

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) 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 L, 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, with the exception of Exhibit M which is for background informational purposes only and if this ordinance and Exhibit M conflict, the ordinance applies. 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
Exhibit M: Code Modification Background - For Informational Purposes Only

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 MIXED USE** is a land use classification for Parcel 9 as shown on Exhibit C. The primary building types permitted in the AO Mixed Use 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, Wood Hollow Drive, and Hart Lane located within, or adjacent to, 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 Parcels 2, 3, 4, 5, 6, 7, 8, and 10 as shown on Exhibit C. AO Park is intended to allow passive, moderate, or 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 with support piers.
- 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, Wood Hollow Drive, and Hart Lane within, or adjacent to, the PUD shall be developed in accordance with the provisions and requirements set forth in Exhibit I (*Streetscape Plan*) and as may be required by the Traffic Impact Analysis.
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 with support piers (if necessary), benches, seating and similar outdoor furniture, trash receptacles, non-conditioned community facilities (boardwalks, decks, pavilions, gazebos, etc.) 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). The design of the Neighborhood Park on Parcel 10 (as shown on Exhibit G, page 2 of 2) will be developed with input from neighborhood stakeholders and the Parks and Recreation Department, and approved by the Parks and Recreation Board with an overall cost to redevelop not to exceed \$1,546,500, which amount shall be inclusive of items including, but not limited to, additional soil, landscaping, and shade structures; the owner will be responsible for demolition of the building and removal of building infrastructure, including surface parking, and such cost shall not be included in the \$1,546,500 allocated

amount. If deemed necessary by the owner, utility lines and systems, and necessary connections to such lines and systems to provide services to the buildings and improvements within the PUD may be included within those portions of the Property that contain AO Park Classification. Any design changes from what is submitted by the owner that are required or requested by neighborhood stakeholders or the Parks and Recreation Department, and approved by the Parks and Recreation Board, that will cause the cost to redevelop the Neighborhood Park on Parcel 10 or the Heritage Park on Parcel 8 to exceed \$1,546,500 will be made by the owner only if such additional cost is paid by the City or other third-parties to the owner prior to the issuance of the site development permit; if such additional cost is not so paid, then Owner shall not be required to make such design changes. 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 and the hard surface path and pedestrian bridge with piers in the AO Creek Boundary; however, under no circumstances will the total amount spent by the owner for the redevelopment of the Neighborhood Park on Parcel 10 and Heritage Park on Parcel 8 exceed \$1,546,500.

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 with support piers (if necessary), stormwater detention facilities by laying back the bank (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 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. 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 , hard surface path and pedestrian bridge with piers within the AO Creek Boundary, and 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.
10. At least 75% of the total required plant material planted, exclusive of turf and land within dedicated parkland, shall be native to Central Texas or on the 5th Edition of the City of Austin and Texas Agrilife Extension, "Grow Green Native and Adapted Landscape Plants," Revised 2014.
11. Section 2.4.1 D of the Environmental Criteria Manual is modified for the PUD Property as follows:

"D. Street Yard Trees.

Within the area described as street yard in Section 2.4.0 a minimum amount of trees are required to be planted or preserved with at least 75% of the trees planted from the Preferred Plant List (see Appendix N). No tree shall be planted within five feet of an underground utility line (e.g., water, wastewater, and stormwater systems) which is in a city maintained easement. Heat absorbing surfaces such as courtyards and the west facing walls of buildings are encouraged to be shaded. A minimum of 50% of the trees required in the landscape yard area, which is not utilized for parking, are to be large shade providing tree species or from the Descriptive Categories of Tree Species (see Appendix F). In areas where utility lines are present or proposed only trees from the Utility Compatible Shade Trees list (see Appendix F) shall be planted within: a) 10 lateral feet from any overhead distribution conductor; b) 30 to 40 lateral feet from any overhead transmission conductor, unless a more restrictive dedicated right-of-way has been established; c) 10 lateral feet from any underground electric facility. Any plantings near transmission facilities must also allow for required access to the facilities. Variations to these planting distances and species may be made only with the explicit written approval of Austin Energy or the affected utility owner. Planted trees shall be no less than eight feet in initial height and no less than three inch caliper measured at six (6) inches above grade. No more than 30% of planted trees will be from the same species (if more than 10 trees are required), as follows:

TOTAL STREET YARD AREA	REQUIRED TREES
1,000 to 10,000 sq. ft.	1 tree/1,000 sq. ft.
10,000 to 110,000 sq. ft.	10 trees for first 10,000 sq. ft. plus 1 tree/2,500 sq. ft. over 10,000 sq. ft.
over 110,000 sq. ft.	50 trees for first 110,000 sq. ft. plus 1 tree/5,000 sq. ft. over 110,000 sq. ft.

