

# *APPLICANT'S DRAFT*

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY COMMONLY KNOWN AS THE AUSTIN OAKS PLANNED UNIT DEVELOPMENT LOCATED AT 3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724 and 3737 Executive Center Drive and 7601, 7718 and 7719 Wood Hollow Drive FROM LIMITED OFFICE (LO), NEIGHBORHOOD COMMERCIAL (LR) AND COMMUNITY COMMERCIAL (GR) TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base zoning districts from limited office (LO), neighborhood commercial (LR) and community commercial (GR) districts to planned unit development (PUD) combining district on the property described in File C814-2014-0120 on file at the Planning and Zoning Department, as approximately 31.4 acres of land, being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"), locally known as the property located at 3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724 and 3737 Executive Center Drive and 7601, 7718 and 7719 Wood Hollow Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B."

**PART 2.** This ordinance, together with the attached Exhibits A through K, are the land use plan (the "Land Use Plan") for the Austin Oaks planned unit development district (the "PUD") created by this ordinance. Development of and the uses within the PUD shall conform to the limitations and conditions set forth in this ordinance and in the Land Use Plan. If this ordinance and the attached exhibits conflict, the ordinance applies. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City shall apply to the PUD. All references in this ordinance and the exhibits to the City Code sections or regulations shall mean those sections and regulations as they exist on the effective date of this ordinance.

**PART 3.** The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

- Exhibit A: Description of Property
- Exhibit B: Zoning Map
- Exhibit C: Land Use Plan
- Exhibit D: Phasing Plan
- Exhibit E: Permitted Uses Table
- Exhibit F: Site Development Regulations

Exhibit G: AO Park Plan and Park Space  
Exhibit H: AO Creek Plan  
Exhibit I: Streetscape Plan  
Exhibit J: Tree Plan  
Exhibit K: Topography and Land Use Plan  
Exhibit L: Open Space

**PART 5. Definitions.**

1. In this ordinance:
  - A. **PARCEL.** The PUD is divided into ten (10) separate Parcels, which shall be used and developed according to the Land Use Plan and the Phasing Plan.
  - B. **PHASING PLAN** means the plan of development for the PUD as shown in Exhibit D. Any portion of any Parcel may be developed as a phase and any phase may be implemented at any time.
  - C. **MOPAC EXPRESSWAY OFFICE** is a land use classification for Parcels 1, 2 and 3 as shown on Exhibit C. The primary building types permitted in the MoPac Expressway Office classifications are office buildings with uses as shown in Exhibit E and with site development regulations as shown in Exhibit F.
  - D. **SPICEWOOD SPRINGS OFFICE** is a land use classification for Parcels 7 and 8 as shown on Exhibit C. The primary building types permitted in the Spicewood Springs Office classifications are mixed use office and retail buildings with uses as shown in Exhibit E and with site development regulations as shown in Exhibit F.
  - E. **AO HOTEL** is a land use classification for Parcel 6 as shown on Exhibit C. The primary building types permitted in the AO Hotel classification is a hotel with uses as shown in Exhibit E and with site development regulations as shown in Exhibit F.
  - F. **AO RESTAURANT** is a land use classification for Parcels 4 and 5 as shown on Exhibit C. The primary building types permitted in the AO Restaurant classifications are restaurant buildings with uses as shown in Exhibit E and with site development regulations as shown in Exhibit F.
  - G. **AO MULTIFAMILY** is a land use classification for Parcel 9 as shown on Exhibit C. The primary building types permitted in the AO Multifamily classification are mixed use with multifamily and retail buildings with uses as shown in Exhibit E and with site development regulations as shown in Exhibit F.

- H. STREETSCAPE is a land use classification for the portions of all Parcels as shown on Exhibit C and Exhibit I and for the public rights-of-way for Executive Center Drive and Wood Hollow Drive located within the PUD. Open Space is intended to allow limited land uses and are to be developed as provided in Part 8 of this Ordinance.
- I. AO PARK is a land use classification for Parcel 10 as shown on Exhibit C. AO Park is intended to allow moderate and active recreation activities as provided in Part 8 of this Ordinance.
- J. AO CREEK is a land use classification for portions of Parcels 2, 3, 4 and 5 along the Wood Hollow Branch (Unnamed Branch) and the Foster Branch that includes the critical water quality zone (CWQZ) and the 100-year flood plain as shown on Exhibit H. AO CREEK is intended to allow for the improvement and enhancement of the creeks as well as the development and maintenance of improved-surface trails and a pedestrian bridge.
- K. CUMULATIVE PARKING permits multiple land uses to use a single parking area, based on peak areas of demand or allocating parking spaces to each land use as provided in Part 11 of this Ordinance.

2. All other terms have the meaning provided in the City Code.

**PART 6. Use Regulations.**

- 1. The locations of the Parcels and land use classifications within the PUD are shown on Exhibit C (*Land Use Plan*).
- 2. Permitted, conditional and prohibited uses applicable to each Parcel's land use classification are shown in Exhibit E (*Permitted Uses Table*).

**PART 7. Site development regulations.**

- 1. The site development regulations as shown on Exhibit F (*Site Development Regulations*) apply to the respective Parcels instead of otherwise applicable City regulations.
- 2. The existing subdivision plats of the various lots within the PUD may be amended pursuant to Section 212.016 of the Texas Local Government Code to be consistent with the configuration of the various Parcels as shown on Exhibit C (*Land Use Plan*). The director of the Development Services Department shall be authorized to approve such amended subdivision plats, including upon the vacation of the plat of the Resubdivision of Lot 6 Koger Executive Center Unit

Three by the Land Use Commission, an amendment of the plat of Koger Executive Center, Unit 3.

#### **PART 8. AO Park, AO Creek and Streetscape Classifications**

1. The AO Park shall be developed in accordance with the provisions and requirements set forth in Exhibit G (*AO Park Plan*).
2. The AO Creek shall be developed in accordance with the provisions and requirements set forth in Exhibit H (*AO Creek Plan*).
3. The portions of the public rights-of-way of Executive Center Drive and Wood Hollow Drive within the PUD shall be developed in accordance with the provisions and requirements set forth in Exhibit I (*Streetscape Plan*).
4. The buildings, structures, parking and other improvements shown in Exhibit C (Land Use Plan), Exhibit G (AO Park Plan), Exhibit H (AO Creek Plan) and Exhibit I (Streetscape) are graphic representations and are not exact. The exact locations and specifications for the buildings, structures, parking and other improvements shall be determined in consultation with and subject to approval by the Development Services, the Parks and Recreation and the Watershed Protection departments as site development permits are issued as is consistent with the provisions of this Ordinance and the intent of Exhibit C, Exhibit G, Exhibit H and Exhibit I.
5. The completion of the development of the AO Park, the AO Creek and the Streetscape within the public rights-of-way shall be accomplished as provided in Exhibit D.
6. The AO Park classification may contain uses and improvements (that are publicly accessible) as shown on Exhibit G, and may include hard surface paths/trails/walkways, pedestrian bridges, benches, seating and similar outdoor furniture, trash receptacles, non-conditioned community facilities (boardwalks, decks, pavilions, gazebos, etc.) stormwater quality and detention facilities (including drainage outflow structures) and access and utility easements (including utility lines and systems and necessary connections to such lines and systems to provide services to the buildings and improvements within the PUD).
7. The AO Creek classification may contain uses and improvements (that are publicly accessible) as shown on Exhibit H, and may include hard surface paths/trails/walkways, pedestrian bridges, benches and seating, trash receptacles, stormwater detention facilities (including drainage outflow structures) and access and utility easements (including utility lines and systems and necessary connections to such lines and systems to provide services to the buildings and improvements within the PUD).

