

MASTER REVIEW REPORT

CASE NUMBER: C814-2015-0074  
CASE MANAGER: Sherri Sirwaitis                      PHONE #: 512-974-3057

REVISION #: 00    UPDATE: 0  
PROJECT NAME: The Grove at Shoal Creek PUD Rezoning

SUBMITTAL DATE: June 17, 2015  
REPORT DUE DATE: July 15, 2015  
FINAL REPORT DATE: August 4, 2015  
REPORT LATE: 20 DAYS

LOCATION: 4205 Bull Creek Road  
DISTRICT: 10

STAFF REVIEW:

- This report includes all comments received to date concerning your site plan. The site plan will be approved when all requirements identified in this report have been addressed. However, until this happens, your site plan is considered disapproved.
- PLEASE NOTE: IF YOU HAVE ANY QUESTIONS, PROBLEMS, CONCERNS OR IF YOU REQUIRE ADDITIONAL INFORMATION ABOUT THIS REPORT, PLEASE DO NOT HESITATE TO CONTACT YOUR CASE MANAGER (referenced above) at the CITY OF AUSTIN, PLANNING AND ZONING, P.O. BOX 1088, AUSTIN, TX.

REPORT:

- The attached report identifies those requirements that must be addressed by an update to your application in order to obtain approval. This report may also contain recommendations for you to consider, which are not requirements.
- ADDITIONAL REQUIREMENTS AND RECOMMENDATIONS MAY BE GENERATED AS A RESULT OF INFORMATION OR DESIGN CHANGES PROVIDED IN YOUR UPDATE.

UPDATE DEADLINE:

- It is the responsibility of the applicant or his/her agent to update this site plan application. All updates must be submitted by 12/14/15 which is 180 days from the date your application was filed [Sec. 25-5-113]. Otherwise, the application will automatically be denied.
- If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION:

- An extension to the 180 day deadline may be requested by submitting a written justification to your case manager on or before 12/14/15. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.
- Extensions may be granted only when there are extenuating circumstances that could not have been reasonably anticipated when the application was submitted. Requests for extensions must clearly document why the additional time is needed.

## AWU-Utility Development Service Review - Bradley Barron – 512-972-0078

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and/or abandonments required by the proposed land uses. It is recommended that Service Extension Requests be submitted to the Austin Water Utility at the early stages of project planning. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility in compliance with Texas Commission on Environmental Quality rules and regulations, the City's Utility Criteria Manual, and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fees with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Water and wastewater SERs 3607 and 3608 in currently in review and must be approved.

The utility strongly recommends against the proposal to plat on private streets as this results in inferior streets over our utilities and the lack of ROW greatly complicates system design with complex easement and PUE dedications. The project Engineers are advised to get with Pipeline Engineering (Lonnie Robinson) as soon as possible to discuss the private street option and what will be required regardless of any variances granted including but not limited to the requirements listed below.

Typical water system operating pressures in the area are above 65 psi. Pressure reducing valves reducing the pressure to 65 psi (552 kPa) or less to water outlets in buildings shall be installed in accordance with the plumbing code.

All AWU infrastructure and appurtenances must meet all TCEQ separation criteria. Additionally AWU must have adequate accessibility to safely construct, maintain, and repair all public infrastructure. Rules & guidelines include:

1. A minimum separation distance of 5 feet from all other utilities (measured outside of pipe to outside of pipe) and AWU infrastructure;
2. A minimum separation distance of 5 feet from trees and must have root barrier systems installed when within 7.5 feet;
3. Water meters and cleanouts must be located in the right-of-way or public water and wastewater easements;
4. Easements AWU infrastructure shall be a minimum of 15 feet wide, or twice the depth of the main, measured from finished grade to pipe flow line, whichever is greater.
5. A minimum separation of 7.5 feet from center line of pipe to any obstruction is required for straddling line with a backhoe;
6. AWU infrastructure shall not be located under water quality or detention structures and should be separated horizontally to allow for maintenance without damaging structures or the AWU infrastructure.
7. The planning and design of circular Intersections or other geometric street features and their amenities shall include consideration for access, maintenance, protection, testing,

cleaning, and operations of the AWU infrastructure as prescribed in the Utility Criteria Manual (UCM)

8. Building setbacks must provide ample space for the installation of private plumbing items such as sewer connections, customer shut off valves, pressure reducing valves, and back flow prevention devices in the instance where auxiliary water sources are provided.

## Comprehensive Planning Review - Kathleen Fox - 512-974-7877

Tuesday, July 21, 2015

This project is located on a 75.74 acre site, formerly owned by the State of Texas. The property is surrounded by single family housing to the north and south, apartments and a senior living center to the west, and single family housing and state property to east. The site is also located in the Rosedale Neighborhood Planning area, which does not have an adopted neighborhood plan.

The PUD plan for this property calls for mixed use project, including over 1,500 residential units (apartment units, single family and duplexes, townhouses, condominiums, and short term rentals), a congregate care facility, general and medical office uses, a variety of retail uses, and over 10 acres of park and open space areas. Tract C and D property would permit public and private primary and secondary education, while Tract B would permit university facilities. Some of the buildings within the project area would be up to 65 ft. tall, with Tract B allowing up to 10 percent of the site to be up to 75 ft. in height.

