

COMMENT REPORT

CASE NUMBER: C814-2021-0099

CASE MANAGER: Kate Clark

PHONE #: 512-974-1237

REVISION #: 00

UPDATE: 1

PROJECT NAME: Brodie Oaks Redevelopment

SUBMITTAL DATE: November 29, 2021

REPORT DUE DATE: December 20, 2021

FINAL REPORT DATE: February 10, 2022

REPORT LATE: 32 BUSINESS DAYS

LOCATION: 4021, 4025, 4107, 4109, 4115, and 4141 S. Capital of Texas Hwy NB; 3940, 4006, 4024 - 4040, 4200, 4220, 4236 S Lamar BLVD SB.

STAFF REVIEW:

- This report includes all comments received to date concerning your planned unit development. The planned unit development will be approved when all requirements identified in this report have been addressed. However, until this happens your planned unit development 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, HOUSING AND PLANNING DEPARTMENT, 1000 E 11th St, Austin, TX 78702.

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 planned unit development (PUD) amendment application. The Planning Commission must take an action no later than May 24, 2022 (estimated Commission date) which is less than 181 days from the last action taken from the Planning Commission per LDC Section 25-2-246(A)(2). Otherwise, the application will expire.

Art in Public Places – Susan Lambe – 512- 974-7852

- AIPP 1. With the inclusion of *Exhibit I Brodie Oaks Redevelopment Art Master Plan* and stating the project will have a “*minimum of two locations for the incorporation of locally sourced public art*” this PUD should receive a superior rank for Art.

Update 1: Comment cleared

- AIPP 2. Please either confirm the amount per art piece or total amount of funding to be dedicated to artwork for this PUD. This amount along with development triggers will become part of the ordinance.

Update 1: Comment cleared. Applicant has stated a minimum of \$50,000 will be spent on art, with a minimum of half the allocation being spent in Phase I of the project. Per Update 1, submitted on November 29, 2021, the superiority table and Exhibit I: Brodie Oaks Redevelopment Arts Master Plan were updated to reflect this commitment.

Additionally, the applicant commits to a street design for Park Street and the Central Green to be designed to accommodate festivals and / or markets, as well as committing to 10,000 SF of retail space at 60% of market rents for artists. Lease rates would return to market rate 60 days after efforts are made to market the lease to artists.

FYI: All AIPP commitments will be included in the ordinance for this PUD.

Austin Energy Green Building – Sarah Talkington – 512-482-5393

- AEGB 1. All residential and commercial development shall comply with Austin Energy Green Building (AEGB) rating system for a minimum three-star rating. Certification from AEGB shall be met as specified by the version of the rating system current at the time of design.

Update 1: Comment cleared.

Austin Fire Department (Research & Data Analytics) – Laura Everett – 512-974-4134

Currently this area is experiencing high response times above our 8-minute goal 90% of the time. AFD is asking for dedicated land or space for a station within Brodie Oaks Redevelopment. To prepare for AFD’s future fire protection service, we are requiring either of the following be provided by the developer:

- 5-acre (net buildable) lot to place one 6 bay fire/EMS station; OR

- 10,000-14,000 square feet within the lowest three floors/stories of a mixed-use structure and adjacent 3-4 bays for fire/EMS apparatus.

Both options require:

- An entrance/egress on a major roadway.
- Location and design of the lot or space must be approved by AFD/EMS.

Update 1: Due to the high response times above our 8-minute goal 90% of the time, the Austin Fire Department (AFD) is continuing our request for a dedicated space for a station within the Brodie Oaks Redevelopment. If a 5-acre net buildable lot is unavailable in the space, AFD would like to pursue the originally proposed alternative option for a 10,000-14,000 square foot space within the lowest three floors/stories of a mixed-use structure and adjacent 3-4 bays for fire/EMS apparatus. This would require an entrance/egress on a major roadway and location and design of the space to be approved by AFD/EMS to ensure compatibility of the mixed-use nature of the site.

AFD would also like to pursue the Brodie Oaks Team's offer to assist AFD with finding an alternative site nearby to provide critical services to this area.

Note to Applicant: Ms. Everett relayed that she would be happy to meet with the Brodie Oaks team again if there are any concerns with AFD's request or if the Applicant has ideas for an alternative nearby site.

**Austin Fire Department (Prevention Review) –
Tom Migl – 512-974-0164**

Note: In Applicant's Update 2 submittal, please provide responses to the reviewer's two outstanding comments provided with the Development Assessment:

DA FD1. Based on the City's GIS mapping this site is subject to the Wildland-Urban Interface, (WUI) Code, Ordinance No. 20200409-040. Please provide a Vicinity Plan in accordance with section 108.7 and show vegetation hazard and slope categories per section 502.1. Annotate the areas of required defensible space and/or fire resistant construction on a fire protection plan for the proposed development. Comment stands. Based on previous two meetings with the applicant, I do not find how this item has been addressed. AFD recognized the building will be 1A construction with limited combustible material on the lower efface, however the radiant energy of a wildfire can still ignite planted trees, awnings, patio furniture and window treatments. Based on site visits the greenbelt is included with the Wildland assessment as well as the steep slopes and vegetation on the subject tract which would be classified as a high risk area. To further increase the hazard rating, the understory on steep slopes is littered with debris from furniture dumping, abandoned shopping carts and multiple indigent camp site littered with mattresses, tents and tarps.

DA FD2. Based on section 402.1.1 Access (WUI Local Amendment), the development shall demonstrate compliance at the subdivision phase. Development with over 30 dwelling units shall provide two remote public routes of egress and ingress and fire access shall be in accordance with

the fire code. Roadways shall provide the minimum 25 feet width of travel lanes. Cars shall not be allowed to park within the 25 feet width. Please provide a fire protection plan with proposed compliant access. With this update the comment responses are found to be noted as “complete” by the applicant however an acceptable street section was not submitted or process such as: alternative method of compliance or performance base design. These options would necessitate a fire protection engineer to be added to the team to facilitate. I must stress that there is not much room for mitigation to the basic AFD needs of water, access, and operational area. The operational area needed for this project is required for two project element abatement of wildfires and apparatus placement sufficient staging as required for a high rise building. Again, based on the meetings with the applicant and review of the DA process, AFD did not provide approval of any resolution at that phase.

DA FD3. ~~Based on section 402.1.2 Water Supply, the development shall demonstrate compliance at the subdivision phase. Please provide a fire protection plan and supporting documentation (fire hydrant flow test, water supply model) that a sufficient water supply for fire protection is available or can be provided.~~ **Update 1: Noted SER is in progress, at this time.**

Update 1 comments related to C814-2021-0099 are below. Note that if the Applicant requests to deviate from the Fire Code, then an Alternative Method of Compliance or Performance Based Design in accordance with the Fire Code is required and a Fire Protection Engineer will need to be added to their design team.

AFD1. Please revise lane widths from the constrained street design standard to the recommended design standard as published with the draft TCM. This right of way (ROW) is a proposed street and not a street section within an existing ROW. The Traditional Neighborhood District contains street sections (more aligned with proposed constrained street designs) that are not commensurate with fire operation area necessitated with the proposed high rise buildings.

Update 1: Comment stands unresolved. Reviewer does not understand the designation as “Complete” in the provided matrix.

AFD2. FYI-Based on the building heights proposed the buildings will be a high rise per the IBC/IFC codes as such all AFD access must be a minimum unobstructed 25 feet width. This can be accomplished with two 12.5 travel lanes or the recommended travel lane widths as required in the draft TCM with designated bike lines next to the vehicle travel lanes.

AFD3. This development will be subject to the WUI code Ordinance no. 20200409-040, the subsequent plats and building permits will be reviewed for compliance. For sections/phases over 30 dwelling units the Fire Marshal will require two remote routes of access for both the public and first responders use. The development is within 150 feet and 1.5 miles of a Wildland hazard fuel load. Please provide a vicinity map with associated setbacks per the ordinance to anticipate building impacts to the proposed development. FYI, the development with clearing or understory management and surrounding developments may mitigate fuel loads and provide relief for buildings within 150 feet. As required by this ordinance the streets/access routes shall be a minimum 25 feet unobstructed width. This requirement will be attributed all streets and any access that is closest or borders the Barton Creek Greenbelt. The current plan identifies an alley way that borders the greenbelt or development along the greenbelt as such this route must comply with minimum requirements for a 25 feet wide fire lane.

Update 1: Comment stands unresolved. Reviewer does not understand the designation as “Complete” in the provided matrix.

Update 1 (new comment): AFD4. Please update Superiority Table – Public Facilities 2.3.1 G to address previous discussions with AFD. Fire protection has multiple requirements on the built environment that facilitate minimum acceptable performance measures: water supply, response time, multiple access routes, and operational area commensurate with the existing and proposed hazards.

Austin Water Utility Review – Virginia Collier – 512-972-0117

AW 1. The Brodie Oaks PUD shall submit a completed version of Austin Water’s Water Balance Calculator tool to assess non-potable demands and determine available alternative water supplies for the development.

Update 1: Comment cleared.

AW 2. The Brodie Oaks PUD shall use alternative water sources, either onsite sources or municipal reclaimed water, within the development for all non-potable uses such as irrigation, cooling and toilet/urinal flushing applications.

Update 1: Austin Water requests detailed language describing plans to utilize available alternate water resources to facilitate the supply of all non-potable applications including but not limited to irrigation, cooling, and toilet/urinal flushing.

FYI: Service Extension Requests 4969 and 4970 are currently in review and must be approved prior to formal development plan approval per Utilities Criteria Manual 2.5.1(F)(13). For status, contact Katie Frazier at (512)-972-0232 or Katie.Frazier@austintexas.gov.

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 Austin Water (AW) at the early stages of project planning. Water and wastewater utility plans must be reviewed and approved by Austin Water 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.

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 AW infrastructure and appurtenances must meet all TCEQ separation criteria. Additionally, AW 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 AW 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 AW 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. AW 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 AW 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 AW 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.

City Arborist – Jim Dymkowski – 512-974-2772

FYI - ADDITIONAL COMMENTS MAY BE GENERATED WHEN THE REQUESTED INFORMATION HAS BEEN PROVIDED.