8. The area within the AO Park (Parcel 10) shall be included as “open space” for purposes of compliance with open space requirements under the provisions this Ordinance and under the City Code. Plazas, patios, open air gathering places, detention facilities and water quality facilities, including rain gardens, rainwater collection areas, vegetative filter strips, biofiltration and porous pavement for pedestrian use, shall be permitted within all portions of the PUD located outside the boundaries of the Critical Water Quality Zone (CWQZ), and shall be included as “open space” for purposes of compliance with the open space requirements under the provisions of this Ordinance and under the City Code. Vegetative roofs and other landscaped areas on roofs shall be permitted within the PUD and shall be included as “open space” for purposes of compliance with open space requirements under the provisions this Ordinance and under the City Code. All courtyards and other areas located within any building that are open and unobstructed from the surface to the sky and that are covered by grass, ground cover or other landscaping shall be included as “open space” for purposes of compliance with open space requirements under the provisions this Ordinance and under the City Code. See Exhibit L.
9. The owner of Parcel 10 will spend up to \$1,946,500 to redevelop Parcel 10 as a park and provide improvements prior to deeding Parcel 10 to the City as City parkland and such improvements will be implemented with the approval of the City of Austin. Parkland dedication requirements set forth herein shall satisfy all parkland requirements of the City with respect to the Property, including parkland dedication and parkland development fees.
10. At least 50% of the total required plant material planted, exclusive of turf and land within dedicated parkland, shall be native to Central Texas or on the 5<sup>th</sup> Edition of the City of Austin and Texas Agrilife Extension, "Grow Green Native and Adaptive Landscape Guide," Revised 2014.

## **PART 9. Environmental**

1. Each office, multifamily and retail building constructed within the PUD that is served by Austin Energy shall comply with the requirements of the Austin Energy Green Building (AEGB) rating system using the applicable rating version in effect at the time a rating application is submitted for the building.
2. No construction is permitted within the critical water quality zone except as provided in City Code Sections 25-8-261 (*Critical Water Quality Zone Development*) and 25-8-262 (*Critical Water Quality Zone Street Crossings*) and as provided in Exhibit H.
3. Cut and fill up to a maximum of 8 feet is allowed within the PUD. Cuts in excess of 8 feet shall not be permitted outside of the foundation of any building or structure. As provided in City Code Sections 25-8-341(A)(3) and

25-8-342(A)(3), the cut and fill limitations shall not apply to cut and fill under the foundations of all buildings and structures within the PUD.

4. Trees shall be installed in accordance with Exhibit J (*Tree Plan*) as each Parcel is redeveloped. Pursuant to Chapter 25-8, Subchapter B and the City of Austin Environmental Criteria Manual Section 3, the tree survey dated November 22, 2013 identifies the protected and heritage trees and Exhibit J identifies which protected and heritage trees will be removed or relocated; any application for a site development permit filed after November 22, 2038 will require a new tree survey. Mitigation shall be provided by planting replacement trees to the extent reasonably possible as determined by staff on each Parcel as it is redeveloped. Credits against any mitigation or any mitigation fee that may be applicable for a site shall be available for alternative mitigation pursuant to the provisions of Section 3.5.0 (*Design Criteria*) of the City of Austin Environmental Criteria Manual; including caliper inch credit for the removal of impervious cover from the Critical Root Zone of trees using the standing formula for translating caliper inches to Critical Root Zone as established by Section 3.3.2(D) (*General Tree Survey Standards*) of the City of Austin Environmental Criteria Manual. By way of example only, if an existing 18" caliper tree has 4 feet of pervious area surrounding the trunk at grade and the remaining Critical Root Zone of 36 feet diameter is impervious cover, then the maximum credit that could be obtained would be 16" caliper. The measurements of trees on the Property shall be based on the tree survey completed on November 22, 2013, and such survey may be used for site development permit applications that are filed prior to November 22, 2038. For any site plan application filed after November 22, 2038, the applicant will have to prepare a new tree survey. Subject to the City's approval and direction, replacement trees may be planted within the AO Park or AO Creek, either prior to or after the date the AO Park or AO Creek is conveyed to the City as provided in this Ordinance.
5. The provisions of City Code Section 25-8-25 (*Redevelopment Exception in Urban and Suburban Watersheds*) shall apply to the Property overall, and not on a Parcel-by-Parcel basis and, therefore, Section 25-8-25(B)(1) and (3) do not apply to the Property. The total amount of impervious cover on the Property will be less than the existing amount of impervious cover on the Property and the development will generate less than 30,086 vehicle trips a day as set forth in the Traffic Impact Analysis submitted in conjunction with this Ordinance. City Code Subchapter A of Chapter 25-8 does not apply to the Property.
6. Each Parcel of the PUD shall meet onsite water quality treatment in accordance with the standards outlined in City Code Chapter 25-8, Article 6; provided the following shall apply to all water quality facilities:

- (a) subject to the requirements for access to allow maintenance in Section 1.6.3 (*Maintenance and Construction Requirements*) of the City of Austin Environmental Criteria Manual, water quality facilities may be covered, decked or buried (and landscaped); and
  - (b) the provisions of Section 1.6.7 (*Green Storm Water Quality Infrastructure*) of the City of Austin Environmental Criteria Manual shall apply and various forms of water quality treatment, including rainwater harvesting, may be employed within PUD and receive water quality credits as provided therein.
7. Detention is not required for the redevelopment of the existing improvements within the PUD under Section 1.2.0 (*City of Austin Drainage Policy*) of the City of Austin Drainage Criteria Manual as the result of the total amount of impervious cover within the PUD under Exhibit C (*Land Use Plan*) being less than the existing amount of impervious cover. As reflected in Exhibit H (*AO Creek Plan*), however, 20,000 cubic feet of detention storage shall be added on Parcel 3, a portion of which will be dedicated parkland. The water captured in this detention area may be released into the AO Creek and any parkland that is deeded to the City will have a drainage easement imposed upon it to reflect the detention area and the course required for appropriate release of the detained water into the creek.

## **PART 10. Affordable Housing Program**

1. The PUD shall provide a total of 10% of the residential units to households whose income is 80 percent or below the median family income of the Austin metropolitan statistical area for ownership units and 60 percent or below the Austin metropolitan statistical area for rental units.
2. Income limits are established annually as determined by the director of the Neighborhood Housing and Community Development Office (NHCD) and the United State Department of Housing and Urban Development (HUD).
3. The affordability period for affordable housing units provided in this ordinance shall be 40 years for rental housing and 99 years for on-site for sale housing. The affordability period begins on the date a certificate of occupancy is issued for rental and upon sale of each individual unit for ownership.
4. Rents will be established annually based on the 60 percent median annual family income multiplied by 28 percent divided by 12.
5. On-site affordable housing units offered for sale shall be sold at a price affordable to persons whose household income is 80 percent or below the median family income in the Austin metropolitan statistical area. The affordable sales price shall be established and approved by NHCD.

