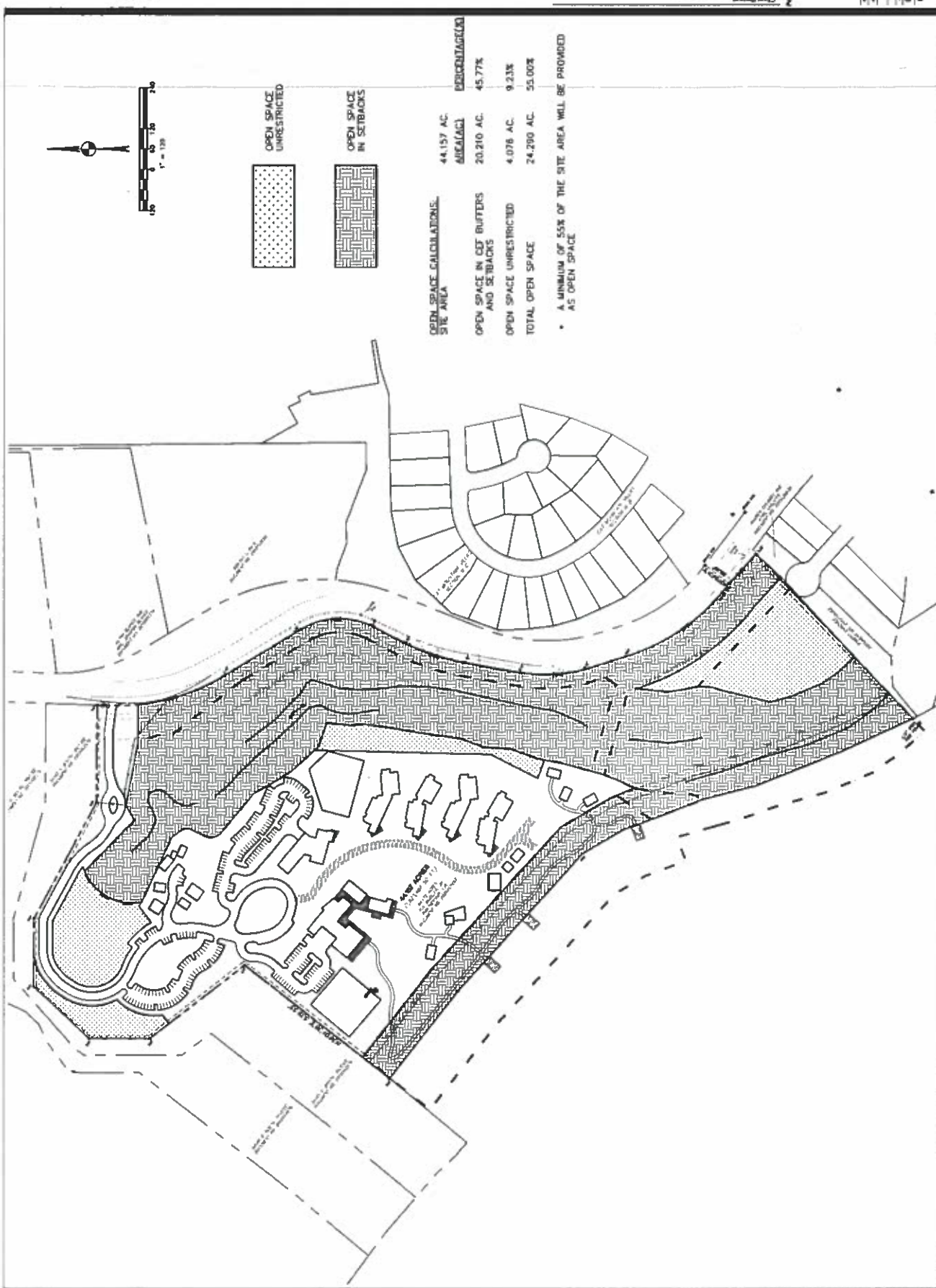
