

Austin Oaks Rezoning

NWACA Meeting

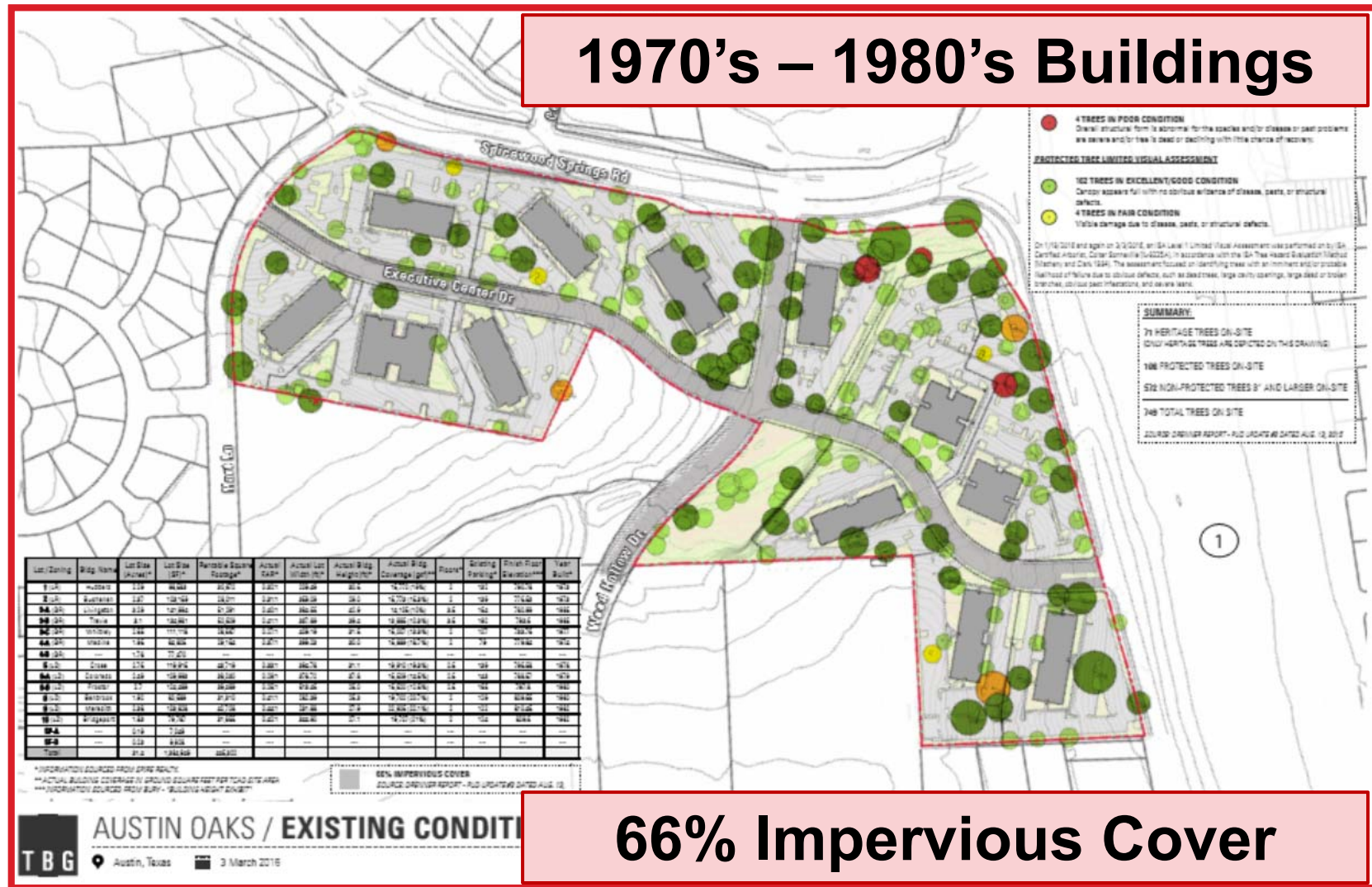
May 5, 2016

SPIRE

Aerial View



Existing Condition



Code Compliant Plan

Under Current zoning, Austin Oaks can be developed as follows:

- 13 individual sites without comprehensive plan
- Likely to generate 17,000 or more trips
- No Traffic Impact Analysis
- No detention required
- No removal of impervious cover required
- Current zoning height would be maintained
- No park requirement
- No creek restoration
- Redevelop as an office park with more than 2x the current square footage

Quick History - Pre-Charrette

- July 2014 – Austin Oaks Rezoning Application filed
 - LO, LR, GR to PUD zoning category
 - Originally - 17-story, 14-story proposal
- April 2015 – Revised proposal
 - 10-story
- October 2015 – Owner resets; Neighborhood requests Design Charrette to create plan of development with stakeholder input

