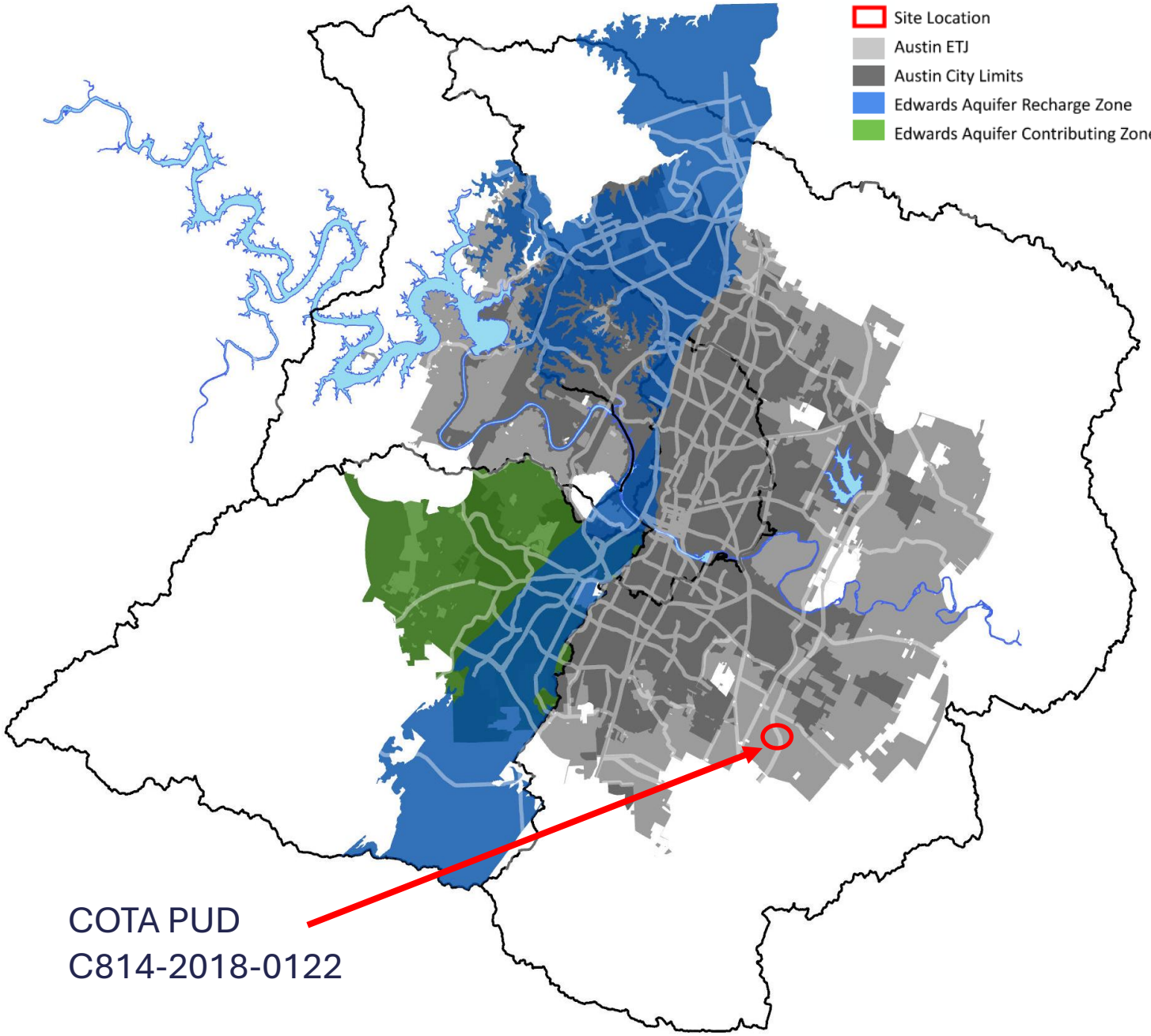
ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	March 4, 2026
NAME & NUMBER OF PROJECT:	Circuit of the Americas PUD Amendment #3, C814-2018-0122.03
NAME OF APPLICANT OR ORGANIZATION:	Armbrust & Brown, PLLC (Michael Whellan)
LOCATION:	9201 Circuit of the Americas Boulevard
COUNCIL DISTRICT:	2
ENVIRONMENTAL REVIEW STAFF:	Leslie Lilly, Environmental Conservation Program Manager, 512-535-8914, Leslie.Lilly@austintexas.com
WATERSHED:	Suburban Watershed, Dry Creek East Watershed, Desired Development Zone
REQUEST:	The applicant proposes to amend a previously approved Planned Unit Development (PUD). This is amendment #3.
STAFF RECOMMENDATION:	Recommended with conditions.