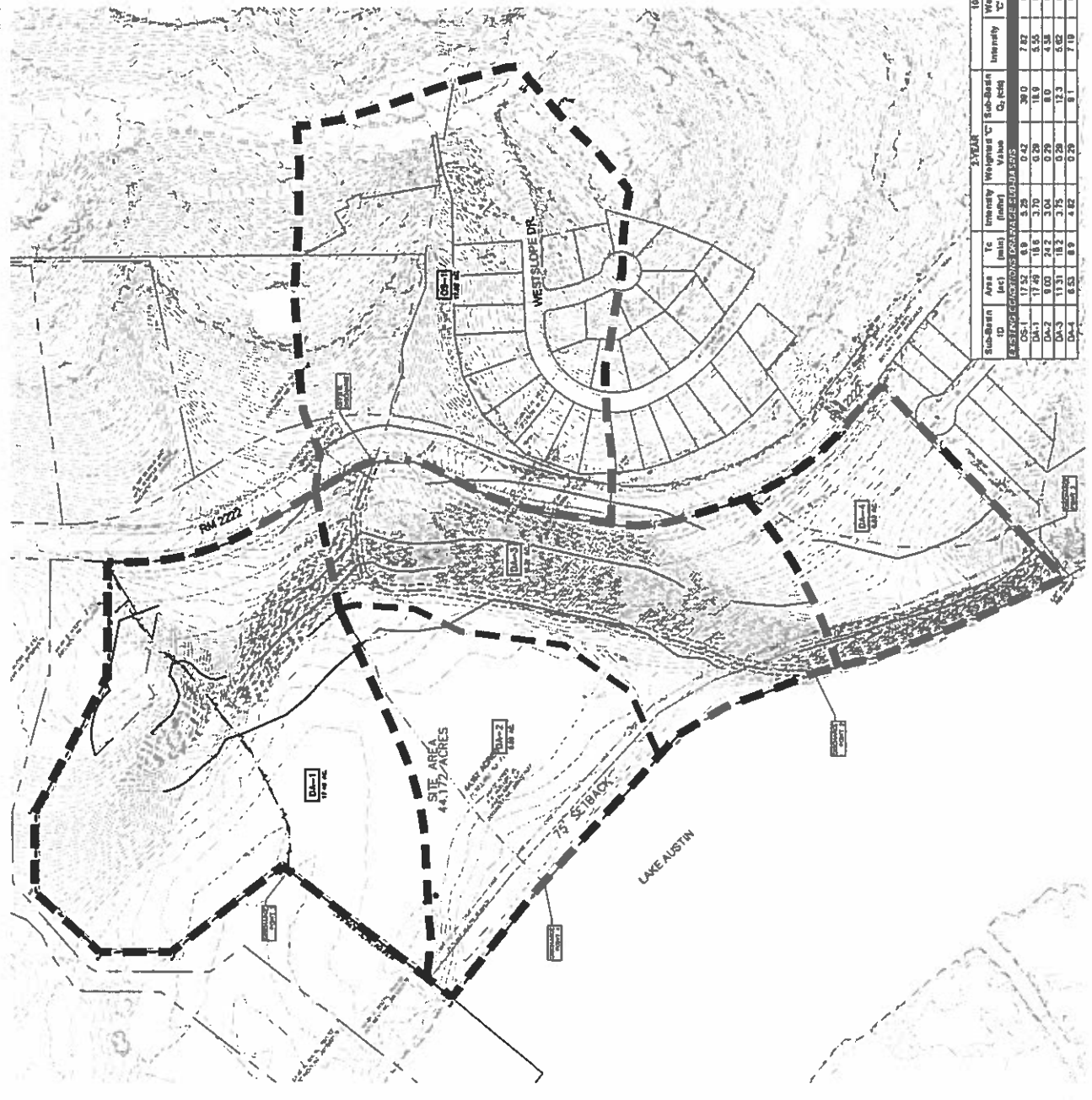


