

**LAND USE PLAN**

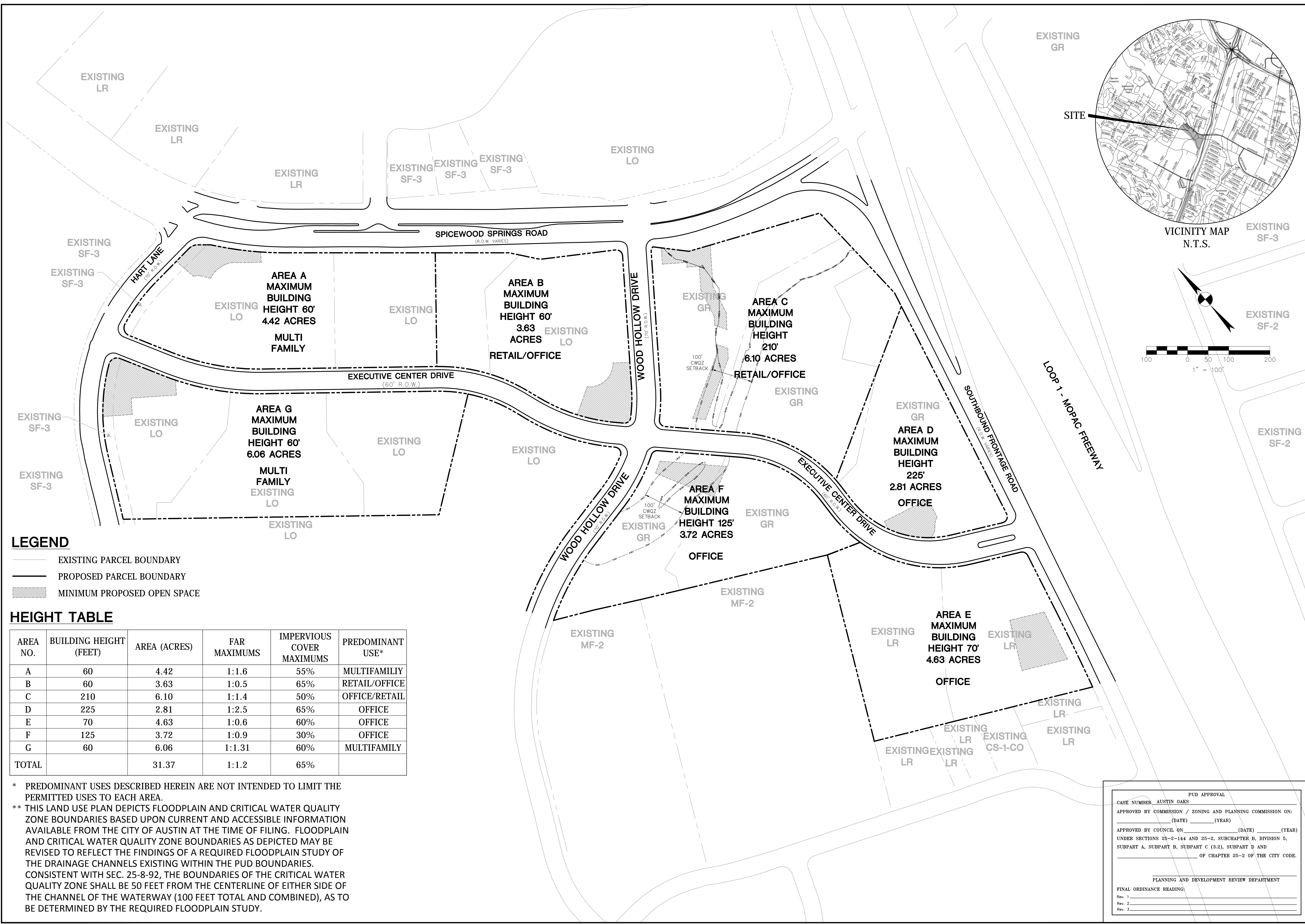
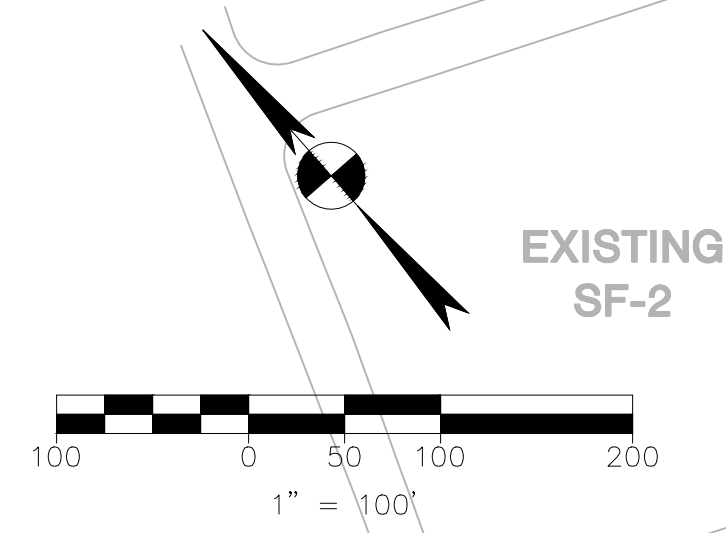
AUSTIN OAKS PUD  
 SPIRE REALTY GROUP, LP