Circuit of the Americas (COTA) Planned Unit Development (PUD) Amendment #3 C814-2018-0122.03

Austin Watershed Protection | March 4, 2026


Site Location
Austin ETJ
Austin City Limits
Edwards Aquifer Recharge Zone
Edwards Aquifer Contributing Zone
COTA PUD
C814-2018-0122

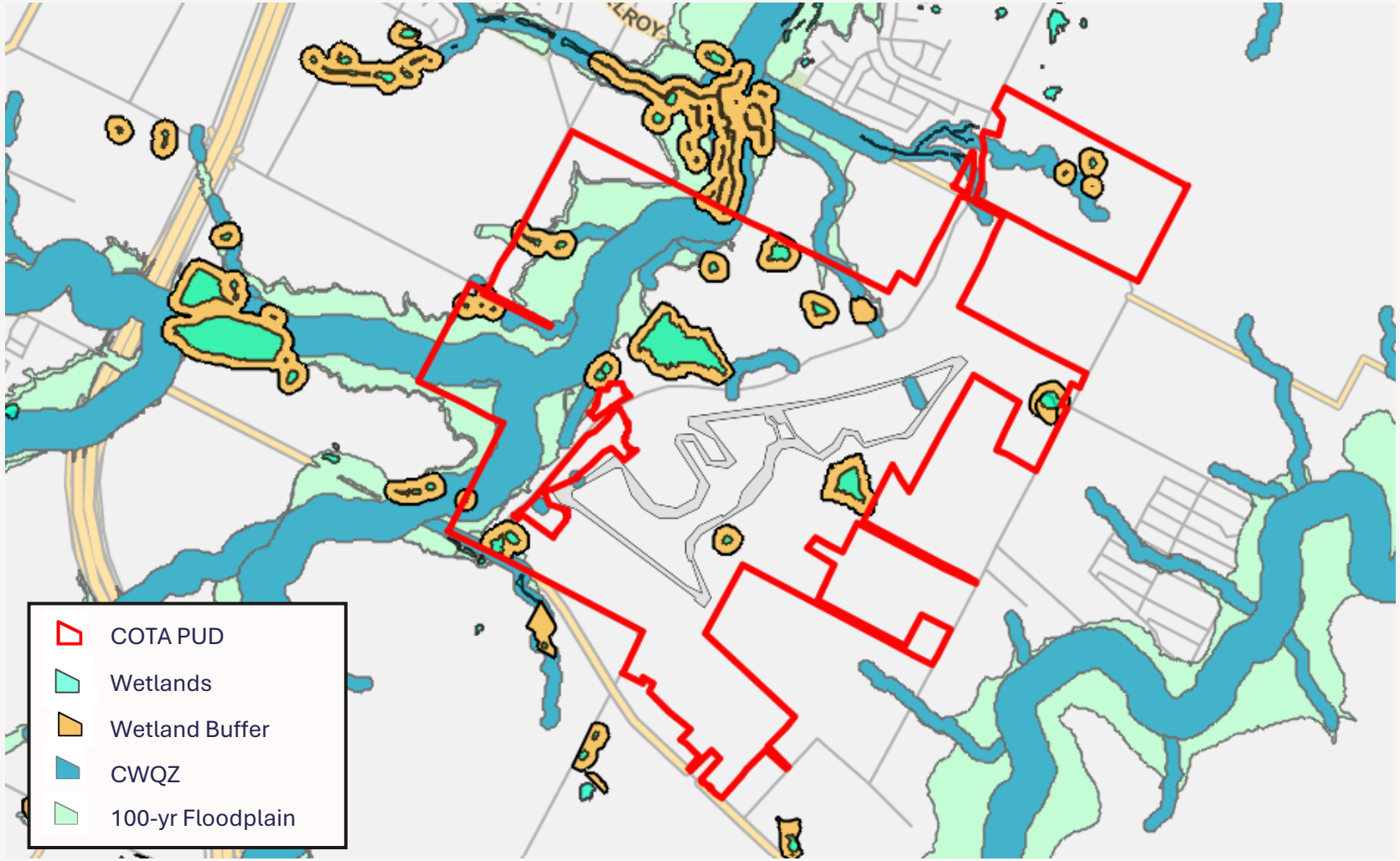
History of the Site

- Clearing and grading activities documented from 1940s on.
- Dam built in 1970s
- Site development permit for racetrack approved in 2011
- Planned Unit Development (PUD) approved in 2020

