

LEGEND

- AREA (1.64 AC.) LIMITED TO 52% IMPERVIOUS COVER.
- WETLANDS
- SEEP
- RIMROCK AND WETLAND CEF SETBACK
- EROSION HAZARD ZONE
- 100 YEAR FLOODPLAIN
- CWQZ - CRITICAL WATER QUALITY ZONE
- PARCEL BOUNDARY

Building Type	Setbacks			Maximum Height Floors/Height	FAR	Maximum Building Coverage	Maximum Impervious Cover
	Front Yard	Side Yard	Rear Yard				
Mopac Expressway Office	10'	10'	10'	9 / 117.5 feet	1.5:1	75%	80%
Spicewood Springs Office	10'	0'	10'	5 / 67.5 feet	1.5:1	80%	80%
AO Mixed Use	10'	10'	10'	4/ 55 feet	2:1	90%	90%
AO Restaurant	10'	0'	10'	1/ 35 feet	1:1	75%	75%

*The buildings on Parcel 1 and 2 will be limited to 6 stories.
** The buildings on Parcel 4 and 5 will have parking garage space above that will be a maximum of 53 feet in height.
*** Parking Garage No. 6 on Parcel 9 will have a maximum height of 63 feet.

Parcel	Acreage	Land Use Classification	Building No.	No. Floors	Maximum Building Height**	Approximate Leasable Building Square Footage
1	4.66	Mopac Expressway Office, Streetscape	1	6	80 ft	150,000
2	3.70	Mopac Expressway Office, Streetscape, AO Creek	2	6	80 ft	120,000
3	6.72	Mopac Expressway Office, Streetscape, AO Creek	3	8	105 ft	200,000
			4	9	117 ft 6 in	180,000
4	1.02	AO Restaurant, Streetscape, AO Creek	5	1	35 ft	6,400
5	1.17	AO Restaurant, Streetscape, AO Creek	6	1	35 ft	6,400
6	2.22	Spicewood Springs Office, Streetscape	7	5	67 ft 6 in	100,000
			8*	1	35 ft	6,000
7	2.50	Spicewood Springs Office, Streetscape	9*	1	35 ft	6,000
			10	5	67 ft 6 in	125,000
8	3.35	AO Mixed Use, Streetscape	11*	4	55 ft	198,700
9	3.69	AO Mixed Use, Streetscape	12*	4	55 ft	223,000
10	2.37	AO Park, Streetscape	-	-	-	-
Total	31.4					1,321,500

Baseline for Determining Development Bonuses per Section 1.3.3	1,082,126
Bonus area square footage	239,374
x 10% (Requirement per Section 2.5.3)	23,937 (Approx. 24 units)

*To include retail or commercial uses with residential or parking garage space above at the maximum height allowed in the Parking Garage Summary Chart.
**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.

Parking Garage Summary			
Parcel	Garage No.	No. Levels*	Garage Height* (Includes Parapet)
1	1	5	53 ft
3	2	8	83 ft
4 & 5	3	4	53 ft
7	4	6.5	68 ft
8	5	5	53 ft
9	6	6	63 ft

*Levels and height are measured above grade and do not limit below grade parking, except in the area within 300 feet of the offsite springs pursuant to Part 7 of the Ordinance.

Notes:

- Impervious cover may be adjusted among parcels; however, the overall impervious cover shall not exceed 59% of the total 31.4 acres.
- Building square footage is approximate and can be transferred among buildings so long as the total leasable square footage does not exceed 1,321,500 sf.
- Pursuant to Sections 25-1-133 (Notice of Applications and Administrative Decisions), notice shall be provided prior to approval of an amendment to this Exhibit B under Section 3.1.3 (Approval Director) that is not a substantial amendment described under Subsection 3.1.2 (Substantial Amendments) of Chapter 25-2, Subchapter B, Article 2, Division 5 (Planned Unit Developments).
- Bus shelter subject to Capital Metro need and approval.
- The buildings, structures, parking, sidewalks, trails and other improvements shown on this exhibit are graphic representations and are not exact. The exact locations and specifications for the buildings, structures, parking, and other improvements shall be determined as site development permits are issued as is consistent with the provisions and intent of this ordinance.



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AUSTIN OAKS PUD

LAND USE PLAN

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY		
REVIEWED BY		

EXHIBIT B

PAGE 1 OF 2

AUGUST 30, 2016

UDG JOB NO. 15-864

1"=100'

CASE NUMBER: C814-2014-0120

REVISED : APRIL 19, 2017

PART 10. Code Modifications. In accordance with City Code Chapter 25-2, Subchapter B, Article 2, Division 5 (Planned Unit Development), the following site development regulations apply to the Austin Oaks PUD instead of otherwise applicable City regulations:

A. Zoning

- Chapter 25-2, Subchapter E (Design Standards and Mixed Use) is modified as follows:
 - Subsections 2.2.2.B.-E. of Article 2 (Site Development Standards), Section 2.2 (Relationship of Buildings to Streets and Walkways) are modified so that regulations for the construction of sidewalks, the supplemental zone, building placement, and off-street parking do not apply within the Austin Oaks PUD;
 - Except as required to comply with Federal ADA requirements, the regulations in Subsections 2.2.5.B.-H. (*Internal Circulation Routes: Sidewalks and Building Placement Requirements for Large Sites*), Section 2.2 (*Relationship of Buildings to Streets and Walkways*) related to the construction of sidewalks, internal circulation routes, block standards, circulation, building placement, parking, off-street parking, and joint access do not apply within the Austin Oaks PUD. Five foot sidewalks must be provided from building entrances to sidewalks adjacent to right-of-way and where necessary to comply with Federal ADA requirements.
 - Subsection 2.3.1.B. (Standards) of Article 2 (Site Development Standards), Section 2.3 (Connectivity Between Sites) is modified to allow building placement and pedestrian, bicycle, and vehicular connectivity within the Austin Oaks PUD as designated in Exhibit B;
 - Section 2.4 (Building Entryways) is modified to allow entrances within the Austin Oaks PUD as designated in Exhibit G;
 - Subsections 3.2.2.A.-C. of Article 3 (Building Design Standards), Section 3.2 (Glazing and Facade Relief Requirements) are modified so that the regulations do not apply to the AO Mixed Use on Parcels 8 and 9; and
 - Subsection 3.3.2. (Building Design Options) of Article 3 (Building Design Standards), Section 3.3 (Options to Improve Building Design) is modified to require a minimum total of five base points in the aggregate for all buildings within the Austin Oaks PUD.
 - Subsection 4.2.1.D. (*District Standards*) of Article 4 (*Mixed Use*), Section 4.2 (*Mixed Use Zoning Districts*) is modified so that the minimum site area requirements for each dwelling unit within the zoning districts do not apply within the Austin Oaks PUD.
- Section 25-2-531 (Height Limit Exceptions) as it exists on the effective date of this ordinance shall apply to development within the Austin Oaks PUD.
- Chapter 25-2, Subchapter C, Article 5 (Accessory Uses) as it exists on the effective date of this ordinance shall apply to development within the Austin Oaks PUD.
- Section 25-2-243 (*Proposed District Boundaries Must Be Contiguous*) is modified to provide that the boundaries of the Austin Oaks PUD may be noncontiguous.
- Section 25-2-1062 (Height Limitations and Setbacks for Small Sites) is modified to waive compatibility standards to allow for increased heights as shown on Exhibit B.
- Section 25-2-1063 (Height Limitations and Setbacks for Large Sites) modified to waive compatibility standards to allow for increased heights as shown on Exhibit B.
- Section 25-2-1065 (A)-(D) (Scale and Clustering Requirements) is modified to allow massing, clustering, and building placement within the Austin Oaks PUD as designated in Exhibit B.
- Chapter 25-2, Subchapter B, Article 2, Division 5 (*Planned Unit Development*) is modified to treat an amendment to Exhibit B that would not qualify as a substantial amendment as if it were a substantial amendment, solely for the purpose of notification, under Subsection 3.1.2 (*Substantial Amendments*).

B. Environmental

- ECM Section 1.6.2.E (Subsurface Ponds) as it exists on the effective date of this ordinance shall apply to development within the Austin Oaks PUD.
- ECM Section 2.4.3 (Buffering) is modified to allow shrubs used as buffering elements on Parcels 1 and 4 to be planted in a permeable landscape area at least three feet wide.
- Section 25-2-1008(A) (Irrigation Requirements) is modified such that natural areas and existing trees where impervious cover is removed shall be considered undisturbed for purposes of this requirement. Portions of a site within the Austin Oaks PUD that cannot comply with this code section using a gravity fed conveyance system are exempt from its requirements.
- Section 25-7-32 (Director Authorized to Require Erosion Hazard Zone Analysis) shall not apply to the Austin Oaks PUD. An erosion hazard zone analysis prepared by Urban Design Group, consisting of a report dated March 30, 2016 and an addendum dated August 15, 2016, was submitted with the Austin Oaks PUD application and the identified erosion hazard zone shall be used for future development applications.
- Section 25-7-61(A)(5) (Criteria for Approval of Development Applications) and Drainage Criteria Manual Section 1.2.2.D (General) are modified such that the drainage analysis shall be based on the Austin Oaks PUD boundary rather than the parcel boundaries. The drainage analysis shall utilize the Austin Oaks PUD's existing impervious cover, which is 66% of gross site area, as the benchmark for identifying additional adverse impacts.
- Section 25-8-25 (Redevelopment Exception in Urban and Suburban Watersheds) as it exists on the effective date of this ordinance shall apply to development within the Austin Oaks PUD with the following modifications: Section 25-8-25(B)(1) and (3) is modified such that impervious cover and vehicle trip limits shall apply to the Austin Oaks PUD overall rather than by site plan. For purposes of Section 25-8-25(B)(5), non-compliant development may be relocated within the critical water quality zone and critical environmental feature buffers if the degree of encroachment (total square footage and minimum distance to the protected feature) and overall impact to the protected feature do not increase.

- Section 25-8-63(C)(2) (Impervious Cover Calculations) as it exists on the effective date of this ordinance shall apply to development within the Austin Oaks PUD.
- Section 25-8-261(B)(3), (D), and (E) (Critical Water Quality Zone Development) as it exists on the effective date of this ordinance shall apply to development within the Austin Oaks PUD.
- Section 25-8-262(C) (Critical Water Quality Zone Crossings) as it exists on the effective date of this ordinance shall apply to development within the Austin Oaks PUD.
- Sections 25-8-621 (*Permit Required for Removal of Protected Trees: Exceptions*) and 25-8-641(B) (*Removal Prohibited*) are modified to allow the removal of trees identified to be removed in Exhibit H: Tree Plan , including those trees identified as tag numbers 904, 952, 1075, 1094, 1163, 2008, 2031, 2033, 2037, 2107, 2227 and 2233. The Heritage Tree identified as tag number 1289 shall be preserved. Notwithstanding any other provision of this ordinance, trees identified to be removed in Exhibit H may only be removed following a pre-construction meeting with the City's Environmental Inspector at the time of site plan for each particular parcel within the PUD.
- ECM Section 3.3.2.A (General Tree Survey Standards) is modified to allow Exhibit K: Tree Survey to be used for development applications submitted until November 22, 2033. Development applications submitted after November 22, 2033 shall require a new tree survey that complies with the rules and regulations in effect at the time of application. This modification is not intended to set a precedent for future development. Any amendment to the PUD that proposes a reduction in the tree preservation requirements set out in this ordinance shall require a new tree survey that complies with the rules and regulations in effect at the time of the amendment.

C. Transportation

- Section 25-6-472(A) (Parking Facility Standards) and 25-6-478 (Motor Vehicle Reductions General) are modified to allow the following minimum parking requirements within the Austin Oaks PUD:
 - 3.5 parking spaces per 1,000 square feet of office;
 - 5 parking spaces per 1,000 square feet of retail uses;
 - 8 parking spaces per 1,000 square feet of restaurant uses; and
 - 1 parking space per each multifamily dwelling unit.
- For office, and residential uses, off-street bicycle parking shall comply with the requirements of Section 25-6-477 (Bicycle Parking), except that a minimum of 20% 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.
- Section 25-6-531 (Off-Street Loading Facility Required) is modified to provide that no off-street loading spaces shall be required for buildings in the AO Restaurant use classification on Parcels 4 and 5.

D. Sign Regulations

Section 25-10-101(C) (*Signs Allowed In All Sign Districts Without An Installation Permit*) is modified to provide that:

- The sign area may not exceed 32 square feet and;
- The height of such a sign may not exceed, for a freestanding sign, 6 feet above grade.
- A wall sign may not be a projection sign if the sign complies with the following:
 - No more than 2 projecting signs for each building facade is permitted;
 - The sign area of a projecting sign may not exceed 35 square feet; and
 - 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.
 - No projected signs on building facades facing Mopac Expressway.
- A total of eight freestanding subdivision identification signs are permitted on the Property. For purposes of this ordinance, a sub-division 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 s subdivision identification sign described in this paragraph.

