

MASTER REVIEW REPORT

CASE NUMBER: C814-2026-0001

CASE MANAGER: Sherri Sirwaitis

PHONE #: 512-974-3057

REVISION #: 00

UPDATE: 0

PROJECT NAME: Town Lake YMCA PUD

SUBMITTAL DATE: August 4, 2026

REPORT DUE DATE: September 1, 2026

FINAL REPORT DATES: September 1, 2026

REPORT LATE: 0 DAYS

LOCATION: 1100 West Cesar Chavez Street, 206 1/2 and 220 1/2 North Lamar Boulevard

DISTRICT: 9

STAFF REVIEW:

- This report includes all comments received to date concerning your PUD rezoning application.
- 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, AUSTIN PLANNING, P.O. BOX 1088, AUSTIN, TX.

REPORT:

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

UPDATE DEADLINE:

- It is the responsibility of the applicant or his/her agent to update this application. All updates must be submitted by **01/31/27** which is 180 days from the date your application was filed/accepted [Sec. 25-5-113].
- If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION:

- An extension to the 180-day deadline may be requested by submitting a written justification to your case manager on or before **01/31/27**. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.
- Extensions may be granted only when there are extenuating circumstances that could not have been reasonably anticipated when the application was submitted. Requests for extensions must clearly document why the additional time is needed.

Arborist Review - Taylor Horton - 512-974-1218 -
taylor.horton@austintexas.gov

Tuesday, August 25, 2026

CA1 For all trees proposed to be transplanted provide a tree transplant feasibility report prepared by a certified arborist. The report must include:

- Condition and suitability of trees proposed for transplant;
- Excavation and root ball stabilization method;
- Transport method;
- Transport schedule;
- Tree storage methods if any;
- Remedial tree care plan

CA2 Provide an exhibit to show the existing and proposed location of all trees proposed to be transplanted.

CA3 Provide documentation that PARD has agreed to location and maintenance of trees to be transplanted on PARD property.

CA4 Provide a clear list of tree numbers and total caliper inches of trees to be mitigated. Include a plan to show planting area available on-site for replacement trees. If there is not adequate area to plant replacement trees then it will be necessary to pay into a mitigation fund. This amount will be considered in the determination of superiority for tree aspect of the PUD proposal.

CA5 Remove all specific tree information (individual numbers, size, condition, mitigation rates, etc.) from the notes in the Land Use Plan.

AE Energy Efficiency Review – Heidi Kasper - (512) 482-5407

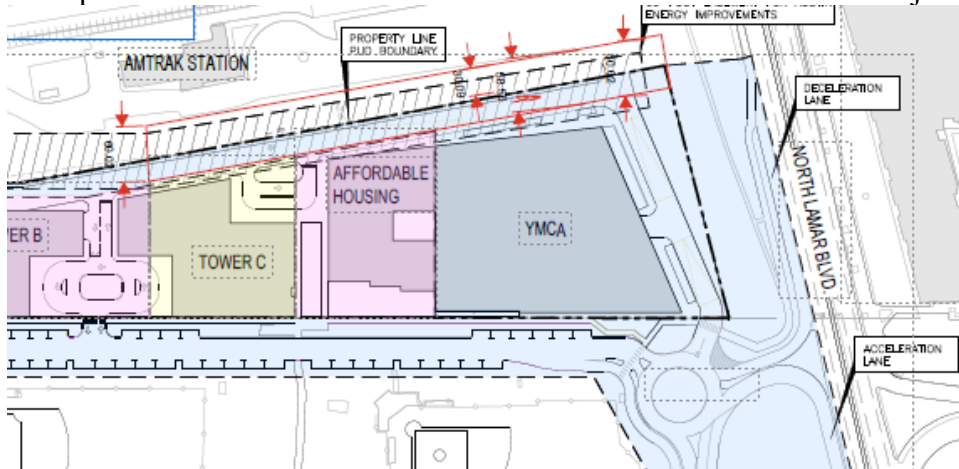
Thursday, August 20, 2026

EF1. Approved.

Austin Energy Facilities - Rosemary Avila - (512) 972-8488
rosemary.avila@austinenergy.com

Tuesday, August 25, 2026

- EL 1. AE transmission lines will need to be relocated due to this YMCA Town Lake redevelopment project. The YMCA shall procure a 60' wide easement from all affected landowners once the transmission route is finalized and convey to City of Austin at no cost to AE, at least 6 months prior to AE construction of the transmission line.
- EL 2. Easement locations are not final until the design is at 60% for transmission. All future transmission/distribution easements are not locked in place yet. More easements not currently shown will be needed for distribution lines and vaults.
- Pole locations typically fall in/near the centerline of the easement for safety setbacks and would be coordinated with the overall design of the site during our design process. The shown preliminary easement layout in the plans may not be the actual acquired easement. On the Land Use Plan- the final easement shall extend east to the Lamar right of way. There should be no gap between easement and existing ROW. Update the Land Use Plan and note that the easement shown is subject to changes.



- EL 3. There is no agreement on the AE completion timeline at this time. See sheet 6 of the plans, under Site Utilities note #1:

SITE UTILITIES (SU)

1. LANDOWNER, IN CONJUNCTION WITH AUSTIN ENERGY, WILL RELOCATE AND CONSOLIDATE CIRCUIT 981 ELECTRICAL TRANSMISSION LINES ONTO CIRCUIT 978 AND RELOCATE POLES 978-35, 978-36, 978-37, 978-38, AND 978-39 AS DEPICTED GENERALLY ON SHEET 4 OF THE LAND USE PLAN. SUCH CONSOLIDATION AND RELOCATIONS WILL FACILITATE THE REDEVELOPMENT OF THE AUSTIN PETS ALIVE! FACILITY IDENTIFIED AS COMPONENT 11 OF THE PHASE I PREFERRED SCENARIO IMPROVEMENTS OF THE VOLMA OVERTON, SR. BEACH VISION PLAN. SUCH IMPROVEMENTS SHALL BE MEMORIALIZED IN [ENTER AGREEMENT TYPE HERE] BETWEEN THE CITY OF AUSTIN, THE YMCA OF AUSTIN, AND MP AUSTIN LLC DATED [ENTER DATE HERE], SUCH WORK BEING COMPLETED NO LATER THAN THE DATE THAT THE FIRST BUILDING PERMIT IS ISSUED FOR THE YMCA.

- EL 4. AE transmission easement cannot share the space with other utilities, awnings or subgrade parking. The transmission easement can be share4d with AE distribution underbuild, nut more easements may be require4d for distibution than what is currently shown.