Austin

Existing Conditions

- 1,153 acres
- Suburban Watershed, Dry Creek East
- Desired Development Zone
- Major Critical Water Quality Zones (CWQZ)
- 100-yr Floodplain
- Critical Environmental Features (CEF)
- Slopes in excess of 15%



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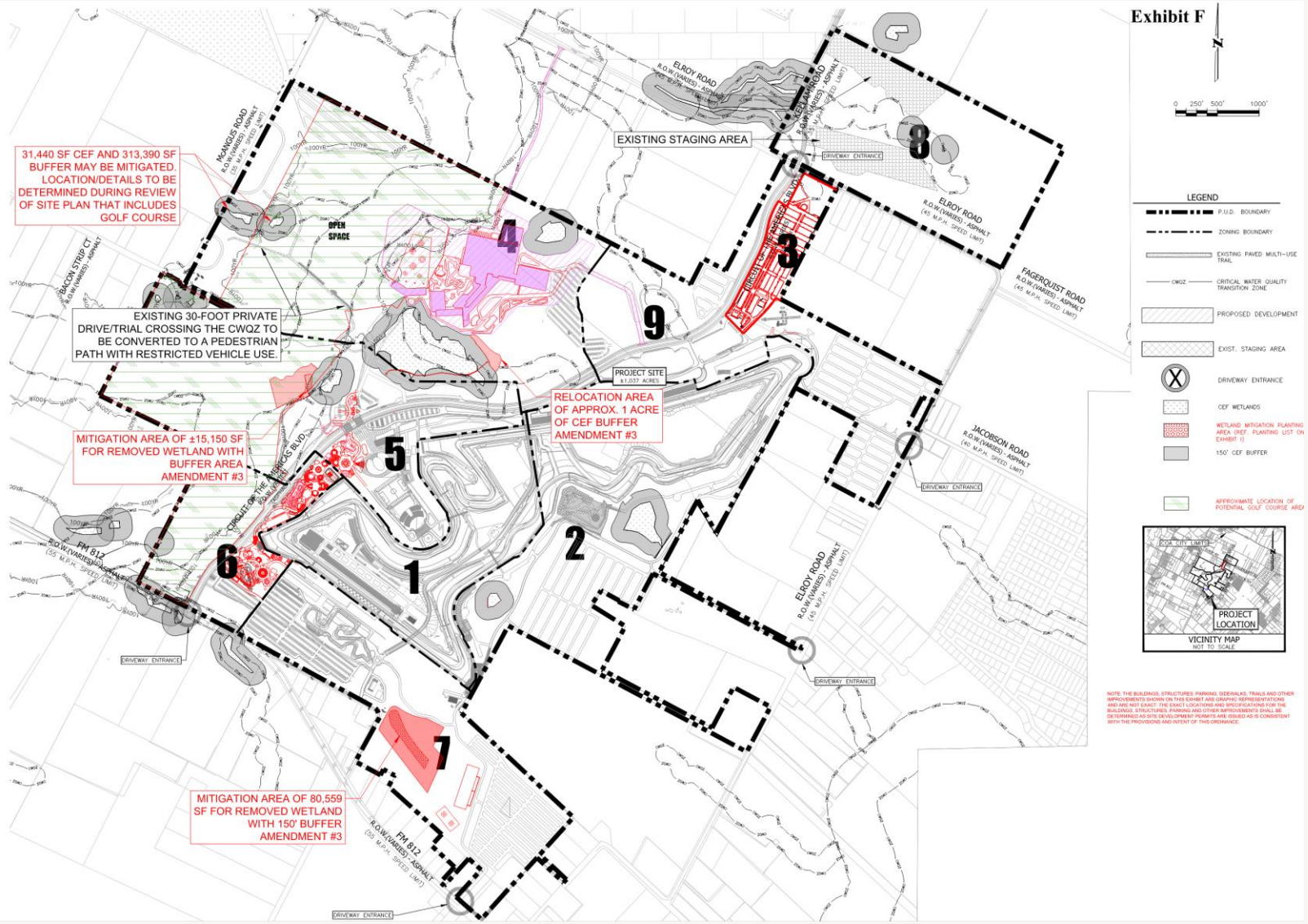
Proposed Amendment



- 3rd Amendment
- Hotel / Convention Center in Planning Area 4
- Golf Course in Planning Area 4, 5, & 6
- Practice racetrack in Planning Area 8
- Wetland Mitigation and Riparian Restoration