6. On-site affordable housing units offered for sale shall be reserved, sold and transferred to an income eligible buyer subject to a resale restricted, shared equity agreement approved by NHCD and in compliance with Austin Housing Finance Corporation (AHFC) land trust policies. To ensure long term affordability, AHFC shall hold the shared equity agreement and/or ground lease for the affordable units. AHFC shall also have a Right of First Refusal and may also elect to purchase the homes at the affordable price and resell the units to an income eligible buyer.
7. Compliance and monitoring of these affordability housing provisions shall be performed by the NHCD. The Director of NHCD will establish rules and criteria for implementation for the affordability section.

## **PART 11. Parking**

1. Cumulative Parking shall be permitted for the AO Restaurant Parcels 4 and 5, the AO Hotel Parcel 6, and Spicewood Office Parcel 7; and for MOPAC EXPRESSWAY Office Parcels 1 and 2.
2. Parking within the PUD shall be provided in accordance with the following minimum requirements:
  - 3.5 parking spaces per 1,000 square feet of office
  - 5 parking spaces per 1,000 square feet of retail uses
  - 1.1 parking spaces per each hotel guest room
  - 8 parking spaces per 1,000 square feet of restaurant uses
  - 1 parking space per each multifamily dwelling unit

Not more than thirty (30) percent of the required parking spaces may be reserved for small or compact cars.
3. All on-street parking spaces shall apply towards satisfying the parking requirements for the buildings within the PUD on an aggregate basis.

## **PART 12. Code Modifications**

In addition to the other provisions of this Ordinance and the Exhibits, the following provisions of City Code and the City Environmental Criteria Manual have been replaced, otherwise satisfied or exceeded and do not apply within the PUD:

1. Section 25-8-25(B)(1) and (3) (*Redevelopment Exception in Urban and Suburban Watersheds*);
2. Section 2.4.3 (*Buffering*) of the Environmental Criteria Manual does not apply to Parcel 1 or Parcel 4;





## EXHIBIT A

### DESCRIPTION OF PROPERTY

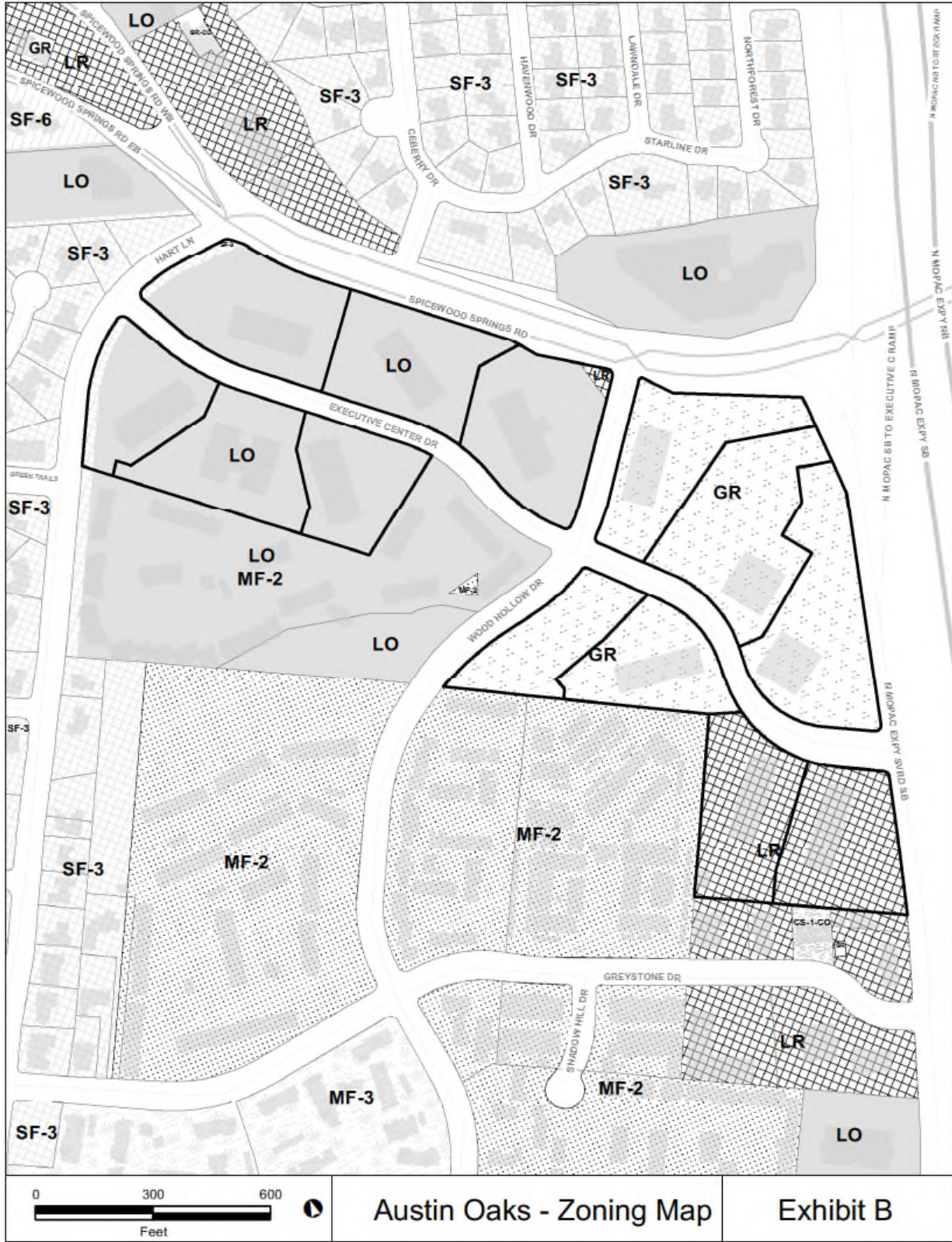
TRACT 1: Lot 5, KOGER EXECUTIVE CENTER UNIT THREE, a subdivision in Travis County Texas, according to the map or plat thereof recorded in Volume 75, Page 322 of the Plat Records of Travis County, Texas.

