

ZONING CHANGE REVIEW SHEET

CASE: C814-2018-0122.01

DISTRICT: 2

(Circuit of the Americas PUD Amendment #1)

ADDRESS: 9201 Circuit of the Americas Boulevard and McAngus Road

ZONING FROM: PUD

TO: PUD*

*The applicant is requesting a PUD amendment to allow for an increase in height to a maximum height of 260 feet for amusement park rides within an Outdoor Entertainment use on portions of Areas 5 and 6 in the PUD (*Please see Applicant's Amendment Request Letter – Exhibit C*).

SITE AREA: 22.216 acres

PROPERTY OWNER: Circuit of the Americas, Inc. (Alyssa Epstein, Secretary)

AGENT: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)

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

STAFF RECOMMENDATION:

Staff recommends the 1st amendment to the Circuit of the Americas PUD, to add the following language to the conditions for the PUD:

“An amusement ride use appropriate for an amusement park and consisting of either an elevated ride track or structure, swing cables, or passenger ride vehicles that are not fully enclosed, and related structures, not exceeding a maximum height of 260 feet, is permitted as an Outdoor Entertainment use on PUD area 5 and area 6.”

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

October 17, 2023: Postponed to November 14, 2023 at the staff's request for re-notification by consent (10-0, C. Acosta-absent); B. Greenberg-1st, A. Flores-2nd.

November 14, 2023: Approved PUD zoning, to change a condition of zoning, by consent (9-0, S. Boone and C. Thompson-absent).

CITY COUNCIL ACTION:

December 14, 2023

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The Circuit of the Americas Planned Unit Development is a 1,153 acre property generally located east of State Highway 130 and north of FM 812 on Circuit of the Americas Boulevard. The PUD consists of a mixed-use development and is comprised of eight planning Areas with approximately 967 acres of commercial space (Areas 1, 3, 4, 5, 6, 7, & 8) and 186 acres of mixed use (Area 2). The land use plan includes 298 acres of open space that is dispersed throughout Areas 3, 4, 5, 6 and 8 on the site. The CS, General Commercial Services District, is the baseline zoning district for the PUD.

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

In this rezoning application, the applicant is requesting an amendment to the PUD land use plan (*please see redlined PUD Land Use Plan – Exhibit D*) to modify the site development regulations to allow for an increase in height to a maximum height of 260 feet for roller coaster structures/amusement park rides within an Outdoor Entertainment use on portions of Areas 5 and 6 in the PUD.

The staff recommends the 1st amendment to the Circuit of the Americas PUD as the proposed amendment will permit the development of amusement park rides in an approved Outdoor Entertainment use on the site. The requested amendment will only allow for additional height for amusement park rides within designated portions of Areas 5 and 6 within the PUD. COTA is an existing entertainment facility that is located within a "Job Center" as designated in the Imagine Austin Comprehensive Plan.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

- 1. The proposed zoning should be consistent with the purpose statement of the district sought.*

The Planned Unit Development (PUD) zoning district is intended for large or complex developments under unified control, planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provides greater design flexibility for development proposed within the PUD. Use of the PUD district should result in development superior to that which would occur using conventional zoning and subdivision regulations. PUD zoning is appropriate if the development enhances preservation of the natural environment; encourages high quality development and innovative design; and ensures adequate public facilities and services for development within the PUD.

2. Zoning should allow for reasonable use of the property.

The proposed PUD amendment will enable the applicant to expand the existing Outdoor Entertainment use that was approved on the property through site plan case SP-2011-0053D. The requested amendment will only allow for additional height for amusement park rides within designated portions of Areas 5 and 6 within the PUD.

