



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	August 16th, 2022
NAME & NUMBER OF PROJECT:	Case No. C814-2008-0136.02 (North Austin Medical Center PUD Amendment #2)
NAME OF APPLICANT OR ORGANIZATION:	Michael Whellan, Armbrust & Brown
LOCATION:	12221 N Mopac Expressway Service Road NB Austin, Texas 78758
COUNCIL DISTRICT:	District 7
ENVIRONMENTAL REVIEW STAFF:	Leslie Lilly, Environmental Program Coordinator, Watershed Protection Department, Leslie.Lilly@austintexas.gov
WATERSHED:	Walnut Creek Watershed, Suburban Watershed
REQUEST:	To amend a Planned Unit Development (PUD)
STAFF RECOMMENDATION:	Staff recommended with conditions
STAFF CONDITIONS:	<ol style="list-style-type: none">1. The project will provide water quality controls to treat all existing and new development proposed for the south tract (14.94 acres total) including a new biofiltration pond to treat 10.8 acres of that area.2. The proposed development will eliminate the removal of 111 trees, 20 protected size-class trees.3. This project will use alternative water sources to meet irrigation demands4. The project will collect rainwater with a volume equal to one inch times the roof area in a 40,000 gallon cistern.5. The development will comply with current city code regarding the Critical Water Quality Zone setback for the southern tract.6. The project will comply with Austin Energy Green Building light pollution reduction criteria for the southern tract.7. This development will use a building design with a glass reflectivity index of 15% or less to reduce the incident of bird strike

ZONING CHANGE REVIEW SHEET

CASE: C814-2008-0136.02

DISTRICT: 7

(North Austin Medical Centre Planned Unit Development Amendment #2)

ADDRESS: 12221 North Mo-Pac Expressway Northbound and 2311-2511 Park Bend Drive

ZONING FROM: PUD

TO: PUD*

**Please see Applicant's Request Letter – Exhibit C*

SITE AREA: 63.68 acres

PROPERTY OWNER: St. David's Healthcare Partnership, LP, LLP

AGENT: Armbrust & Brown, PLLC (Michael J. Whellan)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMEDATION:

Staff recommends the 2nd amendment to the North Austin Medical Centre PUD, with redlined notations on the PUD Ordinance No. 20100624-109 and the accompanying land use plan (Exhibit D), to permit changes to water quality requirements, involving drainage and detention within the PUD.

ENVIRONMENTAL COMMISSION:

August 16, 2023

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

September 5, 2023

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The North Austin Medical Centre Planned Unit Development (PUD) consists of a 63.69 acre site fronting North MoPac Expressway at the corner of Park Bend Drive and Cedar Bend Drive. The site consists of two tracts separated by Park Bend Drive. The north tract (Main Campus site) is presently developed with a 664,360 square foot hospital and a 284,726 square foot medical office and is located on 37.74 acres, and the south tract (Park Bend site) is a 25.95-acre area with an employee parking lot, telecommunication tower, detention ponds, an overflow surface parking lot, and undeveloped land. The surrounding area is developed with a restaurant, medical office building and pet services use to the north, medical offices to the east and the Northern Walnut Creek Greenbelt/Urban Trail #5, floodplain/CWQZ to the south.

In this case, the applicant is requesting an amendment to the PUD land use plan and zoning ordinance (*please see redlined Ordinance No. 20100624-109 – Exhibit D*) to modify North Austin Medical Center PUD's water quality requirements so that they are in alignment with the City's Water Forward plan to allow for the construction of an 80-bed Behavioral Health Hospital on the property. The applicant is asking to make changes to the wet pond required on the south tract (Park Bend site) as the pond has a larger drainage area than is possible and the required vegetative filter strips are not possible due to site gradients and Critical Water Quality Zone setbacks. Second, the required wet pond would need significant grading, which would displace approximately 100 trees that currently serve as natural filters for the watershed. Finally, the installation and maintenance of the wet pond would require supplemental city water. This conflicts with the required Austin Energy Green Building 2 Star rating, as these standards encourage reducing water consumption, minimizing greenfield site disturbance and preserving native vegetation. In addition, drainage detention is not required on this site as it is subject to an existing Regional Stormwater Management Program (RSMP) Agreement dated May 15, 1996, and June 1, 2020.