See note #3 under Site Utilities:

3. THE CITY HAS ADVISED LANDOWNER THAT THE CITY IS INTERESTED IN UPGRADING AND RELOCATING THE ULLRICH WATER MAIN TO IMPROVE THE CONDITION OF THE ULLRICH WATER MAIN AND MAINTAIN SERVICE TO AUSTIN RESIDENTS. LANDOWNER IS WILLING TO CONTRIBUTE TO THE COSTS OF RELOCATING THE ULLRICH WATER MAIN PROVIDED THE RELOCATION IS COMPLETED BY DATE THAT THE FIRST BUILDING PERMIT IS ISSUED FOR THE YMCA. THE CITY AND LANDOWNER HAVE IDENTIFIED TWO POTENTIAL RELOCATION SCENARIOS, BOTH SUBJECT TO EVALUATION AND APPROVALS BY THE CITY: (A) RELOCATING A PORTION OF THE ULLRICH WATER MAIN TO BE RELOCATED ON THE PROJECT SITE WITHIN THE EXISTING AUSTIN ENERGY TRANSMISSION LINE CORRIDOR GENERALLY LYING ALONG THE NORTHERN PROPERTY BOUNDARY UNDER THE NORTH DRIVEWAY (NORTH CORRIDOR) OR (B) RELOCATING A PORTION OF THE ULLRICH WATER MAIN IN A CORRIDOR COMMENCING TO THE WEST OF THE EXISTING AUSTIN PETS ALIVE! FACILITY, TRAVERSING TO THE SOUTH OF AUSTIN PETS ALIVE!, THEN TRAVERSING TO THE EAST AND RECONNECTING TO THE EXISTING ULLRICH WATER MAIN SOUTH OF THE PROJECT (SOUTH CORRIDOR). SUCH DECISION BY CITY SHALL BE MADE NO LATER THAN PUD APPROVAL.

- EL 5. Please note that fire lane appears to share the transmission easement. This area will most likely by used by AE to access the transmission and distribution lines to the north of the building. Please verify it is acceptable for Austin Fire to share AE's easement access.

See sheet 5, note # 4 under Land Development Code Modification:

4. LDC SECTION 25-8-301 IS AMENDED TO ALLOW THE LANDOWNER TO CONSTRUCT A FIRE LANE ALONG THE NORTHERN PROPERTY LINE CURRENTLY ENCOMPASSING AREAS WITH PORTIONS OF SLOPES WITH GRADIENTS UP TO 45 PERCENT. THE FINAL GRADE OF SUCH FIRE LANE WILL NOT EXCEED 13 PERCENT AND THE MAXIMUM IMMEDIATE GRADE CHANGE OR GRADE CHANGE WITHIN 20 FEET SHALL NOT EXCEED 10 PERCENT. SUCH CUT AND FILL WITHIN THE LIMITS OF CONSTRUCTION FOR THE FIRE LANE SHALL BE REVEGETATED, OR IF A CUT OR FILL HAS A FINISHED GRADIENT OF MORE THAN 33 PERCENT, STABILIZED WITH A PERMANENT STRUCTURE.

- EL 6. The proposed minimal driveway throat, turning radius, and roundabout may require mountable curb for oversized vehicle access for installation and maintenance of tramission and distribution facilities. Sections/drawings this comment refers to is below and access will be addressed with the developer prior to site plan review.

See sheet 5, note #10 under Land Development Code Modification:

10. A WAIVER TO TABLE 9-5 OF THE TRANSPORTATION CRITERIA MANUAL SHALL ALLOW A MINIMUM THROAT STORAGE LENGTH OF 5 FEET FOR ALL PROPOSED DRIVEWAYS ON ROADWAY A.



Austin Fire (Research & Data Analytics) - laura.ayres@austintexas.gov

Friday, August 28, 2026

The redevelopment of the Townlake YMCA will bring new residents and an increase in visitors to an already strained area, which exceeds National Fire Protection Agency standards of 8 minute emergency response time, 90 percent of the time. Due to the existing large call volume, this response area has had a 9 minute 27 second emergency incident response time, 90 percent of the time, in 2025 (Jan 1 – July 18) and is meeting the 8 minute national response time standard only 80.2% of the time. The additional affordable housing and market rate housing will add unsustainable strain to the limited public safety resources available downtown. The Austin Fire Department cannot provide timely emergency response without additional stations and resources to serve this development. To ensure the life safety of the residents and visitors to this redevelopment, AFD recommends the following to be provided by the developer:

- **9,000 to 11,000 square feet** unfinished space within the level of discharge ("ground floor") and floor above to serve as a Fire/EMS facility, with a private convenience stair, adequate space for 2-3 apparatus bays and appropriate apron for fire/EMS apparatus, and an entrance/egress on a major roadway. Final selection of the location must be approved by the Austin Fire Department, Austin-Travis County EMS, and the Developer, with a lease executed or the space conveyed prior to 55% of certificates of occupancy for the development having been issued.

If an on-site fire/EMS station is not feasible, AFD requests an alternative nearby site for a Fire/EMS station to ensure timely and effective emergency response to this development without further detriment to the existing City of Austin residents in the area.

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

Wednesday August 26, 2026

AW1. Comment from Robert Stefani with AW OWRS:

Austin Water requests that the following language shall be added to the Ordinance:

ALL NEW DEVELOPMENT WITHIN THE PROPOSED PROJECT WILL BE SUBJECT TO CITY CODE CHAPTER 25-9 AND ANY FUTURE AMENDMENTS RELATING TO RECLAIMED WATER CONNECTIONS, WATER BENCHMARKING, AND MANDATORY ONSITE WATER REUSE.

AW2. Comment from Jeff Kyle & Nolan Barborak with AW PEOS:

In the 13_PUD Superiority Matrix document, Page 6 lists 3 different options for the relocation of the existing 72" Water Transmission Main. Option (a) will not work with the proposed development next to and over the existing WTM. Option (b) is problematic and a meeting with the developer/engineer indicated there would be space constraints with proposed electric improvements. So this leaves Option (c) as the only viable option. The comment should be to relocate the 72" WTM as shown in Option (c) with coordination with Austin Water for location and material selection.

In order improve the condition of the 72" Ullrich Water Transmission Main (the "Ullrich Water Main"), reduce existing conflicts with Austin Energy infrastructure, and maintain service to Austin residents, the City, at its option can elect to (a) allow the Ullrich Water Main to remain in its current location as part of the PUD; (b) allow a portion of the Ullrich Water Main to be relocated on site within the existing Austin Energy Transmission Line corridor generally lying along the northern property boundary under the north driveway; or (c) allow a portion of the Ullrich Water Main to be relocated, commencing to the west of the existing Austin Pets Alive! facility, traversing to the south of Austin Pets Alive!, then traversing to the east and reconnecting to the existing Ullrich Water Main south of the Project, as generally shown on Sheet 4 of the Land Use Plan.

Further, the Project, in conjunction with Austin Energy, will relocate and consolidate Circuit 981 electrical transmission lines onto Circuit 978 and relocate poles 978-35, 978-36, 978-37, 978-38, and 978-39 to facilitate the redevelopment of the Austin Pets Alive! facility identified as Component 11 of the Phase I Preferred Scenario improvements of the *Volma Overton, Sr. Beach Vision Plan*.

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- Also in the 13_PUD Superiority Matrix document, Page 6, Option (c) calls out the location as generally shown on Sheet 4 of the Land Use Plan. Sheet 4 does not show the proposed waterline alignment.
- Sheet 4 of the Land Use Plan shows the extent of roadway improvements. Conflicts could arise with an existing 30" WTM which could possibly need to be relocated as well.
- Also on the Land Use Plan, there is not an engineer identified on the plans. There are errors such as inconsistencies with the North Arrow.

AW3. Comment from AW SER Team:

Service Extension Requests will be required for any future development plans. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov. Austin Water reserves the right to make additional comments and to establish other requirements with the Service Extension Request review.