E. Fire

Section 4.4.0 (*General Provisions for Fire Safety*) of the Fire Protection Criteria Manual is modified to provide that fire access from Spicewood Springs Road will be allowed by the construction of 3 access stairways installed approximately every 200 feet between approximately 350 feet west of Wood Hollow intersection to a point 200 east of Hart Lane intersection. The stairways shall be installed and maintained by the Landowner, and be a minimum 60 inches wide with handrails and landings.

F. Affordable Housing Requirements

Section 25-1-704 (Fee Waivers) is modified to require Council approval of an applicant's eligibility for fee waivers before the director may waive all or a portion of the fees described in 25-1-704(A).

AUSTIN OAKS 15-864



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AUSTIN OAKS PUD

LAND USE PLAN

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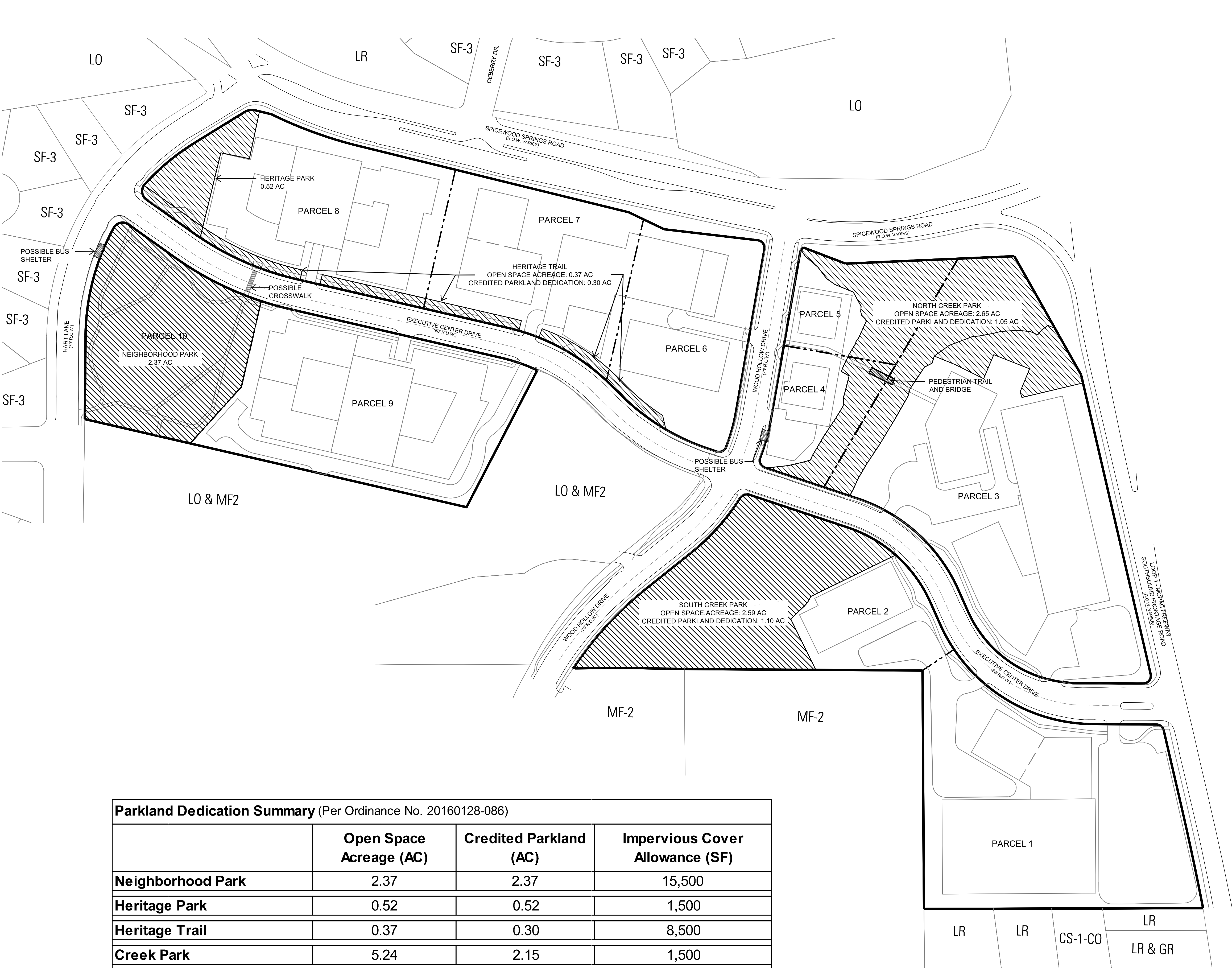
EXHIBIT B

PAGE 2 OF 2

AUGUST 30, 2016

UDG JOB NO. 15-864

CASE NUMBER: C814-2014-0120



Parkland Dedication Summary (Per Ordinance No. 20160128-086)			
	Open Space Acreage (AC)	Credited Parkland (AC)	Impervious Cover Allowance (SF)
Neighborhood Park	2.37	2.37	15,500
Heritage Park	0.52	0.52	1,500
Heritage Trail	0.37	0.30	8,500
Creek Park	5.24	2.15	1,500
Total	8.50	5.34	27,000*

*Impervious Cover Not to Exceed **27,000 SF** overall and may be allocated in any of the parkland areas.

LEGEND

 PARKLAND DEDICATION

- Notes:
- The Owner will spend up to \$1,546,500 to redevelop Parcel 10 as a park and provide improvements prior to deeding the Parcel 10 property to the City as a city parkland and with the approval of the City of Austin; after the redevelopment of the neighborhood Park on Parcel 10, if the cost did not exceed \$1,546,500, the remaining amount may be used toward redeveloping the Heritage Park on Parcel 8. Parkland dedication requirements set forth herein shall satisfy all parkland requirements of the City with respect to the PUD, including parkland dedication and parkland development fees. A portion of the improvement expenditures may be spent on placing of a historic marker or interpretive signage on Parcel 10 and Parcel 8 (within the Heritage Park). A portion of the improvement expenditures may also be spent on placing of up to 3 historic markers or interpretive signage within the Heritage Trail easement that is on Parcel 6, Parcel 7, and Parcel 8; however, such historic markers and interpretive signage content, size, and location will be subject to the owners' approval.
 - Bus shelter subject to Capital Metro need and approval.
 - The buildings, structures, parking, sidewalks, trails and other improvements shown on this exhibit are graphic representations and are not exact. The exact locations and specifications for the buildings, structures, parking, and other improvements shall be determined as site development permits are issued as is consistent with the provisions and intent of this ordinance.
 - Per 25-8-63(C), multi-use trails on the parkland and trail easements shall be excluded from impervious calculations.

AUSTIN OAKS PUD
AO PARK PLAN
AND PARK SPACE

NOTES	NAME	DATE
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EXHIBIT E

PAGE 1 OF 2

AUGUST 30, 2016

UDG JOB NO. 15-864

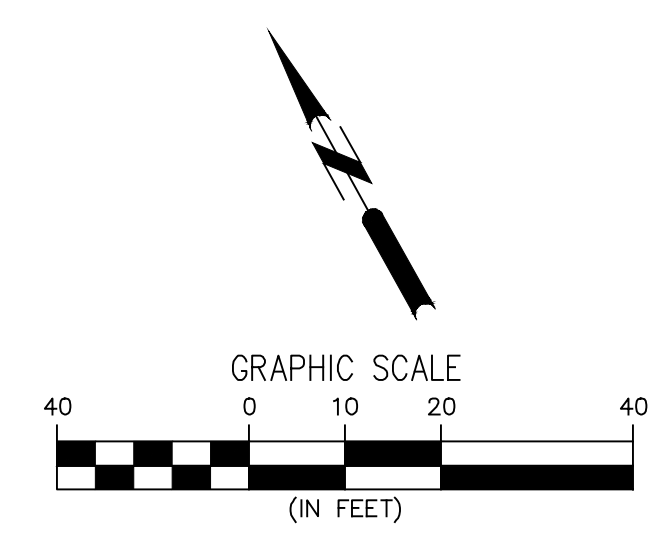
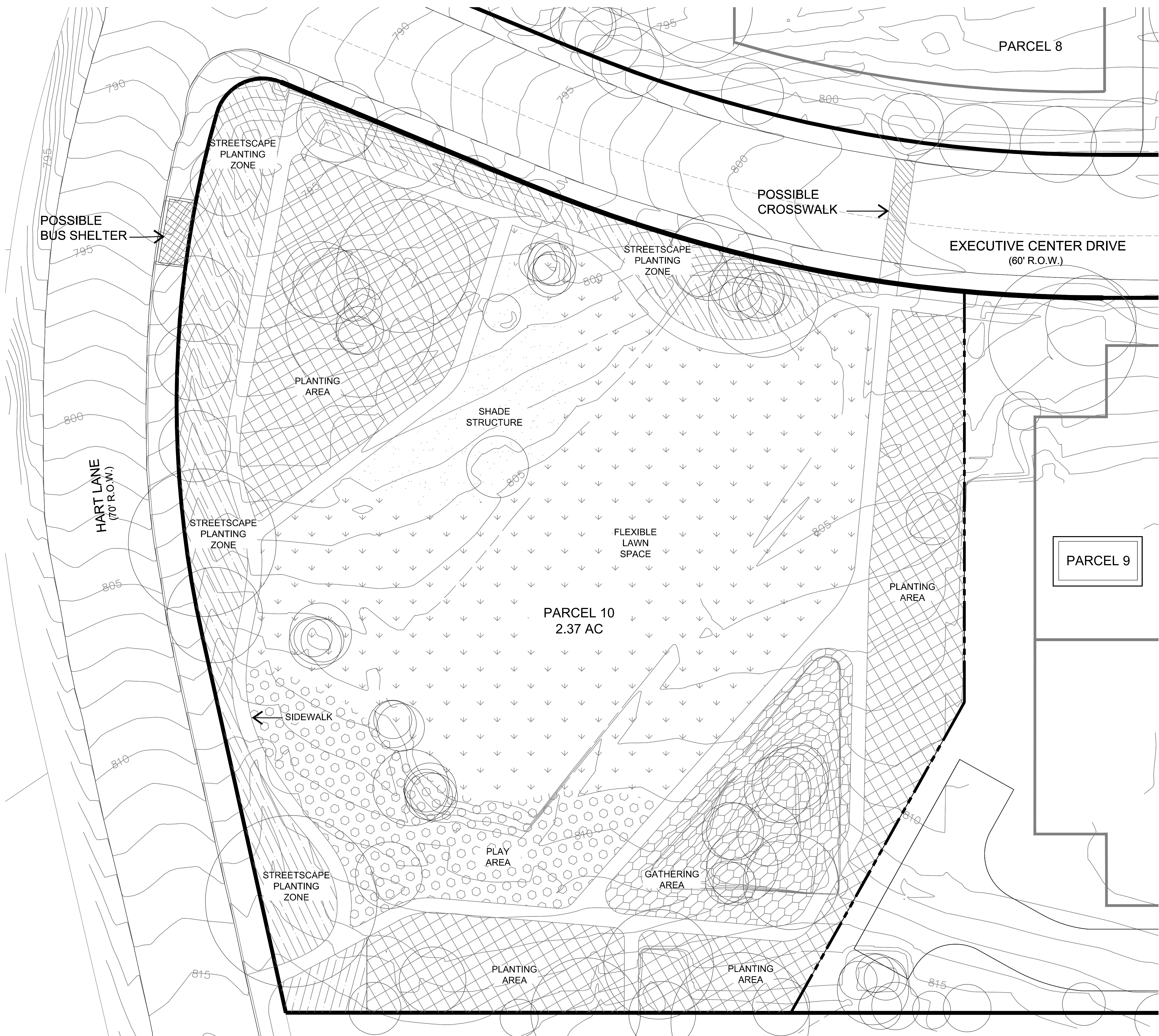
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CASE NUMBER: C814-2014-0120

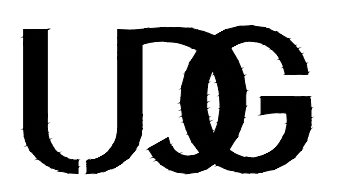
REVISED : APRIL 4, 2017

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- Notes:
1. The Owner will spend up to \$1,546,500 to redevelop Parcel 10 as a park and provide improvements prior to deeding the Parcel 10 property to the City as a city parkland and with the approval of the City of Austin; after the redevelopment of the neighborhood Park on Parcel 10, if the cost did not exceed \$1,546,500, the remaining amount may be used toward redeveloping the Heritage Park on Parcel 8. Parkland dedication requirements set forth herein shall satisfy all parkland requirements of the City with respect to the PUD, including parkland dedication and parkland development fees. A portion of the improvement expenditures may be spent on placing of a historic marker or interpretive signage on Parcel 10 and Parcel 8 (within the Heritage Park). A portion of the improvement expenditures may also be spent on placing of up to 3 historic markers or interpretive signage within the Heritage Trail easement that is on Parcel 6, Parcel 7, and Parcel 8; however, such historic markers and interpretive signage content, size, and location will be subject to the owners' approval.
 2. Bus shelter subject to Capital Metro need and approval.
 3. The buildings, structures, parking, sidewalks, trails and other improvements shown on this exhibit are graphic representations and are not exact. The exact locations and specifications for the buildings, structures, parking, and other improvements shall be determined as site development permits are issued as is consistent with the provisions and intent of this ordinance.
 4. Per 25-8-63(C), multi-use trails on the parkland and trail easements shall be excluded from impervious calculations.