The staff recommends the 2nd amendment to the North Austin Medical Center PUD to reconfigure the wet pond on the Park Bend site by amending the original PUD Ordinance No. 20100624-109 by changing the following:

- 1) Add a new exhibit to Part 3. - Exhibit C: Park Bend Site Critical Water Quality Zone
- 2) Add new language to Part 4. F. **“New development in the Park Bend site shall comply with the GBP light pollution reduction Criteria ST7 for all buildings and site lighting.”**
- 3) Change the following language in Part 4. G.1., from “a) a minimum drainage area of 21.55 acres for the wet pond; b) a surface area of the permanent pool of 42,637 square feet; c) a minimum of 4.5 acres of vegetative filter strips to treat the drainage area of the wet pond; and, ... to
 - a) incorporation of green stormwater infrastructure (GSI) biofiltration; in alignment with the City's Water Forward Plan, installation and use of either a rainwater & air conditioning condensate combined collection system or a graywater system to help meet the project's irrigation demand, including a storage cistern volume equal to one inch times the roof area; and...”

- b) Add the following conditions to Part 4.G., “3. The Park Bend site shall comply with the Critical Water Quality Zone setback and the standards established in Section 25-8, Subchapter A (“Water Quality”), as shown in Exhibit C.”
- c) Add the following conditions to Part 4.,”J. For structures on the Park Bend site, the building design shall use glass with a reflectivity index of 15 percent or less where glass is installed.”

The proposed amendment will permit changes to water quality requirements, involving drainage and detention within the PUD, to be in alignment with the City’s Water Forward plan and will add to the conditions for compliance with the Austin Energy Green Building Program.

The applicant agrees with the staff’s recommendation.

BASIS OF RECOMMENDATION:

- 1) *Use of a PUD District should result in development superior to that which would occur using conventional zoning and subdivision regulations.*

The 2nd amendment to the North Austin Medical Center PUD will provide options to maintain a superior development than that which could have occurred using conventional zoning and subdivision regulations.

- 2. *The Proposed Enhances Preservation of Natural Resources.*

The proposed PUD amendment would permit the applicant to work with the environmental staff to reconfigure the wet pond on the Park Bend site by amending Part 4.G.1 of the original PUD Ordinance No. 20100624-109 to reduce the minimum drainage area of the water quality pond from 21.55 acres to 14.94 acres to accurately reflect the total developed area. Thereby, increasing the total area of the vegetative filter strips which will remain undeveloped.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	PUD	St. David’s North Austin Medical Center
<i>North</i>	GR, GO-CO	Restaurant (P. Terry’s Burger Stand), Medical Office, with Associated Surface Parking (Cedar Bend Professional Center), Pet Services
<i>South</i>	P	Floodplain/Critical Water Quality Zone (Walnut Creek), Undeveloped (Walnut Creek Metro Park)
<i>East</i>	GO, GO-MU-CO, P	Medical Office
<i>West</i>	ROW	N. Mo-Pac Expressway Service Rd. Northbound

NEIGHBORHOOD PLANNING AREA: N/A

TIA: Deferred to the time of Site Plan

WATERSHED: Walnut Creek

SCHOOLS: Austin I.S.D.

