

## ZONING CHANGE REVIEW SHEET

**CASE:** C814-2012-0152.02 – Pilot Knob PUD -  
2<sup>nd</sup> Amendment

**P.C. DATE:** December 11, 2018

**ADDRESS:** 7612, 7725, 7901, and 8100-½ Colton Bluff Springs Road; 7600, 7604, 7608,  
7612, 7700, 7704, and 7708 Hillock Terrace; 8321 Thaxton Road; 8100 Sassman Road

**DISTRICT AREA:** 2

**OWNER:** Carma Easton, LLC  
Taylor Morrison of Texas, Inc.  
Pacesetter Homes, LLC  
CND-Easton Park, LLC

**AGENT:** Armbrust & Brown, PLLC  
(Richard T. Suttle, Jr.)

**ZONING FROM:** Unzoned

**TO:** PUD

**AREA:** Seven tracts totaling 165.902 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant planned unit development (PUD) district zoning for the seven tracts as shown in Exhibit C – the revised Land Use Plan and Density Table, and supporting Exhibits D, J, L, M, O, P, P-1, R and U.

### **PLANNING COMMISSION RECOMMENDATION:**

December 11, 2018: *APPROVED AN AMENDMENT TO THE PUD, AS STAFF  
RECOMMENDED, BY CONSENT*  
*[K. MCGRAW; F. KAZI – 2<sup>ND</sup>] (11-0) Y. FLORES, C. KENNY – ABSENT*

### **ISSUES:**

None at this time.

### **EXHIBITS AND ATTACHMENTS TO THE STAFF REPORT:**

Exhibits A, A-1, and A-2: Vicinity Map, Zoning Map and Aerial  
Revised Exhibits to the PUD:

- Exhibit C: Land Use Plan and Density Table
- Exhibit D: Conceptual Parks and Open Space Plan
- Exhibit J: Critical Water Quality Zone Transfers
- Exhibit L: Proposed Waterway Crossings
- Exhibit M: Wetland Transfer Exhibit
- Exhibit O: Cut / Fill Exhibit
- Exhibit P: Impervious Cover Map

- Exhibit P-1: Impervious Cover Table
- Exhibit R: Conceptual Public Art Master Plan
- Exhibit U: Project Area

- Attachment A: Memo from Watershed Protection Staff
- Attachment B: 2016 Pilot Knob PUD Zoning Ordinance and Zoning Map (includes revisions to the Affordable Housing Program)

**DEPARTMENT COMMENTS:**

The proposed amendment to the Pilot Knob Planned Unit Development (PUD) consists of seven undeveloped, unzoned and non-contiguous tracts that are adjacent to the PUD and have access to Colton-Bluff Springs Road and William Cannon Drive on the north, Sassman Road on the south and Thaxton Road on the southwest. These seven parcels are currently within unincorporated Travis County and proposed for annexation and establishment of initial permanent zoning, thus bringing them into the PUD. Please refer to Exhibits A (Vicinity Map), A-1 (Zoning Map), and A-2 (Aerial View).

The proposed amendment would add approximately 165 acres and 800 additional dwelling units to the Mixed Residential area, and 40 acres to the Open Space area to the PUD for a revised total of 2,382.88 acres. The 65% average impervious cover in the PUD will not change. As information, the Mixed Residential area is intended to provide a mix of single family residential types, multifamily, neighborhood-serving commercial uses and civic uses. The Open Space area includes greenways, trails, parks and recreation areas with civic and limited commercial uses, interspersed throughout the project area.

The original PUD ordinance acknowledged the addition of land area to the PUD zoning boundary that is located within the larger Project Area. The Project Area boundary includes the five Pilot Knob Municipal Utility Districts and adjacent tracts. Part 12. B.3. of the PUD ordinance modifies Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.1 (*Compliance Required*) to allow for additional land area that is located within the Project Area to be amended into the Pilot Knob PUD without having to demonstrate additional compliance and superiority. All seven tracts were within the Project Area boundary shown in the approved 2016 PUD ordinance, and thus are eligible to be brought into the PUD with the same set of conditions.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	Unzoned	Undeveloped (Historically used for agriculture)
<i>North</i>	County	Mostly undeveloped; Commercial; Industrial; A few residences
<i>South</i>	County	Mostly undeveloped; Residential; Commercial
<i>East</i>	County	Undeveloped; Single family residences on large tracts; Farm / ranch operations; Commercial; Industrial
<i>West</i>	County	Undeveloped; Residential; Agricultural; Limited amount

	of commercial
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**MUNICIPAL UTILITY DISTRICT:** Pilot Knob MUD Nos. 1 through 5

**TIA:** Completed with C814-2012-0152 in September 2015

**WATERSHEDS:** Cottonmouth Creek, Marble Creek, North Fork Dry Creek; South Fork Dry Creek – Suburban

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

- 511 – Austin Neighborhoods Council
- 627 – Onion Creek Homeowners Association
- 774 – Del Valle Independent School District
- 1195 – Imperial Valley Neighborhood Association
- 1228 – Sierra Club, Austin Regional Group
- 1258 – Del Valle Community Coalition
- 1363 – SEL Texas
- 1408 – Go Austin/Vamos Austin (GAVA) – Dove Springs
- 1438 – Dove Springs Neighborhood Association
- 1441 – Dove Springs Proud
- 1528 – Bike Austin
- 1530 – Friends of Austin Neighborhoods
- 1550 – Homeless Neighborhood Organization
- 1578 – South Park Neighbors
- 1616 – Neighborhood Empowerment Foundation

**SCHOOLS:**

The property is within the Del Valle Independent School District.  
Creedmoor Elementary School    Ojeda Middle School    Del Valle High School

**CASE HISTORIES:**

There are no recent cases in the vicinity.

**RELATED CASES:**

The City annexed the original Pilot Knob PUD area for limited purposes in June 2012 and an interim-rural residential (I-RR) zoning designation was assigned to the area (C7L-2012-004). The subject seven tracts that are proposed to be added to the PUD will be annexed for limited purpose jurisdiction, with Council consideration on January 31, 2019. Full purpose annexation will occur in accordance with the terms of the Strategic Partnership Agreement between the City and Pilot Knob MUD No. 1 through 5. The Agreement states full purpose annexation shall occur no later than December 31, 2047.

A Development Assessment for Pilot Knob PUD was submitted on January 31, 2012 and in accordance with the revised regulations for PUDs, a briefing was presented to Council on June 28, 2012 (CD-2012-0001). On December 5, 2012, the Applicant made a formal application for PUD zoning and Council approval occurred on December 17, 2015. On November 10, 2016, Council approved an ordinance amendment to revise Part 8. the

Affordable Housing Program and Exhibit V, the Affordable Housing Restrictive Covenant Form. On March 2, 2017, Council approved a corrective ordinance to update certain exhibits contained in the November 10, 2016 ordinance which were outdated at the time of ordinance adoption.

**CITY COUNCIL DATE:** January 31, 2019

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

2<sup>nd</sup>

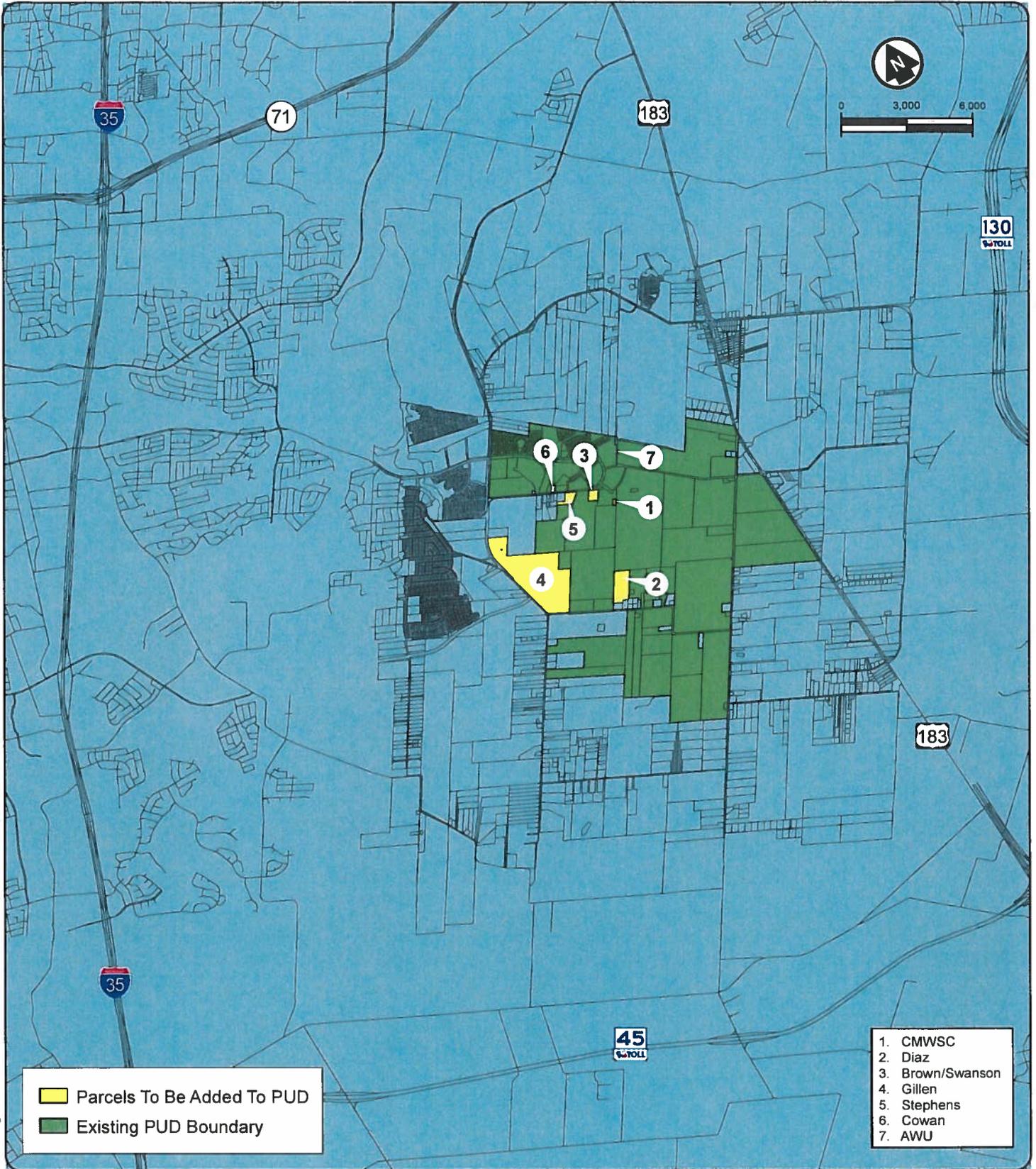
3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

**PHONE:** 512-974-7719

Drawing: L:\PROJECT\Brookfield\BCE\16001 Easton Park General Eng Svcs\GIS\MXD\PUD Amendment #2 - Location Map.mxd



6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315  
AUSTIN, TEXAS 78731 | TEL. (512) 758-7474  
TBPE FIRM NO. F-18129