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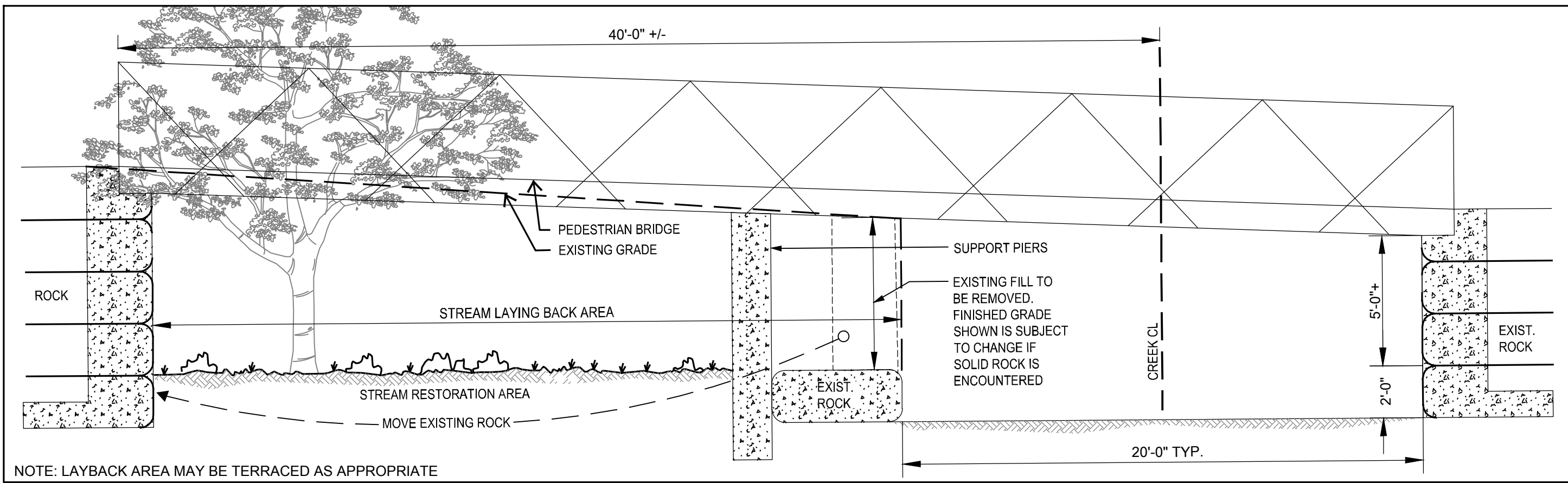
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AUSTIN OAKS PUD

AO PARK PLAN
AND PARK SPACE

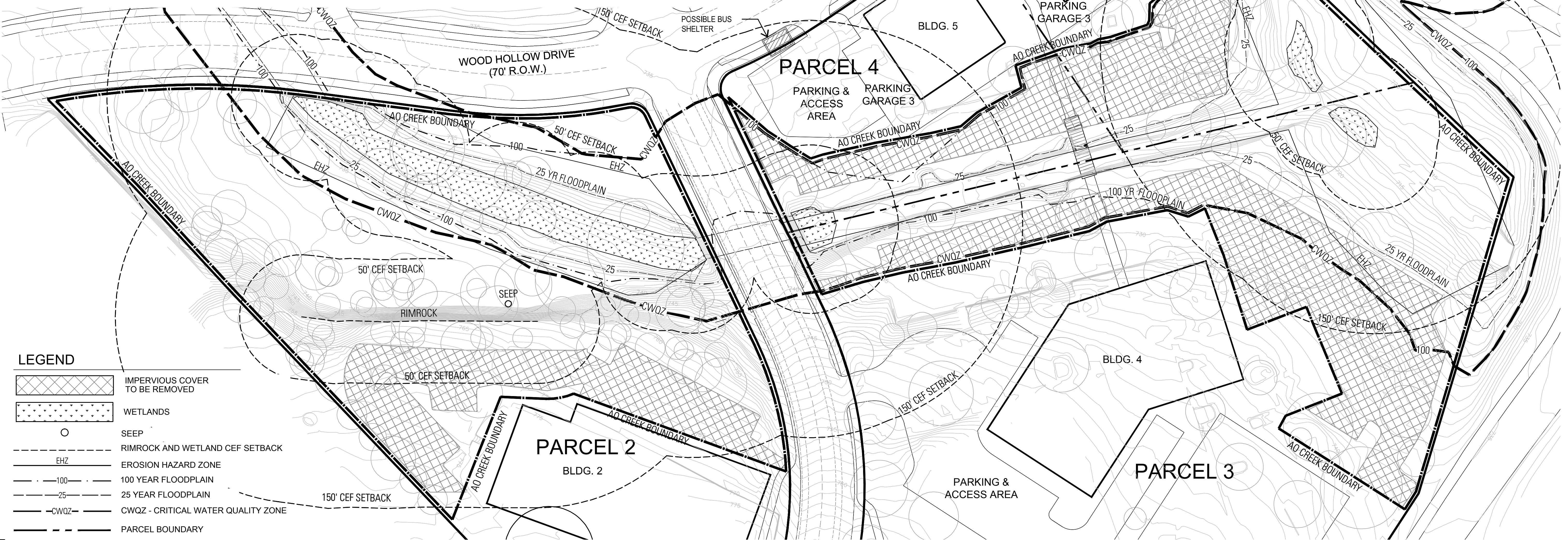
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REVISED : APRIL 4, 2016



STREAM LAYING BACK SECTION

SCALE: 3"=1'-0"

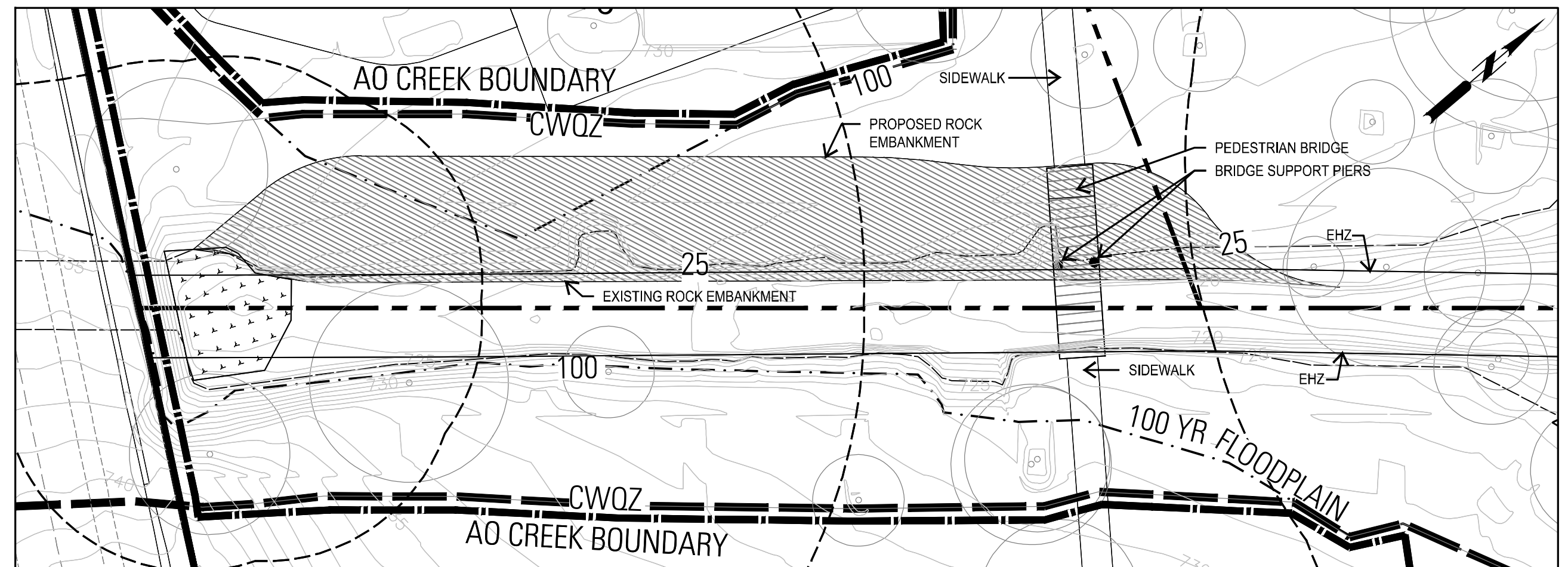


LEGEND

- IMPERVIOUS COVER TO BE REMOVED
- WETLANDS
- SEEP
- RIMROCK AND WETLAND CEF SETBACK
- EROSION HAZARD ZONE
- 100 YEAR FLOODPLAIN
- 25 YEAR FLOODPLAIN
- CWQZ - CRITICAL WATER QUALITY ZONE
- PARCEL BOUNDARY

Notes:

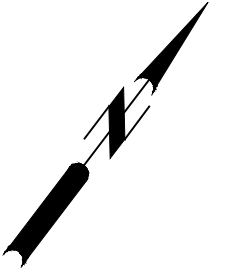
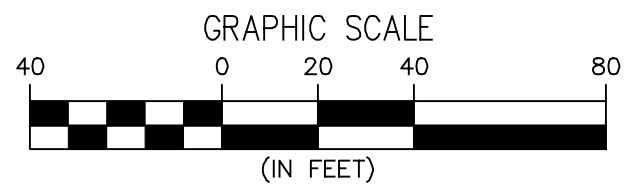
- Construction within the CWQZ and CEF buffer shall include the removal of existing surface parking lots and restoration of such areas. A restoration plan shall be submitted to the City for review and approval and implemented with each site plan for Parcels 2, 3, 4, and 5. The restoration plan shall be approved if it complies with the following: (i) planting and seeding pursuant to the standard specification 609s, and (ii) revegetation shall be adequate to achieve a score of "Good (3)" at maturity for the following parameters of Environmental Criteria Manual Appendix X "Scoring: Zone 1 - Floodplain Health": gap frequency, soil compaction, structural diversity, and tree demography. The identified Zone 1 parameters shall apply to all restored areas within the CWQZ and CEF buffers. Restoration of existing parking lot areas within the AO Creek Plan, and outside of the CWQZ or CEF buffer, shall be planted and seeded pursuant to standard specification 609s. The restoration plan shall be implemented prior to certificate of occupancy, and restoration shall be considered complete if the goals of the restoration plan have been met following a one year warranty period.
- Construction of the pedestrian bridge to be pre-engineered steel frame with concrete decking at a minimum of 8 ft wide and shall allow for pier supports on the inundation bench. The pedestrian bridge is to be constructed as part of Parcel 3 and maintained by the Owner for ten years from the date of installation and maintained by the City thereafter.
- The West side of the unnamed creek bank on Parcels 4 and 5 will be laid back to create an inundation bench as shown on this Exhibit F, unless uniform cohesive bedrock prevents excavation to the depth shown. The Owner will not be required to excavate further if blasting or cutting of bedrock is required. The inundation bench will be restored pursuant to Note 1 above, unless subsurface conditions such as shallow bedrock make restoration infeasible as determined by Watershed Protection Department staff. The design shall accommodate a minimum of 10 feet at the top of the bank for a future trail or other permitted improvements. To the extent the Owner is unable to achieve 20,000 cubic feet of detention storage by laying back the West side of the unnamed creek bank on Parcels 4 and 5, the Owner will create a dual-use detention/parkland area within the AO Creek boundary on the East side of the unnamed creek bank such that a total of at least 20,000 cubic feet of detention is provided.
- Except as provided in Note 3 above, the existing stable banks, including the sections consisting of stacked limestone boulders, shall remain undisturbed except for enhancements and repairs, including, but not limited to, any work required to eliminate existing flumes which direct untreated runoff directly to the creek area. The construction in the CWQZ may also include hard surfaced paths/trails/walkways, a pedestrian bridge with support piers, 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 pursuant to, City Code Sections 25-8-261 (Critical Water Quality Zone Development) and 25-8-262 (Critical Water Quality Zone Street Crossings).
- Bus shelter subject to Capital Metro need and approval.
- The buildings, structures, parking, sidewalks, trails and other improvements shown on this exhibit are graphic representations and are not exact. The exact locations and specifications for the buildings, structures, parking, and other improvements shall be determined as site development permits are issued as is consistent with the provisions and intent of this ordinance.