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 the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required.

Each lot in the P.U.D. shall have separate wastewater taps, separate water meters, and their respective private water and wastewater service lines shall be positioned or located in a manner that will not cross lot lines. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system.

The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by Austin Water. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee 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.

Dedication of private streets and public utility easements does not obligate the City to approve the placement of City water and wastewater mains within same. Water and wastewater service shall be provided to each lot at their Right of Way frontage.

Comprehensive Planning Review - Chase Gonsoulin – 512-974-3170

Monday August 24, 2026

Project Name and Proposed Use: 1100 W CESAR CHAVEZ STREET. C814-2026-0001.
Project: TownLake YMCA PUD. 4.8 acres from LI-CO-NP to PUD-NP. Existing: Community Recreation (47,781 SF). Proposed: Community Recreation (92,500 SF), Multifamily (840 DU), Retail (8,000 SF), and Educational Facilities (17,500 SF). Demolition of the existing site is proposed.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *: • Adjacent to the Lamar Boulevard Activity Corridor; 0.12 miles from the 5th/6th Streets/Lake Austin Blvd Activity Corridor; Adjacent to the Downtown Regional Center
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. • Adjacent to bus stop along N Lamar BLVD
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. • Sidewalk present along S Lamar BLVD and N Lamar BLVD
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. • Within 0.5 miles to Goods and Services located along N Lamar BLVD
Y	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market. • Within 0.5 miles of the Whole Foods Market grocery store along N Lamar BLVD
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • 0.3 miles to Ladybird Lake-Lamar Beach Metro Park
Y	Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.) • Within 0.5 miles of dentist located along W 5th ST
Y	Housing Choice *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.

Y	Housing Affordability * : Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	Mixed use * : Provides a mix of residential and non-industrial uses.
Y	Culture and Creative Economy * : Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). • 0.5 miles to Austin Central Library
	Culture and Historic Preservation : Preserves or enhances a historically and/or culturally significant site.
Y	Creative Economy : Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.) • A small performing arts theater and art studios are proposed
Y	Workforce Development, the Economy and Education : Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land : Preserves or enhances industrial land.
	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
13	Number of "Yes's"
Imagine Austin Priority Program PUD Specific Bonus Features	
Y	Public Space Features and Public Art : Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact). • Two or more art pieces will be commissioned by local artists, and a permanent installation telling the story of historic Clarksville with incorporated art pieces are proposed; 3,000 Sf of publicly accessible open space including plaza/patio space
Y	Integrates and/or Expands Green Infrastructure : Preserves or expands Austin's green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network. • 10,000 SF of green roof will be included in the project
Y	Protects the Environment : Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion. • 5,000 SF of solar panels will generate on site renewable energy; the project will meet or exceed the requirements of the 3-star rating of the City of Austin Green Building Program
	Protects Environmentally Sensitive Lands : Protects Austin's natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources more than ordinance requirements.
Y	Water/Wastewater Infrastructure : Sustainably manages Austin's water resources and stream corridors through on-site use of storm water detention, effective landscaping, flood mitigation, and other low-impact development techniques more than ordinance requirements. • Provides for the treatment of stormwater runoff through the construction of a water quality pond
4	Total Number of "Yes's"

Drainage Engineering Review – Kena Pierce 512-978-1832

Tuesday, August 25, 2026

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.

DE 1. Please describe any variances from drainage code and/or criteria. The reviewer does not see any but please confirm.

Environmental Review – Mike McDougal – 512-974-6380

Wednesday, August 5, 2026

EV1. Approved. No comments.

Environmental Office – Leslie Lilly - leslie.lilly@austintexas.gov

Tuesday, August 25, 2026

EO1 U0 - The PUD is proposing floodplain modifications that do not appear compliant with 25-8-263 (C) related to floodplain modification outside the CWQZ. Please update the code modification to reflect any proposed modifications to 25-8-263 (C).

EO2 U0 – The property is located in an Urban Watershed and is therefore not subject to the provisions of 25-8- Subchapter A. Article 7. Division 3. Construction on Slopes. Please remove any reference to a code modification to 25-8-301.

EO3 U0 - Provide an environmental exhibit showing the location and conceptual plans for any proposed innovative environmental superiority elements.

EO4 U0 – The Land Use Plan and superiority chart indicate improvements to water quality treatment provided in the form of a donation or as a facility located on offsite parkland. Staff are generally in support of this proposal. However, it is unclear at this time if a donation in this form is feasible or if off-site improvements can be regulated under the PUD ordinance. Additional coordination will be required with other affected departments.

EO5 U0 – To assess the proposed creek restoration plan, staff will need an updated Functional Assessment of Floodplain Health for the existing and proposed conditions and a conceptual creek restoration plan.

EO6 U0 – Please clarify how the building design utilizes bird friendly elements. The PUD note does not provide sufficient information for staff to make a determination.

EO7 U0 – Under the Environmental PUD notes Part 4D in the Landscape section, the language needs to quantify how much additional landscape buffering elements will be provided. Additionally, if a modification to ECM 2.4.3 is being requested related to street yard area, add that as a separate note.

EO8 U0 - The Environmental Office review process takes into account all elements of environmental impact covered by other review disciplines including but not limited to Environmental, Water Quality, City Arborist, Hydrogeologist, Green Building, Wetland Biologist, etc. This comment will be cleared once all other environmental review processes are substantially complete.

Fire Marshall Review - Richard Schaffner - (512) 974-0159
Email: Richard.schaffner@austintexas.gov

Monday August 10, 2026

FR1. No comments - approved

Flood Plain Review – Zach Kretsch - 512-974-3363

Tuesday, August 25, 2026

General notes: This site contains a city mapped floodplain area, as well as a CWQZ with an unstudied floodplain area. Keep in mind that the floodplains depicted on exhibits and plans provided with this case are not approved. As stated during the DA submittal, CD-2025-0003, a full ATLAS 14 existing and proposed floodplain study would be provided and reviewed at the site plan stage. It does not appear that there are any changes to floodplain sections of code with this PUD, and there are no formal comments. See the FYI comments provided with the DA as well.

FYI: There is a CWQZ indicating a drainage area of 64 acres or more draining through the site which indicates an unmapped COA regulatory floodplain that must be determined at the time of the development application per DCM 1.2.6 and LDC 25-7-6.

FYI: All sections of LDC 25-7 must be met upon a development submittal. Keep this in mind when determining the location of the proposed building footprint, parking, and any additional grading with future development submittals.

Housing Review – Robert Anderson - 512-978-0823

Tuesday, August 25, 2026

AH1. U0 Comment. According to the summary letter, the PUD proposal is the same as was proposed and reviewed in development assessment case CD-2025-0003. Staff had concerns with the proposal primary due to the delayed availability of the affordable housing units. Staff would like to discuss how provisions of Chapter 4-18 can be incorporated into the PUD proposal, particularly provisions relating to affirmative marketing, comparable bedroom counts, and concurrent availability of affordable units. Please schedule a meeting to discuss these issues.

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

August 21, 2026

HG1. No review required.