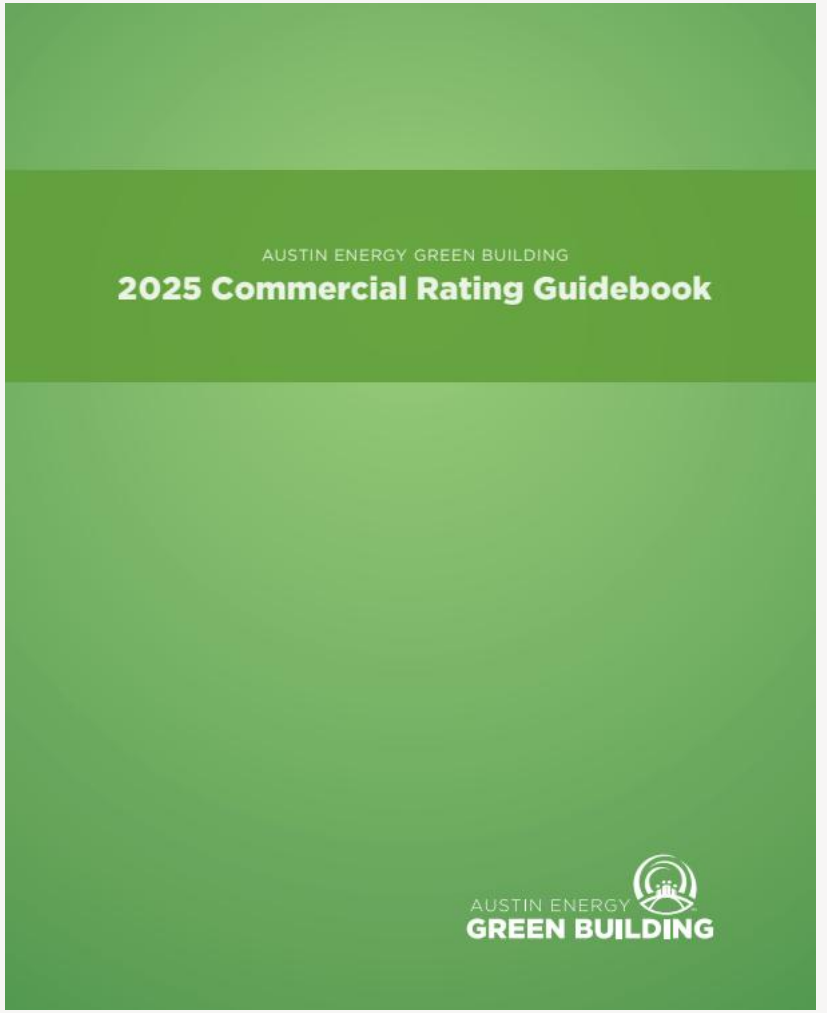
The COTA PUD Existing vs Proposed

Requirement	Existing	Proposed
Green Building	2-star	2-star
Water Quality	100% GSI + additional WQ treatment for asphalt trail	100% GSI + additional WQ treatment for asphalt trail
Impervious Cover	68%	68%
IPM	Required	Required