Charrette History - Timeline

Organization of the Charrette

Nov 2015

Neighborhood Information Sessions

Dec 1 and 2

Values Sessions (Neighborhood Input)

Dec 16 and Jan 12

Charrette Design Workshop

Jan 25-29

Refinement

Feb 1- April 13

Update Filed for City of Austin Review

April 21

Env Comm, ZAP, City Council

To be determined

Charrette Team

- Who selected the design team?
 - The neighborhood representatives that organized the Charrette selected Doug Farr and TBG
- Who paid the Charrette design team?
 - Mostly Spire
 - Neighborhoods covered reimbursables through an National Association of Realtor grant

Charrette Schedule

ver. 1/14/16	Sunday Jan 24	Monday Jan 25	Tuesday Jan 26	Wednesday Jan 27	Thursday Jan 28	Friday Jan 29
7:00 AM		Start	Start	Start	Start	Start
8:00 AM		Review Objectives, Strategies, Measures	Market Analysis with Owner	Tech Meeting - Transportation	Tech Meeting - Transportation	Refinement
9:00 AM		Transportation 101	Design	Tech Meeting- Drainage/Env't	Tech Meeting- Drainage/Env't	Refinement
10:00 AM			Design			Refinement
11:00 AM						
12:00 PM	Break	Break	Break	Break	Break	Presentation
1:00 PM		Environmental Site	Design	Design	Design	Presentation
2:00 PM		Analys	Design	Design	Design	Move out/ take down
3:00 PM	Stakeholder Meetings	History/ Demographics	Design	Design	Design	
4:00 PM		Market Analysis 101	Design	Design	Design	
5:00 PM		Zoning 101	Alternatives	Alternatives	Composite	
6:00 PM		Break	Break	Break	Break	
7:00 PM		Town Planning 101	Presentation	Presentation	Presentation	
7:30 PM	Move in/ set up		Pin-up Reviews	Pin-up Reviews	Pin-up Reviews	
8:00 PM		The Reference Plans	Pin-up Reviews	Pin-up Reviews	Pin-up Reviews	
9:00 PM			Review input	Review input	Review input	
Times when the public is encouraged to participate are highlighted in yellow.						
Times when the public is welcome to observe are highlighted in blue.						

Code Compliant Plan

Under Current zoning, Austin Oaks can be developed as follows:

- 13 individual sites without comprehensive plan
- Likely to generate 17,000 or more trips
- No Traffic Impact Analysis
- No detention required
- No removal of impervious cover required
- Current zoning height would be maintained
- No park requirement
- No creek restoration
- Redevelop as an office park with more than 2x the current square footage

Preferred Plan

Building Height

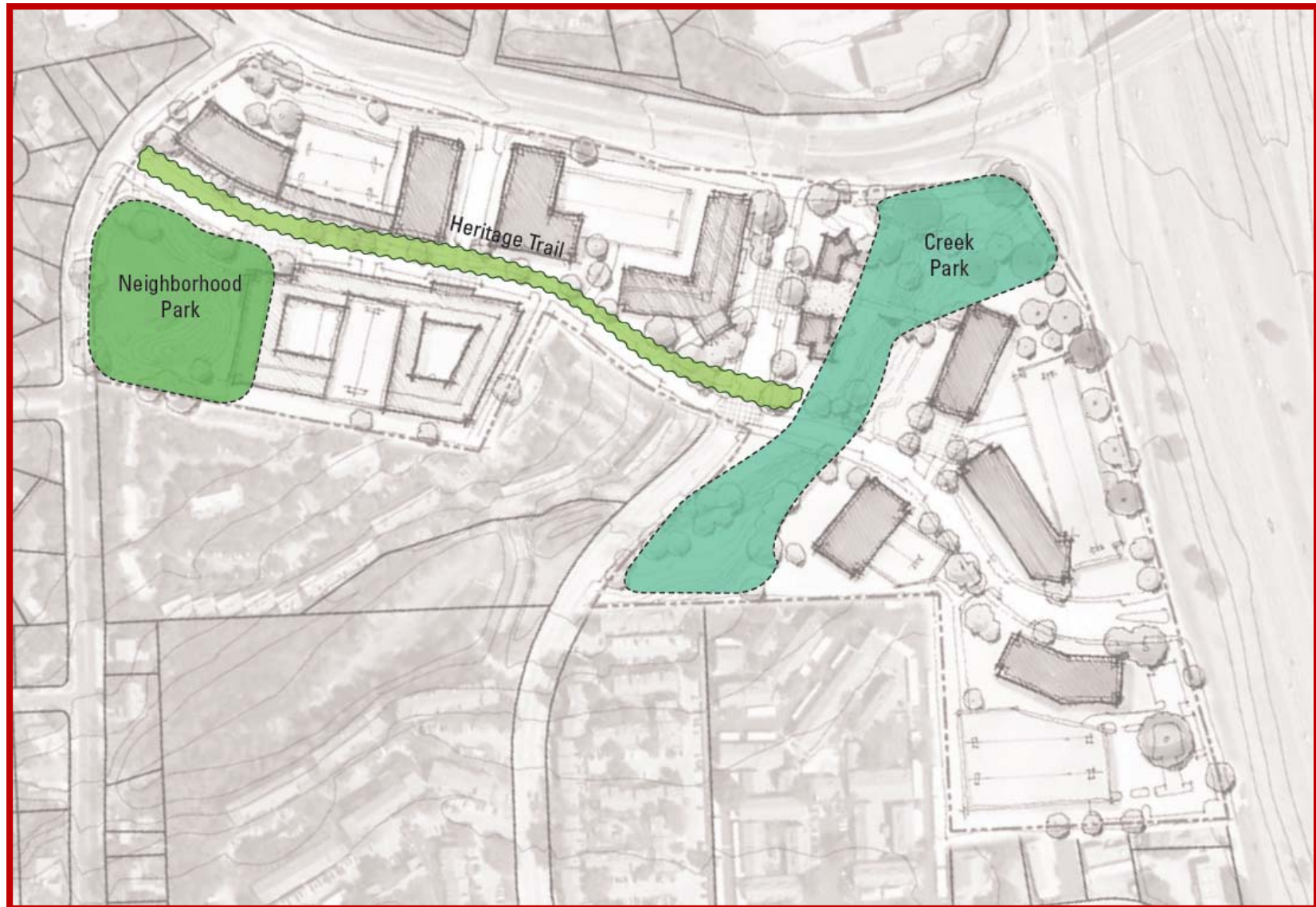
Building #	Stories
1	7
2	7
3	7
4	1
5	1
6	5
7	5
8	5
9	5
10	4
11	5