PARD / Planning & Design Review – Robynne Heymans 512-974-9549

Wednesday August 26, 2026

PR 1: Please clarify boundary lines of City of Austin Parkland on all exhibits, and update label to: “City of Austin (Parkland)”

PR 2: Please provide an exhibit of all proposed impacts to parkland, include a key, duration and square footage of impact:

1. Creek restoration area,
2. Water quality improvements.
3. Transportation/street realignments/impacts
4. Tree relocations (calculate mature tree planting area/spacing and proposed locations)
5. Proposed parking areas
6. Proposed utility realignments or additions
7. Any other temporary or permanent use of parkland
8. Proposed park improvements to Williams Field

PR 3: Plan set shows roadway and other proposed infrastructure onto parkland protected by the Parks and Wildlife Code Title 3 Parks, Chapter 26: Protection of Public Parks and Recreation Lands and the City of Austin Charter Article II 5. Powers of the Council. Chapter 26 requires that projects on parkland cannot be approved by the City unless it is determined that 1) there is no feasible and prudent alternative to the use of taking of such land, and 2) the project includes all reasonable planning to minimize the harm to the land, as a park..... The City Charter prevents the City from selling, leasing, mortgaging, or otherwise alienating any land which is now, or shall hereafter, dedicated for park purposes, unless the qualified voters of the city shall authorize such activity in a general or special election.

PR4: Please work with the reviewers for the proposed infrastructure on parkland to devise an alignment that does not encroach onto parkland.

PR5: If no alternate alignment can be found, respective city departments will have to sponsor a Chapter 26 process through the City's Park and Recreation Board and the City Council. This process will include field notes and mitigation determined by APR for the change of use of parkland. The Chapter 26 process will be a condition of zoning approval.

PR 6: The Tier 1 and Tier 2 Compliance Matrix implies that this PUD is seeking both Open Space/Parkland superiority and Environmental superiority. Tier 1 2.3.1.B, 2.3.1.C, 2.3.1.F, 2.3.1.G, 2.3.1.H, 2.3.1.I, and 2.3.1.L and Tier 2, 2.4 1. Open Space, and 2. Environment, all mention off site impacts to parkland. Is it feasible for this PUD to meet Open Space/Parkland and Environment Superiority on site, without the use of parkland?

PR7 : Modify the following PUD notes:

CM 6: ADD: Relocation of trees to parkland must be approved by the Director of Austin Parks and Recreation. Tree care and maintenance plan must be funded prior to transplant. Number and location of trees to be transplanted on parkland must not limit current or future recreational use of parkland. APR may require, in its sole discretion, removal of tree anytime within the tree mitigation period due to poor or declining health. Tree removal and restoration of parkland is at the sole cost of the YMCA PUD development.

REMOVE: Note that such plantings are consistent with component 17 of the Phase II improvements of the preferred scenario of the Volma Overton, Sr. Beach Vision Plan

CM 7: ADD: Relocation of trees to parkland must be approved by the Director of Parks and Recreation. Tree care and maintenance plan must be funded prior to transplant. Number and location of trees to be transplanted on parkland must not limit current or future recreational use of parkland. PARD may require, in its sole discretion, removal of tree anytime within the tree mitigation period due to poor or declining health. Tree removal and restoration of parkland is at the sole cost of the YMCA PUD development.

CM 9: Remove note- Roadway A is not Right-of-way, it is a park road.

CM 10: Remove note 10, Roadway A is not Right-of-way, it is a park road

EV 1 B: Note implies non-park use on parkland. Parkland change of use requires a Chapter 26 proceeding, see PR 3-5.

EV 3.A: Provide more details on the redirected flow from the property onto the parkland area containing Heron Creek, how does the water exit the site and enter parkland, what are the impacts to the park?

EV 3.B: How does the elimination of the floodplain and CWQZ on the YMCA site affect the current floodplain and CWQZ boundaries on the parkland to the south of the project?

EV 3.D: This section of Heron Creek is on parkland.

EV 3.E: This section of Heron Creek is on parkland.

EV 3.4.F Any street trees proposed on parkland must be approved by the Director of Austin Parks and Recreation.

EV 3.4.H: Add: APR may require, in its sole discretion, removal of tree anytime within the tree mitigation period due to poor or declining health. Tree removal and restoration of parkland is at the sole cost of the YMCA PUD development

TR 2.A Please remove note, Roadway A does not advance the goals set forth by Austin Parks and Recreation long term planning in this area or align with the Volma Overton Sr. Beach Vision Plan. A realignment of Cesar Chavez in this area would meet the department's priority to consolidate the parkland to the south while also providing the access to this redevelopment site sought with the proposal of Roadway A. Roadway A, as it provides access through parkland to private development, would constitute a change of use of parkland, alienate the parkland's recreational development opportunity and require a city department to sponsor a Chapter 26 proceeding. Roadway A's construction, maintenance and operation could not be captured in a Park Improvement Agreement alone, as it is not park infrastructure, but rather drive aisle access to private property.

TR 2.B The traffic circle/roundabout improvements to BR Reynolds encroach on existing parkland, please provide details on the area of parkland impacted by the proposed traffic circle alignment. The traffic circle is a change of use of parkland and requires a city department to sponsor a Chapter 26 proceeding.

TR 2.C Please provide details on the donation of the \$2million for the construction of parking improvements within Volma Overton Sr. Beach or on parkland. What are the city's obligations for receiving this donation, including timing, triggers and design specifics? Any proposed parking on parkland must be approved by the Director of Austin Parks and Recreation.

TR 2.D Are these 'additional transportation improvements' contemplated to be on parkland?

TR 2.E Please remove note, the department's priority is the consolidation of parkland through the realignment of Cesar Chavez in accordance with the Volma Overton Sr. Beach plan, the proposed park improvements and proposed parking have not been approved by the department.

PI 2.A Please show the alignment of the improved sidewalks and pedestrian walkway through parkland. Are these street and sidewalk improvements required for the development to meet current code, or to meet superiority only? Why can the proposed improvements not be contained within the existing ROW?

OSP 4.J Is this item meant to substitute for on-site open space and parkland dedication superiority? The department's priority for parkland investment within Volma Overton Sr. Beach is the consolidation of parkland through the realignment of Cesar Chavez as shown in Phase 2 of the Preferred Scenario of the Volma Overton Sr. Vision Plan. The plan does not contemplate a children's area or the 5A neighborhood amenity area within the Williams Field area, it instead locates the neighborhood amenity further west in a location more sheltered from the busy intersection of Lamar, BR Reynolds and Cesar Chavez. Note that this note should be 4A (not J)

OSP 4.B Is this item meant to substitute for on-site open space and parkland dedication superiority? The department's priority for parkland investment within Volma Overton Sr. Beach is the consolidation of parkland through the realignment of Cesar Chavez as shown in Phase 2 of the Preferred Scenario of the Volma Overton Sr. Vision Plan. Please provide a feasibility study on the costs associated with the listed improvements as evidence the \$1.2 million figure would cover the construction of all 4 items. What is the obligation to the city if the 4 proposed improvements are infeasible to construct?

SU 1: Please provide details of the impacts of new utility poles placed on parkland outside of existing utility easements.

SU 2: Please provide details on if the width of the current easement footprint would increase into parkland if the Ullrich Water Main remains in its current location.