NEIGHBORHOOD ORGANIZATIONS:

- Austin Independent School District
- Austin Lost and Found Pets
- Austin Neighborhoods Council
- Friends of Austin Neighborhoods
- Homeless Neighborhood Association
- Neighborhood Empowerment Foundation
- North Growth Corridor Alliance
- SELTexas
- Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-2008-0136.01	PUD to PUD to allow the owner of the property the option to either provide eight parking spaces on the Park Bend site for use of the bike trail or to dedicate parkland to the City of Austin.	9/20/11: Approved staff's recommendation for PUD zoning by consent (6-0); P. Seager-1 st , G. Bourgeios-2 nd .	9/22/2011: Approved PUD zoning on consent on all 3 readings (7-0); B. Spelman-1 st , L. Morrison-2 nd .
C814-2008-0136 (North Austin Med Center PUD: 12221 North Mo-Pac Expressway Northbound, 2311-2511 Park Bend Drive)	GR, GR-CO, GO, LO to PUD	3/16/10: Approved staff's recommendation for PUD district zoning with a height limit of 120-feet (5-0; B. Baker and D. Tiemann-absent; P. Seeger-1 st , C. Banks-2 nd .	4/22/10: Approved PUD zoning by consent (7-0); R. Shade-1 st , B. Spelman-2 nd on 1 st reading 6/24/10: Ordinance No. 20100624-109 for PUD district zoning with conditions, was approved on consent on Council Member Spelman's motion, Council Member Shade's second on a 7-0 vote.

C14-2007-0047 (Child Development Center: 2300 Cedar Bend Drive)	SF-3 to GO	5/15/07: Approved staff rec. of GO-CO (9-0)	6/08/07: Approved Ordinance No. 20070607-083 for GO-CO (7-0); all 3 readings
C14-07-0015 (Village at Walnut Creek Ph 2, Sec 15: 2217 Park Bend Dr.)	MF-2-CO to GO-MU-CO	4/3/07: Approved staff rec. of GO-MU-CO (6-0-1, JG-abstain)	5/3/07: Approved Ordinance No. 20070503-060 for GO-MU-CO (7-0); all 3 readings
C14-06-0092 (12201-12301 Block of Tomanet Trail at Cedar Bend Dr.)	LO-CO to GO-CO	8/1/2006: Approved GO-CO w/conditions (6-1, JP-NO) – No TIA required.	8/10/2006: Approved GO-CO (7-0); all 3 readings
C14-03-0110 (Post Oak Centre North: 2200 Park Bend Dr)	GO-MU-CO to GO-MU-CO	9/23/03: Approved staff rec. of GO-MU-CO by consent (9-0) – the request deleted the 2000 vehicle trips & changed the height limit from 3 stories or 40 ft. to a max height of 60 ft.	10/23/03: Approved GO-MU-CO (6-0); all 3 readings
C14-01-0086 (Park Bend Medical Professional Offices: 2200 Park Bend Dr.)	GO-MU-CO to GO-MU-CO	7/24/01: Approved staff rec. of GO-MU-CO (5-0), w/conditions of 10' vegetative buffer on north property line – The request deleted the 15 units per acre requirement from case C14-98-0136 and added a buffer of 10 ft along the northern property line. In addition it allowed lodging house, administrative business office and professional office, which had been prohibited previously.	8/28/01: Approved GO-MU-CO w/conditions (6-0); all 3 readings
C14-98-0136 (2200 Park Bend Drive)	MF-2-CO to GO-MU-CO	9/22/98: Approved staff rec. of GO-MU-CO with conditions (8-0): 1) Limit impervious cover to less than 65%; 2) Limit height to 40' or 3 stories – The CO also restricts the property to 15 units per acre, limits vehicle trips to 2000 per day and several uses were prohibited.	12/10/98: Approved PC rec. of GO-MU-CO zoning w/conditions (7-0); all 3 readings
C14-96-0114 (Austin Diagnostic Clinic: 12302 Tomanet Trail)	LR-CO to LR-CO	10/22/96: Approved staff rec. of LR-CO (9-0). The request deleted a condition from C14-94-0173, to limit vehicle trips to 870 per day. All other conditions remain.	11/21/96: Approved LR-CO subject to conditions (6-0); all 3 readings

RELATED CASES:

Previous Rezoning Cases: C814-2008-0136 (North Austin Med Center PUD),
C814-2008-0136 (North Austin Med Center PUD Amendment #1)

OTHER STAFF COMMENTS:

City Arborist

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

UPDATE 1: 6/21/23

CA 0: The request is to amend the water quality requirements for the PUD, reducing the footprint of the large pond currently shown, while proposing the reduction of overall trees to be removed, approximately 100 trees – 17 of which are classified as protected or heritage. Additional comments may be generated once the information requested has been provided for review.

