

PUD NOTES

- 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.
- Impervious cover is limited to 15.69 acres (50%) for the entire PUD area and is calculated on an aggregate (i.e. entire site) basis.
- The PUD shall contain a maximum of 277 residential units.
- A minimum of 4 acres of privately-owned/maintained, publically-accessible parkland shall be provided within the boundaries of the PUD.
- 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 two-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.
- 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) retail/restaurant uses, (d) on-street locations and (e) loading. Parking structures will have minimal visual presence from neighborhood property owners and public ROW through use of architectural elements and screening.
- No additional driveway cuts are permitted along Mopac Expressway.
- Gated roadways within the PUD are not allowed. 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.
- Sidewalk and bicycle facilities shall be constructed in accordance with page 3 of the Land Use Plan.
- The owner shall provide funding in the amount of \$150,000 payable to _____ for the installation of pedestrian hybrid beacons, rapid flashing beacons, or similar infrastructure at designated crossings along Far West Boulevard. Payment shall be made prior to issuance of the first Certificate of Occupancy for the PUD.
- The owner shall enter into the formation of a trust under the name Austin Oaks Transportation Trust. From and after the issuance of the first Certificate of Occupancy for the project and until the trust has received \$9,000,000, the trust shall receive proceeds equal to 0.2% of the ad valorem value of the property that is redeveloped pursuant to the terms of the PUD. The funds in the trust shall be utilized for area transportation improvements as determined by the board of directors of the trust. The final terms of this trust shall be recorded in a restrictive covenant on the property within 45 days of the effective date of this ordinance.
- The project will provide 40 public dedicated spaces and charging infrastructure for electric vehicle charging within the project. A minimum of 25% of the charging infrastructure will be level 2 (240v) and participate in Austin Energy's Plug-In Everywhere network. The remaining spaces can provide electric service via level 1 (120v) reggedized outlets.
- On-site shower facilities with lockers shall be provided for employees of owners or tenants of the project, or cyclists who have been granted access to on-site secure bicycle parking by the owner of the property. On-site shower facilities shall include one facility for each gender. The facilities shall be separately accessible from commercial/retail toilet facilities and include an area for changing clothes and storing personal items. Total bike parking spaces within the project shall be a minimum of 318 spaces. At least 159 bicycle parking spaces shall be located within the structured parking facilities and shall be either (a) Class 1 racks/parking spaces as defined in the City of Austin Transpiration Criteria manual or (b) spaces in a locked bicycle storage room with a means to secure individual bicycles within the room. Review and approval by the City of Austin Bicycle Program, or any successor program, is required prior to site plan approval.
- The owner shall provide funding in the amount of \$25,000 to the City of Austin Neighborhood Connectivity Department for striping of bicycle lanes within the existing right of way of Wood Hollow Drive from the intersection of Wood Hollow Drive and Spicewood Springs Road to the intersection of Wood Hollow Drive and Far West Boulevard. The City of Austin shall be responsible for approval and construction of such improvements. Funding shall be provided by the owner prior to the issuance of the first Certificate of Occupancy for the project.
- The owner shall provide funding in the amount of \$25,000 to Capital Metropolitan Transportation Authority for improvements or construction of bus stops in the immediate area of the PUD. Capital Metropolitan Transportation Authority shall be responsible for approval and construction of such improvements. Funding shall be provided by the owner prior to the issuance of the first Certificate of Occupancy for the project.
- At least 1,500 square feet of usable space shall be offered to Austin Fire Department Wildfire Division 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.
- The project will contain a meeting room of at least 500 square feet. The room will be available to tenants within the project 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.
- 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 PUD will provide a minimum of 60,000 square feet of retail, civic or pedestrian-oriented uses. Of the total amount of retail, civic or pedestrian-oriented uses, 50,000 square feet shall be devoted to restaurant space.
- 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.
- 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 7.33 acres (25% above the Tier 1 PUD requirement).
- The project shall exceed onsite water quality treatment in accordance with the standards outlined in Chapter 25-8, article 6 of the City code for the entire 31.37 acres of the PUD.
- 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 project shall exceed the minimum City of Austin landscape requirements by 10%. 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.
- The project shall achieve an additional 25% removal of total suspended solids (TSS) above that which is required under the Environmental Criteria Manual for runoff in sedimentation/filtration systems.
- The project shall employ integrated Low Impact Development stormwater management practices, as defined by the Low Impact Development Center, Texas LID, or other authorities cited in the Environmental Criteria Manual or generally known as exemplary professional organizations in Central Texas, for the purpose of addressing both pollutant removal from storm water flows and protection of predevelopment hydrological functions.