STREAM LAYING BACK AREA

SCALE: 1"=30'-0"

REVISED : APRIL 4, 2017



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AUSTIN OAKS PUD

AO CREEK PLAN

NOTES	NAME	DATE
SURVEY BY		
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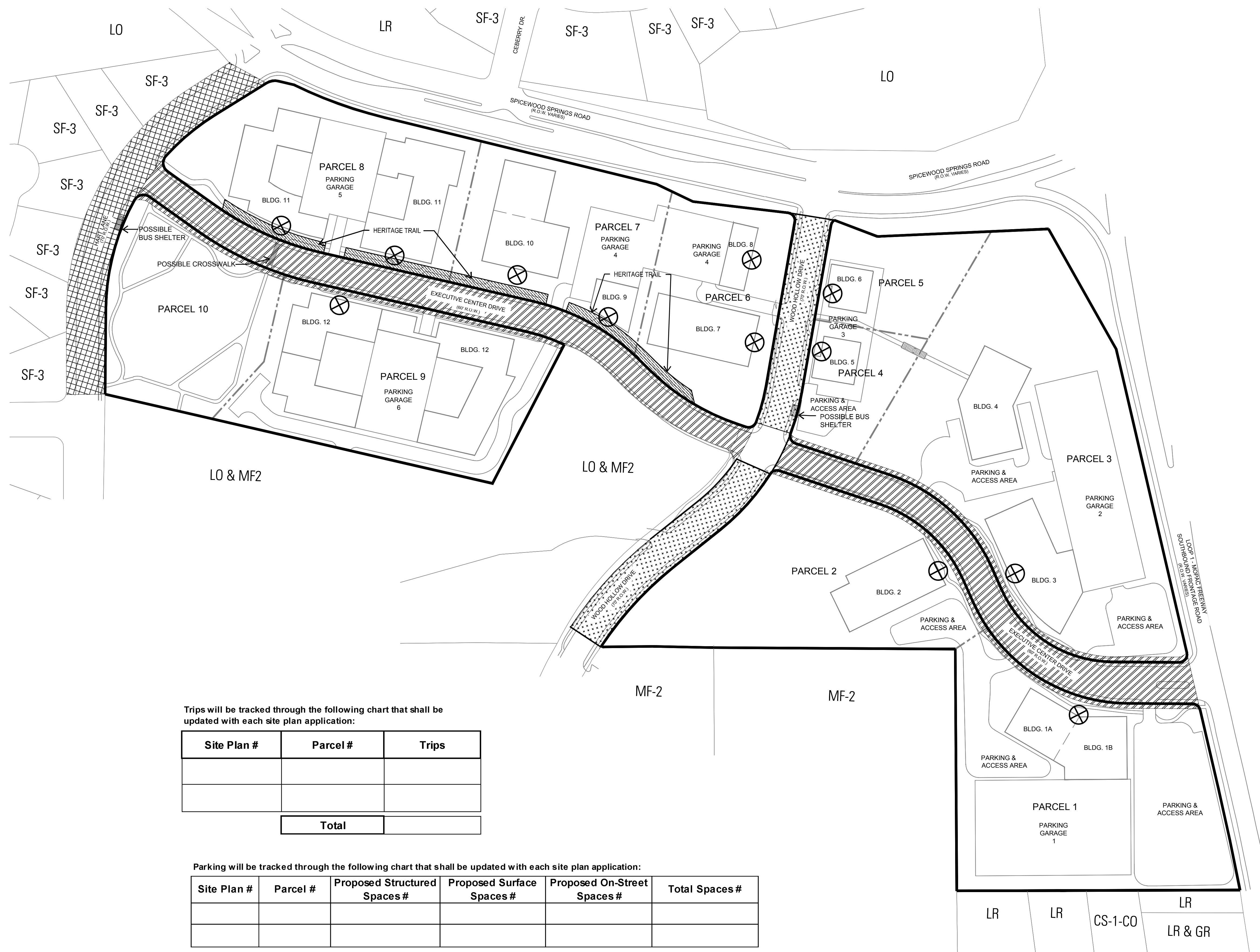
EXHIBIT F

AUGUST 30, 2016

UDG JOB NO. 15-864

1"=40'

CASE NUMBER: C814-2014-0120



1. AT THE TIME OF SITE PLAN, A PUBLIC ACCESS/SIDEWALK EASEMENT WILL BE PROVIDED FOR THE PORTION OF THE HERITAGE TRAIL LOCATED WITHIN THE PARCEL FOR WHICH A SITE DEVELOPMENT PERMIT PLAN IS BEING SOUGHT.
2. AT THE TIME OF SITE PLAN (AND AT THE OWNER'S DISCRETION) A PEDESTRIAN PATHWAY WITHIN A PUBLIC EASEMENT THAT IS A MINIMUM OF 8' WIDE WILL BE LOCATED FROM EXECUTIVE CENTER DRIVE TO SPOCEWOOD SPRINGS ROAD ON EITHER PARCEL 7 OR PARCEL 8, WITH SPECIFIC LOCATION SUBJECT TO OWNER DISCRETION.
3. STREETScape DESIGN WITHIN R.O.W. ARE SUBJECT TO TRAFFIC IMPACT ANALYSIS IMPROVEMENTS AND CITY APPROVAL.
4. BUS SHELTER SUBJECT TO CAPITAL METRO NEED AND APPROVAL.
5. THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.

Site Plan #	Parcel #	Trips
Total		

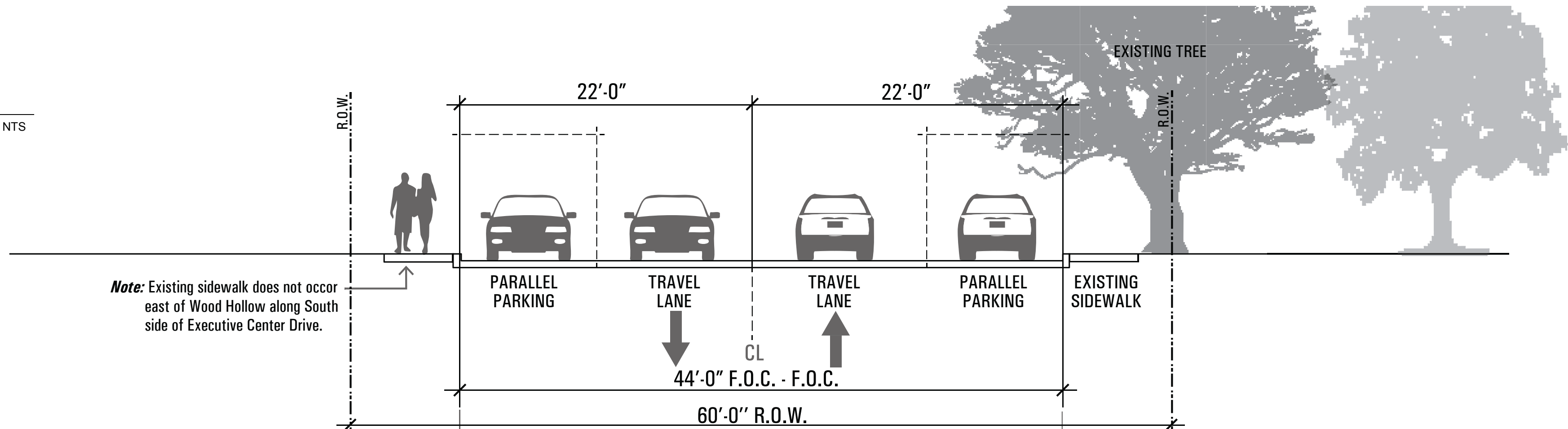
Site Plan #	Parcel #	Proposed Structured Spaces #	Proposed Surface Spaces #	Proposed On-Street Spaces #	Total Spaces #

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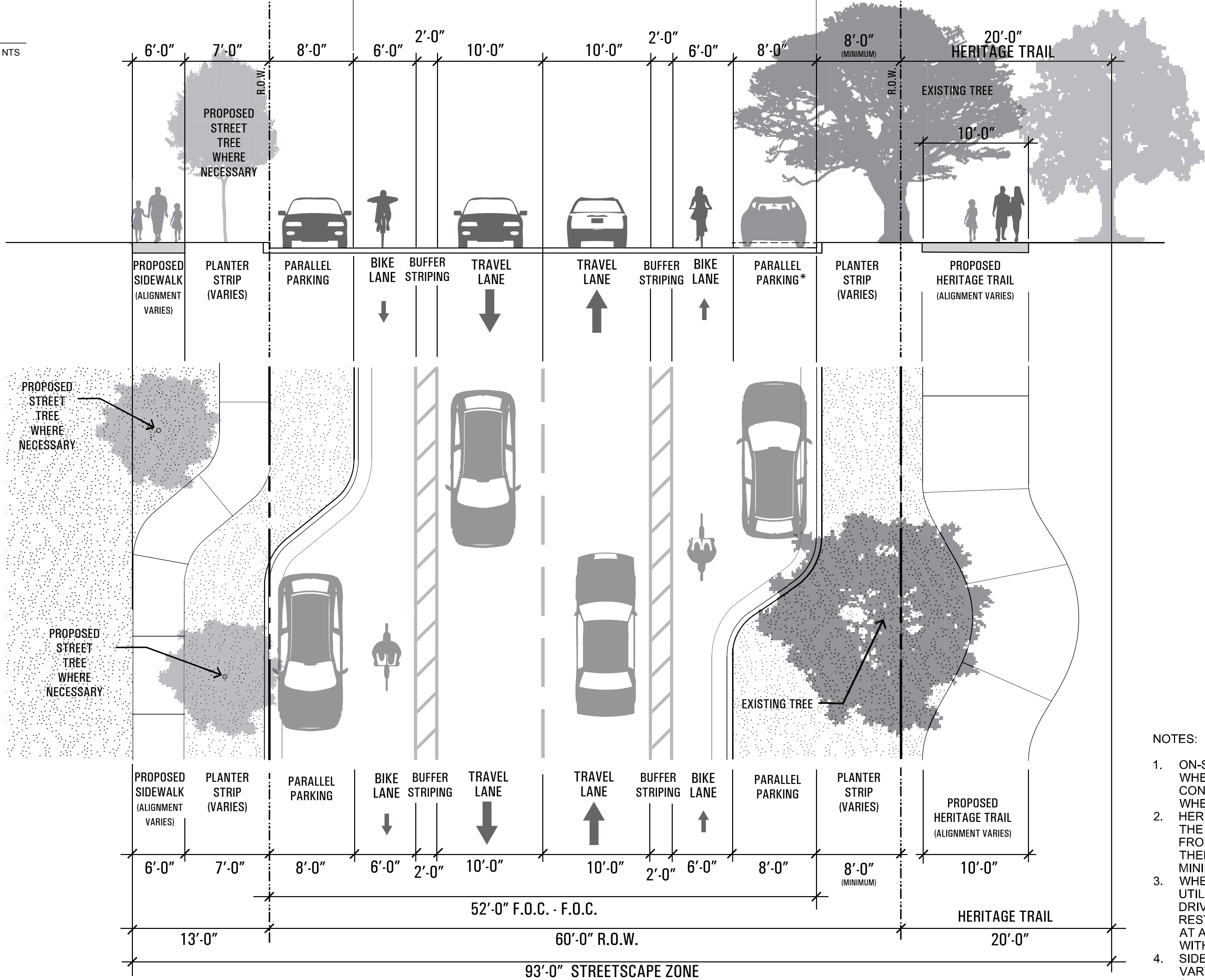
EXECUTIVE CENTER DRIVE - **EXISTING** CONDITIONS

NTS



EXECUTIVE CENTER DRIVE - **PROPOSED** CONDITIONS

NTS



- NOTES:
- ON-STREET PARALLEL PARKING MAY BE LOCATED WHERE NOT IN CONFLICT WITH EXISTING SITE CONDITIONS. EXISTING SIDEWALK TO BE REMOVED WHERE PARALLEL PARKING OCCURS.
 - HERITAGE TRAIL (10 FT WIDE) EXTENDS ALONG THE NORTH SIDE OF EXECUTIVE CENTER DRIVE FROM HART LANE TO WOOD HOLLOW. THEREAFTER, THE SIDEWALK WIDTH IS 6 FT MINIMUM TO MOPAC FRONTAGE.
 - WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, DRIVEWAYS AND OTHER REQUIRED REGULATORY RESTRICTIONS, STREET TREES SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP.
 - SIDEWALK AND PLANTER STRIP ALIGNMENT WILL VARY DEPENDING ON EXISTING TREES AND OTHER SITE CONDITIONS.
 - POSSIBLE STREET AND CURB VARIATION TO ALLOW FOR ON-STREET PARKING AND LANDSCAPE BUMPOUTS, AT OWNER'S DISCRETION.

