SECOND/THIRD READINGS SUMMARY SHEET

CASE: C814-2018-0122.03
(Circuit of the Americas PUD Amendment #3) DISTRICT: 2

ADDRESS: 9201 Circuit of the Americas Boulevard

APPLICANT: Circuit of the Americas, Inc. (Alyssa Epstein, Secretary)

AGENT: Armbrust & Brown, PLLC (Michael J. Whellan)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

REQUEST:

Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 9201 Circuit of the Americas Boulevard from planned unit development (PUD) district zoning to planned unit development (PUD) district zoning, to change conditions of zoning.

PREVIOUS CITY COUNCIL ACTION:
April 23, 2026: Approve PUD zoning, with the following additional conditions as read into the record:

1) Include language in the draft ordinance to accomplish the following:

Soccer Field Dedication and Development
Prior to the issuance of any Certificate of Occupancy for any hotel or residential use within the PUD, the Owner shall:

1. Dedicate Parkland
   A. Dedicate to the City land for soccer field development described in #2 on Exhibit (*TBD*) - Soccer Field Site, or an alternative site approved by the Director of Parks and Recreation. Ensure that all required site infrastructure and improvements as set forth herein for the operation of the soccer fields can be constructed within the designated soccer field site.

   B. Dedicate to the City the additional tract shown on Exhibit (*TBD*)

   C. The sum total of the lands specified in sections A and B above will be a minimum of 11.8 acres.

2. Construct Park Improvements.

Design and construct soccer field improvements on the dedicated land, including at a minimum:

- o two soccer fields (330’ x 220’ each), with permanent goal posts
- o minimum of 50 parking spaces
- o irrigation system for soccer fields
- o signage no smaller than 10 square feet that recognizes the Circuit of the America’s construction of the soccer fields, and
- o drainage and water quality associated with the development of the park improvements.

(B) Irrigation Water Supply

The Owner shall provide a permanent water supply adequate to support the irrigation system for the soccer fields. The Owner shall be responsible for all infrastructure necessary to deliver irrigation water to the soccer field site. The City will be responsible for establishing a water meter and paying for all utilities to the parkland sites.

(C) Easement Damage and Repair

If an easement holder damages the soccer field improvements while exercising rights within a recorded easement located on the soccer field site, the Owner shall be responsible for restoring all park improvements to substantially the same condition that existed prior to the damage.

(D) Parkland Credit

Land (Acres)	Units MF	Units SF	Units Hotel
11.8	2,360	667	2,950

(E) Timing Requirement

Dedication of the required parkland and completion of the soccer field improvements required by this section must occur prior to the issuance of any Certificate of Occupancy for any hotel or residential development within the PUD.

2) Include language in the draft ordinance to accomplish the following:

Notwithstanding other requirements, the Cocktail Lounge use is a permitted use up to a maximum of 160,000 square feet anywhere on the Property as follows:

A. The Cocktail Lounge use is a permitted use up to a maximum of 60,000 square feet in Planning Area 4. Additionally, the Cocktail Lounge use is permitted in Planning Areas 4, 5, and 6 as an accessory use to a convention center use, hotel/motel use, indoor entertainment use, outdoor entertainment use, and outdoor sports and recreation use. Areas where Cocktail

Lounge is an accessory to a principal use shall not be included in the 60,000 square foot limitation.

B. The Cocktail Lounge use is limited to a total of 100,000 square feet in Planning Areas 1, 2, 3, 5, 6, 7 and 8. No individual cocktail lounge use can be more than 20,000 square feet in size.

Vote: (10-0, N. Harper-Madison-off dais).

ISSUES: N/A

ZONING CHANGE REVIEW SHEET

CASE: C814-2018-0122.03 DISTRICT: 2
(Circuit of the Americas PUD Amendment #3)

ADDRESS: 9201 Circuit of the Americas Boulevard

ZONING FROM: PUD TO: PUD*

*The applicant is requesting a PUD amendment to change conditions of the approved PUD zoning in Ordinance No. 20201001-042 and Ordinance No. 20231214-105 (*Please see Applicant's Request Letter – Exhibit C and Proposed Redlined PUD Exhibits – Exhibits D - K)*.

SITE AREA: 1,153 acres

PROPERTY OWNER: Circuit of the Americas, Inc. (Alyssa Epstein, Secretary)

AGENT: Armbrust & Brown, PLLC (Michael J. Whellan)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMEDATION:
Staff recommends PUD, Planned Unit Development District, zoning for a 3rd Amendment to the PUD zoning with the following conditions:

1) **Current Planning.**
1. A Cocktail Lounge use is permitted up to a maximum of 60,000 square feet in Planning Area 4. The Cocktail Lounge use is otherwise prohibited in Areas 4, 5 and 6 except as an accessory use to a convention center use, a hotel/motel use, indoor entertainment use and outdoor sports and recreation use.

2. For a Hotel and Conference site plan in Area 4:
a) The maximum site area is 45 acres; and
b) The baseline is:
- **95% building coverage,**
- **1:1 FAR,**
- **60' building height**

2) **Housing.**
1. **The existing ordinance language within Part 7 Affordable Housing should remain; the separate terms of Area 4 should be additional language.**
2. **The adoption of alternate baseline Floor to Area Ratio for Zone 4 from 2:1 to 1:1 as approved by Zoning/Current Planning.**
3. **A site plan in Area 4, which includes a hotel and/or conference land use is subject to the following terms: If any of the baseline regulations above are exceeded, regardless of the amount, the owner shall pay a flat fee-in-lieu in the amount of $1,500,000. The fee-in-lieu shall not exceed $1,500,000.**

3) Urban Trails.
The Landowner has dedicated a 20-foot trail and recreation easement recorded in Document No. 2023026306 of the Travis County Real Property Records. The COTA PUD shall provide for an Urban Trails Master Plan Tier II trail in the outer half of the Critical Water Quality Zone and located outside of the erosion hazard zone. The Director of Transportation Public Works shall have discretion to amend, relocate, or terminate this easement and trail requirements.

4) Parks and Recreation.
Parks approves the location of the parkland as "superior" because it is more developable land (8.03 acres as shown on the original PUD Land Use Plan versus 11.8 acres on the amended proposal) and better located with the following conditions:

1. Owner will ensure that all aspects of the soccer fields (parking lot, permanent goals posts, irrigation, signage, etc.) can be constructed on the site.

2. Owner will be responsible for providing water for irrigation to the soccer field site.

3. If the easement owners in the soccer field area need to damage the fields to make repairs within the easements, the park improvements would be repaired by the COTA PUD Owner.

4. If all aspects of the soccer fields (parking lot, permanent goals posts, irrigation, signage, etc.) cannot be constructed on the designated soccer site because of the existing easements, the COTA PUD Owner will provide an alternative soccer field site that is acceptable to the Parks Director and that will be developed by the COTA PUD Owner in the same manner as set forth in the Amended PUD.

5) Drainage.
Sections 25-7-93 (General Exceptions) and 25-7-96 (Requirements in the 25-Year Floodplain) are modified to apply to the following proposed buildings/structures: no more than three (3) restroom facilities not to exceed 2,000 sq. ft. each, and no more than two (2) maintenance and/or storage facilities not to exceed 22,000 sq. ft. total. Development allowed under this subsection must be unoccupied structures that only contain non-habitable, nonconditioned space and:

1. be no lower than three feet above the 100-year floodplain, as measured from the lowest floor elevation of any proposed building;
2. be designed on a pier and beam foundation with the volume under the building available for floodplain storage;
3. comply with the requirements in Chapter 25-12, Article 3 (Flood Hazard Areas);
4. will not be required to provide normal access to a proposed building/structure by direct connection with an area above the regulatory flood datum, as prescribed by Chapter 25-12, Article 3 (Flood Hazard Areas);
5. compensate for the floodplain volume displaced by the development; and
6. result in no additional adverse flooding impact on other properties, as determined by the director.

PARKS AND RECREATION BOARD:
February 23, 2026: Recommend that City Council not approve PUD Amendment (Vote: 8-1, Pedro Villalobos-no); Ted Eubanks-1st, Diane Kearns-Osterweil-2nd. ***Please see Parks and Recreation Board Motion Sheet - Exhibit L.***

ENVIRONMENTAL COMMISSION:
March 4, 2026: Recommended approval with conditions (Vote: 6-1, Krueger-no); Qureshi-1st, Brimer-2nd. ***Please see Environmental Commission Motion Sheet - Exhibit M.***

ZONING AND PLATTING COMMISSION:
April 7, 2026: Approved staff's recommendation for PUD zoning, with conditions, by consent (10-0, L. Osta-Lugo-absent); R. Puzycki-1st, A. Flores-2nd.

CITY COUNCIL ACTION**:**
April 23, 2026: Approve PUD zoning, with additional conditions read into the record (10-0, N. Harper-Madison-off dais).

May 21, 2026: Postponed to May 28, 2026 at the staff's request (9-0, N. Harper Madison and V. Fuentes-absent); P. Ellis-1st, R. Alter-2nd.

May 28, 2026: Postponed to July 23, 2026 at the applicant's request (9-0, N. Harper Madison and V. Fuentes-absent); M. Siegel-1st, M. Duchen-2nd.

CASE MANAGER COMMENTS:

The Circuit of the Americas Planned Unit Development is a 1,153 acre property generally located east of State Highway 130 and north of FM 812 on Circuit of the Americas Boulevard. The PUD consists of a mixed-use development and is currently comprised of eight planning Areas with approximately 967 acres of commercial space (Areas 1, 3, 4, 5, 6, 7, & 8) and 186 acres of mixed use (Area 2). The land use plan includes 298 acres of open space that is dispersed throughout Areas 3, 4, 5, 6 and 8 on the site. The CS, General Commercial Services District, is the baseline zoning district for the PUD.

The property in question was annexed in 2012 through Ordinance No. 20121108-027. The site is surrounded by residential and commercial properties within the City's Extraterritorial Jurisdiction (ETJ) that do not have zoning and are not part of an active or near-future neighborhood planning effort. Although there are residential uses adjacent to the project, the majority of the properties are not located within the City of Austin and are not subject to compatibility requirements.

The property is not located within an adopted neighborhood planning area. Therefore, an accompanying NPA is not required. COTA is an existing entertainment facility that is located within a "Job Center" as designated in the Imagine Austin Comprehensive Plan.

In this rezoning application, the applicant is requesting an amendment to the PUD land use plan and zoning ordinance (*please see redlined PUD Land Use Plan - Exhibit D, redlined Zoning Use Summary Table – Exhibit E and redlined PUD Ordinance No. 20201001-042 – Exhibit F*) for the following:

a. to remove square footage restrictions on cocktail lounge and liquor sales uses within Area 4 of the PUD to permit these uses over this 258-acre parcel,
b. to change the Affordable Housing requirements to change bonus area calculations for a hotel/ motel use,
c. to change Blackland Prairie Restoration requirements,
d. for the reduction in the required open space by 78 acres (from 298 acres to 2020 acres),
e. to allow for amusement parks, a golf course, cart paths, driving range, and related facilities to be permitted within the designated open space areas,
f. to change the requirements for COTA to dedicate 11.38 acres of parkland to the city to allow a provision for parkland to be located within a two-mile radius of the PUD or for the applicant to have a fee in lieu option equal to the values of the parkland to be expended on parkland acquisition or improvements,
g. to remove the requirement to construct two community soccer fields that are open to the public,
h. to remove the requirement to provide a 30-foot easement for public access to parkland,
i. to change the conditions of site plan approval for the applicant to propose on-site mitigation of CEFs on a 1:1 basis for staff consideration,

j. to add a note on the land use plan that states that, "Corrections shall be allowed for Site Plans even if the posted fiscal security has been returned."
k. to reduce bicycle parking requirements to two bicycle parking spaces for Commercial uses, five bicycle parking spaces for Multifamily Residential uses and one bicycle parking space for Civic uses,
l. to allow for the construction of a golf course and related facilities including fairways, tees, greens, bunkers, hard surface cart paths, pedestrian bridges, elevated boardwalks, structural support piers, decks, irrigation, drainage, erosion control, and water quality facilities and one bridged crossing associated with a racetrack of in Planning Area 8 within the critical water quality zone,
m. to reduce the critical water quality buffer zone to 75 feet from the edge of the critical environmental feature to allow for buffer averaging,
n. to allow for irrigated and manicured vegetation within the CWQ buffer zone for artificially created critical environmental features, including a water hazard for a golf course.
o. to allow a trail or golf cart path made of decomposed granite or compacted aggregate to cross the buffer zone.
p. to allow construction of racetrack circulation routes exceeding 15 percent slope gradient in Planning Area 8,
q. to allow for cut and fill exceeding four feet, but not exceeding 20 feet, throughout the PUD.
r. to allow the director to grant an administrative variance from a requirement for a cut or fill of not more than thirty feet.
s. to modify *General On-Premise Signs* to allow the following signs in Planning Area 4:
    i. one illuminated wall sign not exceeding 1,700 square feet;
    ii. one illuminated wall sign not exceeding 1,200 square feet;
    iii. two illuminated wall signs not exceeding 600 square feet;
    iv. four illuminated monument signs not exceeding 160 square feet;
    v. twelve wall signs not exceeding 40 square feet.
t. to modify *Commercial Sign District Regulations* to allow freestanding and wall signs not to exceed 200 square feet,
u. to modify Sections 25-7-93 *(General Exceptions)* and 25-7-96 *(Requirements in the 25-Year Floodplain)* to allow maintenance facilities, trails, golf cart paths, elevated boardwalks, decks, structural support piers, pedestrian bridges, and a driving range associated with a golf course.
v. to add a new parcel/area, Area 9 – Commercial, on the land use plan known as the Car Club District,
w. to permit Condominium Residential, Mobile Home Residential, Multifamily Residential, Retirement Housing (Small and Large Site), Single-Family Residential, Townhouse Residential, Two-Family Residential and Short-Term Rental uses in Area 8 – Commercial (Commercial-Parkland District),
x. to permit the Construction Sales and Services use in Area 1 – Commercial (Amusement District), Area 2 – Mixed Use (Hospitality + Car Enthusiast District),

Area 3 – Commercial (Business + Car Club District), Area 4 – Commercial (Resort + Sports District) and Area 5 (Resort + Sports District),

y. to permit the Carriage Stable use in Area 1 – Commercial (Amusement District),

z. to permit the Building Maintenance Services use in the Area 7 – Commercial (COTA + Track District)

aa. to permit the Equipment Repair Services use in the Area 1 – Commercial (Amusement District), Area 2 – Mixed Use (Hospitality + Car Enthusiast District), Area 3 – Commercial (Business + Car Club District), Area 4 – Commercial (Resort + Sports District) and Area 5 (Resort + Sports District),

bb. to permit the Kennels use in Area 2 – Mixed Use (Hospitality + Car Enthusiast District), Area 5 (Resort + Sports District) and Area 7 – Commercial (COTA + Track District)

cc. to permit the Recreation Equipment Sales use in the Area 1 – Commercial (Amusement District), Area 2 – Mixed Use (Hospitality + Car Enthusiast District), Area 3 – Commercial (Business + Car Club District), Area 4 – Commercial (Resort + Sports District) and Area 5 (Resort + Sports District),

dd. to permit the Aviation Facilities use in the Area 4 – Commercial (Resort + Sports District),

ee. to remove parking requirements in the PUD by adding a note to the Parking Table requirements on sheet 2 of the Land Use Plan to state, *"This column is maintained and shown for purposed of calculating accessible spaces and for future reference as needed. No minimum or maximum number of parking spaces is required for any use within the PUD."*

ff. to change the maximum height permitted on Areas 1, 2, 3, 5, 7 and 8 from 60 feet to 90 feet.

gg. to change the maximum height permitted on Area 2 from 90 feet to 150 feet.

hh. To change the maximum height permitted on Area 4 from 160 feet to 250 feet.

ii. To alter the language listed on Page 2 of the land use plan from Amendment #1 that states that, "Maximum Height of 260 feet allowed for amusement park rides in Outdoor Entertainment Use Area for Area 5 and Area 6 to state, *"Maximum height of 260 feet allowed for Amusement Park Rides."* for Areas **4**, 5, 6 and **7**.

BASIS OF RECOMMENDATION:

1. The proposed zoning should be consistent with the purpose statement of the district sought.

The Planned Unit Development (PUD) zoning district is intended for large or complex developments under unified control, planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provides greater design flexibility for development proposed within the PUD. Use of the PUD district should result in development superior to that which would occur using conventional zoning and subdivision regulations. PUD zoning is appropriate if the development enhances preservation of the natural environment; encourages high quality development and innovative design; and ensures adequate public facilities and services for development within the PUD.

2. Zoning should allow for reasonable use of the property.

The proposed PUD amendment will enable the applicant to expand the existing Outdoor Entertainment (Circuit Race Track, Grand Plaza, Car Community, Germania Insurance Amphitheater, Speed City, COTALand amusement park) and Campground (COTA RV Park) uses on the property to include a destination 1,000 room hotel conference resort with a 460,000-square-foot convention center in Planning Area 4, an associated Outdoor Sports and Recreation use/golf course in Planning Areas 4, 5 and 6 and a practice race track on Planning Area 8.

3. Use of a PUD District should result in development superior to that which would occur using conventional zoning and subdivision regulations.

The Circuit of the Americas PUD will provide options to maintain a superior development than that which could have occurred using conventional zoning and subdivision regulations. COTA is an established entertainment facility that is located within a designated "Job Center" on the Growth Concept Map in the Imagine Austin Comprehensive Plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-RR	Outdoor Entertainment (Circuit of the Americas Racetrack, Austin360 Outdoor Amphitheater), Undeveloped Land
North	County	Residential, Undeveloped Tracts, Aviation Facilities (Austin-Bergstrom Airport)
South	County	Religious Assembly, Library, Service Station, Food Sales, Retail Services, Restaurant, RV Park, Residential, Undeveloped
East	County	Single Family Residential, RV Park, Undeveloped Land
West	SF-4A, P	Single Family Residential, Commercial

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Dry Creek and Maha Watersheds

SCHOOLS: Del Valle Independent School District
Popham Elementary School
Del Valle Middle School
Del Valle High School

NEIGHBORHOOD ORGANIZATIONS:
Austin Lost and Found Pets
Del Valle Community Coalition

Del Valle Independent School District
Elroy Neighborhood Association
Friends of Austin Neighborhoods
Neighborhood Empowerment Foundation
Onion Creek Homeowners Assoc.
Sierra Club, Austin Regional Group

RELATED CASES:

Previous Rezoning Cases: C814-2018-0122, C814-2018-0122.01, C814-2018-0122.02
Site Plan Case: SP-2011-0053D

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-2018-0122.02 (Circuit of the Americas PUD Amendment #2: 9201 Circuit of the Americas Boulevard)	PUD to PUD: To modify Exhibits D, G, and H of the PUD Ordinance to relocate and expand land designated for open space and Blackland Prairie restoration. Exhibits D and G show the proposed relocation of open space: 3.5 acres to be moved from Planning Area 4 to Planning Area 7, and the open space to be increased for a new total of 3.6 acres as shown on the exhibits. Exhibit H shows the proposed relocation of Blackland Prairie restoration area: 3.26 acres to be moved to Planning Area 7 and expanded for a new total of 3.3 acres.	N/A 10/02/2024: Approved administratively by the staff	N/A
C814-2018-0122.01 (Circuit of the Americas PUD Amendment #1: 9201	PUD to PUD: PUD amendment to allow for an increase in height to a maximum height of	12/14/2023: Approved PUD zoning, to change a condition of zoning, by	12/14/ 2023: The public hearing was conducted and a motion to close the public hearing and

Circuit of the Americas Boulevard)	260 feet for amusement park rides within an Outdoor Entertainment use on portions of Areas 5 and 6 in the PUD	consent (9-0, S. Boone and C. Thompson-absent).	approve Ordinance No. 20231214-105 for planned unit development (PUD) district zoning, to change a condition of zoning was approved on Council Member Qadri's motion, Mayor Pro Tem Ellis' second on a 10-0 vote. Council Member Ryan Alter was absent.
C814-2018-0122 (Circuit of the Americas PUD: 9201 Circuit of the Americas Boulevard)	I-RR to PUD	8/18/20: Approved the staff's recommendation of PUD zoning, with conditions, and 1) included the Environmental Commission's additional condition that the applicant hire a certified arborist to oversee the maintenance of (i.e. plan for watering, pruning, mulching, etc.) the planted trees for three years and 2) asked the staff to provide for tracking of impervious cover usage for the PUD property during the site plan review phase of development. (Vote: 10-0); H. Smith-1st, A. Aguirre-2nd.	9/17/20: Approved PUD zoning by consent on 1st reading only (10-0, G. Casar-off dais); D. Garza-1st, L. Pool-2nd. 10/01/20: Ordinance No. 20201001-042 for planned unit development (PUD) district zoning, with conditions, was approved on Council Member Renteria's motion, Council Member Harper-Madison's second on a 11-0 vote.
C14-2014-0182 (Moore's Crossing 7.9 Acre Rezone: 7400 McAngus Road)	GR to SF-4A	2/25/15: Approved staff's rec. of SF-4A by consent	3/26/15: Approved PC rec. of SF-4A by consent on all 3 readings
C14-2007-0016 (Stoney Ridge Phase D: Elroy Road and Kellum Lane)	P, SF-2 to SF-4A	8/17/07: Approved staff rec. of SF-4A (7-0)	11/08/07: Approved SF-4A (6-0); all 3 readings

OTHER STAFF COMMENTS:

Austin Energy – Green Building

October 15, 2025

AE1. The 2-star Austin Energy Green Building language remains unchanged. However, I would note that the proposed reduction in bike parking conflicts with the ratings bike parking requirements.

Monday, January 5, 2026 – Update #1

Response rejected as the response says the language has been updated to remove the bicycle parking modification but in the provided ordinance redline it's still there. See Part 18.C.3.
Austin Fire - Research and Data Analytics

ARD1. No comments received.

Austin Water Utility

Thursday October 16, 2025

AW1. Austin Water requests that Part 13 Landscaping, Section E related to condensate recovery be struck and removed from the Ordinance.

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.

Depending on the development plans submitted, water and or wastewater Service Extension Requests may be required. 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

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.
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.

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.

Monday January 5, 2026 – Update #1

AW1. Austin Water requests that Part 13 Landscaping, Section E related to condensate recovery be struck and removed from the Ordinance.

U1 Response: Comment remains.

City Arborist

October 21, 2025

CA1 What is the reason for proposing to reduce the percentage of proposed trees from 100% to 75% native species? Provide backup to justify this request.

Update # 1 – Comment cleared. Closed.

Comprehensive Planning

Friday October 10, 2025

Project Name and Proposed Use: 9201 CIRCUIT OF THE AMERICAS BOULEVARD. C814-2018-0122.03. Project: Circuit of the Americas PUD Amendment #3. The applicant is requesting a 3rd PUD Amendment. The purpose of this amendment is to support a hotel and conference center resort. The PUD modification includes the addition of a ninth zone, changes to certain permitted uses, and the modification of the maximum height of the PUD.

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 *:** • **Within F1 Job Center**
	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	**Connectivity, Good and Services, Employment ***: Provides or is located within 0.50 miles to goods and services, and/or employment center.

	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	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.)
	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.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	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).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	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.
Y	**Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone**
4	**Number of "Yes's"**

Drainage Engineering

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 remove F.1. Drainage section. Development is already allowed in the Erosion Hazard Zone as long as an analysis is done and any necessary protective works are provided.

DE 2. Please coordinate with the floodplain reviewer for F.2.

Area 3 – Commercial (Business + Car Club District), Area 4 – Commercial (Resort + Sports District) and Area 5 (Resort + Sports District),

y. to permit the Carriage Stable use in Area 1 – Commercial (Amusement District),

z. to permit the Building Maintenance Services use in the Area 7 – Commercial (COTA + Track District)

aa. to permit the Equipment Repair Services use in the Area 1 – Commercial (Amusement District), Area 2 – Mixed Use (Hospitality + Car Enthusiast District), Area 3 – Commercial (Business + Car Club District), Area 4 – Commercial (Resort + Sports District) and Area 5 (Resort + Sports District),

bb. to permit the Kennels use in Area 2 – Mixed Use (Hospitality + Car Enthusiast District), Area 5 (Resort + Sports District) and Area 7 – Commercial (COTA + Track District)

cc. to permit the Recreation Equipment Sales use in the Area 1 – Commercial (Amusement District), Area 2 – Mixed Use (Hospitality + Car Enthusiast District), Area 3 – Commercial (Business + Car Club District), Area 4 – Commercial (Resort + Sports District) and Area 5 (Resort + Sports District),

dd. to permit the Aviation Facilities use in the Area 4 – Commercial (Resort + Sports District),

ee. to remove parking requirements in the PUD by adding a note to the Parking Table requirements on sheet 2 of the Land Use Plan to state, *"This column is maintained and shown for purposed of calculating accessible spaces and for future reference as needed. No minimum or maximum number of parking spaces is required for any use within the PUD."*

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hh. To change the maximum height permitted on Area 4 from 160 feet to 250 feet.

ii. To alter the language listed on Page 2 of the land use plan from Amendment #1 that states that, "Maximum Height of 260 feet allowed for amusement park rides in Outdoor Entertainment Use Area for Area 5 and Area 6 to state, *"Maximum height of 260 feet allowed for Amusement Park Rides."* for Areas **4**, 5, 6 and **7**.

BASIS OF RECOMMENDATION:

1. The proposed zoning should be consistent with the purpose statement of the district sought.

The Planned Unit Development (PUD) zoning district is intended for large or complex developments under unified control, planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provides greater design flexibility for development proposed within the PUD. Use of the PUD district should result in development superior to that which would occur using conventional zoning and subdivision regulations. PUD zoning is appropriate if the development enhances preservation of the natural environment; encourages high quality development and innovative design; and ensures adequate public facilities and services for development within the PUD.

2. Zoning should allow for reasonable use of the property.

The proposed PUD amendment will enable the applicant to expand the existing Outdoor Entertainment (Circuit Race Track, Grand Plaza, Car Community, Germania Insurance Amphitheater, Speed City, COTALand amusement park) and Campground (COTA RV Park) uses on the property to include a destination 1,000 room hotel conference resort with a 460,000-square-foot convention center in Planning Area 4, an associated Outdoor Sports and Recreation use/golf course in Planning Areas 4, 5 and 6 and a practice race track on Planning Area 8.

3. Use of a PUD District should result in development superior to that which would occur using conventional zoning and subdivision regulations.

The Circuit of the Americas PUD will provide options to maintain a superior development than that which could have occurred using conventional zoning and subdivision regulations. COTA is an established entertainment facility that is located within a designated "Job Center" on the Growth Concept Map in the Imagine Austin Comprehensive Plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-RR	Outdoor Entertainment (Circuit of the Americas Racetrack, Austin360 Outdoor Amphitheater), Undeveloped Land
North	County	Residential, Undeveloped Tracts, Aviation Facilities (Austin-Bergstrom Airport)
South	County	Religious Assembly, Library, Service Station, Food Sales, Retail Services, Restaurant, RV Park, Residential, Undeveloped
East	County	Single Family Residential, RV Park, Undeveloped Land
West	SF-4A, P	Single Family Residential, Commercial

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Dry Creek and Maha Watersheds

SCHOOLS: Del Valle Independent School District
Popham Elementary School
Del Valle Middle School
Del Valle High School

NEIGHBORHOOD ORGANIZATIONS:
Austin Lost and Found Pets
Del Valle Community Coalition

Del Valle Independent School District
Elroy Neighborhood Association
Friends of Austin Neighborhoods
Neighborhood Empowerment Foundation
Onion Creek Homeowners Assoc.
Sierra Club, Austin Regional Group

RELATED CASES:

Previous Rezoning Cases: C814-2018-0122, C814-2018-0122.01, C814-2018-0122.02
Site Plan Case: SP-2011-0053D

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-2018-0122.02 (Circuit of the Americas PUD Amendment #2: 9201 Circuit of the Americas Boulevard)	PUD to PUD: To modify Exhibits D, G, and H of the PUD Ordinance to relocate and expand land designated for open space and Blackland Prairie restoration. Exhibits D and G show the proposed relocation of open space: 3.5 acres to be moved from Planning Area 4 to Planning Area 7, and the open space to be increased for a new total of 3.6 acres as shown on the exhibits. Exhibit H shows the proposed relocation of Blackland Prairie restoration area: 3.26 acres to be moved to Planning Area 7 and expanded for a new total of 3.3 acres.	N/A 10/02/2024: Approved administratively by the staff	N/A
C814-2018-0122.01 (Circuit of the Americas PUD Amendment #1: 9201	PUD to PUD: PUD amendment to allow for an increase in height to a maximum height of	12/14/2023: Approved PUD zoning, to change a condition of zoning, by	12/14/ 2023: The public hearing was conducted and a motion to close the public hearing and

Circuit of the Americas Boulevard)	260 feet for amusement park rides within an Outdoor Entertainment use on portions of Areas 5 and 6 in the PUD	consent (9-0, S. Boone and C. Thompson-absent).	approve Ordinance No. 20231214-105 for planned unit development (PUD) district zoning, to change a condition of zoning was approved on Council Member Qadri's motion, Mayor Pro Tem Ellis' second on a 10-0 vote. Council Member Ryan Alter was absent.
C814-2018-0122 (Circuit of the Americas PUD: 9201 Circuit of the Americas Boulevard)	I-RR to PUD	8/18/20: Approved the staff's recommendation of PUD zoning, with conditions, and 1) included the Environmental Commission's additional condition that the applicant hire a certified arborist to oversee the maintenance of (i.e. plan for watering, pruning, mulching, etc.) the planted trees for three years and 2) asked the staff to provide for tracking of impervious cover usage for the PUD property during the site plan review phase of development. (Vote: 10-0); H. Smith-1st, A. Aguirre-2nd.	9/17/20: Approved PUD zoning by consent on 1st reading only (10-0, G. Casar-off dais); D. Garza-1st, L. Pool-2nd. 10/01/20: Ordinance No. 20201001-042 for planned unit development (PUD) district zoning, with conditions, was approved on Council Member Renteria's motion, Council Member Harper-Madison's second on a 11-0 vote.
C14-2014-0182 (Moore's Crossing 7.9 Acre Rezone: 7400 McAngus Road)	GR to SF-4A	2/25/15: Approved staff's rec. of SF-4A by consent	3/26/15: Approved PC rec. of SF-4A by consent on all 3 readings
C14-2007-0016 (Stoney Ridge Phase D: Elroy Road and Kellum Lane)	P, SF-2 to SF-4A	8/17/07: Approved staff rec. of SF-4A (7-0)	11/08/07: Approved SF-4A (6-0); all 3 readings

Environmental

Thursday October 16, 2025 – Update #1

PUD ORDINANCE

EV 1 **Part 10.C & Part 14.A**. Open space reduction. A significant portion of the open space that is proposed for elimination is CWQZs. Removal of CWQZs is a code modification [LDC 25-8-92] and should be added to Part 18. This change would require additional superiority.

EV 2 **Part 13.B, C, D**. Explain why these changes from "all" to 75% are proposed.

EV 3 **Part 16.A**. (Exhibit E, Note 10) Staff strongly objects to the proposal to allow site plan corrections in instances where erosion control fiscal security has been returned. This is a code modification [LDC 25-8-186], should be added to Part 18, and requires additional superiority. Staff strongly objects because without fiscal security there will be no way to ensure use of appropriate erosion and sedimentation controls or cleanup of disturbed and abandoned areas. State and federal law require erosion and sedimentation control, and the City can be penalized for failing to meet state and federal standards.

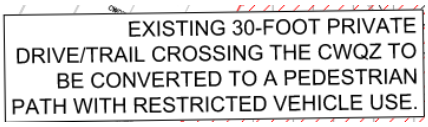
EV 4 **Part 18.D.1 & 2**. Staff does not support modifying code to allow for the construction of a golf course and related facilities including fairways, tees, greens, bunkers, cart paths, pedestrian bridges, elevated boardwalks, structural support piers, decks, irrigation, drainage, and water quality facilities. in a CWQZ. Pollutant loads for these uses are significant and will adversely affect water quality.

EV 5 **Part 18.D.2**. Clarify whether the existing 30-foot trail is proposed to be removed and will no longer be allowed to cross the creek.

EV 6 **Part 18.D.5**. This modification is not shown on Exhibit D.

PUD EXHIBITS

EV 7 **Exhibit D, F, G, & H**. Revise this callout to match the strike-through in Part 18.D.2.



EV 8 **Exhibit E, Note 18**. Modify this note to match changes to the ordinance relating to creek crossings.

EV 9 **Exhibit I**. 1) Clarify whether the CWQZ trail crossing and mitigation elevation would apply to golf cart paths proposed in Part 18.D.2 of the ordinance. 2) Provide the sheet number of the trail crossing update in correction 30 of SP-2011-0053D. I do not see it.

Update #1 - Monday January 5, 2026

EV 01 through EV 02 Update #1 Comments cleared.

EV 03 Update #1 Consider adding language to Part 16.A that would not allow overlapping Limits of Construction if multiple site plans will be submitted at one time. Overlapping Limits of Construction would create uncertainty with ESC fiscal releases and confusion when assessing responsibility in the event of ESC noncompliance. Additionally, allowing overlapping Limits of Construction might delay release of ESC fiscal until all projects with overlapping Limits of Construction have completed construction and revegetation per ECM requirements. Consider also updating note number 10 on Exhibit E to match any changes to Part 16.A to ensure consistency.

EV 04 Update #1 Comment cleared. Support of Part 18.D.1 & 2 will be assessed by Austin Watershed Protection reviewer.

EV 05 Update #1 Comment cleared. Review of Part 18.D.2 will be assessed by Austin Watershed Protection reviewer.

EV 06 through EV 09 Update #1 Comments cleared.

EV 10 Update #1 FYI - the applicant is advised that the administrative variance language to allow grading up to 8 feet in LDC 25-8-42 is not applicable on slopes over 15% or within 100 feet of a classified waterway centerline. That is, City Staff may not grant grading administrative variances on slopes over 15% or within 100 feet of a classified waterway centerline. The proposed language in Part 18.D.7 would increase the grading administrative variance from 8 feet to 30 feet but the slopes requirements and classified waterway distance requirement would be unchanged. If grading up to 30 feet is anticipated on slopes over 15% or within 100 feet of a classified waterway, consider revising Part 18.D.7 as needed.

EV 11 Update #1 The PUD ordinance proposes to allow grading up to 20 feet and administrative variances for grading up to 30 feet. Exhibit E, note 25 allows grading over 4 feet without limit in Planning Area 4. The grading limit proposed in the PUD ordinance is in conflict with note number 25. Reconcile this discrepancy to ensure a consistent understanding and an efficient application of the PUD.

EV 12 Update #1 Confirmation of the accuracy of the impervious cover number tracking table shown on Exhibit E is ongoing. Additional review and comment may be pending.

<u>Environmental Officer</u>

Tuesday, January 27, 2026 – Update #1

EO1 Update 1 Comment cleared

Update 0. Remove the word "Potential" as added to the redline document on PART 6 (A). Instead, a note may be added to the Land Use Plan indicating that the design is

conceptual. However, the Land Use Chart which designates the area calculations for each land use type must remain fixed.

EO2 Update 1. Comment cleared. Applicant acknowledges that mitigation requirements will be complete before issuance of the next Certificate of Occupancy.
Update 0. The requirements defined in PART 10 Environmental (D) have not been completed. No additional AWP related permit approvals will be granted until the completion of these requirements.

EO3 Update 1. Comment cleared
Update 0. All Open space, Environmental or Landscaping requirements should be located in the appropriate sections of the ordinance.

EO4 Update 1. Comment cleared.
Update 0. Part 10 (G) is proposing cut and fill without limit. A maximum cut/fill will need to be defined. If the request is in excess of what is already allowed, additional superiority will be required to offset this impact. See comment EO12 below.

EO5 Update 1. Comment cleared.
Update 0. Part 12. The amendment should consider requiring a 3-star rating or higher for the new development as proposed in planning area 4 (Hotel and Convention center) as a part of the environmental superiority of the project.

EO6 Update 1. Comment cleared.
Update 0. Part 13 Landscaping (B), (C), and (D) is proposing to reduce the number of native tree plantings, central Texas native seed stock, and landscape plantings from 100% to 75%. Staff does not support this reduction and will require that 100% of the required plantings meet the provisions defined in this section. Any additional plantings not required by code may vary from these requirements unless within a CEF, CEF buffer, CWQZ or floodplain area.

EO7 Update 1. Comment pending. The dedication of 298 acres of public open space was used as an environmental superiority item. Please provide more information related to the off-site parkland.
Update 0. The PUD is reducing the amount of open space from 298 acres of public open space to 100 acres of private open space. Commensurate superiority will be required to offset this modification.

EO8 Update 1. Comment pending further discussion with applicant. Based on current conversations, instead of using buffer averaging not otherwise allowed by current code to accommodate the development of the golf course, the proposed code modification to Section 25-8-261 (*Critical Water Quality Zone Development*) will be used to allow the development within the CWQZ. This will be paired with restoration requirements and limitations on cut/fill in the CWQZ associated with the construction of the golf course.

Update 0. Part 14 (C) Staff will only support the automatic approval of buffer averaging if a restoration plan is provided and executed using the Functional Assessment of Floodplain Health to assess existing and proposed conditions for all newly added CWQZs. Additionally, all restored areas must be fenced off to protect and maintain the areas.

EO9 Update 1. Comment partially cleared. Remove language on Exhibit E, note 10.
Update 0. Part 16 (A) proposes the allowance of site plan corrections after the return of fiscal. The use of site plan corrections is meant to only occur before fiscal security has been returned to the applicant to ensure the compliance and completion of work by the applicant. As mentioned in EV reviewer comments, staff does not support this request.

EO10 Update 1. Comment cleared. Defer to Wetland Biologist review comments.
Update 0. A single CEF / CEF setback mitigation plan/exhibit must be provided showing all proposed modifications and locations for mitigation. The plan should also provide a balance table with area calculations for all CEFs, their setbacks and proposed mitigation areas.

EO11 Update 1. Comment pending further discussions on the commensurate superiority for the following code modification.

