

PUD NOTES

- ALL PARKING FOR THE OFFICE AND RESIDENTIAL PORTIONS OF THE PUD SHALL BE PROVIDED IN STRUCTURED PARKING FACILITIES; PROVIDED, HOWEVER, SURFACE PARKING MAY BE PROVIDED FOR (A) LEASING OFFICES, (B) VISITORS, (C) TOWNHOMES AND (D) IN ON-STREET LOCATIONS.
- AT LEAST 1,500 SQUARE FEET OF USABLE FIRST FLOOR RETAIL SPACE SHALL BE OFFERED TO _____ ON A "RENT-FREE" BASIS FOR A PERIOD OF 25 YEARS FROM THE ISSUE DATE OF THE CERTIFICATE OF OCCUPANCY FOR SUCH SPACE. OCCUPANT SHALL BE RESPONSIBLE FOR ELECTRIC AND UTILITY CHARGES FOR THE SPACE FOR THE TERM PERIOD.
- IN ACCORDANCE WITH CHAPTER 25-2, SUBCHAPTER E, SECTION 2.7 (PRIVATE COMMON OPEN SPACE AND PEDESTRIAN AMENITIES), THE MINIMUM AMOUNT OF OPEN SPACE WITHIN THE PROJECT SHALL BE _____ SQUARE FEET (25% ABOVE THE TIER 1 PUD REQUIREMENT).
- DEVELOPMENT OF THE PUD SHALL COMPLY WITH THE REQUIREMENTS OF THE AUSTIN ENERGY GREEN BUILDING (AEGB) MULTIFAMILY, SINGLE FAMILY OR COMMERCIAL RATING SYSTEM FOR A MINIMUM THREE-STAR RATING. CERTIFICATION FROM AEGB SHALL BE BASED ON THE VERSION OF THE RATING SYSTEM IN EFFECT AT THE TIME RATINGS APPLICATIONS ARE SUBMITTING FOR INDIVIDUAL BUILDINGS.
- THE PUD WILL BE FULLY COMPLIANT WITH CHAPTER 25-2, ARTICLE 10 (COMPATIBILITY STANDARDS) OF THE CODE.
- THE PUD WILL PROVIDE A MINIMUM OF 100,000 SQUARE FEET OF RETAIL, CIVIC OR PEDESTRIAN ORIENTED USES.
- THE PUD SHALL MEET OR EXCEED ONSITE WATER QUALITY TREATMENT IN ACCORDANCE WITH THE STANDARDS OUTLINED IN CHAPTER 25-9 OF THE CITY CODE FOR THE 31.37 ACRES OF THE PUD THAT IS CURRENTLY UNTREATED.
- PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR ANY INDIVIDUAL BUILDING WITHIN THE PROJECT, AN INTEGRATED PEST MANAGEMENT (IPM) PLAN THAT FOLLOWS THE GROW GREEN PROGRAM SHALL BE SUBMITTED TO THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT FOR APPROVAL.
- THE PUD SHALL EXCEED THE MINIMUM CITY OF AUSTIN LANDSCAPE REQUIREMENTS. 100 PERCENT OF THE LANDSCAPING ON SITE SHALL BE DESIGNED AND INSTALLED AS DESCRIBED IN THE CITY OF AUSTIN GROW GREEN NATIVE AND ADAPTED PLANT GUIDE, THE ENVIRONMENTAL CRITERIA MANUAL APPENDIX N OR IN ACCORDANCE WITH CITY OF AUSTIN GREEN STORM WATER QUALITY INFRASTRUCTURE CRITERIA FOR BIOFILTRATION, RAINWATER HARVESTING AND RAIN GARDENS AS PROVIDED IN THE ENVIRONMENTAL CRITERIA MANUAL SECTION 1.6.7.5.
- NO ADDITIONAL DRIVEWAY CUTS ARE PERMITTED ALONG MOPAC BOULEVARD.
- GATED ROADWAYS WITHIN THE PUD ARE NOT ALLOWED; PROVIDED, HOWEVER, SUCH PROHIBITION SHALL NOT BE DEEMED APPLICABLE TO ACCESS POINTS DESIGNATED FOR USE BY EMERGENCY VEHICLES. ADDITIONALLY, PRIVATE RESIDENT OR COMMERCIAL PARKING AREAS MAY BE SECURED WITH A GATE.
- SIDEWALKS IN COMPLIANCE WITH CHAPTER 25-2, SUBCHAPTER E, SECTION 2.2.2 (CORE TRANSIT CORRIDOR SIDEWALK AND BUILDING PLACEMENT) SHALL BE PROVIDED FOR EXECUTIVE CENTER DRIVE, WOOD HOLLOW DRIVE AND THE EASTERN EDGE OF HART LANE WITHIN THE PUD.
- A PEDESTRIAN ORIENTED USE AS DEFINED IN SECTION 25-2-691 (C) (WATERFRONT OVERLAY DISTRICT USES) SHALL BE PROVIDED ON THE FIRST FLOOR OF THE MULTI-STORY COMMERCIAL OR MIXED USE BUILDINGS IN AREAS B, C, D, E AND F.
- IMPERVIOUS COVER IS LIMITED TO 20.39 ACRES (65%) FOR THE ENTIRE PUD AREA AND IS CALCULATED ON AN AGGREGATE (I.E. ENTIRE SITE) BASIS.
- ANY CONSTRUCTION IS PROHIBITED WITHIN THE CRITICAL WATER QUALITY ZONE LOCATED ON SITE MUST COMPLY WITH APPLICABLE CITY REGULATIONS.