CODE MODIFICATIONS

- CA 1. Relocations are not considered removal during review. Please clarify the need to revise the two code sections 25-8-641 and 642.

Update 1: Comment cleared. Code modification is no longer being asked for.

- CA 2. Potential relocations need to be reviewed prior to PUD approval if this option is proposed by the PUD. Please provide a full tree survey including these potential transplant trees along with a feasibility report from the tree moving company and the potential planting plan to confirm that what is being offered by the PUD is sound for future redevelopment.

Update 1: Comment pending. In order for staff to be able to support the proposal for superiority for the preservation or relocation of all heritage trees, then this issue will need to be resolved with the PUD and not wait until applications for development are submitted.

- CA 3. Staff does not currently support the modification to 25-2 Subchapter E 2.2.2B 1 Planting Zone reduction in size to 6 feet from back of curb. Please provide additional information as to how this is superior to current code of 8 feet for street tree plantings and their success as required along the internal circulation routes within the PUD.

Update 1: Comment pending. The City arborist and staff continue to not support this smaller planting area as it does not meet minimum current code. Please revise to included larger areas.

Tier 1 and Tier 2 Superiority - As it pertains to tree preservation and planting the City Arborist does not currently recommend Tier 2 Superiority as currently proposed.

- CA 4. The PUD proposes removal of impervious cover and habitat restoration for the section of the PUD that falls within the Hill Country Roadway Boundary. This is required by current code. Please provide additional information on tree replanting over and above what may already be required by code for mitigation and landscape requirements.

Update 1: Comment pending. Staff understands that some restoration and revegetation will be included within the PUD open space and new parkland areas which could include additional trees. Staff's request was to clarify and show what is required by code already for the restoration of the actual HCR buffer area and what is proposed over and above what is already required by code. If additional trees over and above what is required for that area of the PUD are to be planted elsewhere within the PUD boundary, then that would be a way of showing how many extra trees are being planted and where they could go to be credited as superior.

- CA 5. The PUD is not currently proposing to meet the Tier Two percentage requirements for trees to be preserved for protected size and smaller trees onsite. The rationale for this is stated as "due to tree conditions". Please provide a full tree survey and tree condition report from a qualified arborist for all trees within the PUD to allow staff to review for this proposal to not meet these Tier Two options. Staff would require review of potential transplanting of trees in healthy condition to be part of the PUD's Tier Two requirements to meet the preservation percentages prior to staff recommending the PUD superiority for trees.

Update 1: Comment pending. Thank you for the tree survey. Without the requested third-party arborist assessment, staff is unable to agree with the suggestion that all of the protected and smaller than protected size trees could not be preserved or relocated simply because they have existed within a parking lot area. This additional tree assessment and possible relocation/preservation could be used towards Tier 2 superiority should some of the trees have a chance to be relocated (go towards the overall preserved totals) while others (due to condition) could be ruled out and excluded.

EXHIBITS

- CA 6. Exhibit G – Grading. Thank you for this exhibit and information. Staff was not able to review for potential impacts to trees as originally requested as there was no tree legend with tree numbers, size, and species included to correspond with the tree circles shown on the exhibit. Please provide this additional information to allow for review at this time.

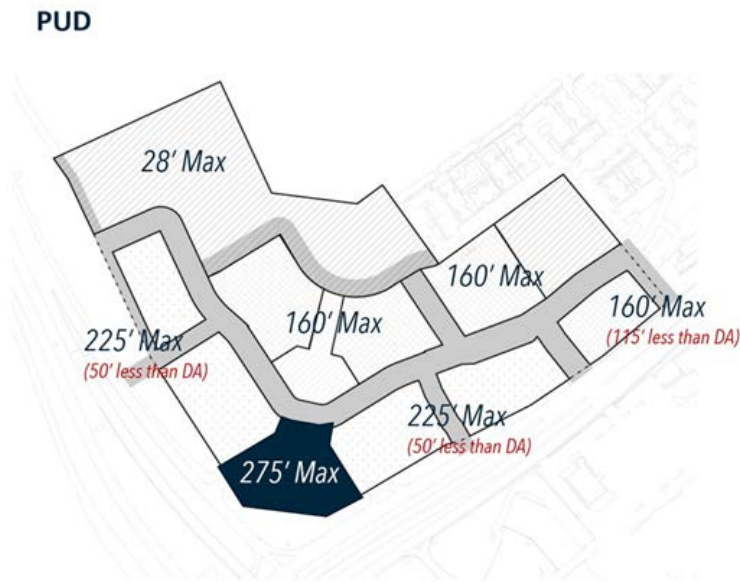
Update 1: Comment cleared.**Comprehensive Plan Review – Kathleen Fox – 512-974-7877**

This Planned Unit Development (PUD) is located on the northeast corner of Capital of Texas Highway and South Lamar Boulevard, on an approximately 37.61-acre site, that currently contains a variety of commercial and retail uses, including a grocery store, retail and office uses, restaurants and a Hobby Lobby. The property consists of multiple address points, is located within the boundaries of an Activity Center for Redevelopment in Sensitive Environmental Areas (Lamar & Ben White) and along the South Lamar Activity Corridor. This rezoning case is not located within the boundaries of an adopted small area plan. Surrounding land uses include the Barton Creek Greenbelt and Trail and an apartment complex to the north; to the south is a shopping center; to the east is an apartment complex and commercial uses; and to the west is the Barton Creek Greenbelt, an office building and commercial uses.

The development proposal calls for clearing the site and *“transforming it from a suburban shopping center and surface parking lots to a compact, vibrant, transit-oriented, and mixed-use center that includes 13.2 acres of new publicly accessible open space (which is 35 percent of the site and 5 times the amount of greenspace required under Tier 2) with views of the downtown skyline and Hill Country forming a new gateway to the Barton Creek Greenbelt.”* Specifically, this project proposes approximately 1,233 mid-rise multifamily residential units, 467 high-rise dwelling units (up to 275 feet tall), 1,260,000 square feet of office space, 200 hotel rooms, 140,000 square feet of retail and restaurant uses located along private streets with public access easements including an Internal Circulator Route meeting Great Streets standards with activated ground floor uses.

The following points are taken from the applicant’s rezoning application highlighting some of the proposed improvements and features of the planned project:

- Reposition the retail environment from single-use, auto-oriented to mixed-use and walkable will align the physical environment with the social and environmental trends. The density and height proposed for the Brodie Oaks Redevelopment enable the project to meet the vision established in Imagine Austin Comprehensive Plan of an “Activity Center for Redevelopment in Sensitive Environmental Areas” including state-of-the-art development practices to improve stormwater retention and water quality flowing into the Edwards Aquifer Recharge Zone and Barton Creek Zone. The Brodie Oaks Redevelopment will provide an environmentally superior project that complies with the SOS Water Quality Standards. Reducing impervious cover from 84 percent to 54 percent, complying with SOS water quality standards. Eliminate nearly 4 acres of untreated runoff from buildings and parking currently draining directly into the Barton Creek Greenbelt. The proposed plan will allow only water from open space to leave the site. Plant native or native adaptive trees and vegetation and be committed to a Tree Health and Maintenance Plan. Save or move the many of the heritage trees on the site.
- Restore over 25 percent of the site to open space adjacent to the Barton Creek Greenbelt, which is made possible through building up to 275’ tall along the Loop 360 and S. Lamar Boulevard frontage.



- All buildings will have direct pedestrian connections from entrance to adjacent streets. Provide shade trees or shade structures along all streets. The Brodie Oaks Redevelopment provides transit-supportive densities within walking distance of the high-capacity MetroRapid Route 803 transit stop as called for in Imagine Austin. Discuss the coordination of a Purple Line high capacity MetroRapid Route 803 transit stop. A shared parking strategy and a travel demand management plan is included in PUD Submission 1.
- Create a shared-use path of approximately 2,500 linear feet extending from S. Lamar Boulevard to Park Road that will run along the park's edge and be used for mobility and recreation uses. Constructing a designated trailhead and connection to the Barton Creek Greenbelt with signage, trash disposal and parking. Provide a network of active trails, public sidewalk, and install a publicly accessible trailhead into the Barton Creek Greenbelt.
- At least 80 percent of the parking will be underground or in parking structures. Shared parking and travel demand management strategies will reduce reliance on single-occupancy vehicles. The project will also provide a network of up to 6,000 feet of active trails, 10,000 feet of sidewalk, and an intentional trailhead to the Barton Creek Greenbelt and Violet Crown Trail including trail access, wayfinding, and interpretive materials, as well as access to parking and restrooms. Restore and transform approximately 21-acres of surface parking lots and drive aisles and approximately 8-acres of single use office and retail buildings to a vibrant neighborhood and destination for South Austin.
- Provide a bike share station, bike parking, lockers, and showers. Pedestrian and bicycle access and connectivity strategies include the funding or construction of pedestrian and bicycle amenities and infrastructure on roadways and at intersections that people would use to access the Project site. Examples of pedestrian and bicycle access and connectivity features include bike lanes, bike boxes, sidewalks, curb ramps, crosswalks, bicycle signal heads, and pedestrian-hybrid beacons.
- Designate 10 percent of the 'bonus' area of both residential and non-residential square footage for affordable housing on-site regardless of ownership or rent.

- Buildings will meet LEED and WELL Building and Community standards to ensure health and well-being on the site.
- Commit to the installation of a minimum of two art installations from local artists and the incorporation of performance venues. A central green will be developed and programmed for events and entertainment acting as the central core of food and beverage options. Parkland dedication will be met through private, but publicly accessible parks that enlarge Gus Fruh Park. The remainder of the parkland dedication requirement will be paid with fee-in-lieu. Use creative design and the incorporation of public art and performance venues. Biophilic design, energy and water conservation and the use of regional architectural styles and materials will all help contribute to the South Austin character.
- Waive compatibility standards triggered by the Barton Creek Greenbelt's SF-2 Zoning. The current plat contains a scrivener's error restricting residential uses on a portion of the site. A plat amendment to address this error was submitted concurrently with the PUD application.