EXHIBIT G

NO.	DATE	BY	REVISION
1	08/14/2017	WJ	ISSUED FOR PERMIT
2	08/14/2017	WJ	REVISED TO ADD 15' SETBACK
3	08/14/2017	WJ	REVISED TO ADD 15' SETBACK
4	08/14/2017	WJ	REVISED TO ADD 15' SETBACK
5	08/14/2017	WJ	REVISED TO ADD 15' SETBACK
6	08/14/2017	WJ	REVISED TO ADD 15' SETBACK
7	08/14/2017	WJ	REVISED TO ADD 15' SETBACK
8	08/14/2017	WJ	REVISED TO ADD 15' SETBACK
9	08/14/2017	WJ	REVISED TO ADD 15' SETBACK
10	08/14/2017	WJ	REVISED TO ADD 15' SETBACK



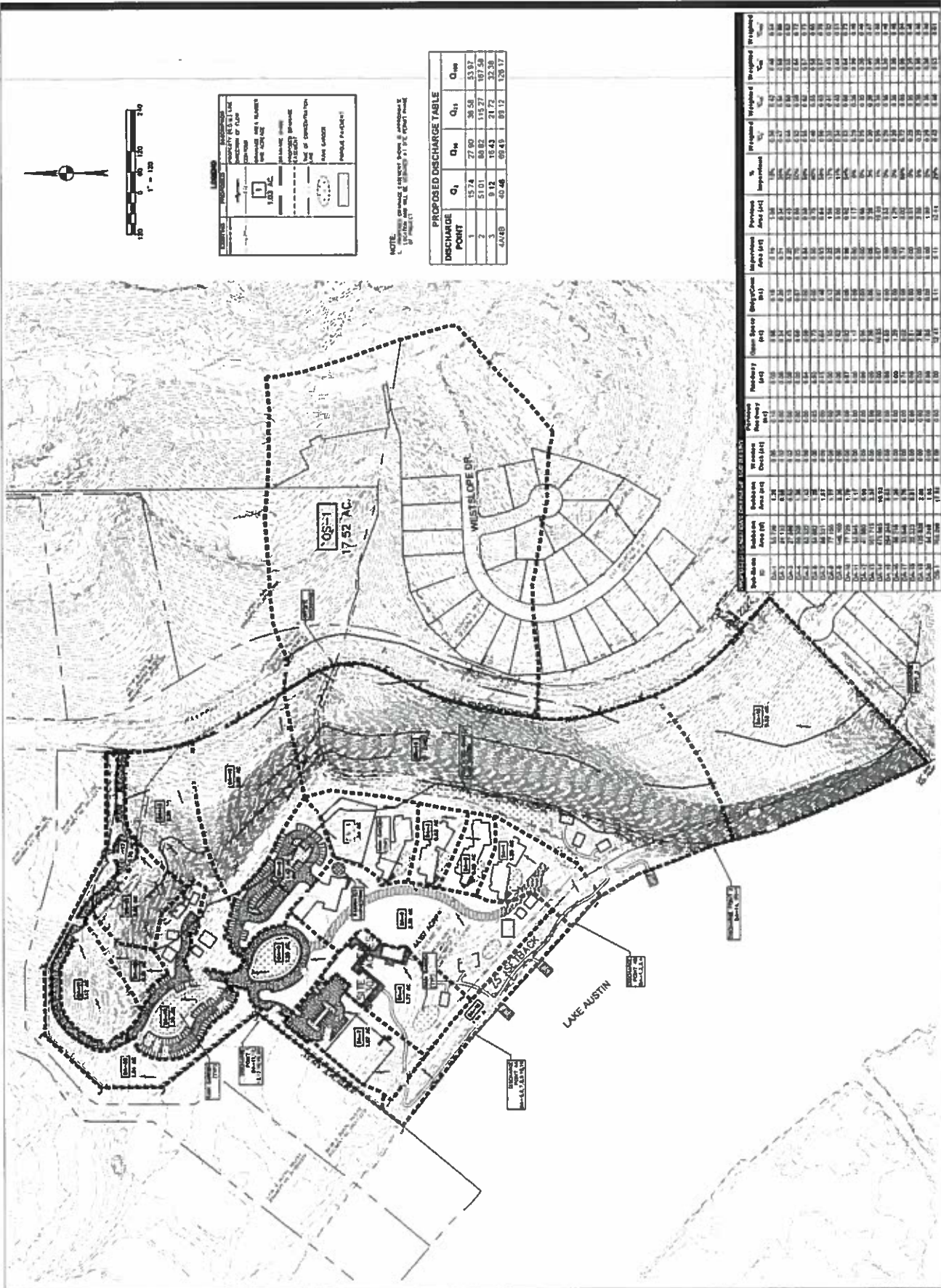
Project No.	2007 PM 2272
Sheet No.	1 of 1
Revision	None
Drawn By	WJ
Checked By	WJ
Approved By	WJ



