



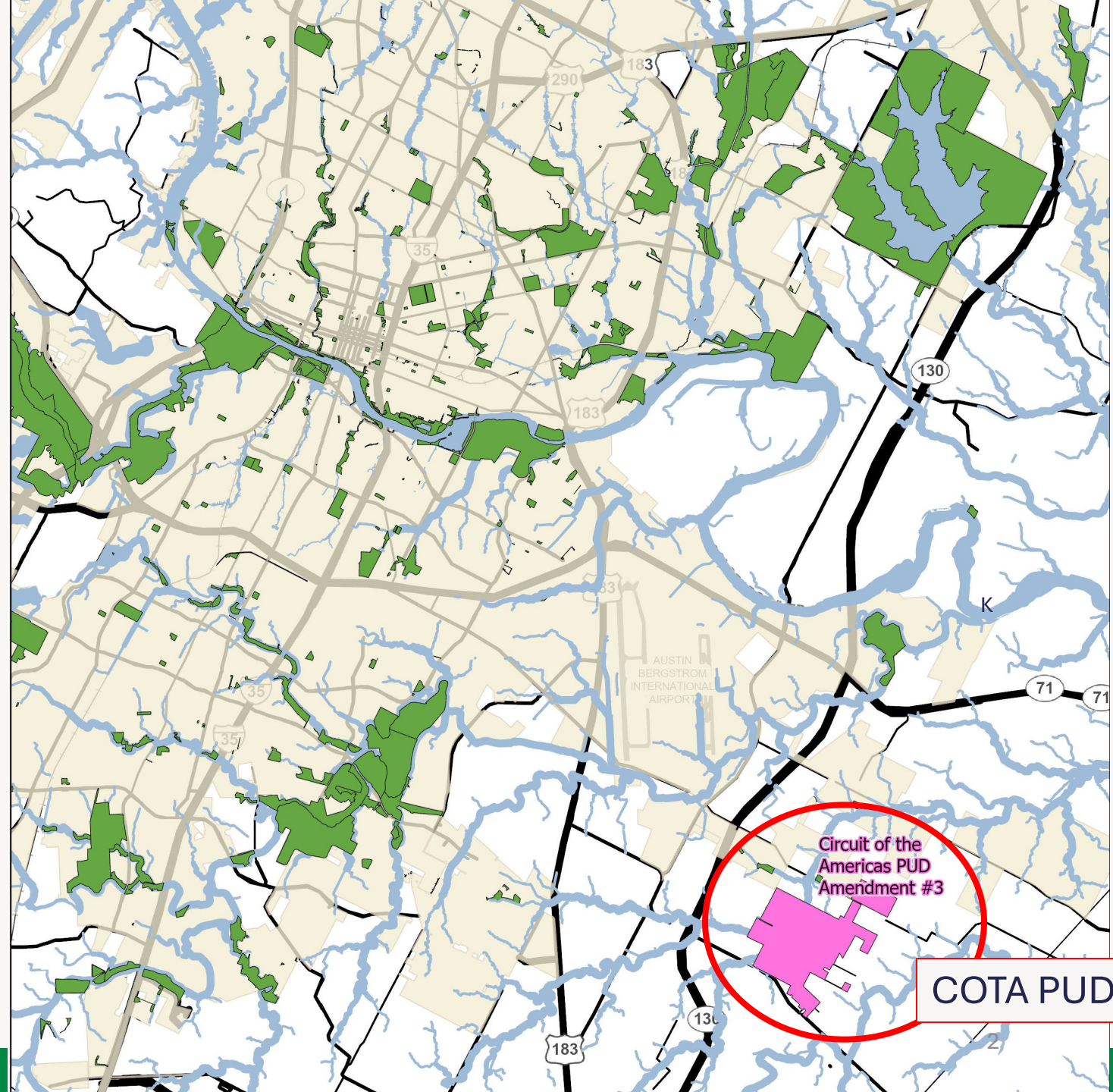
# **Circuit of the Americas Planned Unit Development (PUD) Amendment #3**

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Austin Parks and Recreation | Scott Grantham | February 23, 2026