CONNECTIVITY

This site is adjacent to CapMetro's Metro Rapid Route 803, along the South Lamar Imagine Austin Corridor. Per the applicant's agent: *"The Brodie Oaks Redevelopment will support ridership on Capital Metro's existing high capacity transit route (MetroRapid Route 803) on S. Lamar Boulevard with the development of a high-density, mixed-use project. Shared parking and travel demand management strategies will reduce reliance on single-occupancy vehicles."* Existing mobility and connectivity options in and around the site are below average and considered unsafe for pedestrians.

IMAGINE AUSTIN

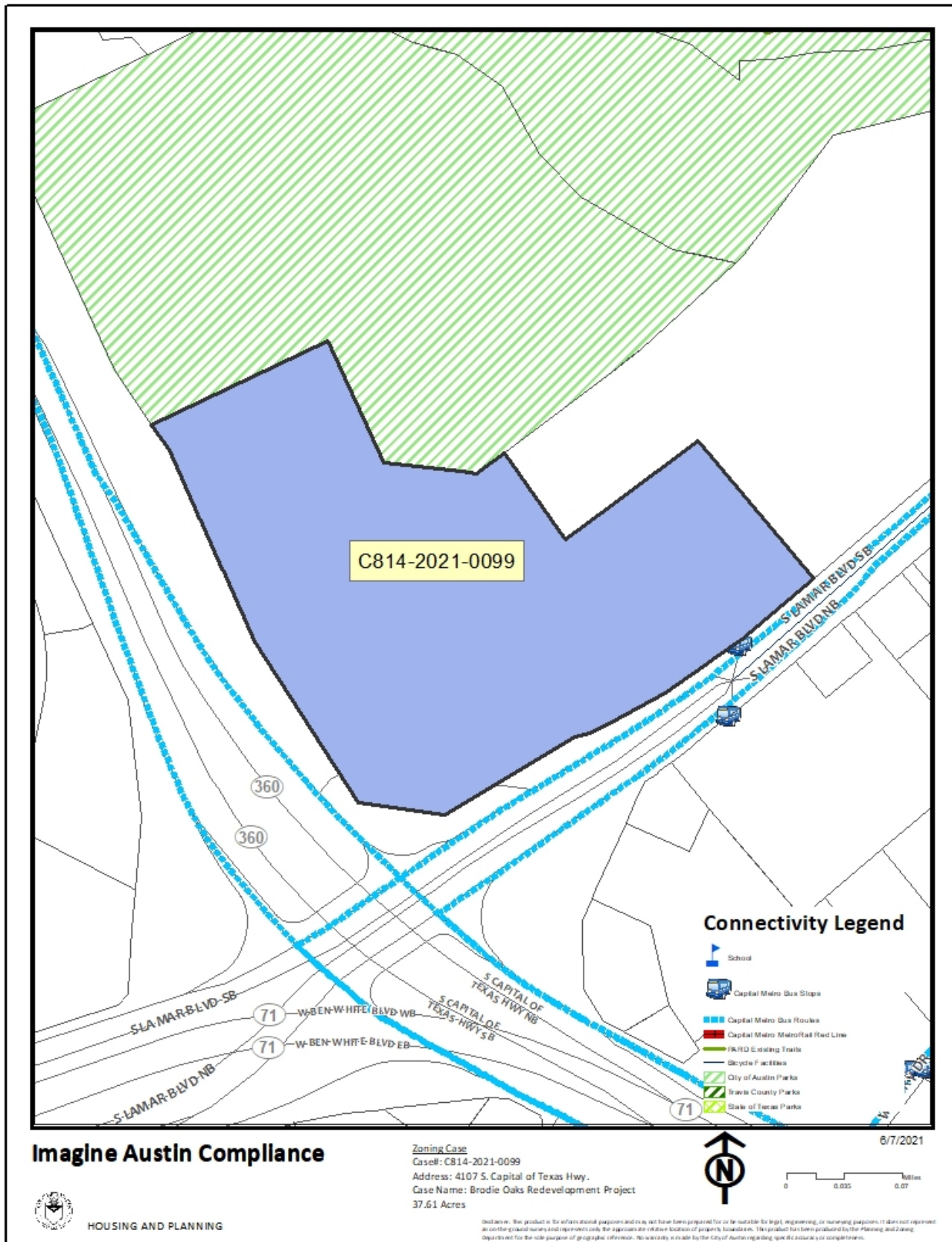
The *Imagine Austin Growth Concept Map* identifies this property as being near one of the five *Activity Center for Redevelopment in Sensitive Environmental Area* as identified on the Imagine Austin Growth Concept Map, found in the *Image Austin Comprehensive Plan (IACP)*. Page 106 of the IACP states, "Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context". One of the Land Use and Transportation policies, LUT P21 (page 102), clarifies the intent, "Ensure that redevelopment in the Edwards Aquifer's recharge and contributing zones maintains the quantity and quality of recharge of the aquifer." Activity Centers are supposed to be walkable, bikeable, and supported by transit.

The property is also located along the South Lamar Activity Corridor. Activity Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. They are characterized by a variety of activities and types of buildings located along the roadway - shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings and offices.

The following IACP policies are also applicable to this rezoning case:

- LUT P1. Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- LUT P3. Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- 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.

Based upon the proposed project's *Superiority Table* stating it will meet or exceed a variety of environmental standards, improve connectivity and mobility options in the area, add cultural amenities, and provide an affordable housing component, this PUD appears to support the Imagine Austin Comprehensive Plan policies.



Drainage Engineering Review – Joydeep Goswami – 512-974-3521

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 THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

This project is located at 4021, 4025, 4107, 4109, 4115, and 4141 S. Capital of Texas Hwy NB; 3940, 4006, 4024 - 4040, 4200, 4220, 4236 S Lamar BLVD SB and is within the Barton Creek watershed, which is classified as the Barton Springs Zone. This project is located within the Edwards Aquifer Contributing Zone.

DE 1. DCM 5.3.2 – You are requesting a waiver from maximum velocities in a pipe. You state the velocity is decreasing; however the existing is listed as 21.0 fps and the proposed as 21.6 fps. Please clarify. Also, this waiver needs review by the Watershed Engineering Division (WED). Once the above is clarified, WED will be engaged for review.

Update 1: The waiver from DCM 5.3.2 has been received and is under review. Review of the waiver will be coordinated with the Watershed Protection Department (WPD). Comment pending approval of the waiver.

Electric Review – Andrea Katz – 512-322-6957

EL 1. Civic use space will be required for on-site substation, though substation location is yet to be determined. Substation planning ongoing.

Update 1: Comment stands. Civic use must be provided for electrical infrastructure including but not limited to substation and chilled water facilities. Even if substation is located off-site, civic use is required.

Environmental Office – Leslie Lilly – 512-974-2619

Plans

EO 1 The note under the Land Use Plan Site Metrics chart states that 54% impervious cover is based on gross site area, please give the impervious cover using net site area per SOS rules. It is likely the same number, do not include manmade slopes.

Update 1 EO 1 - Comment cleared

EO 2 Exhibit C states that the Hill Country Roadway Ordinance will not apply. Why are you not able to meet these requirements? Please let us know specifically what portion of the HCRO your project cannot meet.

Update 1 EO 2 – Pending discussion with applicant. Issues to resolve related to HCRO

- The items listed as “modified” in the HCRO Standards Table , Exhibit C, are not entirely represented in the Code Modification Table. Additionally, for those items listed as modified, an explicit justification must be provided for their modification.
- Regarding 25-2-1123 in the table, is the existing park road access being modified or improved?
- Regarding 25-2-1124 in the table, the reference to “See Site Metrics Table” does not provide information about building heights.
- Regarding 25-2-1022, clarify how the code section is being modified for LU1 and exceeded for LU2.
- Regarding 25-2-1023 & 25-2-1025, provide explicit justification for these modifications.
- Regarding 25-2-1026, clarify what is implied by the designation of a parking lot as permanent.

EO 3 Remove Note #7 from Exhibit C, not all of these are allowed by code, impervious cover should be based on actual numbers and not have exceptions to lower the number. For example porous pavement within the Edwards Aquifer Recharge Zone is not considered impervious.

Update 1 EO 3 – Comment cleared

EO 4 Exhibit D, there is a note about Co-Locating Irrigation. Manipulating reirrigation times was suggested so that the reirrigation could be moved out of the greenbelt. This will not be supported if re-irrigation is still located within the greenbelt.

Update 1 EO 4 – Comment cleared

EO 5 This comment is pending the law department confirming that the proposed development has the right to re-irrigate using the deed provided.

Update 1 EO 5 – Comment cleared.

EO 6 This comment is pending infiltration test in the proposed re-irrigation greenbelt areas. If re-irrigation is proposed in the greenbelt, a better location may be the old landfill that was recently restored.

Update 1 EO 6 – Comment cleared

Code Modifications

EO 7 On page 6, the applicant is asking to waive the requirements of the Hill Country Roadway Ordinance, staff does not agree and would like to know what provisions the project is not able to meet.

Update 1 EO 7 – Pending discussion with applicant. Also, See comment Update 1 - EO 2. Please provide explicit justification for the exemption of code sections (ECM Section 2.9.2, Section 30-3

Division 2, ECM Section 3.3.4, ECM Section 2.7.0, 25-2 Subchapter C Article 9 Division 3, 25-6-Division 2) for Land Use Area 1.

EO 8 Page 8, the modification to 25-8-213 is pending removal of re-irrigation from the greenbelt.

Update 1 EO 8 – Comment cleared

EO 9 Page 8, ECM 1.6.7.5(A), although staff may support longer times to empty a pond if the re-irrigation is removed from the greenbelt, the proposal of 144 hours is too long and could promote mosquito habitat that would be a nuisance. Please ask for what is realistically needed for this option.

Update 1 EO 9 – Pending review of rainwater collection system. Future review will also include WPD water quality engineering staff for approval of water quality conceptual design.

EO 10 Page 10, 25-8-514, please provide the net site area impervious cover calculation.