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

The Circuit of the Americas PUD will provide options to maintain a superior development than that which could have occurred using conventional zoning and subdivision regulations. COTA is an established entertainment facility that is located within a designated “Job Center” on the Growth Concept Map in the Imagine Austin Comprehensive Plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Outdoor Entertainment (Circuit of the Americas Racetrack, Austin360 Outdoor Amphitheater), Undeveloped Land
<i>North</i>	County	Residential, Undeveloped Tracts, Aviation Facilities (Austin-Bergstrom Airport)
<i>South</i>	County	Religious Assembly, Library, Service Station, Food Sales, Retail Services, Restaurant, RV Park, Residential, Undeveloped
<i>East</i>	County	Single Family Residential, RV Park, Undeveloped Land
<i>West</i>	SF-4A, P	Single Family Residential, Commercial

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Dry Creek and Maha Watersheds

SCHOOLS: Del Valle Independent School District
Popham Elementary School
Del Valle Middle School
Del Valle High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets
Del Valle Community Coalition
Del Valle Independent School District
Elroy Neighborhood Association
Friends of Austin Neighborhoods
Neighborhood Empowerment Foundation
Onion Creek Homeowners Assoc.
Sierra Club, Austin Regional Group

RELATED CASES:

Previous Rezoning Cases: C814-2018-0122
 Site Plan Case: SP-2011-0053D

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-2018-0122 (Circuit of the Americas PUD: 9201 Circuit of the Americas Boulevard)	I-RR to PUD	8/18/20: Approved the staff's recommendation of PUD zoning, with conditions, and 1) included the Environmental Commission's additional condition that the applicant hire a certified arborist to oversee the maintenance of (i.e. plan for watering, pruning, mulching, etc.) the planted trees for three years and 2) asked the staff to provide for tracking of impervious cover usage for the PUD property during the site plan review phase of development. (Vote: 10-0); H. Smith-1st, A. Aguirre-2nd.	9/17/20: Approved PUD zoning by consent on 1st reading only (10-0, G. Casar-off dais); D. Garza-1st, L. Pool-2nd. 10/01/20: Ordinance No. 20201001-042 for planned unit development (PUD) district zoning, with conditions was approved on Council Member Renteria's motion, Council Member Harper-Madison's second on a 11-0 vote.
C14-2014-0182 (Moore's Crossing 7.9 Acre Rezone: 7400 McAngus Road)	GR to SF-4A	2/25/15: Approved staff's rec. of SF-4A by consent	3/26/15: Approved PC rec. of SF-4A by consent on all 3 readings
C14-2007-0016 (Stoney Ridge Phase D: Elroy Road and Kellum Lane)	P, SF-2 to SF-4A	8/17/07: Approved staff rec. of SF-4A (7-0)	11/08/07: Approved SF-4A (6-0); all 3 readings

OTHER STAFF COMMENTS:City Arborist

No comments at this time associated with this amendment to modify the site development regulations to allow a maximum height of 260 feet for a proposed Outdoor Entertainment use within portions of PUD Areas 5 and 6.

Comprehensive Planning

Project Name and Proposed Use: 9201 Circuit of the Americas Boulevard. C814-2018-0122.01. Project: Circuit of the Americas PUD Amendment 1. Circuit of the Americas (COTA) Planned Unit Development Amendment No. 1 Application; 22.216 acres located at COTA Boulevard. The purpose of the 1st Amendment is to modify the site development regulations to allow for roller coaster structures to be a maximum height of 260 feet for a proposed Outdoor Entertainment use within portions of PUD Areas 5 and 6.

Yes	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. Names of Activity Centers/Activity Corridors/Job Centers: F1 Job Center
	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
	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.
	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	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 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.
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use: Provides a mix of residential and non-industrial uses.
Y	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.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
3	Total Number of "Yes's"

Environmental

Approved. No comments.

Environmental Officer

Approved. No comments.

Fire

Approved. No comments.

Floodplain Review

No comments.

Parks and Recreation

Parkland dedication has been addressed with the original PUD ordinance. Proposed amendment does not impact the parkland.

Site Plan

FYI- This site has multiple site plans in review for COTALAND.

FYI- The site is located within Austin-Bergstrom Overlay - CCLUA. No use will be allowed that creates electrical interference with navigational signals or radio communications between airport and aircraft, makes it difficult for pilots to distinguish between the airport lights and others, results in glare in the eyes of pilots using the airport, impairs visibility in the vicinity of the airport, creates bird strike hazards or otherwise in any way endangers or interferes with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance.

FYI- This PUD is located within the Wildlife Urban Interface overlay, WUI review will be required at time of site plan.

Transportation

There are no transportation related code changes proposed as part of this PUD amendment. However, any future site plan submittals must demonstrate compliance with the final TIA memo approved with zoning case C814-2018-0122.