Green Building Basic Requirements

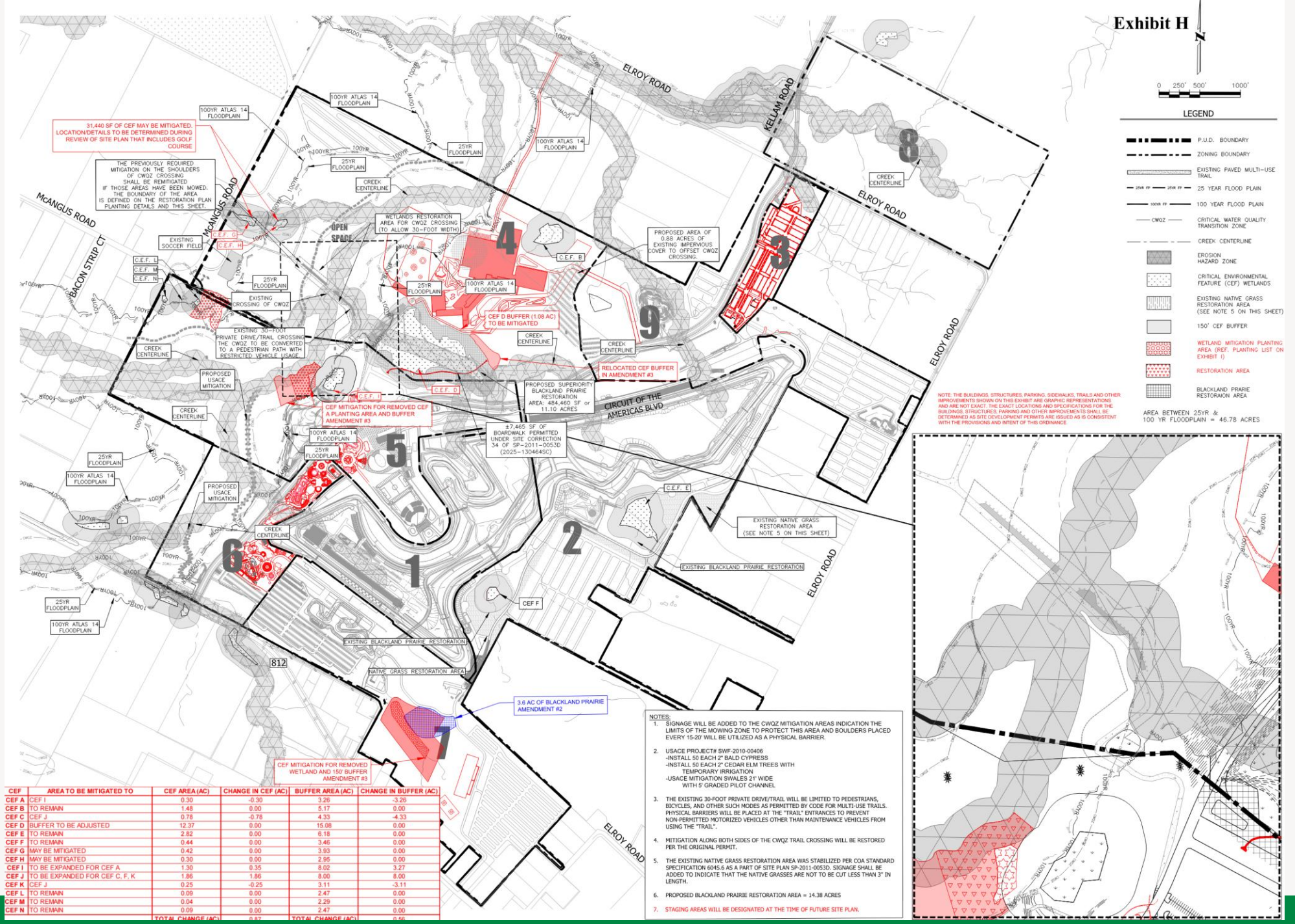
- **EV Charging Stations requirements**
- **Potable Water Use Reduction (for water features - 100% non-potable water supply)**
- Bike Parking
- Energy Performance
- Additional requirements

Link to Austin Energy Green Building Guides: Rating Documents



The COTA PUD Existing vs Proposed

Requirement	Existing	Proposed
Drainage	Current code	Modification to 25-7-93 & 96 to allow structures associated with golf course
Floodplain Modification	Current code	Current code
CWQZ Defined	Current code	current code
CWQZ Development	specifies and limits trail crossings	Development allowed in the CWQZ associated with golf course and CWQZ crossing of racetrack (1:1 mitigation for crossing required)
Critical Environmental Features (CEF)	Current code and as defined by wetland mitigation plan	Current code and as defined by wetland mitigation plan