Update 1 EO 10 – Comment cleared

EO 11 Page 10, 25-8-63 and ECM 1.8.1, we do not agree to impervious cover exceptions, ask for the impervious cover the project needs. Also, porous pavement over the Edwards Aquifer Recharge Zone is not considered impervious per 25-8-63(C)(8).

Update 1 EO 11 – Comment cleared

EO 12 Page 10, 25-8-281, the approval for modified buffers is pending further review.

Updated 1 EO 12 – Comment cleared in Hydrogeological review

Tier 1 and 2

EO 13 The redevelopment exception is mentioned several times during the superiority chart, please remove the references since this site will not be using it in the PUD and it is not the base line.

Update 1 EO 13 – Comment cleared

EO 14 Many of the comments mad above also apply to the Tier one and Two tables, please update for next submittal.

Update 1 EO 14 – Comment cleared

<p>Environmental Review – Pamela Abee-Taulli – 512-974-1879</p>
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EV1. Provide ECM Q1 and Q2 tables. In the Drinking Water Protection Zone impervious cover is calculated on a net site area basis.

Update 1: Comment pending. The NSA and total impervious cover (IC) information is adequately expressed through the exhibits and tables for now. I realize that the IC limit will be finalized by Council Thank you.

However, I have a question about how the IC limit will be reviewed as site plan applications are submitted. This will have to be made clear in the PUD ordinance and should be stated in both the Superiority and Code Modification tables. If the driveway IC is accounted for separately, then each lot or each development could be limited to the PUD IC limit. Transferring allowances between lots would not be allowed. And it would have to be clear that if any lots were re-subdivided, each resulting lot would still have the same PUD limit. If you have another idea, I would be happy to discuss

EXHIBITS

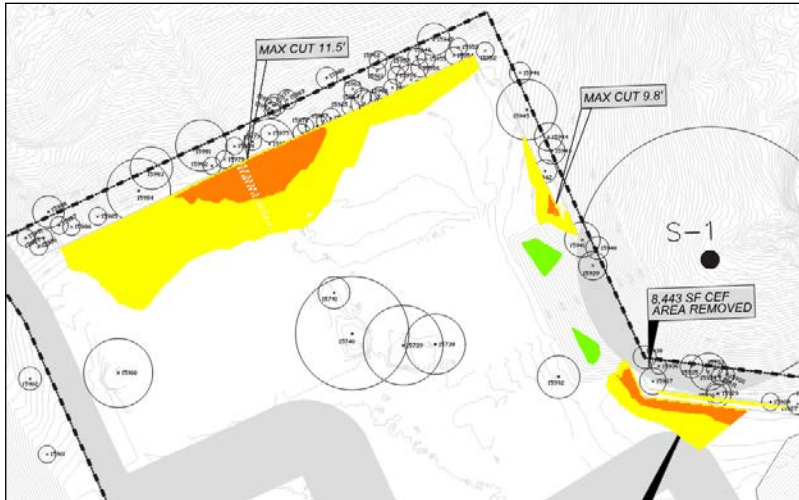
- EV2. *Exhibit C: Land Use Plan.* Remove the note on sh. 4 stating, “Chapter 25-2 Article 11 Hill Country Roadway Overlay Requirements shall not apply to any portion of Land Use Area 1.” Proposed modifications to Hill Country Overlay requirements are proposed to be made strategically to individual provisions, not as a blanket rejection of an entire section of code.

Update 1: Comment cleared.

- EV3. *Exhibit G: Grading Plan.* Clarify whether the cut shown in the image below is “for construction of a water quality control or detention facility and appurtenances for conveyance such as swales, drainage ditches, and diversion berms” [LDC 25-8-341(A)(4)].



Update 1: Comment pending. Please explain the reasons for the cut and fill shown in these locations. I do not foresee any issues. However, I would like to have this information for my records. Approval of the related code modifications to allow this grading is pending. (25-8-341 & 342)



CODE MODIFICATIONS

- EV4. 25-2-1104. The justification for modifying this code states, “The project will meet and exceed Hill Country Roadway Overlay requirements within the portion of Land Use Area 2 that is within the Hill Country Roadway Overlay.” However, 25-2-1023(A), (Chapter 25-2, Subchapter C, Article 9, Division 3. Additional Site Plan Requirements in Hill Country Roadway Corridors) requires that “vegetation within 100 feet of the dedicated right-of-way may not be cleared, unless the clearing is necessary to provide utilities and access to the site.” There is an existing drive in the area for the vegetative buffer. Please explain how the drive is “necessary to provide...access to the site.”

Update 1: Comment cleared.

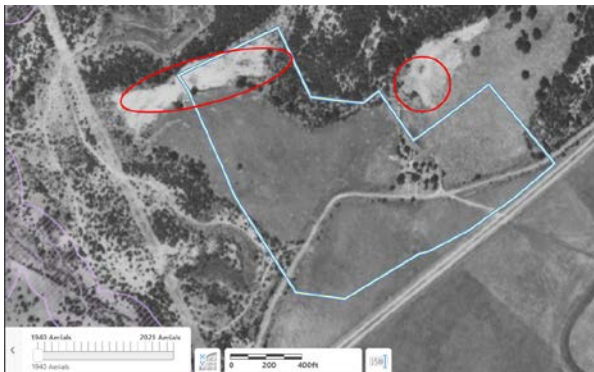
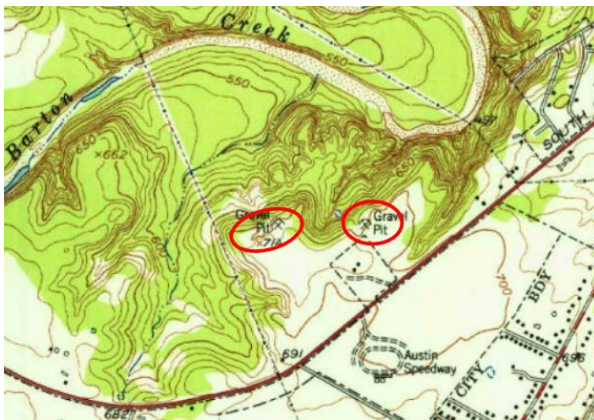
- EV5. 25-2-1026. Explain the reason for the proposed addition of the word “permanent” in the code modification for Hill Country Roadway: § 25-2-1026 - PARKING LOT MEDIANS. A permanent parking lot must have a median at least ten feet wide containing existing native trees or dense massing of installed trees between each distinct parking area.

Update 1: Comment cleared.

- EV6. 25-8-341/342. If the development “is proposing to restore the site back to original pre-development grades,” modifications to 25-8-341 & 342 may not be necessary. Grading is measured from the original elevation, so returning the site to original grades will require less rather than more grading. Please do more research to get a better idea of the pre-development elevations. The image below is from 1940 and is available on Property Profile. The topo was provided by the previous reviewer.



Also, it looks to me as if the two gravel pit areas shown on the topographic map (1955?) are outside of the areas where grading is proposed with this project.



Update 1: Comment cleared.

SUPERIORITY TABLE

EV7. CWQZ.

CWQZ		Removes existing impervious cover from the Critical Water Quality Zone.	There are no Critical Water Quality Zones on the site. Nevertheless, the overall site impervious cover will be reduced to a maximum 54 percent impervious - a 36 percent reduction from current conditions.	+
<div> <div>This is not relevant. Please remove it.</div> </div>				
+ Superior	+/- Partial Superiority	- No Superiority		
SUBMITTAL DATE: May 14, 2021		Page 2 of 17		PUD CASE #: CD-2020-0002

Update 1: Comment cleared.

STORMWATER RUNOFF

EV8. See EV 6 of the Development Assessment: “The PUD proposes compliance with the SOS Ordinance, however that ordinance is not germane to directing stormwater runoff to landscaped areas. *For guidance, refer to the requirements in City Code 25-2-1008* and propose a method in relation to City Code requirements that will demonstrate PUD superiority.” This comment still stands.

Stormwater Runoff		Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.	<p>The Brodie Oaks Redevelopment is fully compliant with the SOS Ordinance. As such, the runoff from impervious surfaces will be directed to one of two SOS retention/irrigation systems or in the existing pond at the Retreat at Barton Creek.</p> <p>Currently, 6.25 acres of the site (63 percent of which is impervious cover) drains directly into the Barton Creek Greenbelt. In the planned conditions, only limited impervious cover from sidewalks within the open spaces drains into the Barton Creek Greenbelt.</p> <p>The Brodie Oaks Redevelopment is committed to satisfying this Tier 2 requirement through the methods described above.</p>	+
<div> <div>Remove this sentence. It is not accurate.</div> </div>				

Update 1: This comment pertains to p. 4 of the Superiority Table, 4th and 5th rows.

- The SOS Ordinance is not a part of the landscape code, nor is the landscape code a part of the SOS Ordinance. Therefore, the “non-degradation requirements” and any other SOS requirements are not relevant to these two landscape code Tier 2 options. Remove all references to SOS requirements.
- Note that the two Tier 2 options relevant to irrigation of landscape refer to two different landscape quantities. (It is confusing, because they also refer to two different alternative water sources. However, the landscape quantity is the more important distinction.) As you noted in the table, runoff from impervious surfaces may not be directed directly to landscape in the Edwards Aquifer Recharge Zone. Therefore, your real choice here is between the two different quantities of landscape area.
 - Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas. [“Landscaped areas” means all of the site that is not impervious, undisturbed natural area, or restored to natural conditions. That is, all of the landscape that will be irrigated.]
 - Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area. [“Required landscape area”

means the street yard landscape area (20% of the area of the street yard), plus the total area of landscape islands, peninsulas, and medians required for a surface parking lot.]

- **Irrigation with alternative water sources is an excellent way to meet one of these Tier 2 options. Applicants proposing to use cisterns for irrigation purposes are encouraged to collect non-potable water from multiple on-site sources, including but not limited to graywater, rainwater, A/C condensate, and process water. Such cisterns should be fitted with a mechanism to switch between non-potable and potable water sources, as available. Given the expected size of the buildings in this development, I encourage you to propose that as many alternative sources as possible will be collected – to irrigate as much of the landscape as they can.**

EV9. Primary irrigation source. SOS Ordinance is not germane to this item. *For guidance, refer to the requirements in City Code 25-2-1008* and propose a method in relation to City Code requirements that will demonstrate PUD superiority.