**Brookfield**  
Residential

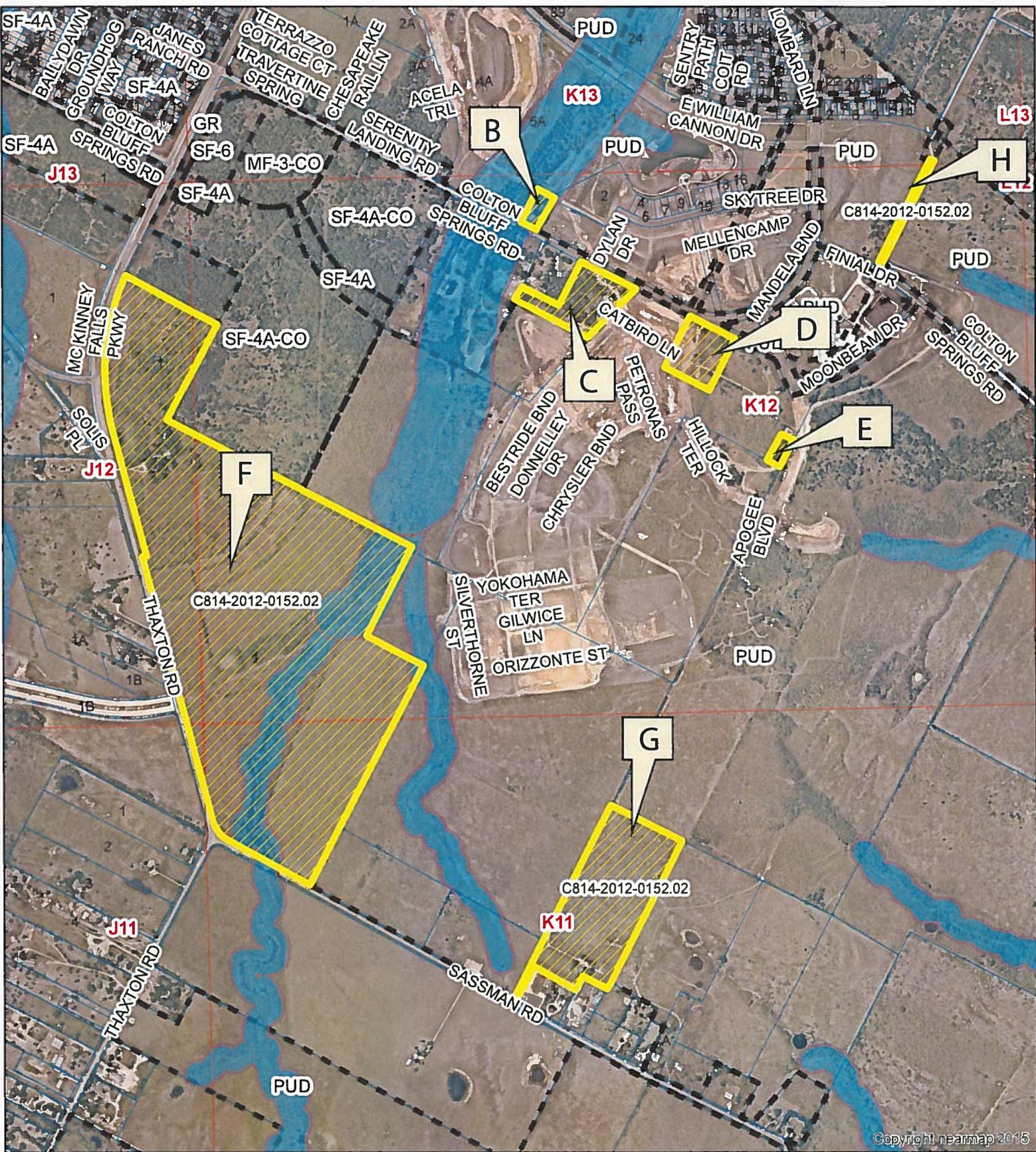
LOCATION MAP

PUD AMENDMENT #2  
AUSTIN, TRAVIS COUNTY, TEXAS

EXH

EXHIBIT A





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## AMENDMENT TO A PLANNED UNIT DEVELOPMENT *Exhibit A-2*

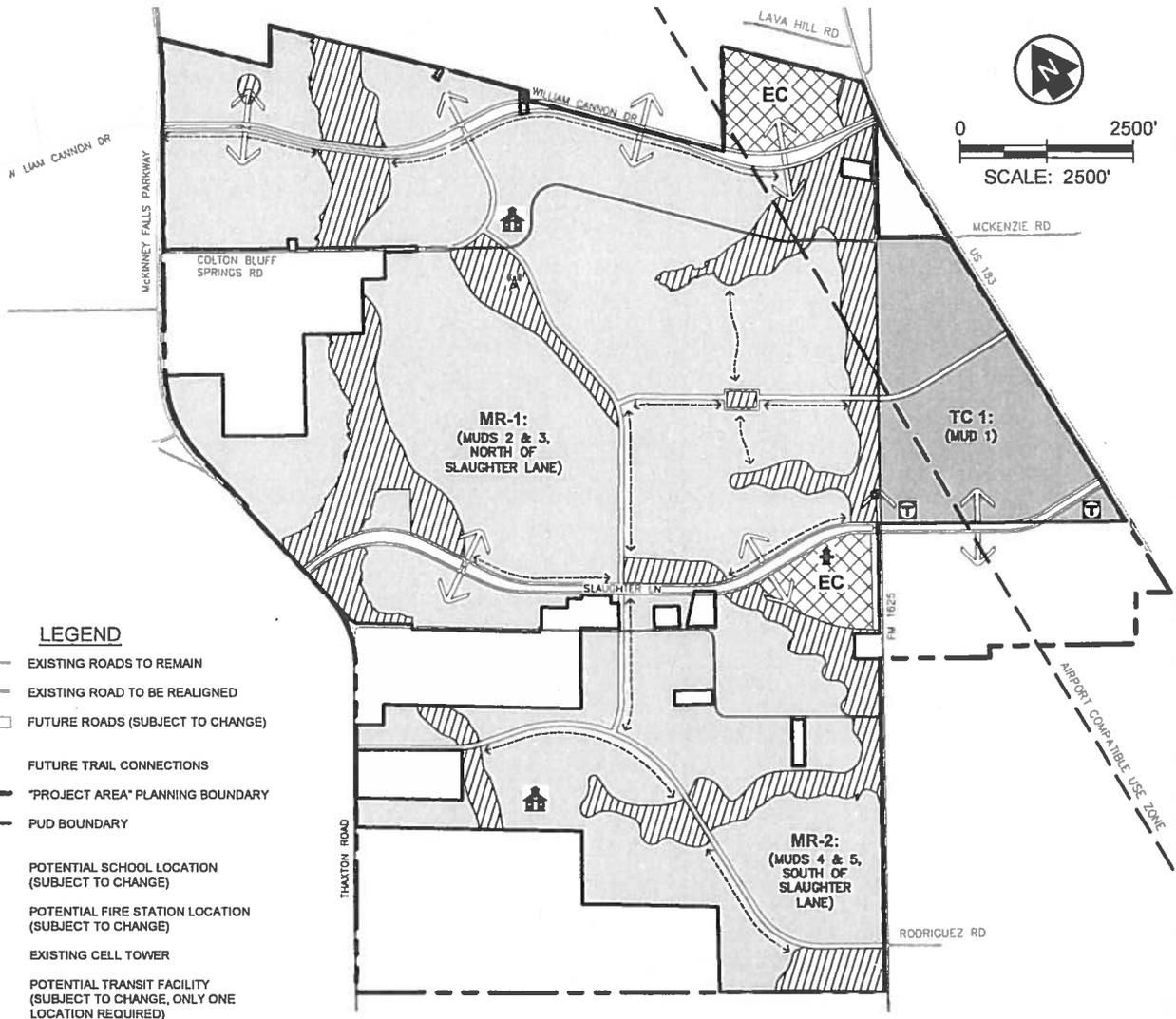
ZONING CASE#: C814-2012-0152.02  
 LOCATION: COLTON-BLUFF SPRINGS RD, HILLOCK TERRACE,  
 THAXTON RD AND SASSMAN RD  
 SUBJECT AREA: 165.902 ACRES  
 GRID: K11 & K12  
 MANAGER: WENDY RHOADES

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY
-  CREEK BUFFER

N  
  
 1" = 1000'

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





**LEGEND**

- EXISTING ROADS TO REMAIN
- EXISTING ROAD TO BE REALIGNED
- FUTURE ROADS (SUBJECT TO CHANGE)
- FUTURE TRAIL CONNECTIONS
- "PROJECT AREA" PLANNING BOUNDARY
- PUD BOUNDARY
- POTENTIAL SCHOOL LOCATION (SUBJECT TO CHANGE)
- POTENTIAL FIRE STATION LOCATION (SUBJECT TO CHANGE)
- EXISTING CELL TOWER
- POTENTIAL TRANSIT FACILITY (SUBJECT TO CHANGE, ONLY ONE LOCATION REQUIRED)

PROPOSED LAND USE AREAS	APPROXIMATE ACREAGE	PROPOSED MAXIMUM DENSITY	PROPOSED PERMITTED USES
MR - MIXED RESIDENTIAL	~ 1,525 AC	UP TO: 10,100 DUs; 550,000 SF CIVIC/COMMERCIAL	MIX OF SINGLE FAMILY RESIDENTIAL (DETACHED & ATTACHED), MULTI-FAMILY RESIDENTIAL, NEIGHBORHOOD-SERVING COMMERCIAL AND CIVIC USES
EC - EMPLOYMENT CENTER	~ 90 AC	UP TO: 1,500 DUs; 750,000 SF CIVIC/COMMERCIAL/INDUSTRIAL	MIX OF EMPLOYMENT, CIVIC, COMMERCIAL AND MULTI-FAMILY RESIDENTIAL USES, LIGHT INDUSTRIAL, HOTEL, COMMERCIAL
TC - TOWN CENTER	~ 200 AC	UP TO: 3,500 DUs; 4,000,000 SF CIVIC/COMMERCIAL	MIX OF COMMERCIAL, CIVIC, MULTI-FAMILY AND ATTACHED SINGLE FAMILY RESIDENTIAL USES AT AN URBAN DENSITY, HOTEL
OS - OPEN SPACE	~ 400 AC	UP TO: 50,000 SF CIVIC/COMMERCIAL	GREENWAYS, TRAILS, PARKS AND RECREATIONAL AREAS, WITH CIVIC AND LIMITED COMMERCIAL USES PERMITTED

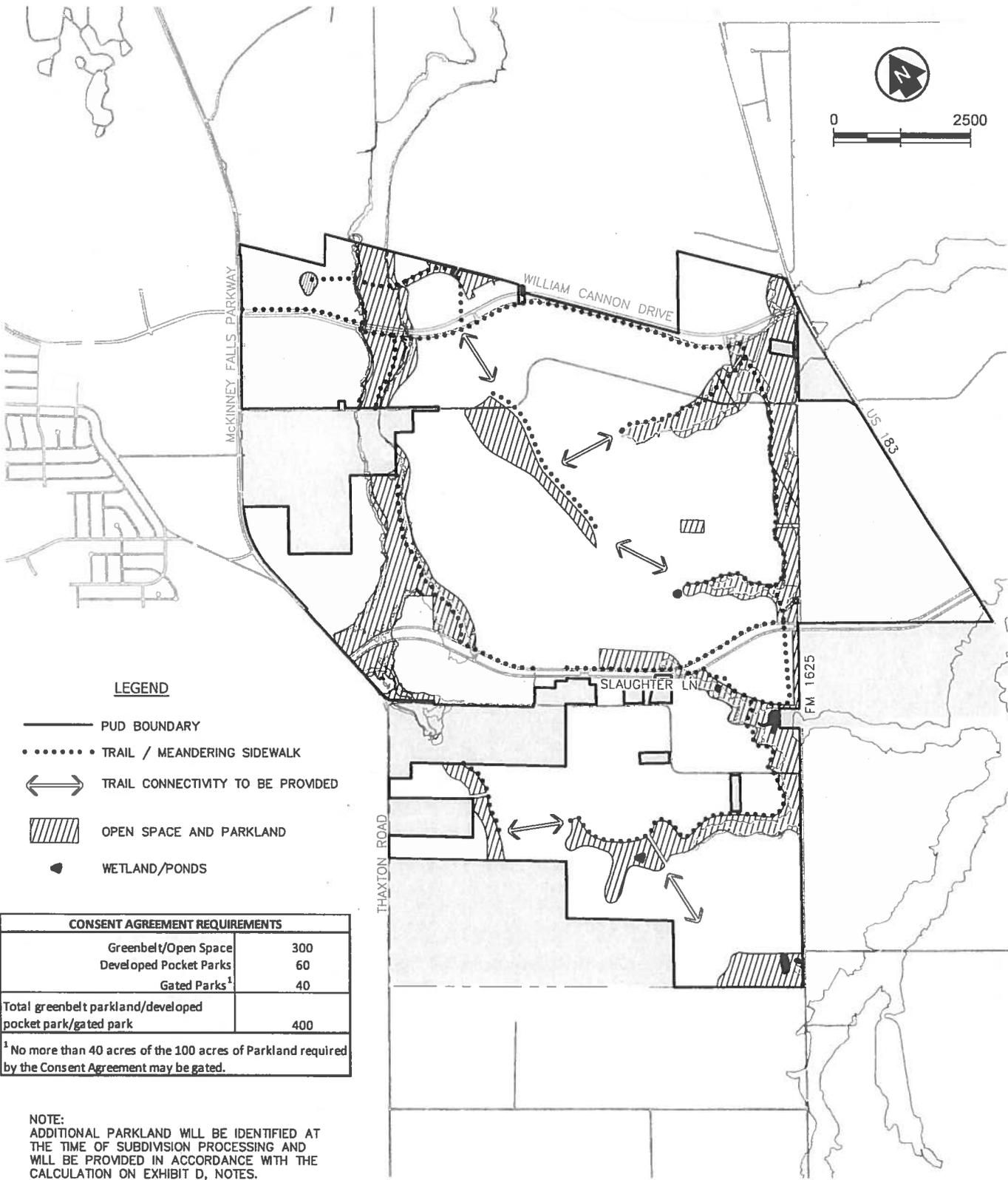
**NOTES:**

1. A FIRE STATION SITE WILL BE DONATED TO THE CITY OF AUSTIN WITHIN THE PUD, AS DESCRIBED IN EXHIBIT E OF THE PILOT KNOB MUD CONSENT AGREEMENT.
2. THE ONLY EXISTING ROADS WITHIN THE PROJECT AREA ARE COLTON BLUFF SPRINGS ROAD, SASSMAN ROAD AND FM 1625.
3. A 10-ACRE INTERMODAL TRANSIT STATION WILL BE LOCATED ALONG SLAUGHTER LANE IN OR NEAR THE TOWN CENTER (TC) AREA.
4. OPEN SPACE BOUNDARIES AND ROADWAY ALIGNMENTS ARE SUBJECT TO CHANGE AND WILL BE FINALIZED AT FINAL PLAN.
5. SO LONG AS USES ARE PERMITTED IN A LAND USE AREA, RESIDENTIAL MAXIMUM ALLOWABLE DENSITIES MAY BE TRANSFERRED FROM ONE LAND USE AREA TO ANOTHER PROVIDED THAT THE OVERALL PUD MAXIMUMS ARE NOT EXCEEDED.