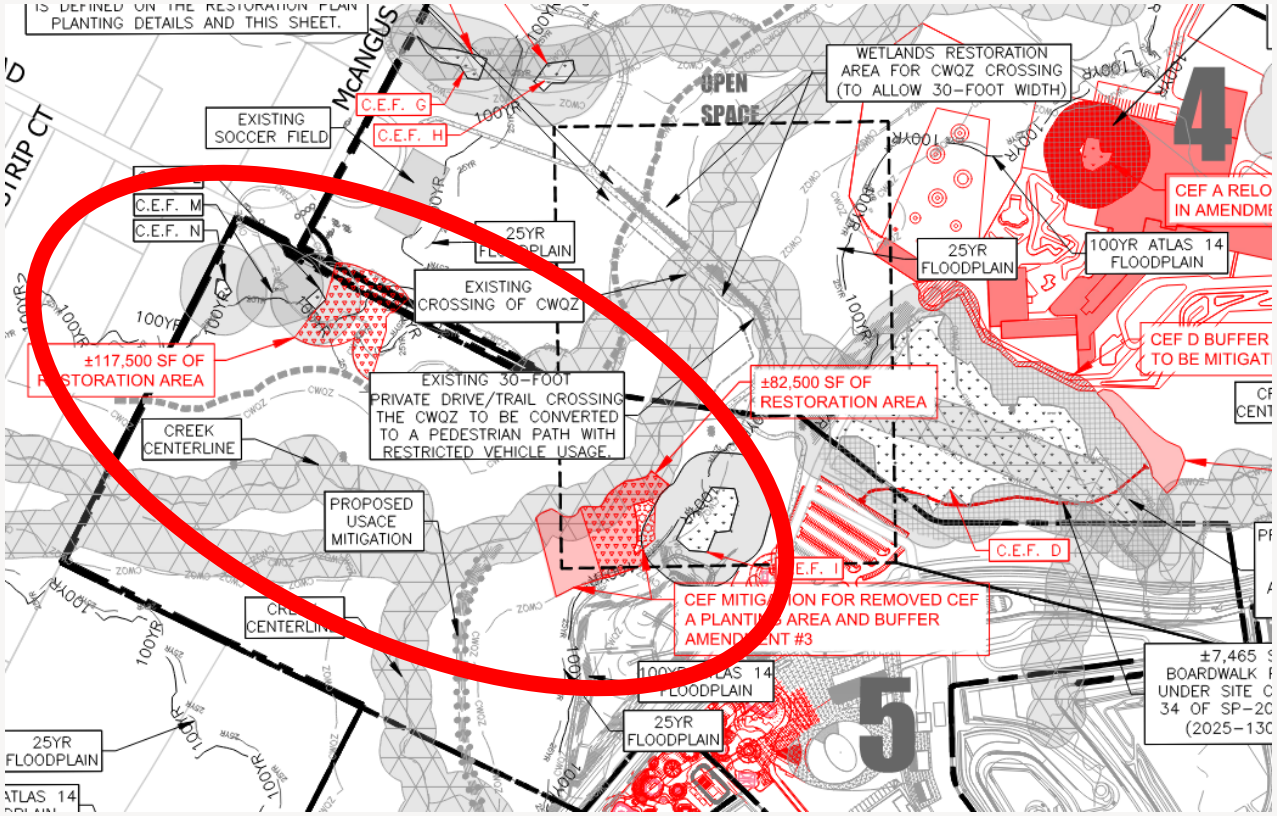
CEF	AREA TO BE MITIGATED TO	CEF AREA (AC)	CHANGE IN CEF (AC)	BUFFER AREA (AC)	CHANGE IN BUFFER (AC)
CEF A	CEF I	0.30	-0.30	3.26	-3.26
CEF B	TO REMAIN	1.48	0.00	5.17	0.00
CEF C	CEF J	0.78	-0.78	4.33	-4.33
CEF D	BUFFER TO BE ADJUSTED	12.37	0.00	15.08	0.00
CEF E	TO REMAIN	2.82	0.00	6.18	0.00
CEF F	TO REMAIN	0.44	0.00	3.46	0.00
CEF G	MAY BE MITIGATED	0.42	0.00	3.93	0.00
CEF H	MAY BE MITIGATED	0.30	0.00	2.95	0.00
CEF I	TO BE EXPANDED FOR CEF A	1.30	0.35	8.02	3.27
CEF J	TO BE EXPANDED FOR CEF C, F, K	1.86	1.86	8.00	8.00
CEF K	CEF J	0.25	-0.25	3.11	-3.11
CEF L	TO REMAIN	0.09	0.00	2.47	0.00
CEF M	TO REMAIN	0.04	0.00	2.29	0.00
CEF N	TO REMAIN	0.09	0.00	2.47	0.00
		TOTAL CHANGE (AC)	0.87	TOTAL CHANGE (AC)	0.66

NOTES:
1. SIGNAGE WILL BE ADDED TO THE CWQZ MITIGATION AREAS INDICATION THE LIMITS OF THE MOWING ZONE TO PROTECT THIS AREA AND BOULDERS PLACED EVERY 15-20' WILL BE UTILIZED AS A PHYSICAL BARRIER.
2. USACE PROJECT# SWF-2010-00406
-INSTALL 50 EACH 2" BALD CYPRESS
-INSTALL 50 EACH 2" CEDAR ELM TREES WITH TEMPORARY IRRIGATION
-USACE MITIGATION SWALES 21' WIDE WITH 5' GRADED PILOT CHANNEL
3. THE EXISTING 30-FOOT PRIVATE DRIVE/TRAIL WILL BE LIMITED TO PEDESTRIANS, BICYCLES, AND OTHER SUCH MODES AS PERMITTED BY CODE FOR MULTI-USE TRAILS. PHYSICAL BARRIERS WILL BE PLACED AT THE "TRAIL" ENTRANCES TO PREVENT NON-PERMITTED MOTORIZED VEHICLES OTHER THAN MAINTENANCE VEHICLES FROM USING THE "TRAIL".
4. MITIGATION ALONG BOTH SIDES OF THE CWQZ TRAIL CROSSING WILL BE RESTORED PER THE ORIGINAL PERMIT.
5. THE EXISTING NATIVE GRASS RESTORATION AREA WAS STABILIZED PER COA STANDARD SPECIFICATION 6045.6 AS A PART OF SITE PLAN SP-2011-0053D. SIGNAGE SHALL BE ADDED TO INDICATE THAT THE NATIVE GRASSES ARE NOT TO BE CUT LESS THAN 3" IN LENGTH.
6. PROPOSED BLACKLAND PRAIRIE RESTORATION AREA = 14.38 ACRES
7. STAGING AREAS WILL BE DESIGNATED AT THE TIME OF FUTURE SITE PLAN.