Update 1: This comment pertains to p. 4 of the Superiority Table, 4th and 5th rows.

- **The SOS Ordinance is not a part of the landscape code, nor is the landscape code a part of the SOS Ordinance. Therefore, the “non-degradation requirements” and any other SOS requirements are not relevant to these two landscape code Tier 2 options. Remove all references to SOS requirements.**
- **Note that the two Tier 2 options relevant to irrigation of landscape refer to two different landscape quantities. (It is confusing, because they also refer to two different alternative water sources. However, the landscape quantity is the more important distinction.) As you noted in the table, runoff from impervious surfaces may not be directed directly to landscape in the Edwards Aquifer Recharge Zone. Therefore, your real choice here is between the two different quantities of landscape area.**
 - **Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas. [“Landscaped areas” means all of the site that is not impervious, undisturbed natural area, or restored to natural conditions. That is, all of the landscape that will be irrigated.]**
 - **Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area. [“Required landscape area” means the street yard landscape area (20% of the area of the street yard), plus the total area of landscape islands, peninsulas, and medians required for a surface parking lot.]**
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you to propose that as many alternative sources as possible will be collected – to irrigate as much of the landscape as they can.

UPDATE 1 NEW COMMENTS

EV10. Porous pavement: There is some confusion in the porous pavement line items (p. 3, 3rd and 4th rows). Once again, it is a matter of two Tier 2 options that are difficult to distinguish because there are multiple variables at play. In this case, the use (pedestrian vs. non-pedestrian) variable is the more important distinction. The difference in area – 20% vs. 50% - reflects the difference in cost and complication of the two types of porous pavement.

- Provides porous pavement for at least 20 percent or more of all paved areas for **non-pedestrian** in non-aquifer recharge areas.
- Provides porous pavement for at least 50 percent or more of all paved areas limited to **pedestrian** use.

Revise the Superiority Table to address this issue.

Also, please note that porous pavement must be counted as impervious for purposes of the Q2 table, unless the requirements of ECM 1.6.7.5.E.1.A or B and also ECM 1.6.7.5.E.3 are met. To demonstrate compliance, provide a construction detail for the proposed porous pavement system showing the type of pavement, subbase, soil subgrade, and joint filler (if any). In order for the porous pavement to be excluded from impervious cover calculations, the soil subgrade must be left non-compacted. [LDC 25-8-63(C)(8)] **Verify that all proposed porous pavement complies with the ECM requirements OR is included in the Q2 table as impervious cover.**

EV11. CODE MODIFICATION 25-8-301/302. Please explain why this is necessary. According to Exhibit K, the only slopes are in areas where neither roadways or driveways (25-8-301) nor buildings or parking areas (25-8-302) are proposed to be allowed.

Floodplain Review – Karol Susan Menhard – 512-974-3373

GENERAL FLOODPLAIN COMMENTS:

Reviewer notes: 37.6-acre redevelopment site at S Lamar Blvd and US290/Loop360 in the Barton Creek watershed. Proposed redevelopment is not making improvements in the floodplain; as such no defined floodplain exists on the property since drainage area less than 64 acres. No floodplain review required for this case based on submitted documents. Comments below are standard FYIs.

FP1. FYI: As the PUD does not request changes or amendments to floodplain code and criteria, all future applications in the PUD area will be required to meet floodplain regulations in effect at the time of application including but not limited to: prohibition of new buildings and parking located in the floodplain, requirements to demonstrate that all proposed development activities located within the floodplain do not adversely impact the floodplain on other property and all other floodplain regulations.

Update 1: Comment cleared.

- FP2. FYI: Our understanding of flood risk in Austin is changing. What is now known as the 500-year floodplain is a good representation of what the 100-year floodplain will be according to a National Weather Service publication called Atlas 14. This could affect the layout of this development, including the location of lots, drainage easements, buildings, parking, and roadways. The City will likely be using the current 500-year floodplain as the design floodplain for residential and commercial building permit review in the near future. In order to minimize flood risk to our community and better ensure that all the lots in this PUD can be developed in the future, the City of Austin recommends that you consider the 500-year floodplain as a surrogate for the 100-year floodplain when designing this developments within the PUD area. Please contact this reviewer if you have any questions.

Update 1: Comment cleared.

Housing HPD – Nathan Jones – 512-974-3462

- HHPD 1. For the non-residential development component, HPD supports a fee-in-lieu of on-site affordable housing to the Housing Trust Fund of not less than an amount equal to the planned unit development fee rate current at the time of site plan submittal times the bonus square footage dedicated to a non-residential use.

Update 1: According to LDC 2.5.2.B.2, developments with no residential units may only exceed the baseline by providing a fee-in-lieu. Please provide additional detail on how the non-residential bonus area requirements will be satisfied by an on-site dedication, the proposed phasing of the affordable units, and the proposed partnership with a third-party organization.

- HHPD 2. For residential development, HPD supports an on-site affordable housing dedication consisting of at least 50% two or more-bedroom rental units.

Update 1: For the development with residential units, please provide additional detail on the proposed percentage of affordable units, the proposed income limits of the affordable units, and the proposed bedroom mix for the affordable units.

Hydro Geologist Review – Eric Brown – 512- 978-1539

PLEASE BE ADVISED THAT ADDITIONAL COMMENTS MAY BE GENERATED AS INFORMATION IS UPDATED. IF AN UPDATE IS REJECTED, REVIEWERS ARE NOT ABLE TO CLEAR COMMENTS BASED ON PHONE CALLS, EMAILS, OR MEETINGS, BUT MUST RECEIVE FORMAL UPDATES.

- HG 1. Please add a void and water flow mitigation note to the cover sheet: “This project is subject to the Void and Water Flow Mitigation Rule (COA ECM 1.12.0 and COA Item No. 658S of the SSM) provision that all trenching greater than 5 feet deep must be inspected by a geologist (Texas P.G.) or a geologist’s representative.”

Update 1: Comment cleared. EA Void note added to Exhibit F.

- HG 2. Please add a note: “This project is located within the Edwards Aquifer Recharge Zone as defined by TCEQ Texas Administrative Code (30 TAC) Chapter 213.”

Update 1: Comment cleared. EA note added to Exhibit F.

- HG 3. Clearly show the boundaries of all Critical Environmental Features (CEF) setbacks as a shaded or hatched area and clearly label the setbacks: “CRITICAL ENVIRONMENTAL FEATURE SETBACK.”

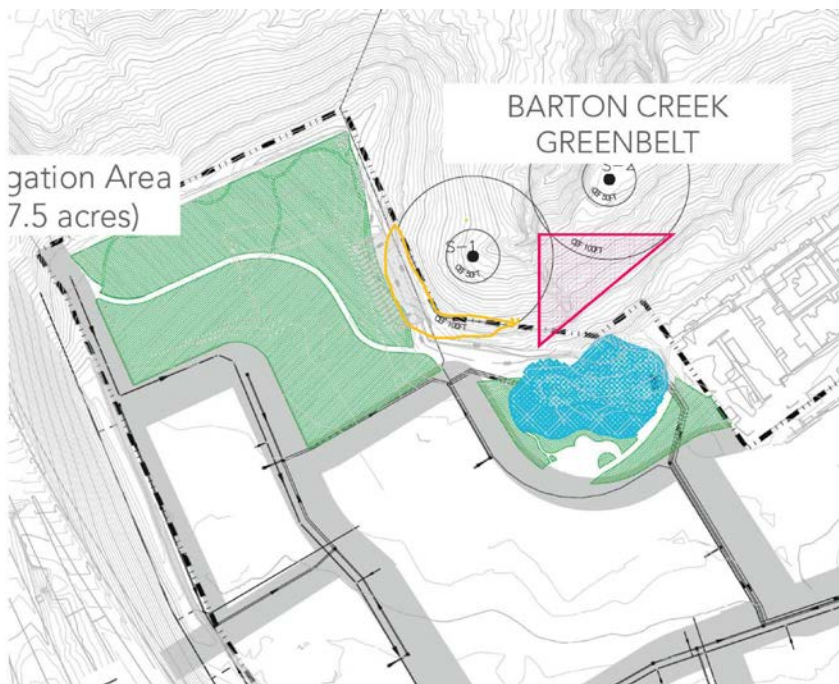
Update 1: Comment cleared. CEF setbacks clearly shown in Exhibit F.

- HG 4. Only include the standard 150-foot setback for all CEFs. Remove 50-foot setback label.

Update 1: Comment cleared. 50’ setback line removed.

- HG 5. Please calculate area of reduction for setback S-1 (orange) and incorporate into the buffers on the upslope side between S1 and S2 (pink). See picture below for additional clarification.

Update 1: Comment cleared. Area removed is less than proposed modification of setback. Proposed setback will still protect character of hydrogeologic CEFs.



- HG 6. Please add a note stating that: “The presence of a Critical Environmental Feature on or near a property may affect development. All activities within the Critical Environmental Features (CEF)

setback 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.”

Update 1: Comment cleared. CEF note added to Exhibit F.

HG 7. Perimeter fencing must be installed at the outer edge Critical Environmental Feature (CEF) setback area for all point recharge features. (CEF - F1 on ERI) Fencing must meet or exceed the criteria of COA Item No. 701S of the SSM. At least one four-foot wide, lockable access gate must be provided [LDC 25-8-281(C)(4)].

Update 1: Comment cleared. Fencing requirement around all Point Recharge Features added to Exhibit F.

HG 8. Please show approximate locations of all irrigation lines within the referenced irrigation areas with special attention paid to keep them away from CEF setbacks and slopes >15%.

Update 1: Comment cleared. All re-irrigation lines have been removed from existing Barton Creek Greenbelt and will not impact point recharge feature or other hydrogeologic CEF setbacks.

FYI After discussions with the group it has been decided that there are no residual concerns about impacting the cave footprint as part of the redevelopment. The Buda and Del Rio formations provide enough overburden (120-ft to 150-ft) for protection. That being said, staff is recommending that subsurface excavations be limited to 20-feet to be safe.