### **Imagine Austin Analysis and Conclusion**

One of the goals of the Imagine Austin Comprehensive Plan (IACP) is to achieve ‘*complete communities*.’ Page 88 of the IACP states that complete communities are areas that provide amenities, transportation, services, and opportunities that fulfill all residents’ material, social, and economic needs. Page 107 of the IACP also states, “*While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city.*”

The following IACP policies are applicable to this project:

- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.
- **UD P1.** Develop accessible community gathering places such as plazas, parks, farmers' markets, sidewalks, and streets in all parts of Austin, especially in the Downtown, future TODs, in denser, mixed-use communities, and other redevelopment areas, that encourage interaction and provide places for people of all ages to visit and relax.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

**Conclusion:**

The proposed project provides a mix of uses, a mix of housing types, open space, and addresses household affordability. The proposed project also meets a number of Imagine Austin core principles for action (p. 10 - 11) including: Grow as a compact, connected city; Integrate nature into the city; and Develop as an affordable and healthy community. Based on the Imagine Austin text and polices above, this project appears to be supported by the Imagine Austin Comprehensive Plan.

**Drainage Engineering Review - Leslie Daniel - 512-974-6316**

Wednesday, June 24, 2015

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 City engineers review the application for Code compliance.

*A formal update is required; reviewers are not able to clear any comments based on phone calls, e-mails, or meetings, but must receive formal updates in order to confirm positive plan set changes. Please provide a letter that addresses each of the review comments. The responsible engineer must sign all engineering representations. Reviewers may issue additional comments as further information becomes available.*

DE1 This application included only a land use plan but nothing else. Please provide the PUD documents to this reviewer to show how this plan is environmentally superior.

DE2 What is the ultimate stormwater plan for the development? Typically, single-family stormwater facilities (detention and water quality ponds) are maintained by the City and commercial and multi-family facilities are maintained by the property owners. Is this the plan for this development? If not, a variance from LDC 25-8-231 and 25-7-153 should be incorporated into the PUD and a maintenance plan should be discussed at this time.

## Electric Review - Jenna R Neal - 512-322-6110

EL 1. As an FYI, any **relocation** of electric facilities shall be at landowner's/developer's expense.

EL 2. As an FYI, **The owner/developer of this subdivision/lot shall provide** Austin Energy with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric service to the building and will not be located so as to cause the site to be out of compliance with Chapter 25-8 of the City of Austin Land Development Code.

- a) At Final Plat, the applicant will be required to dedicate a **Fifteen foot electric and telecommunications easement** along Bull Creek Rd.

EL 3. As an FYI, when the project moves forward from zoning the applicant will need to contact **Ron Solbach at ph. 512-505-7145** to discuss what is being developed and how electric service will be brought in to the proposed site / development.

EL 4. As an FYI, the following information will be needed upon moving forward from the zoning to determine if the existing electric lines in this area are able to handle to projected load:

- Proposed development / uses/ building square footage/ projected load
- optimal transformer locations
- meter locations

EL 5. As an FYI, clearances must be maintained from all above and below grade electric facilities that are existing and proposed for the development; particularly with any building, awning, balconies, etc. Please refer to the Austin Energy Design Criteria Manual that is available on Austin Energy's website.

- a) The proposed setbacks may not be in compliance with the necessary clearances.

## Environmental Review - Jim Dymkowski - 512-974-2707

Monday, June 29, 2015

- EV 0 *Please be advised that additional comments may be generated as updated information is reviewed.*
- EV 1 Please provide an Environmental Resource Inventory Report (ERI) as the site contains both a floodplain and critical water quality zone. Please provide an ERI report that meets the requirements of EMC 1.3.0.
- EV 2 This comment is pending approval of the EA and CEF issues with the ERM section. Additional comments from ERM will need to be addressed.
- EV 3 This project falls within the Edward's Aquifer Recharge 1,500 ft. verification zone. Please contact Scott Hiers with Watershed Protection directly at 974-1916 as he may wish to have additional information provided over what is required as part of the ERI to determine if any of the site is within the recharge zone.
- EV 4 In an urban watershed the waterways buffers are established per LDC 25-8-92(F). Please provide an environmental resource exhibit with the land plan overlaid on it showing the location the creek centerline, the City of Austin 100 yr. fully developed floodplain, and the critical water quality zone along the creek. Please include this same information on all other sheets and exhibits.
- EV 5 LDC 25-8-261 and 262 affect those actives allowed within the critical water quality zone creek buffer. At this time, staff has not been able to fully review the buffer setbacks and the placement of the proposed trail location on the land plan per those sections. The proposed PUD is not the mechanism to determine its final location so it should be removed from the plan and possibly replaced with a general park open space note to be reviewed under the current code.
- EV 6 Please provide a tree survey of all trees located within and adjacent to the LOC that are 19 inches in diameter or more as measured 4 1/2 feet above the natural grade level. Include a tree survey table indicating species, ID numbers, caliper inches, and whether trees are proposed to be removed or preserved. The tree survey table must indicate the particular tree types (such as Live Oak, Cedar Elm, Texas Ash, etc.). Indicating only Oak or only Ash does not comply with ECM requirements. Note the following: (1) heritage trees must be indicated with an 'H' on the tree survey list; (2) measurements of all heritage tree stems must be provided in the tree survey list; (3) multi-trunk trees must be indicated with an 'M' on the tree survey list; (4) existing ROW trees with a diameter of greater than 19 inches must be included in the tree survey; (5) indicate on the tree survey list which trees are ROW trees; (6) the tree survey must be 5 years old or less; and (7) indicate the date the tree survey was conducted on the ESC / tree protection sheet. Please