**EXHIBIT C**  
**LAND USE PLAN & DENSITY TABLE**  
**PILOT KNOB PUD**  
**AUSTIN, TRAVIS COUNTY, TEXAS**

REVISED: \_\_\_\_\_

L:\PROJECT\Brookfield\BCE18001\_Easton Park General Eng Svcs\CAD\Exhibit\and Use Plan And Density Table - Exhibit C



**LEGEND**

- PUD BOUNDARY
- TRAIL / MEANDERING SIDEWALK
- ↔ TRAIL CONNECTIVITY TO BE PROVIDED
- ▨ OPEN SPACE AND PARKLAND
- WETLAND/PONDS

CONSENT AGREEMENT REQUIREMENTS	
Greenbelt/Open Space	300
Developed Pocket Parks	60
Gated Parks <sup>1</sup>	40
<b>Total greenbelt parkland/developed pocket park/gated park</b>	<b>400</b>

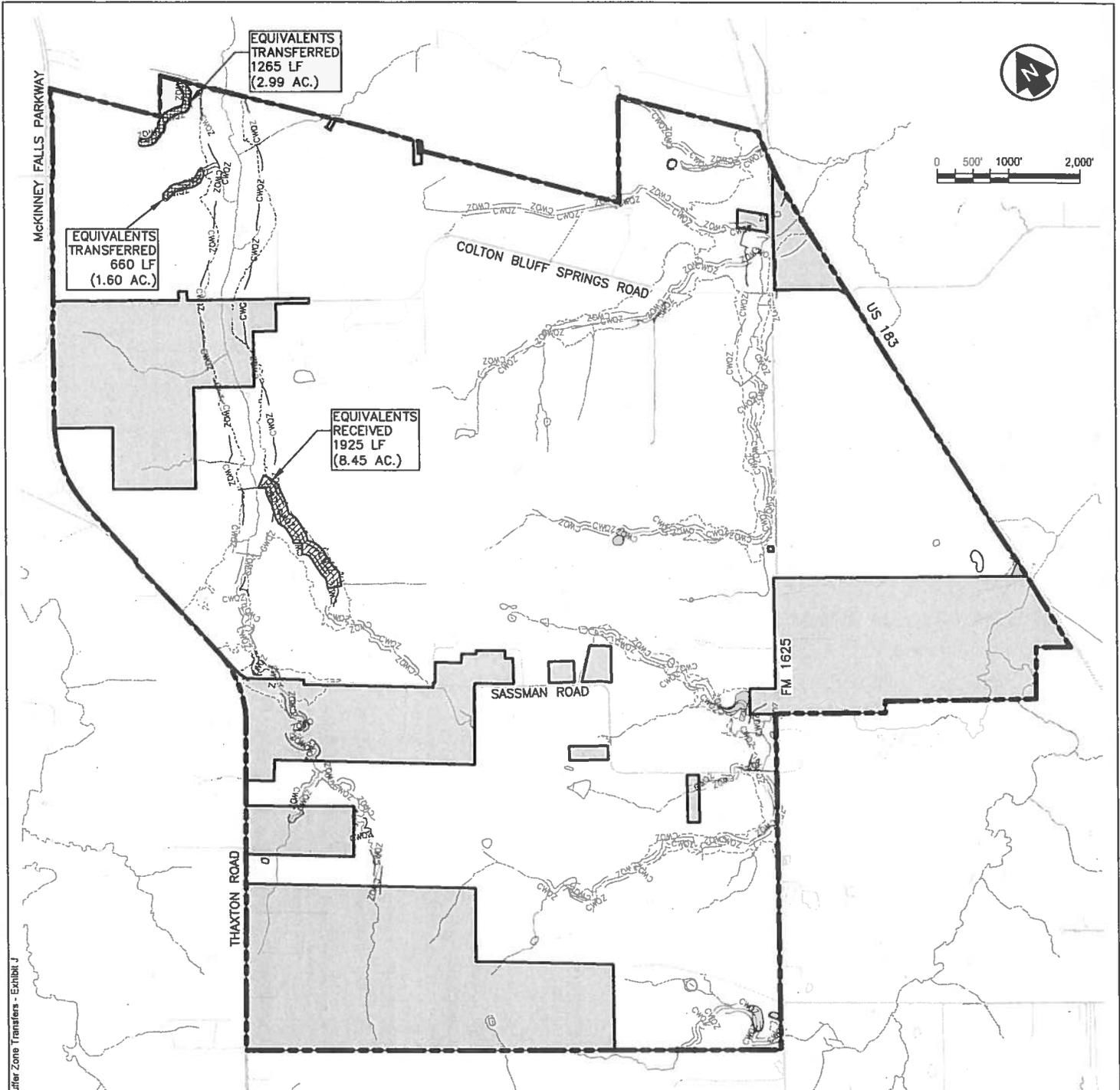
<sup>1</sup> No more than 40 acres of the 100 acres of Parkland required by the Consent Agreement may be gated.

NOTE:  
ADDITIONAL PARKLAND WILL BE IDENTIFIED AT THE TIME OF SUBDIVISION PROCESSING AND WILL BE PROVIDED IN ACCORDANCE WITH THE CALCULATION ON EXHIBIT D, NOTES.

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**EXHIBIT D**  
**CONCEPTUAL PARKS AND OPEN SPACE PLAN**  
**PILOT KNOB PUD**  
**AUSTIN, TRAVIS COUNTY, TEXAS**

REVISED: \_\_\_\_\_



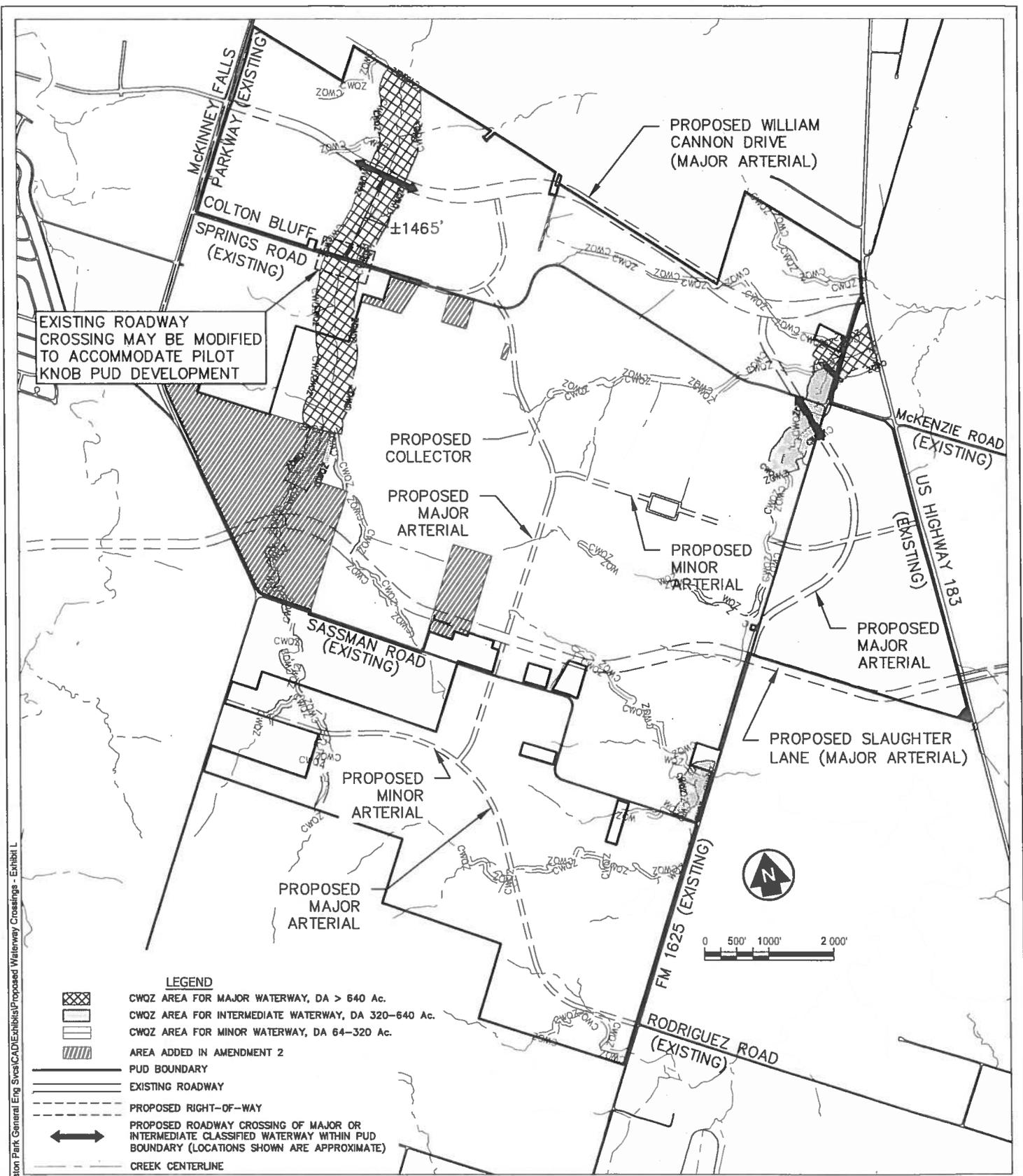
**LEGEND**

- AREA NOT INCLUDED IN PUD
- CWQZ CRITICAL WATER QUALITY ZONE FOR MAJOR AND INTERMEDIATE WATERWAYS
- CWQZ CRITICAL WATER QUALITY ZONE FOR MINOR WATERWAYS, DA 64-320 Ac.
- OVERALL PLANNING BOUNDARY
- PUD BOUNDARY
- 100 YR FLOODPLAIN
- TRIBUTARIES
- TRANSFERRING TRACT
- RECEIVING TRACT

TOTAL BUFFER ZONE EQUIVALENTS, LF		
DOC. #	TRANSFERRED	RECEIVED
2014138937	1925	1925

**EXHIBIT J** REVISED: \_\_\_\_\_  
**CRITICAL WATER QUALITY ZONE TRANSFERS**  
**PILOT KNOB PUD**  
**AUSTIN, TRAVIS COUNTY, TEXAS**

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EXISTING ROADWAY CROSSING MAY BE MODIFIED TO ACCOMMODATE PILOT KNOB PUD DEVELOPMENT