FYI Moving to informal review pending additional comments generated from Environmental Commission and/or City Council.

Office of Sustainability – Marc Coudert – 512-974-2016
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The *Brodie Oaks Redevelopment Superiority Table* submitted with the PUD application outlines strategies to incorporate many of the elements in the Carbon Impact Statement (CIS), including:

- Location of transit on the adjacent Lamar Blvd
- Creating of bicycle facilities
- Creating a walkable landscape with access to trails
- Provide showers and indoor bicycle parking
- located in an Imagine Austin activity center or corridor

In addition, staff from the Office of Sustainability met with Lionheart Places to review the project and provide feedback. No further comments at this time.

Update 1: All comments cleared.

PARD/Planning and Design Review –
Thomas Rowlinson – 512-974-9372

PR 1. The PUD application as currently presented does not meet staff requirements for parkland superiority. A majority of the proposed parkland is encumbered by either irrigation or SOS ponds. By this reviewer's calculations, over 60 percent of the proposed parkland is encumbered by either irrigation or ponds (not including the roadway, see PR 3). At least 50 percent of the parkland to be dedicated must be less than 10 percent grade, well drained, and suitable for active play, per the Parkland Dedication Operating Procedures §14.3.7; the ponds and irrigation areas do not meet this criterion. Encumbrances to the proposed parkland must be modified to maximize active recreation in order to meet parkland dedication standards and achieve superiority. PARD staff recommends alternatives such as landscaping for buildings/other land uses, water capture, cisterns, and reuse in plumbing to lessen amount of irrigation needed from the parkland.

Update 1: Comment remains until terms and acreage of re-irrigation have been finalized. PARD can provide fifty percent credit for re-irrigation areas that allow some recreation; please update the credit calculations accordingly. Note that exact credit assigned at dedication must generally comply with the Standards for Dedicated Parkland and the Parkland Dedication Operating Procedures, as amended.

PR 2. To be considered a superior development with respect to parks, the project must provide at least 10.4 credited acres of parkland per 1,000 residents (including hotel rooms). Parkland and open space should be centrally located and contiguous, where feasible. The parkland must be dedicated to the City of Austin per §14.3.9 of the Parkland Dedication Operating Procedures. Private parkland is not acceptable for superiority. Dedication must be fee simple instead of privately owned with easements, as currently proposed. Please revise exhibits accordingly. Parkland should be noted as 'parkland dedicated to the City of Austin'.

The 15 percent gross site area parkland cap is not applicable to PUDs per §14.3.9 (C) of the Parkland Dedication Operating Procedures; remove reference to an applicable cap for this development from the park and open space exhibit. The amount of credit to assign the proposed parkland is unclear (see PR 3). If the development cannot provide the 10.4 acres of credited parkland per 1,000 residents with onsite dedication, alternatives for superiority will need to be considered. Fees in-lieu may also be required should there be a deficiency in parkland to attain 10.4 acres per 1,000 residents. Exact amount of parkland and credit assignment must be finalized to clear this comment. Please contact this reviewer to discuss: thomas.rowlinson@austintexas.gov.

Update 1: Thank you for noting that parkland shall be dedicated to the City of Austin. Please add on the Park Notes page that the parkland must generally comply with the Standards for Dedicated Parkland and the Parkland Dedication Operating Procedures, as amended.

- PR 3. In order to determine credited acreage of public parkland, provide a map and calculations showing how much of the proposed parkland is the 25-year floodplain, 100-year floodplain, critical water quality zone, critical environmental feature buffer, or other encumbrances such as easements (either existing or proposed) and re-irrigation. Parkland that is used for the development's stormwater irrigation shall receive a lower credit. Please include proposed irrigation areas into the credit calculations. The internal roads appear to be included in the park areas, as well. Roads may not be counted toward the parkland and should be removed from the park areas.

Update 1: Comment remains until terms and acreage of re-irrigation have been finalized. PARD can provide fifty percent credit for re-irrigation areas that allow some recreation; please update the credit calculations accordingly. Provide the acreage of the re-irrigation areas proposed in the parkland.

- PR 4. The parks must have some impervious cover allotment in order to provide recreational facilities. How much impervious cover is proposed to be transferred out of the park, and how much will remain? PUD exhibits do not explicitly detail how much impervious cover will be part of the park lots. Some impervious cover should be reserved for the park areas.

Update 1: The proposed impervious cover equals 0.06 acres, or approximately 25,000 sf. How much of this impervious cover can be used toward non-recreational uses, such as re-irrigation and ponds (if applicable)? What amount of impervious cover will remain after subtracting the non-recreational uses? Please note a minimum amount of impervious cover for recreational uses. Confirm that this remaining amount will be sufficient for all parks improvements. For reference, one medium sized shade pavilion is equal to approximately 600 sf; one large shade pavilion is equal to 2,800 sf; a basketball court could be 4,200 sf.

- PR 5. To be considered superior, the park must be developed in accordance with a plan approved by PARD. Parks must be designed to properly function as parks. Water quality and drainage exhibit has the Overlook, Trailhead, and Neighborhood parks almost entirely encumbered by either SOS ponds or irrigation. Please indicate how active recreational amenities will function with the proposed co-location of the irrigation. PARD anticipates a high number of dogs using these parks; indicate how irrigation will function with the anticipated cleaning and maintenance of these parks. Is retract-able irrigation possible?

Update 1: Note on the plan that any dog run or dog park will be designed with PARD and WPD approval and will be located outside of any re-irrigation; dog run/dog park will be designed so as to prevent any waste runoff. Note on the parks plan that the ponds must be designed as amenities in accordance with the Parkland Dedication Operating Procedures, as amended. Comment remains until both WPD and PARD have approved the re-irrigation. How long does re-irrigation need to be operating after a typical storm event? Does PARD have the ability to control re-irrigation operation, since it will be on parkland? Note on the park plan that final re-irrigation operation details (direction, zones, and timing) require PARD approval.

- PR 6. The park development plan should describe the park improvements and amenities provided. \$100 per unit over the existing FY 2020-21 fees would likely not result in a superior development here. Given the deficiency in park acreage required for a superior development, PARD recommends that a substantial investment is made in the parks so as to achieve a superior park system. Please

provide costs associated with the proposed designs for these parks to better formulate the superiority in park development. Some additional amenities that could be required include bathrooms, performance or event spaces and playscapes. Contact this reviewer to discuss final list of required amenities: thomas.rowlinson@austintexas.gov.

Note that any parkland dedication development fees should only be used toward the parks being dedicated with this project – revise comments on the park exhibit accordingly.

Update 1: Remove reference to using the park development fee toward improvements within the existing greenbelt; the park development fees must be used within the parkland being dedicated, consistent with City Code § 25-1-606. PARD supports the applicants in working with the community groups and stakeholders to make greenbelt improvements, but they may not cost the parkland dedication requirement.

Note on the plan that the final park amenities and designs must be approved by PARD, and that additional amenities not listed on the table may be added with mutual approval.

Specify that the park development fee is “to exceed the Parkland Development Fee in effect at the time of site plan by \$700 per unit [added by reviewer] for both residential and hotel units.”

- PR 7. PARD has not received sufficient documentation that the applicants are entitled to use the existing Barton Creek Greenbelt parkland for irrigation. As such, the proposal cannot be considered – remove any reference to irrigation in existing parkland. Even if the applicants were entitled to do so, PARD cannot support the proposal to use existing parkland for the development’s irrigation. PARD finds such a proposal contrary to a superior development. Revise to exclude irrigation in existing parkland from the exhibits.

PARD supports the termination of this right. Please detail how the applicant proposes to withdraw and terminate any irrigation rights in existing parkland.

Update 1: Comment cleared.

- PR 8. This development will require triggers for when the parks are dedicated and developed. Triggers should indicate when the parkland is dedicated fee simple, not by easement. Note that subdivision, resubdivision, replat, and correcting scrivener’s errors may all be considered a “subdivision plat”, which could pose challenges to the dedication depending on when the applicants intend to submit such applications (if they are required). Dedication triggers could specify ‘first subdivision or site plan, whichever is first’, or ‘upon written request from PARD’, with PARD and developer working on an appropriate time to request the dedication (similar to other PUDs). Trigger should also mention when park development must be completed.

Update 1: In case of contingencies, consider an additional note to the triggers, such as “[...] or when PARD and applicant mutually agree.”

- PR 9. PARD recommends that the proposed parks achieve SITES Silver certification. Note that the parks will achieve this certification as a development requirement in the relevant exhibits.

Update 1: Comment cleared.

PR 10. PARD recommends that 50 parking spaces be reserved for parks users. Note that a minimum 50 parking spaces shall be reserved for park use within the development in the relevant exhibits.

Update 1: Comment remains under discussion with applicants, Transportation Review, and PARD. PARD asks that parking be made exclusively for the park use in order to offset demand along the Barton Creek Greenbelt.

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

SP1. Please clarify in the Land Use Plan that Hill Country Roadway standards do apply to a limited extent.

Update 1: Comment cleared.

SP2. In the Code Modification Table, page 6, please add 25-2-1022 – Native Trees and 25-2-1027 – Visual Screening to the sections of the Hill Country Roadway that will be applicable to the site.

Update 1: Thank you for adding 1022. Please also include 1027.

SP3. Staff suggests that some of the uses listed as by-right would be more appropriate as conditional uses. Liquor sales, cocktail lounges, and amphitheaters if part of the outdoor entertainment should be conditional uses, or limited in the PUD language to a certain size and/or locations.

Update 1: Thank you for the clarification. Are liquor stores and cocktail lounges to be considered together for a total of 25,000 sf, or separately for a total of 50,000 sf?

SP4. In the Redevelopment Superiority Table, page 7, please clarify how eliminating the height requirement will reduce the number of jobs/dwelling units per acre. Should this be increase rather than reduce?

Update 1: Please replace the language in the table with the language in the comment response, as it is much clearer.

SP5. In the Redevelopment Superiority Table, page 8, please clarify how much shade will be provided on streets. Section 2 of Subchapter E requires 50%; is this proposed to be increased?

Update 1: Comment cleared.

