

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'	835/5	1.5:1	75%	75%
AO Mixed Use	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.

Parcel	Acreage	Land Use Classification	Building No.	No. Floors	Maximum Building Height**	Building Height (MSL)	Approximate Leasable Building Square Footage
1	4.66	Mopac Expressway Office, Streetscape	1	6	80 ft	875	150,000
2	3.7	Mopac Expressway Office, Streetscape, AO Creek	2	6	80 ft	865	120,000
3	6.72	Mopac Expressway Office, Streetscape, AO Creek	3	7	92 ft 6 in	875	175,000
4	1.02	AO Restaurant, Streetscape, AO Creek	4	7	92 ft 6 in	845	140,000
5	1.17	AO Restaurant, Streetscape, AO Creek	5	1	35 ft	770	6,400
6	1.8	AO Restaurant, Streetscape, AO Creek	6	1	35 ft	770	6,400
7	2.92	AO Hotel, Streetscape	7	5	67 ft 6 in	835	90,000
8	3.35	Spicewood Springs Office, Streetscape	8*	1	35 ft	815	6,900
9	3.69	Spicewood Springs Office, Streetscape	9	5	67 ft 6 in	857.5	125,000
10	2.37	Spicewood Springs Office, Streetscape	10	5	67 ft 6 in	865	125,000
			11*	1	35 ft	853	24,000
			12*	4	55 ft	830	223,000
			-	-	-	-	-
Total	31.4						1,191,700

Baseline for Determining Development Bonuses per Section 1.3.3		1,082,126
Bonus area square footage		109,574
x 10% (Requirement per Section 2.5.3)		10,957
		(Approx. 11 units)

*To include retail.
**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	50 ft
3	2	6.5	65 ft
7	3	6.5	65 ft
8	4	6	60 ft
9	5	6	60 ft

LEGEND

- AREA (1.64 AC.) LIMITED TO 50% IMPERVIOUS COVER.
- WETLANDS
- SEEP
- RIMROCK AND WETLAND CEF SETBACK
- EHZ
- EROSION HAZARD ZONE
- 100
- 100 YEAR FLOODPLAIN
- CWQZ
- CWQZ - CRITICAL WATER QUALITY ZONE
- PARCEL BOUNDARY

- Notes:
- Impervious cover may be adjusted among parcels; however, the overall impervious cover shall not exceed 58% 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 1,191,700 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 C 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.

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

- Section 25-8-25(B)(1) and (3) (Redevelopment Exception in Urban and Suburban Watersheds) are modified to apply on an overall basis;
- ECM Section 2.4.3 (Buffering) is modified as to Parcel 1 and Parcel 4;
- Section 25-6-477 (Bicycle Parking) is modified for office, residential, and hotel uses;
- Section 25-2-1008(A)(1) (Irrigation Requirements) will be applied on an overall basis;
- ECM Section 2.4.1 D (Street Yard Trees) is modified to increase the requirements;
- ECM Section 3.3.2(A) (General Tree Survey Standards) is modified to lengthen the time period for which the survey can be used;
- Sections 25-7-32 (Director Authorized to Require Erosion Hazard Zone Analysis) is modified;
- Section 25-2-1062 (Height Limitations and Setbacks for Small Sites) is modified as set forth on the Exhibits;
- Section 25-2-1063 (Height Limitations and Setbacks for Large Sites) is modified as set forth on the Exhibits;
- Section 25-2-1065 (Scale and Clustering Requirements) is modified as set forth on the Exhibits;
- Subchapter E (Design Standard and Mixed Use) Section 2.2 (Relationship of Buildings to Streets and Walkways) is modified as set forth on the Exhibits;
- Subchapter E (Design Standard and Mixed Use) Section 2.3 (Connectivity) is modified as set forth on the Exhibits;
- Subchapter E (Design Standard and Mixed Use)Section 2.4 (Building Entryways) is modified as set forth on the Exhibits;
- Subchapter E (Design Standard and Mixed Use) Section 3.2 (Glazing and Facade Relief Requirements) shall not apply to the AO Hotel Parcel 6 or the AO Mixed Use Parcel 9;
- Subchapter E (Design Standard and Mixed Use) Article 4 (Mixed Use) is modified as set forth on the Exhibits;
- Section 25-10-101(C)(2) and (3)(a) (Signs Allowed in All Sign Districts Without An Installation Permit) is modified to improve directional signage;
- Section 25-10-130 (Commercial Sign District Regulations) is modified to allow projecting signs and increase sign size; and
- Section 25-10-154 (Subdivision Identification Sign) is modified to provide for an appropriate number of subdivision signs.