Water Utility

Approved. No comments.

INDEX OF EXHIBITS TO FOLLOW

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



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

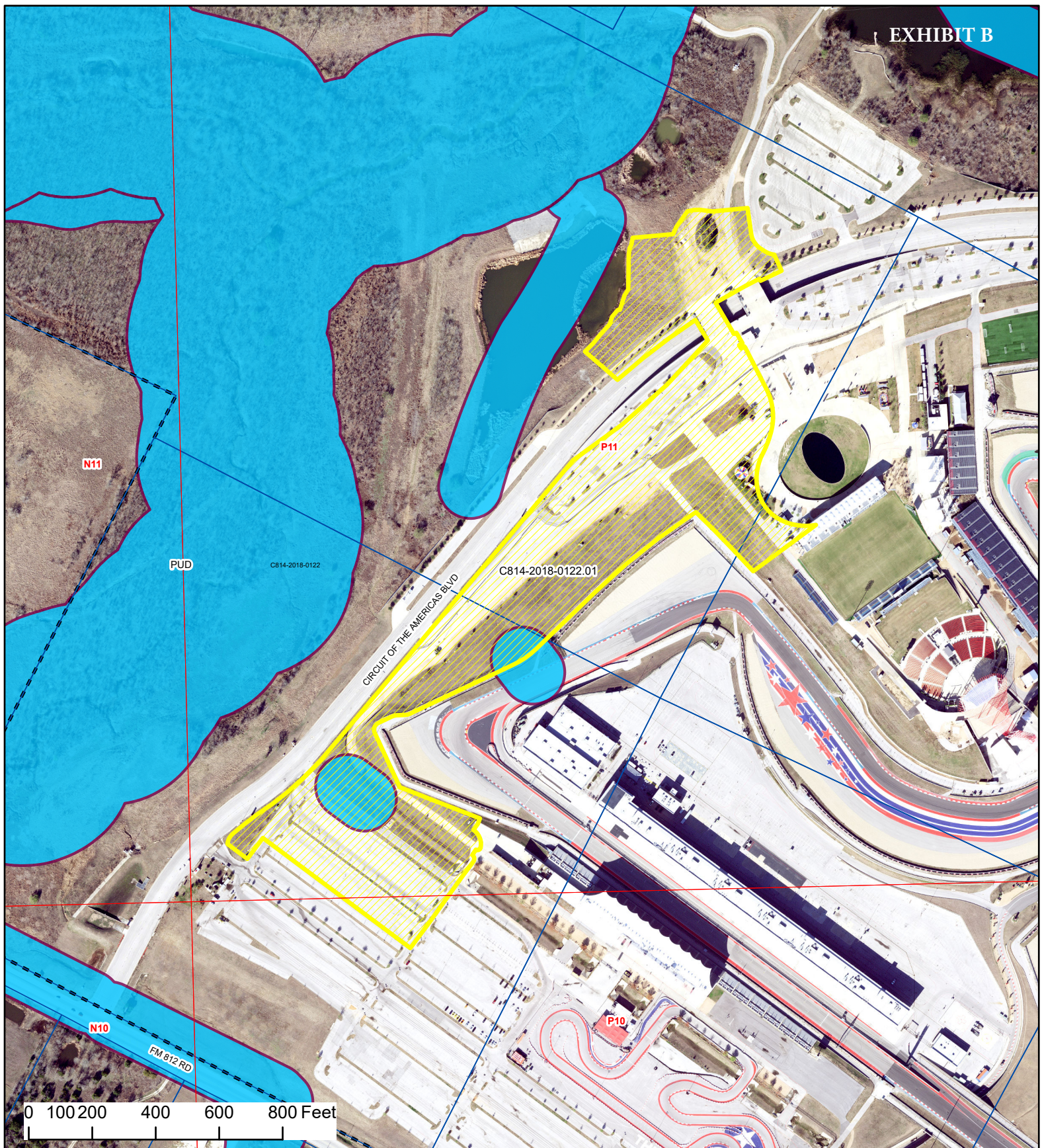
PLANNED UNIT DEVELOPMENT
ZONING CASE#: C814-2018-0122.01





1" = 800'