Building #	Stories
1	7
2	7
3	7
4	1
5	1
6	5
7	5
8	5
9	5
10	4
11	5

Overall Preferred Plan				
	Office	Retail/Rest	MF	Hotel
Parcel 1	196,000			
Parcel 2	310,000			
Parcel 3		20,000		90,000
Parcel 4	100,000			
Parcel 5	150,000	20,000		
Parcel 6		10,000	210,000	
Parcel 7	90,000			
Totals	846,000	50,000	210,000	90,000
				1,196,000



Preferred Plan



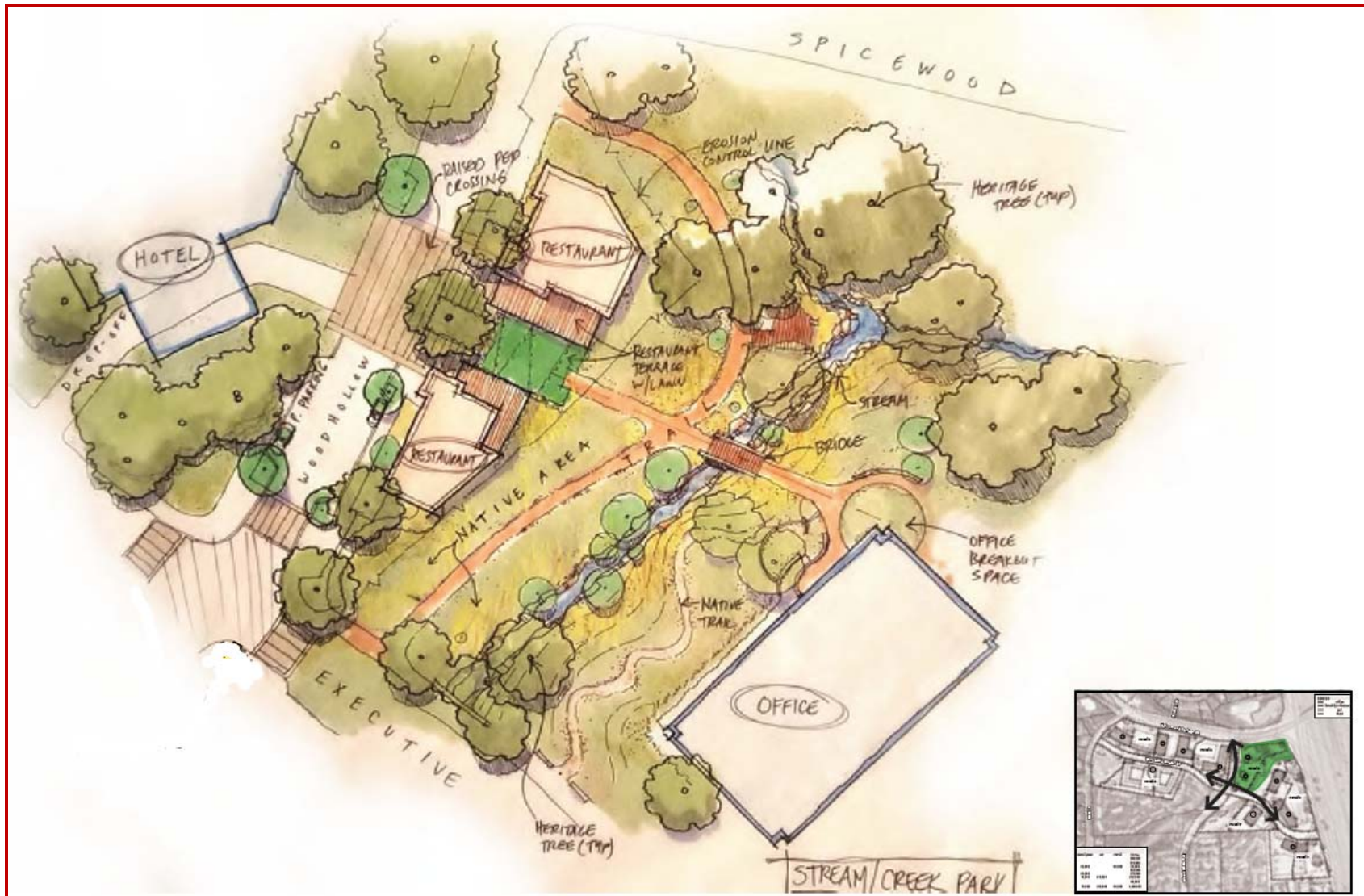
Neighborhood Park



Heritage Trail / Before - After



Creek Park Design



PUD Application - Update 3

DRAFT

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY COMMONLY KNOWN AS THE AUSTIN OAKS PUD PROJECT
3 LOCATED AT 3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724 and 3737 Executive

...once the rezoning ordinance has been passed, none of the exhibits to the land use plan or language in the ordinance can be changed without new City Council action.

- Cover letter with Update 3

14 as approximately 31.4 acres of land, being more particularly described by metes and bounds in
15 Exhibit "A" incorporated into this ordinance (the "Property"), locally known as the property
16 located at 3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724 and 3737 Executive Center
17 Drive and 7601, 7718 and 7719 Wood Hollow Drive, in the City of Austin, Travis County,
18 Texas, and generally identified in the map attached as Exhibit "B."

19
20 **PART 2.** This ordinance, together with the attached Exhibits A through K, are the land use plan
21 (the "Land Use Plan") for the Austin Oaks planned unit development district (the "PUD")
22 created by this ordinance. Development of and the uses within the PUD shall conform to the