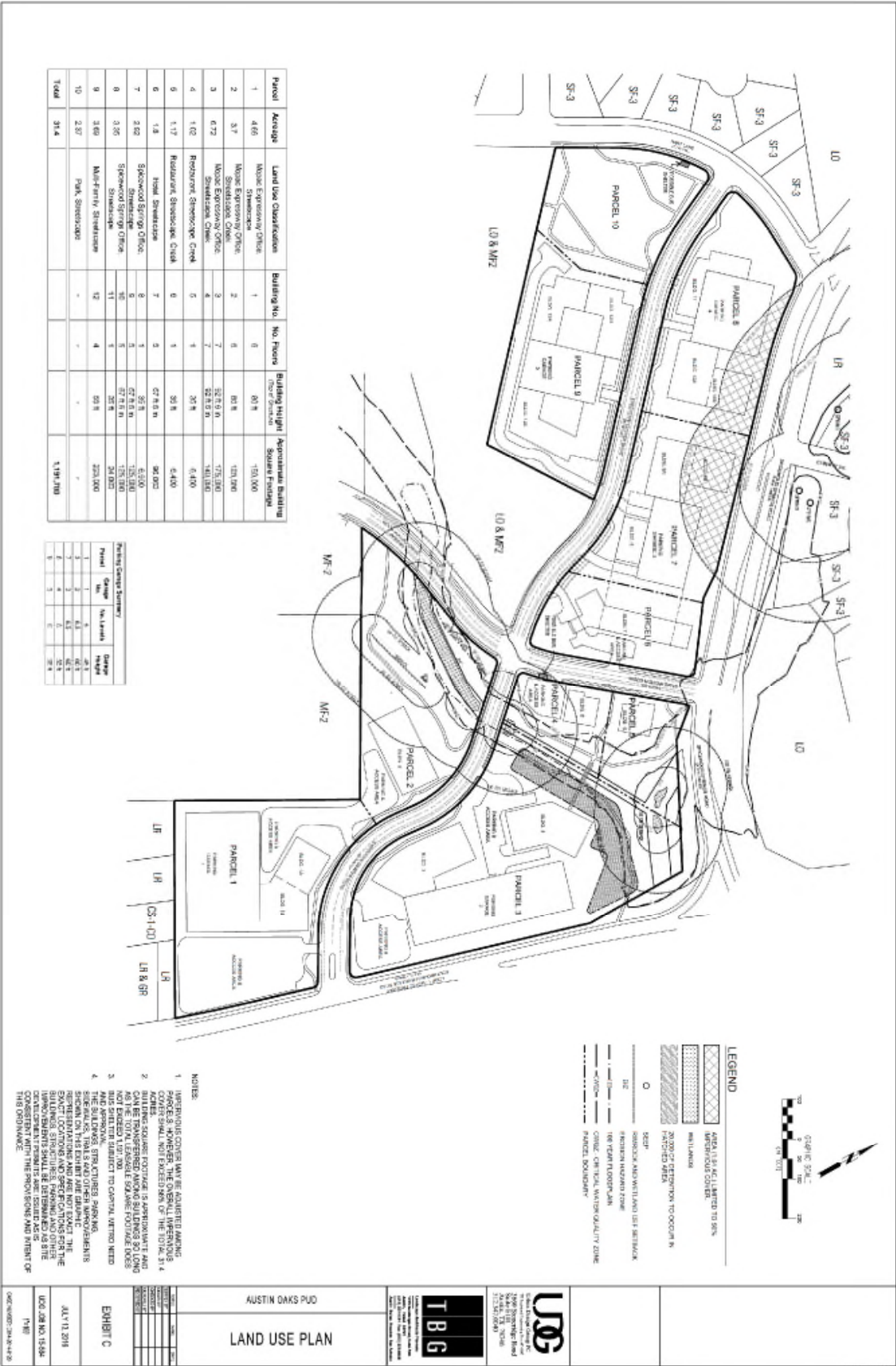
TRACT 2: Lots 6A and 6B, RESUBDIVISION LOT 6 KOGER EXECUTIVE CENTER UNIT THREE, a subdivision in Travis County Texas, according to the map or plat thereof recorded in Volume 77, Page 167 of the Plat Records of Travis County, Texas.

TRACT 3: Lots 8, 9 and 10, KOGER EXECUTIVE CENTER UNIT FOUR, a subdivision in Travis County Texas, according to the map or plat thereof recorded in Volume 80, Page 176 of the Plat Records of Travis County, Texas.

TRACT 4: Lots 3A, 3B and 3C, RESUBDIVISION OF A PORTION OF LOT 3, KOGER EXECUTIVE CENTER UNIT TWO, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 76, Page 50 of the Plat Records of Travis County, Texas.

TRACT 5: Lot(s) 1, 2, 4A and 4B, KOGER EXECUTIVE CENTER, UNIT FIVE, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 84, Pages 6D-7A of the Plat Records of Travis County, Texas.





## EXHIBIT D

### PHASING PLAN

A. The PUD is divided into ten (10) separate parcels identified on the PUD Land Use plan as specific classifications. The PUD shall be developed in phases to accommodate the redevelopment of the existing office building and parking improvements. Any one or more parcels may be included in a phase.

B. The following shall be developed as part of the first phase of the development of the PUD and shall be completed prior to, and as a condition to, the issuance of a permanent Certificate of Occupancy for the first new building to be constructed within the PUD:

- (1) An Integrated Pest Management Plan (IPM) that follows the Grow Green Program shall be submitted to, and approved by, the Development Services Department. The IPM will be done with the site plan for each Parcel.
- (2) The amount of \$420,000.00 shall be deposited with the City to be used for the installation of a traffic signal at the intersection of Hart Lane and Spicewood Springs Road; and
- (3) The amount of \$25,000 shall be deposited with the City to be used to provide a free eastbound right-turn movement from Spicewood Springs Road to Loop 1 Southern Bound Frontage Road.

C. The AO Park Parcel 10 shall be developed prior to or concurrently with the development of the AO Multifamily Parcel 9, and shall be completed prior to, and as a condition to, the issuance of the permanent Certificate of Occupancy for the primary building constructed on the AO Multifamily Parcel 9. The AO Park shall be conveyed to the City as a condition to the issuance of the permanent Certificate of Occupancy for the primary building constructed on the AO Multifamily Parcel 9, which conveyance shall satisfy the parkland dedication requirements otherwise applicable for the entire PUD.

D. The AO Creek may be improved consistent with the provisions of this Ordinance and related Exhibits in phases as follows:

- (1) The southern portion of the AO Creek (South of Executive Center Drive) shall be developed prior to or concurrently with the development of the MoPac Expressway Office Parcel 2, and shall be completed prior to, and as a condition to, the issuance of the permanent Certificate of Occupancy for the primary building constructed on the MoPac Expressway Office Parcel 2.

- (2) The northern portion of the AO Creek (North of Executive Center Drive) that is located on AO Restaurant Parcels 4 and 5 shall be developed prior to or concurrently with the development of improvements on all or any part of either the AO Restaurant Parcels 4 or 5, and shall be completed prior to, and as a condition to, the issuance of the permanent Certificate of Occupancy for the first building to be constructed on either of the AO Restaurant Parcels 4 or 5.
  - (3) The northern portion of the AO Creek (North of Executive Center Drive) that is located on MoPac Expressway Office Parcel 3, including the pedestrian bridge over the creek, shall be developed prior to or concurrently with the development of improvements on all or any part of the MoPac Expressway Office Parcel 3, and shall be completed prior to, and as a condition to, the issuance of the permanent Certificate of Occupancy for the first building to be constructed on the MoPac Expressway Office Parcel 3.
- E. The Streetscape shall be developed in phases as follows:
- (1) The portion of the Streetscape within the northern right-of-way of Executive Center Drive from Hart Lane to Wood Hollow Drive and within the western right-of-way of Wood Hollow Drive from Executive Center Drive to Spicewood Springs Road shall be developed prior to or concurrently with the development of the improvements on all or any part of the AO Hotel Parcel 6 or either of the Spicewood Springs Office Parcels 7 or 8, and shall be completed prior to, and as a condition to, the issuance of the permanent Certificate of Occupancy for the first building to be constructed on AO Hotel Parcel 6 or either of the Spicewood Springs Office Parcels 7 or 8.
  - (2) The portion of the Streetscape within the southern right-of-way of Executive Center Drive from Hart Lane to Wood Hollow Drive shall be developed prior to or concurrently with the development of the improvements on all or any part of the AO Multifamily Parcel 9, and shall be completed prior to, and as a condition to, the issuance of the permanent Certificate of Occupancy for the primary building to be constructed on the AO Multifamily Parcel 9.
  - (3) The portion of the Streetscape within the eastern right-of-way of Wood Hollow Drive from Executive Center Drive to Spicewood Springs Road shall be developed prior to or concurrently with the development of the improvements on all or any part of either AO Restaurant Parcels 4 or 5, and shall be completed prior to, and as a condition to, the issuance of the permanent Certificate of Occupancy for the first building to be constructed on either AO Restaurant Parcel 4 or 5.
  - (4) The portion of the Streetscape within the eastern right-of-way of Wood Hollow Drive from Executive Center Drive to the southern boundary of the PUD shall be developed prior to or concurrently with the development of the improvements on



all or any part of the MoPac Expressway Office Parcel 2, and shall be completed prior to, and as a condition to, the issuance of the permanent Certificate of Occupancy for the primary building to be constructed on the MoPac Expressway Office Parcel 2.