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

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



**COTA PUD**

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

ZONING CASE#:	C814-2018-0122.01
LOCATION:	9201 Circuit of the Americas Blvd and McAngus Rd
SUBJECT AREA:	22.216 Acres
GRID:	P11
MANAGER:	Sherri Sirwaitis



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Created: 8/16/2023



METCALFE WOLFF
STUART & WILLIAMS, LLP

MICHELE ROGERSON LYNCH
Director of Land Use &
Entitlements

mlynch@mwswtexas.com
512-404-2251

July 13th, 2023

Laura Middleton-Pratt, Director
Planning Department
City of Austin
1000 East 11th Street
Austin, Texas 78702

Online Submittal

Re: **Circuit of the Americas (COTA) Planned Unit Development Amendment No. 1 Application**; 22.216 acres located at COTA Boulevard ("Property")

Dear Ms. Middleton-Pratt,

As representatives of the owners of the above stated Property we respectfully submit this Planned Unit Development (PUD) Development Amendment application ("the 1st Amendment") for the COTA PUD (C814-2018-0122) approved as Ordinance Number 20201001-042. The purpose of the 1st Amendment is to modify the site development regulations to allow for roller coaster structures to be a maximum height of 260 feet for a proposed Outdoor Entertainment use within portions of PUD Areas 5 and 6, which is the Property described above.

Transportation and Parking

A Traffic Impact Analysis (TIA) was approved with the PUD in 2020. A TIA Determination Form is included with the submittal noting compliance with the existing TIA must be demonstrated. A TIA Compliance Memo was submitted to verify the proposed Outdoor Entertainment use will not materially impact the operation of the intersections previously studied.

If you have any questions about the proposed 1st Amendment or need additional information, please do not hesitate to contact me at your convenience.

Very truly yours,

A handwritten signature in black ink that reads "Michele Rogerson Lynch". The signature is written in a cursive, flowing style.

Michele Rogerson Lynch

cc: Bobby Epstein, Circuit of the Americas (via email)



METCALFE WOLFF
STUART & WILLIAMS, LLP

MICHELE ROGERSON LYNCH
Director of Land Use &
Entitlements

mlynch@mwswtexas.com
512-404-2251

October 12, 2023

Sherri Sirwaitis
Planning Department
City of Austin
1000 East 11th Street
Austin, Texas 78702

Via Email and Online Submittal

Re: **Circuit of the Americas (COTA) Planned Unit Development Amendment No. 1 Application; 22.216 acres located at COTA Boulevard ("Property") – Updated Application Request for C814-2018-0122.01**

Dear Ms. Sirwaitis,

As representatives of the owners of the above stated Property we respectfully submit this updated request with regard to the Planned Unit Development (PUD) Development Amendment Application No. 1 (C814-2018-0122.01) ("1st Amendment"). Specifically, we request that the 1st Amendment modify the site development regulations to allow for the terminology of amusement park rides rather than roller coasters be used to achieve a maximum height of 260 feet for a proposed Outdoor Entertainment use within portions of PUD Areas 5 and 6, which is the Property described above.

PUD Plan Sheet C002/Exhibit E has been updated accordingly and is submitted with this request.

If you have any questions about the proposed 1st Amendment or need additional information, please do not hesitate to contact me at your convenience.

Very truly yours,

Michele Rogerson Lynch

LAST MODIFIED BY: ALISON STEPHENS
LAST MODIFIED ON: 8/26/2020 10:27 AM
PLOTTER: ALISON STEPHENS
PLOTTER ON: 8/26/2020 10:27 AM
PLOTTER BY: ALISON STEPHENS

FILENAME: P:\Projects\046 - Circuit of the Americas Expansion\01 - Circuit of the Americas Expansion\01 - Land Use Exhibit.dwg LAYOUT: PUD LAND USE PLAN