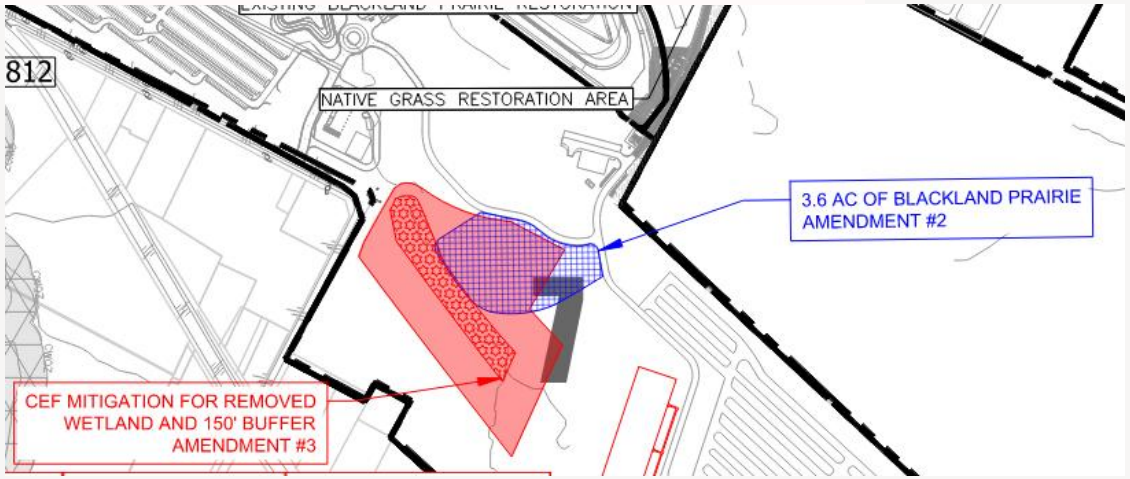
The COTA PUD Existing vs Proposed

Requirement	Existing	Proposed
Restoration	14.36 acres of Blackland Prairie Restoration	14.38 acres of Blackland Prairie Restoration
	native restoration along asphalt trail as shown in Exhibit H	native restoration along asphalt trail as shown in Exhibit H
		Riparian restoration plan for areas shown in Exhibit H
		Surplus wetland restoration 0.87 CEF / 0.56 CEF Buffer
Open Space	298 acres of public open space	100 acres of open space (off site open space provided)