REVISED : SEPTEMBER 13, 2016

UDG

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AUSTIN OAKS PUD

LAND USE PLAN

NOTES

NAME

DATE

SURVEY BY

DRAWN BY

CHECKED BY

DESIGNED BY

REVIEWED BY

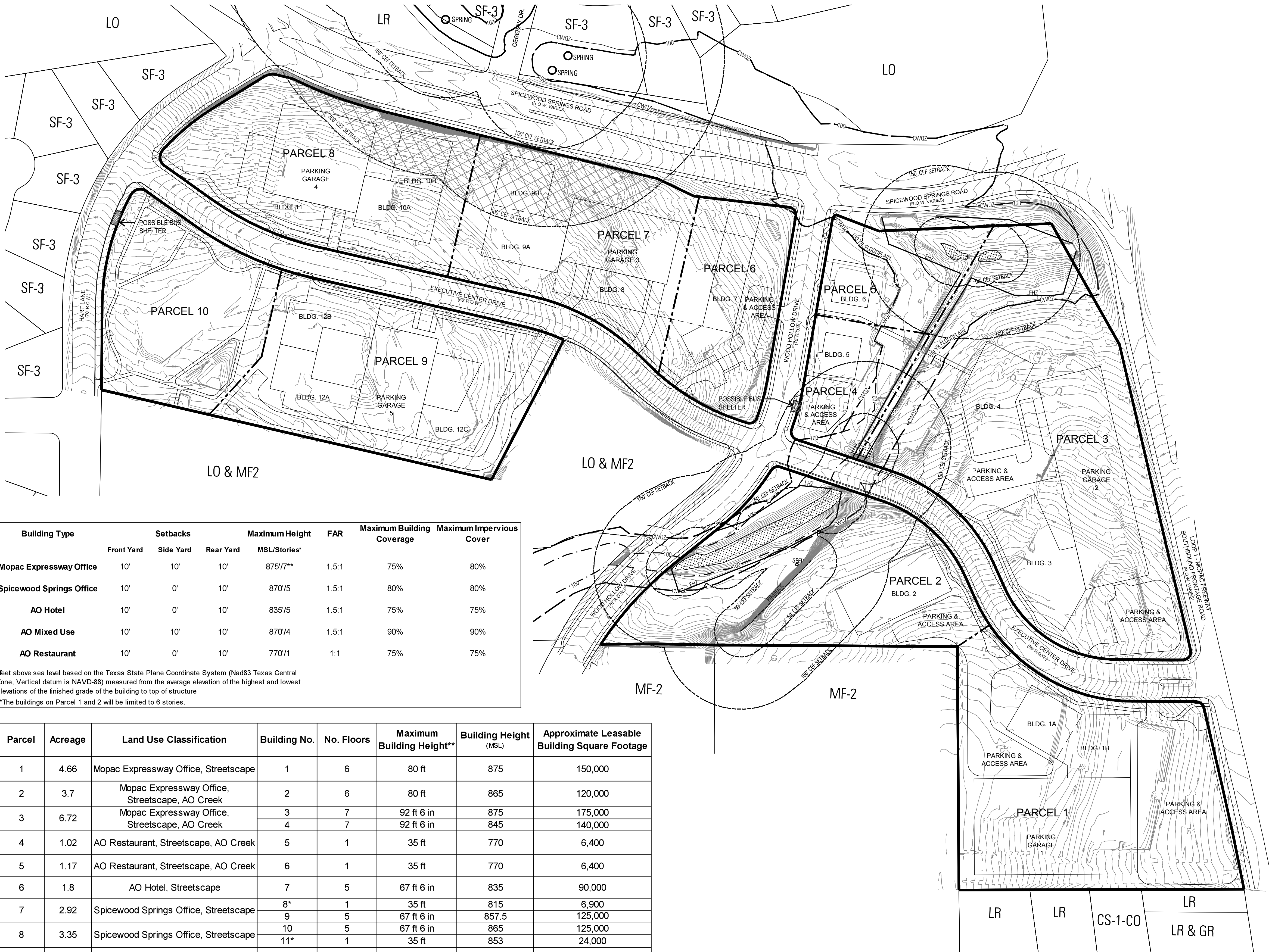
EXHIBIT C

AUGUST 30, 2016

UDG JOB NO. 15-864

1"=100'

CASE NUMBER: C814-2014-0120



Building Type	Setbacks			Maximum Height MSL/Stories*	FAR	Maximum Building Coverage	Maximum Impervious Cover
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		AO Mixed Use, Streetscape	-	-	-	-	-
		AO Park, Streetscape	-	-	-	-	-
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Austin Dallas Houston San Antonio

AUSTIN OAKS PUD

TOPOGRAPHY AND LAND USE PLAN

NOTES

SURVEY BY

DRAWN BY

CHECKED BY

DESIGNED BY

REVIEWED BY

NAME

DATE

EXHIBIT K

AUGUST 30, 2016

UDG JOB NO. 15-864

1"=100'

CASE NUMBER: C814-2014-0120