include any report on these trees for additional review if available. Trees smaller than 19 inches will be reviewed with the proposed development plans. [ECM 3.3.2.A, ECM 3.3.0]

EV 7 Please provide a side-by-side analysis of how the proposed PUD compares to current code, including how this affects developable acreage.

EV 8 Within the listed tier one / tier two superiority proposed please clarify the following;

1. In numerous locations, it is listed that the project will exceed the open space requirement per current code, but in only one location does it elaborate that the required code open space is 17 acres. Please confirm 17 acre amount.
2. In Tier 1 and Tier 2 specifically about water quality improvement you are listing that water quality will be provided for the entire project where currently none is provided in the current TX dot office situation. As this PUD will be reviewed for superiority as a whole new development t, we would look to see that the entire project exceeds current water quality standards. Please clarify how this will be done and what potential practices would be used to accomplish this.
3. Under section (H) of the Tier one list, it is explained that the project will exceed the minimum code requirements for landscaping. Please clarify how much it will exceed these requirements.

EV 9 Please further clarify and explain how this PUD will provide superior environmental advantages over conventional zoning for the following code exceptions that have been requested:

- #14 requests to waive the parkland requirements for the PUD. As you are proposing to use greater open space then required by current code as one of the environmental superiority items please clarify the need to waive this requirement and how the baseline would be measured without it?
- #18 requests that the term open space be broadened to include areas that are not necessarily natural i.e. public plazas and publicly accessible outdoor recreation areas. Please provide additional information as to the possible acreage breakup for the various open spaces types proposed against the overall acreage of open space.

## Fire Review - Ron Buys 512-974-0183

Tuesday, June 30, 2015- COMMENTS ISSUED.

LIST OF PROPOSED LAND USES DO NOT INDICATE HAZARDOUS MATERIAL RISK TO ADJACENT EXISTING RESIDENTIAL PROPOERTIES.

INTERNAL ACCESS AND UTILITIES WILL NEED TO MEET REQUIRED FIRE CODE AT THE TIME OF DEVELOPMENT FOR INTERNAL ACCESS AND WATER UTILIES.

## Flood Plain Review - Henry Price - 512-974-1275

Friday, June 26, 2015

FP 1. This application included only a land use plan but nothing else. Please provide the PUD documents to review.

## Heritage Tree Review - Keith Mars - 512-974-2755

HT1 Please provide a tree survey for trees 8" and greater in diameter.

HT2 Identify the exact language for the code modification regarding heritage tree removal.

HT3 Identify exactly what trees are proposed for removal per the Proposed Code Modification Agreement #15.

## Hydro Geologist Review - Scott Hiers - 512-974-1916

*Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates in order to confirm positive plan set changes.*

- HG1- Update 0 Pursuant to LDC 25-8-121 or 30-5-121, please provide an Environmental Resource Inventory Report (ERI) that identifies all Critical Environmental Features, proposes protection, and is compliant with ECM 1.3.0.
- HG2- Update 0 If CEFs are present on site, clearly show the boundaries of all Critical Environmental Features and clearly label the feature(s): "CRITICAL ENVIRONMENTAL FEATURE"
- HG3- Update 0 If CEF are identified on site, clearly show the boundaries of all CEF Buffers as a shaded or hatched area and clearly label the buffers: "CRITICAL ENVIRONMENTAL FEATURE BUFFER." The standard buffer distances is 150-ft.
- HG4- Update 0 If CEFs are identified on site and pursuant to LDC 25-8-281(C)(2)(a) or 30-5-121(C)(2)(a), please add a note stating that: "All activities within the CEF buffer must comply with the City of Austin Code and Criteria. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited."



- HG5- Update 0 If CEFs are present on site, pursuant to LDC 25-8-281(C)(5) or 30-5-281(C)(5) and ECM 1.10.5, please add a note that states: “The CEF buffer must be maintained per City of Austin code and criteria. Existing drainage and native vegetation shall remain undisturbed to allow the water quality function of the buffer. Inspection and maintenance must occur semi-annually and records must be kept for 3 years.”
- HG6- Update 0 If CEFs are present on site, add a sheet that shows all CEFs and their associated buffer area and include a CEF table listing all CEFs that includes the following: a unique identification label, a physical description, GPS coordinates (latitude and longitude) in decimal degrees referenced to the WGS 1984 datum, CEF buffer distance, mitigation associated with CEF.
- HG7- Update 0 If CEFs are present on site, Erosion and sedimentation controls must be provided for CEF buffers located adjacent to the limits of construction.