- The owner of the project will voluntarily evaluate and remove invasive species, as identified in the City of Austin Invasive Species Management Plan, within the project, including the Critical Water Quality Zone. Once removal is complete, the owner shall continue to maintain the Critical Water Quality Zone area in such a fashion, in consultation with and under the supervision of the Director of the Watershed Protection Department or the Director's designee.
- The project shall utilize landscaping that exceeds by a minimum of 5% the area of street yard that must be landscaped under Section 2.4.1(A)(1) of the Environmental Criteria Manual.
- The Land Use Plan depicts the City of Austin Fully Developed 100-year floodplain and Critical Water Quality Zone boundaries based on current and accessible information available from the City of Austin at the time of approval. 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 project to be conducted in association with the filing of a development application on the property as required. Consistent with Section 25-8-92, the boundaries of the Critical Water Quality Zone coincide with the boundaries of the 100-year floodplain under fully developed conditions as available from the City of Austin; provided that the boundary is not less than 50 feet and not more than 400 feet from the centerline of the waterway.
- The owner shall establish and maintain a setback of at least 25 feet from the edge of rim rock features existing on the property.
- The project shall preserve all Critical Environmental Features (CEF's) and shall maintain the buffers as shown on the Land Use Plan.
- The project shall utilize rainwater harvesting, with collection of rainwater from structures comprising a minimum of 75% of the rooftop square footage of the project. Collected rainwater shall be utilized for on-site irrigation.
- The project will preserve more than 57% of the overall caliper tree inches within the project. Within the project a minimum of 89% of the caliper inches of heritage trees (24 inches and larger) will be preserved, 50% of the caliper inches of protected trees (19 inches to 24 inches) will be preserved and more than 50% of the caliper inches of non-protected and non-heritage trees will be preserved. As shown on the tree survey included as page 4 of the Land Use Plan, trees identified as 1038, 1075, 1077, 1079, 1108, 2107, 2173, 2227 and 2233 may be removed. Tree number _____ and _____ must be replaced in either Area A or Area G under the supervision of the City Arborist. 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 the PUD. Trees reflected in these calculations reflect trees within the site and within the ROW for adjacent roadways. These calculations assume some flexibility in design with respect to Core Transit Corridor standards along Executive Center Drive and Wood Hollow Drive.
- A portion of the tree removal on the site will be mitigated to the extent practicable by replacing invasive species in existing riparian environments with trees on Appendix F suitable for placement in the Critical Water Quality Zone. The number and caliper inches of replacement trees in the Critical Water Quality Zone will be subject to approval of the Director of the Watershed Protection Department, or the Director's designee, such that no adverse impacts will be realized from the invasive species removal (and subsequent new tree placement) on the 100-year fully developed floodplain upstream of the site, or downstream of the site.
- The PUD will provide for the removal of approximately 1.5 acres of impervious cover situated within the critical root zone of existing trees utilizing the special construction techniques as defined in the City of Austin Environmental Criteria Manual. Trees reflected in these calculations reflect trees within the site and within the ROW for adjacent roadways. These calculations assume some flexibility in design with respect to Core Transit Corridor standards along Executive Center Drive and Wood Hollow Drive.
- Existing impervious cover located within the Critical Water Quality Zone shall be removed.
- Upon the effective date of this PUD and the approval of a site plan for the portion of the project designated as Area F on the Land Use Plan, the existing site plan styled as Austin Oaks Restaurant (SP-2013-0058CT) shall immediately terminate and be of no effect.
- No activities will be undertaken within the FEMA 100-year floodplain, or in areas below the Ordinary High Water Mark, of waterways on the site such that a permit would be required from any federal agency.
- Prior to issuance of the first Certificate of Occupancy for any individual building within the project, the owner shall provide art approved by the Art in Public Places Program in a prominent open space by providing the art directly or by making a contribution to the City's Art in Public Places Program (or successor program).
- 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. 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.
- Any cell towers or similar communications or information relay facilities existing within the project shall be screened or architecturally incorporated into the project.
- The project shall incorporate a publicly-accessible hiking trail throughout the project.
- The owner shall provide funding in the amount of \$150,000 payable to _____ for improvements to the playground and park area located at the Doss Elementary campus. These improvements shall include (a) new exercise trail, including inner and outer loop; (b) new fitness station and multiuse equipment; (c) shade canopies over existing play equipment; (d) new benches at play areas; (e) replacement of surfaces on existing playground; and (f) resurfacing of sports court. Funding shall be provided by the owner prior to the issuance of the first Certificate of Occupancy for the project.