- **CLEARED - 25-8-261 – to allow the golf course and driving range**
  - **Restoration will be required in PART (10) Environmental. See EO 8**
- **25-8-262 - to allow trails to cross a minor CWQZ even if not identified in the Transportation Plan**
  - **Trail crossings are currently allowed by code. However, Exhibit E, note 18 prohibits any additional CWQZ crossings without a PUD amendment. The note will need to be amended as well. The allowance of new crossings will require commensurate superiority.**
- **REMOVE - 25-8-281 - to reduce CEF buffers to 75 feet**
  - **This should be a note in Part (10) Environmental.**
- **REMOVE/MODIFY - 25-8-281 - to modify the CEF setbacks to allow manicured vegetation**
  - **This should be a note in Part (10) Environmental. Please distinguish between newly proposed water hazards/ "artificial CEFs" and existing CEFs. Staff will require mitigation for areas that are manicured as turf grass or hard surface trails in existing CEF buffers. New water hazards may be considered for CEF mitigation if they include native vegetation and supporting hydrology.**
- **25-8-301 – to allow for construction of race track on slopes on excess of 15%.**
  - **This extends the variance beyond what was approved for PA 4 to PA8. Commensurate superiority will be required**
- **PARTIALLY CLEARED 25-8-341– to allow cut/fill up to 20'**

- **This extends the variance beyond what was approved for PA 4 to the entire PUD area. Commensurate superiority will be required**

- **25-8-341 – to allow administrative variance of up to 30' cut/full**
  - **Commensurate superiority will be required. Please provide justification for this amount. See EO14 for superiority recommendations.**

Update 0. All proposed code modifications to section 25-8 will require commensurate superiority to offset the proposed impact including those listed in the current redline ordinance and any additional code modifications that are identified during review of the PUD amendment including the following:

- 25-8-261 – to allow the golf course and driving range
- 25-8-262 - to allow a trail to cross a minor CWQZ even if nor identified in the Transportation Plan
- 25-8-281 - to reduce CEF buffers to 75 feet
- 25-8-281 - to modify the CEF setbacks to allow manicured vegetation
- 25-8-301 – to allow for construction of race track on slopes.
- 25-8-341, 342 – to allow unlimited cut/fill for planning area 4 and 8

FYI, AWP staff does not support the proposed code modification to 25-8-281 to modify the CEF setbacks to allow manicured vegetation. The use of CEF setbacks for manicured vegetation will directly contribute to the degradation of the CEF due to removal of vegetation and ongoing maintenance of a manicured area.

Additionally, an exhibit must be provided that shows the general location and applicability of all proposed code modifications to 25-8

EO13 Update 1. Comment pending. The addition of a new 7 acre parking lot and a crossing of the CWQZ are missing from the exhibits and the tracking table (see picture below).



Update 0**.** There have been several changes to the site which are not reflected in the COTA PUD Tracking Table on Exhibit E or the most recent site plan. This will need to be updated to accurately reflect the permitted and unpermitted additions of IC to the site. Additionally, a site plan exhibit must be submitted with the PUD amendment to address and clearly show the accumulation of development that has been approved from plan reviews, building permits, and/or corrections which are not reflected in any site plan.

EO14 Update 1. Comment pending. Additionally, the PUD may consider reducing the maximum IC allowed as a credit towards environmental superiority.

Update 0. Consider committing to the following superior enhancements to the site including but not limited to:

- Enhance the tree canopy including but not limited to exceeding the number of required tree plantings; utilizing suspended pavement systems to increase soil volume for street trees; utilizing Tree Health AEGB Innovation Points; planting a diversity of trees; planting trees that provide habitat value.
- provide superior on-site soil management including but not limited to balancing cut and fill on-site; stockpiling and reusing topsoil on-site; restoring soils using a minimum organic carbon content; utilizing chemical and biological function characteristics appropriate to planting regime; Utilize a post-construction decompaction standard
- restoration and enhancement of ecological resources including but not limited to exceeding1:1 mitigation for impacted wetlands; restoring uplands habitat areas
- incorporate bird friendly design criteria into the project by committing to compliance with Austin Energy Green Building STEL5 Bird Collision Deterrence criteria as a part of achieving Austin Energy Green Building Rating.

- incorporate light pollution reduction criteria into the project by committing to compliance with Austin Energy Green Building ST7 Light Pollution Reduction criteria as a part of achieving Austin Energy Green Building Rating.
- provide superior support for low and no carbon emission transportation including electric vehicle charging station requirements superior to those minimally required by the core AEGB measures
- incorporate renewable or alternative energy production on-site (solar, wind, geothermal, waste-to-energy); Participate in Austin Energy community solar program; utilize AEGB renewables credit; Utilize district heating/cooling, including connecting to chilled water system, connecting to existing district heating/cooling infrastructure, or planning new district heating/cooling infrastructure to serve multiple sites.

NEW COMMENTS

EO15 Update 1. PART 16 (A) please clarify that the CEFs eligible for on-site mitigation are identified on Exhibit H.

Fire

October 17, 2025

AF. Approved. No comments.

Floodplain Review

Tuesday, January 6, 2026 – Update #1

General notes: This is for an amendment to a PUD. There are changes proposed with the amendment that involve sections of floodplain code. See the comments below. Keep in mind that during the development submittals, all proposed development within the floodplain will be required to prove no adverse flooding impact to public roadways, existing buildings, and adjacent properties and will be required to withstand the flood forces acting upon the development. Based on the exhibit provided, there are CWQZ's within this PUD that would require floodplain determination under LDC 25-7-6.

FP1: It is unclear the intent of ordinance section F. Drainage. All of these items, EXCEPT POTENTIALLY maintenance facilities are already allowed to be built within the floodplain as long as they are meeting no adverse flooding impact requirements and are structurally certified to withstand the flood forces acting upon it. Because of this, it does not seem necessary to include this section in the PUD amendment. Maintenance facilities is broad, and if it includes buildings that is not something that we would allow to be added in LDC 25-7-93 and LDC 25-7-96.

U1: Comment stands, as stated at U0, if maintenance facilities includes buildings that is not something that we would allow to be added in LDC 25-7-93 and LDC 25-7-96.

Housing

AH1. The Circuit of the Americas PUD was determined by Housing staff to be superior to current code in terms of affordable housing community benefits as reflected in Ordinance No. 20201001-042. Superiority was established based on the commitment of a fee-in-lieu of affordable housing per square foot of bonus area. Bonus area was established as any gross floor area above the height, floor area ratio, or building coverage allowed by commercial services zoning district. The PUD Amendment proposes amendments to Part 7 which limit the uses which trigger a fee-in-lieu and limit the calculation of bonus area. This significantly reduces the affordable housing community benefits which were found to be superior in Ordinance No. 20201001-042 and no longer complies with the development bonus minimum requirements established in § 2.5. Development Bonuses. Please reinstate the original language in Part 7.

Monday, January 5, 2026 – Update #1

Update 1: Comment Remains. The current proposal has restored some of the text from the original ordinance, as requested. However, the current proposal still modifies (reduces) how bonus area will be calculated for hotel uses. Housing does not support reducing the affordable housing community benefit from what was previously approved.

Tuesday, March 31, 2026- Update #2

Update #2: Comment Remains. Staff would support a PUD amendment with the following conditions:

Delete proposed edits to Part 7. Affordable Housing.

Hydro Geologist

Friday, January 16, 2026 – Update #1

HG. No review required.

Parks and Recreation

PR1. The Circuit of the Americas PUD (20201001-042), was determined by Austin Parks and Recreation (APR) staff and the Parks and Recreation Board (PARB) to be superior to current code in terms of parkland in 2020. This superiority was based on the construction of two soccer fields within a specified area, installation of associated infrastructure (e.g. parking area and irrigation), and dedication of the area as parkland. Timing of dedication was also included in the PUD, and all of these items were to be completed prior to issuance of the certificate of occupancy for the first hotel or residential site plan within the PUD area.

U1: Thank you for your response, shown in red in screenshot below. Based on the information available and in its current form, the proposed PUD amendment cannot be supported by APR. The PUD amendment will be brought before Parks and Recreation Board, for a presentation, discussion, and a recommendation. The earliest

available date at Parks and Recreation Board is 2/23/26. I will be reaching out to coordinate.

RESPONSE: Recent discussions with PARD Director Aguirre indicated that the City would prefer to have land located in the Southeast Austin area/around Del Valle for a community recreation center/senior center. Based on these comments, we have proposed removing the on-site parkland given its distance from the broad community and dedicating off-site land totaling at least 11.38 acres for a City recreation or senior center. This is superior to the previous PUD application because under the prior parkland dedication rules, only 9.71 acres were counted for credit. These conversations are ongoing and we are looking for a tract of land to dedicate to the City to help them with their larger community goals.

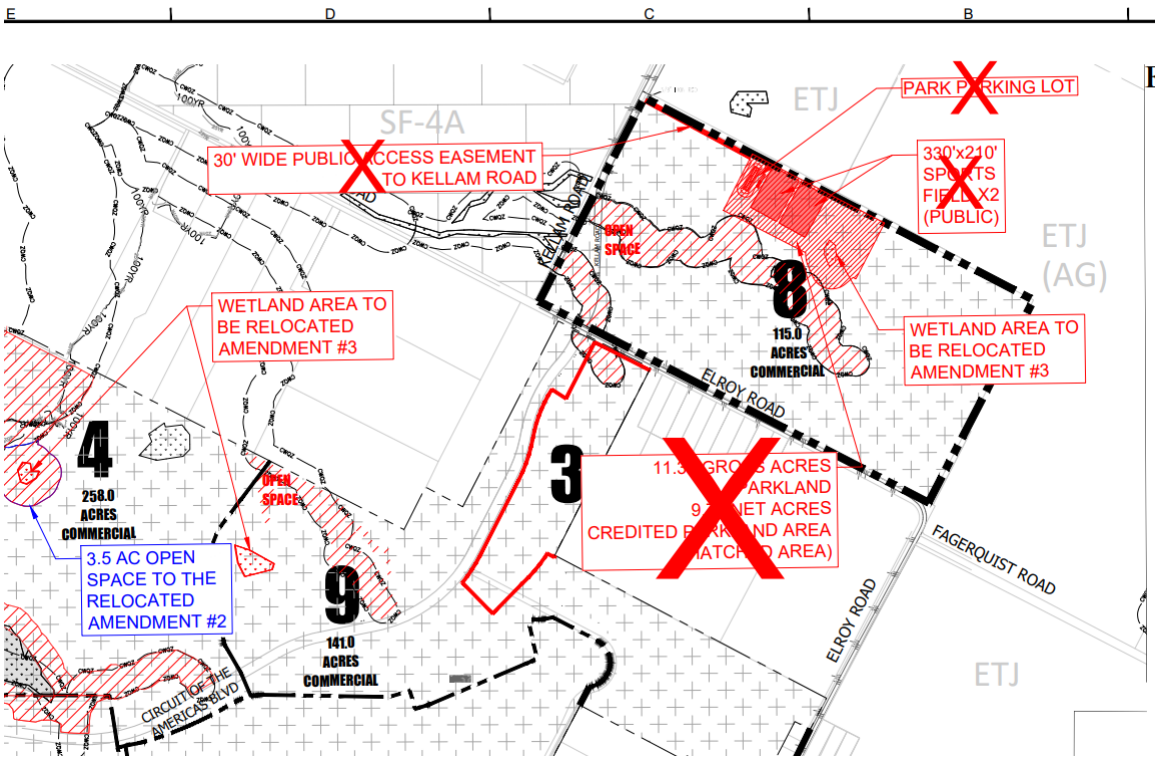
PR2. The current PUD Amendment is considered substantial per 3.1 and will need to go to Planning Commission and be approved by Council. Before Planning Commission, it will need to be heard by the Parks and Recreation Board (PARB), so that the latter may issue a recommendation to Planning Commission. Please coordinate with me on the latest version of the proposal and scheduling for PARB.

U1: Based on the information available and in its current form, the proposed PUD amendment cannot be supported by APR. The PUD amendment will be brought before Parks and Recreation Board, for a presentation, discussion, and a recommendation. The earliest available date at Parks and Recreation Board is 2/23/26. I will be reaching out to coordinate.

PR3. A substantial amendment means that entitlements of the original PUD are increasing. Therefore, additional items can be identified that increase the PUD's superiority with regard to parkland. Ideas about these items have not yet been shared with Austin Parks and Recreation (APR).

U1: Based on the information available and in its current form, the proposed PUD amendment cannot be supported by APR. The PUD amendment will be brought before Parks and Recreation Board, for a presentation, discussion, and a recommendation. The earliest available date at Parks and Recreation Board is 2/23/26. I will be reaching out to coordinate.

PR4. Exhibit D (Land Use Plan) has been redlined to remove all parkland, soccer fields and associated infrastructure (see screenshot below). Please remove the red X's and reinsert the parkland, public access, and soccer fields into the land use plan.



PR5. Part 14, section C has been rewritten as section D shown below. The parkland superiority feature of the original PUD was the commitment to build specific improvements – centered around 2 soccer fields – and to dedicate a clearly defined piece of land – 11.38 acres in Area 8 of the PUD. A key aspect was timing; the PUD tied the completion of the improvements and the parkland dedication to the first hotel or residential development.

The PUD amendment proposes a series of options to satisfy parkland dedication without commitment to a single option. It removes the specific parkland and improvement commitments from the PUD – inclusive of public hearing, comment, and discussion with other departments. It moves the conversation to one with Austin Parks and its leadership outside the PUD process. Lastly, it shifts the timing of the dedication from the first residential *or hotel* site plan, to the first *residential* site plan, effectively permitting hotels to go forward before satisfying parkland.

Please reinstate section C of the original PUD, and delete proposed section D.

~~C. The COTA PUD shall dedicate 11.38 acres of parkland. The City shall not issue a certificate of occupancy for the first site plan for a hotel or residential use until the proposed park improvements on the parkland have been constructed, accepted by the Parks and Recreation Department and the 11.38 acres dedicated as parkland to the City of Austin.~~

D. Parkland dedication for the COTA PUD must be satisfied through one, or a combination, of the following options:

a. On-site dedication – Dedicate to the City a minimum of 11.38 acres of parkland located within the PUD;

b. Off-site dedication – Dedicate to the City a minimum of 11.38 acres of parkland, which shall be located within a two-mile radius of the COTA PUD unless otherwise approved by the Parks and Recreation Department Director; or

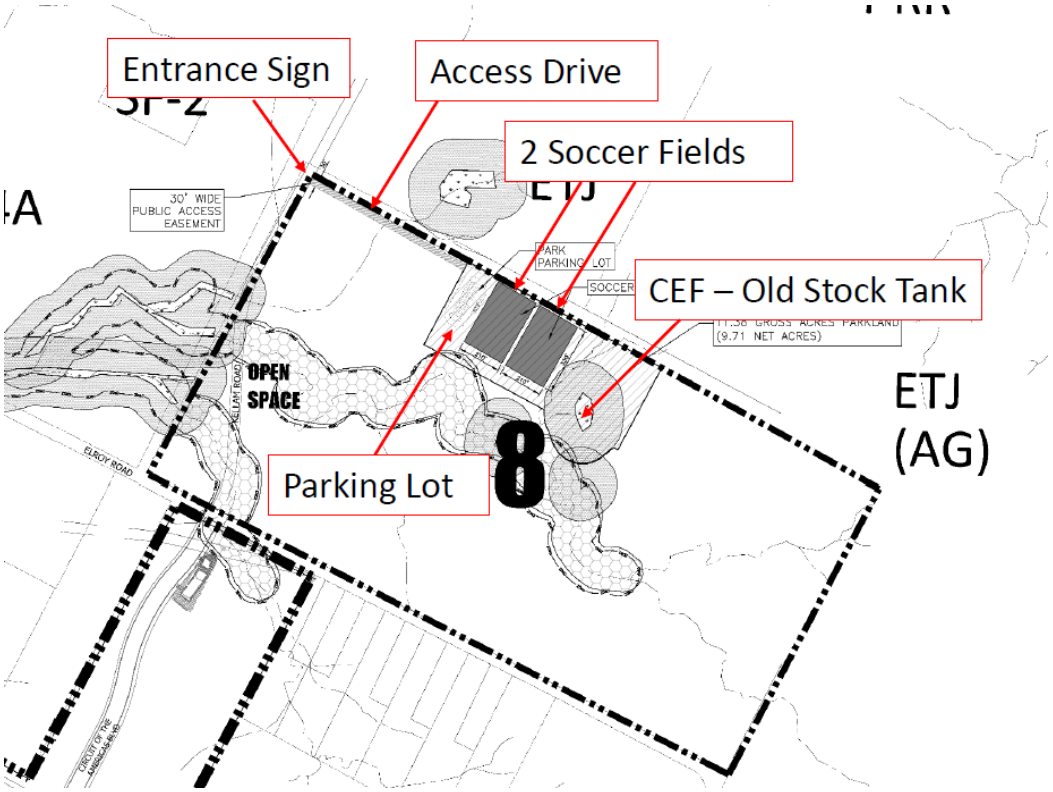
c. Fee-in-lieu – Pay a fee-in-lieu equal to the value of 11.38 acres of parkland, to be expended on parkland acquisition or improvements.

The City shall not issue a certificate of occupancy for the first site plan that includes a residential use until the requirements of this subsection have been fully satisfied.

U1: Based on the information available and in its current form, the proposed PUD amendment cannot be supported by APR. The PUD amendment will be brought before Parks and Recreation Board, for a presentation, discussion, and a recommendation. The earliest available date at Parks and Recreation Board is 2/23/26. I will be reaching out to coordinate.

PR6. Part 14, section D has been removed in its entirety. This section referred to the construction of two community soccer fields to be open to the public. Other details of these proposed soccer fields and related infrastructure were shared with Austin Parks, and the Parks and Recreation Board at the time of original PUD. In 2020, the cost estimate for these items was $1,987,161.

a. Two soccer fields (330’ x 220’ each)
b. Irrigation system for soccer fields
c. Parking lot (50 spaces)
d. 26’ driveway (within 30’ Public Access Easement) to Kellam Road
e. Sign at entrance
f. Drainage and water quality facilities (for park)
g. Trigger-To be constructed and dedicated prior to issuance of Certificate of Occupancy for any site plan with Residential or Hotel component
h. Maintenance–To be maintained by City of Austin



Please reinstate section D of the original PUD, to reaffirm the commitment to construct these improvements and within the original time frame.

U1: Based on the information available and in its current form, the proposed PUD amendment cannot be supported by APR. The PUD amendment will be brought before Parks and Recreation Board, for a presentation, discussion, and a recommendation. The earliest available date at Parks and Recreation Board is 2/23/26. I will be reaching out to coordinate.

PR7. Part 14, section F has been removed in its entirety. This section refers to a 30’ wide public access easement that will be required for an access drive for the public to be able to reach the soccer fields.

Please reinstate section F of the original PUD, to reaffirm the commitment to construct the access drive and dedicate the easement.

U1: Based on the information available and in its current form, the proposed PUD amendment cannot be supported by APR. The PUD amendment will be brought before Parks and Recreation Board, for a presentation, discussion, and a recommendation. The earliest available date at Parks and Recreation Board is 2/23/26. I will be reaching out to coordinate.

PR8. Exhibit C (Zoning Summary Table), has been redlined to allow for residential uses in Area 8, the proposed location of the parkland. More discussion is needed with the applicant, Austin Parks, and other departments on this change, given limited access and constraints of Area 8 (e.g. easements and Critical Environmental Features).

U1: Based on the information available and in its current form, the proposed PUD amendment cannot be supported by APR. The PUD amendment will be brought before Parks and Recreation Board, for a presentation, discussion, and a recommendation. The earliest available date at Parks and Recreation Board is 2/23/26. I will be reaching out to coordinate.

Site Plan

Thursday January 8, 2026 – Update #1

SP 1 : Please clarify why the word “potential” is proposed to be added to Part 6, Line A
U1: Cleared

SP 2 : Please clarify how liquor sales and service will be handled. Will they be allowed by-right or via Conditional Use Permit? Are there size limitations or spacing requirements for spaces selling and serving liquor, or overall size limitations for the whole PUD?
U1: Pending SP 4

SP 3 : Open space is being reduced from 298 to 100 acres including the requirement to build 2 community soccer fields and a 30’ easement that are to be open to the public. What are you proposing in lieu of the removal mentioned.
U1: Pending PARD approval

New Comment

SP 4 : Please clarify, are the limitations on Part 6 note F & G going to stay with the PUD, minus planning area 4? Or are you requesting to strike the limitations from all areas in the PUD (see stricken note # 16 on exhibit E)?

~~F.~~F. The Cocktail Lounge use is limited to a total of 100,000 square feet on the Property. No individual cocktail lounge use can be more than 20,000 square feet in size. This limitation does not apply to Planning Area 4.

~~F.~~G. The Liquor sales use is limited to a total of 50,000 square feet on the Property. No individual liquor sales use can be more than 30,000 square feet in size. This limitation does not apply to Planning Area 4.

Transportation

Tuesday, January 6, 2026 – Update #1

TPW 1. A TIA Determination Worksheet is required; please complete the worksheet and submit for review.

U1: Comment remains; a compliance memo is required with this case. Please also clarify if the proposed "convention center" should be listed in the TIA Determination Worksheet as it currently only lists a proposed hotel. *Please see Exhibit N - Transportation Impact Analysis Compliance Memo*.

Water Quality

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. Please confirm no changes to water quality code or criteria are proposed.

Wetland Biologist

Tuesday January 27, 2026 – Update #1

WB 1 – Current Status: Cleared

- U0: Part 13.B, C, and D. For all required plantings for any proposed restoration or mitigation areas 100% of the plants will need to be native, and Central Texas seed stock for woody species.

WB 2 – Current Status: Pending

- **U1: Staff is willing to consider updates to the CEF and CEF buffers if the overall condition and protection of the CEFs is maintained or enhanced and buffers are greater or equal to the current area.**

- U0: Part 18. Code Modifications D. Environmental 1 and 4. Any golf course and golf course related structure will not be allowed in the CEFs or CEF buffers. Staff does not support Irrigated and manicured vegetation within the buffer zone as a CEF. These management practices undermine the benefial aspects of the buffer; including, but not limited to: protection of the CEF, providing water quality treatment, biodiversity, and increased infiltration.

WB 3 – Current Status: Cleared

- U0: Part 18. Code Modifications. D. Environmental. 2. This section will require the addition of the newly constructed boardwark as described in SP-2011-0053D, Correction No. 34, which shows a crossing of Dry Creek East and alteration of the the CEF and CEF buffer. All creek crossings need to be added to any exhibits.

WB 4 – Current Status: Pending

- **U1: See response to comment WB2.**
- U0: Part 18. Code Modifications. D. Environmental. 3. Staff does not support wholesale reduction of the CEF buffers to 75 feet. If CEF buffers are proposed to be modified please indicate where and which CEF buffers are proposed to vary from the standard 150 ft. setback.

WB 5 – Current Status: Cleared

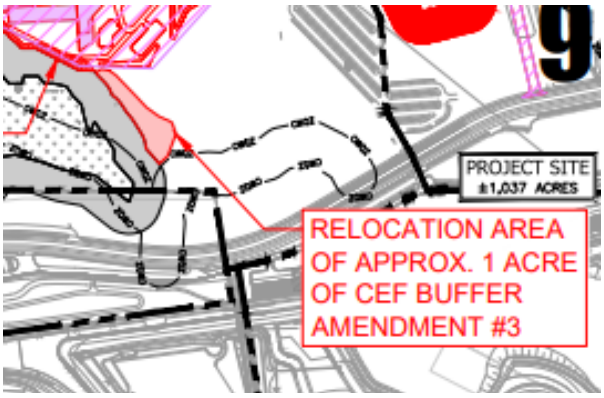
- U0: Exhibit D. This exhibit shows all of the areas where open space, wetlands, CEFs and CEF buffers will be removed, but does not adequately show where they would be relocated on the site or how they would be protected in the future development. Please provide an overall exhibit showing both reductions and additions in areas and include a balance table providing area calculations for all changes.

WB 6 – Current Status: Pending

- **U1: Based on the applicant's response, impact to CEFs and CEF buffers will be mitigated for. Please remove reference to CEF setbacks in this note.**
- U0: Exhibit E. Note 23. Please clarify if this note intends to extend the slope code modification as proposed to CEFs, CEF setbacks, CWQZ, and floodplains. If not, the language "DEVELOPMENT ALLOWED WITHIN THE CEF BUFFER OR CWQZ AND DEVELOPMENT WITHIN THE FLOODPLAIN WILL BE SUBJECT TO FLOODPLAIN, FLOODPLAIN MODIFICATION REGULATIONS, AND THIS PUD ORDINANCE" should be proposed as a separate note.

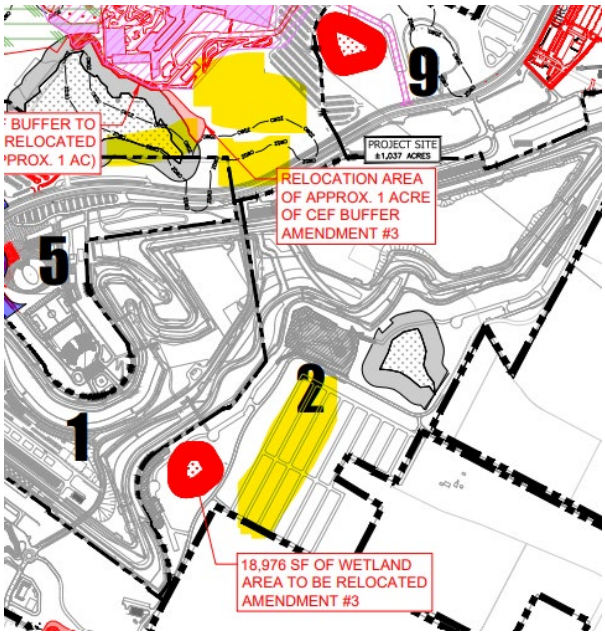
WB 7 – Current Status: Cleared

- **U1: Please see WB10**
- U0: Exhibit F. The proposed addition of CEF buffer shown below is located adjacent to or within a newly constructed parking lot and possibly within the path of a newly constructed boardwalk. This buffer will need to be moved to an area where it can protect a CEF or the development should be removed.



WB 8 – Current Status: Pending

- **U1: The COTA PUD Tracking Table on Exhibit E shows the impervious updates, but does not take into account the impervious cover which has been added since the PUD agreement as shown in the highlighted areas below.**
- U0: Exhibit F. The existing paved and multi-use trail, plus the proposed existing development and existing staging areas need to show the actual developed areas on the site such as, but not limited to, the areas highlighted in yellow below. This should be included on all relevant exhibits.

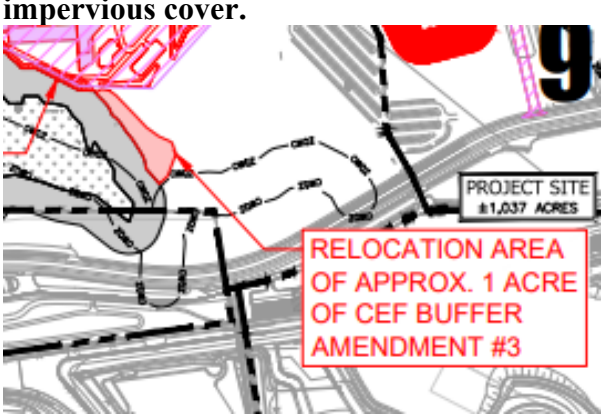


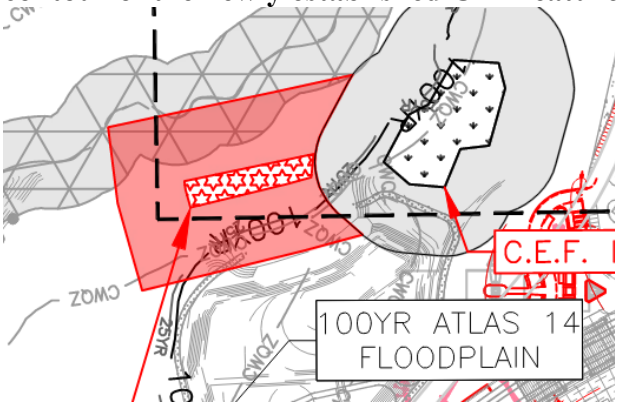
WB 9 – Current Status: Cleared

- U0: Exhibit E. Please add a note stating that all CEF buffer areas will be protected from human access with fencing and signage.

NEW COMMENT

WB 10 – Current Status: Pending

- **U1: There are several corrections to the CEF Exhibit H mitigation areas and table that need to be addressed. Please see the bulleted list below.**
  - **The title row needs to be cleared up to describe location of CEF mitigation. There should be a column with the CEF name and a separate column labeled "CEF mitigation location"**
  - **CEF B and setback will need to be in compliance with Correction No. 31 of SP-2011-0053D with all fill material removed and mitigation completed.**
  - **The area shown below is not eligible for CEF mitigation as it is impervious cover.**
  - 

  - **The newly created mitigation areas I and J need to be labeled on the map**
  - **The CEF mitigation area shown below should be reconfigured so the CEF feature enhances the channel of the creek and the setback follows the contour of the newly established CEF feature.**
  - 

  - **CEF K needs to be labeled on the map.**

Zoning/Land Use

Update #1: Friday, January 30, 2026

ZN1. Per the requirements of the Code in Sec. 25-2-144 - PLANNED UNIT DEVELOPMENT (PUD) DISTRICT DESIGNATION. 1.4.3. Effect of Land Use Plan,

Planned Unit Developments are required to submit a land use plan and be subject to the conditions listed on that land use plan. Please remove the additional ambiguous language listed in Part 6 the proposed redlined PUD ordinance that states,

> "*The proposed Land Use Plan (Exhibit "D") includes a breakdown of the **potential** planning area layout and size/acreages, the open space chart and the land use summary chart.*"

U1: Response received and the comment is cleared.

ZN2. Please explain the need under Part 6 of the proposed redlined ordinance for the following additional language,

> "*D. Outdoor Sports and Recreation uses shall include motorsports associated with a racetrack.*"

The Outdoor Sports and Recreation use definition in the Code already encompasses this use. If the applicant would like to create a specific definition for "motorsports associated with a racetrack" please propose a new definitions section on the land use plan with a newly titled use and definition.

U1: Please remove this addition to the proposed redlined ordinance as the Outdoor Sports and Recreation use is already defined in the Land Development Code. The city does not sub define an existing use that is codified in the Code through a zoning ordinance.

ZN3. Please explain the applicant's request to remove the following language Part 6 of the current zoning ordinance:

"*E. The Cocktail Lounge use is limited to a total of 100,000 square feet on the Property. No individual cocktail lounge use can be more than 20,000 square feet in size."*

> "*F. The Liquor sales use is limited to a total of 50,000 square feet on the Property. No individual liquor sales use can be more than 30,000 square feet in size.*"

The applicant's intent when establishing PUD zoning was to create a new bar district, such as the 6th Street district downtown or the Rock Rose district in The Domain, when they requested these uses to be permitted in the PUD. The staff worked diligently with the applicant when drafting the original conditions of the PUD to specify the maximum square footage of a cocktail lounge use and liquor sales use on the property. Why is the applicant proposing to remove these conditions now? These conditions allow for reasonable limitations to prevent to over saturation of bars and liquor stores in an area outside of the core of the city without alternative transportation options. The staff does not support the requested changes to this section of the PUD zoning ordinance.

U1: The applicant's response is unclear. Please see the new comments from Site Plan Review under SP4. Note #16 is still redlined and struck from the Notes section on Page 2 of the land use plan.

Please explain why the applicant needs alcohol sales without any restrictions on 258 acres within the PUD. The applicant can currently apply for special use permits with the city to allow liquor to be sold for events in this area of the PUD.

ZN4. What is the applicant proposing as new benefits to the PUD to offset the request for this substantial PUD amendment where you are asking for more than thirty changes to the current PUD requirements? For example, to equal and or provide new benefits for the PUD to compensate for the applicant's request for the following:

a. to remove square footage restrictions on specific intensive commercial uses,
b. for the reduction of required tree plantings,
c. for the reduction in the required open space by 198 acres,
d. for the addition of the ability to include amusement parks, a golf course, cart paths, driving range, and related facilities within the designated open space areas,
e. to change the requirements for COTA to dedicate 11.38 acres of parkland to the city,
f. to remove the requirement to construct two community soccer fields that are open to the public,
g. to remove the requirement to provide a 30-foot easement for public access to parkland,
h. to change the conditions of site plan approval,
i. to reduce bicycle parking requirements,
j. to allow for the construction of a golf course and related facilities including fairways, tees, greens, bunkers, cart paths, pedestrian bridges, elevated boardwalks, structural support piers, decks, irrigation, drainage, erosion control, and water quality facilities within the critical water quality zone,
k. to reduce the critical water quality buffer zone to 75 feet from the edge of the critical environmental feature to allow for buffer averaging,
l. to allow for irrigated and manicured vegetation within the CWQ buffer zone for artificially created critical environmental features, including a water hazard for a golf course.
m. to allow a trail or golf cart path made of decomposed granite or compacted aggregate to cross the buffer zone.
n. to allow construction of racetrack circulation routes exceeding 15 percent slope gradient,
o. to allow for cut and fill exceeding four feet in Planning Area 4 to the extent needed for the development of a hotel, convention center, and related facilities, as well as in Planning Area 8 to the extent needed for racing facilities. Cut and Fill in excess of 4 feet, but not exceeding 20 feet, is allowed for the development or modification of all other uses in the COTA PUD,
p. *to modify General On-Premise Signs* to allow the following signs in Planning Area 4:
    i. one illuminated wall sign not exceeding 1,700 square feet;
    ii. one illuminated wall sign not exceeding 1,200 square feet;
    iii. two illuminated wall signs not exceeding 600 square feet;
    iv. four illuminated monument signs not exceeding 160 square feet;
    iv. twelve wall signs not exceeding 40 square feet.
q. to modify *Commercial Sign District Regulations* to allow freestanding and wall signs not to exceed 200 square feet,

r. to allow a golf course and related facilities including fairways, tees, greens, bunkers, cart paths, pedestrian bridges, irrigation, drainage, erosion control, and water quality facilities within the Erosion Hazard Zone,
s. to modify Sections 25-7-93 *(General Exceptions)* and 25-7-96 *(Requirements in the 25-Year Floodplain)* to allow maintenance facilities, trails, golf cart paths, elevated boardwalks, decks, structural support piers, pedestrian bridges, and a driving range associated with a golf course.
t. to add a new parcel/area, Area 9 – Commercial, on the land use plan known as the Car Club District,
u. to permit Condominium Residential, Mobile Home Residential, Multifamily Residential, Retirement Housing (Small and Large Site), Single-Family Residential, Townhouse Residential, Two-Family Residential and Short-Term Rental uses in Area 8 – Commercial (Commercial-Parkland District),
v. to permit the Construction Sales and Services use in Area 1 – Commercial (Amusement District), Area 2 – Mixed Use (Hospitality + Car Enthusiast District), Area 3 – Commercial (Business + Car Club District), Area 4 – Commercial (Resort + Sports District) and Area 5 (Resort + Sports District),
w. to permit the Carriage Stable use in Area 1 – Commercial (Amusement District),
x. to permit the Building Maintenance Services use in the Area 7 – Commercial (COTA + Track District)
y. to permit the Equipment Repair Services use in the Area 1 – Commercial (Amusement District), Area 2 – Mixed Use (Hospitality + Car Enthusiast District), Area 3 – Commercial (Business + Car Club District), Area 4 – Commercial (Resort + Sports District) and Area 5 (Resort + Sports District),
z. to permit the Kennels use in Area 2 – Mixed Use (Hospitality + Car Enthusiast District), Area 5 (Resort + Sports District) and Area 7 – Commercial (COTA + Track District)
aa. to permit the Recreation Equipment Sales use in the Area 1 – Commercial (Amusement District), Area 2 – Mixed Use (Hospitality + Car Enthusiast District), Area 3 – Commercial (Business + Car Club District), Area 4 – Commercial (Resort + Sports District) and Area 5 (Resort + Sports District),
bb. to permit the Aviation Facilities use in the Area 4 – Commercial (Resort + Sports District),
cc. to remove parking requirements in the PUD by adding a note to the Parking Table requirements on sheet 2 of the Land Use Plan to state, *"This column is maintained and shown for purposed of calculating accessible spaces and for future reference as needed. No minimum or maximum number of parking spaces is required for any use within the PUD."*
dd. to change the maximum height permitted on Areas 1, 2, 3, 5, 7 and 8 from 60 feet to 90 feet.
ee. to change the maximum height permitted on Area 2 from 90 feet to 150 feet.
ff. to change the maximum height permitted on Area 4 from 160 feet to 250 feet.
gg. to alter the language listed on Page 2 of the land use plan from Amendment #1 that states that, "Maximum Height of 260 feet allowed for amusement park rides in Outdoor Entertainment Use Area for Area 5 and Area 6 to state, *"Maximum height of 260 feet allowed for Amusement Park Rides."* for Areas **4**, 5, 6 and **7**.

U1: Comment not adequately addressed and still outstanding. As the applicant is requesting to remove a significant amount of the superiority items that make this a PUD, what is the applicant specifically proposing to replace these items with per the conditions outlined in LDC SUBCHAPTER A. ARTICLE 2. Division 5. Sec. 25-2-144 - PLANNED UNIT DEVELOPMENT (PUD) DISTRICT DESIGNATION. § 2.4. - TIER TWO REQUIREMENTS.?

ZN5. The staff sees on Exhibit C - Zoning Use Summary Table - that the applicant is proposing to add Condominium Residential, Mobile Home Residential, Multifamily Residential, Retirement Housing (Small and Large Site), Single-Family Residential, Townhouse Residential, Two-Family Residential and Short-Term Rental uses as permitted uses in Area 8 – Commercial (Commercial-Parkland District. In addition, on Exhibit E – Sheet 2 of the Land Use Plan, the applicant is asking for additional height on Areas 1, 2, 3, 4, 5, 7 and 8. Along with these changes, the applicant is also proposing to change Part 7. Affordable Housing of the PUD ordinance to alter the language to state,

> *"The Landowner shall pay a fee-in-lieu donation for any bonus area developed **as a residential use** within COTA PUD per City Code Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.5.6 (In Lieu Donation). Bonus area in the COTA PUD shall include any gross floor area greater than that which could be achieved within the height, floor area ratio, and building coverage allowed by the commercial services zoning district. The fee-in-lieu amount shall be equivalent to the bonus area multiplied by the current Planned Unit Development Fee Rate at the time of site plan submittal. The City shall not issue the final certificate of occupancy for any **residential** development in the COTA PUD that includes bonus area until the fee-in-lieu donation has been paid to the City of Austin Housing and Planning Department."*

Is it the applicant's intent to provide new housing options in this area of the city through the PUD? This is a significant change to this requirement in this PUD ordinance to state that fee-in-lieu for any bonus area will now apply to properties only developed as a residential use.

U1: Comment received. The Current Planning division will defer to the Housing Department staff concerning this requested change to the change in Part 7 of the PUD ordinance.