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AUSTIN OAKS PUD
STREETSCAPE PLAN

NOTES	NAME	DATE
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EXHIBIT G

PAGE 2 OF 5

AUGUST 30, 2016

UDG JOB NO. 15-864

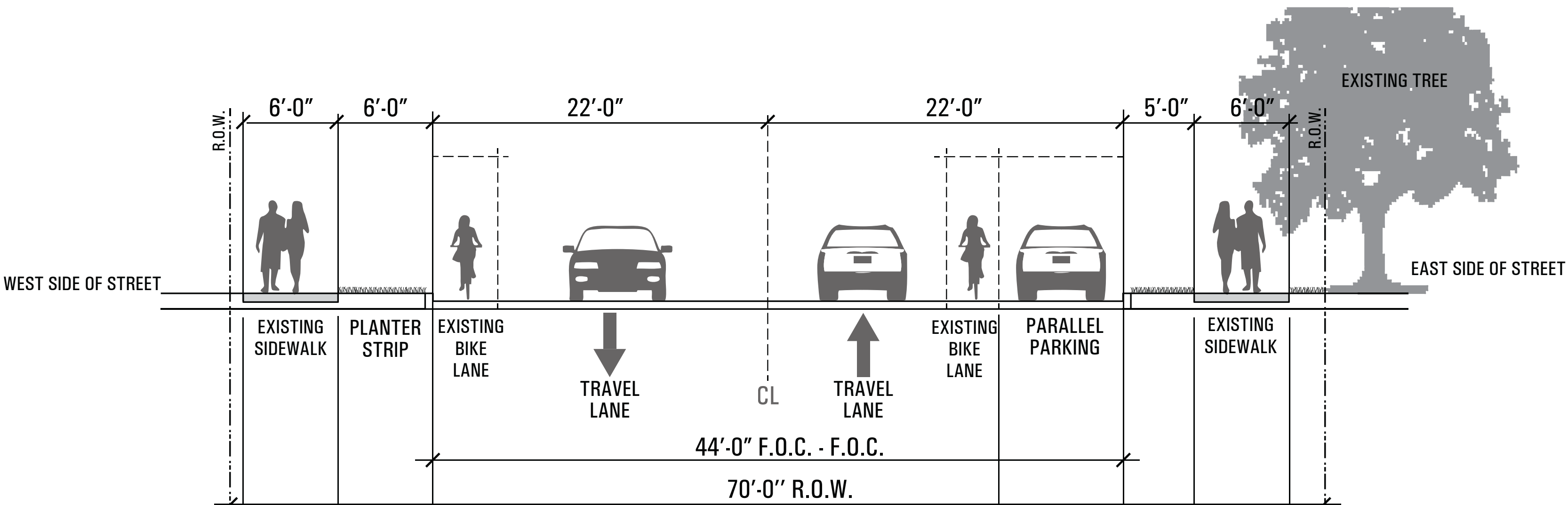
CASE NUMBER: C814-2014-0120

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AUSTIN OAKS 15-864

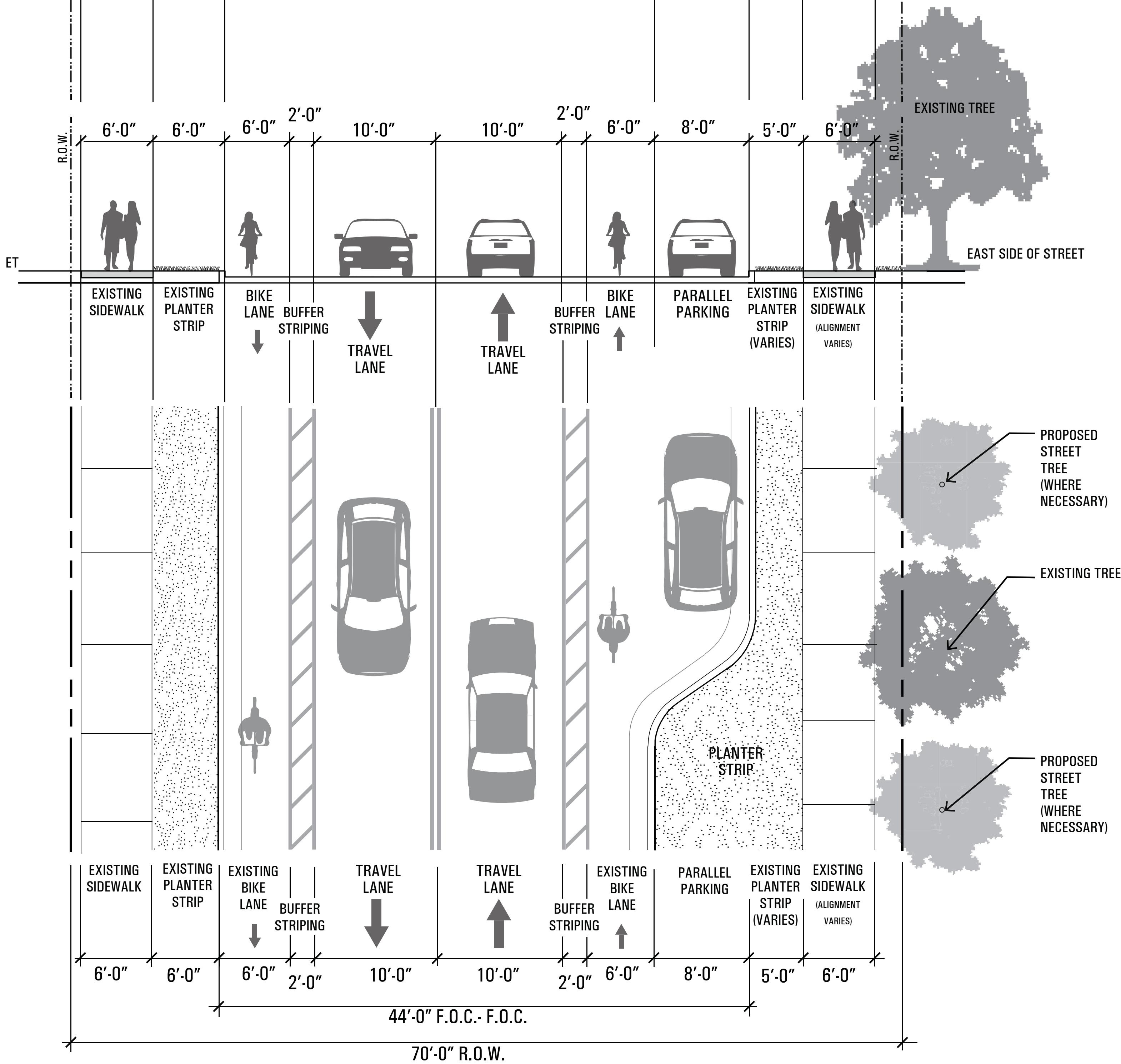
WOOD HOLLOW DRIVE - **EXISTING** CONDITIONS

NTS



WOOD HOLLOW DRIVE - **PROPOSED** CONDITIONS

NTS



- NOTES:
- WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, DRIVEWAYS AND OTHER REQUIRED REGULATORY RESTRICTIONS, STREET TREES SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP.
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EXHIBIT G

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AUGUST 30, 2016

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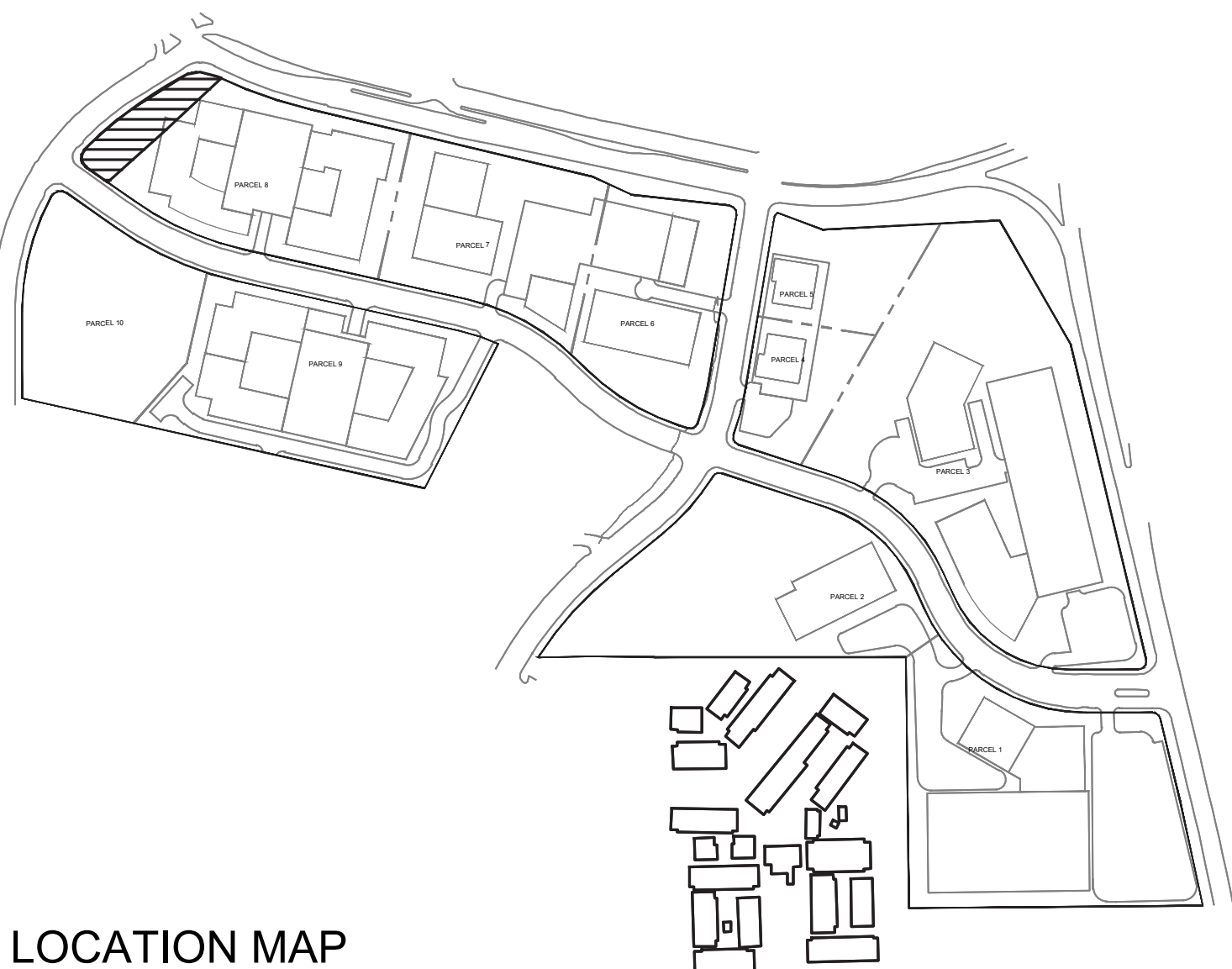
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HART LANE- **EXISTING** CONDITIONS AT PARCEL 8