**PARD / Planning & Design Review - Marilyn Lamensdorf –  
512-974-9372**

UPDATE 0:

PR1: The parkland dedication ordinance [LDC Section 25-1-601] will apply to any subdivision or site plan that proposes 3 or more dwelling units and will not be waived. PARD will require dedicated parkland, not private parkland open to the public, to ensure that parkland is protected in perpetuity. Land desired includes land currently shown along Shoal Creek and connections along the north side of the property to Bull Creek Road at 45<sup>th</sup> and on the southeast side of the property to Bull Creek Road to form a greenbelt buffer that would provide neighborhood access to the park. Hike and bike trails along Bull Creek Road will not satisfy Tier 2 requirements for proportional enhancements to existing or planned trails, parks, or other recreational common open space.

PR 2: The location of the 17 acres of proposed parkland shown in the Table on Sheet 2 is unclear on the Land Use Plan. Please indicate with shading the parkland areas to be dedicated.

PR3: Please contact this reviewer to meet to discuss parkland dedication and trail connections, as well as timing of land dedications for the PUD language. [Marilyn.lamensdorf@austintexas.gov](mailto:Marilyn.lamensdorf@austintexas.gov)

## Site Plan Review - Christine Barton-Holmes - 512-974-2788

Monday, June 22, 2015

- SP 1. Phasing of the PUD development is recommended to ensure adequacy of existing or proposed off-site roadways, utility systems, or other public facilities. Please clearly show how it will be phased.
- SP 2. Describe the type of proposed residential uses per tract and/or phase, including: maximum density (if multi-family development is proposed, maximum FAR, maximum height, minimum lot size and width, and any other site development requirements deemed appropriate.
- SP 3. If structures are proposed in excess of sixty feet in height, schematic drawings shall be provided which illustrate the height, bulk and location of such buildings and line of sight analyses from adjoining properties and/or rights-of-way. See submittal requirements.
- SP 4. Additional site development regulations may be specified by the City Council.
- SP 5. Identify any waivers to be requested from the City Ordinances or development standards pursuant to Chapter 25-2-402.
- SP 6. Please provide a breakdown of proposed roads and their classifications, i.e. Core Transit Corridor, Urban Roadway, etc.
- SP 7. Please clarify whether the entire PUD will be required to comply with all other sections of Subchapter E.
- SP 8. Please specify within the PUD ordinance how private common open space will be addressed; by project, phase, land use or by the gross site area.
- SP 9. Please clearly state how this project will exceed the requirements of Subchapter E – Commercial Design Standards, and provide comparative details, as well as the modifications requested.
- SP 10. The site is surrounded by Compatibility-triggering uses. Please explain how the proposed code modifications for Compatibility, in Attachment 4, will achieve the intent of compatibility and limit potential impacts on the adjoining properties.

SP 11. The Land Use Plan should describe the type of existing and proposed residential and non-residential uses (conditional and permitted) per tract and/or phase, including:

**3.2.1. Uses and Regulations.** The permitted uses, conditional uses, and site development regulations for a planned unit development (PUD) district are established by the ordinance zoning property as a PUD district, the accompanying land use plan, and this section. The council may require development phasing or the construction of off-site infrastructure.

**3.2.2. Residential Uses.** For residential uses, a land use plan must include:

- A. the type and location of each use;
- B. the maximum density;
- C. for multifamily development, the maximum floor to area ratio;
- D. the maximum building height;
- E. the minimum lot size and width; and
- F. other site development regulations that may be required by the council.

**3.2.3. Nonresidential Uses.** For non- residential uses, a land use plan must include:

- A. the type and location of each use;
- B. the maximum floor area ratio, which may not be greater than the maximum floor to area ratio permitted in the most restrictive base zoning district in which proposed use is permitted;
- C. the maximum building height;
- D. the minimum front yard and street side yard setbacks, which must be not less than the greater of:
  - 1. 25 feet for a front yard, and 15 feet for a street side yard; or
  - 2. those required by Subchapter C, Article 10 (Compatibility Standards);
- E. the number of curb cuts or driveways, which must be the minimum necessary for adequate access to the site; and

F. other site development regulations that may be required by the council.

**3.2.4. Industrial Uses.** An industrial use must comply with the performance standards established by Section 25-2-648 (Planned Development Area (PDA) Performance Standards).

SP 12. Please clearly show the metes and bounds of the PUD on the overall land use plan.

SP 13. This site is within the bounds of the Rosedale Future Planning Area.

## Subdivision Review - David Wahlgren - 512-974-6455

SR1. FYI - Platting will be required. A preliminary plan application will be required if the development proposes public or private roads. Final plats will then be required to be approved and recorded prior to any site plan or residential permits.