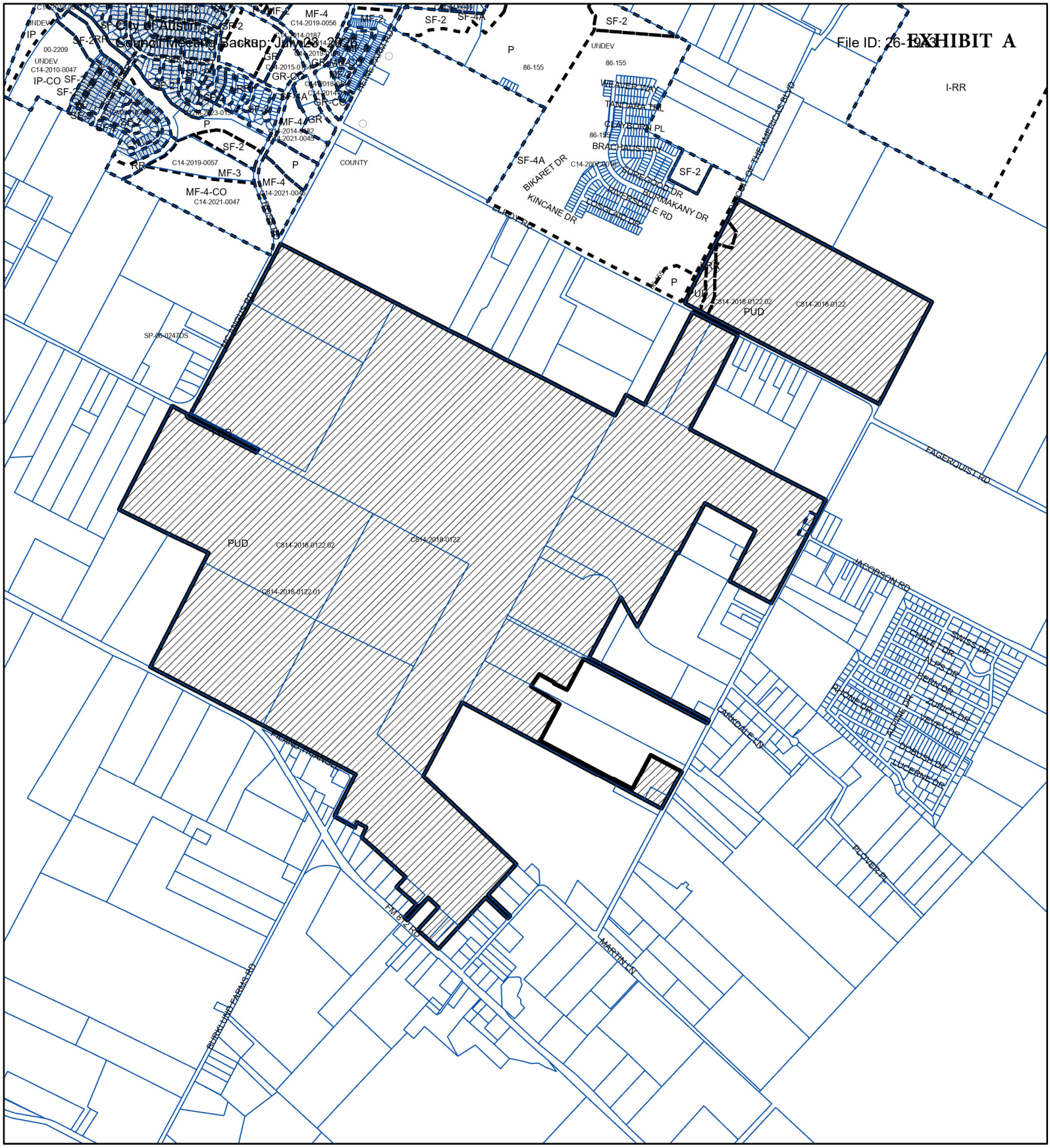
ZN6. Why does the applicant need additional permitted height on Areas 1, 2, 3, 4, 5, 7 and 8 of the PUD? Why is the applicant requesting to alter the language listed on Page 2 of the land use plan from Amendment #1 that states that, "Maximum Height of 260 feet allowed for amusement park rides in Outdoor Entertainment Use Area for Area 5 and Area 6 to state, *"Maximum height of 260 feet allowed for Amusement Park Rides."* for Areas **4**, 5, 6 and **7**. Is the applicant proposing to add amusement park rides to areas outside of the Outdoor Entertainment use on Area 4 – Resort + Sports District and Area 7 – COTA + Track District?

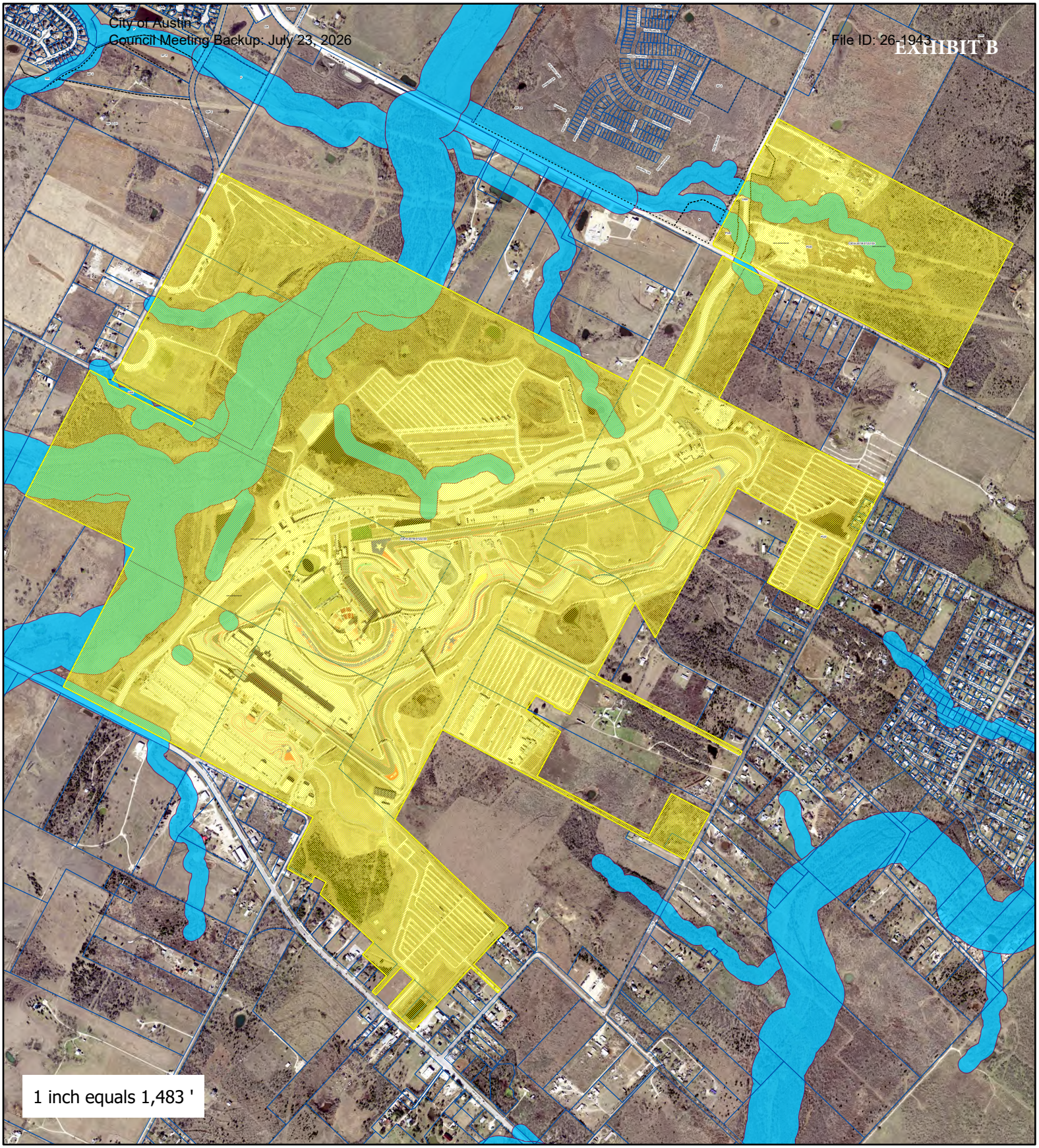
U1: Response received and the comment is cleared.

INDEX OF EXHIBITS TO FOLLOW

A. Zoning Map
B. Aerial Map
C. Applicant's PUD Amendment Summary Letter
D. Redlined PUD Land Use Plan
E. Redlined Site Development Regulations, Tables and Notes
F. Redlined PUD Existing and Proposed Site Layout
G. Redlined Parks and Open Space Plan
H. Redlined Existing and Proposed Environmental Mitigation CEFs Plan
I. Redlined Restoration Planting Details Plan
J. Proposed Redlined PUD Zoning Use Summary Table
K. Proposed Redlined PUD Ordinance No. 20201001-042
L. Parks and Recreation Board Recommendation
M. Environmental Commission Recommendation
N. Transportation Impact Analysis Compliance Memo
O. Proposed Parkland Relocation Exhibit
P. Comments Received

EXHIBIT A


SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
N
400 Feet
PUD
C814-2018-0122.02
C814-2018-0122
C814-2018-0122.01
SP-06-0247OS
COUNTY
FAGERQUIST RD
JACOBSON RD
PROVER PL
MARTIN LN
FM 812 RD
BURKLUND FARMS RD
HEINES RANCH RD
BIKARET DR
KINCANE DR
BLUEWOOD DR
BURMAKANY DR
BRACHALIS WAY
CLAYBURN PL
WEAVERVINE TAMARACK TRL
SF-2
SF-4A
MF-2
MF-3
MF-4
MF-4-CO
GR
GR-CO
LR
P
RR
I-RR
IP
IP-CO
UNDEV
86-155
00-2209
C14-2019-0057
C14-2021-0047
C14-2021-0045
C14-2019-0056
C14-2010-0047
C14-2015-0154
C14-2014-0182
C14-2018-0187
C14-2023-0152
C14-2014-0182
C14-2021-0045
C14-2018-0187
C14-2014-0182
C14-2021-0045
C14-2018-0187
C14-2014-0182
C14-2021-0045
C14-2018-0187



Circuit of the Americas PUD Amendment #3

N

SUBJECT TRACT
ZONING BOUNDARY
PENDING CASE
CREEK BUFFER

ZONING CASE#: C814-2018-0122.03
LOCATION: 9201 Circuit of the Americas Blvd
SUBJECT AREA: 0.00 Acres
MANAGER: Sherri Sirwaitis

Austin

This product has been produced by Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 10/28/2025

EXHIBIT C

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

MICHAEL J. WHELLAN
(512) 435-2320
MWHELLAN@ABAUSTIN.COM

September 5, 2025

Lauren Middleton-Pratt, Director
Planning Department, City of Austin
1000 E. 11th St.
Austin, Texas 78702

Re: Planned Unit Development amendment for 9201 Circuit of the Americas Blvd. (the "Property")

Director Middleton-Pratt:

On behalf of Circuit of the Americas LLC and COTA Car Condos LP (the "Applicant"), I am submitting the attached application to amend the Circuit of the Americas Planned Unit Development ("COTA PUD") established by Ordinance No. 20201001-042 (the "Original Ordinance").

This amendment modifies the Original Ordinance and exhibits to accommodate the development of a hotel and conference center resort. This development has been designated as a Qualified Project by the City Council per Ordinance No. 20250306-048 and further advanced by the approval of Item 96 on the July 24, 2025, City Council agenda. The proposed amendment includes, among other things, the mitigation of certain Critical Environmental Features ("CEFs"), flexibility regarding parkland dedication requirements to better meet current department needs, and modification to certain code requirements to facilitate the development of the Qualified Project, its related facilities, and other future development at Circuit of the Americas. The proposed amendment also modifies the PUD's planning areas to add a ninth zone, modifies the permitted uses in certain planning areas, and modifies the maximum height across the PUD.

Attached you will find redlines of the Original Ordinance, including exhibits. We have begun meeting with department staff, including Parks and Recreation and Watershed, to preview some of the requested modifications and have conducted site visits with Watershed staff to discuss some proposed CEF mitigation. We will continue to work with staff as the application makes its way through the standard review process.

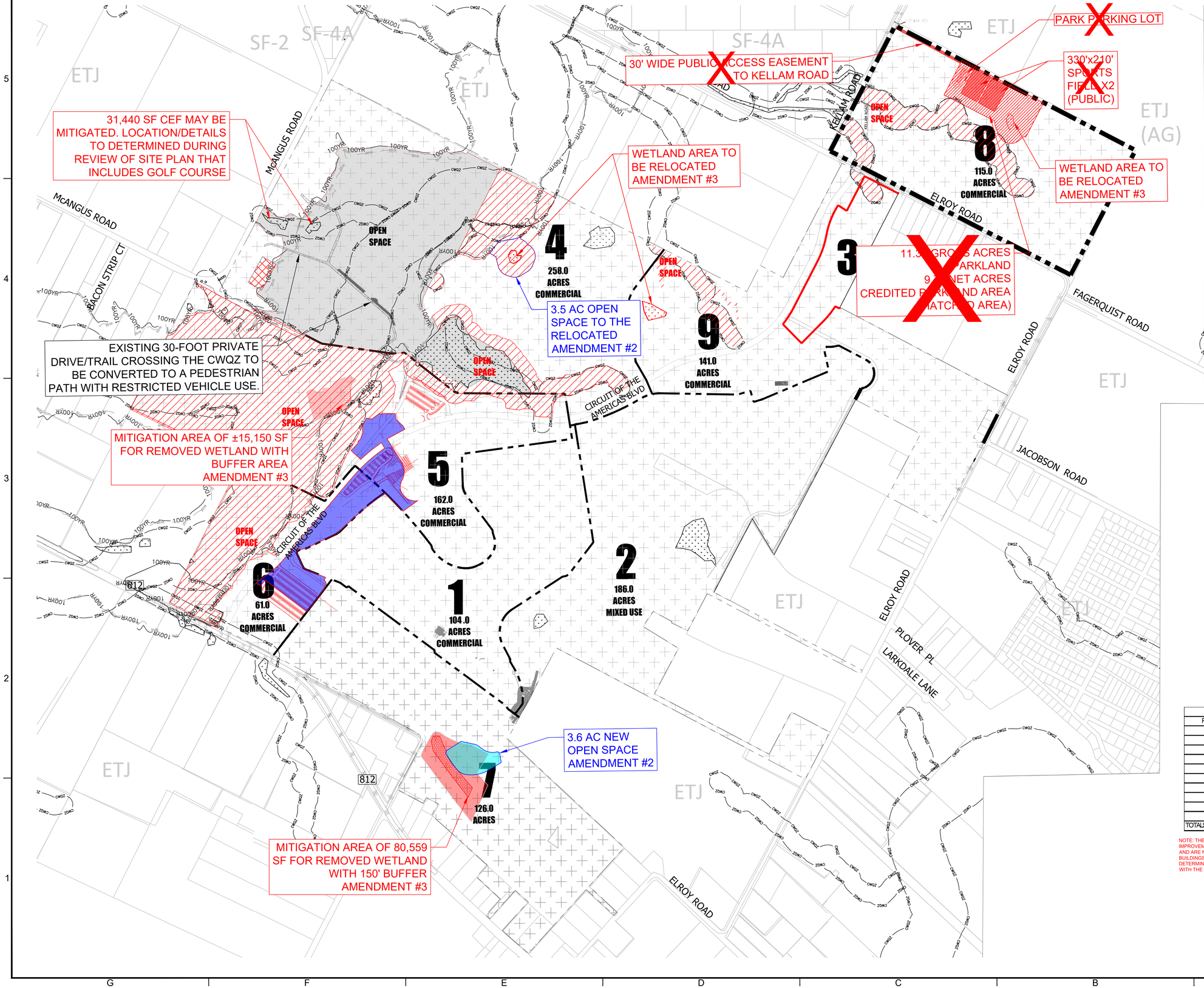
Thank you for your consideration, and I am available to answer your questions and provide further details.

Sincerely,



Michael J. Whellan

Exhibit D



LEGEND

- P.U.D. BOUNDARY
- ZONING BOUNDARIES
- EXISTING PAVED MULTI-USE TRAIL
- 25YR FP — 25 YEAR FLOOD PLAIN
- 100YR FP — 100 YEAR FLOOD PLAIN
- CWQZ — CRITICAL WATER QUALITY TRANSITION ZONE
- (P.U.D.)
- OPEN SPACE
- OPEN SPACE REMOVED
- OUTDOOR ENTERTAINMENT USE 260FT FROM RIGHT AREA AMENDMENT #

VICINITY MAP
NOT TO SCALE

OPEN SPACE		
PLANNING AREAS (PA)		
PA	SQ. FT.	AREA (ACRES)
1	0	0
2	0	0
3	0	0
4	4,881,078	112.05
5	0	0
6	0	0
7	156,800	3.6
8	0	0
9	0	0
TOTALS	5,037,878	115.65

LAND USE CHART			
PLANNING AREAS (PA) * INCLUDING OPEN SPACE AREAS*			
PA	SQ. FT.	AREA (ACRES)	LAND USE
1	4,550,000	104	COMMERCIAL
2	8,110,000	186	MIXED USE
3	908,900	21	COMMERCIAL
4	11,250,000	258	COMMERCIAL
5	7,060,000	162	COMMERCIAL
6	2,660,000	61	COMMERCIAL
7	5,480,000	126	COMMERCIAL
8	5,030,000	115	MIXED USE
9	5,251,100	121	COMMERCIAL
TOTALS	50,300,000	1153	

NOTE: THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.

NO.	DATE	DESCRIPTION	BY

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
Austin, Texas 78746
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM
REGISTERED ENGINEERING FIRM: KIMLEY-HORN AND ASSOCIATES, INC.
TBPE Firm No. 928

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PUD Exhibits recreated from WGI's original PUD documents by Kimley-Horn for the purposes of COTA PUD Amendment #3 Only

PROJECT:
CIRCUIT OF THE AMERICAS EXPANSION
9201 CIRCUIT OF THE AMERICAS BOULEVARD
AUSTIN, TRAVIS COUNTY, TEXAS 78617

SHEET TITLE:
PUD LAND USE PLAN

C001

C814-2018-0122

File ID: 26-1943

LAST MODIFIED BY: MEGAN MORRISON
LAST MODIFIED ON: 2/24/2026 4:25 PM
PLOT DATE/TIME: 2/24/2026 4:25 PM
PLOTTED BY: 2/24/2026 2:58 PM
PLOTTED WITH: SHEET PLOT CTB
FILE NAME: C002_EXHIBIT E.DWG

Use Classification	Minimum Off-Street Parking Requirement*	Off-Street Loading Requirement
Commercial Uses		
Meeting, banquet, lecture, and community halls	1 space for each 200 sq. ft. (Meeting hall)	Schedule C
Indoor sports and recreation (except billiard parlor and bowling alley), casinos, and arcades	1 space for each 2,000 sq. ft.	Schedule B
Indoor sports and recreation (bowling alley)	1 space for each 1,100 sq.ft	Schedule B
Indoor sports and recreation (billiard parlor)	1 space for each 400 sq. ft.	Schedule B
Cocktail lounge, dance hall, nightclub, tavern, and bar	1 space for each 400 sq. ft.	Schedule C
Restaurants, cafeterias, and similar dining facilities (including associated commercial kitchens) less than or equal to 2,500 sq. ft.	1 space for each 300 sq. ft.	Schedule C
Restaurants, cafeterias, and similar dining facilities (including associated commercial kitchens) greater than 2,500 sq. ft.	1 space for each 400 sq. ft.	Schedule C
Art galleries and museums	1 space for each 2,000 sq. ft.	None
Administrative services, courtrooms, and libraries	1 space for each 1,100 sq.ft.	Schedule C
Funeral services	1 space for each 20 persons capacity	Schedule B
Religious assembly (within mixed use shopping center or building)	1 space for each 1,100 sq. ft.	Schedule B
Transportation terminals	Schedule B	Schedule B

* THIS COLUMN IS MAINTAINED AND SHOWN FOR PURPOSES OF CALCULATING ACCESSIBLE SPACES AND FOR FUTURE REFERENCE AS NEEDED. NO MINIMUM OR MAXIMUM NUMBER OF PARKING SPACES IS REQUIRED FOR ANY USE WITHIN THE PUD.

Site Development Regulations

	Area 1	Area 2	Area 2*	Area 3	Area 4	Area 5	Area 6	Area 7	Area 8	AREA 9
Zoning	CS	CS	MF-6	CS	CS	CS	CS	CS	CS	CS
Minimum Lot Size	5,750 SF	5,750 SF	8,000 SF	5,750 SF	5,750 SF	5,750 SF	5750 SF	5,750 SF	5,750 SF	5,750 SF
Minimum Area Per Dwelling Unit	0	0		0	0	2,800 SF	0	4,000 SF	0	0
Minimum Lot Width	50	50	50	50	50	50	50	50	50	50
Maximum Height	90	90	150	90	** 250	** 90	** 90	** 90	90	90
Minimum Front Yard	10	10	15	10	10	10	10	10	10	10
Minimum Street Side Yard	0	0	0	0	0	0	0	0	0	0
Minimum Side Yard	0	0	0	0	0	0	0	0	0	0
Minimum Rear Yard	0	0	0	0	0	0	0	0	0	0
Maximum Building Coverage	95%	95%	70%	95%	95%	95%	95%	95%	95%	95%
Maximum Impervious Cover — **Zoning** / **Watershed**	Impervious cover shall be tracked cumulatively for the PUD. All impevious cover shall be tabuated for each susequent site plan submitted to the City of Austin and added to the table provided on this sheet. The impervious cover limit for the PUD will be 68%.									
FAR	2:01	2:01	-	2:01	2:01	2:01	2:01	2:01	2:01	

***NOTE: Multifamily Residential or Condominium Residential uses will follow the MF-6 site development standards in chart.**

***NOTE: Any other residential uses will follow the SF-6 site development regulations per the City of Austin Land Development Code.**

** MAXIMUM HEIGHT OF 260 FEET ALLOWED FOR AMUSEMENT PARK RIDES ~~IN OUTDOOR ENTERTAINMENT USE AREA AMENDMENT #1~~

Exhibit E

COTA PUD Tracking Table

Site Plan		Total Area (Ac.)	Total Area (Sq. Ft.)	Impervious Cover (Ac.)	Impervious Cover (Sq. Ft.)	Impervious Cover (%)	Change in IC (Ac.)		Notes
SP-2011-0053D	Formula 1 United States	912.9	39,765,900	466.90*	20,338,200	51.1%		Per PUD Document Exhibit E	Taken from Q1 & Q2 tables on sheet 12 in plan set
	COTA PUD	1153	50,300,000	495.50*	21,584,000	42.9%			Calculated with zoning areas 1-8
SITE PLANS FOLLOWING PUD									
SP-2011-0053D (R1)	Formula 1 United States - Revision 1	912.9	39,765,900	466.08	20,302,445	51.1%	-0.82		Taken from Q2 tables on sheet 12 of Revision 1 plan set
SP-2021-0225C	T-11 Concourses	21.7	945,281	12.37	538,941	57.0%	10.50		
SP-2023-0229C.F2	COTA Land	26.7	1,162,616	9.78	428,017	36.6%	-1.76		Taken from site plan sheet 18
SP-2011-0053D(R2)	Formula 1 United States - R2 Garage	5.9	258,311	4.24	184,888	71.6%	0.16		Taken from sheet 523 and 524
SP-2011-0053D(R34)	Formula 1 United States - Boardwalk	0.2	7464	0.1	3732	0.5	0.1		50% impervious cover used for uncovered boardwalk
PUD Total		**1153**	**50,300,000**	**503.68**	**21,940,127**	**43.7%**			

* THIS NUMBER INCLUDED THE IMPERVIOUS COVER ASSOCIATED WITH THE ASPHALT TRAIL.

Schedule C Loading Requirements Table (LDC 25-6)

Square Feet of Floor Area	Minimum Number of Off-Street Loading Spaces
0-10,000	0
10,001 - 75,000	1
75,001 - 150,000	2
150,001 - 300,000	3
Over 300,000	1 for each 100,000

	AND FILL TA	
CUT	8'	500 SF
		6,100 SF
FILL	4-8	121,800 SF
	8-2	52,500 SF
*CUT AN	L W	IN PA-4
ARE ALL	D AND	TED TO
	E AREA ABO	

NOTES:

1. UNLESS SUITABLE EASEMENTS ARE OTHERWISE PROVIDED WITH A SUBDIVISION OR SITE PLAN, A 15-FT ELECTRICAL EASEMENT IS REQUIRED ALONG PUBLIC ROW. ADDITIONAL ELECTRICAL EASEMENTS WITHIN DISTRICTS SHALL BE DETERMINED AT SUBDIVISION.
2. UTILITY SERVICES AND FACILITIES ARE ALLOWED WITHIN ALL DISTRICTS.
3. BUILDING SETBACKS ARE SUBJECT TO REQUIRED EASEMENTS, CLEARANCE, AND SAFETY REQUIREMENTS PER AUSTIN ENERGY DESIGN CRITERIA FOR ELECTRICAL FACILITIES
4. THE OWNER/DEVELOPER OF THIS PROPERTY SHALL PROVIDE AUSTIN ENERGY WITH 24-HOUR ACCESS ACROSS THE PROPERTY TO THE EASEMENT, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF ELECTRICAL FACILITIES. ANY PLANNED TEMPORARY OR PERMANENT FENCING MUST NOT PREVENT ACCESS TO THE EASEMENT. AUSTIN ENERGY WILL INSTALL A LOCK ON THE GATE TO PROVIDE ACCESS. IDENTIFY LOCATION AND PROVIDE SPECIFICATIONS FOR PROPOSED FENCING. ACCESS MUST BE GIVEN 24 HOURS A DAY.
5. THE OWNER SHALL PAY A FEE-IN-LIEU FOR ANY BONUS AREA DEVELOPED WITHIN THE PUD. BONUS AREA SHALL INCLUDE ANY GROSS FLOOR AREA GREATER THAN THAT WHICH COULD BE ACHIEVED WITHIN THE HEIGHT, FLOOR AREA RATIO, AND BUILDING COVERAGE ALLOWED BY THE COMMERCIAL SERVICES ZONING DISTRICT. THE FEE-IN-LIEU AMOUNT SHALL BE EQUIVALENT TO THE BONUS AREA TIMES THE PLANNED UNIT DEVELOPMENT FEE RATE CURRENT AT THE TIME OF SITE PLAN SUBMITTAL. THE FEE-IN-LIEU SHALL BE PAID TO THE NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT WITHIN THE PUD THAT INCLUDES BONUS AREA.
6. THIS PUD WILL COMPLY WITH THE LAND DEVELOPMENT CODE AND TRANSPORTATION CRITERIA MANUAL REQUIREMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO: RIGHT-OF-WAY WIDTH, STREET DESIGN, DRIVEWAY CRITERIA, STOPPING SIGHT DISTANCE, SIDEWALKS, BLOCK LENGTH, ACCESSIBILITY REQUIREMENTS, PARKING AND LOADING REQUIREMENTS, UNLESS OTHERWISE MODIFIED IN THE PUD.
7. DRIVEWAY ACCESS TO A COUNTY ROAD WILL REQUIRE APPROVAL FROM TRAVIS COUNTY AND DRIVEWAY ACCESS TO A STATE-MAINTAINED ROADWAY WILL REQUIRE APPROVAL FROM TXDOT.
8. ALTERNATIVE WATER SUPPLY WILL BE UTILIZED AS THE PRIMARY WATER SOURCE FOR LANDSCAPE IRRIGATION WITHIN THE COTA PUD ON ALL PROJECTS THAT CONTAIN IN EXCESS OF 100,000 SQUARE FEET OF GROSS FLOOR AREA PROVIDED THAT AN ALTERNATIVE WATER SOURCE IS READILY AVAILABLE AND ITS USE DOES NOT PRESENT A DISPROPORTIONATE COST PREMIUM ON THE OVERALL PROJECT WHICH IS DEFINED AS GREATER THAN 0.25% OF THE PROJECT'S HARD CONSTRUCTION COST. CONDENSATE RECOVERY SHALL BE DEFINED AS THE PRIMARY WATER SOURCE IF POTABLE WATER IS ONLY USED AFTER THE CONDENSATE SUPPLY HAS BEEN EXHAUSTED. CONDENSATE STORAGE SHOULD BE BASED ON A MINIMUM OF 5 DAYS OF PEAK CONDENSATE PRODUCTION.
9. AN AW IRRIGATION METER WILL BE PROVIDED TO SUPPLY POOL, LAZY RIVER, AND/OR OTHER WATERPARK WATER FEATURES WITHIN THE COTA PUD. THE IRRIGATION METER FOR THE WATERPARK WATER FEATURES CAN BE SHARED WITH THE BACKUP IRRIGATION SUPPLY. IN SUCH CASES, THE WATERPARK WATER FEATURES SHALL BE SEPARATELY SUB-METERED WITH A PRIVATE METER.
10. THIS PUD WILL ALLOW FOR MULTIPLE SITE PLANS AT ONE TIME. FUTURE SITE PLANS WILL COME IN ON A PROJECT BY PROJECT BASIS. FISCAL MAY BE POSTED IN ASSOCIATION WITH A SITE PLAN TO CORRECTION TO ALLOW THAT CORRECTION TO MOVE FORWARD IF PREVIOUS FISCAL HAS BEEN RELEASED.
11. NEWLY PROPOSED IMPROVEMENTS WITHIN THE COTA PUD SHALL UTILIZE GREEN STORMWATER INFRASTRUCTURE FOR 100% OF THE PROVIDED STORMWATER TREATMENT.
12. THE APPLICANT WILL RE-PERMIT THE FORMULA 1 UNITED STATES USACE MITIGATION (SP-2014-0048D) PLANS AND CONSTRUCT THE IMPROVEMENTS. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY FOR THE BUILDING(S) CONTAINED IN ANY SITE PLAN, EXCLUDING SITE PLANS SPECIFIC FOR RECREATIONAL FIELDS, FOLLOWING PUD APPROVAL UNTIL THE USACE MITIGATION IMPROVEMENTS ARE COMPLETED, OR UNTIL A FISCAL BASED UPON A CONTRACTOR'S ESTIMATE OF THE MITIGATION CONSTRUCTION COST HAS BEEN POSTED THROUGH A DEVELOPER'S AGREEMENT TO THE CITY. USACE MITIGATION PLANS MUST BE PERMITTED AND CONSTRUCTED WITHIN 5 YEARS OF APPROVAL OF PUD.
13. EXISTING OBSERVATION TOWER WAS ALLOWED UP TO 265 FEET OF HEIGHT. OBSERVATION TOWER HAS BEEN ADDED AS A USE ALLOWED IN THE PUD THAT IS ALLOWED UP TO 265 FEET IN HEIGHT.
14. ALL BULK CHEMICAL STORAGE SHALL BE REVIEWED AND PERMITTED WITH AUSTIN FIRE DEPARTMENT PRIOR TO FACILITY INSTALLATION OR DELIVERY. BULK CHEMICAL STORAGE WITHIN 300 FEET OF RESIDENTIAL OCCUPANCIES SHALL BE PROHIBITED OR REQUIRE ADDITIONAL REPORTING, RISK ASSESSMENTS, AND/OR RISK MITIGATION.
15. IMPERVIOUS COVER WITHIN THE COTA PUD WILL BE LIMITED TO 68%, WHICH WILL BE TRACKED ON ALL SUBSEQUENT SITE PLANS WITH AN IMPERVIOUS COVER TRACKING TABLE. AN INITIAL VERSION OF THE IMPERVIOUS COVER TRACKING TABLE IS INCLUDED ON THIS SHEET 2 AND WILL BE USED AS THE BASIS OF THE TRACKING TABLE THAT WILL BE INCLUDED WITH FUTURE SITE PLANS WITHIN THE PUD.
16. ~~COCKTAIL LOUNGE USE IS LIMITED TO A TOTAL OF 100,000 SQUARE FEET. NO INDIVIDUAL COCKTAIL LOUNGE USE CAN BE MORE THAN 20,000 SQUARE FEET. LIQUOR SALES USE IS LIMITED TO A TOTAL OF 50,000 SQUARE FEET. NO INDIVIDUAL LIQUOR SALES USE CAN BE MORE THAN 30,000 SQUARE FEET.~~
17. THE DEVELOPER WILL SUBMIT A SITE PLAN TO THE ART IN PUBLIC PLACES PROGRAM MANAGER IDENTIFYING DISTRIBUTION OF PUBLIC ART, NOTING THAT IT WILL BE LOCATED IN A MINIMUM OF FIVE PUBLICLY ACCESSIBLE LOCATIONS WITHIN THE PUD. A MINIMUM BUDGET OF $250,000 WILL BE EXPENDED ON PUBLIC ART WITHIN THE PUD, INCLUDING FEES FOR ART CONSULTANCY, PROFESSIONAL ARTIST(S), ALL-INCLUSIVE COSTS FOR DESIGN AND FABRICATION OF ART, OR ACTUAL ART ACQUISITION COST; INSURANCE, PERMITS, TAXES, SITE PREPARATION, STRUCTURES TO SUPPORT THE ARTWORK; DELIVERY AND INSTALLATION CHARGES; AND ACKNOWLEDGEMENT PLAQUE TO IDENTIFY THE ARTIST AND ARTWORK. ALTERNATIVELY, THE DEVELOPER MAY MAKE A MINIMUM CONTRIBUTION OF $250,000 TO THE CITY'S ART IN PUBLIC PLACES PROGRAM OR SUCCESSOR PROGRAM.
18. ENVIRONMENTAL VARIANCES APPROVED WITH THE ORIGINAL SITE PLAN SP-2011-0053D ARE NO LONGER VALID FOR NEW IMPROVEMENTS PROPOSED WITH THE PUD. SP-2011-053D(R1) WILL BE CORRECTED TO REFLECT THESE CHANGES. ~~NO OTHER CREEK CROSSINGS WILL BE ALLOWED OTHER THAN THE EXISTING ASPHALT TRAIL WITHOUT A PUD AMENDMENT~~.
19. CENTRAL TEXAS TREE STOCK AND 1,000 CUBIT FEET OF SHARED SOIL VOLUME WILL BE PROVIDED FOR EACH NEW TREE PLANTED FOR DEVELOPMENT IN THE PUD.
20. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY FOR THE BUILDING(S) CONTAINED IN ANY SITE PLAN, EXCLUDING SITE PLANS SPECIFICALLY FOR RECREATIONAL USE, FOLLOWING PUD APPROVAL UNTIL THE RESTORATION OF THE AREA ALONG THE ASPHALT TRAIL AS IDENTIFIED ON SHEET 5 IS COMPLETED.
21. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY FOR THE BUILDING(S) CONTAINED IN ANY SITE PLAN, EXCLUDING SITE PLANS SPECIFICALLY FOR RECREATIONAL USE, FOLLOWING PUD APPROVAL UNTIL THE ADDITIONAL WETLANDS MITIGATION AS IDENTIFIED ON SHEET 5 IS COMPLETED.
22. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY FOR THE BUILDING(S) CONTAINED IN ANY SITE PLAN, EXCLUDING SITE PLANS SPECIFICALLY FOR RECREATIONAL USE, FOLLOWING PUD APPROVAL UNTIL THE WATER QUALITY TREATMENT OF 0.88 ACRES OF EXISTING IMPERVIOUS COVER FOR THE TRAIL THAT IS NOT CURRENTLY BEING TREATED AS IDENTIFIED ON SHEET 5 IS COMPLETED.
23. CONSTRUCTION ON SLOPES 25-8-301 AND 25-8-302 SHALL NOT APPLY TO THE PROPOSED DEVELOPMENT WITHIN PA 4.~~, HOWEVER NO DEVELOPMENT WILL BE ALLOWED WITHIN THE CEF BUFFER OR CWQZ AND DEVELOPMENT WITHIN THE FLOODPLAIN WILL BE SUBJECT TO FLOODPLAIN, AND FLOODPLAIN MODIFICATION REGULATIONS.~~ NO DEVELOPMENT IS ALLOWED IN THE CEF BUFFER EXCEPT AS SHOWN IN EXHIBIT H AND AND INCLUDED IN SPC 2025-130464 SC OR ALLOWED UNDER PART 10J OF THE PUD.
24. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY FOR THE BUILDING(S) CONTAINED IN ANY SITE PLAN, EXCLUDING SITE PLANS SPECIFICALLY FOR RECREATIONAL USE, FOLLOWING PUD APPROVAL UNTIL A MINIMUM OF 400 ADDITIONAL 2 INCH CALIPER NATIVE TREES ARE PLANTED. THE ADDITIONAL TREES WILL BE WATERED FOR ESTABLISHMENT AND SHALL NOT COUNT TOWARDS ANY OTHER LANDSCAPE REQUIREMENTS. THE ADDITIONAL 46 TREES THAT WERE PLANTED IN JANUARY, 2020 SHALL COUNT TOWARDS THIS REQUIREMENT.
25. ~~CUT AND FILL IN EXCESS OF 4 FEET ARE ALLOWED IN PA4 AS INDICATED ON SHEET 2.~~

NO.	DESCRIPTION	DATE	BY

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
Austin, Texas 78746
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

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PROJECT: CIRCUIT OF THE AMERICAS EXPANSION
9201 CIRCUIT OF THE AMERICAS BOULEVARD
AUSTIN, TRAVIS COUNTY, TEXAS 78617

SHEET TITLE: SITE DEVELOPMENT REGULATIONS, TABLES, AND NOTES

C002

C814-2018-0122

FILENAME: K:\SAU_Civil\069016716 - COTA Austin Reset\Cad\Exhibit\TSP\PUD\PUD document\#01-ACAD\0946 00 001 - Land Use Exhibit.DWG - LAYOUT SITE DEVELOPMENT REGULATIONS TABLES AND NOTES

File ID: 26-1943

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PLOTTED WITH: PRES TO PDF
TX TBPE FIRM #376

Exhibit F

LOCATION OF FUTURE RECREATION FIELDS.