DISCHARGE POINT	Q ₁	Q ₁₀	Q ₁₅	Q ₁₀₀
1	18.89	34.17	45.40	69.21
2	51.32	89.41	116.09	168.64
3	9.13	16.43	21.73	32.40
4	7.99	14.53	19.42	29.08

PROPERTY (USE & VALUE)	WATER USE	WATER USE	WATER USE	WATER USE
Residential	Commercial	Industrial	Public	Other
1	2	3	4	5

Sub-Basin ID	Area (ac)	To (feet)	1 YEAR			10 YEAR			25 YEAR			100 YEAR		
			Intensity (in/hr)	Wt. Value	Sub-Basin Q ₁ (cfs)	Intensity (in/hr)	Wt. Value	Sub-Basin Q ₁ (cfs)	Intensity (in/hr)	Wt. Value	Sub-Basin Q ₁ (cfs)	Intensity (in/hr)	Wt. Value	Sub-Basin Q ₁ (cfs)
OS-1	17.52	6.9	5.25	0.42	39.0	0.49	97.18	8.26	0.53	88.46	11.61	0.81	123.78	
DA-1	17.49	18.6	3.70	0.28	18.9	0.35	34.17	5.65	0.39	42.48	8.56	0.48	69.21	
DA-2	1.03	7.2	3.58	0.28	8.0	0.35	15.53	4.38	0.35	15.53	6.18	0.48	29.08	
DA-3	11.31	18.2	3.75	0.28	13.3	0.62	8.95	22.25	8.71	0.36	21.62	8.89	0.48	45.08
DA-4	1.51	8.9	4.62	0.29	8.1	0.18	0.36	16.43	8.53	0.35	37.23	13.79	0.48	32.40





Environmental Services, Inc.

**CONCEPTUAL MITIGATION PLAN
HOLDSWORTH CENTER
Case No. C814-2017-0024
September 4, 2017**

The Holdsworth Center site on Lake Austin contains a wetland CEF along the shoreline of Lake Austin consisting largely of a line of cypress trees with other mixed vegetation. Proposed plans for the development of the Holdsworth Center site indicates three dock structures and a hiking trail along the lake front. These proposed features will have minimal effects on the wetland CEF, but constitute regulated development within the required CEF buffer. To minimize and avoid impacts to the CEF buffer and to mitigate the minimal effects, the project proponent provides the following conceptual mitigation plan.