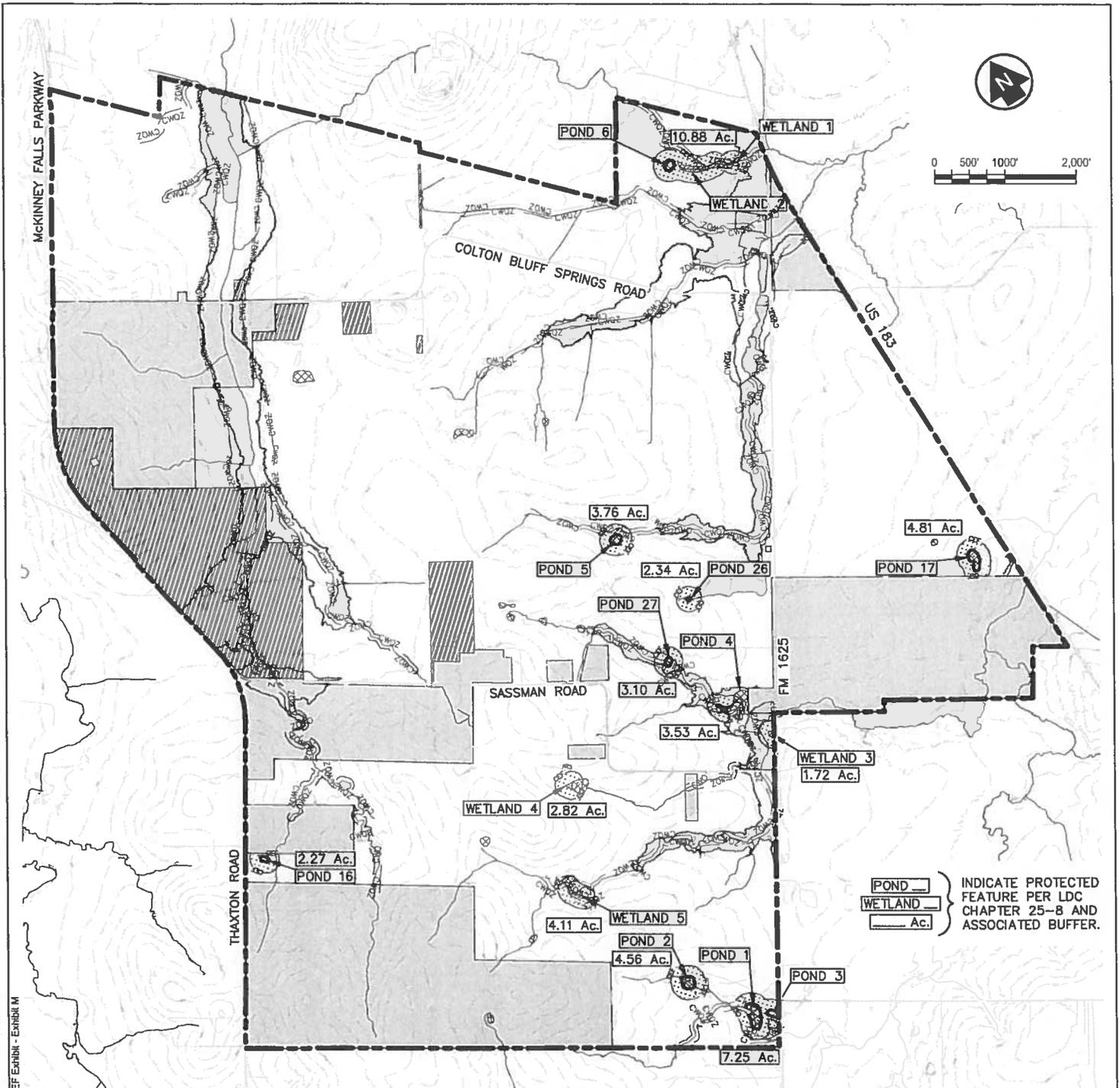
**LEGEND**

-  CWQZ AREA FOR MAJOR WATERWAY, DA > 640 Ac.
-  CWQZ AREA FOR INTERMEDIATE WATERWAY, DA 320-640 Ac.
-  CWQZ AREA FOR MINOR WATERWAY, DA 64-320 Ac.
-  AREA ADDED IN AMENDMENT 2
-  PUD BOUNDARY
-  EXISTING ROADWAY
-  PROPOSED RIGHT-OF-WAY
-  PROPOSED ROADWAY CROSSING OF MAJOR OR INTERMEDIATE CLASSIFIED WATERWAY WITHIN PUD BOUNDARY (LOCATIONS SHOWN ARE APPROXIMATE)
-  CREEK CENTERLINE

**EXHIBIT L**  
**PROPOSED WATERWAY CROSSINGS**  
**PILOT KNOB PUD**  
**AUSTIN, TRAVIS COUNTY, TEXAS**

REVISED: \_\_\_\_\_

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POND ——— INDICATE PROTECTED  
WETLAND ——— FEATURE PER LDC  
Ac. ) CHAPTER 25-8 AND  
 ASSOCIATED BUFFER.

**LEGEND**

- |   |  |  |
|---|--|--|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> AREA NOT INCLUDED IN PUD</li> <li><span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></span> CEF SETBACK AREA</li> <li><span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></span> AREA ADDED IN AMENDMENT 2</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; border-bottom: 1px solid black; margin-right: 5px;"></span> TRIBUTARIES</li> <li><span style="display: inline-block; width: 20px; height: 10px; background: radial-gradient(circle, black 1px, transparent 1px); background-size: 4px 4px; border: 1px solid black; margin-right: 5px;"></span> EXISTING WETLANDS</li> <li><span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> EXISTING PONDS</li> <li><span style="display: inline-block; width: 20px; border-bottom: 1px dashed black; margin-right: 5px;"></span> WETLAND FRINGE</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; border-bottom: 1px solid black; margin-right: 5px;"></span> CRITICAL WATER QUALITY ZONE FOR MAJOR AND INTERMEDIATE WATERWAYS</li> <li><span style="display: inline-block; width: 20px; border-bottom: 1px dashed black; margin-right: 5px;"></span> 50' CRITICAL WATER QUALITY ZONE FOR DRAINAGE AREAS 64-320 Ac.</li> <li><span style="display: inline-block; width: 20px; border-bottom: 1px dashed black; margin-right: 5px;"></span> OVERALL PLANNING BOUNDARY</li> <li><span style="display: inline-block; width: 20px; border-bottom: 1px dotted black; margin-right: 5px;"></span> 100 YR FLOODPLAIN</li> </ul> |
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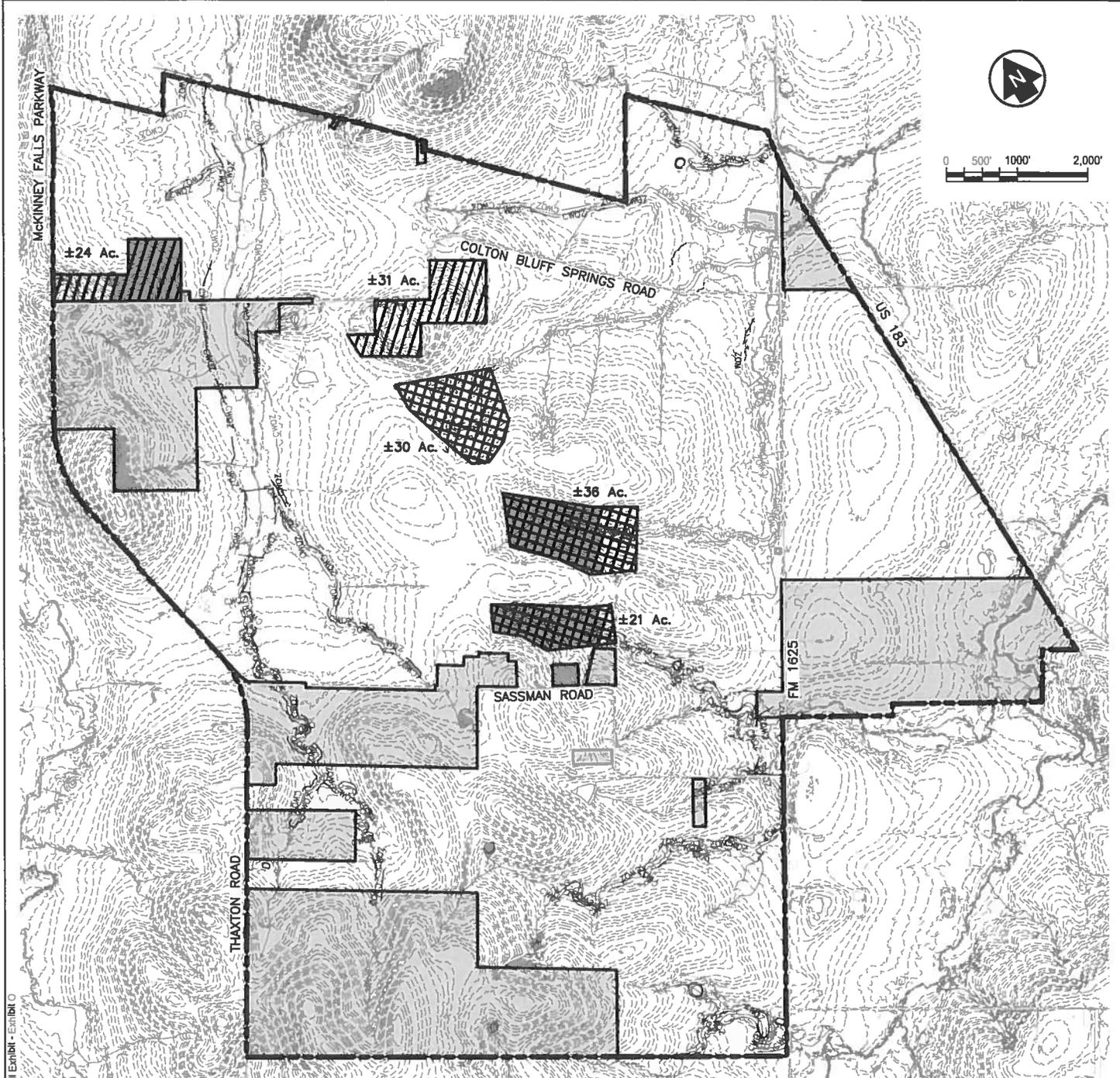
**NOTES:**

1. FOR DESCRIPTION OF ENVIRONMENTAL FEATURES NOTED, SEE "PILOT KNOB PUD: CITY OF AUSTIN ENVIRONMENTAL ASSESSMENT" DATED OCT. 15, 2012, PREPARED BY JACOBS ENGINEERING.
2. WETLANDS 1 AND 2 ARE HIGH PRIORITY WETLANDS AND SHOULD BE ACCOMMODATED BY SITE PLAN IF FEASIBLE.
3. CRITICAL ENVIRONMENTAL FEATURES ARE INDICATED BY INCLUSION OF SETBACK.
4. MITIGATION OF CRITICAL ENVIRONMENTAL FEATURES IS ALLOWED PER REQUIREMENTS OF THE PUD.

**EXHIBIT M**  
**WETLAND TRANSFER EXHIBIT**  
**PILOT KNOB PUD**  
**AUSTIN, TRAVIS COUNTY, TEXAS**

REVISED: \_\_\_\_\_

PROJECT: Brookline/BCE 16001 Easton Park General Eng. S:\2013\CAD\Exhibits\CEEF Exhibit - Exhibit M

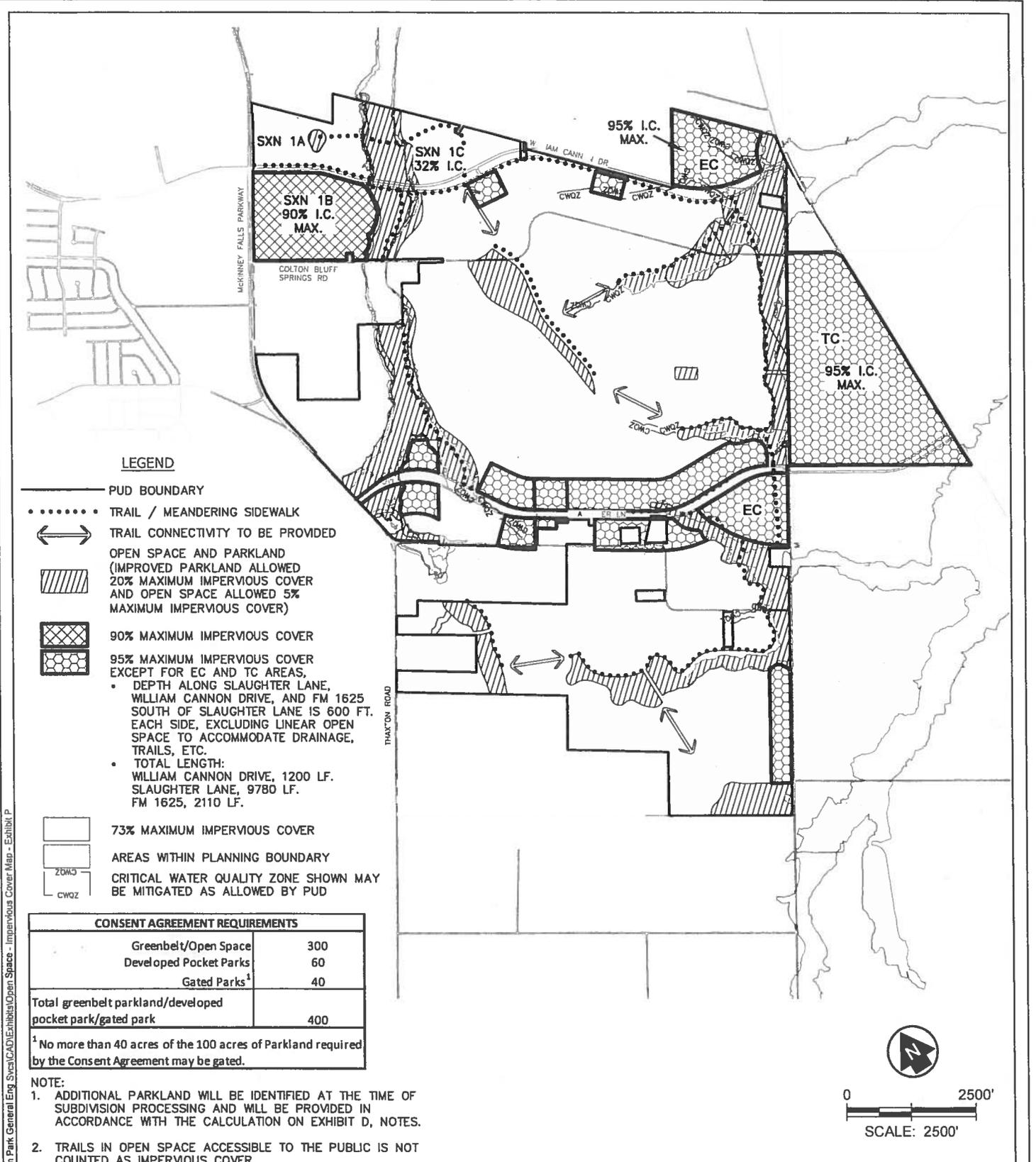


**LEGEND**

-  AREA NOT INCLUDED IN PUD
-  CWDZ
-  CRITICAL WATER QUALITY ZONE FOR MAJOR AND INTERMEDIATE WATERWAYS
-  50' CRITICAL WATER QUALITY ZONE FOR DRAINAGE AREAS 64-320 AC.
-  OVERALL PLANNING BOUNDARY
-  PUD BOUNDARY
-  100 YR FLOODPLAIN
-  TRIBUTARIES
-  CUT UP TO 15' MAY BE ADMINISTRATIVELY REVIEWED AND APPROVED AT TIME OF DEVELOPMENT PERMIT.
-  FILL UP TO 15' MAY BE ADMINISTRATIVELY REVIEWED AND APPROVED AT TIME OF DEVELOPMENT PERMIT.

