

**PUD NOTES**

- The GR site development standards are applicable to the Areas east of Wood Hollow Drive and LO-MU site development standards are applicable to the Areas 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 4.1 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 that provides a minimum of 40 feet of vehicle storage space between the gate and the street property line.
- 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.
- From and after the issuance of the first Certificate of Occupancy for the project and until the City has received \$9,000,000, the City 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 contributed to the City shall be utilized for transportation improvements in the general area of the project.
- 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) ruggedized 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 150% of the bicycle parking spaces required under Appendix A. At least 50% of the total 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 the widening of Anderson Lane from Mopac Expressway to Shoal Creek Boulevard in order to provide 6' bicycle lanes in each direction or other similar improvements as determined by the Neighborhood Connectivity Department.
- 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 Zoning Department or his designee for approval.
- The PUD will provide a minimum of 70,000 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 or cocktail lounge 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 (but not parking garages) 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 12 acres (200% of 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.
- Note intentionally deleted.
- The project shall provide for the preservation of the Critical Environmental Features located within the PUD boundaries. Setbacks as indicated on Page 1 of the Land Use Plan shall be maintained to allow for the restoration and preservation of such Features.
- 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 comply with existing standards in the City Code as of the effective date of the PUD regarding tree removal and mitigation; provided that:
  - The measurements of trees within the project shall be based on the tree survey completed on November 22, 2013;
  - The project will preserve more than 63% of the overall caliper tree inches within the project;
  - The project will preserve a minimum of 90% of the caliper inches of heritage trees (24 inches and larger); trees identified as 1038, 1075, 1077, 1108, 2107, 2173, 2227 and 2233 on the tree survey included as Page 4 of the Land Use Plan may be removed;
  - Tree number 1079 shall be relocated in either Area A or G under the supervision of the City Arborist;
  - The project shall relocate a minimum of 300 inches of trees less than 12 inches in size within the project;
  - All proposed impacts within the ½ critical root zone must be performed to meet with 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, and the development and adoption of the tree care plan shall be done in concert with a certified arborist;
- All mitigation rates shall be at 105% of the rates reflected in the City Code as of the effective date of the PUD;
  - 75% of the mitigation for the project shall be done on-site;
  - Trees reflected in these calculations reflect trees within the site and within the immediately adjacent one-half of the right-of-way of adjacent roadways; and
  - These calculations assume some flexibility 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 Development Services 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 as determined by City Council.
- 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, in a dedicated public easement, 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.
- An ADA accessible route shall be provided from public right-of-way to all inhabited structures. Additionally, such structures shall provide accessible parking in compliance with Section 25-6-475 of the Code (Parking Requirements for Persons with Disabilities).
- In Areas A, C and F, the portion of any parking structures that have frontage on Executive Center Drive must utilize pedestrian-oriented uses as defined in Section 25-2-691 (C)(Waterfront Overlay District Uses), and supplemented on Page 2 of the Land Use Plan, in 50% or more of the ground floor spaces that face Executive Center Drive.
- A pedestrian/bicycle easement shall be provided midblock on Area A. The location and dedication of such easement shall be established prior to approval of the first site development permit for Area A.
- Cut in excess of four (4) feet shall not be permitted within 300 feet of the existing Spicewood Springs Water Well. Construction and excavation beyond the 300 foot buffer shall be inspected and monitored by an on-site professional geologist.
- The project shall provide enhancements to widen the cross section to one back of the creek channel north of Executive Center Drive. Such improvements shall be conducted to an extent that such enhancements would not trigger federal review or permits.
- The total square footage of cocktail lounges in the PUD shall not exceed 15,000 square feet.

**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.
- MODIFICATION TO SECTION 25-8-251(C)(1)(a) OF THE LAND DEVELOPMENT CODE TO MODIFY THE CRITICAL ENVIRONMENTAL FEATURE SETBACK FROM 150 FEET TO 25 FEET FOR A PORTION OF THE RIMROCK FEATURE LOCATED IN AREA F.

**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	

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LAND USE PLAN

AUSTIN OAKS PUD  
 SPIRE REALTY GROUP, LP

DRAWN BY: RT  
 DESIGNED BY: ZH  
 GN / OC: RT/ZH  
 PROJECT NO.: R010336310002

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	_____

SHEET  
**2**  
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