- THE PROJECT WILL PRESERVE TREES _____ AS NOTED ON THE LAND USE PLAN. THE HALF-CRITICAL ROOT ZONE AS SHOWN ON THE LAND USE PLAN WILL REMAIN UNDISTURBED. ALL PROPOSED IMPACTS WITHIN THE ½ CRITICAL ROOT ZONE MUST BE PERFORMED TO MEET THE INTENT OF THE TREE PRESERVATION ORDINANCE AND ARE SUBJECT TO REVIEW AND/OR MODIFICATION BY THE CITY ARBORIST. THE PROJECT WILL DEVELOP AND ADOPT A FORMAL TREE CARE PLAN AS PART OF THE SITE DEVELOPMENT PERMIT PROCESS. THE DEVELOPMENT AND ADOPTION OF THE TREE CARE PLAN SHALL BE DONE IN CONCERT WITH A CERTIFIED ARBORIST. ALL MITIGATION RATES SHALL BE BASED UPON CITY CODE STANDARDS EXISTING AS OF THE EFFECTIVE DATE OF THIS ORDINANCE.
- PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR ANY INDIVIDUAL BUILDING WITHIN THE PROJECT, THE APPLICANT SHALL PROVIDE ART APPROVED BY THE ART IN PUBLIC PLACES PROGRAM IN A PROMINENT OPEN SPACE BY PROVIDING THE ART DIRECTORY OR BY MAKING A CONTRIBUTION TO THE CITY'S ART IN PUBLIC PLACES PROGRAM (OR SUCCESSOR PROGRAM).
- THE PROJECT WILL CONTAIN A MEETING ROOM OF AT LEAST 500 SQUARE FEET. THE ROOM WILL BE AVAILABLE TO TENANTS WITHIN AND TO COMMUNITY NEIGHBORHOOD GROUPS AND AREA NON-PROFIT ORGANIZATIONS FOR A MINIMUM OF 25 YEARS BEGINNING ON THE DATE A CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE FIRST BUILDING WITHIN THE PROJECT. USE OF THE ROOM BY COMMUNITY NEIGHBORHOOD GROUPS AND NON-PROFIT ORGANIZATIONS SHALL BE ON A RESERVATION BASIS, FREE OF CHARGE, AND SHALL BE SUBJECT TO REASONABLE RULES AND REGULATIONS IMPOSED BY THE OWNER OF THE BUILDING THAT CONTAINS THE MEETING ROOM.
- SIDEWALK AND BICYCLE FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH PAGE 3 OF THE LAND USE PLAN.
- THE PROJECT WILL ACHIEVE A MINIMUM OF FIVE POINTS UNDER THE BUILDING DESIGN OPTIONS OF SECTION 3.3.2 OF CHAPTER 25-2, SUBCHAPTER E (DESIGN STANDARDS AND MIXED USE).
- THE PROJECT WILL COMPLY WITH THE REQUIREMENTS FOR AFFORDABLE HOUSING OPTIONS IN ACCORDANCE WITH THE ESTABLISHED PUD REGULATIONS, CALCULATED ON THE RESIDENTIAL PORTION OF THE PROJECT ONLY. PARTICIPATION WILL BE PROVIDED BY EITHER PROVIDING ON-SITE UNITS OR BY PAYING A FEE-IN-LIEU.
- 2.5 PERCENT OF RESIDENTIAL UNITS IN THE PROJECT SHALL BE FULLY ACCESSIBLE TYPE A DWELLING UNITS, AS DEFINED IN THE 2009 INTERNATIONAL BUILDING CODE, AND WILL MEET THE TECHNICAL REQUIREMENTS DEFINED IN SECTION 1003 OF THE INTERNATIONAL CODE COUNCIL A117.1. TO THE EXTENT THE FOREGOING CALCULATION RESULTS IN A FRACTION, THE NUMBER SHALL BE ROUNDED UP.
- THE PROJECT SHALL PROVIDE ONE INDEPENDENT RETAIL, RESTAURANT OR LOCAL FRANCHISEE WHOSE PRINCIPAL PLACE OF BUSINESS IS IN THE AUSTIN STANDARD METROPOLITAN STATISTICAL AREA USABLE SPACE AT A RENT 15% BELOW THE PREVAILING MARKET RENT WHEN THE LEASE OR OTHER ARRANGEMENT FOR PROVIDING THE SPACE IS EXECUTED FOR A TERM OF 25 YEARS. BEFORE EXECUTION, THE OWNER SHALL SUBMIT THE LEASE OR OTHER ARRANGEMENT TO THE DIRECTOR OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT OR HIS DESIGNEE FOR APPROVAL.
- THE PROJECT WILL CONTAIN 40 SPACES, AVAILABLE TO TENANTS AND VISITORS WITHIN THE PROJECT, FOR ELECTRIC VEHICLE CHARGING WITHIN THE PROJECT. A MINIMUM OF 25% OF THE CHARGING INFRASTRUCTURE WILL BE LEVEL 2 (240V), AND, THE PROJECT WILL PARTICIPATE IN AUSTIN ENERGY'S PLUG-IN EVERYWHERE NETWORK FOR ELECTRIC VEHICLE CHARGING. THE ELECTRIC VEHICLE CHARGING SPACES WILL BE DISTRIBUTED THROUGHOUT PROJECT.
- THE GR SITE DEVELOPMENT STANDARDS ARE APPLICABLE TO THE LOTS EAST OF WOOD HOLLOW DRIVE AND LO-MU SITE DEVELOPMENT STANDARDS ARE APPLICABLE TO THE LOTS WEST OF WOOD HOLLOW DRIVE. CRITERIA SHOWN IN THE SITE DEVELOPMENT STANDARDS TABLE SUPERSEDE THE PROPOSED BASE DISTRICT REQUIREMENTS.
- ALL LAND USES PERMITTED IN THE GR BASE DISTRICT ARE ALLOWED. LAND USES LISTED IN THE ADDITIONAL PERMITTED USES TABLE SHALL BE PERMITTED WITHIN THE PUD.