- (5) The portion of the Streetscape located outside of the right-of-way of Executive Center Drive and Wood Hollow Drive within each Parcel shall be developed prior to or concurrently with the development of the improvements on each such Parcel, and shall be completed prior to, and as a condition to, the issuance of the permanent Certificate of Occupancy for the primary building constructed on each such Parcel.

F. Impervious cover, building coverage, floor to area ratio, parking, landscaping and required open space are reflected on Exhibit C, in Exhibit F, and Exhibit L, and are calculated and determined on the cumulative gross site area of the PUD. The portions of the property included in any phase or the site plan/site development permit of each phase are not required to satisfy those requirements on a stand alone basis and shall be approved if consistent with Exhibit C, Exhibit F, and Exhibit L.

G. During construction of any phase, the required parking for then existing uses shall be provided on a cumulative basis on the entire PUD property.

H. During construction of any phase of the PUD, a construction office and a sales and leasing office may be located in the retail or garage portions of the building(s) within such phase.

EXHIBIT E

PERMITTED USES TABLE

LAND USE	Mopac Expressway	Spicewood Springs	AO Hotel	AO Multifamily	AO Restaurant
CLASSIFICATION:	Office	Office			

RESIDENTIAL USES

Condominium Residential	N	N	P	P	N
Multifamily Residential	N	N	N	P	N

COMMERCIAL USES

Administrative & Business Office	P	P	N	P	N
Art Gallery	N	P	P	P	N
Art Workshop	N	P	P	P	N
Building Maintenance Services	P	P	N	P	N
Business or Trade School	P	P	N	N	N
Business Support Services	P	P	N	N	N
Cocktail Lounge	P	P	P	P	P
Commercial Off-Street Parking	P	P	P	P	P
Communication Services	P	P	N	P	N
Consumer Convenience Services	P	P	N	P	N
Consumer Repair Services	P	P	N	P	N
Electronic Prototype Assembly	P	P	N	N	N
Electronic Testing	P	P	N	N	N
Financial Services	P	P	N	P	N
Food Preparation	P	P	P	P	P
Food Sales	P	P	P	P	P
General Retail Sales (Convenience)	N	P	P	P	N
General Retail Sales (General)	N	P	P	P	N
Hotel-Motel	N	N	P	N	N
Indoor Entertainment	P	P	P	P	N
Indoor Sports & Recreation	N	P	N	P	N



LAND USE:	MoPac Expressway	Spicewood Springs	AO Hotel	AO Multifamily	AO Restaurant
CLASSIFICATION	Office	Office			

COMMERCIAL USES (continued)

Liquor Sales	N	P	P	P	P
Medical Office (exceeding 5,000 sq. ft. gross floor area)	P	P	N	N	N
Medical Office (not exceeding 5,000 sq. ft. gross floor area)	P	P	N	N	N
Off-Site Accessory Parking	P	P	P	P	P
Personal Improvement Services	P	P	P	P	N
Personal Services	P	P	P	P	N
Pet Services	P	P	P	P	N
Printing & Publishing	P	P	P	P	N
Professional Office	P	P	N	P	N
Research Services	P	P	N	N	N
Restaurant (General)	P	P	P	P	P
Restaurant (Limited)	P	P	P	P	P
Software Development	P	P	P	P	N

CIVIC USES

College and University Facilities	P	P	N	N	N
Communication Services Facilities	P	P	N	N	N
Counseling Services	P	P	N	N	N
Cultural Services	P	P	N	N	N
Day Care Services (Commercial)	P	P	N	P	N
Day Care Services (General)	P	P	N	P	N
Day Care Services (Limited)	P	P	N	P	N
Employee Recreation	P	P	N	N	N
Guidance Services	P	P	N	N	N
Hospital Services (General)	P	P	N	N	N
Hospital Services (Limited)	P	P	N	N	N
Religious Assembly	P	P	P	P	P

Note: "P" means a use is a permitted use, "N" means a use is prohibited.

## GENERAL PROVISIONS:

1. No more than 250 residential units shall be permitted within AO Multifamily Parcel 9.
2. All parking for the office, hotel, retail and multifamily uses within the PUD shall be provided by structured parking facilities, subject to the provisions of Part 11 of this Ordinance for Cumulative Parking; provided, surface parking may be provided for retail uses, restaurant uses, leasing office uses, visitor or customer parking, temporary loading and unloading, and on-street locations.
3. Gated streets and roads are not allowed within the PUD. Private resident, retail, and restaurant parking areas may be secured with a gate.
4. Any cell towers or similar communications or information relay facilities constructed on any Parcel within the PUD shall be screened concurrently with the construction of, or architecturally incorporated into, a building to be constructed on such Parcel.
5. The Accessory Use provisions of City Code Article 5 of Chapter 25 apply within the PUD. Automotive washing shall be considered an accessory use for office uses and may be used solely by employees or patrons of the buildings.

EXHIBIT F

SITE DEVELOPMENT REGULATIONS TABLE

BUILDING TYPE	SETBACKS			Maximum Height MSL/STORIES*	FAR	Maximum Building Coverage	Maximum Impervious Cover
	Front Yard	Side Yard	Rear Yard				
MoPAC EXPRESSWAY OFFICE	10'	10'	10'	875'/7**	1.5:1	75%	80%
SPICEWOOD SPRINGS OFFICE	10'	0'	10'	870'/5	1.5:1	80%	80%
AO HOTEL	10'	0'	10'	825'/5	1.5:1	75%	75%
AO MULTIFAMILY	10'	10'	10'	870'/4	1.5:1	90%	90%
AO RESTAURANT	10'	0'	10'	770'/1	1:1	75%	75%

\*feet above sea level based on the Texas State Plane Coordinate System (Nad83 Texas Central Zone, Vertical datum is NAVD-88) measured from the average elevation of the highest and lowest elevations of the finished grade of the building to top of structure.

\*\*The buildings on Parcel 1 and 2 will be limited to 6 stories. See Exhibit C (Land Use Plan)

**GENERAL SITE DEVELOPMENT REGULATIONS.**

1. The minimum size of any lot or site within any Parcel within the PUD is 20,000 square feet.
2. The minimum width of any lot or site within any Parcel within the PUD is 100 feet.
3. The maximum heights of buildings are subject to the exceptions in City Code Section 25-2-531 (*Height Limit Exceptions*), which shall apply to the PUD.
4. The PUD is located within an Urban Watershed, and City Code Section 25-8-62(c) (*Net Site Area*) applies to the PUD so that impervious cover is calculated on the gross site area.

5. Impervious cover is limited to a total of 58% of the gross site area for the entire PUD area. Impervious cover within the portion of the PUD located within 300 feet of the existing off-site springs as shown on Exhibit C shall be limited to 50%.

