

# Austin Oaks Planned Unit Development Rezoning

Fact Sheet version: September 9, 2014

Currently:	450,000 square feet of 2-3 story office buildings
Proposed:	Rezone as a Planned Unit Development ( <i>updated 8/19</i> )
	653,376 in residential (574 apartments and 36 townhomes),
	868,376 square feet of business office
	89,028 square feet of retail
	8,000 square feet of restaurant
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Total:	1,618,904 square feet

## Planned Unit Development Zoning Intent:

Should preserve the natural environment, encourage high quality development and innovative design, and ensure adequate public facilities and services. The zoning should produce development that is superior to development under conventional zoning in order to get relaxed development standards and greater density.

Neighborhood Center Characteristics (the Imagine Austin plan depicts this intersection as such, while the Domain is depicted as a Regional Center, expected to have greater density and height)

- Smallest and least intense of the three types of activity centers
- Walkable, bike-able, and transit-able
- 5,000 to 10,000 people
- 2,500 to 7,000 jobs

Issues the neighborhood has identified with the current PUD plan:

- Adds about 20,000 estimated car trips over existing traffic.
- Adds 125-150 students to schools that are already significantly over capacity
- Height of the buildings are greater than anything outside of downtown (17, 14, 8 stories.); this doesn't fit a Neighborhood Center; a bad precedent for Mopac neighborhoods
- Trees and canopy cover are threatened. Of the 746 trees surveyed, 72 are heritage trees (over 24") and 98 are protected trees (over 19"). Plan has 9 heritage trees and 44 protected trees being removed
- No demonstration of the superiority that merits granting of a PUD; current zoning already allows for increased density and redevelopment

Benefits to City and to neighborhood cited by the developer:

- Applicant considering adding a park
- Addition of retail and restaurant for the neighborhood
- Applicant will contribute to affordable housing
- Other items are cited in the Superiority Chart that is part of their rezoning application (see file on [www.nwaca.org](http://www.nwaca.org) in the collection of PUD documents)

Current state of the re-zoning application and the process that follows:

- Application was filed on July 16
- City staff is reviewing the application, with comments not yet out to the public
- This will be followed by a period of response from the developer, then another round of comments from City staff. This cycle may repeat as often as the parties choose.
- Near the end of the City staff review, the application goes before the Environmental Board, at which neighbors may be present and provide comments
- When all comments are cleared, the matter goes before the Zoning and Platting Commission (aka ZAP), a meeting which neighbors may attend and provide comments
- 2-4 weeks after the ZAP meeting, the matter can go before City Council in a series of 3 readings, again a forum which neighbors may attend and provide comments

What you can do:

- Consider your opinion about this PUD and provide your comments
- Consider what you would like to see in redevelopment of Austin Oaks. Think about our evolving community and what is needed, what preserves our quality of life, what fits our evolving City. Like the many homes being renovated in our neighborhood now, we will see re-development in the coming decades. It needs to be *smart redevelopment*.
- Relay your thoughts and opinions to your neighborhood association via the surveys and other communication media offered.
- Provide your feedback about the PUD to the City staff and City Council
  - Email the Planning and Review case manager: [Lee.Heckman@austintexas.gov](mailto:Lee.Heckman@austintexas.gov) and ask that your feedback be included in the backup for ZAP and City Council meetings about this case
  - Email City Council members: <http://austintexas.gov/mail/all-council-members>