SP6. Although S Lamar and Loop 360 are functionally highways at this location, please ensure that there will be no blank walls facing either ROW.

Update 1: Comment cleared.

Subdivision Review – Steve Hopkins – 512-974-3175

- SR 1. Proposed change to 25-4-171 Access to lots: Allow private streets with a public access easement.
- SR 2. Proposed change to 25-4-62 Expiration of preliminary plan: Extend life of an approved preliminary plan from 5 years to 7 years.
- SR 3. Staff does not object to the proposal because the process for creating and dedicating ROW will remain intact. That process requires dedication of public or private ROW on a final plat after a preliminary plan is approved. LDC 25-4-51.

Update 1: All comments cleared.

Transportation Engineering – Amber Hutchens – 512-974-5646

- ATD 1. Applicant will be required to construct all back of curb improvements compliant with the South Lamar Blvd 2016 Mobility Bond plan requirements and dedicate any space, right-of-way, or easement, necessary for such improvements.

Update 1: Response note; please incorporate into PUD notes to clear comment.

- ATD 2. 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 25-6-142]. Comments will be provided in a separate memo.

Update 1: Response noted; applicant continues to work with City Staff through the TIA study process. Comment will be cleared when TIA is approved, and final memo is issued.

- ATD 3. Transportation Plan Note 1 reads: The Park Street and associated shared use path connects the Brodie Oaks Redevelopment to the Barton Creek Plaza. Pavement of the Park Street will remain in existing conditions but the shared use path will be additional. Staff is assessing this statement and whether we can support it; further comment will be emailed directly to the applicant as soon as it is available.

Update 1: Response noted; please see ATD6 for further discussion on this issue. Comment addressed.

- ATD 4. On the Transportation Plan and all PUD exhibits: use the same terms on each exhibit related to connectivity – clearly label the beginning and terminations of Park Streets and Internal Circulation Routes on each exhibit. Additionally, please clarify on how it would interact with the existing private street along this alignment.

Update 1: Comment cleared.

- ATD 5. There is currently no way for a pedestrian or cyclist to cross in any direction at the interchange of Ben White and South Lamar, adjacent to this site. This is the biggest missing safety and connectivity element for multimodal travel in this area. How will this PUD contribute to addressing this challenge? (Tier 2 Superiority Requirements)

Update 1: Response noted; comment will be cleared when TIA is approved, and final memo is issued.

- ATD 6. Park Street A should connect to the Barton Creek trail access to the northwest. (Tier 2 Superiority Requirements)

Update 1: Response noted and comment remains. As PARD assesses the possibility of improving the connection within the constraints of the existing easement, this is still considered a potential Tier 2 Superiority requirements that may be memorialized within the TIA Mitigations.

- ATD 7. At the northeast end of the Internal Circulator Route, it should connect to South Lamar and the improvements planned on that street. (Tier 2 Superiority Requirements)

Update 1: Comment addressed; further detail relating to these improvements may be added within TIA Final Memo.

- ATD 8. Proposed Cross Sections

- Internal Circulator Route Cross Sections should meet dimensions listed in TCM update and Austin Street Design Guide, update the widths of all raised bike lanes and tree zones to 7' and parking widths to 8'.
- Park Street Cross Sections: Update the buffer zone between the street and Shared Use Path to 12'.

Update 1: Response noted; comment will remain open as we continue to discuss the cross sections.

- ATD 9. Section 25-6-477, 25-6-478, 25-6-532 and Appendix A – Off-Street Parking and Loading: Staff supports the use of TDM to reduce the parking needs for this site; this still requires a set of ratios and reductions that can be applied consistently and clearly to land uses applying for permits within the PUD. Please provide parking ratios that are alternative to those found in the Land Development Code (LDC) for assessment or use the LDC as the starting point for the site's parking requirements. Deferring all parking determinations to the director will not be acceptable.

Update 1: Response noted; ratios and shared parking study will be reviewed when it is received.

- ATD 10. For Tier 1 Superiority, language prohibiting gated roadways must be incorporated into the PUD ordinance.

Update 1: Comment cleared.

- ATD 11. 25-1-21 – Definitions. (11) BLOCK: A 5' sidewalk is not sufficient to meet the circulation and connectivity objectives of the Code's definition of Block. For block measurements to produce effective connectivity the sidewalk should at least 12' wide.

Update 1: Comment cleared.

- ATD 12. 25-2 - Subchapter E Sec 2.2.1 B PRIORITY STREET MODIFICATION: Staff will be meeting internally to discuss this code request and its impact on the ability to active the South Lamar Blvd frontage. Further comment will be emailed directly to the applicant.

Update 1: Comment cleared.

- ATD 13. 25-2 Subchapter E 2.2.5 G, Modify, G.2 If the Internal Circulation Route: No head in back out parking of any kind will be supported along any of the Internal Circulation Routes or Park Street Cross Sections.

Update 1: Response noted; please depict specifically where on the site you are proposing this parking and provide a cross-section that includes it for staff review and comment.

- ATD 14. 25-6-171 – Standards for Design and Construction: If the roads will be built to City of Austin Standards, modification of this language to construct alternative cross-sections is not necessary. TCM Street Cross Sections do not have to be modified per Code, they can be modified administratively. Please clarify the need for this modification.

Update 1: Comment cleared.

Water Quality Review – Joydeep Goswami – 512-974-3521

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 THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

This project is located at 4021, 4025, 4107, 4109, 4115, and 4141 S. Capital of Texas Hwy NB; 3940, 4006, 4024 - 4040, 4200, 4220, 4236 S Lamar BLVD SB and is within the Barton Creek watershed, which is classified as the Barton Springs Zone. This project is located within the Edwards Aquifer Contributing Zone.

- WQ 1. Please work with the City including the Watershed Protection Department and PARD on other options for irrigation area locations that may work better for the Parkland uses.

Update 1: Per comment response provided for this comment, this comment is pending additional water quality options for parkland uses. Therefore, this comment remains pending approval of water quality options by the Watershed Protection Department (WPD).

WQ 2. Please provide irrigation testing at all proposed infiltration area locations per ECM 1.6.7.4 to demonstrate those areas will work (once the infiltration area locations are finalized per WQ1 above).

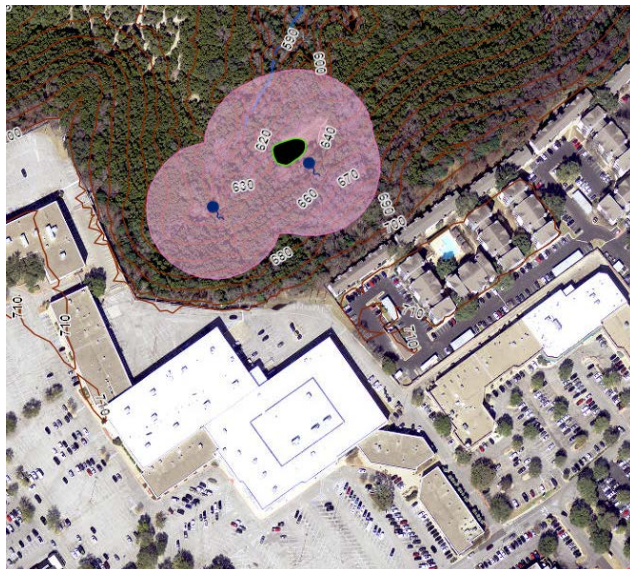
Update 1: Please see Update #1 response to comment WQ1. Comment pending.

Wetlands Biologist Review – Miranda Reinhard – 512-978-1537

WB 1. Wetland CEFs and CEF setbacks are located with 150ft of the project area. Development is prohibited with CEF setbacks which may affect some facets of the project and whether or not superiority is demonstrated per the Superiority Table. It is unclear at this time how the CEF setbacks affect this project due to lack of clarity in the application packet. Please provide an exhibit that shows the wetland CEF setbacks and identify if any proposed items in the Superiority Table are affected.

Update 1: A previously identified wetland CEF (BRG ID 207473) was identified and field verified by WPD staff on-site associated with the spring CEF (S-2 as labeled on the plan sheets). Please see the screenshot below of the approximate location and boundaries of the wetland CEF, which are available on Property Profile Tool. In addition, the Shapefiles for the wetland CEFs are available on Property Profile to be downloaded. To clear this comment:

- Please clearly show the boundary of the wetland CEF and clearly label the feature: “WETLAND CEF” on all plan sheets where it exists.
- Please clearly show and label “WETLAND CEF SETBACK” the standard 150 ft CEF setback on all plan sheets where the CEF and CEF setback exist.



NEW COMMENTS**WB 2. The proposed SOS Ponds and Wetland Shelves are unclear. To clear this comment:**

- a) **Provide clarification on if the wetland shelves are a superiority element. If so, please demonstrate how.**
- b) **Provide the bathymetry/topography for each of the SOS ponds.**
- c) **Provide some detailed exhibits including plan views, profile views, and cross sections of the SOS ponds.**
- d) **Provide some detailed exhibits including plan views, profile views, and cross sections of the wetland shelves.**
- e) **Provide a landscaping plan specifying the vegetation for the SOS ponds and wetland shelves.**
- f) **For the SOS ponds, please provide tables specifying all details for planting and seeding for the vegetation to include the seed specification (species, total pounds, etc.) and the tree/shrub specifications (species, quantity, size, and location).**
- g) **For the wetland shelves, please provide tables specifying all details for planting and seeding for the vegetation to include the seed specification (species, total pounds, etc.) and the tree/shrub specifications (species, quantity, size, and location).**

Zoning Review – Kate Clark – 512-974-1237
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ADDITIONAL COMMENTS MAY BE GENERATED WHEN THE REQUESTED INFORMATION HAS BEEN PROVIDED.

ZN 1. Please update rezoning case number to C814-2021-0099 on all sheets.

Update 1: Comment cleared.

ZN 2. Please clarify whether code modification 25-1-21 (Definitions) for BLOCK intends to include a 5' break (sidewalk/trail) as a qualifying block break, or if the intent was to have a minimum 30' wide courtyard that included a minimum 5' sidewalk/path within it.

Update 1: Comment cleared.