23 limitations and conditions set forth in this ordinance and in the Land Use Plan. If this ordinance
24 and the attached exhibits conflict, the ordinance applies. Except as otherwise specifically
25 provided by this ordinance, all other rules, regulations and ordinances of the City shall apply to
26 the PUD. All references in this ordinance and the exhibits to the City Code sections or
27 regulations shall mean those sections and regulations as they exist on the effective date of this
28 ordinance.

29
30 **PART 3.** The attached exhibits are incorporated into this ordinance in their entirety as though set
31 forth fully in the text of this ordinance. The exhibits are as follows:

32 Exhibit A: Description of Property
33 Exhibit B: Zoning Map
34 Exhibit C: Land Use Plan
35 Exhibit D: Phasing Plan
36 Exhibit E: Permitted Uses Table

Building Height Chart

Austin Oaks Rezoning - Update 3 4/27/2006			
Parcel 1	No. Floors	T.O.S.* Elevation	Building Height
Bldg 1-Office	6	875 863	80 ft
Parcel 2			
Bldg 2-Office	6	865	80 ft
Parcel 3			
Bldg 3-Office	7	875	92 ft 6 in
Bldg 4-Office	7	845	92 ft 6 in
Parcel 4			
Bldg 5-Restaurant	1	770	35 ft
Parcel 5			
Bldg 6-Restaurant	1	770	35 ft
Parcel 6			
Bldg 7-Hotel	5	835	67 ft 6 in
Parcel 7			
Bldg 8-Retail	1	815	35 ft
Bldg 9-Office	5	857.5 845.5	67 ft 6 in
Parcel 8			
Bldg 10-Office	5	865 853	67 ft 6 in 67 ft 6 in
Bldg 11-Retail/Rest	1	830	35 ft
Parcel 9			
Bldg12-Multi-Family	4	870 865.5 861.5	55 ft
NOTE: Multiple T.O.S. elevations represent a split level building. *(T.O.S.) Top of Structure			

TIA

Austin Oaks TIA



APRIL 21, 2016

Prepared By:

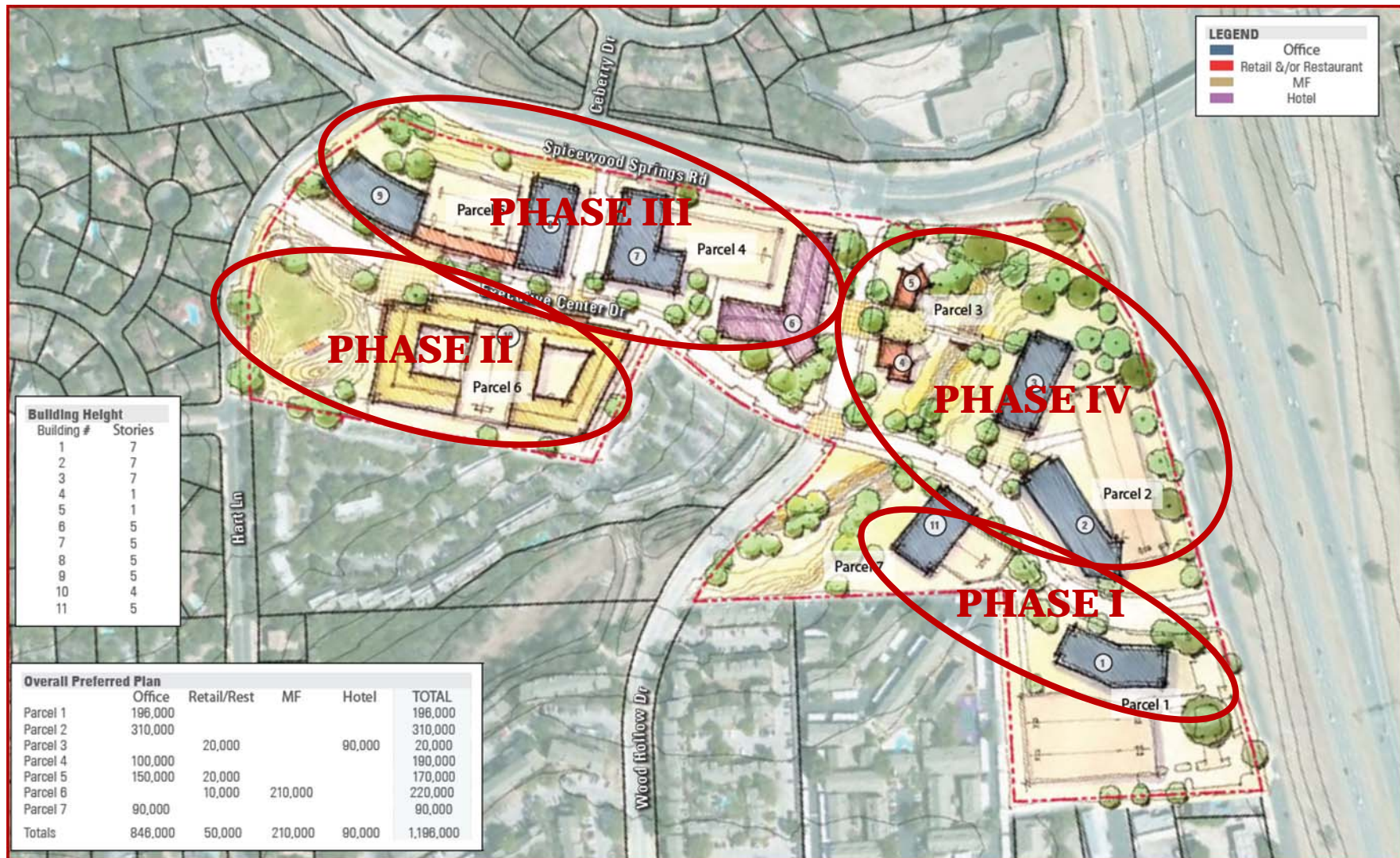
Kimley»Horn

Contact: Jeff Whitacre, P.E., AICP, PTP

Phone: 817-335-6511



Phasing



TIA Study Area



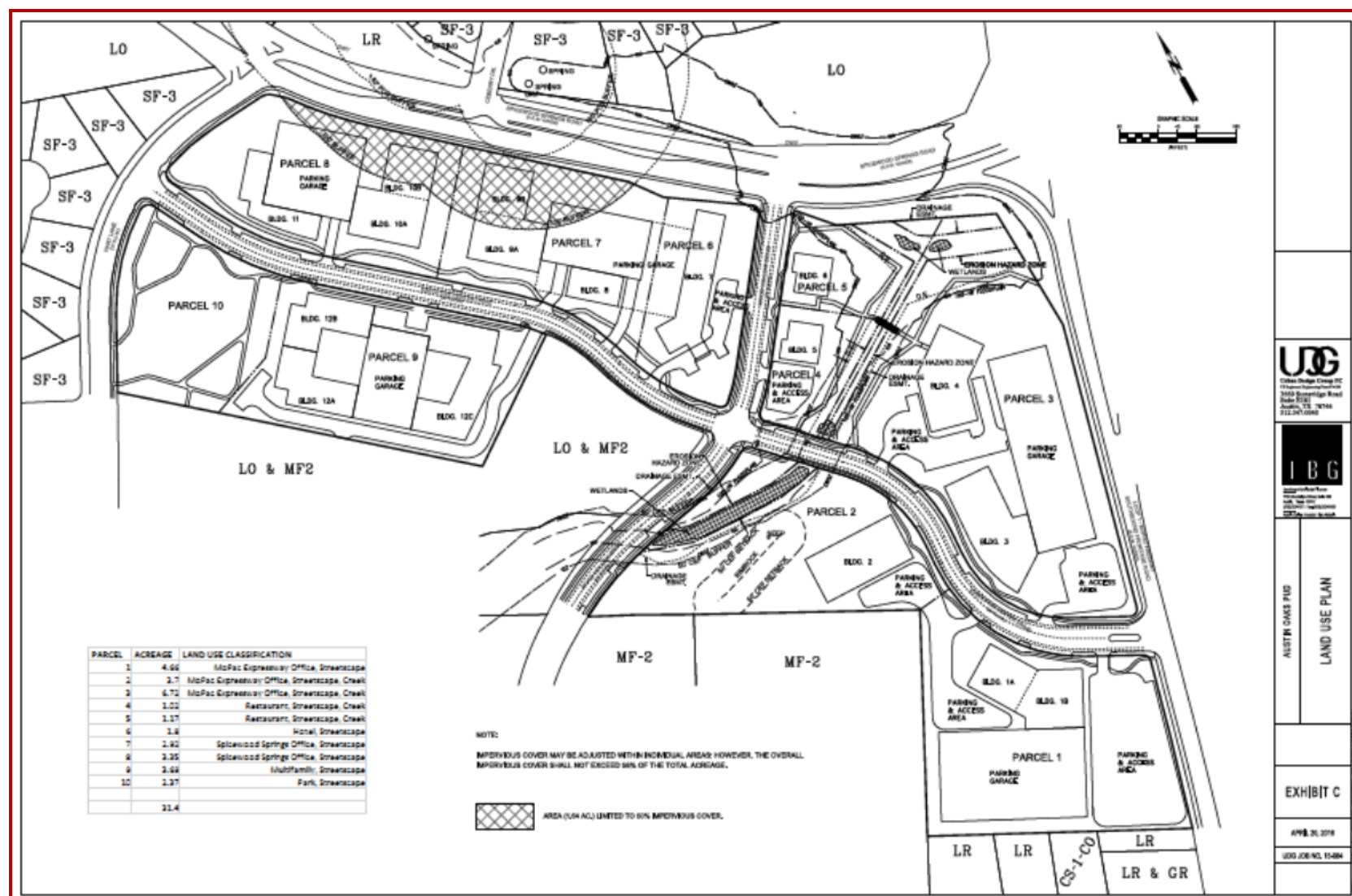
TIA

City of Austin Methodology

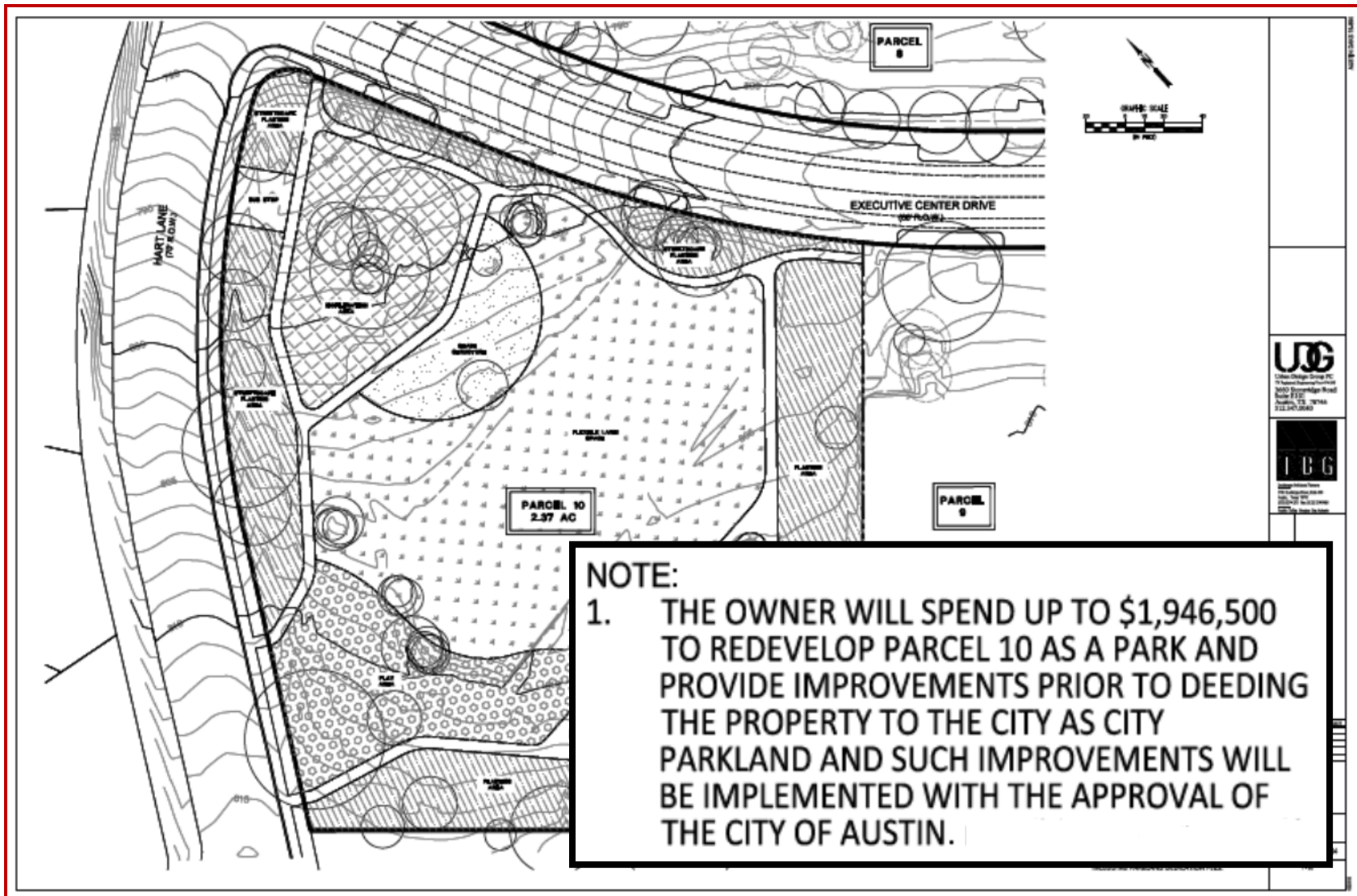
Land Use	Amount	Units	ITE Code	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
					In	Out	Total	In	Out	Total
Existing General Office Building	445.322	1,000 Sq Ft	710	4,086	556	76	632	98	479	577
Existing General Office Building (To Remain)	0	1,000 Sq Ft	710	0	0	0	0	0	0	0
Reduction in Existing Office Trips				4,086	556	76	632	98	479	577
Apartment	250	Dwelling Unit(s)	220	1,640	25	101	126	101	54	155
Hotel	100	Room(s)	310	818	31	22	53	31	29	60
