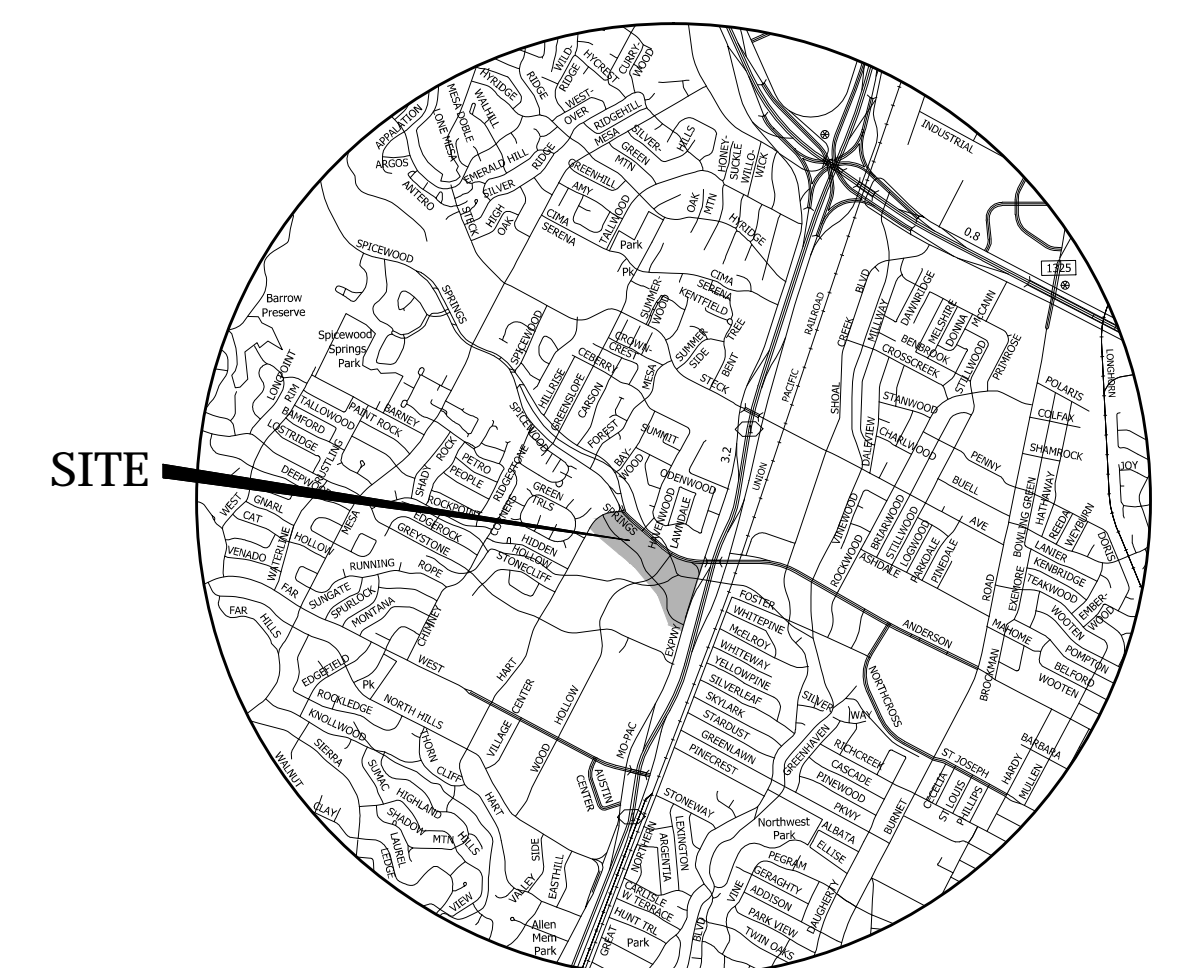


**LAND USE PLAN**

AUSTIN OAKS PUD  
 SPIRE REALTY GROUP, LP

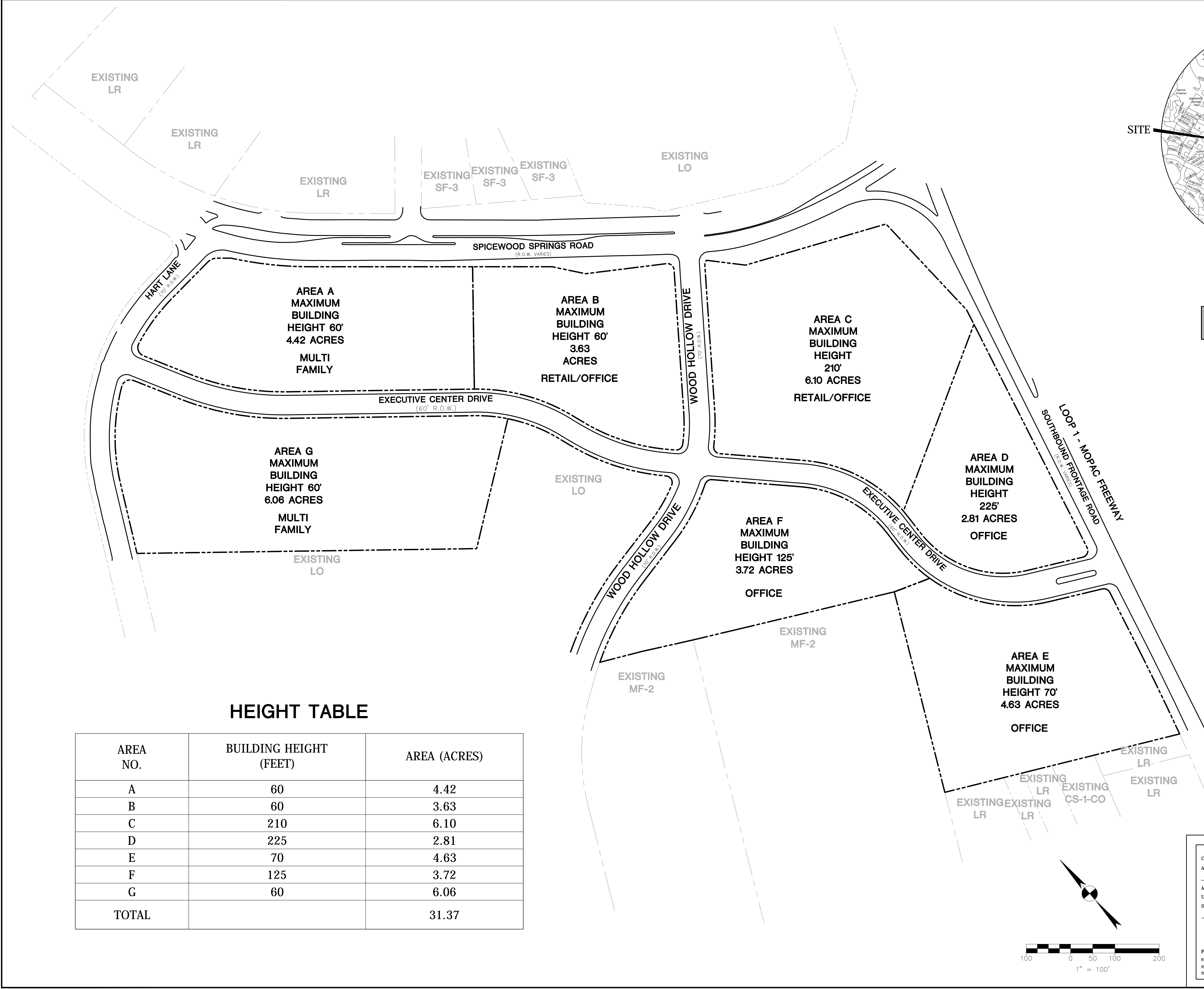
DRAWN BY: RT  
 DESIGNED BY: AH  
 QA / OC: AH/JM  
 PROJECT NO.: R010336310002

SHEET  
**1**  
 OF 2



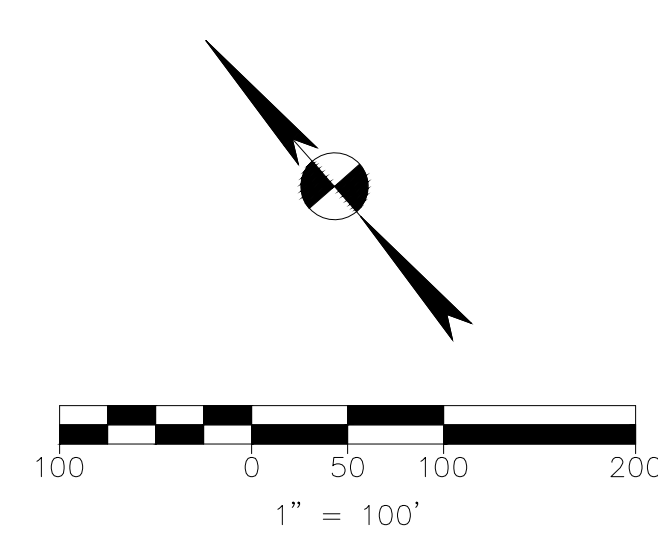
VICINITY MAP  
 N.T.S.

**DRAFT**  
 06/17/2014



**HEIGHT TABLE**

AREA NO.	BUILDING HEIGHT (FEET)	AREA (ACRES)
A	60	4.42
B	60	3.63
C	210	6.10
D	225	2.81
E	70	4.63
F	125	3.72
G	60	6.06
<b>TOTAL</b>		<b>31.37</b>



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 \_\_\_\_\_

W:\Austin Oaks\04-Planning\01-Schematic\2014-06-17 PUD Plan\Working\CAD\14 0505 AustinOaks\_sheet1.dwg modified by rthomson on Jun 17, 14 5:20 PM

**PUD NOTES**

1. THE GR SITE DEVELOPMENT STANDARDS ARE APPLICABLE TO THIS PUD. CRITERIA SHOWN IN THE SITE DEVELOPMENT STANDARDS TABLE SUPERSEDE THE PROPOSED BASE DISTRICT REQUIREMENTS.
2. 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.
1. 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.
  2. 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.
  3. 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

**ADDITIONAL PROHIBITED USES**

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

**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	

- \* 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.

**DRAFT**  
 06/17/2014

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 Rev. 2 \_\_\_\_\_  
 Rev. 3 \_\_\_\_\_