## DSD Transportation Review - Bryan Golden - 512-974-3124

Friday, July 24, 2015

TR1. A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Comments will be provided in a separate memo.

**U1: Comment not addressed.**

TR2. The Project Design Guidelines must be submitted for review by Development Services Department prior to PUD approval.

**U1: Comment not addressed.**

TR3. The applicant shall submit a Project Circulation Plan (Subchapter E, 2.2.5.D) of the entire property for review by Austin Transportation Department and Development Services Department prior to PUD approval. This project circulation plan shall henceforth be known as the Collector Street Plan.

**U1: Comment not addressed.**

**Code Modifications (Attachment 4)**

TR4. **(# 8) Alleys, 25-4-132**; Pending Approval. Project design guidelines, including street, alley and sidewalk cross sections are to be submitted for review by ATD, DSD and Urban Design prior to PUD approval. Alley right-of-way standards must be established and a determination of whether alleys are to be public or private and their directional operation.

**U1: Comment not addressed.**

TR5. **(#9) Secondary Street Access, 25-4-171**; Not recommended. This section of code references access to lots. This appears to be an incorrect reference; please clarify.

**U1: Comment not addressed.**

TR6. **(#10) Lots on Private Streets, 25-4-171**; Pending Staff Recommendation (additional information required). Prior to PUD approval, a Collector Street Plan is to be submitted for ATD and DSD review. All designated collector streets in this plan shall be public streets. Staff supports this code modification so long as all private streets cannot be gated, are meet ADA and street cross section criteria that will be established in the Project Design Standards.

**U1: Comment not addressed.**

TR7. **(#12) Street Design, 25-6-171 (A)** Pending Staff Recommendation (additional information required). Project design guidelines, including street, alley and sidewalk cross sections are to be submitted for review by ATD, DSD and Urban Design prior to PUD approval.

**U1: Comment not addressed.**

- TR8. **(#13) Commercial Design Standards, Subchapter E, 25-2** Pending Staff Recommendation (additional information required). Project design guidelines, including street, alley and sidewalk cross sections are to be submitted for review by ATD, DSD and Urban Design prior to PUD approval.

**U1: Comment not addressed.**

- TR9. **(#16) Public Street Alignment, 25-4-151;** Not recommended. This code section refers to street alignment and connectivity and is not applicable to the proposed code amendment; please clarify.

**U1: Comment not addressed.**

### **TIER 1 REQUIREMENTS (Section 2.3.1) (Attachment 1)**

- TR10. **B.2. High Quality Development and Innovative Design** Please clarify how this project will encourage “alternative transportation options”? Implementation of car sharing, bike sharing, and new Capital Metro facilities are recommended along with integration of bicycle facilities into Collector Street Plan roads to be coordinated with Nathan Wilkes (Bicycle Program, Austin Transportation Department).
- TR11. **G.** Please clarify the “safe, alternative access” to be provided for 45<sup>th</sup> Street homes. This should include a dedicated public alleyway behind these homes and construction of a 5’ sidewalk along the south side of 45<sup>th</sup> Street.
- a. Public parking (both on-street and off-street) should be provided for the signature park and open space.
  - b. All hike and bike trails are to be constructed to Urban Trail Master Plan standards at minimum and shall be dedicated public easements. Trail location and standards to be coordinated with Nadia Barrera (Urban Trails, Public Works Department) and Nathan Wilkes (Bicycle Program, Austin Transportation Department).
  - c. **Revised:** Discuss *the feasibility of additional frequency to the #19 bus line* with Capital Metro. These discussions will involve Development Services Department staff.

- d. Improve existing bus stops along Bull Creek (amenities, signage, shelter, wayfinding).
- e. Pedestrian improvements (to ADA and City of Austin standards), to create safe intersection crossings shall be included in all road intersections listed in the TIA.
- f. Provide public access to the Shoal Creek Trail from the south side of the 45<sup>th</sup> Street bridge at Shoal Creek.
- g. A continuous public ROW, the width of which shall be determined after the Project Design Standards have been submitted, shall be provided in rough alignment from Jackson Avenue at Bull Creek Road, eastward to W. 43<sup>rd</sup> St. This dedicated ROW will be required to extend to the centerline/property line of Shoal Creek along this alignment for future east-west connection through the site. Connection shall break up the property to meet block length requirements (Subchapter E, 2.2.5).

**U1: Comments not addressed.**

TR12.