CONCEPTUAL MITIGATION PLAN

1. There will be a 100 ft buffer setback (generally equal to the CWQZ) from the wetland fringe CEF along the lake front.
2. Within 50 ft of the wetland fringe CEF, there will be no construction activities with the exception of vegetation management (defined below), allowed boat docks or piers, and pedestrian path development on the existing levee (limited to mulch trail surfacing). Within the next 50 ft landward, development would be limited to vegetation management, riparian enhancement, wetland development, and connecting pedestrian paths of the same design.
3. Vegetation management within the wetland CEF and CEF setback would include removal of non-native, invasive species by cutting and/or selective herbicide application to trunks and/or stumps of woody species and targeted spray application to foliage of herbaceous species, minor limb trimming along trails and for view shed, thinning of grape vines in cypress trees, and addition of native grasses, shrubs, and trees in areas where invasives are removed. Native vegetation replacement would generally follow the City of Austin's 609S specification.
4. Riparian enhancement along the lake front would include the vegetation management above and creation of wetland areas landward of the existing levee by excavation to take advantage of shallow ground water. The benefits of the riparian enhancements would be assessed and documented on an area basis (square feet or acres) of treatments rather than by the Zone 4 Lake Shore functional assessment procedure. Existing conditions would be documented

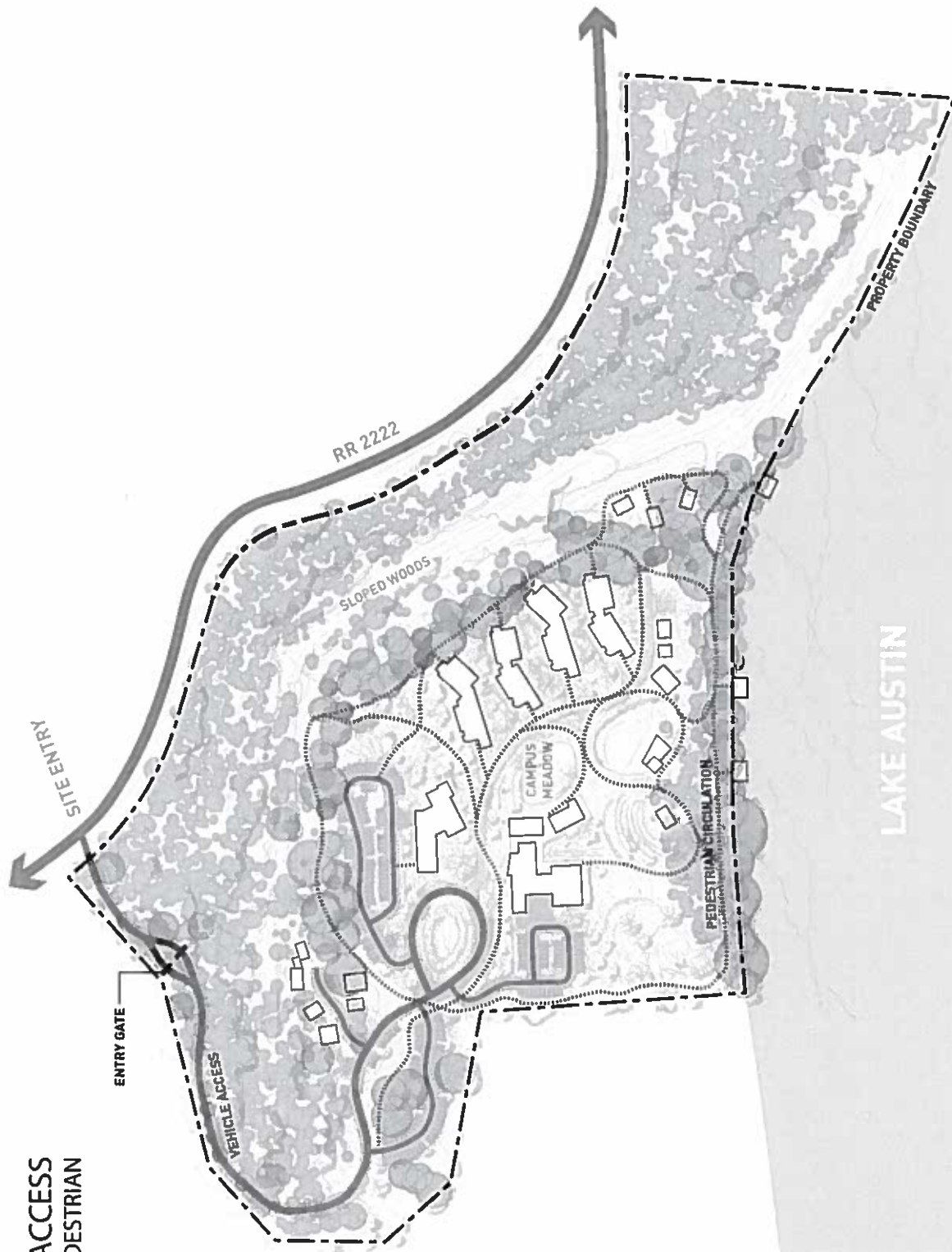
CORPORATE HEADQUARTERS
1507 South IH 35 ★ Austin, Texas 78741 ★ 512.328.2430 ★ Fax 512.328.1804 ★ www.horizon-esi.com
An LJA Company