**EXHIBIT O**  
**CUT / FILL EXHIBIT**  
**PILOT KNOB PUD**  
**AUSTIN, TRAVIS COUNTY, TEXAS**

REVISED: \_\_\_\_\_



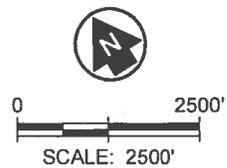
**LEGEND**

- PUD BOUNDARY
- ..... TRAIL / MEANDERING SIDEWALK
- ↔ TRAIL CONNECTIVITY TO BE PROVIDED
- ▨ OPEN SPACE AND PARKLAND (IMPROVED PARKLAND ALLOWED 20% MAXIMUM IMPERVIOUS COVER AND OPEN SPACE ALLOWED 5% MAXIMUM IMPERVIOUS COVER)
- ▩ 90% MAXIMUM IMPERVIOUS COVER
- 95% MAXIMUM IMPERVIOUS COVER EXCEPT FOR EC AND TC AREAS.
  - DEPTH ALONG SLAUGHTER LANE, WILLIAM CANNON DRIVE, AND FM 1625 SOUTH OF SLAUGHTER LANE IS 600 FT. EACH SIDE, EXCLUDING LINEAR OPEN SPACE TO ACCOMMODATE DRAINAGE, TRAILS, ETC.
  - TOTAL LENGTH: WILLIAM CANNON DRIVE, 1200 LF. SLAUGHTER LANE, 9780 LF. FM 1625, 2110 LF.
- 73% MAXIMUM IMPERVIOUS COVER
- ▭ AREAS WITHIN PLANNING BOUNDARY CRITICAL WATER QUALITY ZONE SHOWN MAY BE MITIGATED AS ALLOWED BY PUD

CONSENT AGREEMENT REQUIREMENTS	
Greenbelt/Open Space	300
Developed Pocket Parks	60
Gated Parks <sup>1</sup>	40
<b>Total greenbelt parkland/developed pocket park/gated park</b>	<b>400</b>

<sup>1</sup> No more than 40 acres of the 100 acres of Parkland required by the Consent Agreement may be gated.

- NOTE:**
1. ADDITIONAL PARKLAND WILL BE IDENTIFIED AT THE TIME OF SUBDIVISION PROCESSING AND WILL BE PROVIDED IN ACCORDANCE WITH THE CALCULATION ON EXHIBIT D, NOTES.
  2. TRAILS IN OPEN SPACE ACCESSIBLE TO THE PUBLIC IS NOT COUNTED AS IMPERVIOUS COVER.



**EXHIBIT P**  
**IMPERVIOUS COVER MAP**  
**PILOT KNOB PUD**  
**AUSTIN, TRAVIS COUNTY, TEXAS**

REVISED: \_\_\_\_\_

L:\PROJECTS\brockfield\BCE18001\Exhibit P\General Eng Svcs\CAD\Exhibit\Open Space - Impervious Cover Map - Exhibit P

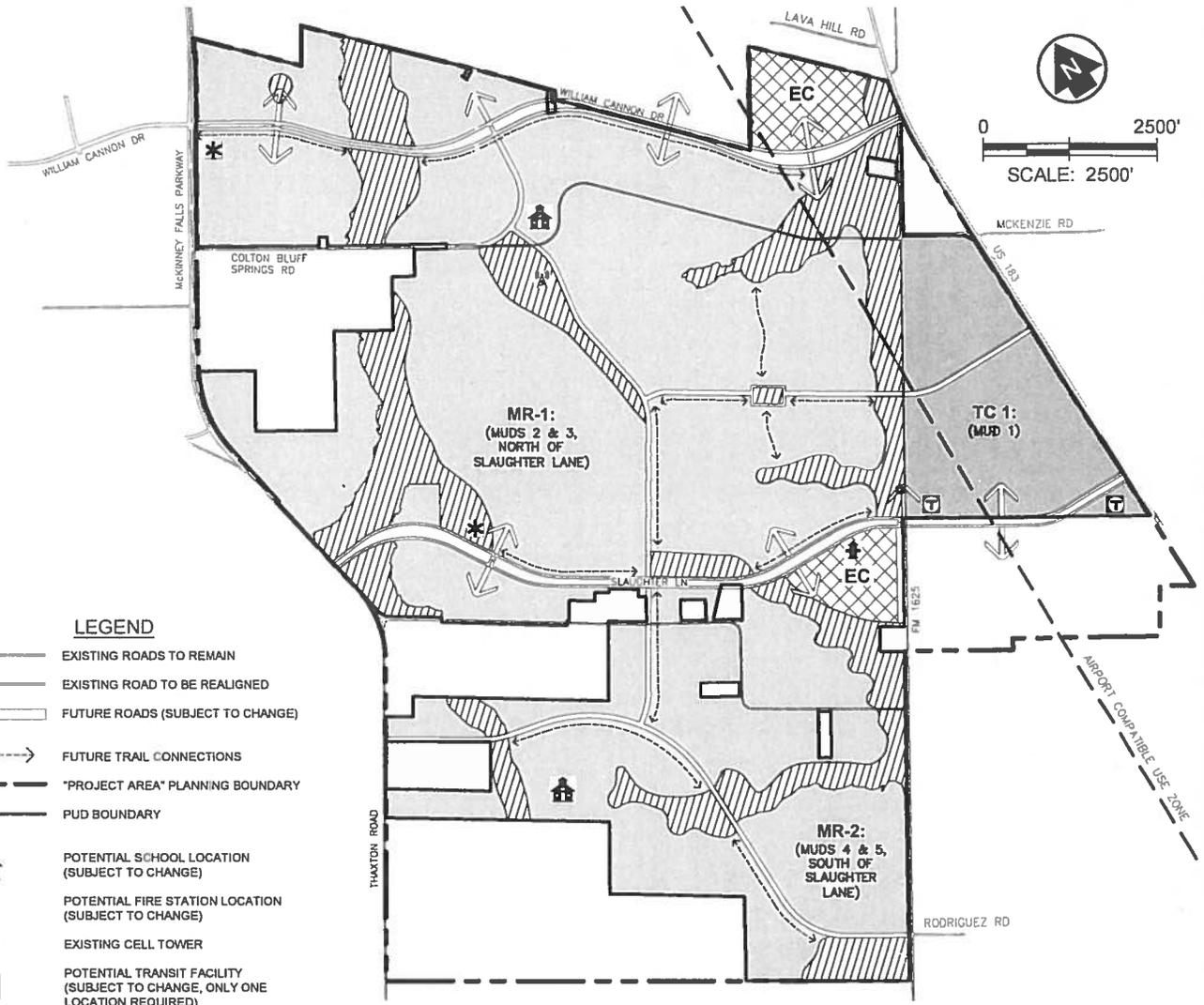
1. CENTERS DEVELOPMENT - IMPERVIOUS COVER			
Location	Area, ac.	IC, %	IC, ac.
MUD 1 North	58	95%	55.10
MUD 1 South	213	95%	202.35
EC	43	95%	40.85
<b>Centers Subtotal</b>	<b>314</b>		<b>298.3</b>

2. CORRIDORS DEVELOPMENT - IMPERVIOUS COVER					
Roadway	Roadway length, lf	Depth, ft	Area, acres	IC, %	IC, ac.
William Cannon Drive	600	600	8.26	95%	7.85
	600	600	8.26	95%	7.85
Slaughter Lane	4060	600	55.92	95%	53.13
	1250	600	17.22	95%	16.36
	550	600	7.58	95%	7.20
	110	600	1.52	95%	1.44
	1020	600	14.05	95%	13.35
	36	600	0.50	95%	0.47
	770	600 max	7.07	95%	6.72
	740	600	10.19	95%	9.68
	620	600	8.54	95%	8.11
	622	600 max	2.37	95%	2.25
FM1625	2110	600	29.06	95%	27.61
<b>Corridors Subtotal</b>	<b>13088</b>		<b>170.54</b>		<b>162.01</b>

3. MISC. DEVELOPMENT AREAS - IMPERVIOUS COVER			
Location	Area, ac	IC, %	IC, ac.
Open Space	338	5%	16.9
Parkland	100	20%	20
Section 1A	54.91	34%	18.80
Section 1C	44.45	32%	14.22
Section 1B	83	90%	74.70
All Other Areas	1277.97	73%	938.03
<b>Misc . Subtotal</b>	<b>1898.33</b>		<b>1082.65</b>

4. SUMMARY CALCULATION OF IMPERVIOUS COVER		
Development Type	Area, ac.	IC, ac.
Centers	314.00	298.30
Corridors	170.54	162.01
Misc	1898.33	1082.65
<b>Total</b>	<b>2382.88</b>	<b>1542.97</b>
Area in PUD, ac.		2382.88
65% Average IC in PUD		1548.87

EXHIBIT P-1  
 IMPERVIOUS COVER TABLE  
 REVISED: \_\_\_\_\_



**LEGEND**

- EXISTING ROADS TO REMAIN
- EXISTING ROAD TO BE REALIGNED
- FUTURE ROADS (SUBJECT TO CHANGE)
- FUTURE TRAIL CONNECTIONS
- "PROJECT AREA" PLANNING BOUNDARY
- PUD BOUNDARY
- POTENTIAL SCHOOL LOCATION (SUBJECT TO CHANGE)
- POTENTIAL FIRE STATION LOCATION (SUBJECT TO CHANGE)
- EXISTING CELL TOWER
- POTENTIAL TRANSIT FACILITY (SUBJECT TO CHANGE, ONLY ONE LOCATION REQUIRED)
- POSSIBLE LOCATION FOR PUBLIC ART

PROPOSED LAND USE AREAS	
	MR - MIXED RESIDENTIAL
	EC - EMPLOYMENT CENTER
	TC - TOWN CENTER
	OS - OPEN SPACE

**GUIDING PRINCIPLES**

- PUBLIC ARTWORKS AND/OR ARTFULLY-CRAFTED ARCHITECTURAL ELEMENTS (GATES, BRIDGES, WALLS, ETC.) WILL BE CONSTRUCTED BY THE MASTER DEVELOPER IN ORDER TO ENHANCE THE COMMUNITY'S PUBLIC OPEN SPACES, PARKS, AND ENTRYWAYS.
- THESE WILL BE LOCATED STRATEGICALLY TO OPTIMIZE PUBLIC VISIBILITY AND ACCESSIBILITY, AND WILL INCLUDE INFORMATION ABOUT THE ART AND THE ARTIST, AT MINIMUM.
- THESE WORKS WILL ALSO BE LOCATED SO AS TO BECOME DISTINCTIVE, HIGH-QUALITY PUBLIC PLACES THAT WILL ENHANCE THE VALUE AND THE IDENTITY OF THE COMMUNITY.

L:\PROJECTS\rockfield\BCE16001\Exston Park General Eng Svcs\CAD\Exhibits\Conceptual Public Art Master Plan - Exhibit R

**EXHIBIT R**  
**CONCEPTUAL PUBLIC ART MASTER PLAN**  
**PILOT KNOB PUD**  
**AUSTIN, TRAVIS COUNTY, TEXAS**

REVISED: \_\_\_\_\_





## MEMORANDUM

**TO:** James Shieh, Chair, and Members of the Planning Commission

**FROM:** Christopher S. Herrington, P.E., Interim Environmental Officer  
Watershed Protection Department

**DATE:** November 13, 2018

**SUBJECT:** Pilot Knob Planned Unit Development – C814-2012-0152.02

This summary is being provided to the Planning Commission for the Pilot Knob Planned Unit Development (PUD), a proposed second amendment to an existing PUD from 2012.