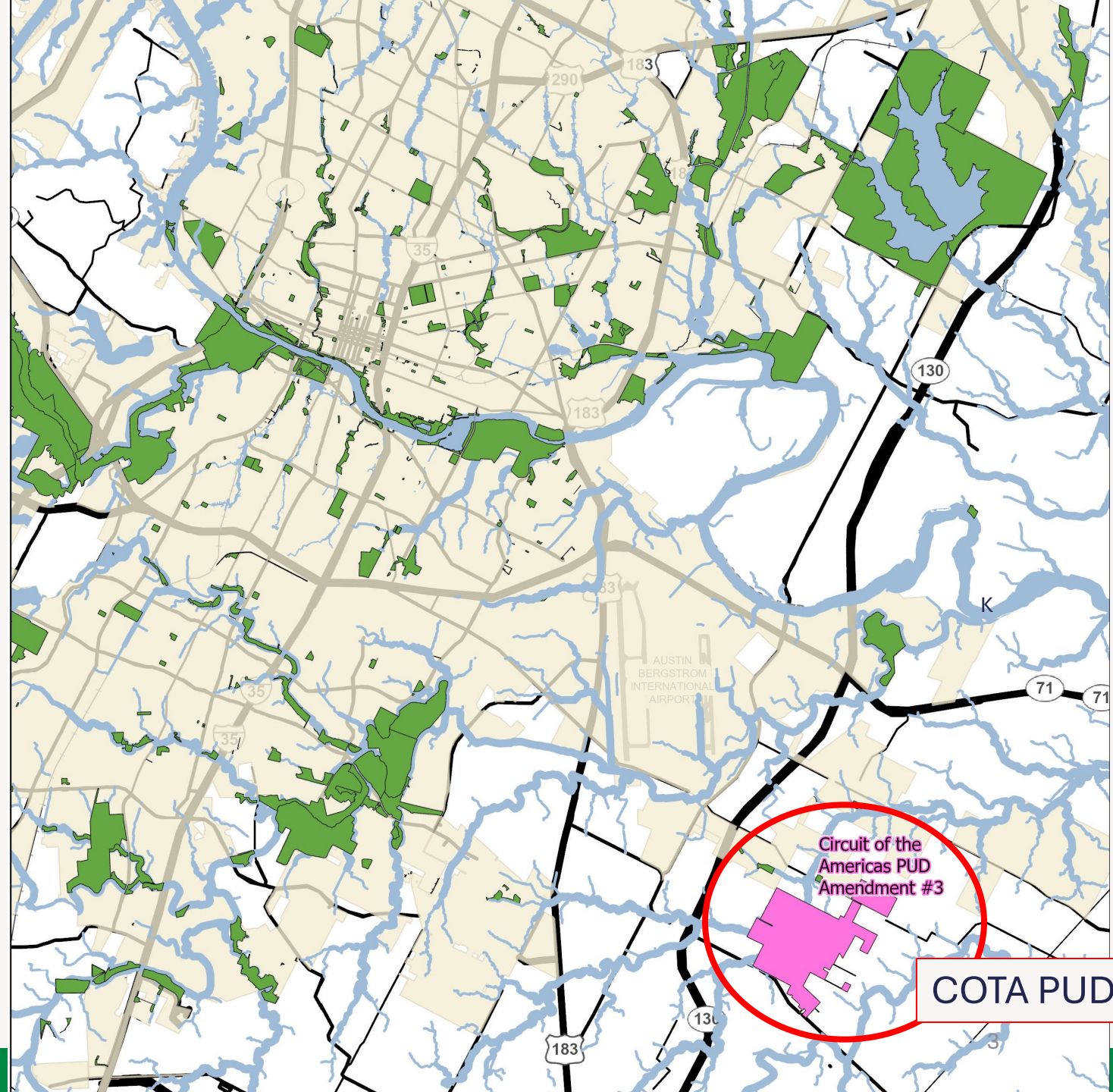
# Background

- PUD approved in 2020, with Parkland superiority.
- PUD amendment zoning case (amendment #3) currently in review.
- PUDs are evaluated for superiority to existing City requirements.
- Parks and Recreation Board (PARB) will make a recommendation to Council.