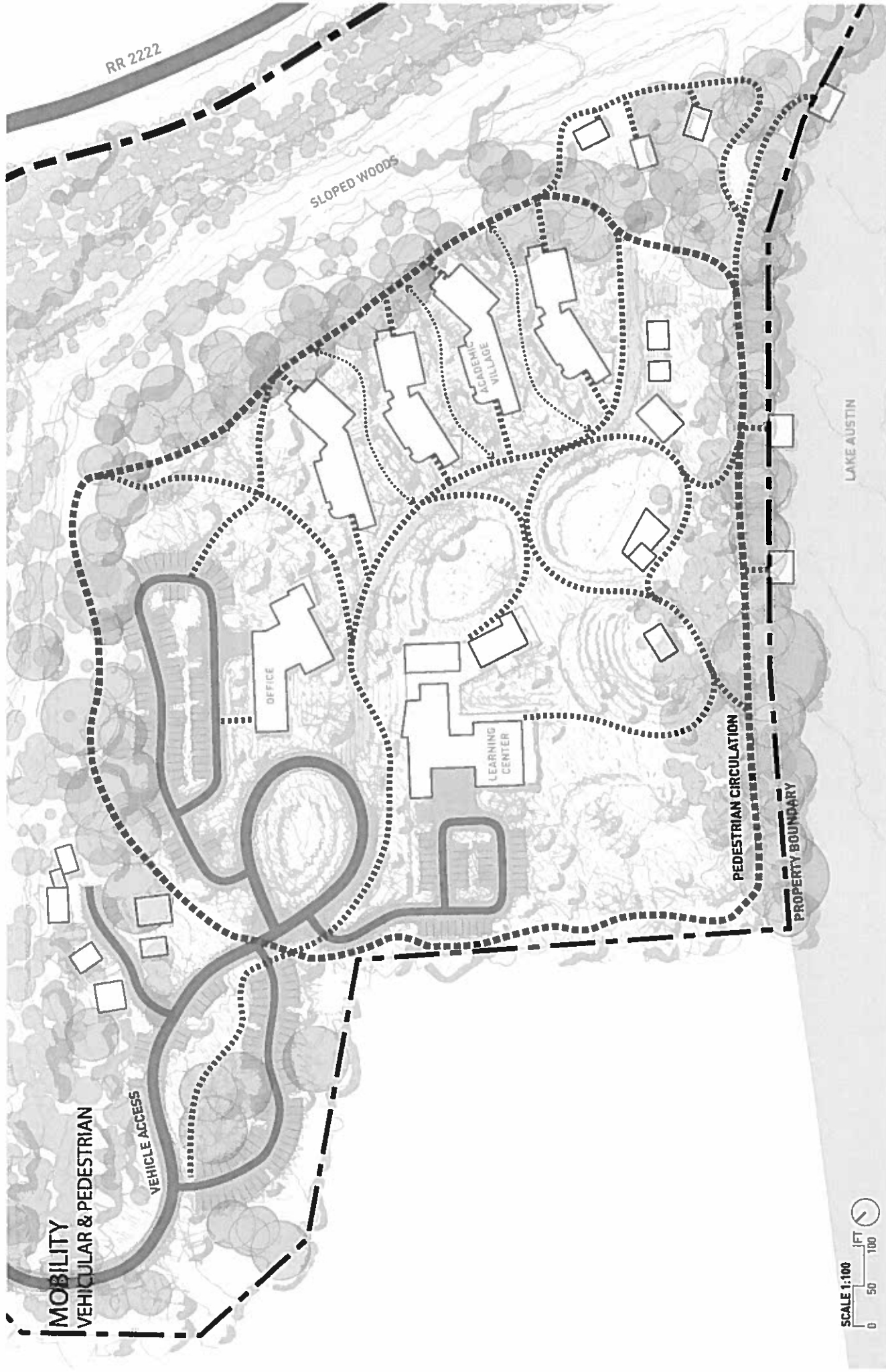
EXHIBIT J

based on tree surveys and quantitative assessment of invasive species by stem counts or canopy cover. Predicted future condition would be based on assumptions of similar metrics for the proposed enhancements. (i.e., stem counts, species diversity, habitat structure and diversity, etc). Invasive or non-native species include, but are not limited to, Chinese tallow, privet, nandina, red-tip photenia, chinaberry, sweet autumn clematis, bermudagrass, johnsongrass, and others to be determined by a biological survey.

The area landward of the existing levee within the CEF buffer currently is completely dominated by Chinese tallow. This area is proposed for wetland and riparian enhancement. The general plan will include the removal of all Chinese tallow by bulldozer in preparation for excavation to create wetland habitat. Portions of the area comprising at least 60 percent will be excavated 1 to 3 feet to encounter groundwater or moist soil conditions related to shallow groundwater. The created wetland areas and other non-excavated areas within the CEF buffer will then be planted with desirable wetland and riparian trees, shrubs, and herbaceous plants, including, but not limited to bald cypress, green ash, sycamore, pecan, buttonbush, deciduous holly, and various species of *Eleocharis*, *Juncus*, *Pontederia*, *Schoenoplectus*, *Carex*, and *Persicaria*. Following planting, invasive species control measures will be implemented for two years to reduce the re-infestation by Chinese tallow and other non-native or noxious plants.