This memo is to inform the Planning Commission that an environmental review has been conducted. The proposed amendment only adds acreage to the existing PUD.

None of the development entitlements relating to environmental issues approved with the original PUD are proposed to be changed with this amendment. The revised exhibits were updated to reflect the addition of land and to show environmental features for the added land as appropriate.

As there are no unresolved environmental issues, environmental staff have no concerns in relation to the proposed PUD amendment. If you have any questions, please contact Atha Phillips in the Watershed Protection Department at 512-974-2132 or [atha.phillips@austintexas.gov](mailto:atha.phillips@austintexas.gov).

**ORDINANCE NO. 20161110-032**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED EAST AND SOUTHEAST OF THE INTERSECTION OF EAST WILLIAM CANNON DRIVE AND MCKINNEY FALLS PARKWAY, AND WEST OF SOUTH U.S. HIGHWAY 183 AND FARM TO MARKET 1625 ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT AND INTERIM-SINGLE FAMILY RESIDENCE SMALL LOT (I-SF-4A) TO PLANNED UNIT DEVELOPMENT (PUD) COMBINING DISTRICT.**

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

**PART 1.** Pilot Knob Planned Unit Development ("*Pilot Knob PUD*") is comprised of approximately 2,216.978 acres of land located generally east and southeast of the intersection of East William Cannon Drive and McKinney Falls Parkway, and west of South U.S. Highway 183 and Farm to Market 1625 Road, and more particularly described by metes and bounds in Exhibit A 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 interim-rural residence (I-RR) district and interim-single family residence small lot (I-SF-4A) to planned unit development (PUD) combining district on the property described in **Zoning Case No. C814-2012-0152**, on file at the Planning and Zoning Department, and locally known as generally east and southeast of the intersection of East William Cannon Drive and McKinney Falls Parkway, and west of South U.S. Highway 183 and Farm to Market 1625 Road, and generally identified in the map attached as Exhibit B.

**PART 3.** This ordinance and the attached Exhibits A through V are the land use plan (the "*Land Use Plan*") for the Pilot Knob PUD created by this ordinance. Development of and uses within the Pilot Knob PUD shall conform to the limitations and conditions set forth in this ordinance and in the Land Use Plan. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as modified by the Pilot Knob PUD ordinance, applications must comply with the applicable City Code.

**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 Pilot Knob PUD
- Exhibit B: Zoning Map
- Exhibit C: Land Use Plan

- Exhibit D. Conceptual Parks and Open Space Plan
- Exhibit E. Parkland and Open Space Tracking Sheet
- Exhibit F. Permitted Land Uses
- Exhibit G. Site Development Regulations
- Exhibit H. Off-Street Parking and Loading Regulations
- Exhibit I. Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Facilities Form
- Exhibit J. Critical Water Quality Zone Transfers
- Exhibit K. Critical Water Quality Zone for Minor Waterways Transferring and Receiving Restrictive Covenant Form
- Exhibit L. Proposed Waterway Crossings
- Exhibit M. Wetland Transfer Exhibit
- Exhibit N. Wetlands Transferring and Receiving Restrictive Covenant Form
- Exhibit O. Cut / Fill Exhibit
- Exhibit P. Impervious Cover Map
- Exhibit Q. Tree Conflicts – William Cannon Drive & Slaughter Lane
- Exhibit R. Conceptual Public Art Master Plan
- Exhibit S. PUD Notes
- Exhibit T. Typical Street Sections
- Exhibit U. Project Area
- Exhibit V. Affordable Housing Restrictive Covenant Form

**PART 5. Open Space and Parkland Requirements.**

The provision of open space and parkland within the Pilot Knob PUD is generally shown in Exhibit D: Conceptual Parks and Open Space Plan attached hereto, described in the accompanying Exhibit D, Notes for Parkland and Open Space Requirements in the Pilot Knob PUD, and detailed in the *Consent Agreement Pilot Knob Municipal Utility District Nos, 1, 2, 3, 4, and 5*, between the City of Austin and Carma Easton, LLC, dated May 15, 2012 (the “*Consent Agreement*”) *Article VIII. Parks and Recreational Facilities and other Community Amenities.*

## **PART 6. Environmental.**

### **A. Green Building Rating**

All buildings in the Pilot Knob PUD will achieve a two-star or greater rating under the City's Austin Energy Green Building program or such buildings will achieve a reasonably equivalent rating under a program approved by the City, using the applicable rating version in effect at the time a rating registration application is submitted for the building.

- B.** The Pilot Knob PUD will use green water quality controls as described in Environmental Criteria Manual (ECM) Section 1.6.7 (*Green Storm Water Quality Infrastructure*), or others as approved by the Watershed Protection Department, to treat 100 percent of the water quality volume required by City Code. Green water quality controls may include, but are not limited to biofiltration ponds, rain gardens, and other non-required vegetation.
- C.** Natural channel design techniques are required, as shown in Exhibit S.
- D.** This section applies to an application for a single-family residential subdivision and to a site plan application filed for commercial, mixed use, multifamily residential or open space development. An integrated pest management (IPM) plan that complies with Section 1.6.9.2 (D) and (F) of the ECM must be submitted for approval. The Landowner shall provide copies of the IPM Plan to single family residential homeowners and commercial property owners.
- E.** All required tree plantings shall utilize tree species included in Appendix F (*Descriptive Categories of Tree Species*) of the ECM, or as approved by the City.
- F.** All required tree plantings shall utilize Central Texas native seed stock and provide adequate soil volume, as approved by the City at the time of the development application.
- G.** A tree care plan, prepared by a qualified arborist, shall be provided for construction-related impacts within the critical root zone of all trees which are required to be preserved. The tree care plan shall be submitted to the City for review and approval with any development application that results in construction-related impacts, including but not limited to subdivision construction plans, site plans, and residential building permits.
- H. Riparian Restoration.** This section applies along all intermediate and major waterways.

1. The existing condition of each critical water quality zone (CWQZ) shall be assessed using the Zone 2 functional assessment methodology described in Appendix X of the ECM. The assessment of existing conditions shall be submitted for review and approval with each residential subdivision and commercial site plan.
  2. A CWQZ that is in "Poor (1)" or "Fair (2)" condition shall be restored to "Good (3)" or "Excellent (4)" condition.
  3. A CWQZ that is in "Good (3)" or "Excellent (4)" condition shall not be disturbed, except as otherwise allowed by City Code or this PUD ordinance.
  4. A Riparian Restoration Plan (the "Plan") shall be submitted to the City for review and approval with each residential subdivision and commercial site plan. The Plan must demonstrate that all parameters of the Appendix X "Scoring: Zone 2 – Critical Water Quality Zone" table shall be raised to "Good (3)" or "Excellent (4)" condition.
- I. When reclaimed water is available to the undeveloped areas of the Pilot Knob PUD, reclaimed water shall be used for irrigation in open space areas as determined by the City, subject to any applicable water use restrictions imposed by the City. Reclaimed water shall not be used for irrigation in CWQZs, CEF buffers, or floodplain. Areas of existing development shall not be required to retrofit for reclaimed water.
  - J. Toilets, bathroom sink faucets, and shower heads that are labeled as meeting the standards of the EPA WaterSense program or a comparable program approved by the Landowner and the City shall be installed in all residential buildings.
  - K. All residential irrigation system components shall be certified as meeting the standards of the EPA WaterSense program or a comparable program approved by the Landowner and the City.

**PART 7. Public Facilities.**

- A. The Landowner shall dedicate a 2.0 net buildable acre site for a future City of Austin Fire/EMS station in a location to be mutually agreed upon by the Landowner and the City, and approximately in the area shown on **Exhibit C**. The Austin Fire Department must approve the site. The deed for conveyance of title to the site must be delivered by the Landowner to the City by April 13, 2022. The deed to the site will:
  1. contain requirements that the City or the Emergency Services District No. 11 (ESD) commence construction of the Fire/EMS station on the site within ten

(10) years after conveyance of the site to the City. If construction does not commence within such time period, then the ownership of the site will revert back to the Landowner; and

2. grant to the Landowner the right to relocate the site to another location within the Project Area with the approval of the City.
- B. The Landowner shall dedicate two school sites which include bringing water, wastewater, and streets to the two sites at no cost to Del Valle Independent School District, in a location to be mutually agreed upon by the Landowner and the School District, and approximately in the areas shown on Exhibit C. Development of the school sites shall be in accordance with the School District Land Development Standards agreement between the Del Valle Independent School District and the City of Austin.
- C. To ensure future transportation opportunities, the Landowner shall donate to the Capital Metropolitan Transportation Authority (CapMetro) at least 10 contiguous acres of land suitable for a transit facility, within or adjacent to the Project's planned Town Center, in a location and upon terms agreed upon by CapMetro and the Landowner.
1. The specific location of the planned transit facility site will be determined during the platting process for the Project's Town Center and in a location agreed upon by CapMetro and the Landowner (generally depicted on Exhibit C of this PUD ordinance).
  2. The transfer of ownership will take place once a platted lot can be conveyed to CapMetro.

#### **PART 8. Affordable Housing Program.**

In order to meet the City's affordable housing goals and to ensure long-term affordability, the Landowner and the Landowner's successors and assigns (collectively referred to as the "Landowner") agree to the following:

A. **Multifamily Rental Housing.**

Ten percent of the total number of multifamily rental housing development units located within the Pilot Knob PUD will be set aside for occupancy by households with incomes at 60 percent of or below the median family income in the Austin metropolitan statistical area for a rental affordability period of forty years from the date of a certificate of occupancy (collectively, the "Rental Affordability Requirement"). In addition, the Landowner agrees to comply with the following:

1. The Rental Affordability Requirement period for each multifamily development with Affordable Rental Units (the "Affordable Development") begins on the date a final certificate of occupancy is issued for the Affordable Development.
2. Affordable Rental Units must be integrated throughout the PUD and included in at least 50 percent of the multifamily developments.
3. Each lot sold or developed for use as an Affordable Development shall be subject to a restrictive covenant using the form shown in Exhibit V (subject to revision) or agreed upon by the Director of Neighborhood Housing and Community Development (NHCD) and Landowner at the time of the sale or development and recorded in the official public records of the county where the Affordable Development is located.
4. Income qualifications and rents must comply with NHCD compliance guidelines. Compliance with the Affordable Housing Requirements will be monitored by NHCD.

**B. Owner-occupied Housing.**

At least 10 percent of the total number of units sold as owner-occupied residential housing units located within the Pilot Knob PUD will be made permanently available at a price affordable to households with incomes at 80 percent of or below the median family income in the Austin metropolitan statistical area ("Affordable Ownership Unit(s)") (collectively, the "Ownership Affordability Requirement").

In addition the Landowner agrees to comply with the following:

1. The City and Landowner will enter into an Affordable Housing Agreement, approved by City Council, to document how permanent affordability will be implemented.
2. All lots transferred by the Landowner to AHFC, or other entity designated by the City, are subject to approval by AHFC or other entity designated by the City. The lots must be fully developed, buildable, and the subdivision accepted by the City of Austin, and integrated throughout the Pilot Knob PUD.
3. The Affordable Ownership Units constructed on any lot shall have substantially similar architectural design and restrictions as other residential units offered for sale to the general public.

4. Affordable Ownership units must:

- a) Be sold to an income eligible household at 80 percent of or below median family income in the Austin metropolitan statistical area;
- b) Include resale restrictions that require that resale of the affordable unit must be to a household at 80 percent of or below median family income in the Austin metropolitan statistical area;
- c) Contain restrictions that will cap the equity that can be achieved upon resale of the affordable unit. Equity will be capped at the lesser of fair market value or 2 percent annually based on the original affordable sales price; and
- d) Contain a Right of First Refusal to AHFC or other entity designated by the City. If AHFC or other entity designated by the City does not exercise the right of first refusal, then Affordable Ownership units must be sold to income eligible purchasers.

The funding mechanism necessary to achieve the permanently affordable owner-occupied housing will be adopted by separate ordinance or other action and may include:

1. Waiver of all or a portion of fees of any kind;
2. A monetary contribution by the landowner if the property or development is of a type that is exempt from capital recovery or other fees that would otherwise have been paid under the existing MUD Consent Agreements (either under existing or future ordinance); and
3. Another affordable housing funding mechanism identified and established by the City Council.

If a funding mechanism for owner-occupied affordable housing is not approved by City Council in subsequent action, no agreement is reached with the Landowner, or an adopted mechanism is disallowed by a court or any other reason, then the Affordable Ownership Units will be priced, at the time of their initial offering for sale, at a price that is affordable to a household with an income level of 80 percent of the median family income in the Austin metropolitan statistical area, as specified in **Exhibit L** of the Consent Agreements.

C. Contribution Required under Consent Agreements.

The Landowner is required to make a financial contribution to AHFC, or other entity designated by the City, in an amount calculated as two percent of the total

“hard” construction cost MUD reimbursements (up to \$8 million). These funds will be used to further the affordability outcomes required by the City.