30' WIDE PUBLIC ACCESS EASEMENT TO KELLAM ROAD

PROPOSED PARKING LOT PARKING

330'x210' SPORTS FIELD X2 (PUBLIC)

10,874 SF OF WETLAND AREA TO BE RELOCATED AMENDMENT #3

EXISTING STAGING AREA

31,440 SF CEF AND 313,390 SF BUFFER MAY BE MITIGATED. LOCATION/DETAILS TO BE DETERMINED DURING REVIEW OF SITE PLAN THAT INCLUDES GOLF COURSE

14,157 SF OF WETLAND AREA TO BE RELOCATED AMENDMENT #3

34,071 SF OF WETLAND AREA TO BE RELOCATED AMENDMENT #3

11.38 GROSS ACRES PARKLAND
9.71 NET ACRES CREDITED
(HATCHED AREA)

EXISTING 30-FOOT PRIVATE DRIVE/TRIAL CROSSING THE CWQZ TO BE CONVERTED TO A PEDESTRIAN PATH WITH RESTRICTED VEHICLE USE.

CEF BUFFER TO BE RELOCATED (APPROX. 1 AC)

PROJECT SITE
±1,037 ACRES

RELOCATION AREA OF APPROX. 1 ACRE OF CEF BUFFER AMENDMENT #3

MITIGATION AREA OF ±15,150 SF FOR REMOVED WETLAND WITH BUFFER AREA AMENDMENT #3

MITIGATION AREA OF 80,559 SF FOR REMOVED WETLAND WITH 150' BUFFER AMENDMENT #3

MCANGUS ROAD R.O.W.(VARIES) - ASPHALT (35 M.P.H. SPEED LIMIT)

BACON STRIP CT R.O.W.(VARIES) - ASPHALT

ELROY ROAD R.O.W.(VARIES) - ASPHALT (45 M.P.H. SPEED LIMIT)

KELLAM ROAD R.O.W.(VARIES) - ASPHALT (35 M.P.H. SPEED LIMIT)

FAGERQUIST ROAD R.O.W.(VARIES) - ASPHALT (45 M.P.H. SPEED LIMIT)

JACOBSON ROAD R.O.W.(VARIES) - ASPHALT (40 M.P.H. SPEED LIMIT)

CIRCUIT OF THE AMERICAS BLVD R.O.W.(VARIES) - ASPHALT

FM 812 R.O.W.(VARIES) - ASPHALT (55 M.P.H. SPEED LIMIT)

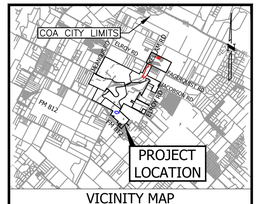
DRIVEWAY ENTRANCE

OPEN SPACE

0 250' 500' 1000'

LEGEND

- P.U.D. BOUNDARY
- ZONING BOUNDARY
- EXISTING PAVED MULTI-USE TRAIL
- CWQZ — CRITICAL WATER QUALITY TRANSITION ZONE
- PROPOSED DEVELOPMENT
- EXIST. STAGING AREA
- DRIVEWAY ENTRANCE
- CEF WETLANDS
- WETLAND MITIGATION PLANTING AREA (REF. PLANTING LIST ON EXHIBIT I)
- 150' CEF BUFFER
- OUTDOOR ENTERTAINMENT USE 260' HEIGHT AREA AMENDMENT #1
- APPROXIMATE LOCATION OF POTENTIAL GOLF COURSE AREA



VICINITY MAP
NOT TO SCALE

NOTE: THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.

NO.	DATE	DESCRIPTION	BY
1	10/17/2024	PROPOSED SITE UPDATED	

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
Austin, Texas 78746
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM
REGISTERED ENGINEERING FIRM: KIMLEY-HORN AND ASSOCIATES, INC.
TBPE Firm No. 928

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PROJECT:
CIRCUIT OF THE AMERICAS EXPANSION
9201 CIRCUIT OF THE AMERICAS BOULEVARD
AUSTIN, TRAVIS COUNTY, TEXAS 78617

SHEET TITLE:
PUD EXISTING AND PROPOSED SITE LAYOUT

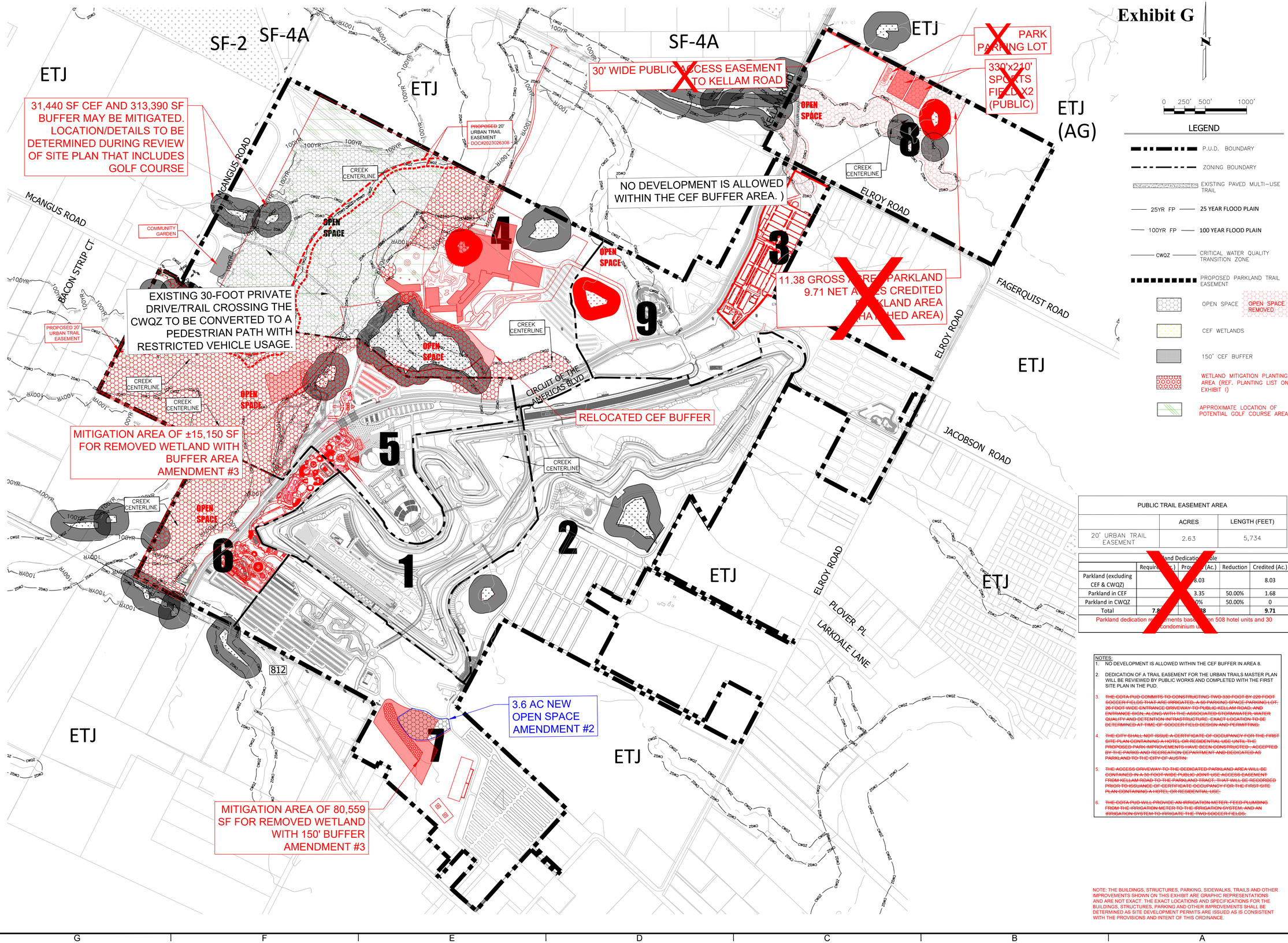
C003

C814-2018-0122

FILENAME: K:\SAU_Civil\069318716 - COTA Austin Resort\Cad\EXHIBITS\PUD\PUD document\KH-ACAD\0646.50.001 - PUD EXISTING AND PROPOSED SITE LAYOUT.dwg, LAYOUT PUD EXISTING AND PROPOSED SITE LAYOUT

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Exhibit G



0 250' 500' 1000'

LEGEND

- P.U.D. BOUNDARY
- ZONING BOUNDARY
- EXISTING PAVED MULTI-USE TRAIL
- 25YR FP — 25 YEAR FLOOD PLAIN
- 100YR FP — 100 YEAR FLOOD PLAIN
- CWQZ — CRITICAL WATER QUALITY TRANSITION ZONE
- PROPOSED PARKLAND TRAIL EASEMENT
- OPEN SPACE — ~~OPEN SPACE REMOVED~~
- CEF WETLANDS
- 150' CEF BUFFER
- WETLAND MITIGATION PLANTING AREA (REF. PLANTING LIST ON EXHIBIT I)
- APPROXIMATE LOCATION OF POTENTIAL GOLF COURSE AREA

PUBLIC TRAIL EASEMENT AREA		
	ACRES	LENGTH (FEET)
20' URBAN TRAIL EASEMENT	2.63	5,734

Parkland Dedication Table				
	Required (Ac.)	Provided (Ac.)	Reduction	Credited (Ac.)
Parkland (excluding CEF & CWQZ)		8.03		8.03
Parkland in CEF		3.35	50.00%	1.68
Parkland in CWQZ		0	50.00%	0
Total	7.8	11.38		**9.71**

Parkland dedication requirements based on 508 hotel units and 30 condominium units

NOTES:
1. NO DEVELOPMENT IS ALLOWED WITHIN THE CEF BUFFER IN AREA 8.
2. DEDICATION OF A TRAIL EASEMENT FOR THE URBAN TRAILS MASTER PLAN WILL BE REVIEWED BY PUBLIC WORKS AND COMPLETED WITH THE FIRST SITE PLAN IN THE PUD.
3. ~~THE COTA PUD COMMITS TO CONSTRUCTING TWO 330 FOOT BY 220 FOOT SOCCER FIELDS THAT ARE IRRIGATED, A 50 PARKING SPACE PARKING LOT, 26 FOOT WIDE ENTRANCE DRIVEWAY TO PUBLIC KELLAM ROAD, AND ENTRANCE SIGN, ALONG WITH THE ASSOCIATED STORMWATER, WATER QUALITY AND DETENTION INFRASTRUCTURE. EXACT LOCATION TO BE DETERMINED AT TIME OF SOCCER FIELD DESIGN AND PERMITTING.~~
4. ~~THE CITY SHALL NOT ISSUE A CERTIFICATE OF OCCUPANCY FOR THE FIRST SITE PLAN CONTAINING A HOTEL OR RESIDENTIAL USE UNTIL THE PROPOSED PARK IMPROVEMENTS HAVE BEEN CONSTRUCTED, ACCEPTED BY THE PARKS AND RECREATION DEPARTMENT AND DEDICATED AS PARKLAND TO THE CITY OF AUSTIN.~~
5. ~~THE ACCESS DRIVEWAY TO THE DEDICATED PARKLAND AREA WILL BE CONTAINED IN A 30 FOOT WIDE PUBLIC JOINT USE ACCESS EASEMENT FROM KELLAM ROAD TO THE PARKLAND TRACT. THAT WILL BE RECORDED PRIOR TO ISSUANCE OF CERTIFICATE OCCUPANCY FOR THE FIRST SITE PLAN CONTAINING A HOTEL OR RESIDENTIAL USE.~~
6. ~~THE COTA PUD WILL PROVIDE AN IRRIGATION METER, FEED PLUMBING FROM THE IRRIGATION METER TO THE IRRIGATION SYSTEM, AND AN IRRIGATION SYSTEM TO IRRIGATE THE TWO SOCCER FIELDS.~~

NOTE: THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.

NO.	DATE	DESCRIPTION	BY
1	10/17/2024	PROPOSED SITE UPDATED	

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
Austin, Texas 78746
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM
TBPE Firm No. 928
TBPELS Firm No. 10194377
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PROJECT:
CIRCUIT OF THE AMERICAS EXPANSION
9201 CIRCUIT OF THE AMERICAS BOULEVARD
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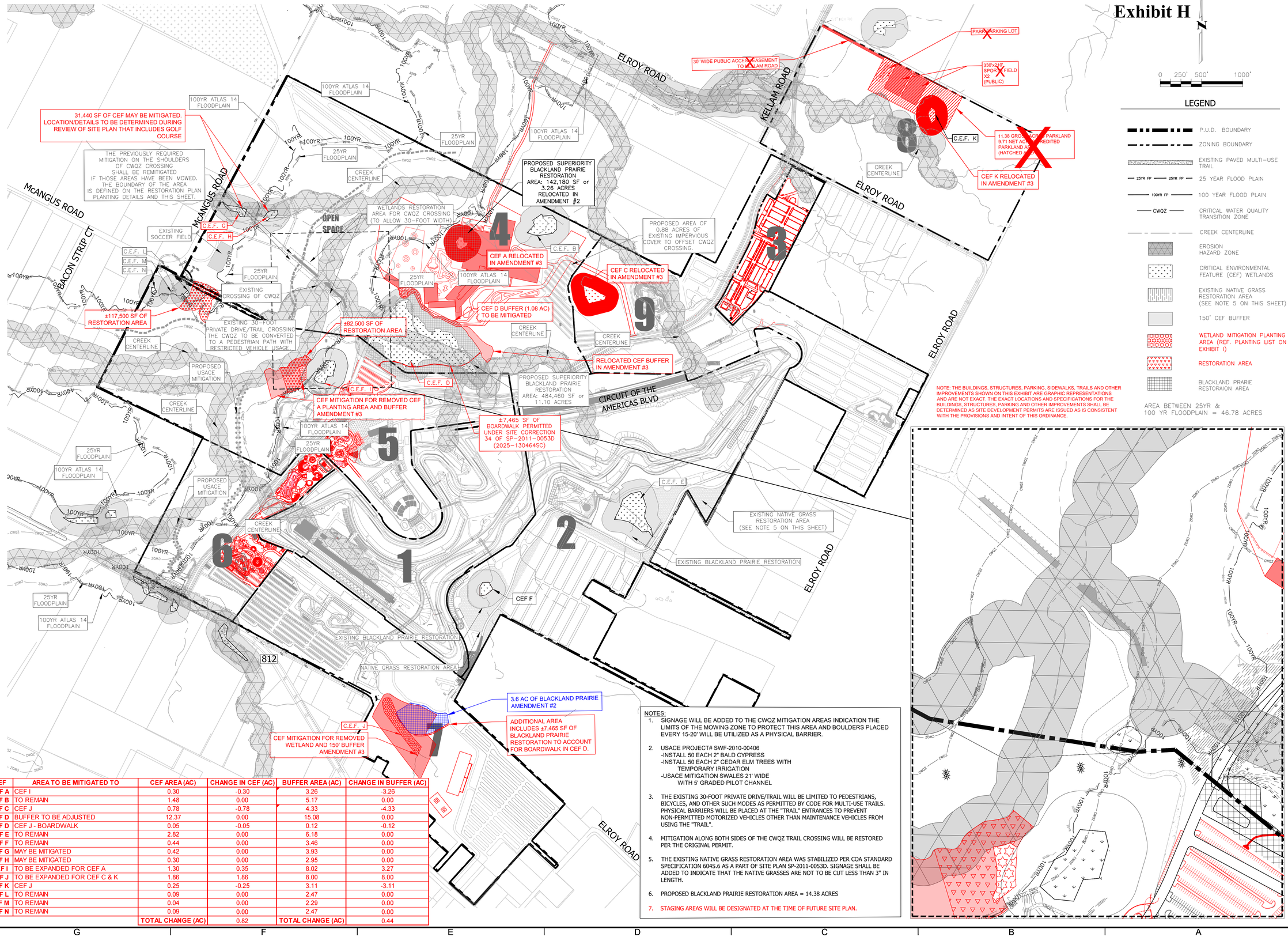
SHEET TITLE:
PUD ~~PARKS~~ AND OPEN SPACE

C004

C814-2018-0122

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PLOTSTYLE: BWG.CTB
PLOTSTRIP: BWG.DOC.CTB

Exhibit H



NOTE: THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.

0 250' 500' 1000'

LEGEND

- P.U.D. BOUNDARY
- ZONING BOUNDARY
- EXISTING PAVED MULTI-USE TRAIL
- 25YR FP — 25 YEAR FLOOD PLAIN
- 100YR FP — 100 YEAR FLOOD PLAIN
- CWQZ — CRITICAL WATER QUALITY TRANSITION ZONE
- CREEK CENTERLINE
- EROSION HAZARD ZONE
- CRITICAL ENVIRONMENTAL FEATURE (CEF) WETLANDS
- EXISTING NATIVE GRASS RESTORATION AREA (SEE NOTE 5 ON THIS SHEET)
- 150' CEF BUFFER
- WETLAND MITIGATION PLANTING AREA (REF. PLANTING LIST ON EXHIBIT I)
- RESTORATION AREA
- BLACKLAND PRARIE RESTORAION AREA

AREA BETWEEN 25YR & 100 YR FLOODPLAIN = 46.78 ACRES

CEF	AREA TO BE MITIGATED TO	CEF AREA (AC)	CHANGE IN CEF (AC)	BUFFER AREA (AC)	CHANGE IN BUFFER (AC)
CEF A	CEF I	0.30	-0.30	3.26	-3.26
CEF B	TO REMAIN	1.48	0.00	5.17	0.00
CEF C	CEF J	0.78	-0.78	4.33	-4.33
CEF D	BUFFER TO BE ADJUSTED	12.37	0.00	15.08	0.00
CEF D	CEF J - BOARDWALK	0.05	-0.05	0.12	-0.12
CEF E	TO REMAIN	2.82	0.00	6.18	0.00
CEF F	TO REMAIN	0.44	0.00	3.46	0.00
CEF G	MAY BE MITIGATED	0.42	0.00	3.93	0.00
CEF H	MAY BE MITIGATED	0.30	0.00	2.95	0.00
CEF I	TO BE EXPANDED FOR CEF A	1.30	0.35	8.02	3.27
CEF J	TO BE EXPANDED FOR CEF C & K	1.86	1.86	8.00	8.00
CEF K	CEF J	0.25	-0.25	3.11	-3.11
CEF L	TO REMAIN	0.09	0.00	2.47	0.00
CEF M	TO REMAIN	0.04	0.00	2.29	0.00
CEF N	TO REMAIN	0.09	0.00	2.47	0.00
		TOTAL CHANGE (AC)	0.82	TOTAL CHANGE (AC)	0.44

NOTES:
1. SIGNAGE WILL BE ADDED TO THE CWQZ MITIGATION AREAS INDICATION THE LIMITS OF THE MOWING ZONE TO PROTECT THIS AREA AND BOULDERS PLACED EVERY 15-20' WILL BE UTILIZED AS A PHYSICAL BARRIER.
2. USACE PROJECT# SWF-2010-00406
   -INSTALL 50 EACH 2" BALD CYPRESS
   -INSTALL 50 EACH 2" CEDAR ELM TREES WITH TEMPORARY IRRIGATION
   -USACE MITIGATION SWALES 21' WIDE WITH 5' GRADED PILOT CHANNEL
3. THE EXISTING 30-FOOT PRIVATE DRIVE/TRAIL WILL BE LIMITED TO PEDESTRIANS, BICYCLES, AND OTHER SUCH MODES AS PERMITTED BY CODE FOR MULTI-USE TRAILS. PHYSICAL BARRIERS WILL BE PLACED AT THE "TRAIL" ENTRANCES TO PREVENT NON-PERMITTED MOTORIZED VEHICLES OTHER THAN MAINTENANCE VEHICLES FROM USING THE "TRAIL".
4. MITIGATION ALONG BOTH SIDES OF THE CWQZ TRAIL CROSSING WILL BE RESTORED PER THE ORIGINAL PERMIT.
5. THE EXISTING NATIVE GRASS RESTORATION AREA WAS STABILIZED PER COA STANDARD SPECIFICATION 604S.6 AS A PART OF SITE PLAN SP-2011-0053D. SIGNAGE SHALL BE ADDED TO INDICATE THAT THE NATIVE GRASSES ARE NOT TO BE CUT LESS THAN 3" IN LENGTH.
6. PROPOSED BLACKLAND PRAIRIE RESTORATION AREA = 14.38 ACRES
7. STAGING AREAS WILL BE DESIGNATED AT THE TIME OF FUTURE SITE PLAN.

NO.	DATE	DESCRIPTION	BY
1	10/17/2024	PROPOSED SITE UPDATED	

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
Austin, Texas 78746
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

PUD Exhibits recreated from WGI's original PUD documents by Kimley-Horn for the purposes of COTA PUD Amendment #3 Only

PROJECT:
CIRCUIT OF THE AMERICAS EXPANSION
9201 CIRCUIT OF THE AMERICAS BOULEVARD
AUSTIN, TRAVIS COUNTY, TEXAS 78617

SHEET TITLE:
EXIST. AND PROPOSED ENVIRONMENTAL MITIGATION CEF'S

C005

C814-2018-0122

FILENAME: K:\SAU_Civil\098316716 - COTA Austin Resort\Cad\EXHIBITS\PUD\PUD documents\KH-ACAD-0046.50.001 - Existing and Proposed Environmental Mitigation Sheet.dwg - LAYOUT EXIST. AND PROPOSED ENVIRONMENTAL MITIGATION CEF'S

LAST MODIFIED BY: MARISSA VYPRCH
LAST MODIFIED ON: 6/4/2020 12:19 AM
PLOTTED BY: MARISSA VYPRCH
PLOTTED ON: 6/4/2020 9:07 AM
PLOTTED WITH: DWG TO PDF.PC3
CAD FILE: M&E.dwg

CWQZ and Blackland Prairie Restoration Planting Plan

Trees & Shrubs

- Seedlings spaced 3' apart (4,840 seedlings/acr) with one large growing species for every two small growing species.
- Seedlings planted in the period between November and February.
- Diverse species mix is required. No species represents more than 20% within each size category.
- A 30% survival should be achieved and dead seedlings below the threshold shall be replaced within 1 year of initial planting.

Type	Name (*Species*)	Percentage of type
Large Species	Eastern red cedar (*Juniperus virginiana*)	≤20
	Cedar Elm (*Ulmus crassifolia*)	≤20
	Eastern cottonwood (*Populus deltoides*)	≤20
	Pecan (*Carya illinoinensis*)	≤20
	Black cherry (*Prunus serotina var. exima*)	≤20
	Sycamore (*Platanus occidentalis*)	≤20
	Common persimmon (*Diospyros virginiana*)	≤20
Small Species	Roughleaf dogwood (*Cornus drummondii*)	≤20
	Yaupon holly (*Ilex vomitoria*)	≤20
	Texas ash (*Fraxinus texana*)	≤20
	Texas mountain laurel (*Saphora secundiflora*)	≤20
	Whitebrush (*Aloysia gratissima*)	≤20
	Mexican plum (*Prunus mexicana*)	≤20
	Eastern redbud (*Cercis canadensis*)	≤20

Herbaceous Plants

- Seed application rate to be 10 pounds per acre (Source: Native American Seed Company).
- Seeding to take place concurrently with planting of trees and shrubs.
- Diverse species mix is required.
- Mow area short, expose soil and till no more than 1 inch deep.
- Sow seeds so that seeds touch the soil and roll or pack.

Type	Name (*Species*)
Grasses*	Big bluestem (*Andropogon gerardii*)
	Broomsedge bluestem (*Andropogon virginicus*)
	Sideoats grama (*Bouteloua curtipendula*)
	Buffalograss (*Bouteloua dactyloides*)
	Inland seaoats (*Chasmanthium latifolium*)
	Hooded windmill grass (*Chloris cucullata*)
	Canada wildrye (*Elymus canadensis*)
	Virginia wildrye (*Elymus virginicus*)
	Sand lovegrass (*Eragrostis trichodes*)
	Texas cupgrass (*Eriochloa sericea*)
	Green sprangletop (*Leptochloa dubia*)
	Switchgrass (*Panicum virgatum*)
	Florida paspalum (*Paspalum floridanum*)
	Plains bristlegrass (*Setaria leucopila*)
	Little bluestem (*Schizachyrium scoparium*)
	Indiangrass (*Sorghastrum nutans*)
	Sand dropseed (*Sporobolus cryptandrus*)
	White tridens (*Tridens albescens*)
	Purpletop (*Tridens flavus*)
	Eastern gamagrass (*Tripsacum dactyloides*)
Forbs*	Prairie agalinis (*Agalinis heterophylla*)
	Rose milkweed (*Asclepias incarnata*)
	Showy milkweed (*Asclepias speciosa*)
	Butterflyweed (*Asclepias tuberosa*)
	Winecup (*Callirhoe involucrata*)
	Annual Winecup (*Callirhoe leiocarpa*)
	American basketflower (*Centaurea americana*)
	Partridge pea (*Chamaecrista fasciculata*)
	Purple prairie clover (*Dalea purpurea var. purpurea*)
	Illinois bundleflower (*Desmanthus illinoensis*)
	Clasping coneflower (*Dracopis amplexicaulis*)
	Cutleaf daisy (*Engelmannia peristenia*)
	Rattlesnake master (*Eryngium yuccifolium*)
	Indian blanket (*Gaillardia pulchella*)

Type	Name (*Species*)
	Prairie verbena (*Glandularia bipinnatifida var. bipinnatifida*)
	Common sunflower (*Helianthus annuus*)
	Standing cypress (*Ipomopsis rubra*)
	Texas yellow star (*Lindheimeri texana*)
	Lemon mint (*Monarda citriodora*)
	Foxglove (*Penstemon cobaea*)
	Plains coreopsis (*Coreopsis tinctoria*)
	Black-eyed Susan (*Rudbeckia hirta*)
	Mealy blue sage (*Salvia farinacea*)
	White rosinweed (*Silphium albiflorum*)

*Plant list is from Native American Seed Company – Blackland Prairie Mix as of February 5, 2020. Components of the mix may vary slightly due to availability. The mix contains 5 of the 8 grasses and 6 of the 11 forbs in COA Standard Specification Manual, Series 600, Item 609S and contains 44 species in total.

WETLAND MITIGATION AREA PLANTINGS*

Table 1.9E
Pond Edge Zone Plants

Common Name	Latin Name	Height	Flowers	Comments
Big Hurry	Ascheriangia crataerium	3		clump grass
Buttonbush	Cephalanthus occidentalis (common)	6		foraging shrubs & shorebird
Burr marigold	Bidens laevis	3		yellow flowers
Bushy bluestem	Andropogon glomeratus	5		clump grass
Cardinal flower	Lobelia cardinalis	3		red flowers
Carr sedge	Carex frankii (hydrophyte, characteristic)	2		ornamental sedge
Cirsium	Cirsium altissimum	9		white flowers
Eastern gamma grass	Tripsacum dactyloides	4		clump grass
Emory sedge	Carex Emoryi (characteristic)	2		grass-like foliage
Flatsedge	Cyperus odoratus (schweinz, alternifolius, pseudovegetus)	3		planting depth
Fourwing salt	Atriplex/Halimione canescens (common)	10		ornamental bush
Horsetail	Equisetum laevigatum (hyemale)	2		deer-resistant
Inland sea oats	Chasmanthium latifolium	3		grass, loves shade
Jamaican sea grass	Cladium mariscus ssp. jamaicense	3		dense evergreen, sharp seedtiggles
Mallow	Hibiscus laevicaulis (laevis), also Kosteletzkya virginica	3		pink flowers
Milkflower	Cynanchum (Asclepias) tuberosum	2		colorful, wildlife attract
Needlepod	Ascheriangia (Emilaria	3		erosion control
Obedient plant	Physostegia virginiana	4		pink flowers
Parsley	Apium nodiflorum	4		tropical evergreen
Pennywort	Hydrocotyl	1		colorful
Soft rush	Juncus effusus	4		evergreen clump
Spikerush (short)	Eleocharis macrostachya (palustris, montevidensis)	1	x	colorful for shoreline erosion control
Thalia	Thalia dealbata	6		ornamental
Umbrella sedge	Fuirena simplex	3		ornamental sedge
Water clover	Marsilea macropoda (decumbens)	6"	x	clover-like fern
Water daisy	Sphenoclea zeylanica	4'		yellow flowers

*FROM ECM TABLE 1-9E OR APPROVED EQUAL

Exhibit I

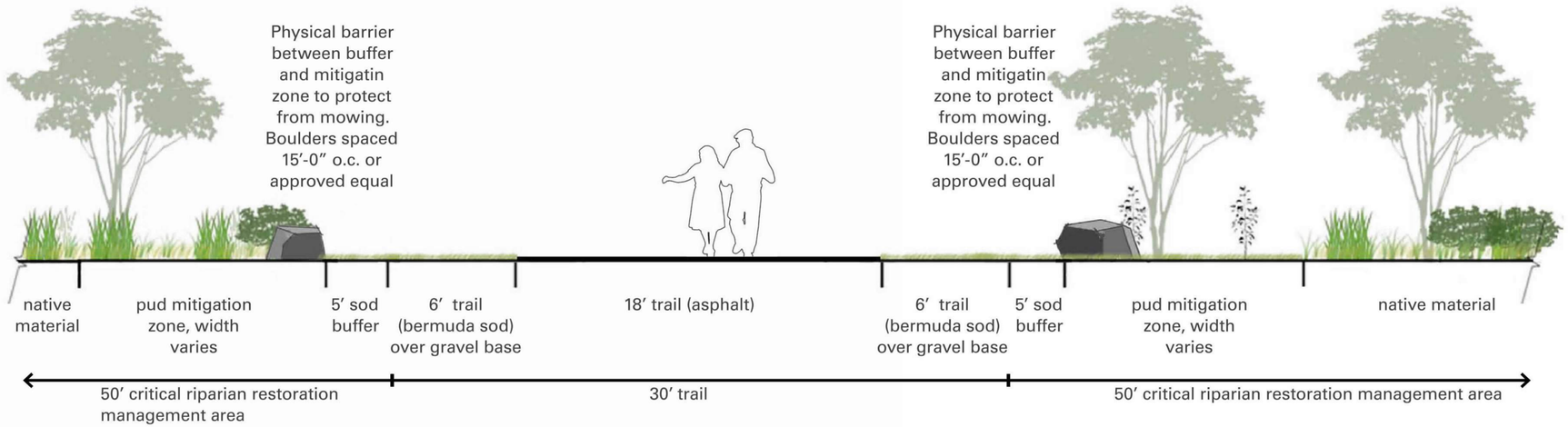
Additional Blackland Prairie Restoration Area Planting Plan

- Seed application rate to be 10 pounds per acre (Source: Native American Seed Company).
- Seeding to take place concurrently with planting of trees and shrubs.
- Diverse species mix is required.
- Mow area short, expose soil and till no more than 1 inch deep.
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	Mealy blue sage (*Salvia farinacea*)
	White rosinweed (*Silphium albiflorum*)

*Plant list is from Native American Seed Company – Blackland Prairie Mix as of February 5, 2020. Components of the mix may vary slightly due to availability. The mix contains 5 of the 8 grasses and 6 of the 11 forbs in COA Standard Specification Manual, Series 600, Item 609S and contains 44 species in total.



*Revegatate critical riparian restoration managment areas that have been clear cut. reference existing and proposed environmental mitigation sheet and restoration planting details for plant material species and spacing.

TBG

circuit of the americas

CWQZ Trail Crossing and Mitigation Elevation

Austin, Texas
04/17/2020

NOTE: Trail Crossing has been updated and constructed per Correction 30 of the Formula One (SP-2011-0053D (R1) plans

1

TBG – [512] 327 1011 – tbgpartners.com
1705 Guadalupe St, Suite 500, Austin, Texas 78701
The information shown is subject to change without notice.

NO.	DATE	DESCRIPTION	BY

FIRM NO: F-15085
WGI
WGInc.com
2021 EAST 8TH STREET, SUITE 200 AUSTIN, TEXAS 78702
512.869.5560

STATE OF TEXAS
VITO M. TRUPIANO
119592
LICENSED
PROFESSIONAL ENGINEER
6/4/2020

PROJECT:
CIRCUIT OF THE AMERICAS EXPANSION
9201 CIRCUIT OF THE AMERICAS BOULEVARD
AUSTIN, TRAVIS COUNTY, TEXAS 78617

SHEET TITLE:
RESTORATION PLANTING DETAILS

C006

C814-2018-0122

FILENAME: P:\Projects\0946 - Circuit of the Americas\50.001 - Circuit of the Americas Expansion\01 - Civil\06 - Exhibits\PUD Plan Revisions for Submittal\0946 50.001 - Plantin Details Sheet.dwg - LAYOUT Planting Details

EXHIBIT C

ZONING USE SUMMARY TABLE
CIRCUIT OF THE AMERICAS (COTA) EXPANSION PUD C814-2018-0122
AUGUST 2020

Land Use	Area 6 Conference District CS	Area 5 Entertainment + Stadium District CS	Area 4 Resort + Sports District CS	Area 3 Business + Car Club District CS	Area 2 Hospitality + Car Enthusiast District CS	Area 1 Amusement District CS	Area 7 COTA + Track District CS	Area 8 Commercial + Parkland District CS	Area 9 Car Club District CS
RESIDENTIAL USES									
Bed & Breakfast (Group I)	P	P	P	P	P	P	P	P	P
Bed & Breakfast (Group 2)	P	P	P	P	P	P	P	P	P
Condominium Residential	NP	NP	NP	NP	P	NP	NP	P~~NP~~	NP
Duplex Residential	NP	NP	NP	NP	P	NP	NP	NP	NP
Group Residential	NP	NP	NP	NP	NP	NP	NP	NP	NP
Mobile Home Residential	NP	NP	NP	P~~NP~~	P~~NP~~	NP	NP	P~~NP~~	P~~NP~~
Multifamily Residential	NP	NP	NP	NP	P	P	NP	P~~NP~~	NP
Retirement Housing (Small Site)	NP	NP	NP	NP	P	P	NP	P~~NP~~	NP
Retirement Housing (Large Site)	NP	NP	NP	NP	P	P	NP	P~~NP~~	NP
Single-Family Attached Residential	NP	NP	NP	NP	NP	NP	NP	NP	NP
Single-Family Residential	NP	NP	NP	NP	P	P	NP	P~~NP~~	NP

P = Permitted NP = Not Permitted C Conditional Use

General Notes:

Industrial Uses are subject to LDC 25-2-648

Land Use	Area 6 Conference District CS	Area 5 Entertainment + Stadium District CS	Area 4 Resort + Sports District CS	Area 3 Business + Car Club District CS	Area 2 Hospitality + Car Enthusiast District CS	Area 1 Amusement District CS	Area 7 COTA + Track District CS	Area 8 Commercial + Parkland District CS	Area 9 Car Club District CS
Small Lot Single-Family Residential	NP	NP	NP	NP	NP	NP	NP	NP	NP
Townhouse Residential	NP	NP	NP	NP	P	NP	NP	P~~NP~~	NP
Two-Family Residential	NP	NP	NP	NP	P	NP	NP	P~~NP~~	NP
Short-Term Rental	NP	NP	NP	NP	P	NP	NP	P~~NP~~	NP
COMMERCIAL USES									
Administrative and Business Offices	P	P	P	P	P	P	P	P	P
Adult Oriented Businesses	NP	NP	NP	NP	NP	NP	NP	NP	NP
Agricultural Sales and Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Alternative Financial Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Art Gallery	P	P	P	P	P	P	P	P	P
Art Workshop	P	P	P	P	P	P	P	P	P
Automotive Rentals	P	P	P	P	P	P	P	P	P
Automotive Repair Services	P	P	P	P	P	P	P	P	P
Automotive Sales	P	P	P	P	P	P	P	P	P
Automotive Washing (of any kind)	P	P	P	P	P	P	P	P	P

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General Notes:

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Bail Bond Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Building Maintenance Services	NP	NP	NP	P	NP	NP	P~~NP~~	P	P
Business or Trade School	P	P	P	P	P	P	P	P	P
Business Support Services	P	P	P	P	P	P	P	P	P
Campground	NP	NP	P	P	P	NP	P	P	P
Carriage Stable	NP	NP	NP	NP	NP	P~~NP~~	NP	NP	NP
Cocktail Lounge	P	P	P	P	P	P	P	P	P
Commercial Blood Plasma Center	NP	NP	NP	NP	NP	NP	NP	NP	NP
Commercial Off-Street Parking	P	P	P	P	P	P	P	P	P
Communication Services	P	P	P	P	P	P	P	P	P
Construction Sales and Services	NP	P~~NP~~	P~~NP~~	P~~NP~~	P~~NP~~	P~~NP~~	NP	P	P
Consumer Convenience Services	P	P	P	P	P	P	P	P	P
Consumer Repair Services	P	P	P	P	P	P	P	P	P
Convenience Storage	P	P	P	P	P	P	P	P	P
Drop-Off Recycling Collection Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP

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Electronic Prototype Assembly	P	P	P	P	P	P	P	P	P
Electronic Testing	P	P	P	P	P	P	P	P	P
Equipment Repair Services	NP	P~~NP~~	P~~NP~~	P~~NP~~	P~~NP~~	P~~NP~~	NP	NP	NP
Equipment Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP
Exterminating Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Financial Services	P	P	P	P	P	P	P	P	P
Food Preparation	P	P	P	P	P	P	P	P	P
Food Sales	P	P	P	P	P	P	P	P	P
Funeral Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
General Retail Services Convenience	P	P	P	P	P	P	P	P	P
General Retail Services General	P	P	P	P	P	P	P	P	P
Hotel-Motel	P	P	P	P	P	P	P	P	P
Indoor Entertainment	P	P	P	P	P	P	P	P	P
Indoor Sports and Recreation	P	P	P	P	P	P	P	P	P
Kennels	NP	P~~NP~~	NP	NP	P~~NP~~	NP	P~~NP~~	P	P
Laundry Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Liquor Sales	P	P	P	P	P	P	P	P	P

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Marina	NP	NP	NP	NP	NP	NP	NP	NP	NP
Medical Offices exceeding 5000 sq. ft. gross floor area	P	P	P	P	P	P	P	P	P
Medical Offices not exceeding 5000 sq. ft. gross floor area	P	P	P	P	P	P	P	P	P
Monument Retail Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP
Observation Tower	C	P	C	C	C	C	C	C	C
Off-Site Accessory Parking	P	P	P	P	P	P	P	P	P
Outdoor Entertainment	P	P	P	P	P	P	P	P	P
Outdoor Sports and Recreation	P	P	P	P	P	P	P	P	P
Pawn Shop Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Pedicab Storage and Dispatch	P	P	P	P	P	P	P	P	P
Personal Improvement Services	P	P	P	P	P	P	P	P	P
Personal Services	P	P	P	P	P	P	P	P	P
Pet Services	P	P	P	P	P	P	P	P	P
Plant Nursery	P	P	P	P	P	P	P	P	P