- I.
  - a. All hike and bike trails are to be constructed to Urban Trail Master Plan standards at minimum, ADA compliance, and shall be within dedicated public easements. Trail location and standards to be coordinated with Nadia Barrera (Urban Trails, Public Works Department) and Nathan Wilkes (Bicycle Program, Austin Transportation Department).
  - b. **Revised:** Discuss *the feasibility of additional frequency to the #19 bus line* with Capital Metro. These discussions will involve Development Services Department staff to develop superior improvements.
  - c. Improve existing bus stops along Bull Creek (amenities, signage, shelter, wayfinding).
  - d. Pedestrian improvements (to ADA and City of Austin standards), to create complete, safe intersection crossings shall be included in all road intersections listed in the TIA.
  - e. Provide public access to the Shoal Creek Trail from the south side of the 45<sup>th</sup> Street bridge at Shoal Creek.
  - f. A continuous public ROW, the width of which shall be determined after the Project Design Standards have been submitted, shall be provided in rough alignment from Jackson Avenue at Bull Creek Road, eastward to W. 43<sup>rd</sup> St. This dedicated ROW will extend to the centerline/property line of Shoal Creek along this alignment.
  - g. Midblock points at the exterior of the site will include public ROW stub outs to the north for future connectivity to 45<sup>th</sup> Street; the alignments of these internal streets are to be determined by Austin Transportation Department.
  - h. A public ROW stub out to the property line shall be provided at the southeastern midblock (Subchapter E, 2.2.5) point for future connection to Idlewild Road.
  - i. Provide a dedicated public cycle track along or within Jackson Avenue to connect to a future LSTAR station at 35<sup>th</sup> St. and Mopac. This is to be coordinated with Nathan Wilkes (Bicycle Program, Austin Transportation Department).

**U1: Comments not addressed.**

- TR13. **J. Prohibit Gated Roadways**
- a. PUD language must explicitly state that streets, driveways, ICR's, alleys, roadways and trails are prohibited from being gated.

**U1: Comments not addressed.**

**Additional Requirements (Section 2.3.2)**

- TR14. **A. Comply with 25-2**
- a. The applicant will submit the Project Design Guidelines, including a diagram of all roadway standards to be incorporated, for review by ATD Complete Streets and Development Services Department prior to PUD approval.
  - b. Within the Project Design Guidelines, it must be stated that all street types are to be built with a minimum 4' sidewalk along both sides.
  - c. Within the Project Design Guidelines, it must be stated that all street types are to be constructed with Core Transit Corridor street tree standards at minimum.

**U1: Comments not addressed.**

- TR15. **B. Comply with 25-2**
- a. The applicant will submit the Project Design Guidelines, including a diagram of all roadway standards to be incorporated, for review by ATD Complete Streets and Development Services Department in order to assess proposed superior Subchapter E standards prior to PUD approval.
  - b. Sidewalks along Bull Creek Road are to be built to Core Transit Corridor standards.
  - c. All proposed dedicated collector streets are to be built to Core Transit Corridor standards (Sub. E, 2.2.2).
  - d. All private drives, streets, and ICR's are to be built to Subchapter E standards (Sub. E, 2.2.5).

**U1: Comments not addressed.**



## **TIER 2 REQUIREMENTS**

### **TR16. A. Open Space**

- a. In order to ensure open spaces will be “publicly accessible”, all hike and bike trails are to be constructed to Urban Trail Master Plan standards at minimum and shall be ADA compliant and within dedicated public easements. Trail location and standards to be coordinated with Nadia Barrera (Urban Trails, Public Works Department) and Nathan Wilkes (Bicycle Program, Austin Transportation Department).
- b. Public parking (both on-street and off-street) should be provided for the signature park and open space.
- c. Pathways and trails adjacent to or leading to a pedestrian oriented use shall incorporate lighting, landscaping and street furniture which shall be approved by Urban Design.

**U1: Comments not addressed.**

### **TR17. E. Great Streets**

- a. The applicant will submit the Project Design Guidelines, including a diagram of all roadway standards to be incorporated for review by Humberto Rey (Great Streets, Urban Design).

**U1: Comments not addressed.**

### **TR18. G. Transportation**

- a. Bicycle parking, using City of Austin standard detail #710S-1, S-2, or superior, shall be provided at a minimum of 10% of the motor vehicle spaces, or 10 spaces, whichever is greater (LDC, 25-6-476, Appendix A). TCM 9.2.0, #11.
- b. Provide a dedicated public cycle track along Jackson Avenue to connect to a future LSTAR station at 35<sup>th</sup> St. and Mopac to be coordinated with Nathan Wilkes (Bicycle Program, Austin Transportation Department).
- c. All multifamily developments shall incorporate bicycle cage parking for residents.
- d. Bicycle parking shall be provided at every public amenity.
- e. Shower facilities shall be incorporated into all commercial developments for the use of employees.
- f. N/A. Comment cleared.*
- g. Dedicated car-sharing parking spaces will be provided within the PUD.
- h. Discuss the feasibility of an extension or addition of a BRT line and stop with Capital Metro. These discussions will involve Development Services Department staff.

- i. Improve existing bus stops along Bull Creek (amenities, signage, shelter, wayfinding).
- j. In order to ensure open spaces will be “publicly accessible”, all hike and bike trails are to be constructed to Urban Trail Master Plan standards at minimum and shall be ADA compliant and within dedicated public easements. Trail location and standards to be coordinated with Nadia Barrera (Urban Trails, Public Works Department) and Nathan Wilkes (Bicycle Program, Austin Transportation Department).