CA 1: To achieve a recommendation from the City Arborist and staff that what is being proposed is a positive outcome for overall tree preservation.

1. Conformation from the other review disciplines that the water quality reduction requested is approvable.
2. That the final water quality requirements are a reduction of the overall water quality footprint. Not simply moving that larger footprint and overall tree removal to other locations within the PUD boundary.

UPDATE 1: Staff has been unable to confirm these two items but will discuss further with applicant and staff at upcoming meeting on 6/29/23. Comment pending.

CA 2: Staff is unable to confirm the overall number and sizes of the trees indicated as preserved within the existing pond shown for removal with this amendment. Or, for the smaller pond proposed. There are no species and diameter sizes provided for the tree circles shown. If known, please provide this information for review. If not known, a new tree survey and list will be required to confirm the reduced benefit indicated. If the tree information is greater than 5 years old, a new tree survey and list is required to confirm the reduced benefit indicated.

UPDATE 1: For the exhibit, please highlight in the tree list those additional trees and provide an overall total by size category for those now being preserved with this PUD amendment request. Comment pending.

Comprehensive Planning

Project Name and Proposed Use: 12221 N MOPAC EXPY SERVICE ROAD NB and 2311-2511 Park Bend Drive. C814-2008-0136. Amendment #2. Original PUD approved in 2010. Project: North Austin Medical Center PUD. 63.68 acres. hospital and medical offices. Requested amendment #2 would modify NAMC's water quality requirements in alignment with the City's Water Forward plan and in a manner that enhances the environmental sensitivity of the project. If granted, this amendment

would help facilitate the creation of a behavioral health facility on the Park Bend tract that will offer a range of needed services to the community.

Imagine Austin Decision Guidelines	
Complete Community Measures	
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: Within North Burnet/Gateway Station Regional Center; 0.37 miles from West Parmer Lane Activity Corridor
	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
Y	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
Y	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor’s office, drugstore clinic, and/or specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
Y	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
Imagine Austin Priority Program PUD Specific Bonus Features	
	Public Space Features and Public Art: Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact).
Y	Integrates and/or Expands Green Infrastructure: Preserves or expands Austin’s green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network.
Y	Protects the Environment: Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
Y	Protects Environmentally Sensitive Lands: Protects Austin’s natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources more than ordinance requirements.
Y	Water/Wastewater Infrastructure: Sustainably manages Austin’s water resources and stream corridors through on-site use of storm water, effective landscaping, flood mitigation, and other low-impact development techniques more than ordinance requirements.
10	Total Number of “Yes’s”

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

G. Water Quality Standards 1. states that “A water quality pond shall be designed, constructed, by the property owner, on the Park Bend site in accordance with all the applicable City of Austin requirements with:”

Adding “a) incorporation of green stormwater infrastructure (GSI) biofiltration” is technically not needed since 1 (above) states that a water quality pond will be in accordance with applicable COA requirements. It is redundant and not needed but acceptable.

G.1.b. is technically under Austin Water Forward plan which has more to do with quantity of water used not quality of water quality defined by environmental pollutant loads. Not sure this is the best section to put this information under.