MODIFICATIONS TO CODE

THE PUD SPECIFIC PERFORMANCE STANDARD IDENTIFIED HEREIN SHALL APPLY IN LIEU OF OTHERWISE APPLICABLE CODE SECTIONS, CITY REGULATIONS OR THE CITY POLICIES.

- MODIFICATION TO SECTION 25-2-21 OF THE LAND DEVELOPMENT CODE TO MODIFY THE DEFINITION OF SITE TO ALLOW FOR THE PUD TO COMPLY WITH SITE DEVELOPMENT REGULATIONS ON AN OVERALL CONTIGUOUS BASIS, RATHER THAN TRACT BY TRACT.
- MODIFICATION TO SECTION 25-2-243 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR THE PUD AREA TO BE CONSIDERED CONTIGUOUS IN THE ZONING APPLICATION.
- MODIFICATION TO CHAPTER 25-2, SUBCHAPTER E OF THE LAND DEVELOPMENT CODE TO ALLOW ALTERNATIVE EQUIVALENT COMPLIANCE TO SECTIONS 2.2.1, 2.2.3 AND 3.2.2.

ADDITIONAL PERMITTED USES

CLUB OR LOUNGE****
 COCKTAIL LOUNGE****
 CONDOMINIUM RESIDENTIAL
 DUPLEX RESIDENTIAL
 FOOD PREPARATION****
 LIQUOR SALES****
 MULTI-FAMILY RESIDENTIAL
 RETIREMENT HOUSING (LARGE SITE)
 RETIREMENT HOUSING (SMALL SITE)
 TELECOMMUNICATION TOWER
 TOWNHOUSE RESIDENTIAL
 TWO-FAMILY RESIDENTIAL

**** THESE USES ARE PROHIBITED ON AREAS A AND G

ADDITIONAL PROHIBITED USES

AUTOMOTIVE REPAIR SALES
 AUTOMOTIVE SALES
 AUTOMOTIVE WASHING (OF ANY TYPE)
 EXTERMINATION SERVICES
 FUNERAL SERVICES
 DRIVE THRU USES

SITE DEVELOPMENT STANDARDS

MINIMUM LOT SIZE	5,750 SQ. FT.
MINIMUM LOT WIDTH	50 FT.
MAXIMUM BUILDING COVERAGE	75%
MAXIMUM IMPERVIOUS COVER	65%
MAXIMUM FLOOR AREA RATIO	1.20
MAXIMUM BUILDING HEIGHT	*
MAXIMUM BUILDING SETBACK	**
FRONT YARD	
STREET SIDE YARD	
INTERIOR SIDE YARD	
REAR YARD	
MAXIMUM RESIDENTIAL UNITS	610
MAXIMUM RETAIL ***	112,100 SQ. FT.
MAXIMUM OFFICE	872,000 SQ. FT.

* SEE HEIGHT TABLE ON PAGE 1 OF THE LAND USE PLAN FOR PARCEL HEIGHTS

** SETBACKS WILL BE GOVERNED BY COMMERCIAL DESIGN STANDARDS FOR BUILDING PLACEMENTS, ASSOCIATED ALTERNATIVE EQUIVALENT COMPLIANCE OR STANDARD GR IF NOT APPLICABLE.

*** MAXIMUM ALLOWED RETAIL INCLUDES A MAXIMUM OF 11,000 SQ. FT. OF RESTAURANT USES

BURY
 221 West Sixth Street, Suite 600
 Austin, Texas 78701
 Tel. (512) 328-0011 Fax (512) 328-0325
 TBPE # F-1048 TBPLS # F-10107500
 Copyright © 2014

LAND USE PLAN
 NOTES

AUSTIN OAKS PUD

SPIRE REALTY GROUP, LP

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 _____

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

SHEET
2
 OF 3