General Office Building	672.995	1,000 Sq Ft	710	5,592	774	106	880	141	691	832
Medical-Dental Office Building	169.000	1,000 Sq Ft	720	6,696	319	85	404	131	336	467
Retail/High-Turnover (Sit-Down) Restaurant	46.700	1,000 Sq Ft	932	5,938	278	227	505	276	184	460
2024 Net New Trips				16,598	871	465	1,336	582	815	1,397
Internal Capture Trip Reduction (5%):				1,034	71	27	98	34	65	99
2024 Net New External Trips				15,564	800	438	1,238	548	750	1,298

Land Use	Amount	Units	ITE Code	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
					In	Out	Total	In	Out	Total
Existing General Office Building	445.322	1,000 Sq Ft	710	4,086	556	76	632	98	479	577
Existing General Office Building (To Remain)	0	1,000 Sq Ft	710	0	0	0	0	0	0	0
Reduction in Existing Office Trips				4,086	556	76	632	98	479	577
Apartment	250	Dwelling Unit(s)	220	1,640	25	101	126	101	54	155
Hotel	100	Room(s)	310	818	31	22	53	31	29	60
General Office Building	672.995	1,000 Sq Ft	710	5,592	774	106	880	141	691	832
Medical-Dental Office Building	169.000	1,000 Sq Ft	720	6,696	319	85	404	131	336	467
Retail/High-Turnover (Sit-Down) Restaurant	46.700	1,000 Sq Ft	932	5,938	278	227	505	276	184	460
Restaurant Pass-By Trips (43% of PM Peak External Restaurant Trips)				0	0	0	0	94	94	188
2024 Net New Trips				16,598	871	465	1,336	682	732	1,414
Internal Capture Trip Reduction				3,180	177	177	354	74	74	148
2024 Net New External Trips				13,418	694	288	982	608	658	1,262