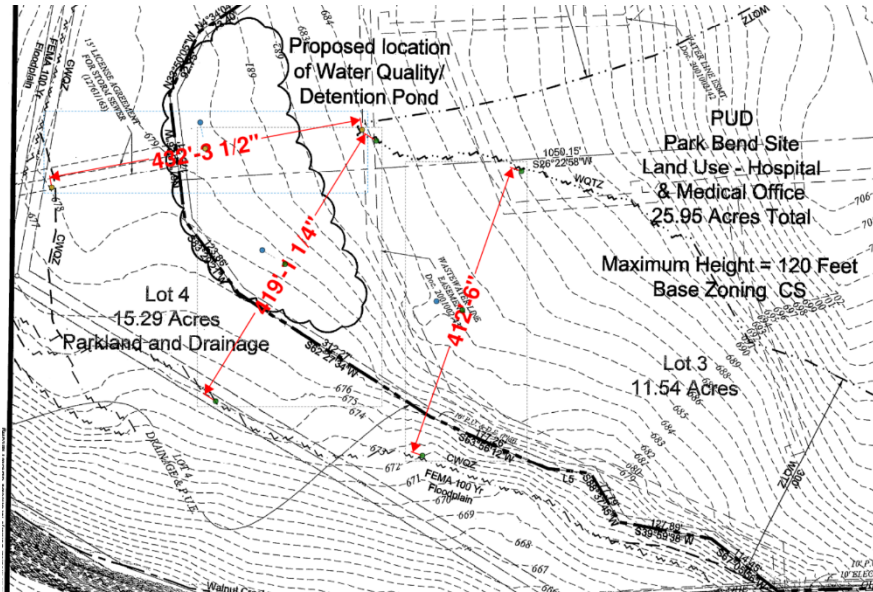
G.1.c is also not really required since BMP is outlined in the ECM and 1 stated that the WQ pond would comply with COA requirements.

Environmental

NAMC PUD is subject to the standards in effect on June 18, 2008.

Be sure that the WQTZ and CWQZ creek buffers are shown, labeled, and included in the legend on Exhibit B – Proposed Plan (aka Ex 1 – Option 2 Exhibit). Comments related to uses permitted in the creek buffers is pending.

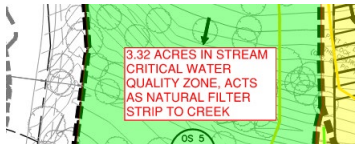
U1 Comment pending. The WQTZ should be a consistent 300-foot offset from the CWQZ. Please note that per the code of 2008 only water quality controls (no detention) may be in the WQTZ.



On Exhibit B, some things are labeled “existing” and others “proposed.” Clarify what these terms mean in the context of this PUD.

U1 Comment pending. Only water quality controls are allowed in the WQZ.

Revise this note to reflect the areas of the CWQZ and WQZ as delineated per the regulations of 2008.



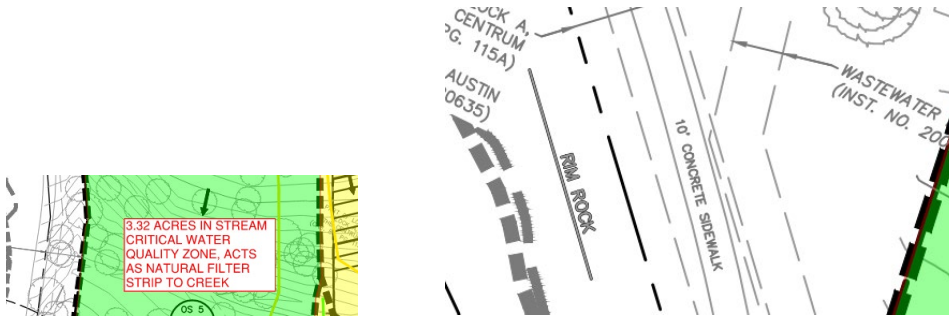
U1 Comment pending. A revised version of the relevant exhibit was not provided.

The role of the City of Austin creek buffers is, among other things, to act as a natural filter for storm drainage flowing to the creek and infiltrating into the water table. Explain how the areas in green are intended to function differently from a creek buffer.

U1 Comment pending. Applicant response is that “The areas in green shown in Exhibit B will remain undeveloped and act as a natural filter for storm drainage flowing to the creek and infiltrating into the water table.” As that is already the purpose and function of Austin’s creek buffers, both WQZ and CWQZ, this is not something that should be called out. It is comde compliant and does not enhance the environmental sensitivity of the project beyond what is required by code.