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Printing and Publishing	P	P	P	P	P	P	P	P	P
Professional Office	P	P	P	P	P	P	P	P	P
Recreational Equipment Maint & Storage	P	P	P	P	P	P	P	P	P
Recreational Equipment Sales	NP	P~~NP~~	P~~NP~~	P~~NP~~	P~~NP~~	P~~NP~~	NP	NP	NP
Research Assembly Services	P	P	P	P	P	P	P	P	P
Research Services	P	P	P	P	P	P	P	P	P
Research Testing Services	P	P	P	P	P	P	P	P	P
Research Warehousing Services	P	P	P	P	P	P	P	P	P
Restaurant (General)	P	P	P	P	P	P	P	P	P
Restaurant (Limited)	P	P	P	P	P	P	P	P	P
Scrap and Salvage	NP	NP	NP	NP	NP	NP	NP	NP	NP
Service Station	P	P	P	P	P	P	P	P	P
Software Development	P	P	P	P	P	P	P	P	P
Special Use Historic	NP	NP	NP	NP	NP	NP	NP	NP	NP
Stables	P	P	P	P	P	P	P	P	P
Theatre	P	P	P	P	P	P	P	P	P
Vehicle Storage	P	P	P	P	P	P	P	P	P

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General Notes:

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Veterinary Services	P	P	P	P	P	P	P	P	P
INDUSTRIAL USES									
Basic Industry	NP	NP	NP	NP	NP	NP	NP	NP	NP
Custom Manufacturing	P	P	P	P	P	P	P	P	P
General Warehousing and Distribution	NP	NP	NP	NP	NP	NP	NP	NP	NP
Light Manufacturing	NP	NP	NP	P	NP	NP	P	P	P
Limited Warehousing and Distribution	NP	NP	NP	P	P	NP	P	P	P
Recycling Center	NP	NP	NP	NP	NP	NP	NP	NP	NP
Resource Extraction	NP	NP	NP	NP	NP	NP	NP	NP	NP
AGRICULTURAL USES									
Animal Production	NP	NP	NP	NP	NP	NP	NP	NP	NP
Aquaponic System	NP	NP	NP	NP	NP	NP	NP	NP	NP
Community Garden	P	P	P	P	P	P	P	P	P
Crop Production	NP	NP	NP	NP	NP	NP	NP	NP	NP
Horticulture	P	P	P	P	P	P	P	P	P
Support Housing	P	P	P	P	P	P	P	P	P
Urban Farm	P	P	P	P	P	P	P	P	P
Market Garden	P	P	P	P	P	P	P	P	P
Indoor Crop Production	P	P	P	P	P	P	P	P	P

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CIVIC USES									
Administrative Services	P	P	P	P	P	P	P	P	P
Aviation Facilities	NP	NP	P~~NP~~	NP	P	P	P	P	NP
Camp	P	P	P	P	P	P	P	P	P
Cemetery	NP	NP	NP	NP	NP	NP	NP	NP	NP
Club or Lodge	P	P	P	P	P	P	P	P	P
College and University Facilities	P	P	P	P	P	P	P	P	P
Communication Service Facilities	P	P	P	P	P	P	P	P	P
Community Events	P	P	P	P	P	P	P	P	P
Community Recreation (Private)	P	P	P	P	P	P	P	P	P
Community Recreation (Public)	P	P	P	P	P	P	P	P	P
Congregate Living	NP	NP	NP	NP	NP	NP	NP	NP	NP
Convalescent Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Convention Center	P	P	P	P	P	P	P	P	P
Counseling Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Cultural Services	P	P	P	P	P	P	P	P	P
Day Care Service Commercial	P	P	P	P	P	P	P	P	P
Day Care Services (General)	P	P	P	P	P	P	P	P	P

P = Permitted **NP = Not Permitted** **C = Conditional Use**

General Notes:

• Industrial Uses are subject to LDC 25-2-648

Land Use	Area 6 Conference District CS	Area 5 Entertainment + Stadium District CS	Area 4 Resort + Sports District CS	Area 3 Business + Car Club District CS	Area 2 Hospitality + Car Enthusiast District CS	Area 1 Amusement District CS	Area 7 COTA + Track District CS	Area 8 Commercial + Parkland District CS	Area 9 Car Club District CS
Day Care Service (Limited)	P	P	P	P	P	P	P	P	P
Detention Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP
Employee Recreation	P	P	P	P	P	P	P	P	P
Family Home	P	P	P	P	P	P	P	P	P
Group Home, Class I (General)	P	P	P	P	P	P	P	P	P
Group Home, Class I (Limited)	P	P	P	P	P	P	P	P	P
Group Home, Class II	P	P	P	P	P	P	P	P	P
Guidance Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Hospital Services (General)	P	P	P	P	P	P	P	P	P
Hospital Service (Limited)	P	P	P	P	P	P	P	P	P
Local Utility Services	P	P	P	P	P	P	P	P	P
Maintenance and Service Facilities	P	P	P	P	P	P	P	P	P
Major Public Facilities	P	P	P	P	P	P	P	P	P
Major Utility Facilities	P	P	P	P	P	P	P	P	P

P = Permitted **NP = Not Permitted** **C = Conditional Use**

General Notes:

• Industrial Uses are subject to LDC 25-2-648

Land Use	Area 6 Conference District CS	Area 5 Entertainment + Stadium District CS	Area 4 Resort + Sports District CS	Area 3 Business + Car Club District CS	Area 2 Hospitality + Car Enthusiast District CS	Area 1 Amusement District CS	Area 7 COTA + Track District CS	Area 8 Commercial + Parkland District CS	Area 9 Car Club District CS
Military Installations	NP	NP	NP	NP	NP	NP	NP	NP	NP
Park and Recreation Services (General)	P	P	P	P	P	P	P	P	P
Park and Recreation Services (Special)	P	P	P	P	P	P	P	P	P
Postal Facilities	P	P	P	P	P	P	P	P	P
Private Primary Education Facilities	P	P	P	P	P	P	P	P	P
Private Secondary Education Facilities	P	P	P	P	P	P	P	P	P
Public Primary Education Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP
Public Secondary Education Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP
Railroad Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP
Religious Assembly	P	P	P	P	P	P	P	P	P
Residential Treatment	NP	NP	NP	NP	NP	NP	NP	NP	NP
Safety Services	P	P	P	P	P	P	P	P	P
Telecommunication Tower	P	P	P	P	P	P	P	P	P
Transitional Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP
Transportation Terminal	P	P	P	P	P	P	P	P	P
All other Civic Uses	P	P	P	P	P	P	P	P	P

P = Permitted **NP = Not Permitted** **C = Conditional Use**

General Notes:

• Industrial Uses are subject to LDC 25-2-648

ORDINANCE NO. 20201001-042

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY GENERALLY KNOWN AS THE CIRCUIT OF THE AMERICAS LOCATED AT 9201 CIRCUIT OF THE AMERICAS BOULEVARD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Circuit of the Americas Planned Unit Development (the "COTA PUD") is comprised of approximately 1,153 acres of land generally located east of State Highway 130 and north of FM 812 Road and more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property").

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-rural residence (I-RR) district to planned unit development (PUD) district on the property described in Zoning Case No. C814-2018-0122, on file at the Housing and Planning Department, and locally known as 9201 Circuit of the Americas Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit "B".**

PART 3. This ordinance and the attached Exhibits constitute the land use plan (the "Land Use Plan") for the COTA PUD created by this ordinance. Development of and uses within the COTA PUD shall conform to the limitations and conditions set forth in this ordinance and in the Land Use Plan. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise specifically modified by this ordinance, all other rules, regulations, and ordinances of the City in effect at the time of permit application apply to development within the COTA PUD.

PART 4. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A. Legal Description of the COTA PUD

Exhibit B. Zoning Map

Exhibit C. Zoning Use Summary Table

Exhibit D. Land Use Plan

Exhibit E. Site Development Regulations, Tables and Notes

Exhibit F. Existing and Proposed Site Layout

Exhibit G. Parks and Open Space Plan

Exhibit H. Existing and Proposed Environmental Mitigation and CEFs

Exhibit I. Restoration Planting Details

PART 5. Definitions.

In this ordinance, Landowner means the owner of property located within the 1,153 acres of land described in **Exhibit "A",** or the owner's successors and assigns.

PART 6. Land Use.

The COTA PUD is a 1,153-acre mixed use project generally located east of State Highway 130 and north of FM 812 at 9201 Circuit of the Americas Boulevard. Development in the COTA PUD shall be subject to the conditions established in the following:

A. The proposed Land Use Plan (**Exhibit "D"**) includes a breakdown of the conceptual planning area layout and size/acreages, the open space chart and the land use summary chart.

B. The Site Development Regulations, Tables and Notes (**Exhibit "E"**) includes the parking and off-street loading requirements, the site development regulations per planning area and specific development notes

C. The Zoning Use Summary Table (**Exhibit "C"**) lists the permitted, prohibited and conditional land uses by planning area.

D. An Observation Tower use has been added as a permitted use in the Zoning Use Summary Table (**Exhibit "C"**). The Observation Tower use is permitted within Planning Area 5 and is allowed a maximum of 265 feet in height.

E. The Cocktail Lounge use is a permitted use up to a maximum of 60,000 square feet in Planning Area 4. The Cocktail Lounge use is permitted in Planning Areas 4, 5, and 6 as an accessory use to a convention center use, hotel/motel use, indoor entertainment use, outdoor entertainment use, and outdoor sports and recreation use; in this context, accessory use includes but is not limited to pool areas, patios, decks, and lobbies.

~~E.~~F. The Cocktail Lounge use is limited to a total of 100,000 square feet on the Property, to be calculated separately from the allowances in Part 6.E. No individual cocktail lounge use can be more than 20,000 square feet in size.

G. The Liquor sales use is limited to a total of 50,000 square feet on the Property. No individual liquor sales use can be more than 30,000 square feet in size.

PART 7. Affordable Housing.

The Landowner shall pay a fee-in-lieu donation for any bonus area developed within COTA PUD per City Code Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.5.6 (In Lieu Donation). Bonus area in the COTA PUD shall include any gross floor area greater than that which could be achieved within the height, floor area ratio, and building coverage allowed by the commercial services zoning district, except for a hotel and conference center use, which will be calculated based on any gross floor area greater than that which could be achieved within the floor to area ratio allowed by the commercial services zoning district. The fee-in-lieu amount shall be equivalent to the bonus area multiplied by the current Planned Unit Development Fee Rate at the time of site plan submittal. The City shall not issue the final certificate of occupancy for any development in the COTA PUD that includes bonus area until the fee-in-lieu donation has been paid to the City of Austin Housing and Planning Department.

PART 8. Art.

The COTA PUD will participate in the Art in Public Places (AIPP) program. The Landowner will either:

A. expend a minimum budget of $250,000 to provide for pieces of public art to be displayed in a minimum of 5 publicly accessible locations within the COTA PUD; or

B. provide a minimum contribution of $250,000 to the AIPP Program.
Public onsite art distribution will be developed and managed by the Landowner.

PART 9. Electrical.

A. Landowner shall dedicate a 15-foot electrical easement along the public right-of-way, unless suitable easements are otherwise provided with a subdivision or site plan. Additional electrical easements within districts shall be determined at the subdivision review phase of development.

B. Utility services and facilities are allowed within all districts.

C. Building setbacks within the COTA PUD are subject to required easements, clearance, and safety requirements per Austin Energy design criteria for electrical facilities.

D. The Landowner shall provide Austin Energy with 24-hour access across the Property to the electrical easement for the installation and ongoing maintenance of electrical facilities. Any planned temporary or permanent fencing must not prevent access to the easement. Austin Energy will install a lock on the gate to provide access, identify location, and provide specifications for proposed fencing.

PART 10. Environmental.

A. All proposed improvements within the COTA PUD shall use green storm water infrastructure for 100% of the provided stormwater treatment.

B. The overall maximum impervious cover allowed by the COTA PUD is 68% as shown on the tracking table on Exhibit "E" (*Site Development Regulations, Tables and Notes*).

C. The COTA PUD will provide at least 220 acres of Open Space as defined in Part 14 and as shown on the open space table in **Exhibit "D"** *(Land Use Plan)*. Exhibit "D" is an illustrative depiction of where open space may be placed and the final

design may differ from the attached exhibits so long as a minimum of 220 acres of open space is provided in the general area depicted.

D. The City shall not issue a certificate of occupancy for any building included in the initial site plan filed by the Landowner until and unless all of the requirements listed in this subsection are met. This requirement does not apply to a site plan for the recreation fields associated with Planning Area 4 or a site plan or building permit for a hotel or golf course in Planning Areas 4, 5, or 6.

i) The COTA PUD shall provide 14.38 acres of Blackland Prairie restoration, as shown on **Exhibit "H"** *(Existing and Proposed Environmental Mitigation and CEFs).*

ii) The COTA PUD shall install 400 native trees minimum size 2-inch caliper and water trees for establishment. Additionally, the COTA PUD shall install 1,000 caliper inches of native trees minimum size 1-inch caliper and shall water the trees for establishment. Trees shall not count towards any other landscape requirement. Tree plantings shall use Central Texas native seed stock and require 1,000 cubic feet of shared soil volume for each newly planted tree.

iii) The COTA PUD shall provide 0.88 acres of water quality treatment to mitigate the asphalt trail, as shown on **Exhibit "H"** *(Existing and Proposed Environmental Mitigation and CEFs).*

iv) The COTA PUD shall restore vegetation along the existing asphalt trail as described in **Exhibit "I"** *(Restoration Planting Details).*

E. The development of the COTA PUD shall comply with all conditions and development restrictions in **Exhibit "G"** *(Parks and Open Space Plan).*

F. The COTA PUD will implement an Integrated Pest Management Plan.

~~G. Cut and Fill in excess of 4 feet, but not exceeding 20 feet, is allowed in Planning Area 4 as indicated in the cut and fill table on **Exhibit "E"** (*Site Development Regulations, Tables and Notes*).~~

~~H.~~G. The Landowner will hire a certified arborist to oversee the maintenance of the trees planted on the Property according to Note 24 on ~~the Site Development Regulations, Tables and Notes --~~ **Exhibit "E"** (*Site Development Regulations, Tables and Notes*) for a period of three years. Maintenance shall include a plan for watering, pruning, mulching, and other customary tree care.

~~I.~~H. Development of a golf course and related facilities, including actively managed

portions of the course, shall be permitted within the Critical Water Quality Zone. Floodplain modifications are permitted to facilitate development of the golf course. A water feature created as part of the development of a golf course shall not be designated as a Critical Environmental Feature.

I. A Riparian Restoration Plan (the "Plan") for the restoration areas identified in Exhibit "H" shall be submitted to the City for review and approval with a site plan for a golf course. The Plan shall identify areas of the Critical Water Quality Zone ("CWQZ") to be assessed using the Zone 2 functional assessment methodology described in Appendix X of the ECM. The assessment of existing conditions shall be submitted for review and approval with a site plan for a golf course. CWQZ in "Poor (1)" or "Fair (2)" condition shall be restored to "Good (3)" or "Excellent (4)" condition.

J. Pedestrian bridges, elevated boardwalks, structural support piers, and decks shall be permitted in the Critical Environmental Feature and buffer for the boardwalk included in Site Plan Correction 2025-130464 SC, provided that the development is mitigated for as shown on Exhibit H. No future development shall be permitted within a Critical Environmental Feature and buffer without mitigation and approval from Watershed Protection staff.

PART 11. Fire.

All bulk chemical storage on the Property shall be reviewed and permitted with the Austin Fire Department prior to facility installation or delivery. Bulk chemical storage within 300 feet of residential occupancies shall be prohibited or require additional reporting, risk assessments and/or risk mitigation, as determined by the Austin Fire Department.

PART 12. Green Building.

All buildings in the COTA PUD shall achieve a two-star or greater rating under the Austin Energy Green Building program using the applicable rating version in effect at the time Landowner submits a rating registration application for the building.

PART 13. Landscaping.

A. The COTA PUD shall comply with Chapter 25-2, Subchapter C, Article 9 *(Landscaping*), the Commercial Landscape Ordinance, including irrigation, and use of innovative water management options such as directing stormwater

to on-site uses, such as landscaping.

B. All required tree plantings shall use native tree species selected from Appendix F (*Descriptive Categories of Tree Species*) of the Environmental Criteria Manual (**the "ECM"**) or an alternative list as approved by staff.

C. All required tree plantings shall use Central Texas native seed stock, or an alternative list as approved by staff.

D. All planted landscape materials shall be selected from the ECM Appendix N (*City of Austin Preferred Plant List*), ~~or~~ the "Grow Green Native and Adapted Landscape Plants Guide", or an alternative list as approved by staff.

~~E. Alternative water supply shall be used as the primary water source for landscaping irrigation within the COTA PUD on all projects that contain in excess of 100,000 square feet of gross floor area, provided that an alternative water source is readily available and its use does not present a disproportionate cost premium on the overall project which is defined as greater than 0.25% of the project's hard construction cost. Condensate recovery shall be defined as the primary water source if potable water is only used after the condensate supply has been exhausted. Condensate storage should be based on a minimum of 5 days of peak condensate production.~~

~~F.~~E. An Austin Water Utility irrigation meter will be provided to supply pool, lazy river and other waterpark water features within the COTA PUD. The irrigation meter for the waterpark water features associated with a waterpark use may be shared with the backup irrigation supply. In such cases, the waterpark water features shall be separately sub-metered with a private meter.

PART 14. Parkland and Open Space.

A. The COTA PUD shall provide for ~~298~~ 220 acres of private common open space. The required open space shall meet the standards in City Code Chapter 25-2, Subchapter E, Article 2, Subpart 2.7.3., except that Subpart 2.7.3.A.5. is modified to include amusement parks and Subpart 2.7.3.A.9. is modified to include a golf course, cart paths, a driving range, and related facilities.

B. ~~The COTA PUD shall provide for~~The Landowner has dedicated a 20-foot trail and recreation easement ~~for future~~ recorded in Document No. 2023026306 of the Travis County Real Property Records. The city manager shall have discretion to amend, relocate, or terminate this easement. ~~Urban Trails Master Plan Tier II trail in the outer half of the Critical Water Quality Zone and located outside of the erosion hazard zone. The easement will be dedicated to the City at the time of the first site plan in the PUD~~.

C. The COTA PUD shall dedicate ~~11.38~~11.8 acres of parkland. The City shall not issue a certificate of occupancy for the first site plan for a hotel ~~or residential~~ use until the proposed park improvements on the parkland have been constructed, accepted by the Parks and Recreation Department and the ~~11.38~~11.8 acres dedicated as parkland to the City of Austin.

The COTA PUD shall construct two community soccer fields that are open to the public as shown in Exhibit "G" (*Parks and Open Space Plan*). All or a portion of the two soccer fields can be located within the floodplain. Each soccer field must measure at least 330' x 210' each with irrigation, and the soccer field development must include a parking lot with 50 spaces, a driveway to the parking lot, a sign no smaller than ten (10) square feet that recognizes the Circuit of the America's construction of the soccer fields, and drainage/green stormwater infrastructure for the parking lot as required by City Code. The City shall not issue a certificate of occupancy for the first site plan for a hotel use until the proposed soccer fields and associated park improvements have been constructed, accepted by the Parks and Recreation Department and dedicated as parkland to the City of Austin.

For 11.8 acres, the equivalent units under FY 2025 fees would be 2,360 multifamily dwelling units, 667.42 high density single-family dwelling units, or 2,950 hotel keys, or an equivalent combination of these uses. The estimated $2 million in soccer field/park investments is equivalent to an additional 3.9 acres of land under FY 2025 fees or 780 multifamily dwelling units, 975 hotel keys, 244.06 high density single-family dwelling units, or an equivalent combination of these uses. Once these limits are reached, fee-in-lieu payments shall be permitted to satisfy additional parkland dedication obligations.

D. The COTA PUD shall provide private open space around track, hotel, and stadium areas in **Exhibit "G"** *(Parks and Open Space Plan)* and as shown on the chart in **Exhibit "D"** *(Land Use Plan)*.

~~E. The COTA PUD shall provide a 30-foot easement for public access to parkland as shown in **Exhibit "G"** *(Parks and Open Space Plan)*. The City shall not issue a certificate of occupancy for the first site plan for a hotel or residential use until the proposed easement for public access to parkland has been dedicated as parkland to the City and associated park improvements have been constructed and accepted by the Parks and Recreation Department.~~

PART 15. Parking Structure.

All Commercial or Mixed-Use buildings in the COTA PUD shall comply with all parking structure requirements in City Code Chapter 25-2, Subchapter B, Article 2, Division 5 (Planned Unit Development), Subpart 2.4.

PART 16. Site Plan.

A. The COTA PUD will allow for multiple site plans at one time. Future site plans shall come in on a project-by-project basis. Fiscal may be posted in association with a minor site plan correction to allow that correction to move forward if previous fiscal has been released. Minor corrections do not include new buildings, water quality facilities, stormwater improvements, Critical Environmental Feature mitigation, and other similar activities, as determined by the Director of Austin Watershed Protection.

B. The Landowner will file a site plan application and complete the Formula 1 United States USACE Mitigation (SP-2014-0048D) plans and construct the improvements. The City will not issue a certificate of occupancy for the building(s) contained in any site plan, excluding site plans for a hotel and related facilities and site plans specific for recreation fields, following COTA PUD approval until the USACE mitigation improvements are completed, or until a fiscal based upon a contractor's estimate of the mitigation construction cost has been posted through a developer's agreement to the City. USACE mitigation plans must be permitted and constructed within 5 years of approval of the COTA PUD.

C. Environmental variances approved with the original site plan case, SP-2011-0053D, are no longer valid for new improvements proposed with the COTA PUD. The Landowner will correct SP-2011-053D(R1) to reflect these changes.

D. Nothing in the COTA PUD affects the need to comply with the agreements between the City of Austin and Circuit of the Americas executed on July 31, 2011, and May 2, 2017, respectively, as authorized by Resolution No. 20110629-002.

~~D.~~E. Critical Environmental Features eligible for on-site mitigation are identified in Exhibit H.

PART 17. Transportation.

A. The COTA PUD shall comply with the Land Development Code and Transportation Criteria Manual requirements, which include, but are not limited to: right-of-way width, street design, driveway criteria, stopping sight distance, sidewalks, block length, accessibility requirements, parking and loading requirements, unless otherwise modified in this ordinance.

B. Driveway access to a County road will require approval from Travis County and driveway access to a state-maintained roadway will require approval from the Texas Department of Transportation.

C. The COTA PUD shall provide for shower facilities for office development according to Section 25-6-478(D) of City Code.

PART 18. Code Modifications.

In accordance with City Code Chapter 25-2, Subchapter B, Article 2, Division 5 section 2.2, Council modifies the following site development regulations which shall apply to the PUD instead of otherwise applicable City regulations:

A. General.

Section 25-1-21(108~~3~~) (*Site*) is modified to amend the definition of Site to allow a site to cross a public street or right-of-way if that public street or right-of-way is within the boundaries of the COTA PUD.

B. Zoning.

1. Section 25-2-243 (*Proposed District Boundaries Must Be Contiguous*) is modified to allow the COTA PUD boundaries to cross right-of-way and not be contiguous.

2. Section 25-2-491 *(Permitted, Conditional and Prohibited Uses)* is modified to establish a specific set of permitted, conditional and prohibited uses to be applicable per **Exhibit "C"** (*Zoning Use Summary Table*) ~~Zoning Use Summary Table~~.

3. Section 25-2-492 (*Site Development Regulations*) is modified to establish a specific set of site development regulations applicable to the COTA PUD as shown on Exhibit "E" ~~Site Development Standards Table~~(*Site Development Regulations, Tables and Notes*).

4. Section 25-2-1051 (*Applicability: Compatibility Standards)* is modified to provide that Compatibility Standards do not apply within the COTA PUD, unless triggered by development outside of the COTA PUD.

5. Section 25-2, Subchapter E (*Design Standards and Mixed Use*) is modified to provide that the requirements of City Code Chapter 25-2, Subchapter E do not apply to development of the property within the COTA PUD.

C. Transportation

1. Section 25-6 APPENDIX A *(Tables of Off-Street Parking and Loading Requirements)* is modified to reduce off-street parking requirements and allow for off-street parking requirements to be shared between the use classifications as determined on **Exhibit "E".**

2. Section 25-6-501 *(Off-Site Parking),* subsection (B) is modified to provide that off-street parking is a permitted use only if the director approves the location of all or a portion of the required or excess off-site parking.

D. Environmental.

1. Section 25-8-261 (*Critical Water Quality Zone Development*) is modified to allow open space, including a golf course and a driving range, as defined in Part 14 of this ordinance. ~~Sections 25-8-261 (*Critical Water Quality Zone Development*)~~ This subsection is further modified to allow for the construction of a golf course and related facilities including fairways, tees, greens, bunkers, hard surface cart paths, pedestrian bridges, elevated boardwalks, structural support piers, decks, irrigation, drainage, cisterns, erosion control, and water quality facilities. This section is further modified to allow one (1) bridged crossing of the Critical Water Quality Zone (CWQZ) in Planning Area 8 associated with a racetrack, provided that the total square footage of CWQZ impacted by the crossing is mitigated on a 1:1 square-foot basis.

2. Section 25-8-262 (*Critical Water Quality Zone Street Crossings*) subsection (B)(1) is modified to allow ~~an existinga thirty (30) foot trail of~~ decomposed granite and hard surface trails and golf cart paths ~~in **Exhibit "G"**~~ to cross a ~~major~~ critical water quality zone ~~although~~ even if not identified in the Transportation Plan.

3. Section 25-8-301 (*Construction of a Roadway or Driveway)* subsection (A) is modified to allow construction of racetrack circulation routes on a slope with a gradient of more than 15 percent in Planning Area 8 if commensurate mitigation is provided, including but not limited to structural containment, terracing, and enhanced plantings for revegetation.

4. Section 25-8-341 (*Cut Requirements*) and Section 25-8-342 (*Fill Requirements*) are modified to allow for cut and fill for the purposes of a hotel-conference resort and related facilities, including a golf course, in Planning Areas 4, 5 and 6 as follows:

   i) Outside of the Critical Water Quality Zone, cut and fill is permitted up to twenty (20) feet.

   ii) Within the Critical Water Quality Zone, cut and fill shall be permitted for the golf course outside of the Erosion Hazard Zone up to ten (10) feet.

5. Section 25-8-42 (*Administrative Variances)* is modified in the following ways:

i) To allow the director to grant a variance for a cut or fill above twenty (20) feet outside the Critical Water Quality Zone as minimally necessary to match existing grade and for drainage purposes for the development of a hotel-conference resort and related facilities, including a golf course in Planning Areas 4, 5, and 6;

ii) To allow the director to grant a variance for a cut or fill of not more than fifteen (15) feet outside the Critical Water Quality Zone in Planning Areas not included in Part 18.D.4. if commensurate mitigation is provided;

iii) To allow the director to grant a variance for a cut or fill on a slope exceeding 15%; and

~~i)~~iv) To allow the director to grant a variance for a cut or fill within 100 feet of a classified waterway.

E. Sign Regulations.

1. Section 25-10-103 *(Signs Prohibited in All Sign Districts)* is modified to allow one (1) off-premise sign on Planning Area 8 ~~within the proposed parkland dedication area~~.

2. Section 25-10-101 *(General On-Premise Signs)* is modified to allow the following signs in Planning Area 4:
i) one (1) illuminated wall sign not exceeding 1,700 square feet;
ii) one (1) illuminated wall sign not exceeding 1,200 square feet;
iii) two (2) illuminated wall signs not exceeding 600 square feet;
iv) four (4) illuminated monument signs not exceeding 160 square feet;
v) twelve (12) wall signs not exceeding 40 square feet.

~~1.~~3. Section 25-10-130 *(Commercial Sign District Regulations)* is modified to allow freestanding and wall signs not to exceed 200 square feet.

F. Drainage.

1. Sections 25-7-93 (General Exceptions) and 25-7-96 (Requirements in the 25-Year Floodplain) are modified to allow, without direct connection with an area

that is a minimum of one foot above the design flood elevation, no more than three (3) restroom facilities not to exceed 2,000 sq. ft. each, and no more than two (2) maintenance and/or storage facilities not to exceed 22,000 sq. ft. total. Development allowed under this subsection must:

i) be no lower than two feet above the 100-year floodplain, as measured from the lowest floor elevation of any proposed building;

ii) comply with the requirements in Chapter 25-12, Article 3 (*Flood Hazard Areas*), except as modified in this section;

iii) compensate for the floodplain volume displaced by the development; and

iv) result in no additional adverse flooding impact on other properties, as determined by the director.

PART 19. This ordinance takes effect on October 12, 2020.

EXHIBIT L

Austin

PARKS AND RECREATION BOARD RECOMMENDATION 20260223-5

Date: February 23, 2026

Subject: COTA PUD Amendment

Motioned By: Ted Eubanks Seconded By: Diane Kearns-Osterweil

Recommendation
The Parks and Recreation Board recommends to Austin City Council to not approve the Circuit of the Americas Planned Unit Development Amendment.

Vote: **The motion to approve the recommendation to Austin City Council to not approve the Circuit of the Americas Planned Unit Development Amendment was approved on Board Member Eubanks' motion, Board Member Kearns-Osterweil's second on an 8-1 vote. Those voting aye were Chair Bazan, Board Members Abou-Emara, Eubanks, Franklin, Kearns-Osterweil, Merritt, Orme and Taylor. Those voting nay were Board Member Villalobos. Board Members Becker and Flowers absent.**

For: Stephanie Bazan, Luai Abou-Emara, Ted Eubanks, Jennifer Franklin, Diane Keans-Osterweil, Nicole Merritt, Shelby Orme, Kim Taylor.

Against: Pedro Villalobos.

Abstain: None.

Absent: Lane Becker, Kathryn Flowers.

Attest: Tim Dombeck, Board and Council Liaison, Austin Parks and Recreation.

Tim Dombeck

RECOMMENDATION TO COUNCIL

Environmental Commission

Recommendation 20260403-003: C814-2018-0122.03 Circuit of the Americas Planned Unit Development Amendment #3

WHEREAS, the Environmental Commission recognizes the applicant, Armbrust & Brown, PLLC, is requesting an amendment to a previously approved Planned Unit Development (PUD); and

WHEREAS, the Environmental Commission recognizes the site is located in Suburban Watershed, Dry Creek East Watershed, and the Desired Development Zone; and

WHEREAS, the Environmental Commission recognizes that staff recommends this Planned Unit Development amendment.

NOW, THEREFORE, BE IT RESOLVED the Environmental Commission recommends the Circuit of the Americas (COTA) PUD Amendment #3 with the following conditions:

Staff Conditions:

- An additional 0.87 acres of wetland Critical Environmental Feature (CEF) and 0.56 wetland CEF buffer will be restored above what is minimally required for mitigation
- AC condensate and Rainwater will be used for irrigation
- 4.59 acres of riparian restoration will be completed
- An additional 1000 caliper inches of trees planted in addition to the 400 trees required

Environmental Commission Conditions:

- Restrict administrative cut/fill approvals to 15’ throughout the PUD
- Remove the “fee in lieu” option for parkland
- Require each cut/fill approval exceeding 15’ to be reviewed and specifically approved by the Environmental Commission throughout the PUD
- Maintain existing requirement for 298 acres of open space in Area 8, including two soccer fields, related amenities, and public access easement
- Require construction within the 25-year flood zone to meet current City Code requirements
- Require COTA to dedicate 11.38 acres to the City within the PUD
- Retain existing Affordable Housing requirements.
- Maintain existing bicycle infrastructure requirements
- Maintain 30’ easement to parkland
- Work with CapMetro to establish bus lines to COTA facilities from downtown Austin and the airport
- Prevent construction within Critical Water Quality Zone (CWQZ) without specific approval of the Environmental Commission

- Maintain a 200-foot buffer for CWQZs per City Code
- Prohibit CWQZ buffer averaging
- Prohibit illuminated signs
- Prohibit mobile homes within the PUD
- Prohibit short-term rentals within the PUD
- Require noise mitigation action be taken around any practice tracks (including, but not limited to, racetracks, kennels, aviation facilities), or any other facilities whose normal operation may exceed noise limits specified in the City's noise ordinances
- Prohibit operation of practice tracks and aviation facilities between 9 p.m. and 7 a.m. local time
- Erect acoustic monitors around racetracks, kennels, and aviation facilities to capture noise data in real-time
- Retain Area 8 for park use
- Do not use City water for watering golf course areas
- Take all necessary measures to prevent fertilizers, pesticides, herbicides, and other related substances from running off the golf course and into Dry Creek and Maha Creek
- In any area where toxic and/or hazardous materials will be used/stored/maintained (including, but not limited to, maintenance areas, car club districts, aviation facilities, building maintenance areas, equipment repair areas)
- Require each mitigation to be specifically listed in writing prior to approval
- Prohibit corrections to be allowed for site plans if the security has been returned
- Require all construction to meet bird-friendly requirements
- Maintain all water quality requirements
- Provide Superior on-site soil management
- Restore upland habitat areas
- Plant trees that provide habitat value, utilizing Tree Health Austin Energy Green Building (AEGB) Innovation Points
- Incorporate light pollution reduction criteria in compliance with Austin Energy Green Building ST7 Light Pollution Reduction criteria
- Install electric vehicle (EV) charging stations
- Incorporate renewable or alternative energy production on-site
- Parkland requirement must be satisfied prior to hotel permitting

Date of Approval: March 4, 2026

Motioned By: Secretary Qureshi Seconded By: Commissioner Brimer

Vote: 6-1

For: Secretary Qureshi, Commissioner Brimer, Commissioner Fleury, Commissioner Luecke, Commissioner Morrison, Commissioner Sullivan

Against: Vice Chair Krueger

Abstain: None

Off the dais: None

Absent: Chair Bristol, Commissioner Changsut, Commissioner Fierro, Commissioner Moretta-Urdiales

Attest: Mariana Krueger

Mariana Krueger, Vice Chair

APPROVED
03/26/2026
Juan Valera, PE COA

Kimley»Horn
State of Texas Registered Firm No. 928

T E C H N I C A L M E M O R A N D U M

DATE: March 17, 2026

TO: Nazlie Saeedie, P.E.
Transportation Development Services
Austin Transportation Department

FROM: Kelly Rees, P.E.

RE: Circuit of the Americas COTA Resort
2025-114967 ZC
TIA Compliance Memo

STATE OF TEXAS
KELLY A. REES
145719
LICENSED
PROFESSIONAL ENGINEER
3.17.2026

A traffic impact analysis (TIA) was performed by WGI for the Circuit of the Americas PUD development and approved with the October 2020 NPZ council hearing. The City of Austin developed a TIA memorandum which detailed the required improvements and fiscal contribution, which can be found in **Appendix A**.

A TIA determination form, shown in **Appendix B**, required that the Circuit of the Americas COTA Resort development show compliance with the original TIA. This TIA Compliance Memorandum has therefore been developed to compare trips from the new COTA Resort to the original Circuit of the Americas PUD (C814-2018-0122) TIA. This memorandum also documents the proposed improvements to satisfy required mitigations, summarized in **Appendix A.2**, as well as the fiscal contributions from the approved Circuit of the Americas PUD project in Austin, Texas. A map capturing the area of the Circuit of the Americas PUD and approved site plans can be found in **Appendix A.1**. After an analysis comparing approved trips versus trips generated by the project site, the number of trips associated with the proposed site is below the approved number of trips.

For documentation purposes, it is important to note that adjustments have been made to both trip allocations and development improvements, per agreements with the City. Through the compliance memo process, some changes to the trips and improvements have been made during the T-11 and COTAland compliance memos. The changes are documented below:

1. **Improvements:** Because of the complexity and significant extent of the development area, a change in improvement phasing was identified to be updated to better align with the build out schedule. **Table 8** shows the updated phasing for each mitigation identified in the original TIA memorandum agreed upon by TDS and Kimley-Horn at the time of site plan during T-11 Concourse case (SP-2021-0255C). The memo, approved by Justin Good, is attached as a reference in **Appendix D**. A key to interpret the meaning of the Phasing can be found in **Table 10,** and maps documenting these improvements in phases can be found in **Appendix A.2**.

2. **Trips:** The city has approved trip allocations within the thresholds set in the original TIA for both the T-11 Concourse Case (SP-2021-0255C) and the COTALand Case (SP-2023-0229C). Changes to land use and trip intensities have been made, necessitating a comparison between the originally projected number of trips and those resulting from updated land uses as the site develops. More information is provided in the sections that follow.

Per the original TIA memorandum, the following improvements were agreed upon:

1. The applicant shall design, construct, and fund 100% of the improvements identified in **Table 8** as part of their first site development application for Phase 2. No temporary certificate of occupancy (TCO) or certificate of occupancy (CO) shall be issued until the construction of the identified improvements is complete. Note: Cost estimates should not be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.

2. The applicant shall also design, construct, and fund 100% of the improvements identified in **Table 8**, excluding the Kellam Road widening project, as part of their site development applications for Phase 2. Off-site improvements shall be included in the first site plan for each identified Planning Area based on the Planning Areas Map shown in Attachment B. No temporary certificate of occupancy (TCO) or certificate of occupancy (CO) shall be issued until the construction of the identified improvements is complete. Note: Cost estimates should not be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.

3. If at the time of site plan it is determined by the Authority (government entity corresponding to the specific improvements) that the triggered improvements are already constructed or if other improvements noted in the TIA are deemed higher priority, then a fee-in-lieu payment for the estimated cost of the triggered improvements shall be made to the respective government entity.

4. The applicant shall contribute a fee-in-lieu payment to Travis County for the construction of an additional southbound through lane on Kellam Road between Pearce Lane and Elroy Road for each site plan application in Phase 2. The fee-in-lieu amount shall be determined by calculating the percentage of unadjusted site trips versus the most recent estimate of total trips to be generated by all Phase 2 land uses and applying that percentage to the estimated improvement cost of $2,727,273. Note that the current edition of the ITE Trip Generation Manual at time of site plan shall be used to calculate the unadjusted site trips.

5. Development of this property should not vary from the approved uses or deviate from the approved intensities and estimated traffic generation assumptions within the finalized TIA document, including land uses, trip generation, trip distribution, traffic controls, driveway locations, and other identified conditions. Any change in the assumptions made to the TIA document shall be reviewed by ATD and may require a new or updated TIA/addendum.

6. The applicant shall provide an electronic copy of the final TIA report, including all supplemental documents, before 3rd reading.

7. The findings and recommendations of this TIA memorandum remain valid until the end of the Phase 3 buildout year, December 31, 2026, after which a revised TIA or addendum may be required.

TIA Compliance – Site Trip Generation

For the *proposed new development*, site trip projections were calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition. The number of approved trips from the *original* TIA memorandum is shown in Table 1.