**U1: Comments not addressed.**

**TR19. I. Parking Structure Frontage**

- a. Where a pedestrian oriented use is not feasible, parking structure shall incorporate “green” screening/landscaping, art, and pedestrian scaled facades/materials to screen the parking structure.
- b. Service and loading areas shall incorporate art and landscaping to allow continuity of pedestrian oriented use and scale.

**U1: Comments not addressed.**

**TR20. L. Accessibility**

- a. Pedestrian improvements (to ADA and City of Austin standards) to create complete, safe intersection crossings shall be included in all road intersections listed in the TIA.
- b. Sidewalks along private ICR’s, driveways, and streets shall be ADA compliant.
- c. In order to ensure open spaces will be “publicly accessible”, all hike and bike trails are to be constructed to Urban Trail Master Plan standards at minimum and shall be ADA compliant and within dedicated public easements.

**U1: Comments not addressed.**

TR21. Additional comments may be provided when more complete information is obtained.

## AUSTIN TRANSPORTATION DEPARTMENT

### BICYCLE AND PEDESTRIAN CONNECTIVITY COMMENTS

- R22. The Bicycle Master Plan has identified Bull Creek Road from 35th Street to Hancock as locations that should have protected bicycle lanes as part of the all ages and abilities bicycle network. As part of the work on Bull Creek related to the development the protected bicycle lane should be extended to logical terminus (Hancock to the north and 35/Shoal Creek Trail to the south)
- R23. We support a bike/ped crossing of Shoal Creek including alternatives to a “million dollar bridge” over Shoal Creek to provide the much needed east/west connection from Shoal Creek Boulevard to the proposed parks, trails, and amenities included in the development. A low water crossing may be a possibility.
- R24. For Bull Creek we are comfortable with transitioning the northbound bicycle lane to a 12’ wide off street trail if we pay attention to some important design details. We need to keep and improve the southbound bicycle facility on Bull Creek to at least a buffered bicycle lane so that Bull Creek is an all ages and abilities bicycle facility per the 2014 Bicycle Master Plan if we go with one-way bicycle lanes for Bull Creek. At signals and other intersecting streets we will want to look closely at the cross section to make sure the integrity of the bicycle facility is maintained.
- R25. We support a safe signalized access point to the north on 45th Street
- R26. Internal circulation in the development should have bicycle facilities per criteria in the Bicycle Master Plan (any higher speed/volume roadways should have protected bicycle lanes)
- R27. We support a connection of the Shoal Creek Trail to the south using parkland, street space, and other assets to make the connection.

Water Quality Review - Leslie Daniel - 512-974-6316

Wednesday, June 24, 2015

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 City engineers review the application for Code compliance.

*A formal update is required; reviewers are not able to clear any comments based on phone calls, e-mails, or meetings, but must receive formal updates in order to confirm positive plan set changes. Please provide a letter that addresses each of the review comments. The responsible engineer must sign all engineering representations. Reviewers may issue additional comments as further information becomes available.*

WQ1 This application included only a land use plan but nothing else. Please provide the PUD documents to this reviewer to show how this plan is environmentally superior.

Zoning/Land Use Review - Sherri Sirwaitis - 512-974-3057
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July 15, 2015

- ZN1. What is the applicant proposing as the baseline zoning district(s) for the PUD? The staff understands that the City Council will continue the discussion to determine the baseline zoning for this property at the August 13, 2015 City Council meeting. However, the applicant did not submit what they believe should be the baseline zoning district (s), as they presented to the City Council on June 11, 2015, with this application. Why is this information not referenced in the application letter, on the Land Use Plan or in the Attachments?
- ZN2. Where is the Land Use Summary Table for the PUD? What are the proposed minimum and maximum densities/acreages of single-family residential, multifamily residential, office, commercial and open space uses within the PUD? A Land Use Summary Table should be provided on the Land Use Plan for the PUD. The staff requires this information to review the densities of uses proposed for the PUD. The Educational Impact Statement forms included with this rezoning application indicate that will be a total of 1515 residential units. However this information does not designate whether these units will be multifamily or single-family residences. It simply states a mixture of apartment, condo and single family detached residences.
- ZN3. Where is the approximate 17 acres of open space area proposed within the PUD? The Land Use Plan indicates a general proximity for some open space areas. However, it does not state the acreage of these open space areas. In the applicant's presentation to staff, they indicated that there would be an open space/vegetative buffer along Bull Creek Road (Bull Creek Frontage). Yet this open space area is not shown on the proposed Land Use Plan that was submitted for review. In addition, the applicant's presentation also displayed a Public Plaza, a Signature Park, a Greenbelt, a Shoal Creek Trail Connection and a Pocket Park on the Conceptual Master Plan. But this information has not been included with the PUD submittal for this property. The staff has reviewed the PUD Open Space Requirement Chart shown on the proposed Land Use Plan. How does the applicant know how much parkland/open space is required for this development if they do not provide a maximum amount of residential units/acreage to be developed for the PUD? Has the applicant discussed their request to waive parkland requirements (LDC- Parkland Requirements, Article 14, Chapters 25-1 and 25-4-211) with Marilyn Shashoua Lamensdorf (512-974-9372), in the Parks and Recreation Department?