SU3. The relocation of the Ullrich Water Main into parkland would constitute a change of use and a city department would need to sponsor a chapter 26 proceeding. Please remove the option to move the main across parkland, as two alternative solutions are proposed to avoid impacts to parkland. To qualify for a chapter 26 proceeding, no alternative alignments may be feasible.

SU 5. Please remove note- water main may not be rerouted to parkland when feasible alternatives are present.

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

Monday August 31, 2026

SP1 – Please clarify how providing affordable housing based on calculating the development bonus area on market rate housing will yield at least 10% affordable units.

SP2 – Will the proposed 93% impervious cover be allowed across the entire site, including the Lamar Waterfront Overlay area?

SP3 – Please note, a portion of the site is crossed by the Barton Creek Pedestrian Bridge Capitol View Corridor. This part of the site will need to comply with the height limitations of that CVC.

SP4 – Please clarify if all above-grade parking structures will have a minimum of 75% pedestrian-oriented commercial frontages if along primary roadways/internal circulation routes.

Subdivision Review – Juan Enriquez - juan.enriquez@austintexas.gov

Monday, August 24, 2026

1. Please note that the recorded plat (Vol 87, Page 146 D of the Travis County Rel Property Records) for the Townlake YMCA property includes a specific land use note. This note should be included as part of the PUD, so it doesn't get lost. The land use plat note runs with the land and it regulates land uses on the property.
 - a. Specifically, the plat note #2 states that **“All lots within this subdivision are restricted to usage other than single family or duplex.”**
 - b. I don't think it will affect this PUD as single family and duplex residential are not proposed. If you wanted to remove these land use restrictions, you would need to apply for a plat vacation and a replat and both would be processed concurrently.
2. I recommend checking with the site plan reviewer on some of the other notes to see if it affects the development standards for this property. **Please check with the site plan reviewer.**
3. The plat also references a restrictive covenant note (Volume 10584, Page 197) of the Travis County Real Property Records. The restrictive covenant goes over parkland that is required on this property. **Please check with the PARD reviewer.**

TPW-TDS Review - Bryan Golden - 512-974-2426

Wednesday, August 26, 2026

- TPW 1. A traffic impact analysis (TIA) and transportation demand management (TDM) are required and have been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA/TDM. [LDC 25-6-142]. Comments will be provided in a separate memo.

TPW 2. All PUDs must provide appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails, and roadways. Detailed comments will be provided through the traffic impact analysis (2.3.1.I).

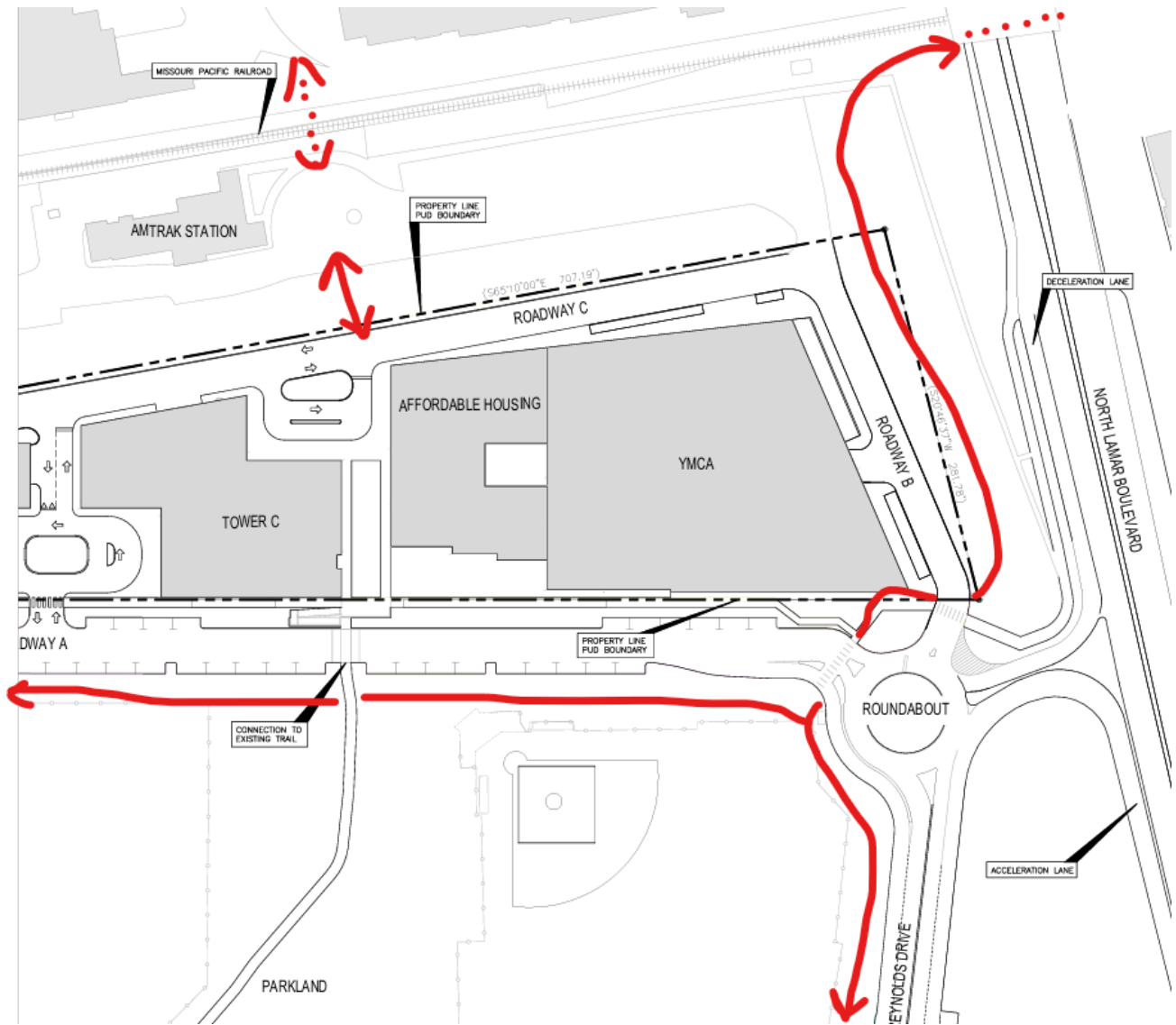
TPW 3. Additional right-of-way may be required at the time of subdivision and/or site plan.

TIER 1 Requirements:

TPW 4. Provide for appropriate transportation and mass transit connections to areas adjacent to PUD and mitigation adverse cumulative transportation impacts with sidewalks, trails and roadways (2.3.1.I).

Comment pending final TIA recommendations. ATPW also recommends the provision of a 12' shared use path (SUP) along BR Reynolds Drive (or equal N-S connection). This SUP would connect the Lance Armstrong Bikeway to 3rd Street. This is a Tier 1 priority as identified in the Urban Trails Plan.

An east-west bike/ped facility is also recommended along the southern boundary of 'Roadway A' to provide for a connection to hike and bike trail and Austin Pets Alive facility. Additionally, ATPW recommends the provision for additional pedestrian access to the Amtrack station/Baylor Street via passage between Tower C and the YMCA.



TPW 5. All PUDs must prohibit gated roadways (2.3.1.J.)

Entrances to structured parking may be gated if they meet TCM 40' min. setback from roadways/driveways.