~4.5 acre Riparian Restoration Plan Area

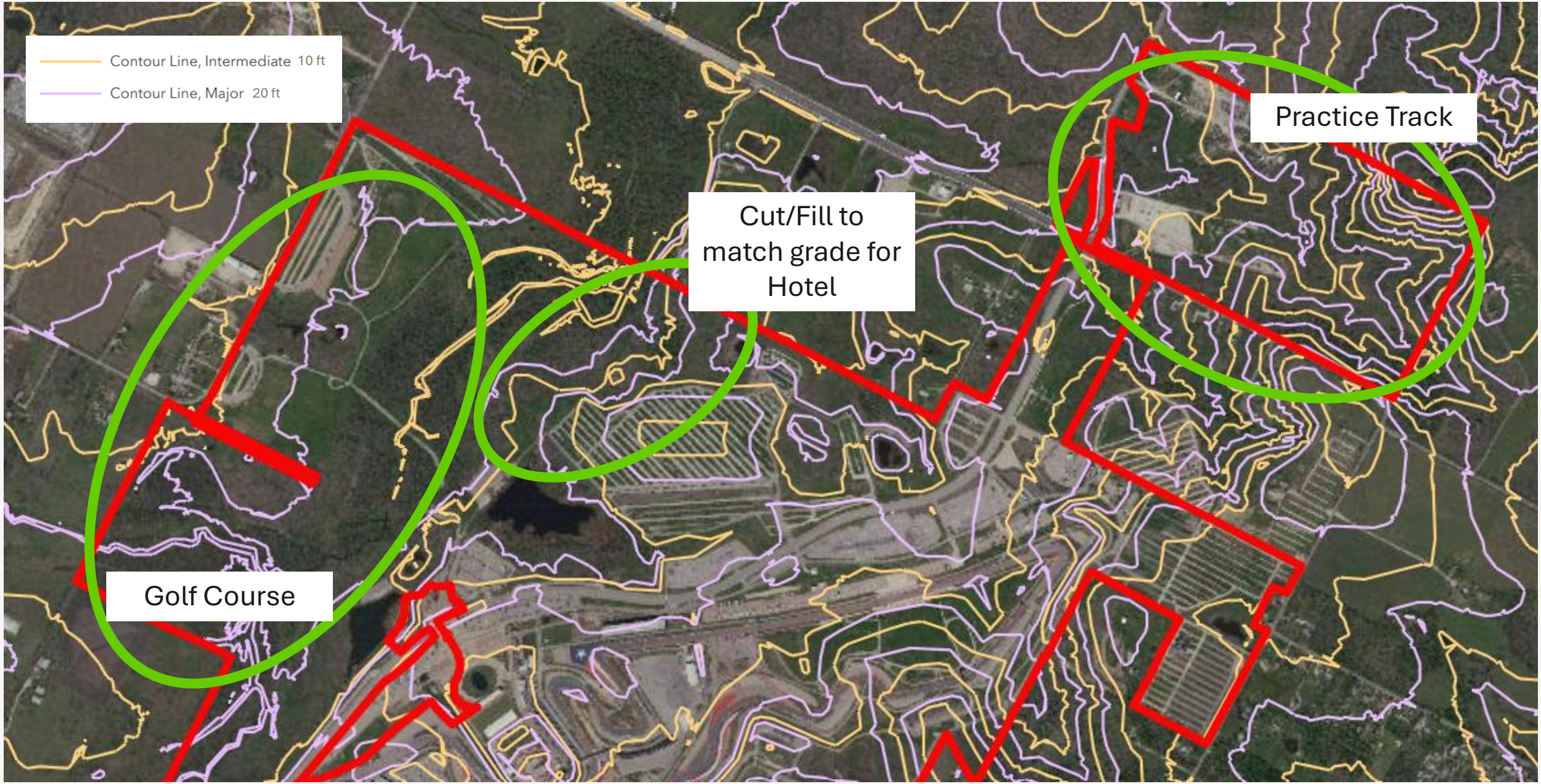


Wetland Mitigation Area



The COTA PUD Existing vs Proposed

Requirement	Existing	Proposed
Cut/Fill	up to 20' in Planning Area 4	up to 20' for Planning areas 4,5,6
		For golf course - cut allowed within CWQZ outside EHZ up to 10’
		Admin variance for over 20ft to match grade in Planning area 4
		Admin variance for up to 15 ft outside of Planning areas 4, 5, 6 w/ commensurate mitigation


Contour Line, Intermediate 10 ft
Contour Line, Major 20 ft
Practice Track
Cut/Fill to match grade for Hotel
Golf Course

The COTA PUD Existing vs Proposed

Requirement	Existing	Proposed
Construction on Slopes	Current Code	Allowed in Planning Area 8 with commensurate mitigation
		Admin variance for construction on slopes over 15%

The COTA PUD Existing vs Proposed

Requirement	Existing	Proposed
Landscape Requirements	Additional 400 native trees planted	Additional 400 native trees planted
		Additional 1000 caliper inches of native trees planted
	Native tree species from Appendix F	Native tree species from Appendix F
	Native and adapted plants per Grow Green	Native and adapted plants per Grow Green
	Central Texas Native seed stock	Central Texas Native seed stock
	Beneficial reuse of condensate water for irrigation	Pending confirmation with Austin Water staff

Staff Recommendations

Staff recommend approval of the PUD amendment as proposed with the following conditions:

- An additional 0.87 acres of wetland CEF and 0.56 wetland CEF buffer will be restored above what it minimally required for mitigation.
- 4.59 acres of riparian restoration will be completed.
- An additional 1000 caliper inches of trees planted in addition to the 400 trees required.
- AC condensate and Rainwater will be used for irrigation.

Thank you

Leslie Lilly

Environmental Conservation Program Manager

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Austin Watershed Protection