Environmental Officer

EO1 Update1: Please label CWQZ, CEF/CEF setbacks and location of creek center line on Exhibit B.



Response: Critical Water Quality Zone (CWQZ), Critical Environmental Feature (CEF) and Walnut Creek lines and setbacks are shown and labeled. CWQZ and WQTZ comply with 2008 regulations and are defined by PUD Ordinance No. 20100624-109, Exhibit B: Land Use Plan.

EO2 Update1: Comply with current code regarding CWQZ setbacks and protections.

Response: Critical Water Quality Zone (CWQZ), Critical Environmental Feature (CEF) and Walnut Creek lines and setbacks are shown and labeled. CWQZ and WQTZ comply with 2008 regulations and are defined by PUD Ordinance No. 20100624-109, Exhibit B: Land Use Plan.

EO3 Update1: Provide an exhibit showing the original 21.55 acres of drainage area intended for water quality treatment by the approved pond configuration. In the exhibit, clarify how the approved 21.55 acres of drainage area differs from the proposed 13.65 areas of drainage area using different colors or hatching to differentiate between the two areas.

Response: Separate exhibits and an overlay have been prepared and attached with this submittal for review.

EO4 Update1: The redline ordinance proposes “incorporation of green stormwater infrastructure (GSI) biofiltration.” However, it is unclear to what extent biofiltration will be used for water quality treatment. Consider using green water quality controls to treat 100% of the water quality volume on the site.

Response: Biofiltration system details are provided in this submittal. Proposed biofiltration system will treat 10.8 acres per HCA Behavioral Health - Austin plans. Existing water quality treatment pond will treat the remainder 4.14 acres.

EO5 Update 1: Clarify the percentage of irrigation demand met by the rainwater & condensate collection systems.

Response: 100% of irrigation demand will be met by the rainwater & condensate collection systems.

EO6 Update1: Consider decentralizing the water quality treatment control such that many and smaller GSI are installed throughout the project to reduce the size of the large WQ treatment pond on the south side of the tract.

Response: Multiple decentralized water quality treatment controls will negatively impact a greater area of trees and natural ground than a centralized area.

EO7 Update1: Reconfigure the WQ pond to cluster development away from the greenbelt, increase connectivity within the greenbelt, and increase the buffer between the development and the creek centerline.

Response: Other access points exist for the greenbelt. The structure is a secure Behavioral Health facility.

EO8 Update1: Consider providing porous pavement for at least 50 percent or more of the paved areas limited to pedestrian use.

Response: Acknowledged; this will be considered.

EO9 Update1: Comply with current code regarding CWQZ setbacks and protections.

Response: Critical Water Quality Zone (CWQZ), Critical Environmental Feature (CEF) and Walnut Creek lines and setbacks are shown and labeled. CWQZ and WQTZ comply with 2008 regulations and are defined by PUD Ordinance No. 20100624-109, Exhibit B: Land Use Plan.

EO10 Update1: Select a building design that will reduce the potential for bird/building collisions by using glass with a reflectivity of 15% or less on all or part of the structure.

Response: Acknowledged; this will be investigated. Reflective glass is being utilized to provide patient privacy. Current design utilizes 15% reflectivity.

EO11 Update1: Enhance City of Austin Dark Sky regulations by adding the following requirements for the tract:

1. Require warm light: Low Kelvin rated lights (3000 Kelvin or less) are warm and emit less harmful blue-violet light than high Kelvin rated.
2. Shielding: outdoor lighting shall be shielded so that the luminous elements of the fixture are not visible from any other property. Outdoor lighting fixtures are not allowed to have light escape above a horizontal plane running through the lowest point of the luminous elements.
3. Prevent light trespass: Focus light on activity and use activity appropriate lighting.

Response: Although these rules and regulations were not in effect on July 5, 2010, the applicant will add these requirements to the site plan lighting plans submitted to the City.

Fire

Approved. No comments.