TPW 6. Inside the Urban Core boundary, project complies with Subchapter E Core Transit Corridor (CTC) sidewalk standards.

In lieu of core transit corridor standards, ATPW recommends the Lamar frontage adheres to TCM Level 3 back-of-curb standards. 'Roadway A' should provide Level 2 back-of-curb standards, however, Roadway B' and 'Roadway C' should adhere to CTC or Great Streets standards.

TIER 2 Requirements:

TPW 7. Complies with Great Streets Program.

ATPW recommends the Lamar frontage adhere to TCM Level 3 back-of-curb standards. 'Roadway A' should provide Level 2 back-of-curb standards, however, 'Roadway B' and 'Roadway C' should adhere to CTC or Great Streets standards.

TPW 8. Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.

ATPW recommends the provision of a 12' shared use path along BR Reynolds Drive (or another N-S connection), connecting the Lance Armstrong Bikeway to 3rd Street. This is a Tier 1 priority as identified in the Urban Trails Plan.

An east-west bike/ped facility is also recommended along the southern boundary of 'Roadway A' along with provision for additional pedestrian access to the Amtrack station/3rd St/Baylor Street via passage between Tower C and the YMCA.

TPW 9. In a commercial or mixed-use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691(C).

This PUD appears to address this requirement.

Code Modifications/PUD Notes:

TPW 10.

Land Development Code Modifications:

9.A WAIVER TO CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL SECTION 7.6.1 SHALL ALLOW THE PROJECT TO PROVIDE A MINIMUM OF THREE (3) DRIVEWAY CONNECTIONS TO THE 'ROADWAY A', AS SUCH RIGHT-OF-WAY IS SHOWN ON SHEET 3 OF THE LAND USE PLAN.

ATPW believes this waiver request is not necessary unless "Roadway A" is to be dedicated as public right-of-way. If Roadway A remains as a public access easement, it will be considered and reviewed as a driveway.

Transportation (1. Parking):

C.THE PROJECT SHALL PROVIDE A MINIMUM OF 50 PERCENT MORE ADA PARKING SPACES THAN THE CITY CODE REQUIRES FOR THE TOWNLAKE YMCA.

TPW requests that this note is amended to state that if any surface level parking is provided, then ADA parking shall also be provided.

Transportation (2. Transportation Improvements):

A. AS SHOWN ON SHEET 4 OF THE LAND USE PLAN AND CONSISTENT WITH CITY OF AUSTIN ORDINANCE NO. 850502-U ATTACHED HERETO (THE '1985 ORDINANCE'), THE LANDOWNER SHALL DESIGN AND CONSTRUCT IMPROVEMENTS TO THE EXISTING EAST-WEST ACCESS ROAD/PARKING AREA ON PARKLAND IMMEDIATELY SOUTH OF THE PROJECT ('ROADWAY A') TO IMPROVE ACCESS TO PARKLAND THAT MEETS LEVEL 1 PUBLIC ROADWAY DESIGN STANDARDS AND TCM ROADWAY DESIGN STANDARDS, INCLUDING ON-STREET PARKING, TREE/FURNITURE ZONE, AND SIDEWALKS ON THE NORTH SIDE OF ROADWAY A. THE BACK OF CURB INFRASTRUCTURE, WHICH INCLUDES THE TREE/FURNITURE ZONE AND THE SIDEWALKS, SHALL MEET CORE TRANSIT CORRIDOR DESIGN STANDARDS ALONG THE PROPERTY'S FRONTAGE OR ROADWAY A. THE DESIGN SHALL BE IMPLEMENTED IN COORDINATION WITH, AND REQUIRE THE APPROVAL OF, THE DIRECTOR OF AUSTIN TRANSPORTATION AND PUBLIC WORKS AND THE DIRECTOR OF AUSTIN PARKS AND RECREATION. THE DESIGN SHALL MEET THE REQUIREMENTS OF CITY OF AUSTIN LDC §25-6, ARTICLES 4 AND 5 AND THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ROADWAY A SHALL BE DOCUMENTED IN A PARKLAND IMPROVEMENT AND MAINTENANCE AGREEMENT ENTERED INTO BETWEEN THE YMCA OF AUSTIN, MP AUSTIN LLC, AND THE CITY OF AUSTIN ON [INSERT DATE HERE]. SUCH CONSTRUCTION SHALL BE COMPLETED PRIOR TO THE CITY'S ISSUANCE OF THE FIRST YMCA CERTIFICATE OF OCCUPANCY.

The note should be simplified to state that Roadway A shall adhere to TCM roadway standards for a

B.AS SHOWN ON SHEET 4 OF THE LAND USE PLAN AND CONSISTENT WITH THE 1985 ORDINANCE, THE LANDOWNER SHALL DESIGN AND CONSTRUCT A ROUNDABOUT ON B.R. REYNOLDS DRIVE AND WITHIN THE RIGHT-OF-WAY OF NORTH LAMAR BOULEVARD TO FACILITATE SAFER VEHICULAR AND PEDESTRIAN MOVEMENTS FOR ACCESS AND EGRESS TO THE PARKLAND, NORTH LAMAR BOULEVARD, THE UNION PACIFIC RAILROAD STATION, B.R. REYNOLDS AND THE PROJECT. SUCH ROUNDABOUT DESIGN MAY INCLUDE DECELERATION AND ACCELERATION LANES ON SOUTHBOUND NORTH LAMAR BOULEVARD. THE DESIGN SHALL BE IMPLEMENTED IN COORDINATION WITH, AND REQUIRE THE APPROVAL OF, THE AUSTIN DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS AND THE DIRECTOR OF AUSTIN PARKS AND RECREATION. THE DESIGN SHALL MEET THE REQUIREMENTS OF CITY OF AUSTIN LDC §25-6, ARTICLES 4 AND 5 AND THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THIS ROUNDABOUT SHALL BE DOCUMENTED IN A PARKLAND IMPROVEMENT AND MAINTENANCE AGREEMENT ENTERED INTO BETWEEN THE YMCA OF AUSTIN, MP AUSTIN LLC, AND THE CITY OF AUSTIN ON [INSERT DATE HERE]. SUCH CONSTRUCTION SHALL BE COMPLETED PRIOR TO THE CITY'S ISSUANCE OF THE FIRST YMCA CERTIFICATE OF OCCUPANCY AND SHALL MEET THE INTENT OF COMPONENT 13 OF THE PHASE II IMPROVEMENTS OF THE PREFERRED SCENARIO OF THE VOLMA OVERTON, SR. BEACH VISION PLAN.

ATPW does not support this note as currently proposed. We advise that the note be simplified to state that the project is subject to the findings of the Transportation Impact Analysis final memo. Any improvements identified within the TIA shall be subject to review and approval by the Director of the Transportation and Public Works Department.