**PART 9. Transportation and Bicycle Plan.**

- A. Where rear property lines of single family residences abut East William Cannon Drive, Slaughter Lane, McKinney Falls Parkway, and FM 1625, a solid fence of at least six (6) feet in height shall be provided.
- B. Appropriate on-street bicycle facilities, or equivalent acceptable to the City, shall be provided on all roads that are classified as a 4-Lane Primary Collector, a Minor Arterial or a Major Arterial.

**PART 10. Art.**

The Pilot Knob PUD will prepare a Public Art Master Plan, which will identify opportunities, guiding principles, and locations within the Project Area for outdoor art installations to be implemented and managed by the Developer. All subsequent operations and maintenance of the artwork will be the responsibility of the Developer or the Owners Association. Approximate public art locations are shown on Exhibit R: Conceptual Public Art Master Plan.

**PART 11. Definitions.**

In this ordinance Sections 25-1-21 and 30-1-21 are modified to add or revise the following terms:

- 1. ACCESS LOT means a lot on a plat that provides joint access for lots that are to be served by only an alley.
- 2. ACTIVE ADULT COMMUNITY means a planned community for residents who have retired from an active working life.
- 3. AMPHITHEATER means the use of a site for the presentation of plays, motion pictures, concerts, or other performances in a seated outdoor area for up to 2,000 people.
- 4. COMMON COURTYARD means a lot on a plat that provides street frontage and common green area for lots that are served by only an alley.
- 5. COMMUNITY CENTER means the use of a site for the provision of meeting, recreational, or social activities primarily for the use of neighborhood residents.

6. **CONSENT AGREEMENT** means collectively those agreements included as Exhibit B in Ordinance No. 20120322-031, 20120322-032, 20120322-033, 20120322-034 and 20120322-035.
7. **DISTRICT(S)** means one or more of the Pilot Knob Municipal Utility Districts.
8. **EMPLOYMENT CENTER** means the land use areas identified on Exhibit C: Land Use Plan as EC. The Employment Center land use areas provide for larger scale commercial and employment uses. Regional retail and residential uses, as well as mixed use buildings, are also permitted.
9. **FLAG LOT** is modified such that the minimum width of the flag is ten (10) feet for a lot abutting a common open space and an access lot and is to be overlaid with a joint use access easement. Driveway access will be restricted to the joint use access easements.
10. **LAND USE AREA** means the following use categories into which the Pilot Knob PUD is divided and as identified on Exhibit C: Land Use Plan – Mixed Residential, Employment Center, Town Center, and Open Space.
11. **MIXED RESIDENTIAL AREA** means the land use areas identified on Exhibit C: Land Use Plan as MR-1 and MR-2. The Mixed Residential land use areas allow a wide diversity of residential building types, including single family, multi-family as well as sites for office, commercial, civic, and mixed use buildings.
12. **MANSION HOUSE** means a structure on one lot designed to appear like a large single family residence, but that is divided into four to six units, each with an individual entry.
13. **OPEN SPACE** means the land use areas identified on Exhibit C: Land Use Plan as OS. The Open Space land use areas are intended to provide a continuous system of open space for the Pilot Knob PUD community, and include community facilities.
14. **PLAYFIELD** means an outdoor sodded or pervious area used for noncommercial recreational uses. Typical uses include baseball, football and soccer fields.
15. **ROW HOUSE** means an attached two or three-story townhouse on its own lot.

16. SHOP HOUSE means a row house with a ground level workspace or commercial space and upper level living space.
17. TOWN CENTER means the land use area identified on Exhibit C: Land Use Plan as TC-1. The Town Center land use area is a mixed-use district providing neighborhood retail/commercial and service uses along a pedestrian-oriented shopping street and multiple sites for higher density office, residential housing, and civic uses. Mixed use buildings are permitted.
18. YARD HOUSE means a detached single family residence. An accessory dwelling unit may be constructed.

## **PART 12. Code Modifications.**

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

### **A. General**

1. Section 25-1-21(103) (*Definition of Site*) is modified to provide that a site in the Pilot Knob PUD may cross a public street or right-of-way.
2. Chapter 25-1, Article 14 (*Parkland Dedication*) is modified such that Exhibit D: Conceptual Parks and Open Space Plan and Exhibit D, Notes for Parkland and Open Space Requirements in the Pilot Knob PUD shall satisfy all parkland dedication requirements. Parkland and open space shall be tracked in accordance with Exhibit E: Parkland and Open Space Tracking Sheet. Modifications to this document may be made if agreed upon by the City and the Applicant, without requiring a PUD amendment.

### **B. Zoning**

1. Section 25-2-243 (*Proposed District Boundaries Must Be Contiguous*) of the City Code is amended to provide that the boundaries of the Pilot Knob PUD may be noncontiguous.
2. Section 25-2-246 (*Expiration of Application*) is modified to provide that the Pilot Knob zoning application expires if council does not adopt an ordinance before November 18, 2016.
3. Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.1 (*Compliance Required*) is modified to allow additional land area that is located within the Project Area to be amended into the Pilot Knob PUD,

without having to demonstrate additional compliance and superiority with this division. The Project Area is defined as the additional land depicted in the attached Exhibit U: Project Area, all or a part of which may be added to the Land and annexed into the District.

4. Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.1.D. (*Minimum Requirements*) is modified to allow that either all buildings in the Pilot Knob PUD will achieve a two-star or greater rating under the City's Austin Energy Green Building program, or that such buildings will achieve a reasonably equivalent rating under a program approved by the City, using the applicable rating version in effect at the time a rating registration application is submitted for the building.
5. Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.1.J. (*Minimum Requirements*) is modified to allow gated roadways for a congregate living, convalescent services, retirement housing (large site), or retirement housing (small site) use, provided that connectivity for pedestrian and bicycle uses is maintained.
6. Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.2 (*Additional Requirements*) and Chapter 25-2, Subchapter E (*Design Standards and Mixed Use*) are modified as follows:
  - a. A block is a parcel of land defined by streets, internal circulation routes and/or publicly accessible pedestrian ways. A block may be defined on up to two sides by external property lines, provided that internal circulation routes are stubbed out to an external property line.
  - b. A block may be measured to and from property lines, right-of-way lines or publicly-accessible pedestrian ways (i.e. easement boundaries).
  - c. There may be up to 20 blocks which may be greater than five acres and less than 10 acres each.
  - d. All roadways within the Pilot Knob PUD are considered "Suburban Roadways" for the purposes of applying Chapter 25-2, Subchapter E regulations, with the exception of Slaughter Lane, which is considered a Core Transit Corridor.
  - e. Chapter 25-2, Subchapter E, Article 2, Section 2.2.2.B.1.b (*Planting Zone*) is modified such that this requirement is subject to Travis County approval.

7. Subsection 3.2.2.C. (*Residential Uses*) of Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart C (*Planned Unit Development Regulations*) is modified such that the site development regulations of Exhibit C: Land Use Plan, Exhibit F: Permitted Land Uses, and Exhibit G: Site Development Regulations shall apply.
8. Subsections 3.2.3.B, D, and E (*Nonresidential Uses*) of Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart C (*Planned Unit Development Regulations*) are modified such that the number of curb cuts or driveways shall not apply to the Pilot Knob PUD.
9. Section 25-2-491 (*Permitted, Conditional, and Prohibited Uses*) shall be replaced with Exhibit F: Permitted Land Uses.
10. Section 25-2-492 (*Site Development Regulations*) shall be replaced by Exhibit C: Land Use Plan and Density Table, Exhibit F: Permitted Land Uses, and Exhibit G: Site Development Regulations.
11. Section 25-2-517 (*Requirements for Amphitheaters*) is modified such that a Land Use Commission approval is not required.
12. Section 25-2-812(C)(2) (*Mobile Food Establishments*) is modified so that a mobile food establishment is a permitted use within all areas of the Pilot Knob PUD.
13. Sections 25-2-1006(A)(1) and 25-2-1006(A)(2) (*Visual Screening*) are modified so that only the structural components of a green water quality facility or a green stormwater drainage facility is subject to the visual screening requirements of this section.
14. Section 25-2-1032(A)(1) (*Trees Required*) is modified so that lots having an area of 2,500 square feet or less require that only one tree be planted.
15. Section 25-2-1051, Subchapter C, Article 10 (*Compatibility Standards*) does not apply within the Pilot Knob PUD, but does apply to development outside of the Pilot Knob PUD.

C. Traditional Neighborhood District.

The compatibility standards in Subsections (A), (B), (C), (D) and (E) of Section 25-3-86 (*Compatibility Standards*) apply to development within the Pilot Knob PUD.

D. Subdivision.

1. Section 25-4-62 (*Expiration of Approved Preliminary Plan*) is modified to provide that an approved preliminary plan covering land in the Pilot Knob PUD expires 10 years after the date of filing the application.
2. Sections 25-4-132(B) and 30-2-132(B) (*Easements and Alleys*) are modified to provide that off-street loading and unloading facilities shall be provided on all commercial and industrial lots, except as modified in Exhibit H: Off-Street Parking and Loading Regulations.
3. Sections 25-4-174 and 30-2-174 (*Lot Size*) shall be replaced by Exhibit G: Site Development Regulations.
4. Sections 25-4-232(C)(1 through 21) and 30-2-232 (*Small Lot Subdivisions*) shall be replaced by Exhibit G: Site Development Regulations.
5. Sections 25-4-232 and 30-2-232 (*Small Lot Subdivisions*) are modified so that the maintenance of a common area or access easement is the responsibility of the adjoining property owner, the homeowners' association, or the MUD.
6. Sections 25-4-232(D)(2) and 30-2-232(D)(2) (*Small Lot Subdivisions*) are modified to include a description of the requirements of Exhibit G: Site Development Regulations.
7. Sections 25-4-232(D)(5) and 30-2-232(D)(5) (*Small Lot Subdivisions*) are modified to include provisions obligating the adjoining property owner, or the homeowners' association to maintain common areas and access easements.
8. Sections 25-4-233(E) and 30-2-233(E) (*Single-Family Attached Residential Subdivision*) are replaced by Exhibit G: Site Development Regulations.
9. Sections 25-4-233(F)(1) and 30-2-233(F)(1) (*Single-Family Attached Residential Subdivision*) are modified to require that development and use of the lots comply with Exhibit G: Site Development Regulations.

E. Transportation.

1. Section 25-6-2(A) (*Driveway Approaches Described*) is modified to provide that a Type 1 driveway approach is a concrete driveway approach that provides access from a roadway to property on which a yard house, row house, shop house, or mansion house with a driveway that serves four or fewer parking space is located.
2. Section 25-6-2(B) (*Driveway Approaches Described*) is modified to provide that a Type 2 driveway approach is a concrete driveway approach that provides access from a roadway other than a principal roadway to a property

used for a purpose other than a yard house, row house, shop house, or mansion house with a driveway that serves four or fewer parking spaces.

3. Section 25-6-113(A) (*Traffic Impact Analysis Required*) is modified with respect to that certain Traffic Impact Analysis (TIA) prepared by Jacobs, dated January 27, 2015, and submitted to the City of Austin and Travis County for review and approval. Prior to full purpose annexation, the TIA may be amended, as required by Travis County. After full purpose annexation, the approved TIA may be amended, as required by the City of Austin. The TIA and its subsequent amendments shall be kept on file at the Development Services Department. Cost estimates for traffic improvements must be approved by Travis County and will be provided with every phasing agreement, in accordance with the recommendation of the approved TIA, as amended for each preliminary plan/final plat.
4. Section 25-6-116 (*Desirable Operating Levels for Certain Streets*) does not apply within the Pilot Knob PUD.
5. Section 25-6-117(D)(1) (*Waiver Authorized*) does not apply within the Pilot Knob PUD.
6. Section 25-6-141(B)(1) (*Action on Application*) does not apply within the Pilot Knob PUD.
7. Sections 25-6-171 and 30-3-71 (*Standards for Design and Construction*) are modified to provide that Travis County may administratively approve the use of innovative or alternate roadway designs that are not listed in the Transportation Criteria Manual, City of Austin Standards and Standard Specifications, or Exhibit T: Street Sections.
8. Sections 25-6-172 and 30-3-72 (*Arterial Streets*) do not apply within the Pilot Knob PUD.
9. Section 25-6-292(C) (*Design and Construction Standards*) is modified to provide that direct vehicular access from a lot to an alley is permitted in all areas of the Pilot Knob PUD.
10. Section 25-6, Article 7 (*Off-Street Parking and Loading*) is modified and shall be replaced by Exhibit H: Off-Street Parking and Loading Regulations.
11. Section 25-6, Appendix A (*Tables of Off-Street Parking and Loading Requirements*) is modified and replaced by Exhibit H: Off-Street Parking and Loading Regulations.