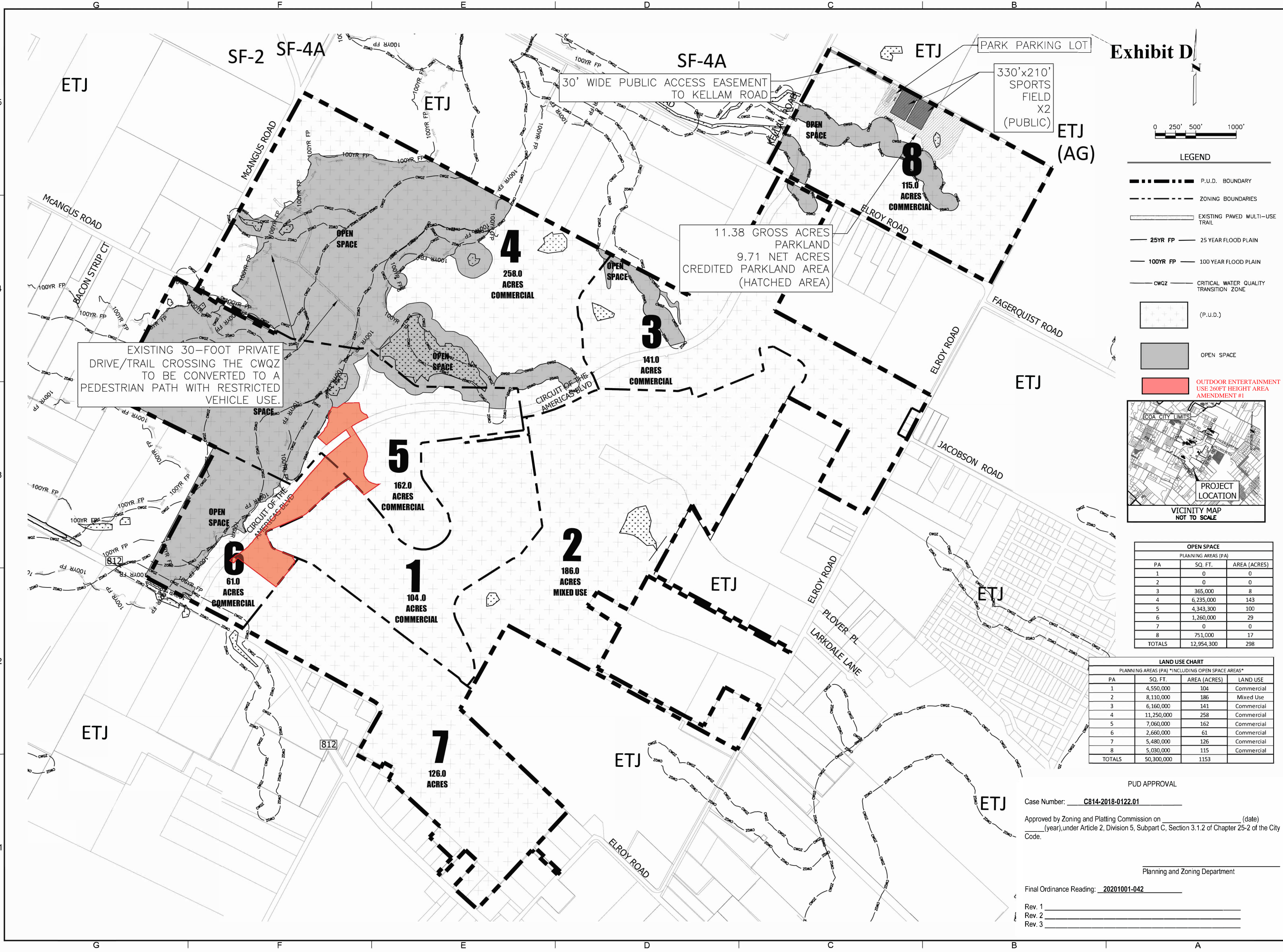
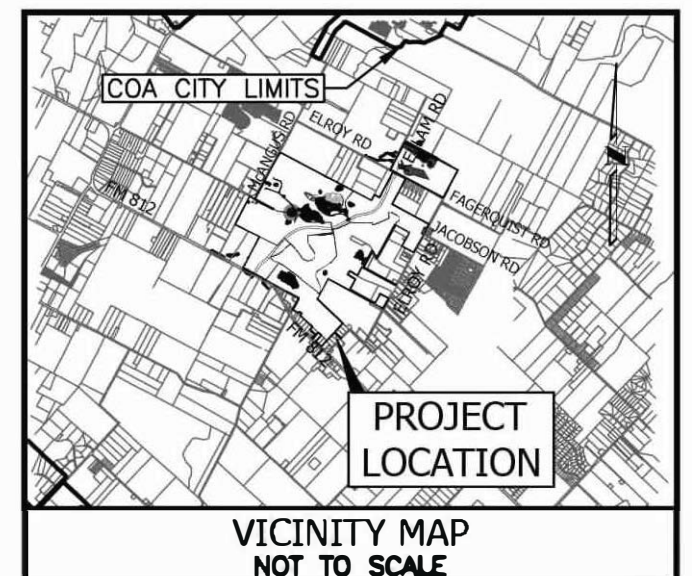