C.LANDOWNER SHALL DONATE TO THE CITY THE SUM OF \$2,000,000 TO BE USED TO HELP DESIGN AND/OR CONSTRUCT A PARKING SOLUTION IN PARTNERSHIP WITH THE AUSTIN INDEPENDENT SCHOOL DISTRICT THAT PROVIDES PUBLIC PARKING FOR VOLMA OVERTON, SR. BEACH PARK USERS AND AUSTIN HIGH SCHOOL STUDENTS, TO BE PAID BY THE LATER OF EITHER THE EFFECTIVE DATE OF THIS PUD ORDINANCE OR 90 DAYS AFTER CONSTRUCTION BEGINS ON SUCH PARKING SOLUTION. THIS PARKING SOLUTION WILL SATISFY COMPONENTS 4A AND 10 OF PHASE I IMPROVEMENTS AND COMPONENT 4B OF THE PHASE II IMPROVEMENTS IDENTIFIED IN THE VOLMA OVERTON, SR. BEACH VISION PLAN PREFERRED SCENARIO.

ATPW does not believe this is a transportation system improvement and would be better reflected elsewhere in the PUD notes.

D.LANDOWNER SHALL DONATE TO THE CITY THE SUM OF \$3,650,000 TO BE USED BY THE CITY TO HELP DESIGN AND/OR CONSTRUCT ADDITIONAL TRANSPORTATION IMPROVEMENTS IN THE GENERAL VICINITY OF THE PROJECT. SUCH FUNDS SHALL BE PAID BY THE LATER OF EITHER THE EFFECTIVE DATE OF THIS PUD ORDINANCE OR 90 DAYS AFTER CONSTRUCTION BEGINS ON SUCH ADDITIONAL TRANSPORTATION IMPROVEMENTS THAT HAVE BEEN AGREED TO BY CITY AND LANDOWNER.

Please note that this \$3,650,000 amount shall not be credited towards this project's SIF obligation.

E.LANDOWNER SHALL CONSTRUCT UP TO 48 PUBLIC SURFACE PARKING SPACES ON THE PARKLAND AS SHOWN ON SHEET 4 OF THE LAND USE PLAN, AS PART OF THAT PROJECTED PROJECT TO ACCOMMODATE USERS OF THE POSSIBLE NEW CHILDREN'S PARK AS DEFINED IN NOTE OSP-5 BELOW. SUCH IMPROVEMENTS SHALL BE COMPLETED A MAXIMUM OF 1 YEAR AFTER THE CITY'S ISSUANCE OF THE FIRST YMCA CERTIFICATE OF OCCUPANCY. SUCH PLANS SHALL BE CONSISTENT WITH THE TERMS OF THE PARKLAND IMPROVEMENT AND MAINTENANCE AGREEMENT ENTERED INTO BETWEEN THE YMCA OF AUSTIN, MP AUSTIN LLC, AND THE CITY OF AUSTIN ON [INSERT DATE HERE], AND CONSISTENT WITH THE VOLMA OVERTON, SR. BEACH VISION PLAN.

ATPW does not believe this is a transportation system improvement and would be better reflected under the OSP note section.

Transportation (3. Other):

A. BICYCLE PARKING ON THE PROPERTY SHALL EXCEED THE MINIMUM NUMBER OF ON-SITE BICYCLE PARKING REQUIREMENTS BY A MINIMUM OF 10 PERCENT. INCLUDING OFF-SITE SHORT-TERM BIKE PARKING WITHIN THE STREET ROW IMMEDIATELY IN FRONT OF THE PROJECT, THE PROJECT SHALL ACHIEVE A LEVEL OF SHORT-TERM BIKE PARKING SPACES A MINIMUM OF 25 PERCENT ABOVE THE REQUIRED BASE SHORT-TERM BIKE PARKING SPACES.

Please clarify the intent here. Is the request to include bike parking provided within the 'roadway' towards short-term requirement? Recommended rephrasing: All on-site bike parking (both long-term and short-term) shall exceed minimum requirements by at least 10 percent.

D.IF LAND USES SHOWN ON LAND USE PLAN ARE MODIFIED, A REVISED TRAFFIC IMPACT ANALYSIS (TIA) SHALL BE REQUIRED IF THE EXPECTED TRAFFIC GENERATION IS GREATER THAN A 15 PERCENT INCREASE IN TOTAL VEHICLE TRIPS PER DAY. REVIEW AND APPROVAL OF THE REVISED TIA SHALL BE ADMINISTRATIVE.

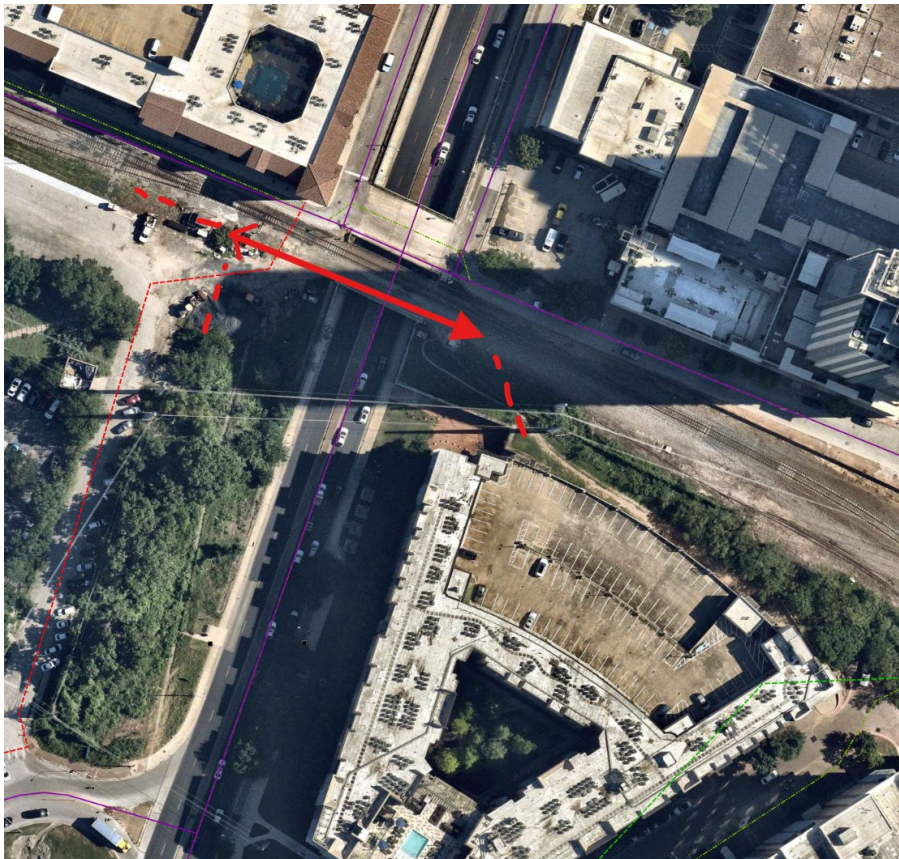
ATPW does not support this request. Substantive changes to land uses may significantly alter traffic patterns and peak hour operations. We recommend removing this note completely and deferring to standard practice of TIA compliance/amendments at the time of site plan as needed. If additional entitlement (+15% vtd) is sought, it should be requested and evaluated at this time.