F. Drainage.

Sections 25-7-153 and 30-4-153 (*Detention Basin Maintenance and Inspection*) are modified to provide that a detention basin located in an open space or right-of-way land use area, prior to full purpose annexation of the area, will be financed, operated and maintained by the Property Owner. The Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Facilities shown in Exhibit I shall be used for each development application, where applicable. Modifications to this agreement may be made, if agreed upon by the City and the Applicant, without requiring a PUD amendment. Upon full-purpose annexation by the City, the City will accept and maintain all detention basins located in open space or right of way.

G. Environmental.

1. Sections 25-8-42 and 30-5-42 (*Administrative Variances*) are modified to allow the Director of the Watershed Protection Department to grant a variance from a requirement of Section 25-8-341 and 30-5-341 (*Cut Requirements*) or Section 25-8-342 and 30-5-342 (*Fill Requirements*), for a cut or fill of not more than 15 feet in the areas identified in the attached Exhibit O: Cut/Fill Exhibit. The application must meet the requirement of findings, as required in Section 25-8-42 and 30-5-42.
2. Sections 25-8-64(B)(5) and 30-5-64(B)(5) (*Impervious Cover Assumptions*) are modified as follows: For lots smaller than 3,300 square feet, impervious cover is assumed at 75 percent for each lot.
3. Sections 25-8-92(B)(1) and 30-5-92(B)(1) (*Critical Water Quality Zones Established*) are modified such that for a minor waterway, the boundaries of the critical water quality zone are located 50 feet from the centerline of the waterway.
4. Sections 25-8-92(B)(4) and 30-5-92(B)(4) (*Critical Water Quality Zones Established*) are modified such that for a minor waterway, the minor waterway may be reduced and replaced on a one-to-one basis using one of the methods listed below:
  - a. Providing a 50-foot wide setback from the centerline of waterways having a contributing drainage area of less than 64 acres, as long as it is an extension of a Critical Water Quality Zone (CWQZ) for a minor waterway, and/or

- b. Increasing the buffer width established by the 50-foot wide centerline setback (total width of 100 feet centered on the waterway) to an average width of 200 feet for waterways having a contributing drainage area of less than 320 acres. The added buffer width does not need to be centered on the waterway centerline.
  - c. If the mitigation area is an intermediate or major waterway, then it must be restored to "Good" or "Excellent" condition, as specified in the code modification to Section 25-8-261(G) and 30-5-261(G) (*Critical Water Quality Zone Development*).
  - d. Additional mitigation methodologies may be presented to and reviewed for approval by the Watershed Protection Department, which may include but not be limited to such factors as the preservation of otherwise unprotected riparian zones or other features having superior environmental value.
  - e. Mitigated minor waterways shall be tracked utilizing Exhibit J: Critical Water Quality Zone Transfers and Exhibit K: Critical Water Quality Zone for Minor Waterways Transferring and Receiving Restrictive Covenant Form. Modifications to Exhibit K may be made, if agreed upon by the Director of the Watershed Protection Department and the Applicant, without requiring a PUD amendment.
5. Sections 25-8-231 and 30-5-231 (*Water Quality Control Maintenance and Inspection*) are modified to provide that a water quality control facility located in an open space or right-of-way land use area, prior to full purpose annexation of the area, will be financed, operated and maintained by the Property Owner or Developer or District(s). The Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Facilities shown in Exhibit I shall be used for each development application, where applicable. Modifications to this agreement may be made, if agreed upon by the City and the Developer, without requiring a PUD amendment. Upon full purpose annexation by the City, the City will accept and maintain all water quality control facilities located in open space or right of way.
6. Sections 25-8-261(B)(3)(e) and 30-5-261(B)(3)(e) (*Critical Water Quality Zone Development*) are modified to allow a hard surfaced trail to run parallel to the creek closer than otherwise allowed by this section to provide below-grade crossings under major arterial roadways, as long as the length of trail within the otherwise restricted area is limited to that necessary based on functionality, accessibility standards, or making a transition between within

and outside the restricted zone and is placed outside the erosion hazard zone. If it is not feasible to place the trail outside of the erosion hazard zone, then the creek bank may be armored to the extent necessary to protect the trail from erosion damage.

7. Sections 25-8-261(G)(2) and 30-5-261(G)(2) (*Critical Water Quality Zone Development*) are modified to allow floodplain modifications if necessary for the riparian restoration required by Part 6, Section G of this PUD ordinance. Floodplain modifications for any development other than PUD-required restoration shall comply with applicable City Code.
8. Sections 25-8-262 and 30-5-262 (*Critical Water Quality Zone Street Crossings*) are modified as follows:
  - a. The existing crossing of Cottonmouth Creek by Colton Bluff Springs Road may be modified, realigned, shifted or replaced without triggering the restrictions under Sections 25-8-262(B)(1) and 30-5-262(B)(1).
  - b. With the realignment of FM 1625, Sections 25-8-262(B)(2)(a) and 30-5-262(B)(2)(a) are modified to allow the intermediate waterway portion of North Fork Dry Creek to be crossed by one collector street or larger classification roadway at a minimum spacing of 1,000 feet.
  - c. Sections 25-8-262(B)(3)(a), 30-5-262(B)(3)(a) and Sections 25-8-262(B)(4), 30-5-262(B)(4) are modified such that roadways, including local streets and residential streets may cross a minor critical water quality zone at a minimum spacing of 900 feet.
  - d. These locations are shown on Exhibit L: Proposed Waterway Crossings. They may be modified administratively and additional crossings may be approved by the Director of the Watershed Protection Department.
9. Sections 25-8-282 and 30-5-282 (*Wetland Protection*) are modified to add that wetland provision and mitigation are tracked using Exhibit M: Wetland Transfer and Exhibit N: Wetlands Transferring and Receiving Restrictive Covenant Form, so that mitigation for a removed wetland may occur in a current phase of development in order to provide mitigation for removal in a future phase of development. Modifications to Exhibit N may be made if agreed upon by the City and the Applicant, without requiring a PUD amendment.

10. Sections 25-8-392 and 30-5-392 (*Uplands Zone*) are modified to allow 65 percent impervious cover ("Total PUD Impervious Cover") based on gross site area of the Property. Based on a gross site area of 2,216.978 acres, the Pilot Knob PUD is allowed a total impervious cover of 1,441.04 acres. The maximum allowable impervious cover for each individual site within the Property is based on Exhibit P: Impervious Cover Map.
11. Section 25-8-642 (*Administrative Variance*) is modified to allow the Director of Development Services Department to grant an administrative variance from 25-8-641 for heritage trees if required for construction of either William Cannon Drive or Slaughter Lane, only after making the findings required in 25-8-642. Areas of potential impact are shown in Exhibit Q: Tree Conflicts – William Cannon Drive & Slaughter Lane. Transplanting a heritage tree is not considered removal if the criteria in ECM Section 3.5.4.E are met.

H. Water and Wastewater.

Section 25-9-1(*Applicability*) is modified such that if the code provisions of Chapter 25-9 conflict with those in the Consent Agreement, the provisions of the Consent Agreement govern.

I. Sign Regulations.

1. Section 25-10-81 (*Sign Districts Described: Hierarchy Established*) is modified to provide that the Pilot Knob PUD is divided into the sign districts that correspond to the land use areas set forth in Exhibit C: Land Use Plan.
2. Section 25-10-191(F) (*Sign Setback Requirements*) is modified to permit a sign within 12 feet of a street right-of-way if it is not located within the sight safety triangle established in Figure 6-6 of the TCM.

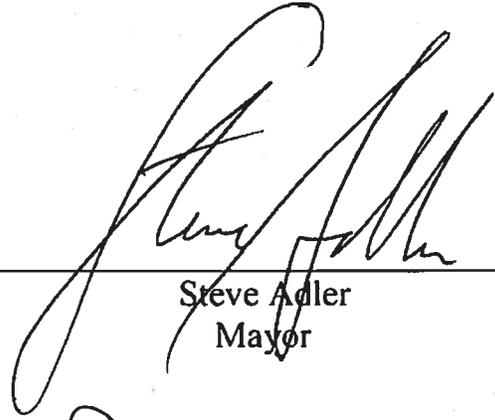
**PART 13.** City Council approves the Pilot Knob PUD for participation in the S.M.A.R.T. Housing Program.

**PART 14.** The portions of this ordinance modifying provisions in City Code Chapters 30-3 (*Transportation*) and 30-4 (*Drainage*) take effect on the effective date of Travis County approval of those provisions, whether approved administratively or approved by the Travis County Commissioners Court. The remainder of this ordinance takes effect on November 21, 2016.

**PASSED AND APPROVED**

\_\_\_\_\_, November 10, 2016

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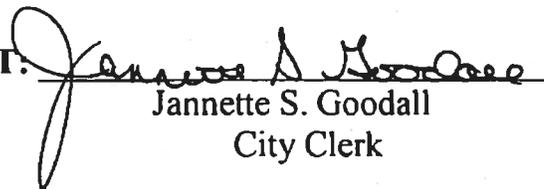
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**



\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**



\_\_\_\_\_  
Jannette S. Goodall  
City Clerk



# ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

Richard Suttle  
(512) 435-2300  
[rsuttle@abaustin.com](mailto:rsuttle@abaustin.com)

August 10, 2018

Greg Guernsey  
Planning and Development Review Department  
City of Austin  
505 Barton Springs Road, 5th Floor  
Austin, TX 78704

Re: Pilot Knob Planned Unit Development (PUD) 2<sup>nd</sup> Amendment Application  
(C814-2012-0152.02) (the "Application")

Dear Mr. Guernsey:

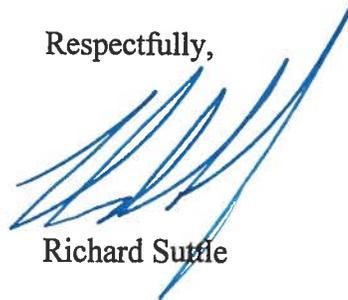
This firm represents and this letter is submitted on behalf of the applicant for the above referenced Application. The purpose of the amendment is to add additional land within the project area as shown on the Pilot Knob PUD Land Use Plan. There are a total of 7 tracts totaling 165.902 acres that is proposed to be added to the Pilot Knob PUD, which will be an increase in the land area from 2,216.978 acres to 2,382.88 acres. See attached chart below for a list of the tracts being added to the PUD and their legal description. The tracts are located in the City of Austin 2-mile ETJ. Annexation of these tracts into the City of Austin Limited Purpose will run concurrently with this Application. This Application does not propose to modify existing conditions of the Pilot Knob PUD. The following items are included with this Application:

- Field notes to define the footprint of the PUD Amendment request.
- Redline copy of the approved Pilot Knob PUD Ordinance.
- Revised exhibits to the approved Pilot Knob PUD Ordinance to include the new tracts.

A Traffic Impact Analysis (TIA) has been waived for this Application. The TIA Determination signed by Ivan Naranjo on July 26, 2018 is included in the submittal package.

Thank you in advance for your time and consideration of this PUD Amendment request. If you have any questions or need additional information, please do not hesitate to contact me at (512) 435-2300.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Richard Suttle', is written over the typed name. The signature is stylized with several overlapping strokes.

Richard Suttle

Attachments

cc: Luke Gosda  
Wendy Rhoades

<b>Tract as Shown on Location Map</b>	<b>Owner</b>	<b>Legal Description</b>	<b>Address</b>	<b>Instrument Number</b>	<b>Acres</b>
B	CARMA EASTON LLC	ABS 24 DELVALLE S	7612 Colton Bluff Springs Rd.	2015127703	1.0
C	CARMA EASTON LLC	ABS 24 DELVALLE S	7725 Colton Bluff Springs Rd.	2016196926	5.6567
D	CARMA EASTON LLC	ABS 24 DEL VALLE S	7901 Colton Bluff Springs Rd.	2015136357	4.133
Portion of D	PACESETTER HOMES	Lots 8-10, Block 4 Easton Park Section 2B, Phase 1	7700, 7704 and 7708 Hillock Ter.	2018058639	
Portion of D	CND-EASTON PARK, LLC	Lots 59-60, Block 1 Easton Park Section 2B, Phase 1	7608 and 7612 Hillock Ter.	2018010321	
Portion of D	TAYLOR MORRISON OF TEXAS, INC.	Lots 57-58, Block 1 Easton Park Section 2B, Phase 1	7600 and 7604 Hillock Ter.	2018011465	
E	CARMA EASTON LLC	21,064 SQ. FT OUT OF THE SANTIAGO DE VALLE GRANT	Colton Bluff Springs Rd. TCAD ID# 0339110413	2016052393	0.485
F	CARMA EASTON LLC	ABS 24 DELVALLE S	8321 Thaxton Rd.	2015069748	133.849
G	CARMA EASTON LLC	ABS 24 DELVALLE S	8100 Sassman Rd.	2015164241	20.041
H	CARMA EASTON LLC	ABS 24 DELVALLE S	8100 ½ Colton Bluff Springs Rd.	2010005416	0.622