# Background

- Staff finding is that current proposal removes parkland superiority.
- Applicant has stated they are OK moving forward without parkland superiority.
- Current proposal still includes some parkland language.



# Original COTA PUD and Parkland

## Original Development Plan:

Racetrack, Amphitheater, Retail, Condos, Hotel

**Park Plan:** Construct park with amenities, dedicate to the City of Austin, triggered by first residential or hotel site plan

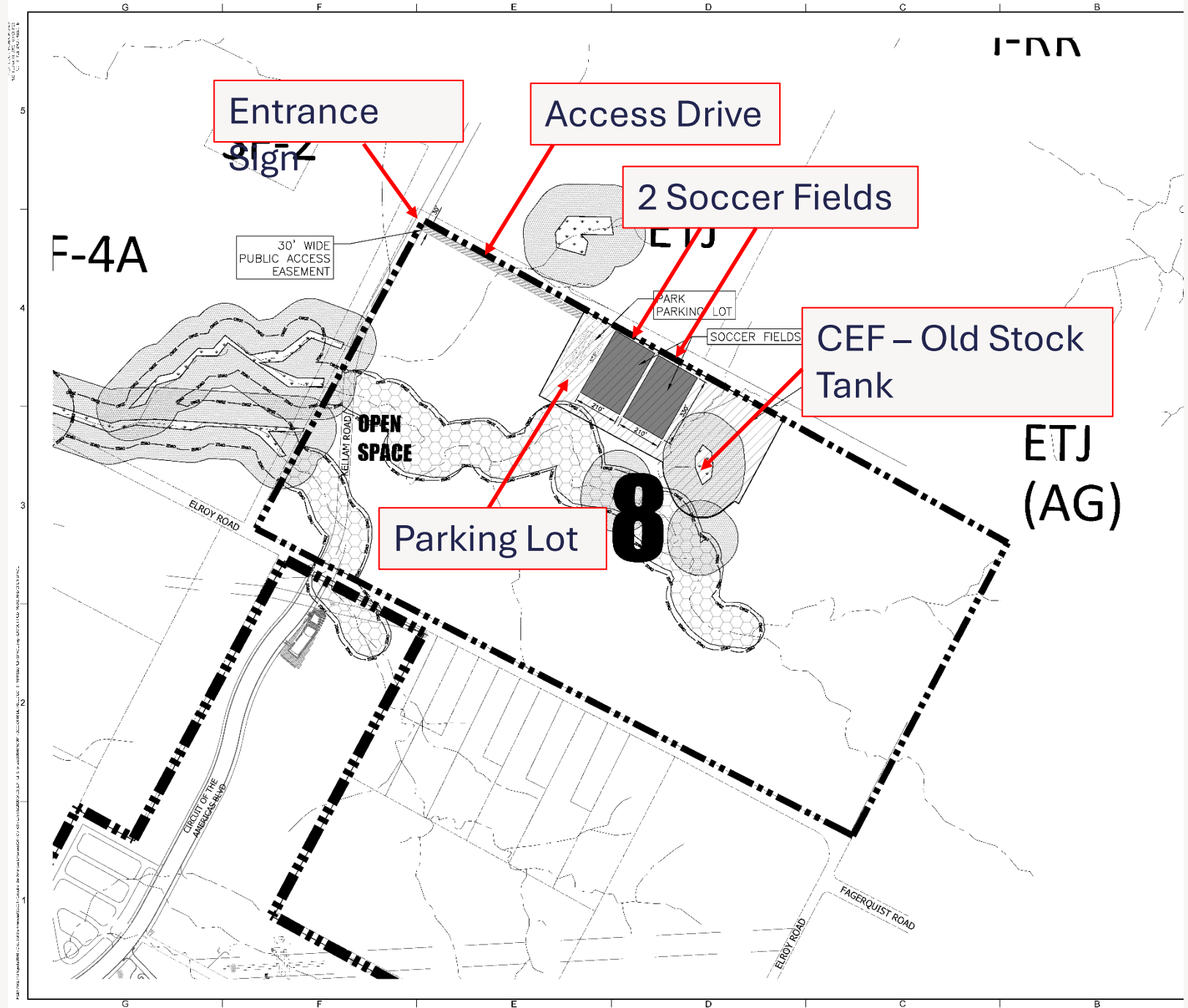
## Location: “Area 8”

Northeast of the existing racetrack and amphitheater, off Kellam Road, north of Elroy Road, accessible via driveway (Public Access Easement)



# Original COTA PUD and Parkland

- Dedication of Parkland
  - 11.38 acres
- Recordation of 30' Public Access Easement
- Construction of 2 Soccer Fields, and Parking Lot, etc. (next slide)
- Calculation in 2020 showed superiority.