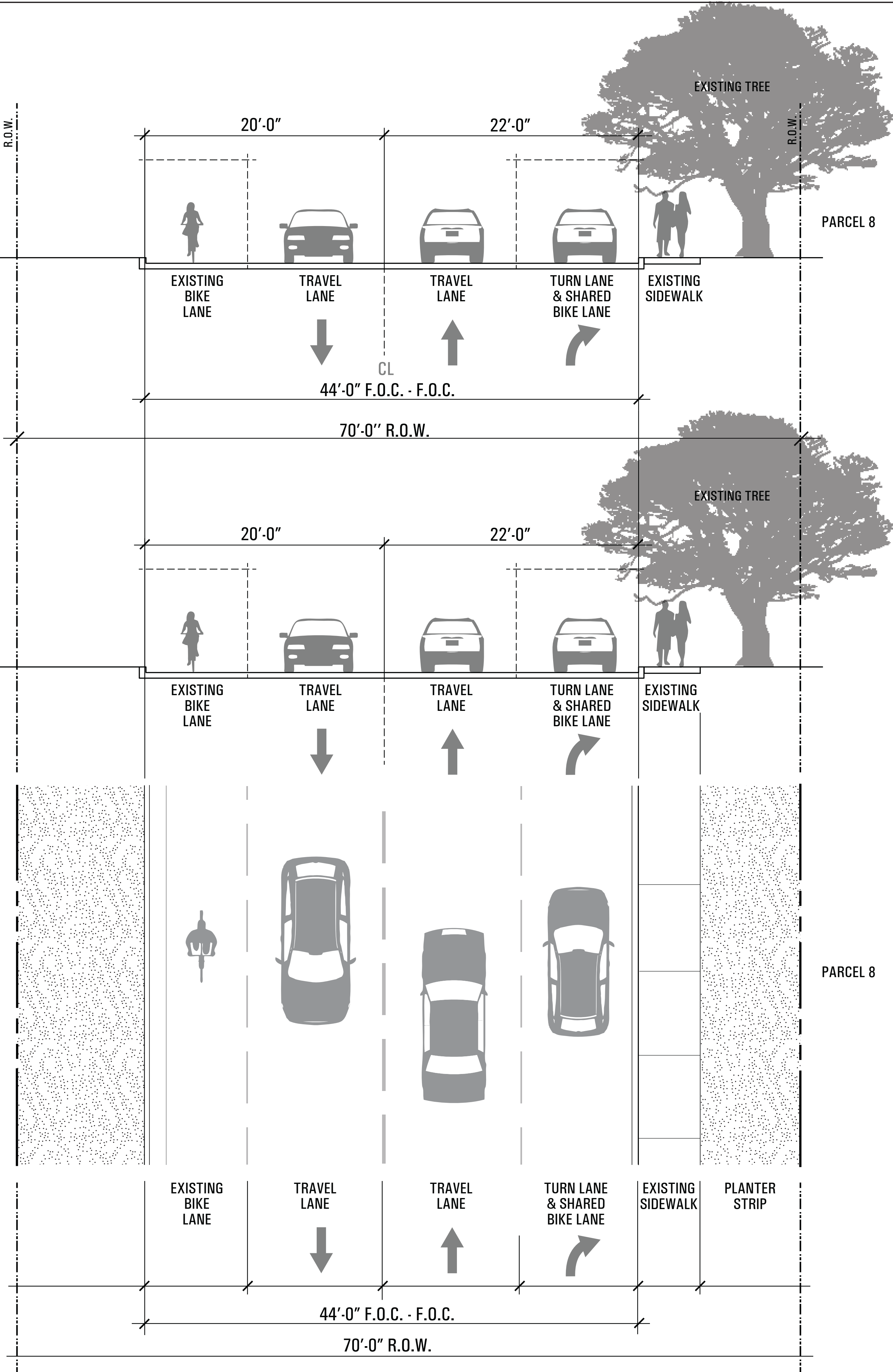
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HART LANE- **PROPOSED** CONDITIONS AT PARCEL 8

NTS



LOCATION MAP
PLAN OF HART LANE STREETScape ALONG PARCEL 8



NOTES:
1. WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, DRIVEWAYS AND OTHER REQUIRED REGULATORY RESTRICTIONS, STREET TREES SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP ALONG PARCEL 8 FRONTAGE.

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STREETSCAPE PLAN

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EXHIBIT G
PAGE 4 OF 5

AUGUST 30, 2016

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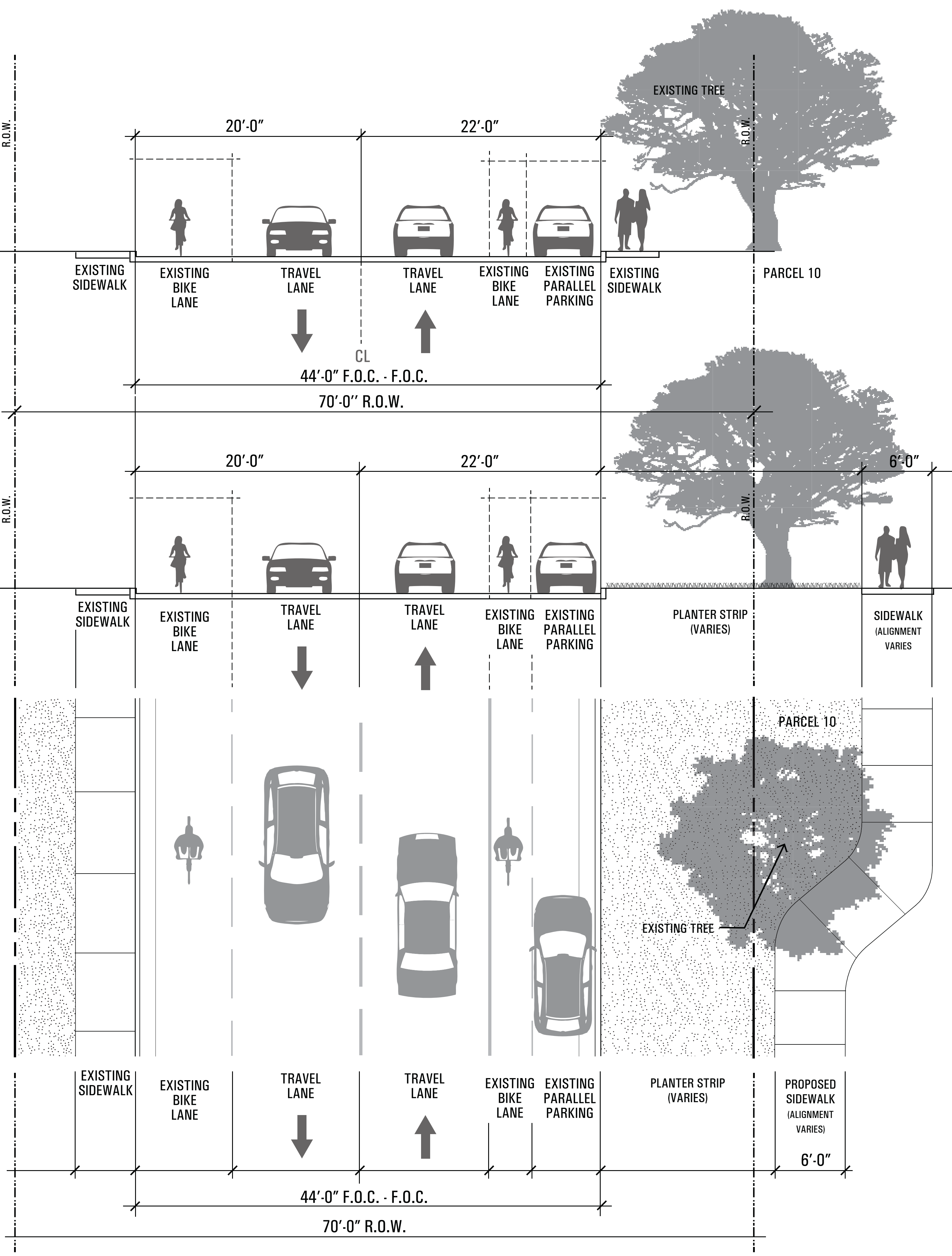
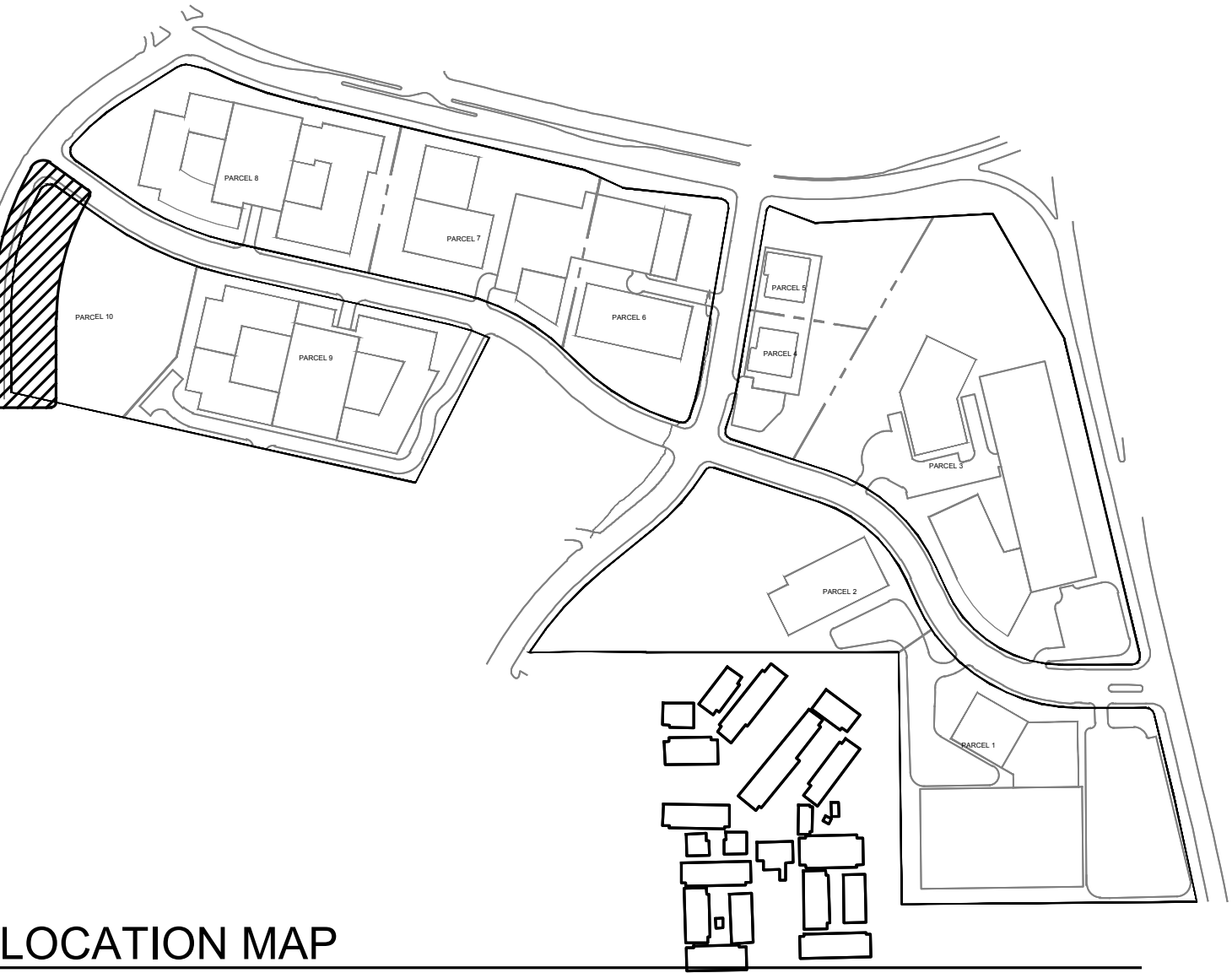
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HART LANE - **EXISTING** CONDITIONS AT PARCEL 10

NTS

HART LANE - **PROPOSED** CONDITIONS AT PARCEL 10

NTS



- NOTES:
- WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, DRIVEWAYS AND OTHER REQUIRED REGULATORY RESTRICTIONS, STREET TREES SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP ALONG PARCEL 10 FRONTAGE.
 - SIDEWALK AND PLANTER STRIP ALIGNMENT WILL VARY DEPENDING ON EXISTING TREES AND OTHER SITE CONDITIONS.