6. All signage shall comply with the Commercial Sign District regulations of City Code Chapter 25-10-130 and the other regulations of City Code Chapter 25-10, except that:

- a. Section 25-10-101(C), which regulates signs directing the movement or placement of vehicular and pedestrian traffic, shall be modified to allow that (i) the sign area may not exceed 32 square feet and (ii) the height of such a sign may not exceed, for a freestanding sign, six feet above grade.
- b. A wall sign may be a projecting sign if the sign complies with the following:
  - i. No more than 2 projecting signs for each building façade is permitted;
  - ii. The sign area of a projecting sign may not exceed 35 square feet; and
  - iii. A projecting sign may extend from the building façade not more than the lesser of six feet or a distance equal to two-thirds the width of the abutting sidewalk.
- c. A total of eight freestanding subdivision identification signs are permitted on the Property. One subdivision identification sign adjacent to MoPac Expressway (Loop 1) may be constructed to a maximum height of 60 feet and for each of the remaining seven subdivision identification signs the height may not exceed 12 feet. The sign area of a subdivision sign may not exceed 128 square feet. For purposes of this ordinance, a subdivision sign is a freestanding sign that identifies a project, including a mixed use project, and may include a subdivision identification sign. Tenant signage is prohibited on a freestanding subdivision identification sign described in this paragraph.
- d. A sign support of more than 36 inches in diameter must be set back at least 12 feet from the street pavement.
- e. All existing commercial flag poles and flags shall be permitted to be continued, maintained, repaired and replaced.

7. The requirements of City Code Sections 25-7-32 (*Director Authorized to Require Erosion Hazard Zone Analysis*) has been satisfied for the PUD, and additional studies and analyses shall not be required for any site development permit or building permit issued in connection with the development of any Parcel for the construction of the primary building on such Parcel so that this Section shall not apply to the development within the PUD. Although a drainage study may be performed pursuant to City Code Section 25-7-31 (*Director Authorized to Require Drainage Studies*) for a site development permit or building permit within the PUD Property, no further on-site detention or RSMP shall be provided or required for the PUD Property other than the 20,000 cf feet of detention which will be designed at the time of site plan for Parcel 3.

8. The PUD will comply with Section 4.4.0 (*General Provisions for Fire Safety*) of the City Fire Protection Criteria Manual, and fire access from Spicewood Springs Road will be allowed by the construction of exterior stairways, as allowed by varying topography.

9. An area equal to at least 20% of the total required landscaped area within the PUD Property must be (a) undisturbed natural area(s) or undisturbed existing trees with no potable irrigation; or (b) irrigated by stormwater runoff conveyed from impervious surfaces on the site using one or more of: overland flow, storm drains, downspouts, rainwater harvesting, retention-irrigation, or other methods of conveyance as may be prescribed by rule, and the provisions of City Code Section 25-2-1008(A) shall not apply to development within the PUD.

10. A minimum of one 30-foot off-street loading space shall be provided for all buildings within the AO Multifamily and AO Hotel use classifications and within MoPac Expressway Office, Spicewood Springs Office and AO Hotel use classifications with less than 150,000 square feet of floor area. All buildings within the MoPac Expressway Office and Spicewood Springs Office use classifications with more than 150,000 square feet of floor area shall provide a minimum of two (2) 30-foot off-street loading spaces. At the time of site plan, alternative sizing and number of spaces is permitted to achieve off-street loading requirements. No off-street loading spaces shall be required for buildings in the AO Restaurant use classification. Vehicles may use a public right-of-way to back into or out of an off-street loading area or solid waste collection area.

11. For office, residential, and hotel uses, off-street bicycle parking shall comply with the requirements of City Code Section 25-6-477 (*Bicycle Parking*) other than a minimum of twenty (20) percent of all required bicycle parking spaces shall be located within 50 feet of any principal building entrance and shall not be obscured from public view.

12. All buildings constructed within the PUD shall comply with the provisions of City Code Article 10 (*Compatibility Standards*) except the following shall not apply:

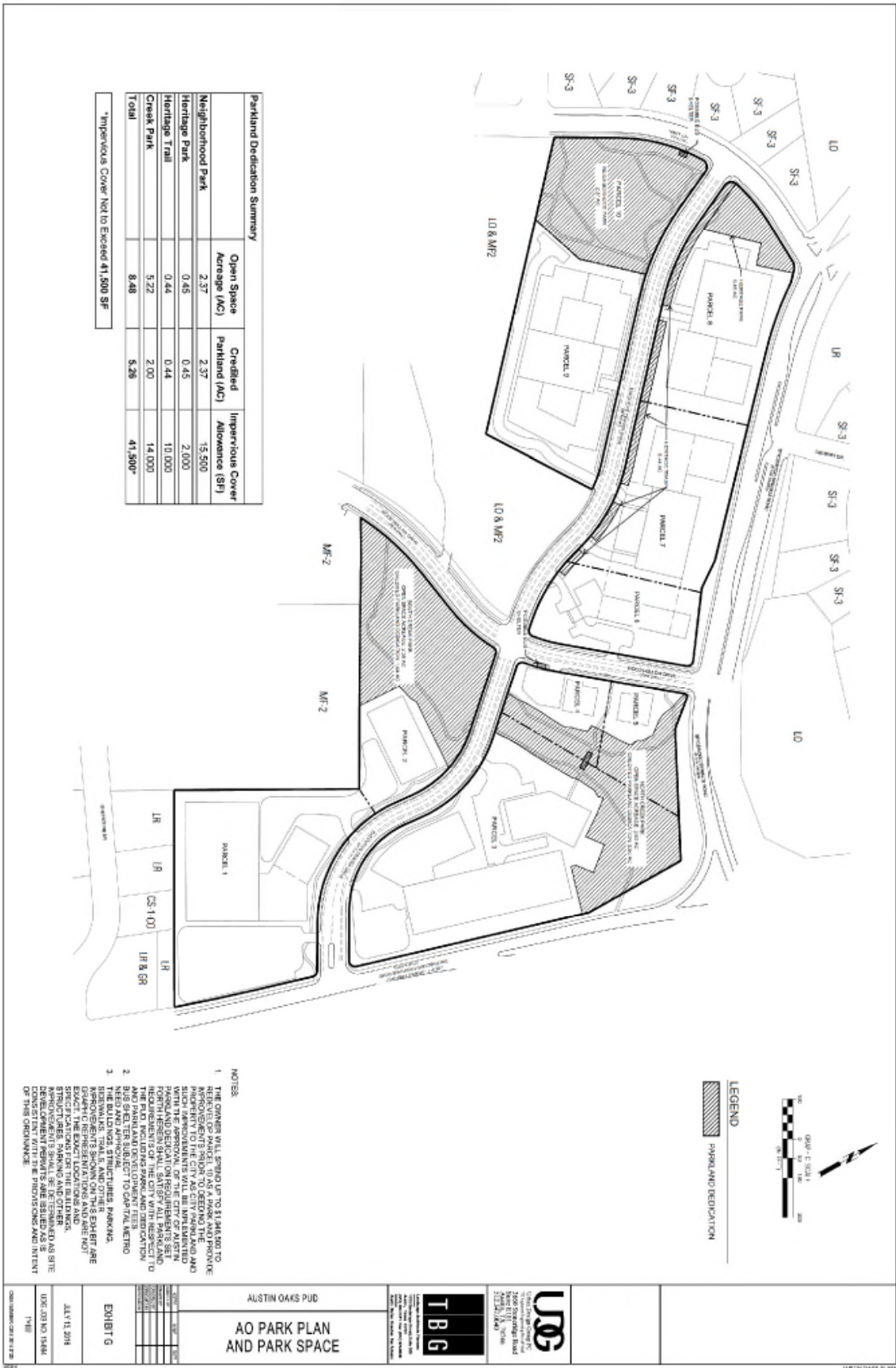
- a. Section 25-2-1062 (*Height Limitations and Setbacks for Small Sites*)
- b. Section 25-2-1063 (*Height Limitations and Setbacks for Large Sites*)
- c. Section 25-2-1065 (*Scale and Clustering Requirements*)