Land Use Plan (LUP) - Exhibit C



Park Plan - Exhibit G

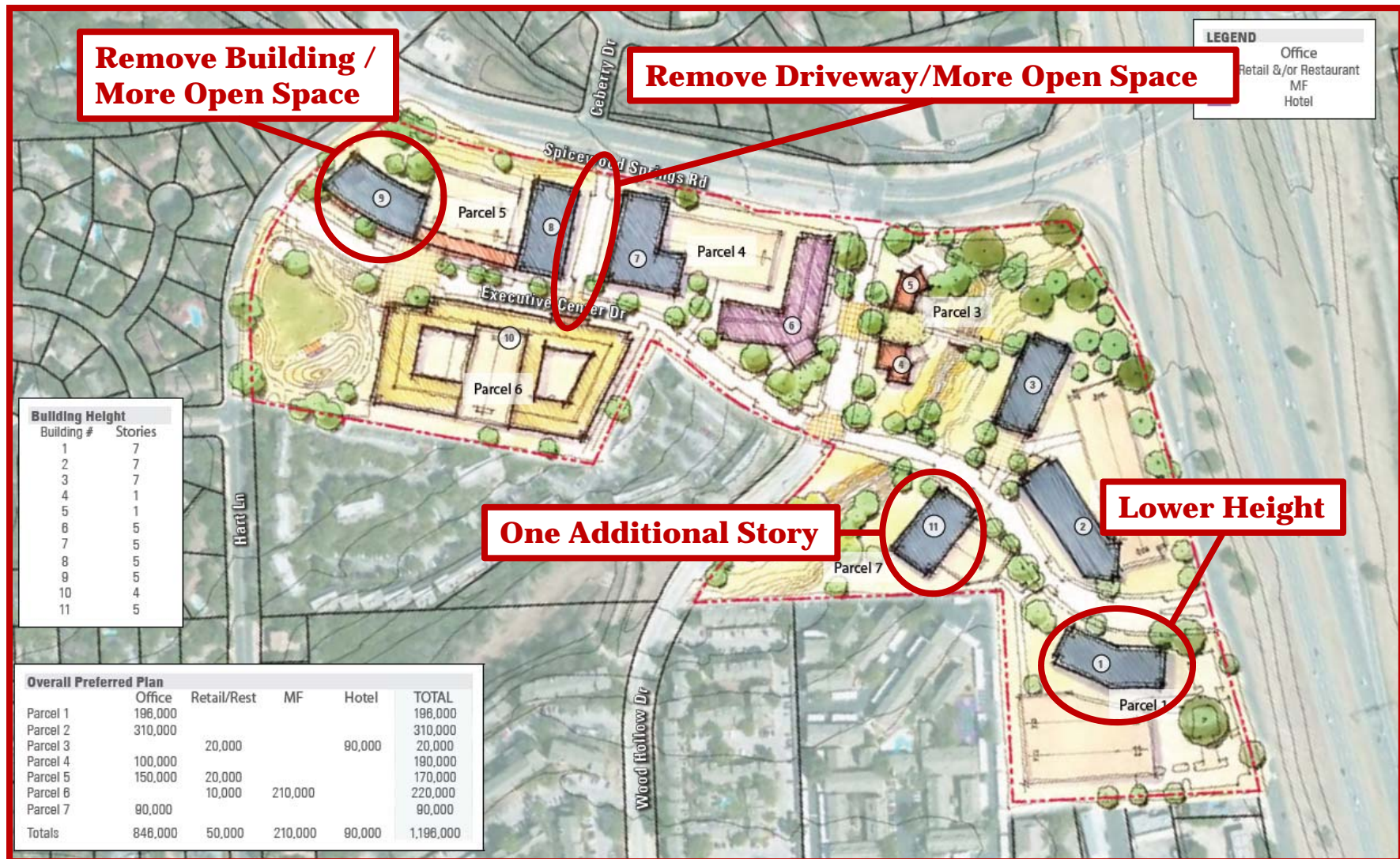




Tree Plan - Exhibit J



Refinement to Preferred Plan



Update - filed with City



Conclusion

- Superior Redevelopment – Better than Code
 - Decrease impervious cover from 66% to 56% of the site = more than 3 acres of impervious cover removed
 - Add detention which is not required
 - Develop a Park (\$1.9mm), Heritage Trail, and Creek areas
 - Save more than 7,000 caliper inches of less than 8" trees, which could otherwise be removed
 - TIA with more than \$1.4 mm in traffic improvements and a traffic cap that is less than the maximum allowed under current zoning
 - Rules and Regulations for redevelopment are fixed
- Trade-Offs – Deviations from Code
 - Slight increase in height to allow for the reduced impervious cover
 - More density → FAR increase of approx. .22:1; yet overall FAR remains less than 1:1.
 - Multi-family residential
 - Rules and Regulations for redevelopment are fixed