Floodplain Review

Reviewer notes: changing PUD agreement to remove requirement for water quality pond. Per RS-WLN-2020-00310, the lot (25.94 acres) is allowed to be at 60% impervious as per original agreement WLN-1995-282-R. Current COA regulatory floodplain (A14) is not projected to be on site (i.e. A14 floodplain is currently projected to be confined to property used for Walnut Creek Hike and Bike trail).

No comments.

Parks and Recreation

Demonstrate that the proposed changes to the drainage/water quality requirements would not have any negative impacts on parkland, including no additional stormwater runoff.

Response: Pursuant to the drainage study supplied with the site plan, no negative impacts occur to the parkland as a result of the changes to the drainage/water quality requirements set forth in the PUD Amendment.

Applicant was accepted into the City's Regional Stormwater Management Program by demonstrating the development does not produce identifiable adverse impact(s) to other nearby properties due to increased runoff.

This amendment will reduce the minimum drainage area of the water quality pond in Part 4.G.1 from 21.55 acres to 14.94 acres to accurately reflect the total developed area. However, we will effectively be increasing the total area of vegetative filter strips which will remain undeveloped.

Comment cleared.

Demonstrate that the PUD has complied with Part 4, I. of the ordinance.

Response: An existing trail connection resides outside this development, inside the Park Bend site to the west and another to the east.

An easement has been finalized and recorded to provide access to the trailhead of the Walnut Creek Bike Trail, at Document No. 2012020635, Travis County

Public Records. The site plan for the Park Bend site includes eight parking spaces for the trail use – see site plan.

Comment cleared.

Site Plan

Site plan comments will be provided at time of site plan submittal.

Transportation

Approved. No comments.

No additional right-of-way is needed at this time.

The traffic impact analysis (TIA) for this site was waived because a TIA was previously submitted with the original PUD zoning case. If the requested PUD amendment is granted, development should be limited in accordance with the original TIA. [LDC, 25-6-117].

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Mopac	Level 4	NA TXDot	480	387	Yes	No	Yes
Cedar Bend Dr	Level 2	72	76	45	Yes	Yes	Yes
Renfert Way	Level 1	58	72	43	Yes	No	Yes
Park Bend Dr.	Level 2	84	74	41	Yes	No	Yes

Water Utility

In alignment with the City's Water forward plan, install, permit and use either a rainwater + AC condensate combined collection system or a graywater system to meet the project's irrigation demand of the project. If a rainwater +AC condensate combined collection system is chosen, it must include a storage cistern volume equal to 1-inch times the roof area.

All new development within the proposed project will be subject to City Code Chapter 25-9 and any future amendments relating to reclaimed water connections, water benchmarking, and mandatory onsite water reuse.

Response: The reclaimed water provisions do not apply per the PUD Ordinance No. 20100624-109 (Part 2), which establishes July 5, 2010 as effective date for applicable ordinances, rules, and regulations.

On August 8, 2023, the applicant met with the staff and agreed to collect condensate and rainwater, with a storage capacity of 40k gallons, for outdoor irrigation. This agreement is consistent with Austin Water Utilities comments and clears their comments concerning this request.

Water Quality

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

G. Water Quality Standards 1. states that "A water quality pond shall be designed, constructed, by the property owner, on the Park Bend site in accordance with all the applicable City of Austin requirements with:"

Adding "a) incorporation of green stormwater infrastructure (GSI) biofiltration" is technically not needed since 1 (above) states that a water quality pond will be in accordance with applicable COA requirements. It is redundant and not needed but acceptable.

G.1.b. is technically under Austin Water Forward plan which has more to do with quantity of water used not quality of water quality defined by environmental pollutant loads. Not sure this is the best section to put this information under.

G.1.c is also not really required since BMP is outlined in the ECM and 1 stated that the WQ pond would comply with COA requirements.

Wetland Biologist

The PUD amendment does not propose to increase or change impact to any known wetland CEFs or CEF setbacks. No comments at this time.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's PUD Amendment Request Letter
- D. Proposed Redlined PUD Exhibits