Table 1 – Approved Number of Trips from TIA

ITE Code	Land Use Description	Unit	No. of Units	Vehicle Trips		
				Daily	AM Peak	PM Peak
Phase 1 Land Uses						
310	Hotel	Rooms	358	2,993	168	215
416	Water Slide Park	Parking Spaces	416	944	33	116
Subtotal				*3,937*	*201*	*331*
Phase 2 Land Uses						
488	Soccer Complex	Fields	11	785	11	181
310	Hotel	Rooms	150	1,254	71	90
260	Recreational Homes	Dwelling Units	30	104	7	8
710	General Office	1,000 Sq Ft	150	1,572	167	167
820	Shopping Center	1,000 Sq Ft	50	3,752	177	225
110	General Light Industrial	1,000 Sq Ft	120	513	51	42
580	Museum	1,000 Sq Ft	70	130	20	13
Custom	Indoor Sports Facility	1,000 Sq Ft	170	3,107	253	329
Custom	E-Sports Arena	1,000 Sq Ft	20	188	3	19
Subtotal				11,405	760	1,174
Totals				15,342	961	1,505

The Circuit of the Americas PUD has previously accounted for the development of new T-11 Concourses. The number of trips associated with the proposed development is shown in **Table 2**. Land uses for this development can be found in the TIA Determination Worksheet in **Appendix B**. Trip generation for previously approved developments were calculated using the 11th Edition of ITE's Trip Generation Manual since that was the available ITE Edition during the time of site plan.

Table 2 – Previously Approved Trips from TIA Determination Worksheet

ITE Code	Case Number	Case Name	Land Use Description	Unit	No. of Units	Source	Vehicle Trips		
							Daily	AM Peak	PM Peak
151	SP-2021-0255C	T-11	Storage w/ Accessory Business	1,000 Sq Ft	254.84	*ITE 11th Ed*	370	23	38
---			Clubhouse	1,000 Sq Ft	5.539	N/A	---	---	---
480	SP-2023-0229C	COTA Land	Amusement Park	Acre(s)	22.215	*ITE 11th Ed*	1,188	5	88
Totals							1,588	28	126

The current development phase for the Circuit of the Americas PUD includes a new Hotel, Waterslide Park, Golf Course, and Golf Driving Range, all forming part of the COTA Resort. Future development is anticipated to feature a soccer field, a general office building, a shopping plaza, and a museum, though these will be developed as part of the broader construction process.

The number of trips associated with the proposed development is shown in **Table 3**. Trip generation for this development was calculated using the 12th Edition of ITE's Trip Generation Manual.

Table 3 – COTA Resort Trip Generation

ITE Code	Case Number	Land Use Description	Unit	No. of Units	Vehicle Trips		
					Daily	AM Peak	PM Peak
310	2025-114967 ZC	Hotel	Rooms	1,200	7,008	570	965
482	2025-114967 ZC	Water Slide Park	PKSP	416	944	33	116
430	2025-114967 ZC	Golf Course	Holes	18	526	30	53
432	2025-114967 ZC	Golf Driving Range	Tees	30	410	12	38
Totals					8,888	645	1,172

The full Circuit of the Americas PUD is anticipated to generate 15,342 daily trips.
Table 4 shows that there are enough trips remaining in the original TIA memorandum to accommodate the proposed development.

Table 4 – Remaining Trips for Circuit of the Americas PUD

Remaining Trips	Vehicle Trips		
	Daily	AM Peak	PM Peak
Trips Approved in TIA	15,342	961	1,505
T-11 Concourses Trips[1]	370	23	38
Amusement Park Trips[1]	1,188	5	88
COTA Resort[2]	8,888	645	1,172
Remaining Trips	**4,896**	**288**	**207**

[1]*Previously approved site plans*
[2]*Currently proposed trips*

At the TIA stage of a PUD, the land uses considered for analysis are preliminary estimates. These estimates are subject to potential change with the approval of City staff based on the owner's preferences or economic fluctuations. Projected land uses are being considered while the land uses with the status "Assumption remains" were taken from the original TIA but are not necessarily being considered for development.

Table 5 is provided below to maintain a record of the revised land uses to the original land use assumptions and ensure that the incoming site plans remain compliant within the specific thresholds imposed by the original TIA. Projected land uses are being considered while the land uses with the status "Assumption remains" were taken from the original TIA but are not currently being developed.

Table 5 – Revised Projected Development for Circuit of the Americas PUD

ITE Code	Land Use Description	Unit	No. of Units	Status	Vehicle Trips		
					Daily	AM Peak	PM Peak
480*	Amusement Park	Acre(s)	22.215	Approved	1,188	5	88
151*	Storage w/ Accessory Business	1,000 Sq Ft	120	Approved	370	23	38
310	Hotel	Rooms	1,200	In Review	7,008	570	965
482	Water Slide Park	PKSP	416	In Review	944	33	116
430*	Golf Course	Hole	18	In Review	526	30	53
432*	Golf Driving Range	Tee	30	In Review	410	12	38
Subtotal of Approved & In Review					**10,466**	**673**	**1,298**
488	*Soccer Complex*	*Fields*	*11*	*Assumption Remains*	*785*	*11*	*181*
710	*General Office*	*1,000 Sq Ft*	*15*	*Assumption Remains*	*1,572*	*167*	*167*
820	*Shopping Center*	*1,000 Sq Ft*	*50*	*Assumption Remains*	*3,752*	*177*	*325*
580	*Museum*	*1,000 Sq Ft*	*70*	*Assumption Remains*	*130*	*20*	*13*
Subtotal of Assumption Remains					*6,239*	*375*	*686*
Total					**16,685**	**1,048**	**1,984**

** Land Use has replaced one of the original land uses from the TIA memo*.
Land uses documented in the original TIA, but not necessarily being considered for development.

As the site has been developing, some of the original assumptions have been adjusted. **Table 6** shows the land uses that have been replaced and compares the trips between the land uses.

Table 6 – Replaced/Replacement Land Uses within COTA PUD

ITE	Land Use	Unit	Status	Size	Vehicle Trips		
					Daily	AM	PM
151	Storage w/ Accessory Business	1,000 Sq Ft	Approved	120	370	23	38
480	Amusement Park	Acre(s)	Approved	22.215	1,188	5	88
430	Golf Course	Holes	In Review	18	526	30	53
432	Golf Driving Range	Tees	In Review	30	410	12	38
				Total Proposed to Replace	2,494	70	217
110	General Light Industrial	1,000 Sq Ft	Replaced	120	513	51	42
710	General Office	1,000 Sq Ft	Replaced	135	1,507	217	213
Custom	Indoor Sports Facility	1,000 Sq Ft	Replaced	170	3,107	253	329
Custom	E-Sports Arena	1,000 Sq Ft	Replaced	20	188	3	19
				Total Replaced	5,315	524	603
				Difference (Proposed-Replaced)	-2,821	-454	-386
				Approved Number of Trips from TIA	15,342	961	1,505
				Number of Trips from Projected Land Use	16,685	1,048	1,984
				Difference (Approved-Projected)	**-1,343**	**-87**	**-479**

The City has allowed adjustments to trip allocations within the thresholds set in the original TIA for the T-11 Concourse case (SP-2021-0255C), the COTAland case (SP-2023-0229C), and the COTA Resort Case (2025-114967 ZC). Changes to land use and trip intensities have been made, necessitating a comparison between the originally projected number of trips, and those resulting from updated land uses as the site develops. A comparison of the remaining trip, compared to the replaced/replacement land uses within the COTA PUD is provided in **Table 7**.

Table 7 – Remaining Trips for Circuit of the Americas PUD Compared to Projected Land Uses

Remaining Trips	Vehicle Trips		
	Daily	AM Peak	PM Peak
Number of Trips from Projected Land Use	16,685	1,048	1,984
T-11 Concourses Trips[1]	370	23	38
Amusement Park Trips[1]	1,188	5	88
COTA Resort[2]	8,888	645	1,172
Remaining Trips after COTA Resort	**6,239**	**375**	**686**

[1]*Previously approved site plans*
[2]*Currently proposed trips*

TIA Compliance – Recommended Improvements

Because of the complexity and significant extent of the development area, a change in improvement phasing is proposed to be updated to better align with the build out schedule. **Table 8** shows the updated phasing for each mitigation identified in the original TIA memorandum agreed upon by TDS and Kimley-Horn at the time of site plan during T-11 Concourse case (SP-2021-0255C). The memo, approved by Justin Good, is attached as a reference in **Appendix D**. A key to interpret the meaning of the Phasing can be found in **Table 10,** and maps documenting these improvements in phases can be found in **Appendix A.2**.

Original improvement phasing can be found in **Appendix A**.

Table 8 – Phasing for Improvements Identified in TIA Memorandum

Phasing	Intersection	Improvement	Estimated Cost	Status
1	Elroy Road & Circuit of the Americas Boulevard / Kellam Road	Design and construct a traffic signal	$250,000	Operational as of February 2026
2	FM 812 & Circuit of the Americas Boulevard	Design and construct a traffic signal	$250,000	Operational as of January 2024
3	Pearce Lane & Kellam Road	Design and construct a dedicated eastbound left-turn lane on Pearce Lane (300-ft storage)	$102,272	Not Complete
3	Pearce Lane & Kellam Road	Design and construct a dedicated westbound left-turn lane on Pearce Lane (300-ft storage)	$102,272	Not Complete
3	Pearce Lane & Kellam Road	Design and construct a dedicated westbound right-turn lane on Pearce Lane (200-ft storage)	$68,182	Not Complete
3	Pearce Lane & Kellam Road	Modify signal equipment	$25,000	Not Complete
3	FM 973 (Clinger Road) & FM 812	Design and construct a dedicated eastbound right-turn lane on FM 973 (Clinger Road) (250-ft storage)	$85,227	Not Complete
See Note 1	Elroy Road & Circuit of the Americas Boulevard / Kellam Road	Restripe the northbound Circuit of the Americas Boulevard approach to provide dual left-turn lanes	$12,500	Not Complete
Complete	Elroy Road & Circuit of the Americas Boulevard / Kellam Road	Design and construct a dedicated eastbound right-turn lane on Elroy Road (300-ft storage)	$102,272	Complete
Complete	FM 973 (Clinger Road) & FM 812	Design and construct a traffic signal	$250,000	Complete; per aerial imagery, this signal was installed in 2019.

Phasing	Intersection	Improvement	Estimated Cost	Status
4	Pearce Lane & Wolf Lane	Design and construct a traffic signal	$250,000	Not Complete
4	Pearce Lane & Ross Road	Design and construct a dedicated eastbound left-turn lane on Pearce Lane (500-ft storage) and modify signal equipment	$200,000	Not Complete
Complete	FM 812 & SH 130 Frontage Roads	Design and construct traffic signals at both frontage road intersections	$350,000	Complete
4	FM 812 & Elroy Road	Design and construct a traffic signal	$250,000	Not Complete
Total			**$2,297,725**	

Notes

1. It is not recommended to stripe lane assignments on Circuit of the Americas Boulevard due to the desire to use variable lane configurations during major events hosted on site.

Table 9– Phasing Agreement

Phasing	Phasing Agreement/ Improvement Trigger	Case Number
1	Phase triggered at the time of the first site plan.	SP-2021-0255C
2	Phase triggered by the second site plan approved by City staff.	SP-2023-0229C
3	Phase triggered by the third site plan approved by City Staff	2025-114967 ZC
4	The fourth phase will be triggered by the fourth site plan and every subsequent site plan. Each site plan will be required to run warrants for each intersection. If and when each intersection meets warrants, the developer will be responsible for the design and construction/fee-in-lieu of the improvement.	-

The original TIA memorandum also specified that the developer would be responsible for a fee-in-lieu payment for the design and construction of an additional southbound through lane for Kellam Road from Pearce Lane to Elroy Road. The development will contribute to the cost of the Kellam Road improvements for all site plans and not just Phase 2 site plans. The total estimated cost of this improvement is $2,727,273, as per the T-11 Concourse case (SP-2021-0255C), approved by Justin Good, attached as a reference in **Appendix D.**

The developer is responsible for contributing a fee-in-lieu payment to Travis County based on the percentage of unadjusted site trips versus the most recent estimate of total trips to be generated by all land uses. **Table 10** below shows the developer contribution required for this stage of development for COTA Resort.

Table 10 – Kellam Lane Fee-In-Lieu Developer Responsibility

Daily Vehicle Trips	
Previously Approved Trips	1,588
COTA Resort Trips	8,888
All Trips Approved in TIA	15,342
Percentage of Approved Trips Used with This Development	*58%*
Project Contribution to Kellam Lane Fee-In-Lieu	**$1,579,976.69**

Conclusion

The above analysis shows that although the land use and intensity of the original Circuit of the Americas TIA has changed to include the COTA Resort, the proposed development will not exceed the allotted trips in the TIA.

Per the original TIA memorandum, the following improvements were agreed upon. The way each recommendation has been addressed to date is shown below in ***bold italics***.

1. The applicant shall design, construct, and fund 100% of the improvements identified in Table 2 as part of their first site development application for Phase 1. No temporary certificate of occupancy (TCO) or certificate of occupancy (CO) shall be issued until the construction of the identified improvements is complete. Note: Cost estimates **should not** be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.

   Table 2 from the original TIA memo has been replaced with Table 8 in this TIA Compliance Memo. The applicant will fund 100% of the improvements identified in Table 8 based on the priority level identified in the table. As part of this site plan for COTA Resort, the applicant will contribute $382,953 as fee-in-lieu to cover all the costs associated with Phase 3 improvements. Coordination with ATD will be required to determine which improvements should be associated with each site plan.

   The one proposed deviation from the improvements identified in Table 8 is regarding restriping the northbound Circuit of the Americas Boulevard approach to provide dual left-turn lanes. Because of the desire to use variable lane configurations during major events hosted on site, it is not recommended to stripe lane assignments on Circuit of the Americas Boulevard. The City has authority to reconsider this improvement in the future.

2. The applicant shall also design, construct, and fund 100% of the improvements identified in Table 3, excluding the Kellam Road widening project, as part of their site development applications for Phase 2. Off-site improvements shall be included in the first site plan for each identified Planning Area based on the Planning Areas Map shown in Attachment B. No temporary certificate of occupancy (TCO) or certificate of occupancy (CO) shall be issued until the construction of the identified improvements is complete. Note: Cost estimates **should not** be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.

   Table 3 from the original TIA memo has been replaced with Table 8 in this TIA Compliance Memo. The applicant will design, construct, and fund 100% of the improvements identified in Table 7 based on the priority level identified in the table. For each site plan submitted after the first three associated with the PUD zoning case, each of the remaining improvements will be studied and implemented as warranted per MUTCD and TCM standards.

3. If at the time of site plan it is determined by the Authority (government entity corresponding to the specific improvements) that the triggered improvements are already constructed or if other improvements noted in the TIA are deemed higher priority, then a fee-in-lieu payment for the estimated cost of the triggered improvements shall be made to the respective government entity.

   Acknowledged.

4. The applicant shall contribute a fee-in-lieu payment to Travis County for the construction of an additional southbound through lane on Kellam Road between Pearce Lane and Elroy Road for each site plan application in Phase 2. The fee-in-lieu amount shall be determined by calculating the percentage of unadjusted site trips versus the most recent estimate of total trips to be generated by all Phase 2 land uses and applying that percentage to the estimated improvement cost of $2,727,273. Note that the current edition of the ITE Trip Generation Manual at time of site plan shall be used to calculate the unadjusted site trips.

   The development will contribute to the cost of the Kellam Road improvements for all site plans and not just Phase 2 site plans. This total has been calculated in Table 10. The portion of the fee-in-lieu due at this time is $1,579,976.69

5. Development of this property should not vary from the approved uses or deviate from the approved intensities and estimated traffic generation assumptions within the finalized TIA document, including land uses, trip generation, trip distribution, traffic controls, driveway locations, and other identified conditions. Any change in the assumptions made to the TIA document shall be reviewed by ATD and may require a new or updated TIA/addendum.

   Current development use does not exceed the trip thresholds from the original TIA. Land uses have been adjusted as shown in Table 6.

6. The applicant shall provide an electronic copy of the final TIA report, including all supplemental documents, before 3rd reading.

   Acknowledged and provided.

7. The findings and recommendations of this TIA memorandum remain valid until the end of the Phase 2 buildout year, December 31, 2026, after which a revised TIA or addendum may be required.

   Acknowledged.

Based on the completed recommendations above, we recommend that this TIA Compliance Memorandum be accepted for the Circuit of the Americas PUD development.

Appendix A – Circuit of the Americas PUD (C814-2018-0122) TIA Memorandum

MEMORANDUM

Date: June 19, 2020
To: Sherri Sirwaitis, Case Manager
CC: Dan Hennessey, P.E., WGI; Curtis Beaty, P.E., ATD; Joan Jenkins EIT, ATD; Amber Mitchell, ATD

Reference: Circuit of the Americas PUD
Transportation Impact Analysis Final Memo
C814-2018-0122

Summary of the Transportation Impact Analysis (TIA):

The Austin Transportation Department (ATD) has thoroughly reviewed the *"Circuit of the Americas Expansion"* TIA dated June 18, 2020, prepared by WGI. Note that for this particular case, specific sections of the TIA were submitted for early review as they became available due to the significant extent of the analysis. ATD then reviewed the final TIA to ensure consistency with the previously approved sections. The proposed development includes a 358-room hotel, a 150-room hotel, water slide park with 416 parking spaces, soccer complex with 11 fields, 30 dwelling units of recreational homes, 150,000 SF of general office, 50,000 SF of shopping center, 120,000 SF of general light industrial, 70,000 SF of museum, a 170,000 SF indoor sports facility, and a 20,000 SF e-sports arena. This development is located in southeast Austin on Circuit of the Americas Boulevard between FM 812 and Elroy Road. The development is anticipated to be completed in two phases with build-out years of 2021 and 2026 for Phase 1 and Phase 2, respectively.

Below is a summary of our review findings and recommendations:

1. The applicant shall design, construct, and fund 100% of the improvements identified in Table 2 as part of their first site development application for Phase 1. No temporary certificate of occupancy (TCO) or certificate of occupancy (CO) shall be issued until the construction of the identified improvements is complete. Note: Cost estimates **should not** be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.
2. The applicant shall also design, construct, and fund 100% of the improvements identified in Table 3, excluding the Kellam Road widening project, as part of their site development applications for Phase 2. Off-site improvements shall be included in the first site plan for each identified Planning Area based on the Planning Areas Map shown in Attachment B. No temporary certificate of occupancy (TCO) or certificate of occupancy (CO) shall be issued until the construction of the identified improvements is complete. Note: Cost estimates **should not** be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.

3. If at the time of site plan it is determined by the Authority (government entity corresponding to the specific improvements) that the triggered improvements are already constructed or if other improvements noted in the TIA are deemed higher priority, then a fee-in-lieu payment for the estimated cost of the triggered improvements shall be made to the respective government entity.
4. The applicant shall contribute a fee-in-lieu payment to Travis County for the construction of an additional southbound through lane on Kellam Road between Pearce Lane and Elroy Road for each site plan application in Phase 2. The fee-in-lieu amount shall be determined by calculating the percentage of unadjusted site trips versus the most recent estimate of total trips to be generated by all Phase 2 land uses and applying that percentage to the estimated improvement cost of $2,727,273. Note that the current edition of the ITE Trip Generation Manual at time of site plan shall be used to calculate the unadjusted site trips.
5. Development of this property should not vary from the approved uses or deviate from the approved intensities and estimated traffic generation assumptions within the finalized TIA document, including land uses, trip generation, trip distribution, traffic controls, driveway locations, and other identified conditions. Any change in the assumptions made to the TIA document shall be reviewed by ATD and may require a new or updated TIA/addendum.
6. The applicant shall provide an electronic copy of the final TIA report, including all supplemental documents, before 3rd reading.
7. The findings and recommendations of this TIA memorandum remain valid until the end of the Phase 2 buildout year, December 31, 2026, after which a revised TIA or addendum may be required.

Assumptions

1. The development will consist of two phases with build-out years of 2021 and 2026 for Phase 1 and Phase 2, respectively.
2. Based on TxDOT AADT volume data, a five (5) percent annual growth rate was assumed to account for the increase in background traffic.
3. Below are the background projects that were assumed to contribute trips to the surrounding roadway network in addition to forecasted traffic for 2021 and 2026:
    - Lexington Parke
    - Elroy Retail

Trip Generation and Land Use

Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition) and trip generation studies for the indoor sports facility and e-sports arena, the development will generate approximately 15,342 unadjusted average daily vehicles trips (ADT) at full build out as shown in Table 1.

Table 1 – Trip Generation

Proposed Land Use (ITE Code)	Size	24-Hour Two Way Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Phase 1 Land Uses						
Hotel (310)	358 Rooms	2,993	99	69	110	105
Water Slide Park (416)	416 Parking Spaces	944	23	10	24	92
Subtotal		*3,937*	*122*	*79*	*134*	*197*
Phase 2 Land Uses						
Soccer Complex (488)	11 Fields	785	7	4	119	62
Hotel (310)	150 Rooms	1,254	42	29	46	44
Recreational Homes (260)	30 DU	104	5	2	3	5
General Office (710)	150 kSF	1,572	144	23	27	140
Shopping Center (820)	50 kSF	3,752	110	67	156	169
General Light Industrial (110)	120 kSF	513	45	6	5	37
Museum (580)	70 kSF	130	17	3	2	11
Indoor Sports Facility (Custom Rate)	170 kSF	3,107	185	68	207	122
E-Sports Arena (Custom Rate)	20 kSF	188	1	2	16	3
Subtotal		*11,405*	*556*	*204*	*581*	*593*
Total		**15,342**	**678**	**283**	**715**	**790**

Summary of Recommended Improvements

Mitigation for this development has been split between the two proposed phases. Specific improvements were identified for each phase in the TIA report to accurately assess the timing and priority of said improvements. Phase 1 is identified as including the 358-room hotel and water park. Improvements associated with Phase 1 are to be shown on the first site plan application and constructed before the TCO or CO is issued. Table 2 below summarizes the improvements associated with Phase 1.

For Phase 2, a mitigation phasing agreement was established to ensure that improvements are being constructed proportional to the level of development activity occurring. Identified improvements for Phase 2 have been tied to specific development Planning Areas based on the Planning Areas Map shown in Attachment B. A TIA Waiver Letter will be required with all site plan applications to determine which improvements, if any, are triggered and ensure the development continues to comply with the requirements of this TIA memo.

For the first site plan application associated with each Planning Area, all improvements tied to that Planning Area, as listed in Table 3, shall be shown on the site plan application and

constructed before the TCO or CO is issued. Note that the land uses from Phase 1 do not count towards triggering improvements from Phase 2.

For all site plan applications in Phase 2, a fee-in-lieu payment to Travis County shall be required for the construction of a southbound through lane on Kellam Road from Pearce Lane to Elroy Road. This fee-in-lieu amount will be assessed based on the percentage of unadjusted site trips versus the most recent estimate for the total trips to be generated by all Phase 2 land uses. Note that the current edition of the ITE Trip Generation Manual at time of site plan shall be used to calculate the unadjusted site trips. Information regarding the fee-in-lieu amount shall be included in the TIA Waiver Letters mentioned above.

Table 2 – Phase 1 Improvements

Intersection	Improvement	Estimated Cost	Improvement Trigger
Elroy Road & Circuit of the Americas Boulevard / Kellam Road	Design and construct a traffic signal	$250,000	First site plan in Phase 1
	Restripe the northbound Circuit of the Americas Boulevard approach to provide dual left-turn lanes	$12,500	First site plan in Phase 1
	Design and construct a dedicated eastbound right-turn lane on Elroy Road (300-ft storage)	$102,272	First site plan in Phase 1
Pearce Lane & Kellam Road	Design and construct a dedicated eastbound left-turn lane on Pearce Lane (300-ft storage)	$102,272	First site plan in Phase 1
	Design and construct a dedicated westbound left-turn lane on Pearce Lane (300-ft storage)	$102,272	First site plan in Phase 1
	Design and construct a dedicated westbound right-turn lane on Pearce Lane (200-ft storage)	$68,182	First site plan in Phase 1
	Modify signal equipment	$25,000	First site plan in Phase 1
FM 812 & Circuit of the Americas Boulevard	Design and construct a traffic signal	$250,000	First site plan in Phase 1
FM 973 (Clinger Road) & FM 812	Design and construct a dedicated eastbound right-turn lane on FM 973 (Clinger Road) (250-ft storage)	$85,227	First site plan in Phase 1
Total		**$997,725**	

Note: No temporary certificate of occupancy (TCO) or certificate of occupancy (CO) shall be issued until the construction of the identified improvements is complete.

Table 3 – Phase 2 Improvements

Planning Area	Improvement (Construction)				Improvement (Fee-In-Lieu)
	Intersection	Improvement	Estimated Cost	Improvement Trigger	
1	N/A	N/A	N/A	N/A	Design and construct an additional southbound through lane from Pearce Lane to Elroy Road Total estimated cost: **$2,727,273** Each site plan, regardless of Planning Area, shall contribute a fee-in-lieu payment to Travis County based on the percentage of unadjusted site trips versus the most recent estimate of total trips to be generated by all Phase 2 land uses. The current edition of the ITE Trip Generation Manual at time of site plan shall be used to calculate unadjusted site trips
2	FM 973 (Clinger Road) & FM 812	Design and construct a traffic signal	$250,000	First site plan	
3	Pearce Lane & Wolf Lane	Design and construct a traffic signal	$250,000	First site plan	
4	N/A	N/A	N/A	N/A	
5	Pearce Lane & Ross Road	Design and construct a dedicated eastbound left-turn lane on Pearce Lane (500-ft storage) and modify signal equipment	$200,000	First site plan	
6	FM 812 & SH 130 Frontage Roads	Design and construct traffic signals at both frontage road intersections	$350,000	First site plan	
7	FM 812 & Elroy Road	Design and construct a traffic signal	$250,000	First site plan	
8	N/A	N/A	N/A	N/A	
Total			**$1,300,000**		**$2,727,273**

Note: For each site plan in Phase 2, no temporary certificate of occupancy (TCO) or certificate of occupancy (CO) shall be issued until the construction of the identified improvements is complete and the appropriate fee-in-lieu amount is paid.

Again, it should be noted that the applicant shall design and construct all the improvements (except the road widening improvement to Kellam Road) noted in Table 2 and Table 3 above with the funding solely from the applicant. For the roadway widening improvement to Kellam Road, the applicant shall contribute fee-in-lieu mitigation payments to Travis County for every site plan application associated with Phase 2. The cost estimates noted in the tables above are planning level cost estimates for the purpose of discussion and review only. The cost estimates noted in the tables shall not be assumed to represent the maximum dollar value of improvements the applicant is required to construct.

If you have any questions or require additional information, please contact me at 512-974-1449.



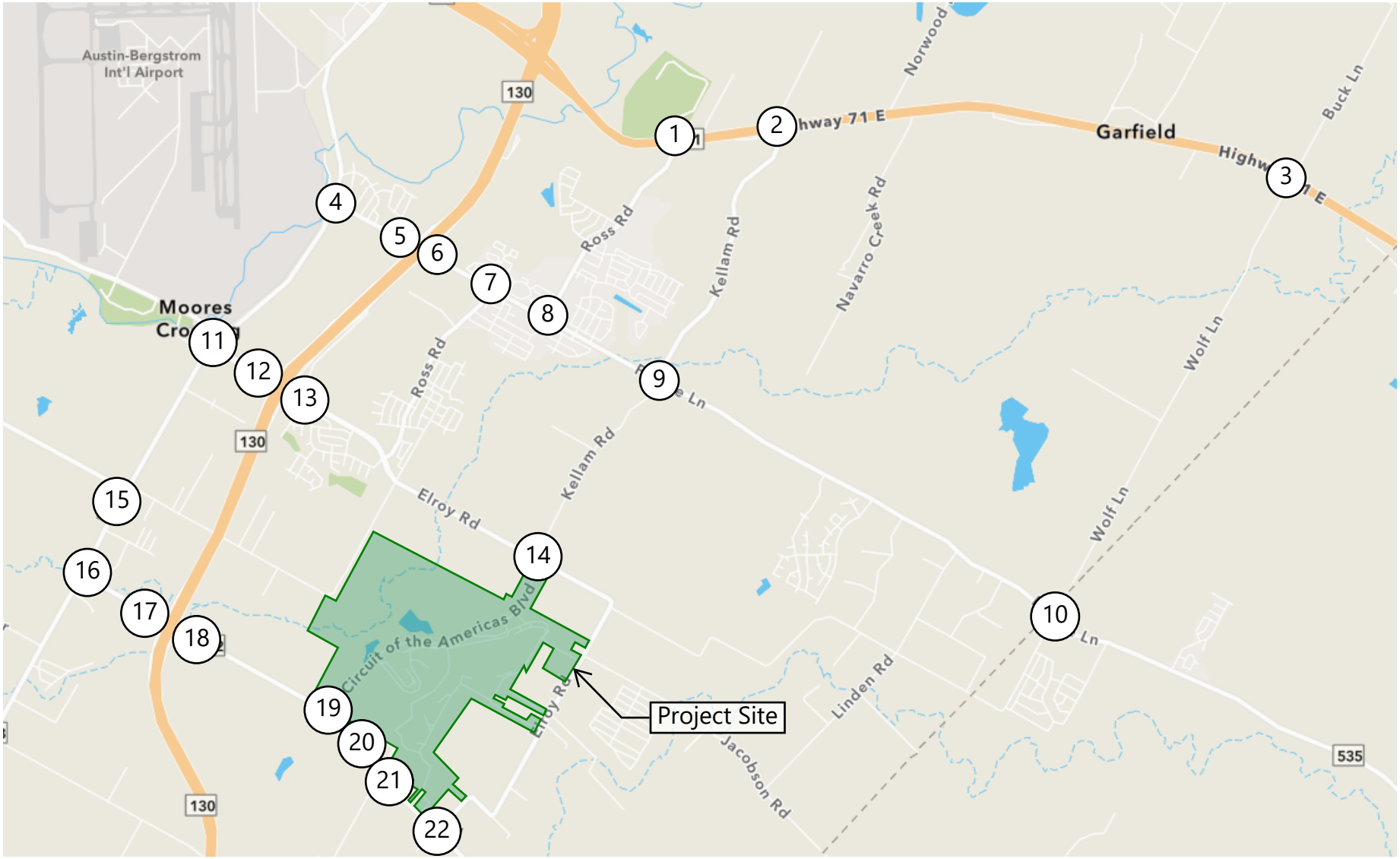
Justin Good, P.E.

Austin Transportation Department

EXHIBIT A

SITE LOCATION MAP

Figure
Study Area



Key

(X) Study Intersection

EXHIBIT B

PLANNING AREAS MAP

Figure
COTA Planning Areas Map

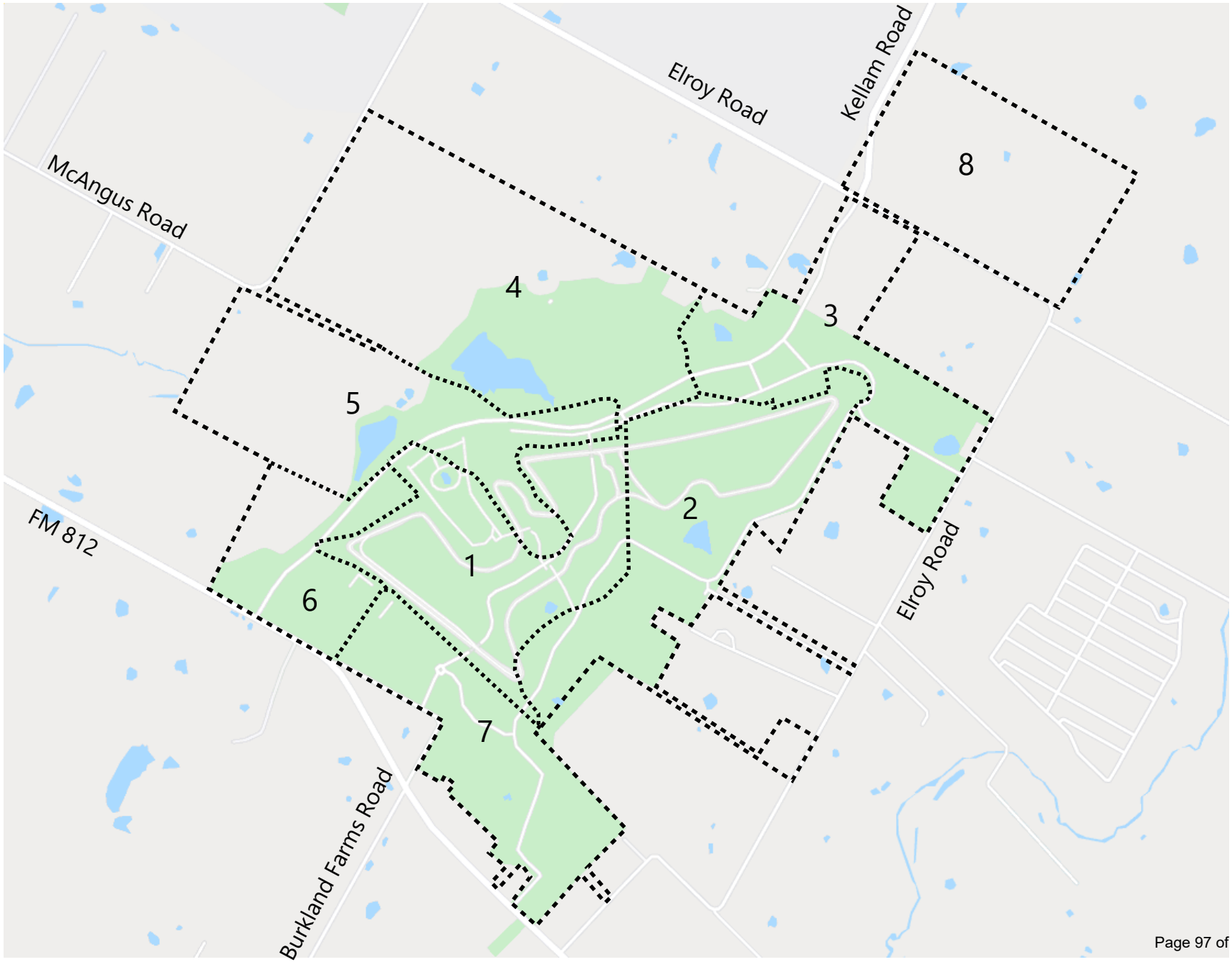
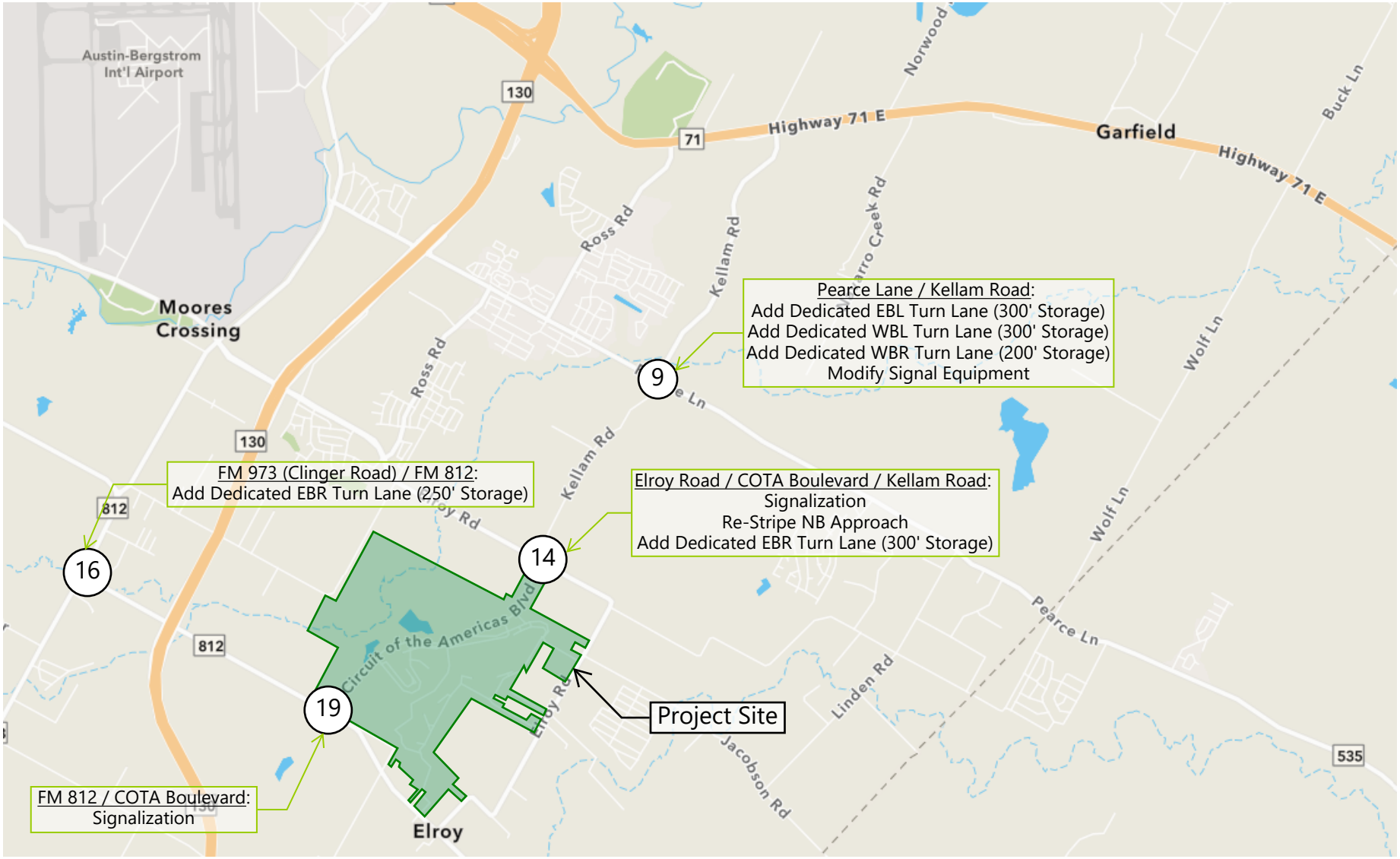