# Original COTA PUD and Parkland

- Two soccer fields (330' x 220' each).
- Irrigation system for soccer fields.
- Parking lot (50 spaces).
- 26' driveway (within 30' Public Access Easement) to Kellam Road; sign at entrance.
- Drainage and water quality facilities (for park).
- **Trigger** - Constructed and dedicated prior to first Certificate of Occupancy for any site plan with Residential or Hotel.
- **Maintenance** – To be maintained by City of Austin.

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

The City Manager is instructed to begin a planning process to **establish** **Austin as a Soccer City** with the aim of promoting community benefits and economic growth and to cultivate a robust soccer culture and pipeline. As part of this planning process, the City Manager is directed to provide a report to Council that includes the following elements:



# Amended COTA PUD and Parkland

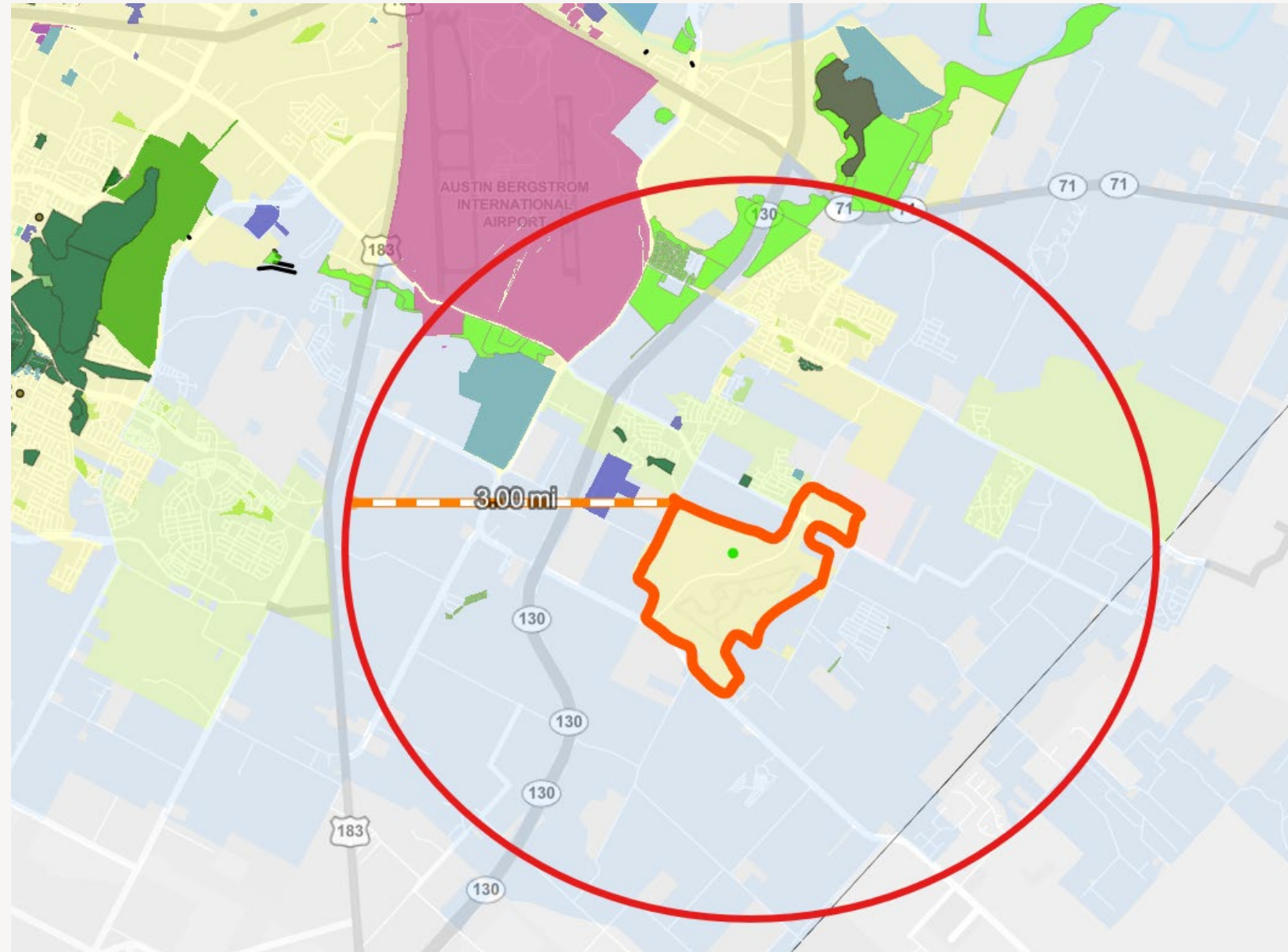
Creates options for applicant:

## 1. Offsite land dedication:

- 14+ acres within 3 miles of COTA unless approved by APR Director
- Land approved by APR Director
- In Full Purpose Jurisdiction or directly adjacent
- Land dedication receives commensurate credit (towards units)
- Soccer amenities - receives commensurate credit

## 2. Fee in Lieu

Trigger – Park should be finished and dedicated OR fee in lieu paid by first Certificate of Occupancy for Hotel or Residential.



## Original PUD

## Proposed Amendment

### Land Dedication

11.38 acres in Area 8 of the PUD  
(Close to Kellam Rd/ Elroy Rd – just north of COTA). Fee simple dedication as parkland.

2 options, applicant's choice, with APR Director approval:

1. Offsite land dedication
  - 14+ acres within 3 miles of COTA unless approved by APR Director
  - Land approved by APR Director
  - In Full Purpose Jurisdiction or directly adjacent
  - Land dedication receives commensurate credit (towards units)
  - Soccer amenities – receive commensurate credit
2. Pay fee in lieu

	<b>Original PUD</b>	<b>Proposed Amendment</b>
<b>Park Amenities</b>	Two regulation soccer fields, irrigation system, parking lot (50 spaces), 26' driveway w/in 30' access easement, sign at entrance, drainage and water quality (for park).	Same amenities (if fee in lieu not exercised). City pays for extension of utilities.
<b>Parkland Calculation Basis</b>	Proposal of 508 hotel units, 30 condo units.	Residential entitlements added to Area 8 (former park area)(e.g. Multifamily, Single Family, Mobile Home). Unit counts not provided as part of PUD amendment.

