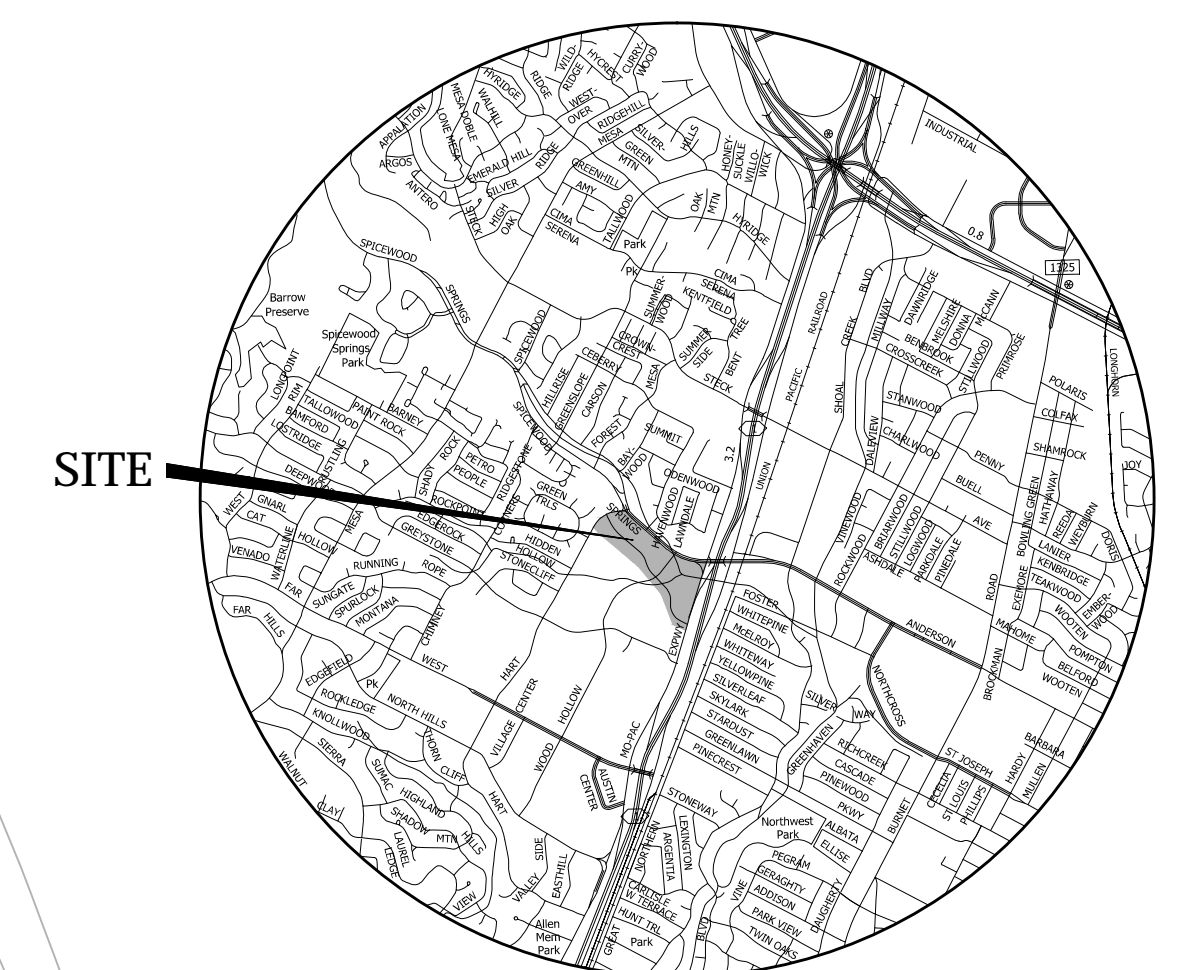


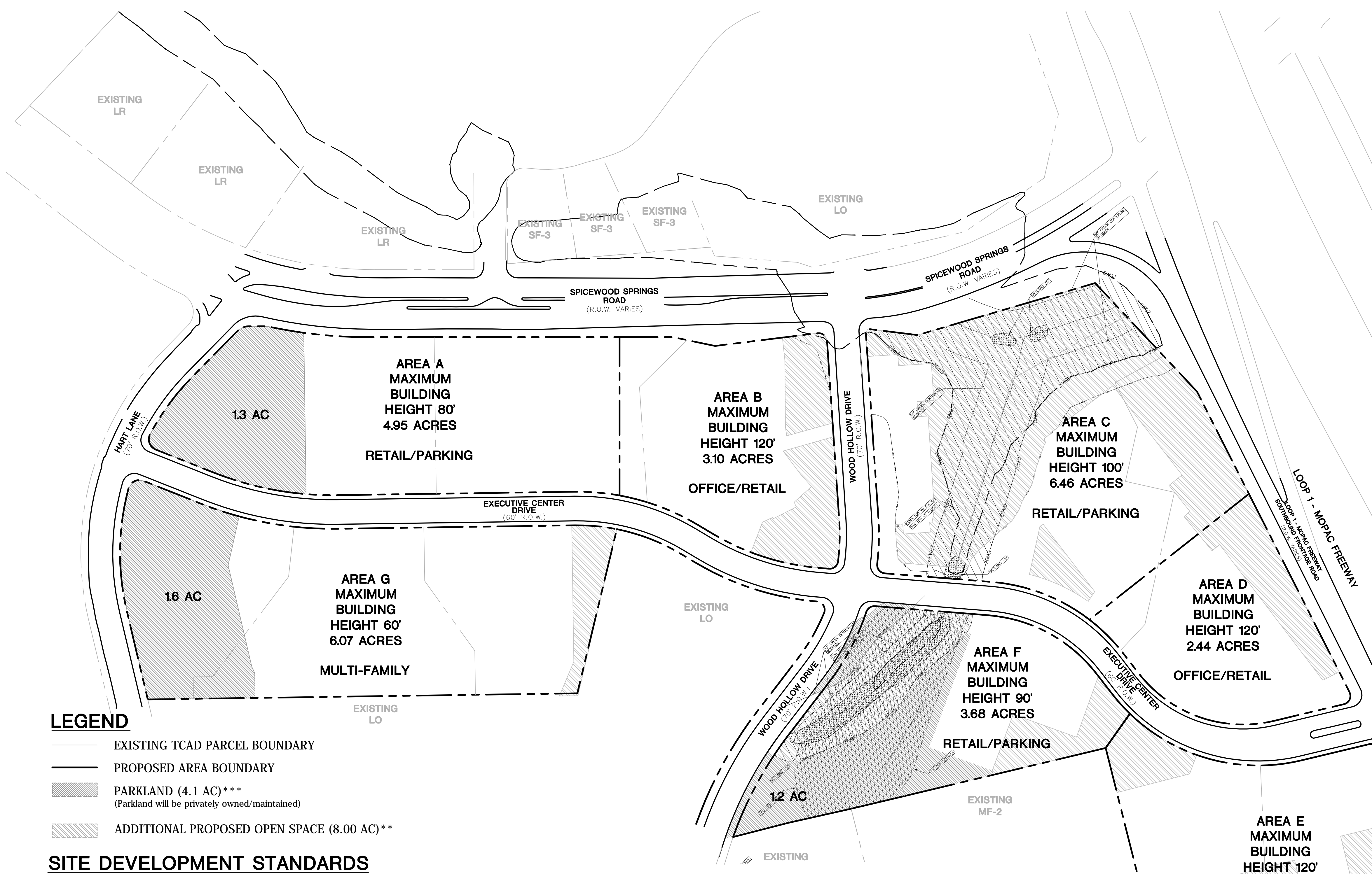
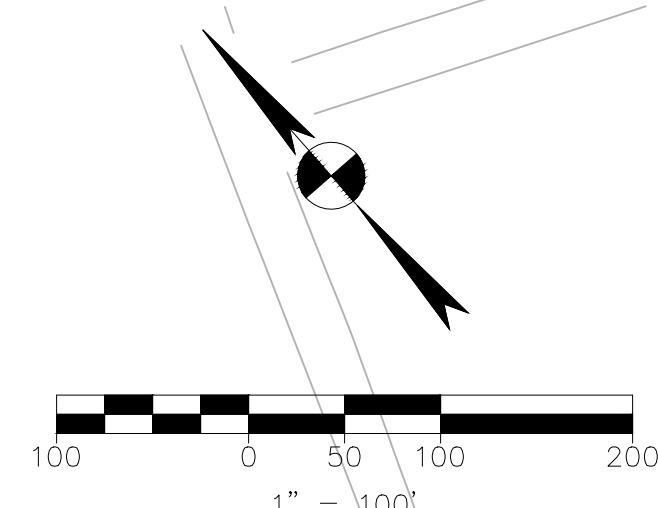
LAND USE PLAN

AUSTIN OAKS PUD
 SPIRE REALTY GROUP, LP

DRAWN BY: RT
 DESIGNED BY: ZH
 GN / OC: RT/ZH
 PROJECT NO.: R010336310002
 SHEET
1
 OF 4



VICINITY MAP
 N.T.S.



LEGEND

- EXISTING TCAD PARCEL BOUNDARY
- PROPOSED AREA BOUNDARY
- ▨ PARKLAND (4.1 AC)**
 (Parkland will be privately owned/maintained)
- ▨ ADDITIONAL PROPOSED OPEN SPACE (8.00 AC)**

SITE DEVELOPMENT STANDARDS

AREA NO.	BUILDING HEIGHT (FEET)	AREA (ACRES)	FAR MAXIMUMS	IMPERVIOUS COVER MAXIMUMS	PREDOMINANT USE*
A	80	4.95	0.2:1	55%	RETAIL
B	120	3.10	2.6:1	65%	OFFICE/RETAIL
C	100	6.46	0.1:1	50%	RETAIL
D	120	2.44	2.5:1	65%	OFFICE/RETAIL
E	120	4.67	1.6:1	60%	OFFICE
F	90	3.68	0.1:1	30%	RETAIL
G	60	6.07	1.2:1	60%	MULTIFAMILY
TOTAL		31.37	1:1	50%	

* PREDOMINANT USES DESCRIBED HEREIN ARE NOT INTENDED TO LIMIT THE PERMITTED USES TO EACH AREA.
 ** OPEN SPACE AREAS ARE SUBJECT TO RELOCATION/MODIFICATION.
 *** PARKLAND WILL COUNT TOWARD OPEN SPACE CALCULATIONS.
 **** IMPERVIOUS COVER MAY BE ADJUSTED WITHIN INDIVIDUAL AREAS. HOWEVER, THE OVERALL IMPERVIOUS COVER SHALL NOT EXCEED 50% OF THE TOTAL ACREAGE.

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	SEE CHART
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.

***** 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 AND COCKTAIL LOUNGES.

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 ZONING DEPARTMENT REVIEW

FINAL ORDINANCE READING:

Rev. 1 _____

Rev. 2 _____

Rev. 3 _____