EXHIBIT C

IMPROVEMENTS MAP – PHASE 1

Figure
Phase 1 (2021) Improvements



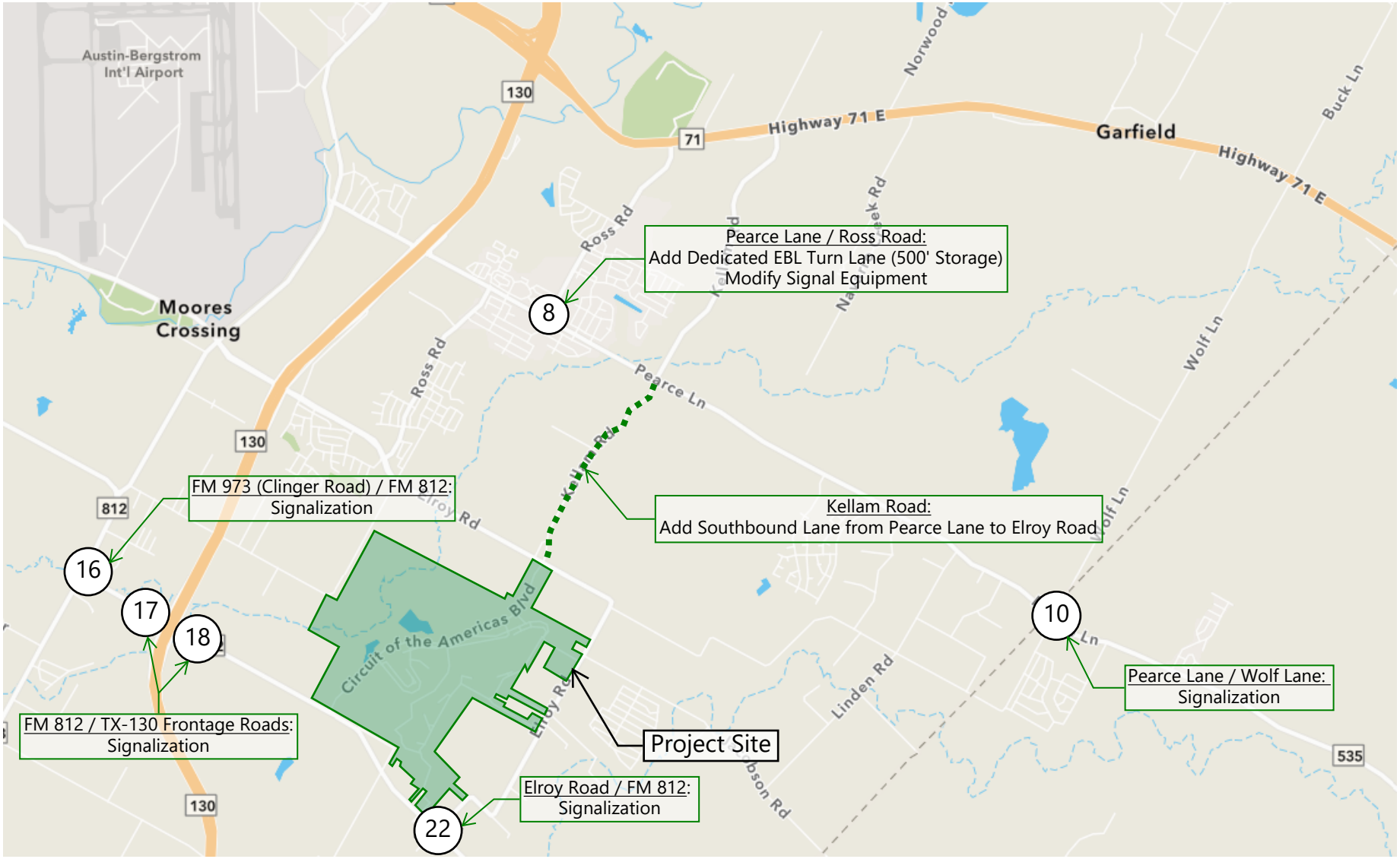
Key

(X) Study Intersection

EXHIBIT D

IMPROVEMENTS MAP – PHASE 2

Figure
Phase 2 (2026) Improvements

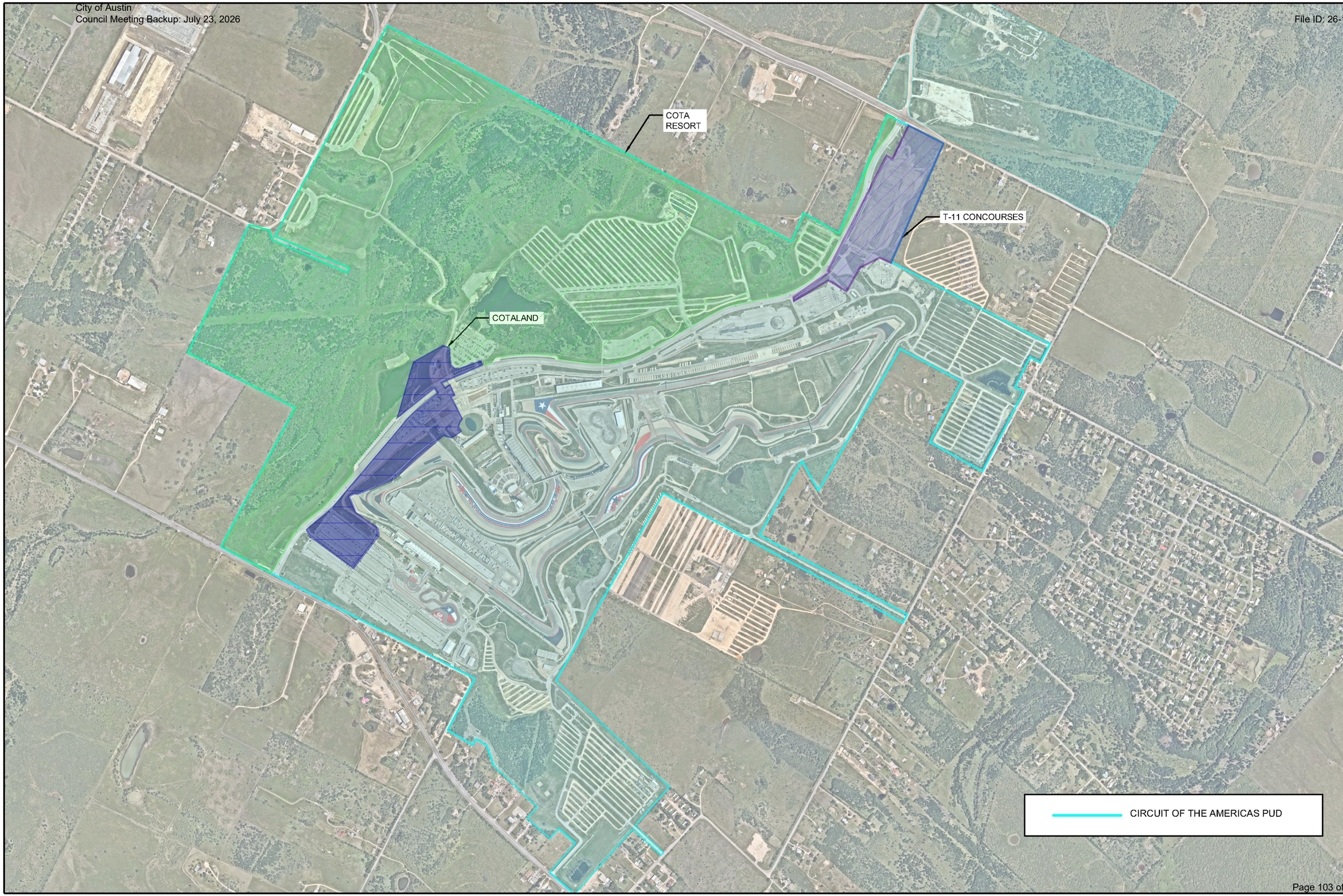


Key

(X) Study Intersection

Appendix A.1 – Circuit of the Americas PUD (C814-2018-0122) Map

File ID: 26-1945



PROJECT NO.
XXXXXXXXX

Kimley»Horn
TBPE REGISTERED FIRM NO. F-928
10814 JOLLYVILLE RD. BUILDING IV, SUITE 200
AUSTIN, TX 78759
Phone: (512) 418-4514
Website: kimley-horn.com

COTALAND
AUSTIN, TEXAS

MAP OF APPROVED AND PROPOSED SITE PLANS WITHIN PUD

FIGURE

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

Appendix A.2 – Circuit of the Americas PUD (C814-2018-0122) Mitigations Map

Elroy Rd/COTA Blvd/Kellam Rd
Signalize intersection

CIRCUIT OF THE AMERICAS PUD

INTERSECTION

PROJECT NO.
XXXXXXXXX

Kimley»Horn
TBPE REGISTERED FIRM NO. F-928
10814 JOLLYVILLE RD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
Phone: (512) 418-4514
Website: kimley-horn.com

COTALAND
AUSTIN, TEXAS

MAP OF PHASE 1
IMPROVEMENTS

FIGURE

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PROJECT NO.
XXXXXXXXX

Kimley»Horn
TBPE REGISTERED FIRM NO. F-928
10814 JOLLYVILLE RD. BUILDING IV, SUITE 200
AUSTIN, TX 78759
Phone: (512) 418-4514
Website: kimley-horn.com

COTALAND
AUSTIN, TEXAS

MAP OF PHASE 2
IMPROVEMENTS

FIGURE

FM 812/COTA Blvd
Signalize intersection

CIRCUIT OF THE AMERICAS PUD

INTERSECTION

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File ID: 26-1935

Pearce Lane/Kellam Rd
Add dedicated EBL Turn Lane (300' storage)
Add dedicated WBL Turn Lane (300' storage)
Add dedicated WBR Turn Lane (200' storage)
Modify Signal Equipment

FM 973 (Clinger Rd)/ FM 812
Add dedicated EBR Turn Lane
(250' Storage)

CIRCUIT OF THE AMERICAS PUD

INTERSECTION

PROJECT NO.
XXXXXXXXX

Kimley»Horn
TBPE REGISTERED FIRM NO. F-928
10814 JOLLYVILLE RD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
Phone: (512) 418-4514
Website: kimley-horn.com

COTALAND
AUSTIN, TEXAS

MAP OF PHASE 3
IMPROVEMENTS

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File ID: 26-1945

PROJECT NO.
XXXXXXXXX

Pearce Lane/ Ross Rd
Add dedicated EBL Turn Lane (500' storage)
Modify signal equipment

Pearce Lane/ Wolf Ln
Add dedicated EBL Turn Lane (500' storage)
Modify signal equipment

CIRCUIT OF THE AMERICAS PUD

INTERSECTION

Kimley»Horn
TBPE REGISTERED FIRM NO. F-928
10814 JOLLYVILLE RD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
Phone: (512) 418-1514
Website: kimley-horn.com

COTALAND
AUSTIN, TEXAS

MAP OF PHASE 4
IMPROVEMENTS
(Page 1)

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FM 812/ Elroy Rd
Signalize intersection

CIRCUIT OF THE AMERICAS PUD

INTERSECTION

PROJECT NO.
XXXXXXXXX

Kimley»Horn
TBPE REGISTERED FIRM NO. F-928
10814 JOLLYVILLE RD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
Phone: (512) 418-1514
Website: kimley-horn.com

COTALAND
AUSTIN, TEXAS

MAP OF PHASE 4
IMPROVEMENTS
(Page 2)

FIGURE

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Elroy Rd/COTA Blvd/Kellam Rd
Add dedicated EBR Turn Lane (300' Storage)

FM 973 (Clinger Rd)/ FM 812
Design and construct a traffic signal

FM 812 & SH 130 Frontage Roads
Design and construct a traffic signal

CIRCUIT OF THE AMERICAS PUD

INTERSECTION

PROJECT NO.
XXXXXXXXX

Kimley»Horn
TBPE REGISTERED FIRM NO. F-928
10814 JOLLYVILLE RD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
Phone: (512) 418-4514
Website: kimley-horn.com

COTALAND
AUSTIN, TEXAS

MAP OF COMPLETED IMPROVEMENTS

FIGURE

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Appendix B – TIA Determination Worksheet

Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet except where noted for TPW Staff. Please submit completed worksheet to the TIA Determination Worksheet portal (https://atd.knack.com/development-services#services/traffic-impact-analysis-determination/) for review and signature.

Please contact Lead Development Review Engineer if you have any questions. Contact information is available at: TPW-TDS Website

Project:	COTA Hotel				
Location:	9503 CIRCUIT OF THE AMERICAS BLVD , AUSTIN TX, 78617			Location Jurisdiction:	Full Purpose
☑ Approved TIA?	TIA name: Circuit of the Americas TIA		☑ Approved PUD?	Approved PUD name:	COTA PUD
Applicant/Consultant:	Kelly Rees, Kimley Horn	Email:	kelly.rees@kimley-horn.com	Phone:	737-470-0320

Application Type (Please select only one):

☑ Zoning	☐ Site Plan	☐ Site Plan Extension	☐ Dev. Assessment	☐ Concept Site Plan	☐ PUD

By checking the box below, the applicant acknowledges that City Council has adopted a Street Impact Fee (SIF) program effective December 21, 2020, and that street impact fees will be assessed for any building permit pulled on or after June 21, 2022. For more information on the Street Impact Fee program, please visit www.austintexas.gov/department/street-impact-fee

☑ I, the applicant, acknowledge this development is subject to the Street Impact Fee program.

Provide a general description of existing and proposed land uses: THIS SITE IS IN REVIEW: Circuit of the Americas PUD Amendment #3 (C814-20

Existing Land Use:

Tract	Acres	Zoning	Land Use Type	Land Use (Select Type First)	Units	Value	TPW STAFF USE ONLY ITE	Rate/FCE	Trips/Day
			Vacant						

Custom: If none of the land use options in the spreadsheet work, please contact Lead Development Review Engineer for next steps. Please note that using custom uses may significantly increase review time.

Use of custom land uses may also require data collection and analysis conducted by a licensed professional engineer in Texas before final determination

Proposed Land Use:

Tract	Acres	Zoning	Land Use Type	Land Use (Select Type First)	Units	Value	TPW STAFF USE ONLY ITE	Rate/FCE	Trips/Day
1		PUD	Lodging_300s	310 - Hotel	Rooms	1000	310	7.99x	7990

Custom: If none of the land use options in the spreadsheet work, please contact Lead Development Review Engineer for next steps. Please note that using custom uses may significantly increase review time.

Use of custom land uses may also require data collection and analysis conducted by a licensed professional engineer in Texas before final determination

Abutting Roadways: **Net Trips: 7990**

Street Name	Proposed Access (Y/N)	Proposed # of Driveways	ASMP Street Level
Circuit of the Americas	Y	2	N/A

Please submit completed spreadsheet to TPW through KNACK (link at top of sheet). If you used Excel for the Web, please download and submit.

For TPW Staff Use Only

	A neighborhood traffic analysis (NTA) is required per LDC 25-6-114. The applicant may have to collect current traffic counts. Please contact the Lead Development Review Engineer.
	A traffic impact study with TDM is required. TIA scoping is required prior to beginning the study. Please see below for the type of study; for more information on each study, please refer to Section 10 of the TCM.

	X	Full TIA		TA		ZTA		TIA Update

✓	A TIA compliance memo is required. The memo must demonstrate compliance of this case with the following TIA. For more information, please refer to the City of Austin TIA Guidelines Section 6.
	Site must demonstrate compliance with the TIA associated with C814-2018-0122 and all associated amendments.
	A traffic impact analysis is NOT required. Traffic generated by the proposal does not exceed thresholds established in the City of Austin Land Development Code (LDC). Mitigation per LDC 25-6-101 may still apply.
	A standalone Transportation Demand Management (TDM) plan is required. For more information on the contents required in a TDM Plan, please refer to Section 10 of the Transportation Criteria Manual (TCM).
	The traffic impact analysis has been waived. See notes below.

Reviewer: Nazlie Saeedi Date: 12/2/2025

More information on study requirements and how to submit can be found online at the TDS customer portal (https://atd.knack.com/development-services#customer-portal/)

NOTE: A TIA determination must be made prior to submittal of any Zoning/Site Plan application; therefore, this completed and reviewed worksheet must accompany any subsequent application for the identical project. Changes to the proposed project may require a new TIA determination. This worksheet will remain valid for six months from the approval date above, after which a new TIA Determination Worksheet may be required.

Appendix C - COTA Land Approved Compliance Memo

APPROVED
Table 8 Phase 1 and 2 improvements must be completed prior to the next site plan approval within this PUD.
04/22/2024

Kimley»Horn
State of Texas Registered Firm No. 928

T E C H N I C A L M E M O R A N D U M



DATE: April 10, 2024

TO: Nathan Aubert, P.E.
Transportation Development Services Division
Austin Transportation Department
Direct (512) 978-1699 | Main (512) 974-1150

FROM: Kelly Rees, P.E.

RE: Circuit of the Americas COTALand
SP-2023-0229C
TIA Compliance Memo

A traffic impact analysis (TIA) was performed by WGI for the Circuit of the Americas PUD development and approved with the October 2020 NPZ council hearing. The City of Austin developed a TIA memorandum which detailed the required improvements and fiscal contribution, which can be found in **Appendix A**.

A TIA determination form, shown in **Appendix B**, required that the Circuit of the Americas COTALand development show compliance with the original TIA. This TIA Compliance Memorandum has therefore been developed to compare trips from the new COTALand Theme Park to the original Circuit of the Americas PUD (C814-2018-0122) TIA. This memorandum also documents the proposed improvements to satisfy required mitigations, summarized in **Appendix A.2**, as well as the fiscal contributions from the approved Circuit of the Americas PUD project in Austin, Texas. A map capturing the area of the Circuit of the Americas PUD and approved site plans can be found in **Appendix A.1**. After an analysis comparing approved trips versus trips generated by the project site, the number of trips associated with the proposed site is below the approved number of trips.

For documentation purposes, it is important to note that adjustments have been made to both trip allocations and development improvements, per agreements with the City. Through the compliance memo process, some changes to the trips and improvements have been made during the T-11 and COTAland compliance memos. The changes are documented below:

1. **Improvements**: Because of the complexity and significant extent of the development area, a change in improvement phasing was identified to be updated to better align with the build out schedule. **Table 8** shows the updated phasing for each mitigation identified in the original TIA memorandum agreed upon by TDS and Kimley-Horn at the time of site plan during T-11 Concourse case (SP-2021-0255C). The memo, approved by Justin Good, is attached as a reference in **Appendix D**. A key to interpret the meaning of the Phasing can be found in **Table 10,** and maps documenting these improvements in phases can be found in **Appendix A.2**.

2. **Trips:** The city has approved trip allocations within the thresholds set in the original TIA for both the T-11 Concourse case (SP-2021-0255C) and the COTALand case (SP-2023-0229C). Changes to land use and trip intensities have been made, necessitating a comparison between the originally projected number of trips, and those resulting from updated land uses as the site develops. More information is provided in the sections that follow and in **Table 7**.

Per the original TIA memorandum, the following improvements were agreed upon:

1. The applicant shall design, construct, and fund 100% of the improvements identified in **Table 8** as part of their first site development application for Phase 2. No temporary certificate of occupancy (TCO) or certificate of occupancy (CO) shall be issued until the construction of the identified improvements is complete. Note: Cost estimates should not be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.

2. The applicant shall also design, construct, and fund 100% of the improvements identified in **Table 8**, excluding the Kellam Road widening project, as part of their site development applications for Phase 2. Off-site improvements shall be included in the first site plan for each identified Planning Area based on the Planning Areas Map shown in Attachment B. No temporary certificate of occupancy (TCO) or certificate of occupancy (CO) shall be issued until the construction of the identified improvements is complete. Note: Cost estimates should not be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.

3. If at the time of site plan it is determined by the Authority (government entity corresponding to the specific improvements) that the triggered improvements are already constructed or if other improvements noted in the TIA are deemed higher priority, then a fee-in-lieu payment for the estimated cost of the triggered improvements shall be made to the respective government entity.

4. The applicant shall contribute a fee-in-lieu payment to Travis County for the construction of an additional southbound through lane on Kellam Road between Pearce Lane and Elroy Road for each site plan application in Phase 2. The fee-in-lieu amount shall be determined by calculating the percentage of unadjusted site trips versus the most recent estimate of total trips to be generated by all Phase 2 land uses and applying that percentage to the estimated improvement cost of $2,727,273. Note that the current edition of the ITE Trip Generation Manual at time of site plan shall be used to calculate the unadjusted site trips.

5. Development of this property should not vary from the approved uses or deviate from the approved intensities and estimated traffic generation assumptions within the finalized TIA document, including land uses, trip generation, trip distribution, traffic controls, driveway locations, and other identified conditions. Any change in the assumptions made to the TIA document shall be reviewed by ATD and may require a new or updated TIA/addendum.

6. The applicant shall provide an electronic copy of the final TIA report, including all supplemental documents, before 3rd reading.

7. The findings and recommendations of this TIA memorandum remain valid until the end of the Phase 2 buildout year, December 31, 2026, after which a revised TIA or addendum may be required.

TIA Compliance – Site Trip Generation

For the proposed new development, site trip projections were calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. The number of approved trips from the original TIA memorandum are shown in Table 1.

Table 1 – Approved Number of Trips from TIA

ITE Code	Land Use Description	Independent Variable	No. of Units	Vehicle Trips		
				Daily	AM Peak	PM Peak
Phase 1 Land Uses						
310	Hotel	Rooms	358	2,993	168	215
416	Water Slide Park	Parking Spaces	416	944	33	116
Subtotal				*3,937*	*201*	*331*
Phase 2 Land Uses						
488	Soccer Complex	Fields	11	785	11	181
310	Hotel	Rooms	150	1,254	71	90
260	Recreational Homes	Dwelling Units	30	104	7	8
710	General Office	1,000 Sq Ft	150	1,572	167	167
820	Shopping Center	1,000 Sq Ft	50	3,752	177	225
110	General Light Industrial	1,000 Sq Ft	120	513	51	42
580	Museum	1,000 Sq Ft	70	130	20	13
Custom	Indoor Sports Facility	1,000 Sq Ft	170	3,107	253	329
Custom	E-Sports Arena	1,000 Sq Ft	20	188	3	19
Subtotal				11,405	760	1,174
Totals				15,342	961	1,505

The Circuit of the Americas PUD has previously accounted for the development of new T-11 Concourses. The number of trips associated with the proposed development is shown in **Table 2**. Land uses for this development can be found in the TIA Determination Worksheet in **Appendix B**. Trip generation for this development was calculated using the 11th Edition of ITE's Trip Generation Manual.

Table 2 – T-11 Concourses (SP-2021-0255C) Trips from TIA Determination Worksheet

ITE Code	Case Number	Land Use Description	Independent Variable	No. of Units	Vehicle Trips		
					Daily	AM Peak	PM Peak
151	SP-2021-0255C	Storage w/ Accessory Business	1,000 Sq Ft	254.84	370	23	38
---		Clubhouse	1,000 Sq Ft	5.539	---	---	---
Totals					370	23	38

The current stage of development for the Circuit of the Americas PUD is a new Amusement Park. The site is divided into two Case numbers (SP-2023-0229C and SP-2023-0258C) as two civil consultants are collaborating on the site plan. Kimley-Horn is overseeing SP-2023-0229C, which encompasses two of the amusement rides within the park, constituting a subsection of the overall development. Simultaneously, SP-2023-0258C is being managed by Carlson Brigance & Doering Inc (CBD) and covers the rest of the proposed park rides and amenities. The trip generation for the project considers the entire acreage of the overall development in one phase, which is covered by SP-2023-0229C. Consequently, the memorandum refers to SP-2023-0229C as the case in review since it contains the entirety of the development.

The number of trips associated with the proposed development is shown in **Table 3**. Land uses for this development can be found in the TIA Determination Worksheet in **Appendix B**. Trip generation for this development was calculated using the 11th Edition of ITE's Trip Generation Manual

Table 3 - COTALand Trips from TIA Determination Worksheet

ITE Code	Case Number	Land Use Description	Independent Variable	No. of Units	Vehicle Trips		
					Daily	AM Peak	PM Peak
480	SP-2023-0229C	Amusement Park	Acre(s)	22.215	1,188	5	88
Totals					1,188	5	88

The full Circuit of the Americas PUD is anticipated to generate 15,342 daily trips. **Table 4** shows that there are enough trips remaining in the original TIA memorandum to accommodate the proposed development.

Table 4 – Remaining Trips for Circuit of the Americas PUD

Remaining Trips	Vehicle Trips		
	Daily	AM Peak	PM Peak
Trips Approved in TIA	15,342	961	1,505
T-11 Concourses Trips	370	23	38
Amusement Park Trips	1,188	5	88
Remaining Trips after Amusement Park	**13,784**	**933**	**1,379**

At the TIA stage of a PUD, the land uses considered for analysis are preliminary estimates. These estimates are subject to potential change with the approval of City staff based on the owner's preferences or economic fluctuations. Projected land uses are being considered while the land uses with the status "Assumption remains" were taken from the original TIA but are not necessarily being considered for development.

Table 5 is provided below to maintain a record of the revised land uses to the original land use assumptions and ensure that the incoming site plans remain compliant within the specific thresholds imposed by the original TIA. Projected land uses are being considered while the land uses with the status "Assumption remains" were taken from the original TIA but are not necessarily being considered for development.

Table 5 – Revised Projected Development for Circuit of the Americas PUD

ITE Code	Land Use Description	Independent Variable	No. of Units	Status	Vehicle Trips		
					Daily	AM Peak	PM Peak
480*	Amusement Park	Acre(s)	22.215	In Review	1,188	5	88
151*	Storage w/ Accessory Business	1,000 Sq Ft	120	Approved	370	23	38
Subtotal					**1,588**	**28**	**126**
488	*Soccer Complex*	*Fields*	*11*	*Assumption Remains*	*785*	*11*	*181*
310	*Hotel*	*Rooms*	*358*	*Assumption Remains*	*2,993*	*168*	*215*
310	*Hotel*	*Rooms*	*150*	*Assumption Remains*	*1,254*	*71*	*90*
260	*Recreational Homes*	*Dwelling Units*	*3 0*	*Assumption Remains*	*104*	*7*	*8*
710	*General Office*	*1,000 Sq Ft*	*150*	*Assumption Remains*	*1,572*	*167*	*167*
820	*Shopping Center*	*1,000 Sq Ft*	*50*	*Assumption Remains*	*3,752*	*177*	*325*
580	*Museum*	*1,000 Sq Ft*	*70*	*Assumption Remains*	*130*	*20*	*13*
Custom	*Indoor Sports Facility*	*1,000 Sq Ft*	*170*	*Assumption Remains*	*3,107*	*253*	*329*
Custom	*E-Sports Arena*	*1,000 Sq Ft*	*20*	*Assumption Remains*	*188*	*3*	*19*
Subtotal					*13,885*	*877*	*1,347*
Total					**15,443**	**905**	**1,473**

** Land Use has replaced one of the original land uses from the TIA memo*.
Land uses documented in the original TIA, but not necessarily being considered for development.

As the site has been developing, some of the original assumptions have been adjusted. **Table 6** shows the land uses that have been replaced and compares the trips between the land uses, utilizing the ITE 11th Edition.

Table 6– Replaced/Replacement Land Uses within COTA PUD

ITE Code	Land Use Description	Independent Variable	Status	No. of Units	Vehicle Trips		
					Daily	AM Peak	PM Peak
480*	Amusement Park	Acre(s)	In Review	22.215	1,188	5	88
416	Water Slide Park	Parking Spaces	Replaced	416	944	33	116
			Difference (In Review-Replaced)		*244*	*-28*	*-28*
151*	Storage w/ Accessory Business	1,000 Sq Ft	Approved	120	370	23	38
110	General Light Industrial	1,000 Sq Ft	Replaced	120	513	51	42
			Difference (Approved-Replaced)		*-143*	*-28*	*-4*
			Approved Number of Trips from TIA		15,342	961	1,505
			Number of Trips from Projected Land Uses		15,443	905	1,473
			Difference		**101**	**-56**	**-32**

** Land Use has replaced one of the original land uses from the TIA memo*.

The current projection plans estimates that the thresholds for average daily will be exceeded. In the event that the maximum trip thresholds are reached, any new site plan generating over 2,000 trips will trigger a new transportation study.

The city has allowed adjustments to trip allocations within the thresholds set in the original TIA for the T-11 Concourse case (SP-2021-0255C) and the COTAland case (SP-2023-0229C). Changes to land use and trip intensities have been made, necessitating a comparison between the originally projected number of trips, and those resulting from updated land uses as the site develops. A comparison of the remaining trip, compared to the replaced/replacement land uses within the COTA PUD is provided in **Table 7**.

Table 7 – Remaining Trips for Circuit of the Americas PUD Compared to Projected Land Uses

Remaining Trips	Vehicle Trips		
	Daily	AM Peak	PM Peak
Number of Trips from Projected Land Uses	15,443	905	1,473
T-11 Concourses Trips	370	23	38
Amusement Park Trips	1,188	5	88
Remaining Trips after Amusement Park	**13,885**	**877**	**1,347**

TIA Compliance – Recommended Improvements

Because of the complexity and significant extent of the development area, a change in improvement phasing is proposed to be updated to better align with the build out schedule. **Table 8** shows the updated phasing for each mitigation identified in the original TIA memorandum agreed upon by TDS and Kimley-Horn at the time of site plan during T-11 Concourse case (SP-2021-0255C). The memo, approved by Justin Good, is attached as a reference in **Appendix D**. A key to interpret the meaning of the Phasing can be found in **Table 10,** and maps documenting these improvements in phases can be found in **Appendix A.2**.

Original improvement phasing can be found in **Appendix A**.

Table 8 – Phasing for Improvements Identified in TIA Memorandum

Phasing	Intersection	Improvement	Estimated Cost	Status
1	Elroy Road & Circuit of the Americas Boulevard / Kellam Road	Design and construct a traffic signal	$250,000	To be designed and constructed by T-11 Concourse (See Appendix D, E) To be completed before COTAland Certificate of Occupancy
2	FM 812 & Circuit of the Americas Boulevard	Design and construct a traffic signal	$250,000	Signal constructed in November 2023, operational as of January 2024
3	Pearce Lane & Kellam Road	Design and construct a dedicated eastbound left-turn lane on Pearce Lane (300-ft storage)	$102,272	Not Complete
3	Pearce Lane & Kellam Road	Design and construct a dedicated westbound left-turn lane on Pearce Lane (300-ft storage)	$102,272	Not Complete
3	Pearce Lane & Kellam Road	Design and construct a dedicated westbound right-turn lane on Pearce Lane (200-ft storage)	$68,182	Not Complete
3	Pearce Lane & Kellam Road	Modify signal equipment	$25,000	Not Complete
3	FM 973 (Clinger Road) & FM 812	Design and construct a dedicated eastbound right-turn lane on FM 973 (Clinger Road) (250-ft storage)	$85,227	Not Complete
See Note 1	Elroy Road & Circuit of the Americas Boulevard / Kellam Road	Restripe the northbound Circuit of the Americas Boulevard approach to provide dual left-turn lanes	$12,500	Not Complete
Complete	Elroy Road & Circuit of the Americas Boulevard / Kellam Road	Design and construct a dedicated eastbound right-turn lane on Elroy Road (300-ft storage)	$102,272	Complete

Phasing	Intersection	Improvement	Estimated Cost	Status
Complete	FM 973 (Clinger Road) & FM 812	Design and construct a traffic signal	$250,000	Complete; per aerial imagery, this signal was installed in 2019.
4	Pearce Lane & Wolf Lane	Design and construct a traffic signal	$250,000	Not Complete
4	Pearce Lane & Ross Road	Design and construct a dedicated eastbound left-turn lane on Pearce Lane (500-ft storage) and modify signal equipment	$200,000	Not Complete
Complete	FM 812 & SH 130 Frontage Roads	Design and construct traffic signals at both frontage road intersections	$350,000	Complete
4	FM 812 & Elroy Road	Design and construct a traffic signal	$250,000	Not Complete
Total			**$2,297,725**	

Notes
1. It is not recommended to stripe lane assignments on Circuit of the Americas Boulevard due to the desire to use variable lane configurations during major events hosted on site.

Table 9– Phasing Agreement

Phasing	Phasing Agreement/ Improvement Trigger	Case Number
1	Phase triggered at the time of the first site plan.	SP-2021-0255C
2	Phase triggered by the second site plan approved by City staff.	SP-2023-0229C
3	Phase triggered by the third site plan approved by City Staff	-
4	The fourth phase will be triggered by the fourth site plan and every subsequent site plan. Each site plan will be required to run warrants for each intersection. If and when each intersection meets warrants, the developer will be responsible for the design and construction/fee-in-lieu of the improvement.	-

The original TIA memorandum also specified that the developer would be responsible for a fee-in-lieu payment for the design and construction of an additional southbound through lane for Kellam Road from Pearce Lane to Elroy Road. The development will contribute to the cost of the Kellam Road improvements for all site plans and not just Phase 2 site plans. The total estimated cost of this improvement is $2,727,273, as per the T-11 Concourse case (SP-2021-0255C), approved by Justin Good, attached as a reference in **Appendix D**

The developer is responsible for contributing a fee-in-lieu payment to Travis County based on the percentage of unadjusted site trips versus the most recent estimate of total trips to be generated by all land uses. **Table 10** below shows the developer contribution required for this stage of development for COTALand.

Table 10 – Kellam Lane Fee-In-Lieu Developer Responsibility

Daily Vehicle Trips	
Trips Used Prior to This Development (SP-2021-0255C)	370
COTALand Trips (SP-2023-0229C)	1,188
Trips Approved in TIA	15,342
Percentage of Approved Trips Used with This Development	*7.74%*
Phase Contribution to Kellam Lane Fee-In-Lieu	**$211,185.00**

Conclusion

The above analysis shows that although the land use and intensity of the original Circuit of the Americas TIA has changed to include the COTALand Theme Park, the proposed development will not exceed the allotted trips in the TIA.

Per the original TIA memorandum, the following improvements were agreed upon. The way each recommendation has been addressed to date is shown below in ***bold italics***.

1. The applicant shall design, construct, and fund 100% of the improvements identified in Table 2 as part of their first site development application for Phase 1. No temporary certificate of occupancy (TCO) or certificate of occupancy (CO) shall be issued until the construction of the identified improvements is complete. Note: Cost estimates **should not** be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.

   Table 2 from the original TIA memo has been replaced with Table 8 in this TIA Compliance Memo. The applicant will design, construct, and fund 100% of the improvements identified in Table 8 based on the priority level identified in the table. As part of this site plan for COTALand, the applicant will design and construct a traffic signal at the intersection of FM 812 & Circuit of the Americas Boulevard. The remaining improvements at the intersections of Peace Lane & Kellam Road and FM 973 (Clinger Road) & FM 812 will be designed and constructed with the two subsequent site plans. Coordination with ATD will be required to determine which improvements should be associated with each site plan.

   The one proposed deviation from the improvements identified in Table 8 is regarding restriping the northbound Circuit of the Americas Boulevard approach to provide dual left-turn lanes. Because of the desire to use variable lane configurations during major events hosted on site, it is not recommended to stripe lane assignments on Circuit of the Americas Boulevard. The City has authority to reconsider this improvement in the future.

2. The applicant shall also design, construct, and fund 100% of the improvements identified in Table 3, excluding the Kellam Road widening project, as part of their site development applications for Phase 2. Off-site improvements shall be included in the first site plan for each identified Planning Area based on the Planning Areas Map shown in Attachment B. No temporary certificate of occupancy (TCO) or certificate of occupancy (CO) shall be issued until the construction of the identified improvements is complete. Note: Cost estimates **should not** be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.

   Table 3 from the original TIA memo has been replaced with Table 8 in this TIA Compliance Memo. The applicant will design, construct, and fund 100% of the improvements identified in Table 7 based on the priority level identified in the table. For each site plan submitted after the first three associated with the PUD zoning case, each of the remaining

improvements will be studied and implemented as warranted per MUTCD and TCM standards.

3. If at the time of site plan it is determined by the Authority (government entity corresponding to the specific improvements) that the triggered improvements are already constructed or if other improvements noted in the TIA are deemed higher priority, then a fee-in-lieu payment for the estimated cost of the triggered improvements shall be made to the respective government entity.

   Acknowledged.

4. The applicant shall contribute a fee-in-lieu payment to Travis County for the construction of an additional southbound through lane on Kellam Road between Pearce Lane and Elroy Road for each site plan application in Phase 2. The fee-in-lieu amount shall be determined by calculating the percentage of unadjusted site trips versus the most recent estimate of total trips to be generated by all Phase 2 land uses and applying that percentage to the estimated improvement cost of $2,727,273. Note that the current edition of the ITE Trip Generation Manual at time of site plan shall be used to calculate the unadjusted site trips.

   The development will contribute to the cost of the Kellam Road improvements for all site plans and not just Phase 2 site plans. This total has been calculated in Table 10. The portion of the fee-in-lieu due at this time is $211,185.00.

5. Development of this property should not vary from the approved uses or deviate from the approved intensities and estimated traffic generation assumptions within the finalized TIA document, including land uses, trip generation, trip distribution, traffic controls, driveway locations, and other identified conditions. Any change in the assumptions made to the TIA document shall be reviewed by ATD and may require a new or updated TIA/addendum.

   Current development use does not exceed the trip thresholds from the original TIA. Land uses have been adjusted as shown in Table 6.

6. The applicant shall provide an electronic copy of the final TIA report, including all supplemental documents, before 3rd reading.

   Acknowledged and provided.

7. The findings and recommendations of this TIA memorandum remain valid until the end of the Phase 2 buildout year, December 31, 2026, after which a revised TIA or addendum may be required.

   Acknowledged.

Based on the completed recommendations above, we recommend that this TIA Compliance Memorandum be accepted for the Circuit of the Americas PUD development.

Appendix D – T-11 Concourse Approved Compliance Memo

Kimley»Horn
State of Texas Registered Firm No. 928

TECHNICAL MEMORANDUM

DATE: October 6, 2022

TO: Justin Good
City of Austin Transportation Development Services Division
6310 Wilhelmina Delco Dr
Austin, Texas 78752

FROM: Santiago A. Araque Rojas, P.E.

RE: Circuit of the Americas T-11 Concourses (SP-2021-0255C)
TIA Compliance Memo



Santiago A. Araque Rojas
10.6.2022

A traffic impact analysis (TIA) was performed by WGI for the Circuit of the Americas PUD development and approved with the October 2020 NPZ council hearing. The City of Austin developed a TIA memorandum which detailed the required improvements and fiscal contribution, which can be found in **Appendix A**.

This TIA Compliance Memorandum has been developed to analyze trips from the new T-11 Concourses to the original Circuit of the Americas PUD (C814-2018-0122), based on a comparison of approved trips from the 2020 Circuit of the Americas TIA. This memorandum also documents the proposed improvements to satisfy required mitigations, as well as the fiscal contributions from the approved Circuit of the Americas PUD project in Austin, Texas. This document provides a comparison of approved trips and trips generated by the project site. From this comparison, the number of trips associated with the proposed site is still below the approved number of trips.