# Original PUD vs. Proposed Amendment

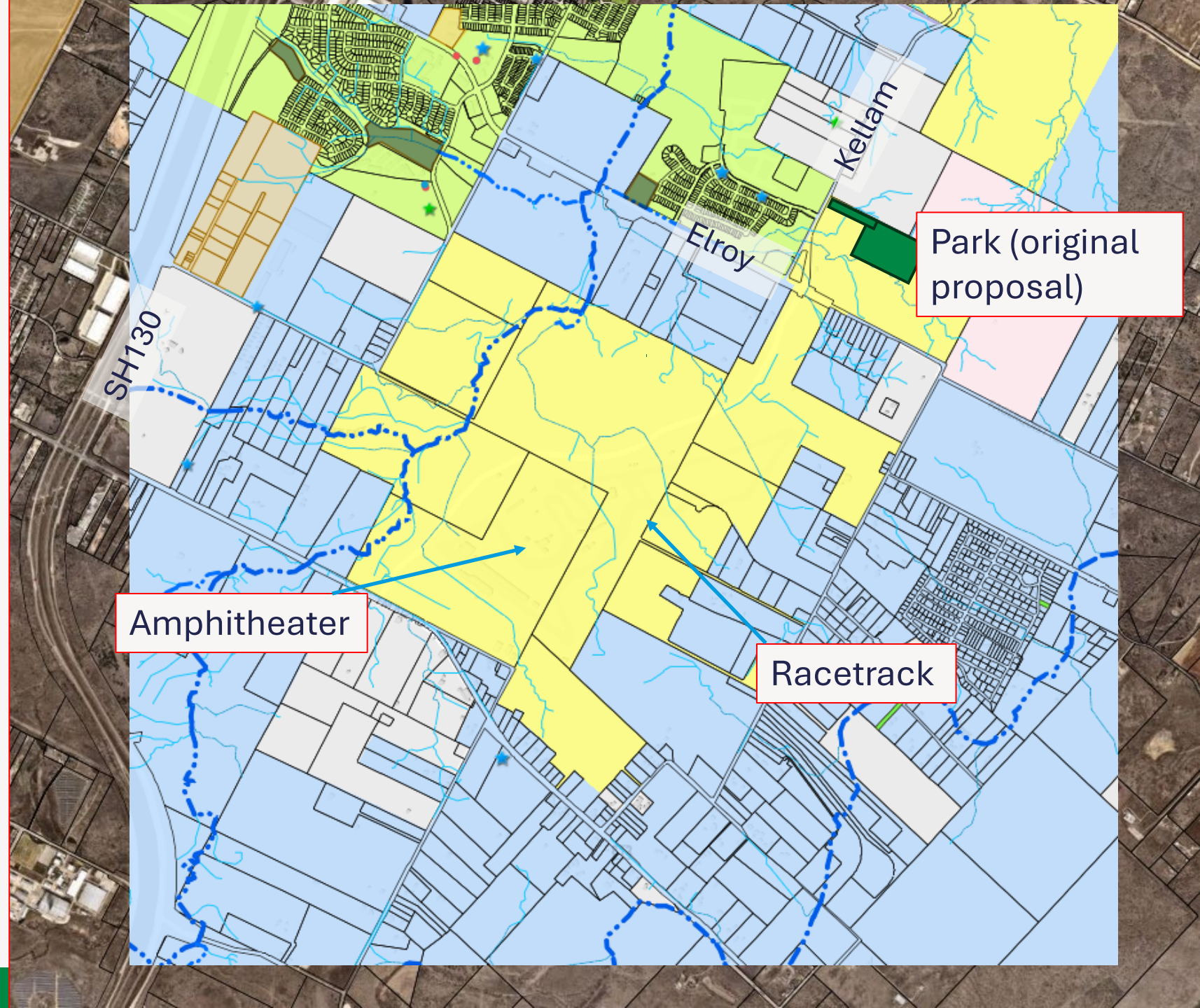


	Original PUD	Proposed Amendment
<b>Timing of Parkland Dedication</b>	Prior to first Certificate of Occupancy (CO) for the first Hotel or Residential site plan within PUD.	Same as before
<b>Superiority</b>	PARB voted in 05/26/20 that PUD was superior in terms of parkland.	PARB will make a recommendation to City Council re: amendment

# Land Use Observations

## Land around COTA

- Originally rural; has seen a lot of development in last 5 years, e.g. subdivisions.
- Highly park deficient, a handful of parkland dedication cases will bring land; overall deficit of developed parks.
- Jurisdictions are a patchwork. Full purpose, limited purpose, ETJ, de-annexed land.
- Further from the City center, park maintenance can be a challenge.



# Staff Finding

- Proposed amendment #3 reduces the parkland commitment within the original PUD. While giving flexibility to the applicant, proposed options include Fee in Lieu and make actual parkland dedication, the park's location, and timing of completion uncertain. Parkland superiority is no longer present.

(B) To be considered “superior development,” land proposed for dedication must:

- (1) include at least 10.4 credited acres per 1,000 residents, which reflects the combined citywide level-of-service for neighborhood, greenway, and district parks (This amount exceeds by one acre the parkland dedication required under City Code § 25-1-602(E) that is based on a lower citywide level-of-service and includes only neighborhood parks and greenbelts.);
- (2) be developed in accordance with a plan approved by PARD; and
- (3) be dedicated to a governmental entity.

# PARB's Action Item



- Make a recommendation to City Council regarding the Circuit of the Americas Planned Unit Development amendment #3.