ZN4. Why is the applicant asking to alter Compatibility Standards for the proposed PUD? The staff understands that the applicant is requesting cumulative zoning on Tracts B, C, D, F and G of the PUD. However, it appears that the applicant is not proposing compatibility setbacks between residential and non-residential uses (i.e.-between single-family residential and intensive commercial uses such as Automotive Rentals/Sales/Washing, Cocktail Lounge, Exterminating Services, Outdoor Sports and Recreation and Research uses) within the PUD area. The applicant states that they request that the Code be modified [LDC Sec. 25-2-1063(C)(2)] to allow for a height greater up to 75 feet and 5 stories measured 300 feet from an existing SF-5 or more restrictive zoning district or an existing use allowed in SF-5 or a more restrictive district and the applicant states that the Code be modified [LDC Sec. 25-2-1063(C)(2)] to allow for a height greater than 40 feet or 3 stories measured from 50 to 100 feet from an existing SF-5 or more restrictive zoning district or an existing use allowed in a SF-5 or more restrictive zoning district. These are two proposed modifications to the same section of the Code that state different information. Does the applicant intend the two proposed modifications of this section of the Code to apply to different/specific Tracts within the PUD? When the applicant speaks to existing SF-5 or more restrictive zoning and uses, do they mean the existing single-family zoning and uses adjacent to the PUD property? The applicant has already shown a no build setback and height restricted areas along the property line with the existing SF-3 development (Idlewild Neighborhood) to the southeast and a 50 foot height limit area along the property line with the existing SF-2 development (along 45<sup>th</sup> Street) to the north on the proposed land use plan. There is currently no SF designated zoning or single family uses existing within the proposed PUD property.

ZN5. The applicant states in the request that they are asking for modifications to Subchapter E (Design Standards and Mixed Use) and will provide their own Project Design Guidelines that will replace and supersede Subchapter E. What are the proposed Project Design Guidelines? Why was this information not included with the zoning/ PUD application submittal for review and consideration by the staff?

ZN6. In Attachment 1: Tier 1 and Tier 2 Compliance Summary Table, the applicant states that the applicant will Preserve Natural Environment by preserving heritage trees on the property and by providing innovative water quality controls and drainage improvements for the entire site. Will the applicant be submitting a tree survey and/or an environmental survey for the staff's review? What are the proposed park improvements and amenities that will be open to the public?

The applicant states that they will provide art in public spaces through the development of a public art plan. What is this public art plan? Has the applicant met with Meghan Wells, with Art in Public Places in the Cultural Arts Division of the Economic Development Department (512-974-9314), to discuss this plan?

Where and what bicycle facilities will the applicant provide through the PUD project? Has the applicant met with Nadia Barrera, the Urban Trails Program Manager in Public Works (512-974-7142), to discuss her comments concerning proposed trail connections?

Item M. states that the applicant will provide spaces available at affordable rates to one or more such businesses. What does the applicant define as affordable rates for restaurant or small businesses?

If the applicant is proposing these items as benefits/meeting Tier 2 requirements for the PUD, please provide addition information about these proposed amenities.

ZN7. Why is the applicant requesting 75 feet of height and unlimited FAR on Tract B? Please justify the need for the unlimited density and additional height in this area of the PUD. The PUD Land Use Plan states that only up to 10% of Tract B will be permitted to have up to 75 feet in height. Where is this additional height proposed on Tract B? Why is an additional 15 feet in height only needed on 10% of 33.77 acres? Will this 10% area consist of one structure within Tract B?

The applicant is requesting to modify Compatibility Standards, LDC- Section 25-2-1064, to provide for a zero foot front setback along Bull Creek Road. Is this for the entire frontage of Bull Creek Road? Again in the applicant's presentation to staff, they indicated that there would be an open space/vegetative buffer along Bull Creek Road (Bull Creek Frontage). Is this no longer the case?

ZN8. The staff sent the Education Impact Statement (EIS) information that was provided with this application to the Austin Independent School District for their review and comment. However, Melissa Laursen, with the Office of Planning Services, replied that AISD needs more information regarding the number/type of units proposed for this development in order to prepare an EIS. Please include this information with your formal update to the staff so that we can forward it to AISD for the EIS review that has been requested by the City Council. Ms. Laursen also stated that it would be helpful to know information on the proposed number and type of affordable units so that they can adequately address school capacities and services in this area.

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A formal update is required. Please provide a comment response letter with your update stating how each comment will be addressed; and submit **14** copies of the plans to INTAKE for distribution to each of the reviewers listed below and the case manager.

**DE-DANIEL**  
**EO-LESNIAK**  
**EV-DYMKOWSKI**  
**FP-PRICE**  
**HG-HIERS**  
**HT-MARS**  
**PR-LAMENSDORF**  
**SP-BARTON-HOLMES**  
**TR-GOLDEN**  
**WQ-DANIEL**  
**WW-BARRON**  
**ZN-SIRWAITIS**  
**FILE COPY**

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Case Manager's Comments