Per the original TIA memorandum, the following improvements were agreed upon:

1. The applicant shall design, construct, and fund 100% of the improvements identified in Table 2 as part of their first site development application for Phase 1. No temporary certificate of occupancy (TCO) or certificate of occupancy (CO) shall be issued until the construction of the identified improvements is complete. Note: Cost estimates should not be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.

2. The applicant shall also design, construct, and fund 100% of the improvements identified in Table 3, excluding the Kellam Road widening project, as part of their site development applications for Phase 2. Off-site improvements shall be included in the first site plan for each identified Planning Area based on the Planning Areas Map shown in Attachment B. No temporary certificate of occupancy (TCO) or certificate of occupancy (CO) shall be issued until the construction of the identified improvements is complete. Note: Cost estimates should not be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.

3. If at the time of site plan it is determined by the Authority (government entity corresponding to the specific improvements) that the triggered improvements are already constructed or if other improvements noted in the TIA are deemed higher priority, then a fee-in-lieu payment for the estimated cost of the triggered improvements shall be made to the respective government entity.

4. The applicant shall contribute a fee-in-lieu payment to Travis County for the construction of an additional southbound through lane on Kellam Road between Pearce Lane and Elroy Road for each site plan application in Phase 2. The fee-in-lieu amount shall be determined by calculating the percentage of unadjusted site trips versus the most recent estimate of total trips to be generated by all Phase 2 land uses and applying that percentage to the estimated improvement cost of $2,727,273. Note that the current edition of the ITE Trip Generation Manual at time of site plan shall be used to calculate the unadjusted site trips.
5. Development of this property should not vary from the approved uses or deviate from the approved intensities and estimated traffic generation assumptions within the finalized TIA document, including land uses, trip generation, trip distribution, traffic controls, driveway locations, and other identified conditions. Any change in the assumptions made to the TIA document shall be reviewed by ATD and may require a new or updated TIA/addendum.
6. The applicant shall provide an electronic copy of the final TIA report, including all supplemental documents, before 3rd reading.
7. The findings and recommendations of this TIA memorandum remain valid until the end of the Phase 2 buildout year, December 31, 2026, after which a revised TIA or addendum may be required.

TIA Compliance – Site Trip Generation

For the proposed new development, site trip projections were calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. The number of approved trips from the original TIA memorandum are shown in **Table 1**.

Table 1 – Approved Number of Trips from TIA

ITE Code	Land Use Description	Independent Variable	No. of Units	Vehicle Trips		
				Daily	AM Peak	PM Peak
Phase 1 Land Uses						
310	Hotel	Rooms	358	2,993	168	215
416	Water Slide Park	Parking Spaces	416	944	33	116
Subtotal				*3,937*	*201*	*331*
Phase 2 Land Uses						
488	Soccer Complex	Fields	11	785	11	181
310	Hotel	Rooms	150	1,254	71	90
260	Recreational Homes	Dwelling Units	30	104	7	8
710	General Office	1,000 Sq Ft	150	1,572	167	167
820	Shopping Center	1,000 Sq Ft	50	3,752	177	225
110	General Light Industrial	1,000 Sq Ft	120	513	51	42
580	Museum	1,000 Sq Ft	70	130	20	13
Custom	Indoor Sports Facility	1,000 Sq Ft	170	3,107	253	329
Custom	E-Sports Arena	1,000 Sq Ft	20	188	3	19
Subtotal				11,405	760	1,174
Totals				15,342	961	1,505

The current stage of development for the Circuit of the Americas PUD is developing new T-11 Concourses. The number of trips associated with the proposed development is shown in **Table 2**. Land uses for this development can be found in the TIA Determination Worksheet in **Appendix B**. Trip generation for this development was calculated using the 11th Edition of ITE's Trip Generation Manual.

Table 2 – T-11 Concourses Trips from TIA Determination Worksheet

ITE Code	Land Use Description	Independent Variable	No. of Units	Vehicle Trips		
				Daily	AM Peak	PM Peak
151	Storage w/ Accessory Business	1,000 Sq Ft	254.84	370	23	38
---	Clubhouse	1,000 Sq Ft	5.539	---	---	---
Totals				370	23	38

The full Circuit of the Americas PUD is anticipated to generate 15,342 daily trips. **Table 3** shows that there are enough trips remaining in the original TIA memorandum to accommodate the proposed development.

Table 3 – Remaining Trips for Circuit of the Americas PUD

Remaining Trips	Vehicle Trips		
	Daily	AM Peak	PM Peak
Trips Approved in TIA	15,342	961	1,505
T-11 Concourses Trips	370	23	38
Remaining Trips after T-11 Concourses	**14,972**	**938**	**1,467**

The above analysis shows that although the land use and intensity of the original Circuit of the Americas TIA has changed to include the T-11 Concourses, the proposed development will not exceed the allotted trips in the TIA.

TIA Compliance – Recommended Improvements

Because of the complexity and significant extent of the development area, a change in improvement phasing is proposed to be updated to better align with the build out schedule. **Table 4** shows the recommended improvement phasing for each improvement identified in the original TIA memorandum. Original improvement phasing can be found in **Appendix A**.

Table 4 – Phasing for Improvements Identified in TIA Memorandum

Priority	Intersection	Improvement	Estimated Cost
1	Elroy Road & Circuit of the Americas Boulevard / Kellam Road	Design and construct a traffic signal	$250,000
2	FM 812 & Circuit of the Americas Boulevard	Design and construct a traffic signal	$250,000
3	Pearce Lane & Kellam Road	Design and construct a dedicated eastbound left-turn lane on Pearce Lane (300-ft storage)	$102,272
3	Pearce Lane & Kellam Road	Design and construct a dedicated westbound left-turn lane on Pearce Lane (300-ft storage)	$102,272
3	Pearce Lane & Kellam Road	Design and construct a dedicated westbound right-turn lane on Pearce Lane (200-ft storage)	$68,182
3	Pearce Lane & Kellam Road	Modify signal equipment	$25,000
3	FM 973 (Clinger Road) & FM 812	Design and construct a dedicated eastbound right-turn lane on FM 973 (Clinger Road) (250-ft storage)	$85,227
See Note 1	Elroy Road & Circuit of the Americas Boulevard / Kellam Road	Restripe the northbound Circuit of the Americas Boulevard approach to provide dual left-turn lanes	$12,500
Complete	Elroy Road & Circuit of the Americas Boulevard / Kellam Road	Design and construct a dedicated eastbound right-turn lane on Elroy Road (300-ft storage)	$102,272
Complete	FM 973 (Clinger Road) & FM 812	Design and construct a traffic signal	$250,000
TBD	Pearce Lane & Wolf Lane	Design and construct a traffic signal	$250,000
TBD	Pearce Lane & Ross Road	Design and construct a dedicated eastbound left-turn lane on Pearce Lane (500-ft storage) and modify signal equipment	$200,000
TBD	FM 812 & SH 130 Frontage Roads	Design and construct traffic signals at both frontage road intersections	$350,000
TBD	FM 812 & Elroy Road	Design and construct a traffic signal	$250,000
Total			**$2,297,725**

Notes

1. It is not recommended to stripe lane assignments on Circuit of the Americas Boulevard due to the desire to use variable lane configurations during major events hosted on site.

The original TIA memorandum also specified that the developer would be responsible for a fee-in-lieu payment for the design and construction of an additional southbound through lane for Kellam Road from Pearce Lane to Elroy Road. The development will contribute to the cost of the Kellam Road improvements for all site plans and not just Phase 2 site plans. The total estimated cost of this improvement is $2,727,273.

The developer is responsible for contributing a fee-in-lieu payment to Travis County based on the percentage of unadjusted site trips versus the most recent estimate of total trips to be generated by all land uses. **Table 5** below shows the developer contribution required for this stage of development for the T-11 Concourses.

Table 5 – Kellam Lane Fee-In-Lieu Developer Responsibility

Daily Vehicle Trips	
Trips Used Prior to This Development	0
T-11 Concourses Trips	370
Trips Approved in TIA	15,342
Percentage of Approved Trips Used	*2.41%*
Phase Contribution to Kellam Lane Fee-In-Lieu	**$65,773.11**

Conclusion

The above analysis shows that although the land use and intensity of the original Circuit of the Americas TIA has changed to include the T-11 Concourses, the proposed development will not exceed the allotted trips in the TIA.

Per the original TIA memorandum, the following improvements were agreed upon. The way each recommendation has been addressed to date is shown below in ***bold italics***.

1. The applicant shall design, construct, and fund 100% of the improvements identified in Table 2 as part of their first site development application for Phase 1. No temporary certificate of occupancy (TCO) or certificate of occupancy (CO) shall be issued until the construction of the identified improvements is complete. Note: Cost estimates **should not** be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.

   Table 2 from the original TIA memo has been replaced with Table 4 in this TIA Compliance Memo. The applicant will design, construct, and fund 100% of the improvements identified in Table 4 based on the priority level identified in the table. As part of this first site plan for T-11 Concourses, the applicant will design and construct a traffic signal at the intersection of Elroy Road & Circuit of the Americas Boulevard / Kellam Road. The remaining improvements at the intersections of FM 812 & Circuit of the Americas Boulevard, Peace Lane & Kellam Road, and FM 973 (Clinger Road) & FM 812 will be designed and constructed with the two subsequent site plans. Coordination with ATD will be required to determine which improvements should be associated with each site plan.

   The one proposed deviation from the improvements identified in Table 4 is regarding restriping the northbound Circuit of the Americas Boulevard approach to provide dual left-turn lanes. Because of the desire to use variable lane configurations during major events hosted on site, it is not recommended to stripe lane assignments on Circuit of the Americas Boulevard.

2. The applicant shall also design, construct, and fund 100% of the improvements identified in Table 3, excluding the Kellam Road widening project, as part of their site development applications for Phase 2. Off-site improvements shall be included in the first site plan for each identified Planning

Area based on the Planning Areas Map shown in Attachment B. No temporary certificate of occupancy (TCO) or certificate of occupancy (CO) shall be issued until the construction of the identified improvements is complete. Note: Cost estimates **should not** be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.

Table 3 from the original TIA memo has been replaced with Table 4 in this TIA Compliance Memo. The applicant will design, construct, and fund 100% of the improvements identified in Table 4 based on the priority level identified in the table. For each site plan submitted after the first three associated with this zoning case, coordination with ATD will be required to determine which of the remaining improvements, if any, will be chosen for design and construction.

3. If at the time of site plan it is determined by the Authority (government entity corresponding to the specific improvements) that the triggered improvements are already constructed or if other improvements noted in the TIA are deemed higher priority, then a fee-in-lieu payment for the estimated cost of the triggered improvements shall be made to the respective government entity.

   Acknowledged.

4. The applicant shall contribute a fee-in-lieu payment to Travis County for the construction of an additional southbound through lane on Kellam Road between Pearce Lane and Elroy Road for each site plan application in Phase 2. The fee-in-lieu amount shall be determined by calculating the percentage of unadjusted site trips versus the most recent estimate of total trips to be generated by all Phase 2 land uses and applying that percentage to the estimated improvement cost of $2,727,273. Note that the current edition of the ITE Trip Generation Manual at time of site plan shall be used to calculate the unadjusted site trips.

   The development will contribute to the cost of the Kellam Road improvements for all site plans and not just Phase 2 site plans. This total has been calculated in Table 5. The portion of the fee-in-lieu due at this time is $65,773.11.

5. Development of this property should not vary from the approved uses or deviate from the approved intensities and estimated traffic generation assumptions within the finalized TIA document, including land uses, trip generation, trip distribution, traffic controls, driveway locations, and other identified conditions. Any change in the assumptions made to the TIA document shall be reviewed by ATD and may require a new or updated TIA/addendum.

   Development use does not exceed or vary from the original TIA conditions.

6. The applicant shall provide an electronic copy of the final TIA report, including all supplemental documents, before 3rd reading.

   Acknowledged and provided.

7. The findings and recommendations of this TIA memorandum remain valid until the end of the Phase 2 buildout year, December 31, 2026, after which a revised TIA or addendum may be required.

   Acknowledged.

Based on the completed recommendations above, we recommend that this TIA Compliance Memorandum be accepted for the Circuit of the Americas PUD development.

Appendix E – Elroy Rd & Kellam Rd/ COTA Blvd Signal Layout

Kimley»Horn
State of Texas Registered Firm No. 928

TECHNICAL MEMORANDUM

DATE: October 6, 2022

TO: Justin Good
City of Austin Transportation Development Services Division
6310 Wilhelmina Delco Dr
Austin, Texas 78752

FROM: Santiago A. Araque Rojas, P.E.

RE: Circuit of the Americas T-11 Concourses (SP-2021-0255C)
TIA Compliance Memo



Santiago A. Araque Rojas
10.6.2022

A traffic impact analysis (TIA) was performed by WGI for the Circuit of the Americas PUD development and approved with the October 2020 NPZ council hearing. The City of Austin developed a TIA memorandum which detailed the required improvements and fiscal contribution, which can be found in **Appendix A**.

This TIA Compliance Memorandum has been developed to analyze trips from the new T-11 Concourses to the original Circuit of the Americas PUD (C814-2018-0122), based on a comparison of approved trips from the 2020 Circuit of the Americas TIA. This memorandum also documents the proposed improvements to satisfy required mitigations, as well as the fiscal contributions from the approved Circuit of the Americas PUD project in Austin, Texas. This document provides a comparison of approved trips and trips generated by the project site. From this comparison, the number of trips associated with the proposed site is still below the approved number of trips.

Per the original TIA memorandum, the following improvements were agreed upon:

1. The applicant shall design, construct, and fund 100% of the improvements identified in Table 2 as part of their first site development application for Phase 1. No temporary certificate of occupancy (TCO) or certificate of occupancy (CO) shall be issued until the construction of the identified improvements is complete. Note: Cost estimates should not be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.

2. The applicant shall also design, construct, and fund 100% of the improvements identified in Table 3, excluding the Kellam Road widening project, as part of their site development applications for Phase 2. Off-site improvements shall be included in the first site plan for each identified Planning Area based on the Planning Areas Map shown in Attachment B. No temporary certificate of occupancy (TCO) or certificate of occupancy (CO) shall be issued until the construction of the identified improvements is complete. Note: Cost estimates should not be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.

3. If at the time of site plan it is determined by the Authority (government entity corresponding to the specific improvements) that the triggered improvements are already constructed or if other improvements noted in the TIA are deemed higher priority, then a fee-in-lieu payment for the estimated cost of the triggered improvements shall be made to the respective government entity.

4. The applicant shall contribute a fee-in-lieu payment to Travis County for the construction of an additional southbound through lane on Kellam Road between Pearce Lane and Elroy Road for each site plan application in Phase 2. The fee-in-lieu amount shall be determined by calculating the percentage of unadjusted site trips versus the most recent estimate of total trips to be generated by all Phase 2 land uses and applying that percentage to the estimated improvement cost of $2,727,273. Note that the current edition of the ITE Trip Generation Manual at time of site plan shall be used to calculate the unadjusted site trips.
5. Development of this property should not vary from the approved uses or deviate from the approved intensities and estimated traffic generation assumptions within the finalized TIA document, including land uses, trip generation, trip distribution, traffic controls, driveway locations, and other identified conditions. Any change in the assumptions made to the TIA document shall be reviewed by ATD and may require a new or updated TIA/addendum.
6. The applicant shall provide an electronic copy of the final TIA report, including all supplemental documents, before 3rd reading.
7. The findings and recommendations of this TIA memorandum remain valid until the end of the Phase 2 buildout year, December 31, 2026, after which a revised TIA or addendum may be required.

TIA Compliance – Site Trip Generation

For the proposed new development, site trip projections were calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. The number of approved trips from the original TIA memorandum are shown in **Table 1**.

Table 1 – Approved Number of Trips from TIA

ITE Code	Land Use Description	Independent Variable	No. of Units	Vehicle Trips		
				Daily	AM Peak	PM Peak
Phase 1 Land Uses						
310	Hotel	Rooms	358	2,993	168	215
416	Water Slide Park	Parking Spaces	416	944	33	116
Subtotal				*3,937*	*201*	*331*
Phase 2 Land Uses						
488	Soccer Complex	Fields	11	785	11	181
310	Hotel	Rooms	150	1,254	71	90
260	Recreational Homes	Dwelling Units	30	104	7	8
710	General Office	1,000 Sq Ft	150	1,572	167	167
820	Shopping Center	1,000 Sq Ft	50	3,752	177	225
110	General Light Industrial	1,000 Sq Ft	120	513	51	42
580	Museum	1,000 Sq Ft	70	130	20	13
Custom	Indoor Sports Facility	1,000 Sq Ft	170	3,107	253	329
Custom	E-Sports Arena	1,000 Sq Ft	20	188	3	19
Subtotal				11,405	760	1,174
Totals				15,342	961	1,505

The current stage of development for the Circuit of the Americas PUD is developing new T-11 Concourses. The number of trips associated with the proposed development is shown in **Table 2**. Land uses for this development can be found in the TIA Determination Worksheet in **Appendix B**. Trip generation for this development was calculated using the 11th Edition of ITE's Trip Generation Manual.

Table 2 – T-11 Concourses Trips from TIA Determination Worksheet

ITE Code	Land Use Description	Independent Variable	No. of Units	Vehicle Trips		
				Daily	AM Peak	PM Peak
151	Storage w/ Accessory Business	1,000 Sq Ft	254.84	370	23	38
---	Clubhouse	1,000 Sq Ft	5.539	---	---	---
Totals				370	23	38

The full Circuit of the Americas PUD is anticipated to generate 15,342 daily trips. **Table 3** shows that there are enough trips remaining in the original TIA memorandum to accommodate the proposed development.

Table 3 – Remaining Trips for Circuit of the Americas PUD

Remaining Trips	Vehicle Trips		
	Daily	AM Peak	PM Peak
Trips Approved in TIA	15,342	961	1,505
T-11 Concourses Trips	370	23	38
Remaining Trips after T-11 Concourses	**14,972**	**938**	**1,467**

The above analysis shows that although the land use and intensity of the original Circuit of the Americas TIA has changed to include the T-11 Concourses, the proposed development will not exceed the allotted trips in the TIA.

TIA Compliance – Recommended Improvements

Because of the complexity and significant extent of the development area, a change in improvement phasing is proposed to be updated to better align with the build out schedule. **Table 4** shows the recommended improvement phasing for each improvement identified in the original TIA memorandum. Original improvement phasing can be found in **Appendix A**.

Table 4 – Phasing for Improvements Identified in TIA Memorandum

Priority	Intersection	Improvement	Estimated Cost
1	Elroy Road & Circuit of the Americas Boulevard / Kellam Road	Design and construct a traffic signal	$250,000
2	FM 812 & Circuit of the Americas Boulevard	Design and construct a traffic signal	$250,000
3	Pearce Lane & Kellam Road	Design and construct a dedicated eastbound left-turn lane on Pearce Lane (300-ft storage)	$102,272
3	Pearce Lane & Kellam Road	Design and construct a dedicated westbound left-turn lane on Pearce Lane (300-ft storage)	$102,272
3	Pearce Lane & Kellam Road	Design and construct a dedicated westbound right-turn lane on Pearce Lane (200-ft storage)	$68,182
3	Pearce Lane & Kellam Road	Modify signal equipment	$25,000
3	FM 973 (Clinger Road) & FM 812	Design and construct a dedicated eastbound right-turn lane on FM 973 (Clinger Road) (250-ft storage)	$85,227
See Note 1	Elroy Road & Circuit of the Americas Boulevard / Kellam Road	Restripe the northbound Circuit of the Americas Boulevard approach to provide dual left-turn lanes	$12,500
Complete	Elroy Road & Circuit of the Americas Boulevard / Kellam Road	Design and construct a dedicated eastbound right-turn lane on Elroy Road (300-ft storage)	$102,272
Complete	FM 973 (Clinger Road) & FM 812	Design and construct a traffic signal	$250,000
TBD	Pearce Lane & Wolf Lane	Design and construct a traffic signal	$250,000
TBD	Pearce Lane & Ross Road	Design and construct a dedicated eastbound left-turn lane on Pearce Lane (500-ft storage) and modify signal equipment	$200,000
TBD	FM 812 & SH 130 Frontage Roads	Design and construct traffic signals at both frontage road intersections	$350,000
TBD	FM 812 & Elroy Road	Design and construct a traffic signal	$250,000
Total			**$2,297,725**

Notes

1. It is not recommended to stripe lane assignments on Circuit of the Americas Boulevard due to the desire to use variable lane configurations during major events hosted on site.

The original TIA memorandum also specified that the developer would be responsible for a fee-in-lieu payment for the design and construction of an additional southbound through lane for Kellam Road from Pearce Lane to Elroy Road. The development will contribute to the cost of the Kellam Road improvements for all site plans and not just Phase 2 site plans. The total estimated cost of this improvement is $2,727,273.

The developer is responsible for contributing a fee-in-lieu payment to Travis County based on the percentage of unadjusted site trips versus the most recent estimate of total trips to be generated by all land uses. **Table 5** below shows the developer contribution required for this stage of development for the T-11 Concourses.

Table 5 – Kellam Lane Fee-In-Lieu Developer Responsibility

Daily Vehicle Trips	
Trips Used Prior to This Development	0
T-11 Concourses Trips	370
Trips Approved in TIA	15,342
Percentage of Approved Trips Used	*2.41%*
Phase Contribution to Kellam Lane Fee-In-Lieu	**$65,773.11**

Conclusion

The above analysis shows that although the land use and intensity of the original Circuit of the Americas TIA has changed to include the T-11 Concourses, the proposed development will not exceed the allotted trips in the TIA.

Per the original TIA memorandum, the following improvements were agreed upon. The way each recommendation has been addressed to date is shown below in ***bold italics***.

1. The applicant shall design, construct, and fund 100% of the improvements identified in Table 2 as part of their first site development application for Phase 1. No temporary certificate of occupancy (TCO) or certificate of occupancy (CO) shall be issued until the construction of the identified improvements is complete. Note: Cost estimates **should not** be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.

   Table 2 from the original TIA memo has been replaced with Table 4 in this TIA Compliance Memo. The applicant will design, construct, and fund 100% of the improvements identified in Table 4 based on the priority level identified in the table. As part of this first site plan for T-11 Concourses, the applicant will design and construct a traffic signal at the intersection of Elroy Road & Circuit of the Americas Boulevard / Kellam Road. The remaining improvements at the intersections of FM 812 & Circuit of the Americas Boulevard, Peace Lane & Kellam Road, and FM 973 (Clinger Road) & FM 812 will be designed and constructed with the two subsequent site plans. Coordination with ATD will be required to determine which improvements should be associated with each site plan.

   The one proposed deviation from the improvements identified in Table 4 is regarding restriping the northbound Circuit of the Americas Boulevard approach to provide dual left-turn lanes. Because of the desire to use variable lane configurations during major events hosted on site, it is not recommended to stripe lane assignments on Circuit of the Americas Boulevard.

2. The applicant shall also design, construct, and fund 100% of the improvements identified in Table 3, excluding the Kellam Road widening project, as part of their site development applications for Phase 2. Off-site improvements shall be included in the first site plan for each identified Planning

Area based on the Planning Areas Map shown in Attachment B. No temporary certificate of occupancy (TCO) or certificate of occupancy (CO) shall be issued until the construction of the identified improvements is complete. Note: Cost estimates **should not** be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.

Table 3 from the original TIA memo has been replaced with Table 4 in this TIA Compliance Memo. The applicant will design, construct, and fund 100% of the improvements identified in Table 4 based on the priority level identified in the table. For each site plan submitted after the first three associated with this zoning case, coordination with ATD will be required to determine which of the remaining improvements, if any, will be chosen for design and construction.

3. If at the time of site plan it is determined by the Authority (government entity corresponding to the specific improvements) that the triggered improvements are already constructed or if other improvements noted in the TIA are deemed higher priority, then a fee-in-lieu payment for the estimated cost of the triggered improvements shall be made to the respective government entity.

   Acknowledged.

4. The applicant shall contribute a fee-in-lieu payment to Travis County for the construction of an additional southbound through lane on Kellam Road between Pearce Lane and Elroy Road for each site plan application in Phase 2. The fee-in-lieu amount shall be determined by calculating the percentage of unadjusted site trips versus the most recent estimate of total trips to be generated by all Phase 2 land uses and applying that percentage to the estimated improvement cost of $2,727,273. Note that the current edition of the ITE Trip Generation Manual at time of site plan shall be used to calculate the unadjusted site trips.

   The development will contribute to the cost of the Kellam Road improvements for all site plans and not just Phase 2 site plans. This total has been calculated in Table 5. The portion of the fee-in-lieu due at this time is $65,773.11.

5. Development of this property should not vary from the approved uses or deviate from the approved intensities and estimated traffic generation assumptions within the finalized TIA document, including land uses, trip generation, trip distribution, traffic controls, driveway locations, and other identified conditions. Any change in the assumptions made to the TIA document shall be reviewed by ATD and may require a new or updated TIA/addendum.

   Development use does not exceed or vary from the original TIA conditions.

6. The applicant shall provide an electronic copy of the final TIA report, including all supplemental documents, before 3rd reading.

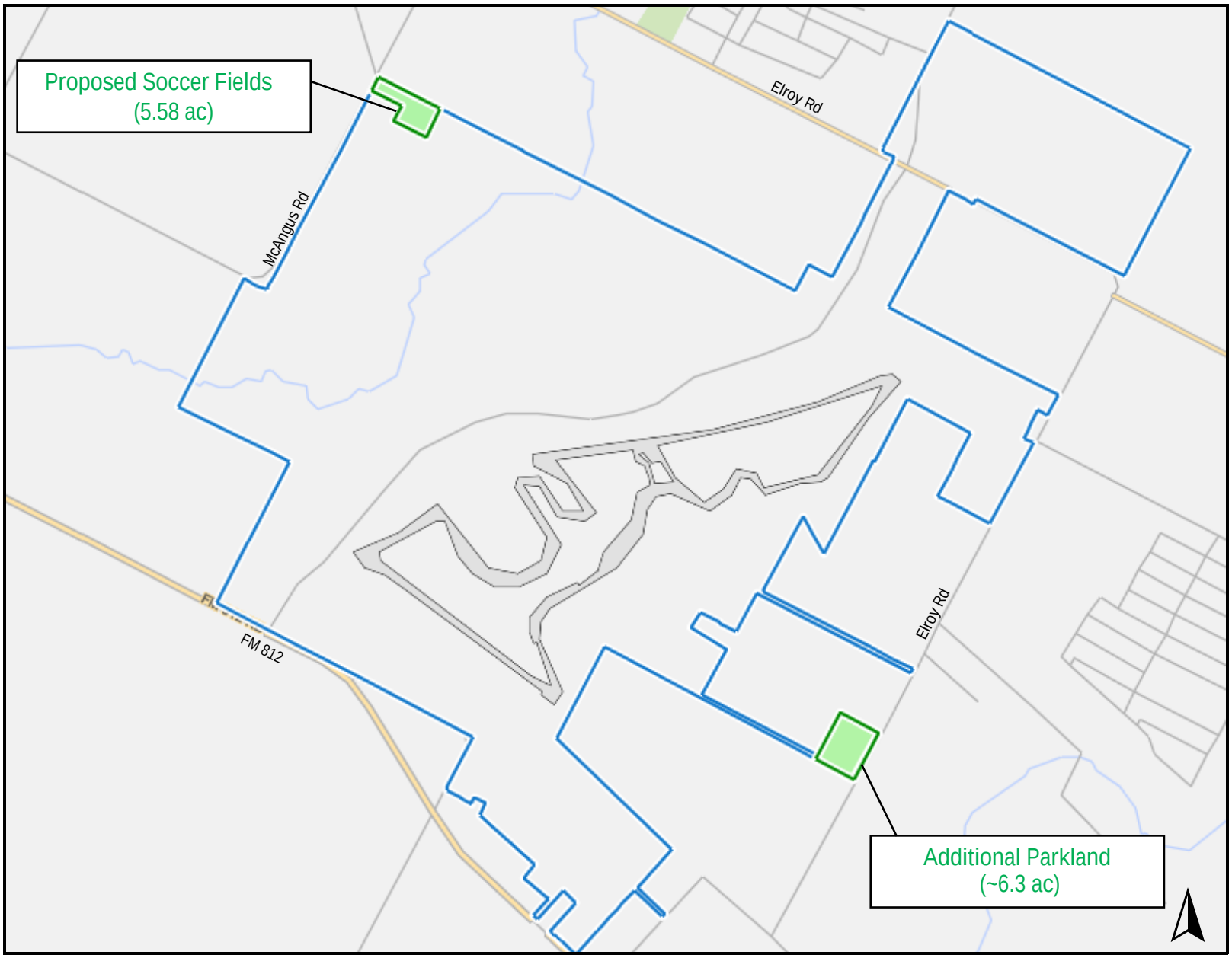
   Acknowledged and provided.

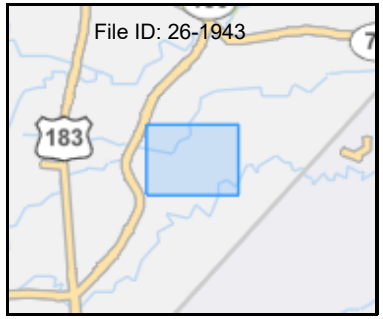
7. The findings and recommendations of this TIA memorandum remain valid until the end of the Phase 2 buildout year, December 31, 2026, after which a revised TIA or addendum may be required.

   Acknowledged.

Based on the completed recommendations above, we recommend that this TIA Compliance Memorandum be accepted for the Circuit of the Americas PUD development.

Austin **Property Profile** | COTA Parkland Relocation





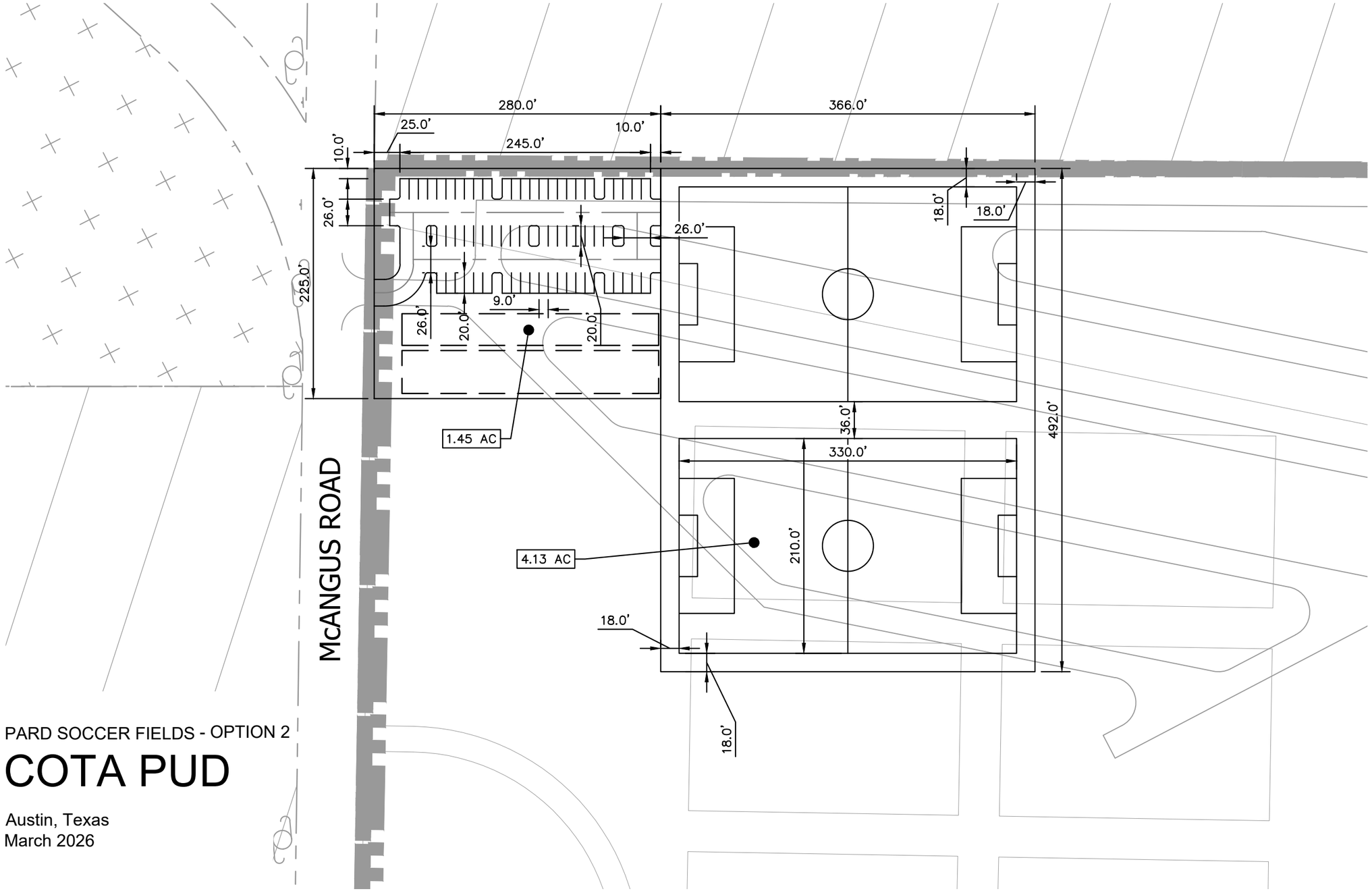
Legend

Notes

0 0.5 1 mi

3/16/2026

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

SOCCER FIELD	4.13 AC
PARKING AREA	1.45 AC
TOTAL AREA	5.58 AC

PARKING COUNT: 64 SPACES

DIMENSIONAL NOTES:
- PARKING SPACE = 20'x9'
- DRIVE AISLES = 26'

PARD SOCCER FIELDS - OPTION 2

COTA PUD

Austin, Texas
March 2026

DWG NAME K:\SAU_CIVIL\069316716 - COTA AUSTIN RESORT\CAD\EXHIBITS\CONCEPT PLAN\PARD SOCCER FIELD.DWG
LAST SAVED 3/30/2026 12:59 PM

Kimley»Horn
5301 Southwest Pkwy
Building 2, Suite 100
Austin, Texas 78735
512-646-2237
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

UNITEHERE! LOCAL 23

4818 E Ben White Blvd ● Austin, TX 78741 ● www.unitehere23.org

April 7, 2026

Dear Commissioners,

I write in support of item #5 on today's agenda, the rezoning of the Circuit of the Americas Planned Unit Development Amendment #3.

UNITE HERE Local 23 is a union of hospitality workers. We represent hotel workers across the city, and airport concessions workers at the Austin airport. For over 15 years, our members have worked to improve wages for themselves and their coworkers here in Austin. With those efforts they have secured living wages and incredible benefits. We currently represent over 100 members that live in Del Valle and have represented almost 200 more in the past that either moved out of Del Valle or switched employers.

Since 2012, the Austin City Council has included good, permanent jobs as part of the Imagine Austin Comprehensive Plan. They understood then and have reaffirmed over the years that working people in Austin need opportunities for a good job and shouldn't need to work 2 or 3 jobs in order to provide for their families. As part of the F1 Job Center, this development will accomplish that goal. The hotel at the Circuit of the Americas will create good, permanent jobs and will be a great opportunity for working people in Southeast Austin.

We are strongly in support of this development and urge you to approve it.

Sincerely,

Rachel Melendes

Political Director

UNITE HERE Local 23

c. 210-887-1167

Del Valle Community Coalition

Honorable Mayor Watson and Austin City Council Members:

On behalf of the Del Valle Community Coalition (DVCC) Board, I am writing to express our strong support for the proposed hotel project at Circuit of the Americas.

First, we want to acknowledge the very real concerns that come with growth and development. For many families in Del Valle and across the Eastern Crescent, conversations about development are often tied to fears of being left out—or left behind—once again. Those concerns are valid and deserve to be heard.

At the same time, it's important to recognize the history that has brought us here. For decades, Del Valle and the broader Eastern Crescent have experienced significant underinvestment compared to other parts of the city. When the City annexed Circuit of the Americas, that investment did not extend to the surrounding community. The result is what many of our residents still experience today, limited access to jobs, amenities, infrastructure, and opportunity, often requiring long commutes just to meet basic needs.

DVCC exists to uplift and advocate for this community, and we believe this project represents a real opportunity to begin correcting that imbalance. We have engaged with Circuit of the Americas (COTA) over time and have found them to be a collaborative partner that has shown a willingness to listen and support community priorities. The proposed hotel builds on that relationship and introduces RIDA Development as an additional partner in this work.

This project has the potential to deliver meaningful, long-term benefits for Del Valle. The public parkland component is a critical investment in our community. The dedication of nearly 12 acres, including space for two full-size soccer fields, addresses a longstanding gap in recreational infrastructure in southeast Austin. For families in our area, particularly those near Popham Elementary, this creates new opportunities for youth programming, sports, and safe community gathering spaces. When looking at the City's own data, the lack of public parks and soccer facilities south of 71 and east of 183 is clear. This project would help begin to close that gap.

Equally important is the economic opportunity. This project is not just about a hotel, it is about creating pathways. It represents the kind of year-round jobs, career ladders, and workforce stability that our residents deserve. With a labor peace agreement in place, this development can provide access to quality jobs with benefits and upward mobility.
For our youth, this project opens doors that currently do not exist close to home, internships, exposure to hospitality and event management careers, as well as opportunities to gain real-world experience without having to leave their community. Too often, young people in Del

Valle have to travel across the city just to access these kinds of opportunities. This project makes these opportunities accessible to our children.

The hotel and conference center also have the potential to serve as a long-overdue economic anchor. For too long, residents have had to leave Del Valle for basic amenities, dining, and gathering spaces. This type of investment helps change that reality and can attract additional services that have historically bypassed our community.

Finally, the projected tax revenue estimated to exceed $10 million in its first full year, represents a critical investment not just in infrastructure, but in people. At a time when local jurisdictions like Del Valle ISD, the City of Austin, and Central Health are facing increasing financial pressures, projects like this help generate the resources needed to sustain essential services without placing additional burden on taxpayers.

This is more than a development project; it is an opportunity to make up for years of underinvestment and ensure that Del Valle is not left behind again.

Projects of this scale should be evaluated by the impact they will have on the communities around them. With its commitments to public space, workforce development, and economic opportunity, this project represents a step in the right direction.

We appreciate the opportunity to provide input and respectfully encourage the City Council to support this project.

Sincerely,
Susanna Ledesma Woody
Board President: Del Valle Community Coalition