DRAWN BY: RT  
 DESIGNED BY: AH  
 QA / OC: AH/JM  
 PROJECT NO.: R010336310002

SHEET  
**1**  
 OF 3



VICINITY MAP  
 N.T.S.



**LEGEND**

- EXISTING PARCEL BOUNDARY
- - - PROPOSED PARCEL BOUNDARY
- ▨ MINIMUM PROPOSED OPEN SPACE

**HEIGHT TABLE**

AREA NO.	BUILDING HEIGHT (FEET)	AREA (ACRES)	FAR MAXIMUMS	IMPERVIOUS COVER MAXIMUMS	PREDOMINANT USE*
A	60	4.42	1:1.6	55%	MULTIFAMILY
B	60	3.63	1:0.5	65%	RETAIL/OFFICE
C	210	6.10	1:1.4	50%	OFFICE/RETAIL
D	225	2.81	1:2.5	65%	OFFICE
E	70	4.63	1:0.6	60%	OFFICE
F	125	3.72	1:0.9	30%	OFFICE
G	60	6.06	1:1.31	60%	MULTIFAMILY
TOTAL		31.37	1:1.2	65%	

\* PREDOMINANT USES DESCRIBED HEREIN ARE NOT INTENDED TO LIMIT THE PERMITTED USES TO EACH AREA.  
 \*\* THIS LAND USE PLAN DEPICTS FLOODPLAIN AND CRITICAL WATER QUALITY ZONE BOUNDARIES BASED UPON CURRENT AND ACCESSIBLE INFORMATION AVAILABLE FROM THE CITY OF AUSTIN AT THE TIME OF FILING. FLOODPLAIN AND CRITICAL WATER QUALITY ZONE BOUNDARIES AS DEPICTED MAY BE REVISED TO REFLECT THE FINDINGS OF A REQUIRED FLOODPLAIN STUDY OF THE DRAINAGE CHANNELS EXISTING WITHIN THE PUD BOUNDARIES. CONSISTENT WITH SEC. 25-8-92, THE BOUNDARIES OF THE CRITICAL WATER QUALITY ZONE SHALL BE 50 FEET FROM THE CENTERLINE OF EITHER SIDE OF THE CHANNEL OF THE WATERWAY (100 FEET TOTAL AND COMBINED), AS TO BE DETERMINED BY THE REQUIRED FLOODPLAIN STUDY.

PUD APPROVAL

CASE NUMBER AUSTIN OAKS

APPROVED BY COMMISSION / ZONING AND PLANNING COMMISSION ON: \_\_\_\_\_ (DATE) \_\_\_\_\_ (YEAR)

APPROVED BY COUNCIL ON \_\_\_\_\_ (DATE) \_\_\_\_\_ (YEAR)

UNDER SECTIONS 25-2-144 AND 25-2, SUBCHAPTER B, DIVISION 5, SUBPART A, SUBPART B, SUBPART C (3.2), SUBPART D AND \_\_\_\_\_ OF CHAPTER 25-2 OF THE CITY CODE.

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

FINAL ORDINANCE READING:

Rev. 1 \_\_\_\_\_

Rev. 2 \_\_\_\_\_

Rev. 3 \_\_\_\_\_