Pedestrian Improvements (PI):

1. RAILROAD CROSSING

A. THE LANDOWNER SHALL WORK WITH UNION PACIFIC RAILROAD TO DETERMINE IF A PEDESTRIAN AND/OR VEHICULAR CROSSING FROM 3RD STREET SOUTH TO THE NORTHERN PUD BOUNDARY IS FEASIBLE AND MEET THE DESIGN AND SAFETY REQUIREMENTS OF UNION PACIFIC RAILROAD. IF SUCH AGREEMENT IS REACHED, LANDOWNER WILL DESIGN AND CONSTRUCT SUCH CROSSING, AS APPROVED BY THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. THE DESIGN OF THE CROSSING SHALL MEET UNION PACIFIC RAILROAD DESIGN CRITERIA AND THE REQUIREMENTS OF CITY OF AUSTIN LDC §25-6, ARTICLE 5, DIVISION 3. SHOULD UNION PACIFIC RAILROAD NOT AGREE TO A CROSSING, LANDOWNER SHALL HAVE NO OBLIGATION UNDER THIS NOTE.

In the event that a rail crossing is not feasible, ATPW recommends pursuit of a bike/ped facility along the southern boundary of the track, providing a safe connection from the project site over and across Lamar:



2. SIDEWALKS

A. LANDOWNER SHALL UPGRADE EXISTING SIDEWALKS IN THE PARKLAND SOUTH OF THE PROJECT ALONG B.R. REYNOLDS DRIVE TO MEET ADA STANDARDS AND PROVIDE SHADE TREES ALONG THOSE PEDESTRIAN WALKWAYS. SUCH IMPROVEMENTS SHALL BE COMPLETED A MAXIMUM OF 1 YEAR AFTER THE CITY'S ISSUANCE OF THE FIRST YMCA CERTIFICATE OF OCCUPANCY AND SHALL BE AGREED TO IN A PARKLAND IMPROVEMENT AND MAINTENANCE AGREEMENT ENTERED INTO BETWEEN THE YMCA OF AUSTIN, MP AUSTIN LLC, AND THE CITY OF AUSTIN ON [INSERT DATE HERE].

At this time, ATPW does not support this proposed improvement. A 12' shared use path along B.R. Reynolds is identified in the Urban Trails Plan and we would like to see this specified as the upgrade.

TPW 11. The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
B R Reynolds Drive	1	58'	60'+	35'+	Yes	Yes	Yes
N. Lamar Blvd	3	116'	198'	~57'	Yes	Yes	Yes
Baylor Street (unimproved south of railroad tracks)	1	58'	80'	N/A	No	Yes	Yes

Water Quality Review - Kena Pierce 512-978-1832

Tuesday, August 25, 2026

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.

WQ 1. Is the design proposed to treat more than the required water quality volume for the site? The reviewer will need to discuss with WPD. This is usually not a benefit as the pollutants are in the first flush which is covered by the standard WQV. If there is no benefit, why include this in the PUD?

WQ 2. The reviewer is not sure the \$800,000 donation is allowed as the City of Austin is a public entity with stringent rules. This will need to be discussed with Legal and WPD.

WQ 3. How will this be done and where is this going to be placed? It appears that there is very little room onsite so this will need to be a subsurface pond which will need an administrative variance if less than 90% of impervious cover is proposed at the time of permitting. Will this be privately maintained?

WQ 4. What do you mean by onsite surface stormwater? Is this just the parking lot and not the buildings? Please clarify. Note that this note appears to meet current Code and Criteria and therefore does not need to be included in the PUD unless there is more to it. For example, if a non-GSI pond is proposed with less than 90% proposed impervious cover, this again requires an Administrative Variance and the rain gardens are going to be used to justify the approval of the Administrative Variance. Technically this is not varying from what is currently allowed and does not technically need to be included.

Wetlands Biologist Review - Sean Watson -
sean.watson@austintexas.gov

Tuesday, August 25, 2026

WB1. Update 0. The Land Use plan was updated to show what development is proposed with the PUD. Please, provide environmental exhibits that show environmental superiority elements of the PUD.

WB2. Update 0. Commit to the development of a natural areas management plan, including an Integrated Pest Management Plan, for the restoration of the creek to be approved by the Director of WPD at the time of site plan approval. The plan should establish baseline maintenance practices to support a healthy riparian habitat including but not limited to the management of invasive species, establishment and monitoring of native plant community, and activities to support the health of canopy and understory trees.

WB3. Update 0. The PUD intends to restore the creek within the CWQZ. For the floodplain restoration requirements, the plan will need to use a Zone 2 Functional Assessment of Floodplain Health (Zone 2 floodplain in CWQZ) for the site. Please, provide an updated Zone 2 Functional Assessment of Floodplain Health for the existing and proposed conditions and a conceptual creek restoration plan.

WB4. Update 0. Plant selection for GSI storm water controls must utilize plants native to the Central Texas Blackland Prairie and Edwards Plateau ecoregions and be approved by a WPD wetland biologist.

WB5. Update 0. Provide standards on plant diversity and species composition (eg. minimum of 3 native herbaceous species, all plantings native to eco region, etc.) for the planting specifications within the landscape areas, green roof, and designated creek restoration areas. Include pollinator and wildlife friendly plant species.

WB6. Update 0. This reviewer could not find the Environmental Resource Inventory (ERI) for this project. Please, submit the ERI for the site.

Zoning/Current Planning Review - Sherri Sirwaitis - 512-974-3057

Monday, September 1, 2026

ZN1. Please remove Notes 1-8 on Sheet 5 of the PUD Land Use Plan and create a Site Regulations Table on Sheet 3 of the Land Use Plan that is clear and easy to read. The site development standards for a PUD should be in a format that is visible at a glance, not buried in the Notes section where the applicant lists special conditions or proposed code modifications for the PUD. Please see examples from the land use plans for recent PUDs that have been approved (i.e. – C814-2024-0001 – 500 S. Congress PUD or C814-2023-0057 (200 E. Riverside PUD).

ZN2. Please remove Group Homes Class I & II from the prohibited use list in Note 9(B) on Sheet 5 of the Land Use Plan. These uses no longer exist in the Code per the HOME Amendments – Ordinance No. 20231207-0001. In addition, please remove Congregate Living, Residential Treatment and Transitional Housing uses from this list of proposed prohibited uses. Due to legal determinations, the COA Law Department has stated that the city cannot prohibit or limit these uses. Are there any additional conditional uses proposed for this property?

ZN3. As this site is only 4.8 acres in size, why is the applicant not seeking a Code modification to LDC. Sec. 25-2-144(D)? What are the unique topographic site constraints that exempt this property from this requirement?

ZN4. This property is located within the Lamar Subdistrict of the Waterfront Overlay. Is the applicant requesting Code Modifications in this PUD application to the requirements of LDC. Sec. 25-2-736 - LAMAR SUBDISTRICT REGULATIONS?

ZN5. Please add a note in the Notes section on Sheets 5 or 6 of the PUD Land Use Plan recognizing that the eastern portion of this property is within the Capital View Corridor and will be subject to LDC Sec. 25-2-642 - CAPITOL VIEW CORRIDOR (CVC) OVERLAY DISTRICT REGULATIONS.

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

AE-AVILA
AF-AYERS
AW-COLLIER
CA-HORTON
DE-PIERCE
EO-LILLY
HR-ANDERSON
PR-HEYMANS
SP-BARTON-HOLMES
TR-GOLDEN
WB-WATSON
WQ-PIERCE
ZN-SIRWAITIS
FILE COPY

Case Manager's Comments