RECOMMENDATION TO COUNCIL

Environmental Commission

Recommendation 20260403-003: C814-2018-0122.03 Circuit of the Americas Planned Unit Development Amendment #3

WHEREAS, the Environmental Commission recognizes the applicant, Armbrust & Brown, PLLC, is requesting an amendment to a previously approved Planned Unit Development (PUD); and

WHEREAS, the Environmental Commission recognizes the site is located in Suburban Watershed, Dry Creek East Watershed, and the Desired Development Zone; and

WHEREAS, the Environmental Commission recognizes that staff recommends this Planned Unit Development amendment.

NOW, THEREFORE, BE IT RESOLVED the Environmental Commission recommends the Circuit of the Americas (COTA) PUD Amendment #3 with the following conditions:

Staff Conditions:

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

Environmental Commission Conditions:

- Restrict administrative cut/fill approvals to 15' throughout the PUD
- Remove the "fee in lieu" option for parkland
- Require each cut/fill approval exceeding 15' to be reviewed and specifically approved by the Environmental Commission throughout the PUD
- Maintain existing requirement for 298 acres of open space in Area 8, including two soccer fields, related amenities, and public access easement
- Require construction within the 25-year flood zone to meet current City Code requirements
- Require COTA to dedicate 11.38 acres to the City within the PUD
- Retain existing Affordable Housing requirements.
- Maintain existing bicycle infrastructure requirements
- Maintain 30' easement to parkland
- Work with CapMetro to establish bus lines to COTA facilities from downtown Austin and the airport
- Prevent construction within Critical Water Quality Zone (CWQZ) without specific approval of the Environmental Commission

- Maintain a 200-foot buffer for CWQZs per City Code
- Prohibit CWQZ buffer averaging
- Prohibit illuminated signs
- Prohibit mobile homes within the PUD
- Prohibit short-term rentals within the PUD
- Require noise mitigation action be taken around any practice tracks (including, but not limited to, racetracks, kennels, aviation facilities), or any other facilities whose normal operation may exceed noise limits specified in the City's noise ordinances
- Prohibit operation of practice tracks and aviation facilities between 9 p.m. and 7 a.m. local time
- Erect acoustic monitors around racetracks, kennels, and aviation facilities to capture noise data in real-time
- Retain Area 8 for park use
- Do not use City water for watering golf course areas
- Take all necessary measures to prevent fertilizers, pesticides, herbicides, and other related substances from running off the golf course and into Dry Creek and Maha Creek
- In any area where toxic and/or hazardous materials will be used/stored/maintained (including, but not limited to, maintenance areas, car club districts, aviation facilities, building maintenance areas, equipment repair areas)
- Require each mitigation to be specifically listed in writing prior to approval
- Prohibit corrections to be allowed for site plans if the security has been returned
- Require all construction to meet bird-friendly requirements
- Maintain all water quality requirements
- Provide Superior on-site soil management
- Restore upland habitat areas
- Plant trees that provide habitat value, utilizing Tree Health Austin Energy Green Building (AEGB) Innovation Points
- Incorporate light pollution reduction criteria in compliance with Austin Energy Green Building ST7 Light Pollution Reduction criteria
- Install electric vehicle (EV) charging stations
- Incorporate renewable or alternative energy production on-site
- Parkland requirement must be satisfied prior to hotel permitting

Date of Approval: March 4, 2026

Motioned By: Secretary Qureshi Seconded By: Commissioner Brimer

Vote: 6-1

For: Secretary Qureshi, Commissioner Brimer, Commissioner Fleury, Commissioner Luecke, Commissioner Morrison, Commissioner Sullivan

Against: Vice Chair Krueger

Abstain: None

Off the dais: None

Absent: Chair Bristol, Commissioner Changsut, Commissioner Fierro, Commissioner Moretta-Urdiales

Attest: Mariana Krueger

Mariana Krueger, Vice Chair