

DRENNER GROUP

April 30, 2015

Mr. Greg Guernsey
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Hand Delivery

Re: Austin Oaks PUD – Update 1 – C814-2014-0120 Planned Unit Development application for a 31.37 acre piece of property located at the southwest corner of Spicewood Springs Road and Mopac Expressway (the "Property");

Mr. Guernsey:

As representatives of the owners of the above stated Property, we respectfully submit the enclosed formal Update 1 to the zoning application packages.

A Development Assessment application was submitted to the City of Austin in conjunction with the PUD process on May 29, 2014. Following comments by City staff, a briefing of the PUD was conducted at City Council on June 26, 2014. A zoning application was submitted to the City of Austin on July 17, 2014. Formal comments were received from the City of Austin on October 3, 2014. The included response memorandum is in response to the comments dated October 3, 2014.

After discussions with City staff and interested parties, the applicant has made significant changes to the proposed PUD. Based on these changes, the updated project will contain approximately 277 dwelling units, a maximum of 70,000 square feet of retail, civic or pedestrian-oriented uses and a maximum of 910,000 square feet of office uses. Of the total amount of retail, civic, or pedestrian-oriented uses, 50,000 square feet shall be devoted to restaurant space.

In conjunction with the proposed changes to the PUD, a new Traffic Impact Analysis (a "TIA") is required. The TIA update is in process and will be submitted upon completion.

As described in the attached superiority chart, the proposed PUD meets or exceeds all applicable Tier I requirements and nine of the ten applicable Tier II requirements, as defined in the Land Development Code, thus resulting in a superior development that could not be achieved via conventional zoning.

April 30, 2015
 Mr. Guernsey

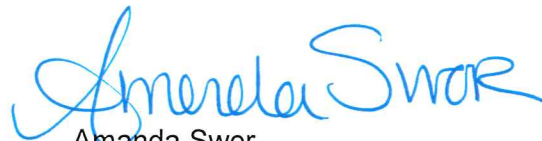
The PUD intends to seek GR zoning as the base district for the lots to the east of Wood Hollow Drive and LO-MU zoning as the base district for the lots to the west of Wood Hollow Drive. The City Code modifications to be included in the proposed PUD District are as follows:

Code Requirement	Proposed PUD Requirement
Maximum Height: 60 feet/40 feet	Maximum Height: 120 feet
Maximum FAR: 1:1/0.7	Maximum FAR: 1:1
Section 25-1-21, Definition of Site: A continuous area intended for development, or the area on which a building has been proposed to be built or has been built. A site may not cross a public street or right-of-way.	Section 25-1-21, Definition of Site: Modification to Section 25-1-21 of the Land Development Code to modify the definition of Site to allow for the PUD to comply with site development regulations on an overall contiguous basis, rather than tract by tract.
Section 25-2-243, Proposed District Boundaries: Boundaries of the districts proposed in a zoning or rezoning application must be contiguous.	Section 25-2-243, Proposed District Boundaries. Modification to Section 25-2-243 of the Land Development Code to allow for the PUD area to be considered contiguous in the zoning application.
Chapter 25-2, Subchapter E: Compliance with the sidewalk standards of Subchapter E.	Chapter 25-2, Subchapter E: Modification to Chapter 25-2, Subchapter E of the Land Development Code to allow alternative equivalent compliance to Sections 2.2.1, 2.2.3 and 3.2.2
Section 25-2-1063, Height Limitations and Setbacks for Large Sites.	Section 25-2-1063, Height Limitation and Setbacks for Large Sites: Modification to Section 25-2-1063 of the Land Development Code to modify height limitation to accommodate heights as depicted on the Land Use Plan.

April 30, 2015
Mr. Guernsey

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,



Amanda Swor
Senior Project Manager

Enclosures

cc: Jerry Rusthoven, Planning and Zoning Department, via electronic mail
Tori Hasse, Planning and Zoning Department, via electronic mail
Jon Ruff, Spire Realty Group, via electronic mail
Jonathan McKee, Bury, Inc., via electronic mail
Steve Drenner, Firm