13. All buildings constructed within the PUD shall comply with the provisions of City Code Subchapter E (*Design Standard and Mixed Use*) except the following shall not apply:

- a. Section 2.2 (*Relationship of Buildings to Streets and Walkways*)
- b. Section 2.3 (*Connectivity*)
- c. Section 2.4 (*Building Entryways*)
- d. Article 4 (*Mixed Use*)

14. The provisions of City Code Section 3.2 (*Glazing and Facade Relief Requirements*) shall not apply to the AO Hotel Parcel 6 or the AO Multifamily Parcel 9.

15. The PUD shall achieve a minimum of a total of five (5) points in the aggregate for all buildings within the PUD under the provisions of Section 3.3.2 of Subchapter E (*Building Design Options*).



**Parkland Dedication Summary**

	Open Space Acreage (Ac)	Credited Parkland (Ac)	Impervious Cover Allowance (SF)
Neighborhood Park	2.37	2.37	15,500
Heritage Park	0.45	0.45	2,000
Heritage Trail	0.44	0.44	10,000
Creek Park	5.22	2.00	14,000
<b>Total</b>	<b>8.48</b>	<b>5.26</b>	<b>41,500*</b>

\* Impervious Cover Not to Exceed 41,500 SF

- NOTES:**
1. THE OWNER WILL SPEND UP TO \$1,000,000 TO REDEVELOP PARCEL 10 AS A PARK AND PROVIDE IMPROVEMENTS TO THE CITY AS CITY IMPROVEMENTS AND SUCH IMPROVEMENTS WILL BE IMPLEMENTED IN ACCORDANCE WITH THE CITY'S LAND DEVELOPMENT CODE. THE CITY WILL PROVIDE THE NECESSARY PARKLAND DEDICATION REQUIREMENTS SET FORTH HEREIN SHALL SATISFY ALL PARKLAND DEDICATION REQUIREMENTS SET FORTH HEREIN. THE CITY WILL PROVIDE THE NECESSARY PARKLAND DEDICATION REQUIREMENTS SET FORTH HEREIN TO SATISFY ALL PARKLAND DEDICATION REQUIREMENTS SET FORTH HEREIN. THE CITY WILL PROVIDE THE NECESSARY PARKLAND DEDICATION REQUIREMENTS SET FORTH HEREIN TO SATISFY ALL PARKLAND DEDICATION REQUIREMENTS SET FORTH HEREIN.
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AUSTIN OAKS PUD

## AO PARK PLAN AND PARK SPACE



TRUSTEES BOARD OF CITY ENGINEERS

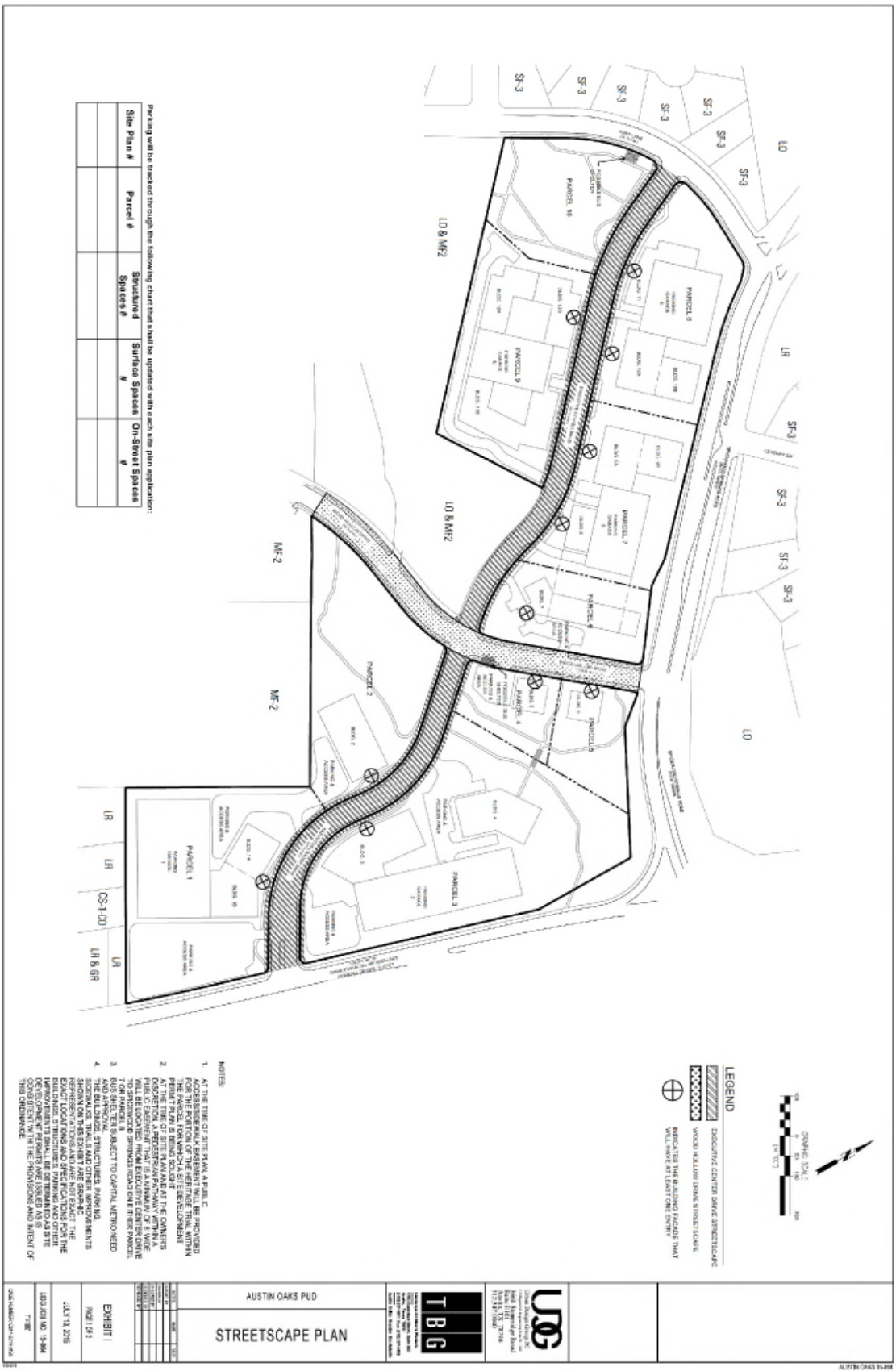


UDG CONSULTANTS, INC.