REVISED : APRIL 4, 2017

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STREETSCAPE PLAN

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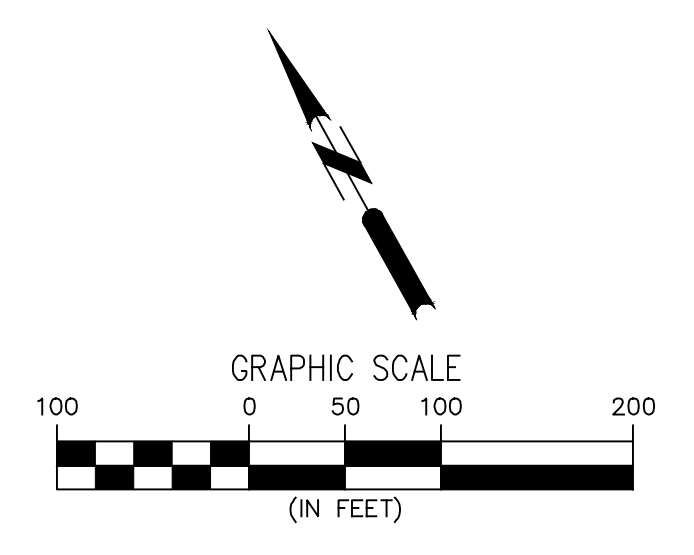
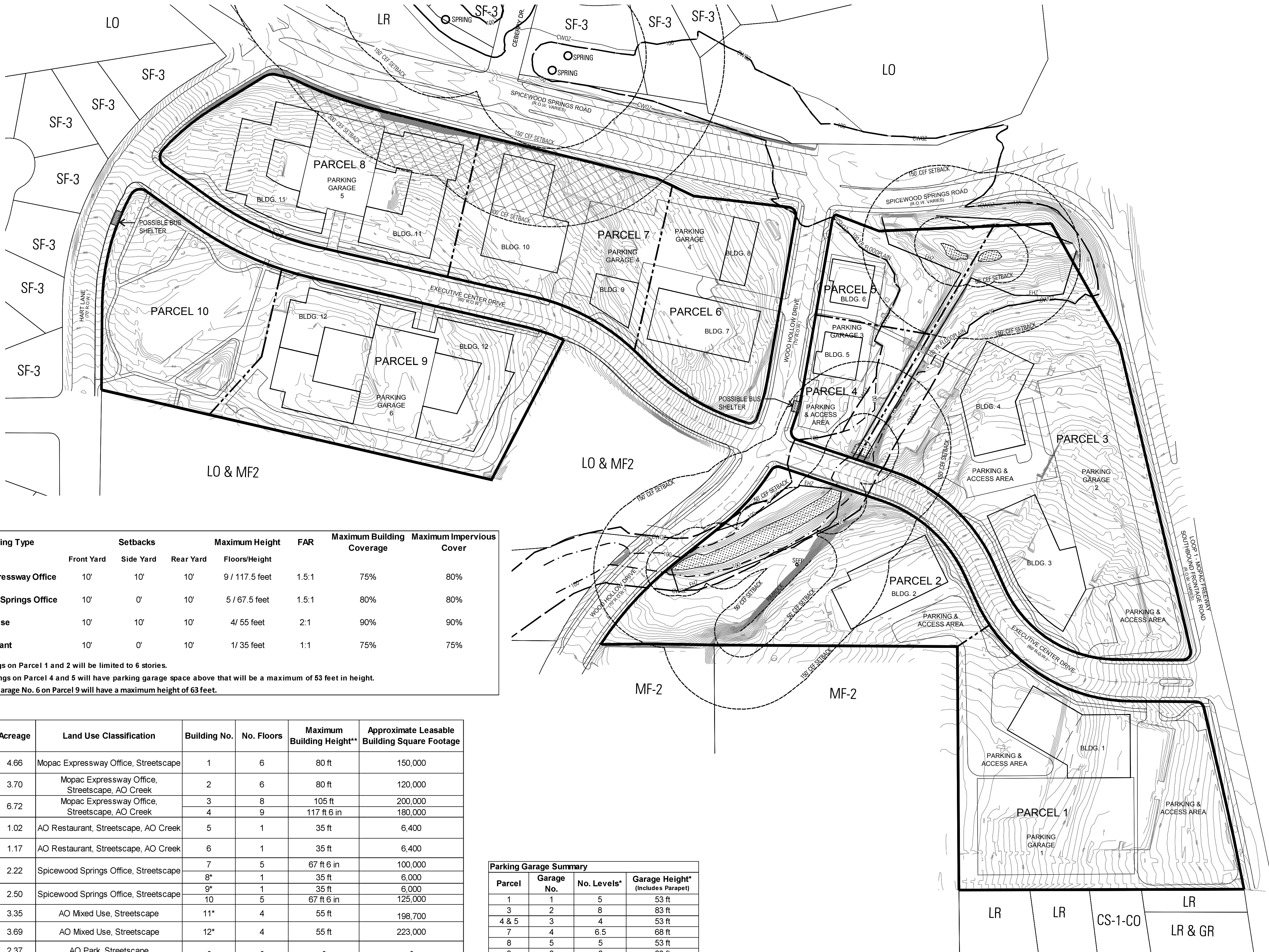
EXHIBIT G
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AUGUST 30, 2016

UDG JOB NO. 15-864

CASE NUMBER: C814-2014-0120

AUSTIN OAKS 15-864



- LEGEND**
- [Cross-hatched box] AREA (1.64 AC.) LIMITED TO 52% IMPERVIOUS COVER.
 - [Dotted box] WETLANDS
 - [Circle with dot] SEEP
 - [Dashed line] RIMROCK AND WETLAND CEW SETBACK
 - [Long dashed line] EHZ
 - [Short dashed line] 100 YEAR FLOODPLAIN
 - [Line with cross-ticks] CWQZ - CRITICAL WATER QUALITY ZONE
 - [Solid line] PARCEL BOUNDARY

Building Type	Setbacks			Maximum Height Floors/Height	FAR	Maximum Building Coverage	Maximum Impervious Cover
	Front Yard	Side Yard	Rear Yard				
Mopac Expressway Office	10'	10'	10'	9 / 117.5 feet	1.5:1	75%	80%
Spicewood Springs Office	10'	0'	10'	5 / 67.5 feet	1.5:1	80%	80%
AO Mixed Use	10'	10'	10'	4/ 55 feet	2:1	90%	90%
AO Restaurant	10'	0'	10'	1/ 35 feet	1:1	75%	75%

*The buildings on Parcel 1 and 2 will be limited to 6 stories.
** The buildings on Parcel 4 and 5 will have parking garage space above that will be a maximum of 53 feet in height.
*** Parking Garage No. 6 on Parcel 9 will have a maximum height of 63 feet.

Parcel	Acreage	Land Use Classification	Building No.	No. Floors	Maximum Building Height**	Approximate Leasable Building Square Footage
1	4.66	Mopac Expressway Office, Streetscape	1	6	80 ft	150,000
2	3.70	Mopac Expressway Office, Streetscape, AO Creek	2	6	80 ft	120,000
3	6.72	Mopac Expressway Office, Streetscape, AO Creek	3	8	105 ft	200,000
			4	9	117 ft 6 in	180,000
4	1.02	AO Restaurant, Streetscape, AO Creek	5	1	35 ft	6,400
5	1.17	AO Restaurant, Streetscape, AO Creek	6	1	35 ft	6,400
6	2.22	Spicewood Springs Office, Streetscape	7	5	67 ft 6 in	100,000
			8*	1	35 ft	6,000
7	2.50	Spicewood Springs Office, Streetscape	9*	1	35 ft	6,000
			10	5	67 ft 6 in	125,000
8	3.35	AO Mixed Use, Streetscape	11*	4	55 ft	198,700
9	3.69	AO Mixed Use, Streetscape	12*	4	55 ft	223,000
10	2.37	AO Park, Streetscape	-	-	-	-
Total	31.4					1,321,500
Baseline for Determining Development Bonuses per Section 1.3.3					1,082,126	
Bonus area square footage					239,374	
x 10% (Requirement per Section 2.5.3)					23,937	
					(Approx. 24 units)	

*To include retail or commercial uses with residential or parking garage space above at the maximum height allowed in the Parking Garage Summary Chart.
**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.

Parking Garage Summary			
Parcel	Garage No.	No. Levels*	Garage Height* (Includes Parapet)
1	1	5	53 ft
3	2	8	83 ft
4 & 5	3	4	53 ft
7	4	6.5	68 ft
8	5	5	53 ft
9	6	6	63 ft

*Levels and height are measured above grade and do not limit below grade parking, except in the area within 300 feet of the offsite springs pursuant to Part 7 of the Ordinance.

- Notes:
- Impervious cover may be adjusted among parcels; however, the overall impervious cover shall not exceed 59% of the total 31.4 acres.
 - Building square footage is approximate and can be transferred among buildings so long as the total leasable square footage does not exceed 1,321,500 sf.
 - Pursuant to Sections 25-1-133 (Notice of Applications and Administrative Decisions), notice shall be provided prior to approval of an amendment to this Exhibit I under Section 3.1.3 (Approval Director) that is not a substantial amendment described under Subsection 3.1.2 (Substantial Amendments) of Chapter 25-2, Subchapter B, Article 2, Division 5 (Planned Unit Developments).
 - Bus shelter subject to Capital Metro need and approval.
 - The buildings, structures, parking, sidewalks, trails and other improvements shown on this exhibit are graphic representations and are not exact. The exact locations and specifications for the buildings, structures, parking, and other improvements shall be determined as site development permits are issued as is consistent with the provisions and intent of this ordinance.

AUSTIN OAKS PUD

TOPOGRAPHY AND LAND USE PLAN

NOTES

SURVEY BY

DRAWN BY

CHECKED BY

DESIGNED BY

REVIEWED BY

NAME

DATE

EXHIBIT I

PAGE 1 OF 2

AUGUST 30, 2016

UDG JOB NO. 15-864

1"=100'

CASE NUMBER: C814-2014-0120

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AUSTIN OAKS 15-864

REVISED : APRIL 19, 2017

PART 10. Code Modifications. In accordance with City Code Chapter 25-2, Subchapter B, Article 2, Division 5 (Planned Unit Development), the following site development regulations apply to the Austin Oaks PUD instead of otherwise applicable City regulations:

A. Zoning

- Chapter 25-2, Subchapter E (Design Standards and Mixed Use) is modified as follows:
 - Subsections 2.2.2.B.-E. of Article 2 (Site Development Standards), Section 2.2 (Relationship of Buildings to Streets and Walkways) are modified so that regulations for the construction of sidewalks, the supplemental zone, building placement, and off-street parking do not apply within the Austin Oaks PUD;
 - Except as required to comply with Federal ADA requirements, the regulations in Subsections 2.2.5.B.-H. (*Internal Circulation Routes: Sidewalks and Building Placement Requirements for Large Sites*), Section 2.2 (*Relationship of Buildings to Streets and Walkways*) related to the construction of sidewalks, internal circulation routes, block standards, circulation, building placement, parking, off-street parking, and joint access do not apply within the Austin Oaks PUD. Five foot sidewalks must be provided from building entrances to sidewalks adjacent to right-of-way and where necessary to comply with Federal ADA requirements.
 - Subsection 2.3.1.B. (Standards) of Article 2 (Site Development Standards), Section 2.3 (Connectivity Between Sites) is modified to allow building placement and pedestrian, bicycle, and vehicular connectivity within the Austin Oaks PUD as designated in Exhibit B;
 - Section 2.4 (Building Entryways) is modified to allow entrances within the Austin Oaks PUD as designated in Exhibit G;
 - Subsections 3.2.2.A.-C. of Article 3 (Building Design Standards), Section 3.2 (Glazing and Facade Relief Requirements) are modified so that the regulations do not apply to the AO Mixed Use on Parcels 8 and 9; and
 - Subsection 3.3.2. (Building Design Options) of Article 3 (Building Design Standards), Section 3.3 (Options to Improve Building Design) is modified to require a minimum total of five base points in the aggregate for all buildings within the Austin Oaks PUD.
 - Subsection 4.2.1.D. (*District Standards*) of Article 4 (*Mixed Use*), Section 4.2 (*Mixed Use Zoning Districts*) is modified so that the minimum site area requirements for each dwelling unit within the zoning districts do not apply within the Austin Oaks PUD.
- Section 25-2-531 (Height Limit Exceptions) as it exists on the effective date of this ordinance shall apply to development within the Austin Oaks PUD.
- Chapter 25-2, Subchapter C, Article 5 (Accessory Uses) as it exists on the effective date of this ordinance shall apply to development within the Austin Oaks PUD.
- Section 25-2-243 (*Proposed District Boundaries Must Be Contiguous*) is modified to provide that the boundaries of the Austin Oaks PUD may be noncontiguous.
- Section 25-2-1062 (Height Limitations and Setbacks for Small Sites) is modified to waive compatibility standards to allow for increased heights as shown on Exhibit B.
- Section 25-2-1063 (Height Limitations and Setbacks for Large Sites) modified to waive compatibility standards to allow for increased heights as shown on Exhibit B.
- Section 25-2-1065 (A)-(D) (Scale and Clustering Requirements) is modified to allow massing, clustering, and building placement within the Austin Oaks PUD as designated in Exhibit B.
- Chapter 25-2, Subchapter B, Article 2, Division 5 (*Planned Unit Development*) is modified to treat an amendment to Exhibit B that would not qualify as a substantial amendment as if it were a substantial amendment, solely for the purpose of notification, under Subsection 3.1.2 (*Substantial Amendments*).