MOBILITY & ACCESS
VEHICULAR & PEDESTRIAN





RR 2222

SLOPED WOODS

ACADEMIC VILLAGE

OFFICE

LEARNING CENTER

LAKE AUSTIN

PEDESTRIAN CIRCULATION

PROPERTY BOUNDARY

MOBILITY
VEHICULAR & PEDESTRIAN

VEHICLE ACCESS



November 1, 2017

VIA HAND DELIVERY

Council Member Alison Alter
City of Austin
301 W. 2nd Street
Austin, TX 78701

Re: Holdsworth Center PUD

Dear Council Member Alter:

On behalf of the Holdsworth Center for Excellence in Education we would like to thank you, your office and City staff for your thoughtful consideration related to the pending zoning case.

Language in the draft zoning ordinance states in conjunction with a site plan application for the site, the Holdsworth Center shall dedicate an 8' wide easement to the City in order to construct a multi-modal trail on Holdsworth Center property adjacent to RM 2222. Due to existing development, topographical concerns and environmental issues the parties recognize it is unlikely for such a trail to be completed.

In the event the City commences construction of such trail, the Holdsworth Center shall contribute \$65,000.00 to the construction cost upon written notice from the City to the Holdsworth Center that construction of the trail will commence within thirty (30) days. The parties agree that such amount is the current estimated cost to build such a trail and the Holdsworth Center will not be responsible for any additional costs of the trail.

Respectfully,



Kate Rogers
Executive Vice President
Holdsworth Center for Excellence in Education

cc: David Armbrust
Eric deYoung
Wendy Rhoades
Jerry Rusthoven

EXHIBIT L