DATE: 08/13/16  
SCALE: 1"=40'







Parking will be tracked through the following chart that shall be updated with each site plan application:

Site Plan #	Parcel #	Structured Spaces #	Surface Spaces	On-Street Spaces

- NOTES:
1. AT THE TIME OF SITE PLAN A PUBLIC ACCESS DRIVEWAY ASSESSMENT WILL BE PROVIDED FOR THE PORTION OF THE SITE UNDER THE PROPOSED PUBLIC DRIVEWAY. THE DRIVEWAY SHALL BE CONFORMANT WITH THE CITY OF AUSTIN PUBLIC DRIVEWAY DESIGN STANDARDS.
  2. THE BUILDING FOOTPRINTS AND PARKING ARE SHOWN ON THIS EXHIBIT ARE SHOWN IN CONFORMANCE WITH THE CITY OF AUSTIN DEVELOPMENT CODE AND THE CITY OF AUSTIN DEVELOPMENT CODE.
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AUSTIN OAKS PUD

**STREETSCAPE PLAN**

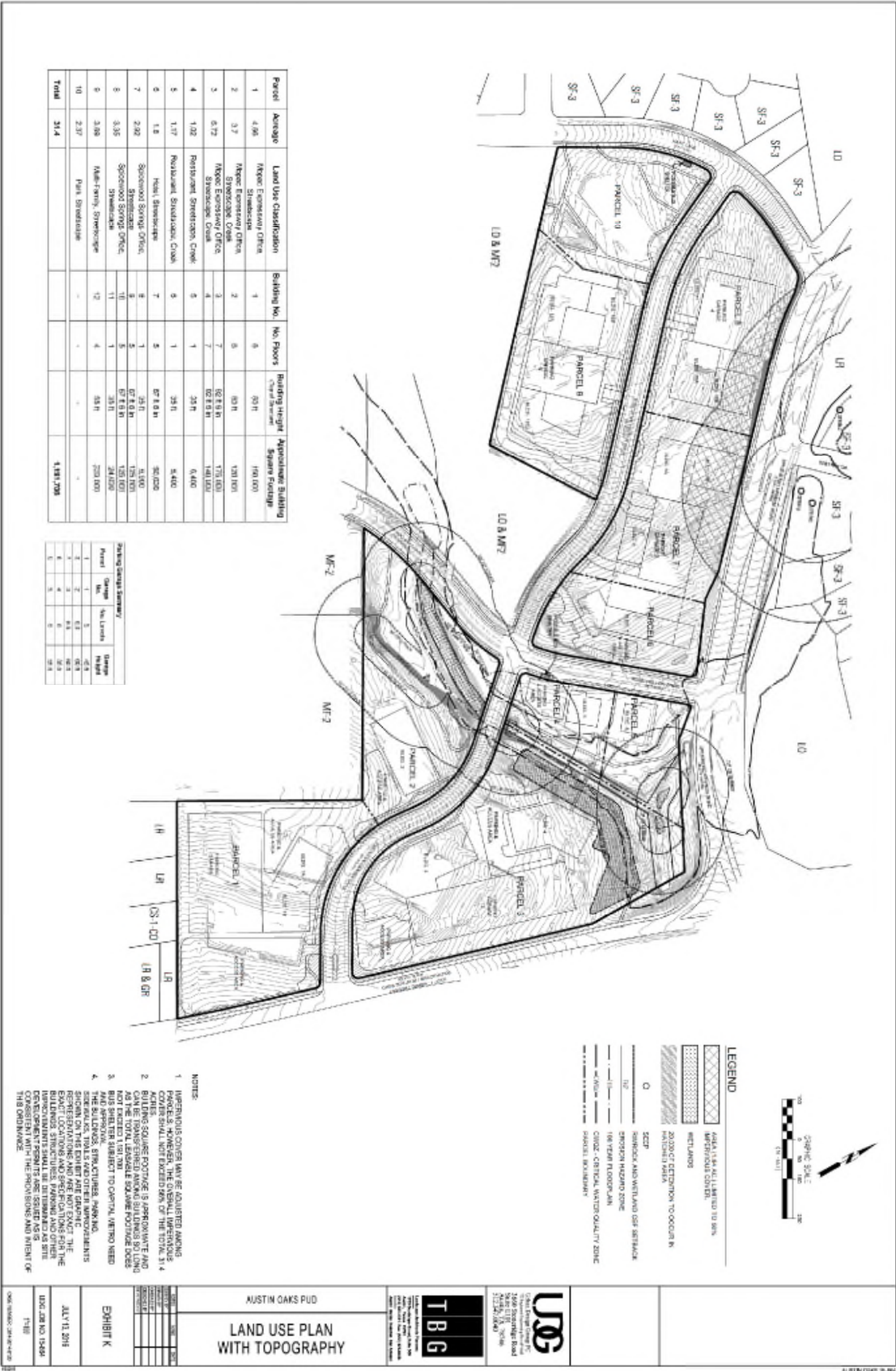
DATE: JULY 13, 2015  
 LDD JOB NO. 1484  
 DRAWING NO. 1000











Parcel	Area (sq ft)	Land Use Classification	Building No.	No. Floors	Building Height (ft)	Approximate Building Square Footage
1	4,96	Office Executive Office	1	8	80 ft	100,000
2	3,7	Office Executive Office	2	8	80 ft	100,000
3	6,72	Office Executive Office	3	7	82 ft	170,000
4	1,22	Residential Detached, Creek	4	1	20 ft	140,000
5	1,17	Residential Detached, Creek	5	1	20 ft	140,000
6	1,8	Residential Detached, Creek	6	1	20 ft	140,000
7	2,82	Residential Detached, Creek	7	1	20 ft	140,000
8	3,35	Residential Detached, Creek	8	1	20 ft	140,000
9	3,98	Multi-Family, Street-Edge	9	4	50 ft	200,000
10	2,37	Multi-Family, Street-Edge	10	4	50 ft	200,000
<b>Total</b>	<b>31,4</b>					<b>1,817,000</b>

Parcel	Change No.	No. Levels	Change Height (ft)
1	1	8	80
2	2	8	80
3	3	7	82
4	4	1	20
5	5	1	20
6	6	1	20
7	7	1	20
8	8	1	20
9	9	4	50
10	10	4	50

- NOTES:**
1. IMPROVEMENTS COVER MAY BE LOCATED AMONG PARCELS; HOWEVER, THE OVERALL IMPROVEMENTS COVER SHALL NOT EXCEED 50% OF THE TOTAL 31.4 ACRES.
  2. BUILDING SQUARE FOOTAGE IS APPROXIMATE AND CAN BE TOWERSHED AMONG BUILDINGS. BUILDING HEIGHT SHALL NOT EXCEED 100 FT.
  3. BUILDING HEIGHT SUBJECT TO CENTRAL VENTRO NEEDS.
  4. THE BUILDINGS STRUCTURES, PARKING, AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE CONDITIONS PERMIT AND SHALL BE IN FULL COMPLIANCE WITH THE PROVISIONS AND SPIRIT OF THIS ORDINANCE.

**AUSTIN OAKS PUD**

**LAND USE PLAN WITH TOPOGRAPHY**

DATE: JULY 11, 2018

PROJECT NO: 15488

SCALE: 1"=100'

**EXHIBIT K**

DATE: JULY 11, 2018

PROJECT NO: 15488

SCALE: 1"=100'

DATE: JULY 11, 2018

PROJECT NO: 15488

SCALE: 1"=100'