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.
- MODIFICATION TO SECTION 25-3-1063 OF THE LAND DEVELOPMENT CODE TO MODIFY HEIGHT LIMITATION AND SETBACKS FOR LARGE SITES TO ACCOMMODATE THE HEIGHTS AS DEPICTED ON THE LAND USE PLAN .

SITE DEVELOPMENT STANDARDS

MINIMUM LOT SIZE	5,750 SQ. FT.
MINIMUM LOT WIDTH	50 FT.
MAXIMUM BUILDING COVERAGE	50%
MAXIMUM IMPERVIOUS COVER	50%
MAXIMUM FLOOR AREA RATIO	1:1
MAXIMUM BUILDING HEIGHT	*
MAXIMUM BUILDING SETBACK	**
FRONT YARD	
STREET SIDE YARD	
INTERIOR SIDE YARD	
REAR YARD	
MAXIMUM RESIDENTIAL UNITS	277
MAXIMUM RETAIL ***	70,000 SQ. FT.
MAXIMUM OFFICE	910,000 SQ. FT.

* SEE SITE DEVELOPMENT STANDARDS 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 SITE DEVELOPMENT STANDARDS IF NOT APPLICABLE.

*** MAXIMUM ALLOWED RETAIL INCLUDES A MINIMUM OF 50,000 SQ. FT. OF RESTAURANT USES.

ADDITIONAL PERMITTED USES

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

**** THESE USES ARE PROHIBITED ON AREA G

ADDITIONAL PROHIBITED USES

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

PEDESTRIAN ORIENTED USES

ART GALLERY	GENERAL RETAIL SALES
ART SHOP	LIQUOR SALES
COCKTAIL LOUNGE	PARK AND RECREATIONAL SERVICES
CONSUMER CONVENIENCE SERVICES	PERSONAL IMPROVEMENT SERVICES
CULTURAL SERVICES	PERSONAL SERVICES
DAYCARE SERVICES (LIMITED, GENERAL, OR COMMERCIAL)	RESIDENTIAL USES
FINANCIAL SERVICES	RESTAURANT (LIMITED OR GENERAL) WITHOUT DRIVE-IN SERVICES
FOOD SALES	

BURY
 221 West Sixth Street, Suite 600
 Austin, Texas 78701
 Tel. (512) 328-0011 Fax (512) 328-0325
 TBPE #F-1048 TBPLS # F-107500
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LAND USE PLAN

AUSTIN OAKS PUD

SPIRE REALTY GROUP, LP

DRAWN BY: RT

DESIGNED BY: ZH

QA / OC: RT/ZH

PROJECT NO.: R010336310002

SHEET

2

OF

4

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 _____