B. Environmental

- ECM Section 1.6.2.E (Subsurface Ponds) as it exists on the effective date of this ordinance shall apply to development within the Austin Oaks PUD.
- ECM Section 2.4.3 (Buffering) is modified to allow shrubs used as buffering elements on Parcels 1 and 4 to be planted in a permeable landscape area at least three feet wide.
- Section 25-2-1008(A) (Irrigation Requirements) is modified such that natural areas and existing trees where impervious cover is removed shall be considered undisturbed for purposes of this requirement. Portions of a site within the Austin Oaks PUD that cannot comply with this code section using a gravity fed conveyance system are exempt from its requirements.
- Section 25-7-32 (Director Authorized to Require Erosion Hazard Zone Analysis) shall not apply to the Austin Oaks PUD. An erosion hazard zone analysis prepared by Urban Design Group, consisting of a report dated March 30, 2016 and an addendum dated August 15, 2016, was submitted with the Austin Oaks PUD application and the identified erosion hazard zone shall be used for future development applications.
- Section 25-7-61(A)(5) (Criteria for Approval of Development Applications) and Drainage Criteria Manual Section 1.2.2.D (General) are modified such that the drainage analysis shall be based on the Austin Oaks PUD boundary rather than the parcel boundaries. The drainage analysis shall utilize the Austin Oaks PUD's existing impervious cover, which is 66% of gross site area, as the benchmark for identifying additional adverse impacts.
- Section 25-8-25 (Redevelopment Exception in Urban and Suburban Watersheds) as it exists on the effective date of this ordinance shall apply to development within the Austin Oaks PUD with the following modifications: Section 25-8-25(B)(1) and (3) is modified such that impervious cover and vehicle trip limits shall apply to the Austin Oaks PUD overall rather than by site plan. For purposes of Section 25-8-25(B)(5), non-compliant development may be relocated within the critical water quality zone and critical environmental feature buffers if the degree of encroachment (total square footage and minimum distance to the protected feature) and overall impact to the protected feature do not increase.

- Section 25-8-63(C)(2) (Impervious Cover Calculations) as it exists on the effective date of this ordinance shall apply to development within the Austin Oaks PUD.
- Section 25-8-261(B)(3), (D), and (E) (Critical Water Quality Zone Development) as it exists on the effective date of this ordinance shall apply to development within the Austin Oaks PUD.
- Section 25-8-262(C) (Critical Water Quality Zone Crossings) as it exists on the effective date of this ordinance shall apply to development within the Austin Oaks PUD.
- Sections 25-8-621 (*Permit Required for Removal of Protected Trees: Exceptions*) and 25-8-641(B) (*Removal Prohibited*) are modified to allow the removal of trees identified to be removed in Exhibit H: Tree Plan, including those trees identified as tag numbers 904, 952, 1075, 1094, 1163, 2008, 2031, 2033, 2037, 2107, 2227 and 2233. The Heritage Tree identified as tag number 1289 shall be preserved. Notwithstanding any other provision of this ordinance, trees identified to be removed in Exhibit H may only be removed following a pre-construction meeting with the City's Environmental Inspector at the time of site plan for each particular parcel within the PUD.
- ECM Section 3.3.2.A (General Tree Survey Standards) is modified to allow Exhibit K: Tree Survey to be used for development applications submitted until November 22, 2033. Development applications submitted after November 22, 2033 shall require a new tree survey that complies with the rules and regulations in effect at the time of application. This modification is not intended to set a precedent for future development. Any amendment to the PUD that proposes a reduction in the tree preservation requirements set out in this ordinance shall require a new tree survey that complies with the rules and regulations in effect at the time of the amendment.

C. Transportation

- Section 25-6-472(A) (Parking Facility Standards) and 25-6-478 (Motor Vehicle Reductions General) are modified to allow the following minimum parking requirements within the Austin Oaks PUD:
 - 3.5 parking spaces per 1,000 square feet of office;
 - 5 parking spaces per 1,000 square feet of retail uses;
 - 8 parking spaces per 1,000 square feet of restaurant uses; and
 - 1 parking space per each multifamily dwelling unit.
- For office, and residential uses, off-street bicycle parking shall comply with the requirements of Section 25-6-477 (Bicycle Parking), except that a minimum of 20% 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.
- Section 25-6-531 (Off-Street Loading Facility Required) is modified to provide that no off-street loading spaces shall be required for buildings in the AO Restaurant use classification on Parcels 4 and 5.

D. Sign Regulations

Section 25-10-101(C) (*Signs Allowed In All Sign Districts Without An Installation Permit*) is modified to provide that:

- The sign area may not exceed 32 square feet and;
- The height of such a sign may not exceed, for a freestanding sign, 6 feet above grade.
- A wall sign may not be a projection sign if the sign complies with the following:
 - No more than 2 projecting signs for each building facade is permitted;
 - The sign area of a projecting sign may not exceed 35 square feet; and
 - 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.
 - No projected signs on building facades facing Mopac Expressway.
- A total of eight freestanding subdivision identification signs are permitted on the Property. For purposes of this ordinance, a sub-division 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 s subdivision identification sign described in this paragraph.

E. Fire

Section 4.4.0 (*General Provisions for Fire Safety*) of the Fire Protection Criteria Manual is modified to provide that fire access from Spicewood Springs Road will be allowed by the construction of 3 access stairways installed approximately every 200 feet between approximately 350 feet west of Wood Hollow intersection to a point 200 east of Hart Lane intersection. The stairways shall be installed and maintained by the Landowner, and be a minimum 60 inches wide with handrails and landings.

F. Affordable Housing Requirements

Section 25-1-704 (Fee Waivers) is modified to require Council approval of an applicant's eligibility for fee waivers before the director may waive all or a portion of the fees described in 25-1-704(A).

AUSTIN OAKS 15-864



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AUSTIN OAKS PUD

LAND USE PLAN

NOTES	NAME	DATE
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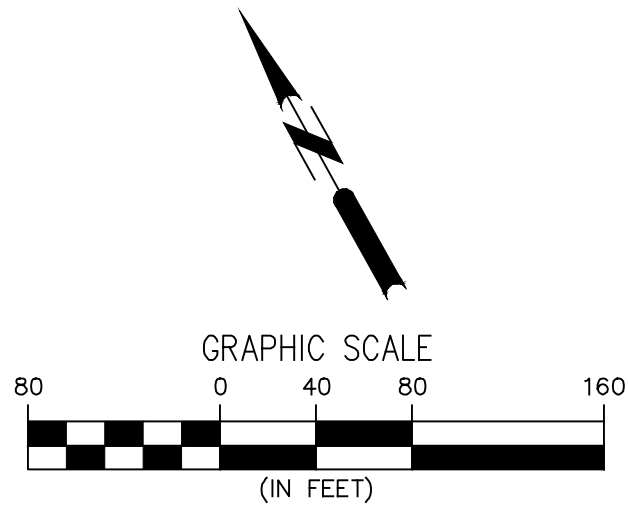
EXHIBIT I

PAGE 2 OF 2

AUGUST 30, 2016

UDG JOB NO. 15-864

CASE NUMBER: C814-2014-0120



TREES LEGEND:

- 70** EXISTING HERITAGE TREES ON-SITE
- 58** HERITAGE TREES PRESERVED
- 97** EXISTING PROTECTED TREES ON-SITE
- 62** PROTECTED TREES PRESERVED
- 566** NON PROTECTED/REGULATORY TREES ON-SITE
- 326** NON PROTECTED/REGULATORY TREES PRESERVED
- 12** HERITAGE TREES - TO BE REMOVED
- 35** PROTECTED TREES TO BE REMOVED
- 240** NON-PROTECTED/REGULATORY TREES TO BE REMOVED

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AUSTIN OAKS PUD

TREE PLAN

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EXHIBIT H

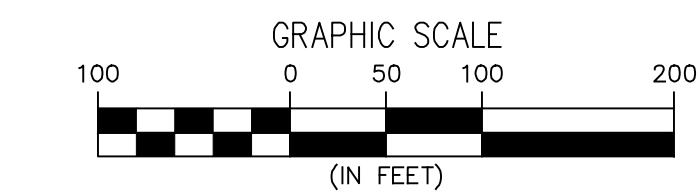
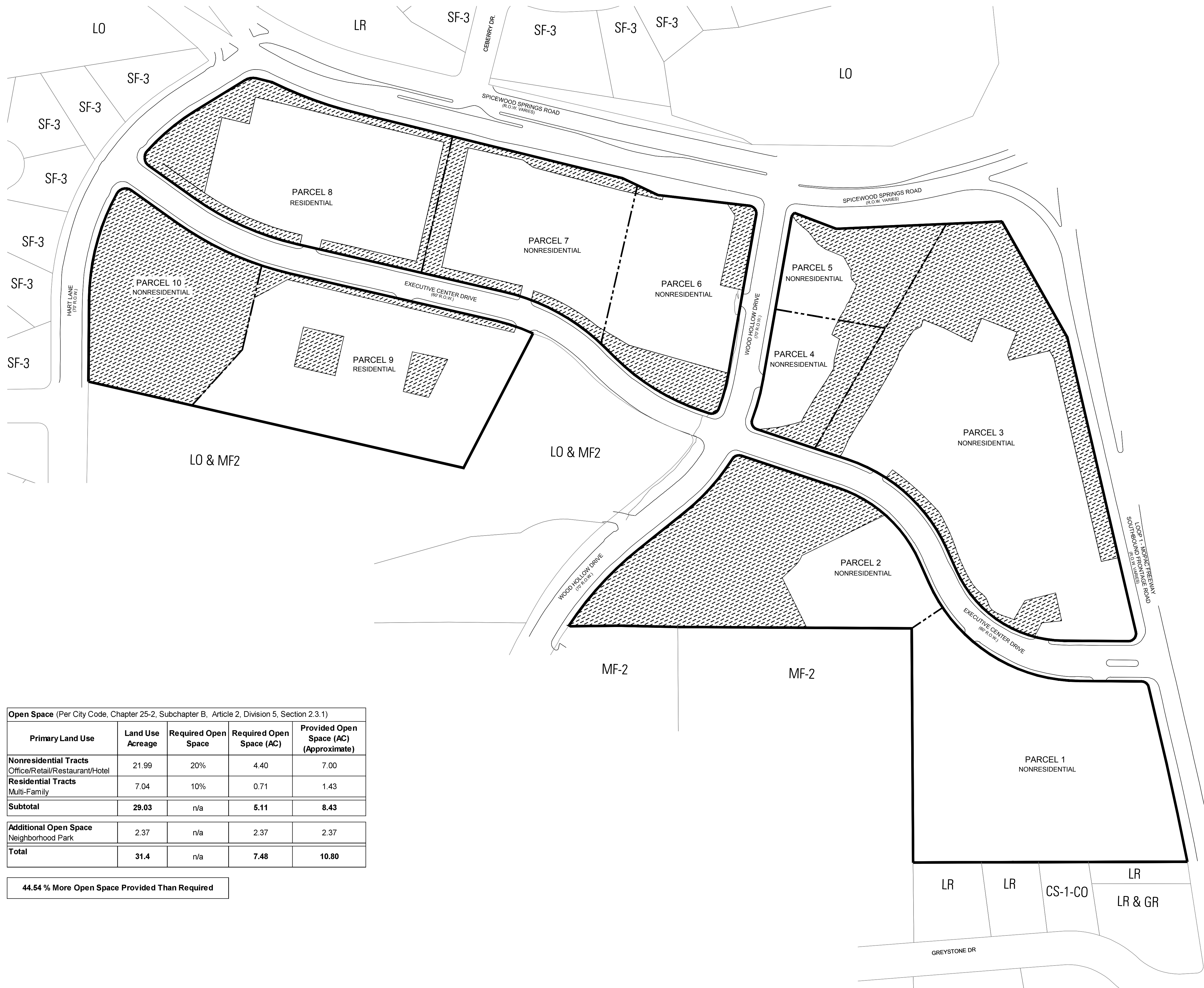
AUGUST 30, 2016

UDG JOB NO. 15-864

1"=80'

CASE NUMBER: C814-2014-0120

REVISED : APRIL 4, 2017



LEGEND

PROVIDED OPEN SPACE

Open Space (Per City Code, Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.3.1)				
Primary Land Use	Land Use Acreage	Required Open Space	Required Open Space (AC)	Provided Open Space (AC) (Approximate)
Nonresidential Tracts Office/Retail/Restaurant/Hotel	21.99	20%	4.40	7.00
Residential Tracts Multi-Family	7.04	10%	0.71	1.43
Subtotal	29.03	n/a	5.11	8.43
Additional Open Space Neighborhood Park	2.37	n/a	2.37	2.37
Total	31.4	n/a	7.48	10.80

44.54 % More Open Space Provided Than Required

- NOTES:
- Open space requirements for the property are provided and calculated on a P.U.D. basis and exceed the minimum requirements of city code; therefore, individual parcels do not have to achieve open space requirements at the time of site plan.
 - This exhibit includes primary open space areas. It does not include additional open space areas incidental to the property located between buildings, parking areas and streets all of which would further increase the overall open space provided.

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AUSTIN OAKS PUD
OPEN SPACE PLAN

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EXHIBIT J

AUGUST 30, 2016

UDG JOB NO. 15-864

1"=100'

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REVISED : APRIL 4, 2017