ZN 3. Per *Exhibit C: Brodie Oaks Redevelopment Land Use Plan – Page 1*, the applicant listed FAR in the “Land Use Area Metrics” table and provided notes stating how the FAR would be calculated and tracked through the site plan/redevelopment process. Zoning and Site Plan Review staff discussed the PUD’s proposed tracking table and averaging of FAR based on Land Use Area and suggest removing FAR from the table completely. This will allow maximum impervious cover, building height, building coverage, land use areas and Subchapter E (as modified by this PUD) to determine building design and massing.

Update 1: Comment cleared.

- ZN 4. Per Exhibit C: Brodie Oaks Redevelopment Land Use Plan – Page 1, within the “Land Use Area Metrics” table for Land Use Area 2, it states “N/A” for Building Cover and square footage amount is left blank for non-residential. However, in *Exhibit C: Brodie Oaks Redevelopment Land Use Plan – Page 3* there are several proposed land uses being permitted within this area. Please either remove these uses as being permitted or provide building cover and proposed square footage amounts as necessary.

Update 1: Pending. Thank you for removing those uses.

FYI, “Building Coverage” is defined in 25-1-21 (Definitions) as “the area of a lot covered by buildings or roofed areas”. You have left in uses such as “Pedicab Storage and Dispatch”, “Recreational Equipment Maintenance & Storage” and “Community Garden”. Zoning staff have confirmed with DSD that things like maintenance sheds, pavilions, yard barns, etc. would be considered “building coverage” and would also count against your non-residential square footage. If you anticipate needing any storage sheds or covered areas, staff suggests adding a small amount of building coverage and non-residential square footage to Area 2.

- ZN 5. The applicant is requesting additional height per *Exhibit C: Brodie Oaks Redevelopment Land Use Plan – Page 2*. Staff is still reviewing the requested maximum heights in combination with the proposed *Code Modification Table* and *Superiority Table*.

Update 1: Comment pending, discussions ongoing.

- ZN 6. The following are protected uses established by federal case law and cannot be prohibited: Group Home, Class I (General); Group Home, Class I (Limited) and Group Home, Class II. Please add these uses to the permitted uses for Area 1 on Exhibit C: Brodie Oaks Redevelopment Land Use Plan – Page 3.

Update 1: Comment cleared.

- ZN 7. Staff does not support allowing for “cocktail lounge” and “liquor sales” as a permitted use by-right without a maximum allowable square footage. Please either make these uses Conditional or provide a maximum square footage for each use.

Update 1: For “cocktail lounge”, staff can support allowing it as a permitted use by right up to 25,000 square feet and conditional for any square footage above 25,000. Staff can support allowing “liquor sales” as a permitted use by right up to 25,000 square feet. We do not support allowing for additional square footage above 25,000 square feet.

- ZN 8. Please clarify intent for including “limited warehousing and distribution” as a permitted land use. This can be an intense land use and is not typically located near residential uses.

Update 1: Comment pending. Applicant’s update stated use was removed, but on Page 5 of the Exhibits PDF (*Exhibit C: Brodie Oaks Land, Use Page 4*), it is still listed as a permitted use within Area 1.

- ZN 9. Please clarify whether Land Use Area 2 is intended to be left as open space or developed (see ZN 4). There are several land uses being proposed as permitted within this area.

Update 1: Comment cleared.

- ZN 10. Please remove (or clarify) the inclusion of “Food Preparation” in Land Use Area 2. Per its definition within the LDC, this land use is for “the production of prepared food for wholesale distribution in a structure with not more than 5,000 square feet of gross floor area. The use includes wholesale bakeries, commercial kitchens, and specialty food processing or packaging shops, but excludes the on-site slaughter of animals and the commercial production of ice.”

Update 1: Comment cleared.

- ZN 11. On *Exhibit F: Brodie Oaks Redevelopment Water Quality and Drainage* the Airman’s Cave is identified as a line on the map, but it is not clear where the cave is located. Please clarify if most of the site is over the cave or if only a small portion of the site is located over the cave.

Update 1: Comment cleared.

- ZN 12. On *Exhibit H: Brodie Oaks Redevelopment Phasing Plan*, under Note 4 where items for the tracking chart are listed, please remove Floor-To-Area Ratio from the list (see ZN 3).

Update 1: Comment cleared.

- ZN 13. There are items listed within the *Superiority Table* that appear to not be applicable to the proposed PUD (e.g. Page 2 of 17 under Channel Design it states “there are no natural or constructed channels on-site”). Please revise your table to show these items as either not applicable or no superiority instead of superior.

Update 1: Comment cleared.

- ZN 14. For the *Comment Response PDF*, please reverse the order of your responses to staff comments so that the most current response is at the beginning of your table. Multiple reviewers told me that the applicant had not responded to the June Staff Comment Report.**

- FYI As the applicant is requesting to develop residential uses within the PUD and has provided an *Educational Impact Statement (EIS)* with the rezoning application. City staff will forward the EIS forms to AISD for further review.

Update 1: EIS forms were sent to AISD for review. Staff received a completed EIS back and has shared with the applicant. The EIS will be included in the staff backup for this rezoning case.

- FYI Per code modification to Section 25-2 Subchapter E. 4.3.3F (page 5 of 11), the modification refers to the Brodie Oaks Redevelopment Superiority Table. Staff is fine with this code modification; however Superiority Tables are not part of Ordinances and language to address this code modification will be modified as necessary.

Case Manager – Kate Clark – 512-974-1237

A PRELIMINARY STAFF RECOMMENDATION CANNOT BE DETERMINED AT THIS TIME BASED ON THE INFORMATION PROVIDED IN THIS APPLICATION.

A formal update is necessary. Please schedule an appointment with Intake and submit one copy of the plans and response memo to each of the reviewers listed below. PLEASE CLEARLY LABEL ALL PACKETS WITH THE REVIEWER'S NAME.

Additional comments may be generated as requested information is provided. Please include a comment response letter indicating how comments have been addressed. If required as part of the PUD approval, please address all fiscal/fee requirements and provide copies of the receipts to the Case Manager prior to final ordinance readings at City Council.

Reviewers:

1. Austin Fire Department (Research & Data Analytics) – Laura Everett
2. Austin Fire Department (Prevention Review) – Tom Migl
3. Austin Water Utility Review – Virginia Collier
4. City Arborist – Jim Dymkowski
5. Drainage Engineering Review – Joydeep Goswami
6. Electric Review – Andrea Katz
7. Environmental Office – Leslie Lilly
8. Environmental Review – Pamela Abee-Taulli
9. Housing HPD – Nathan Jones
10. PARD/Planning and Design Review – Thomas Rowlinson
11. Site Plan Review – Christine Barton-Holmes
12. ATD Engineering – Amber Hutchens
13. Water Quality Review – Joydeep Goswami
14. Wetlands Biologist Review – Miranda Reinhard
15. Zoning Review – To be determined

COMMENT REPORT

CASE NUMBER: C14-81-033(RCA)

CASE MANAGER: Wendy Rhoades

PHONE #: 512-974-7719

REVISION #: 00

UPDATE: 0

PROJECT NAME: Brodie Oaks Restrictive Covenant Amendment

LOCATION: 4021, 4025, 4107, 4109, 4115, and 4141 S. Capital of Texas Hwy NB; 3940, 4006, 4024 - 4040, 4200, 4220, 4236 S Lamar BLVD SB.

DATE: February 25, 2022

STAFF REVIEW:

- This report includes all comments received to date concerning your planned unit development. The planned unit development will be approved when all requirements identified in this report have been addressed. However, until this happens your planned unit development 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, HOUSING AND PLANNING DEPARTMENT, 1000 E 11th St, Austin, TX 78702.

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 planned unit development (PUD) amendment application. The Planning Commission must take an action no later than May 24, 2022 (Commission date) which is less than 181 days from the last action taken from the Planning Commission per LDC Section 25-2-246(A)(2). Otherwise, the application will expire.

Comprehensive Plan Review – Kathleen Fox – 512-974-7877

The proposal is to terminate a portion of a Restrictive Covenant on this property, which limits building heights on several parcels on this property.

The Imagine Austin Comprehensive Plan is a long-range planning and policy document, which is broad in scope, and the review of a restricted covenant is not under the purview of the plan and thus no review comments are being submitted.

Environmental Review – Mike McDougal – 512-974-6380

No environmental review comments associated with the proposed termination of this restrictive covenant.

Austin Fire Department (Prevention Review) – Tom Migl – 512-974-0164

AFD1. The PUD tracts are subject to the WUI code Ordinance no. 20200409-040 adjacent to the Barton Creek Greenbelt. An increase in building height or density would increase the number of dwelling units impacted within the prescribed setbacks. AFD would support an increase in density and building heights if the proposed plan provides a boundary street between the greenbelt and proposed buildings to abate wildfire conflagration. Based on the height increase the buildings would be high rise structures. The internal streets next to high rise buildings would require a minimum 25 feet of clear travel for fire protection operations with multiple routes of emergency access and evacuation. Access must comply with the prescribed fire code and local amendments. Tract D access/egress has a convergence at the Southeast corner of the tract. Unless two remote public access routes are provided for emergency and public access and egress AFD would not support height increases for Tract D.

PARD/Planning and Design Review – Thomas Rowlinson – 512-974-9372

PR1: Parkland dedication will be required for any new residential or hotel-motel development that would result from the termination of this portion of the Restrictive Covenant. Parkland dedication requirements are being reviewed with associated Planned Unit Development application.

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

Site Plan comments will be provided with PUD and site plan reviews.

Transportation Engineering – Amber Hutchens – 512-974-5646

ATD1. ATD staff supports the termination of this restrictive covenant in conjunction with the City Council approval of the Brodie Oaks PUD.

Austin Water Utility Review – Derek Tucker – 512-972-0077

No comment for restrictive covenant release. All existing easements must be retained.

Zoning Review – Wendy Rhoades – 512-974-7719

Amendment of the Restrictive Covenant requires the signatures of the property owners of Tracts C1, C2, C3 and D on the document that will be recorded at the Travis County Clerk, and will be coordinated with the Brodie Oaks Redevelopment PUD application.