Exhibit D



LEGEND

- P.U.D. BOUNDARY
- ZONING BOUNDARIES
- EXISTING PAVED MULTI-USE TRAIL
- 25YR FP 25 YEAR FLOOD PLAIN
- 100YR FP 100 YEAR FLOOD PLAIN
- CWQZ CRITICAL WATER QUALITY TRANSITION ZONE
- (P.U.D.)
- OPEN SPACE
- OUTDOOR ENTERTAINMENT USE 260FT HEIGHT AREA AMENDMENT #1



OPEN SPACE		
PLANNING AREAS (PA)		
PA	SQ. FT.	AREA (ACRES)
1	0	0
2	0	0
3	365,000	8
4	6,235,000	143
5	4,343,300	100
6	1,260,000	29
7	0	0
8	751,000	17
TOTALS	12,954,300	298

LAND USE CHART			
PLANNING AREAS (PA) *INCLUDING OPEN SPACE AREAS*			
PA	SQ. FT.	AREA (ACRES)	LAND USE
1	4,550,000	104	Commercial
2	8,110,000	186	Mixed Use
3	6,160,000	141	Commercial
4	11,250,000	258	Commercial
5	7,060,000	162	Commercial
6	2,660,000	61	Commercial
7	5,480,000	126	Commercial
8	5,030,000	115	Commercial
TOTALS	50,300,000	1153	

PUD APPROVAL

Case Number: C814-2018-0122.01

Approved by Zoning and Platting Commission on _____ (date)
(year), under Article 2, Division 5, Subpart C, Section 3.1.2 of Chapter 25-2 of the City Code.

Planning and Zoning Department

Final Ordinance Reading: 20201001-042

Rev. 1 _____
Rev. 2 _____
Rev. 3 _____

EXHIBIT D

DESCRIPTION

NO.

DATE

512.869.9560

wgi

wgInc.com

2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702

STATE OF TEXAS

VITO M. TRUPIANO

19559

LICENSED PROFESSIONAL ENGINEER

PROJECT:

CIRCUIT OF THE AMERICAS EXPANSION
9201 CIRCUIT OF THE AMERICAS BOULEVARD
AUSTIN, TRAVIS COUNTY, TEXAS 78617

SHEET TITLE:

PUD LAND USE PLAN

C001

C814-2018-0122

5 |3

NOTES:

- 1

4 |2 |

PUD APPROVAL

Case Number: C814-2018-0122.01

Approved by Zoning and Platting Commission on _____ (date)
 _____ (year) under Article 2, Division 5, Subpart C, Section 3.1.2 of Chapter 25-2 of the City
 Code.

Planning and Zoning Department

Final Ordinance Reading: 20201001-04

Rev. 1 _____
Rev. 2 _____
Rev. 3 _____

*NOTE: Multifamily Residential or Condominium Residential uses will follow the MF-6 site development standards in chart

*NOTE: Any other residential uses will follow the SF-6 site development regulations per the City of Austin Land Development Code.

CUT AND FILL TABLE		
CUT	4-8'	75,600 SF
	8-14'	86,100 SF
FILL	4-8'	121,800 SF
	8-20'	52,500 SF

*CUT AND FILL WITHIN PA-4 ARE ALLOWED AND LIMITED TO THE AREA ABOVE.

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CIRCUIT OF THE AMERICAS EXPANSION
9201 CIRCUIT OF THE AMERICAS BOULEVARD
AUSTIN, TRAVIS COUNTY, TEXAS 78617

SITE DEVELOPMENT REGULATIONS, TABLES, AND NOTES

C002

C814-2018-0122