"

PART 9. Environmental

- Each building constructed within the PUD that is served by Austin Energy must achieve a two-star rating under the City's Austin Energy Green Building (AEGB) program using the applicable rating version in effect at the time a rating application is submitted for the building.
- 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, which may include hard surface paths/trails/walkways, pedestrian bridges with support piers (if necessary), stormwater detention by laying back the creek bank 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).
- 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; 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 and within right-of-way as it is redeveloped. If a tree identified as preserved on Exhibit J has died and is no longer on the site, the owner shall mitigate the lost caliper inches by replanting enough caliper inches to equal the lost tree that is identified as preserved on Exhibit J. 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. The PUD Property will maintain and preserve no less than 3,150 total caliper inches of protected and heritage trees combined, which represents 75% of the total caliper inches of protected and heritage trees totaled together; the PUD Property will further maintain and preserve 10,603 total caliper inches of regulatory and non-regulatory trees combined, regardless of whether the trees are on Appendix F or not, which represents 75% of all of the caliper inches (1 inch or greater) of trees on the PUD Property.

4. The provisions of City Code Section 25-8-25 (*Redevelopment Exception in Urban and Suburban Watersheds*) shall apply to the Property, except that sections Sections 25-8-25(B)(1) and (3) shall apply to the PUD on an overall basis rather than on a parcel-by-parcel basis. For purposes of 25-8-25(B)(5), non-compliant development can be moved within the CWQZ and CEF buffers as long as the degree of encroachment (square footage and minimum distance to the feature) and overall impact to the protected feature do not increase. The total amount of impervious cover on the Property will be less than the amount of impervious cover on the Property as of January 1, 2017 and the development will generate less than the maximum of 30,086 vehicle trips a day allowed and will instead be subject to and set forth in the Traffic Impact Analysis prepared by Kimley-Horn and dated July 26, 2016 submitted in conjunction with this Ordinance. Pursuant to City Code Section 25-8-25(B), City Code Subchapter A of Chapter 25-8 does not apply to the Property.
5. 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.

6. The Owner will provide a minimum of 20,000 cubic feet of detention storage prior to, and as a condition for, obtaining the permanent Certificate of Occupancy for the building to be constructed on the last of Parcel 4 and 5. To the extent possible and as reflected and described in Exhibit H (*AO Creek Plan*), the owner will lay back the West side of the unnamed creek bank on Parcels 4 and 5, which will create additional flood detention within the existing "Koger" pond as simulated in the City's hydrologic model (SHL_Eff_COA_Hydrology_HMS); the Owner will provide creek restoration to the extent practical within the lay back area on the West side of the unnamed creek bank on Parcels 4 and 5, as reflected and described in Exhibit H (*AO Creek Plan*). Laying back the unnamed creek bank as reflected on Exhibit H shall be allowed under 25-8-346 as a floodplain mitigation project. To the extent that firmly situated rock that lies beneath the surface deposits of soil, alluvium, rock fragments and fill cannot be readily removed without breaking the rock by blasting, air tool (hoe ram or jackhammer) or other destructive mechanical means, then the Owner will have no further obligation to lay back the West side of the unnamed creek bank. If the Owner is unable to achieve a minimum of 20,000 cubic feet of additional detention by laying back the West side of the unnamed creek bank, 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 at least a total of 20,000 cubic feet of detention is provided through either the lay back on the West side of the unnamed creek and/or some amount detention/parkland area on the East side of the unnamed creek.
7. For each site plan, on-site detention will only be required for the redevelopment if stormwater runoff peak flow rates for the two (2), ten (10), 25 and 100-year frequency storms cause increased inundation of any building or roadway surface or create any additional adverse flooding impacts; however, for purposes of any such drainage analysis or evaluation, the entire PUD Property will be considered a single site for the drainage analysis and such drainage analysis will utilize the existing impervious cover of the PUD Property as the underlying benchmark, which is 66% of the gross site area.

PART 10. Affordable Housing Program

1. A total of 10% of the residential units within the PUD shall be sold and/or leased 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 ("affordable units"). Sales or leases of residential units to households in which one of the members is employed by the Austin Independent School District, so long as their income does

not exceed 120 percent of the median family income of the Austin metropolitan statistical area for ownership units or rental units, as applicable, shall be considered to be affordable units for purposes hereof; provided, for purposes of compliance with the foregoing, not more than 50% of the total of the required number of affordable units may be such sales or leases to employees of the Austin Independent School District.

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. For affordable units that are leased to Austin Independent School District employees, rents will be established annually based on that employee's annual income, not to exceed 120 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, with the exception of the units that may be offered for sale to Austin Independent School District employees. 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. Affordable Ownership units must also include the following:
 - a. Resale restrictions that require that resale of the affordable unit must be to a household at 80 percent of or below median family income;
 - b. Contain restrictions that will cap the equity gain to the homeowner that can be realized upon resale of the affordable unit. The resale formula will be set by the director of the Neighborhood Housing and Community Development Department, and may change from time to time; and
 - c. Contain a Right of First Refusal to the Austin Housing Finance Corporation (AHFC) or other entity designated by the City that is assignable to an income-qualified buyer, to ensure long term affordability.

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 is modified as to Parcel 1 or Parcel 4, such that plants used as buffering elements shall be planted in a permeable landscape area at least three (3) feet wide, measured from inside of curb or pavement to the property line.
3. Section 25-6-477 (*Bicycle Parking*) for office, residential, and hotel uses is modified;
4. Section 25-2-1008(A)(1) (*Irrigation Requirements*) will be applied on an overall basis;

5. Section 2.4.1 D (*Street Yard Trees*) of the City of Austin Environmental Criteria Manual is modified to increase the requirements;
6. Section 3.3.2(A) (*General Tree Survey Standards*) of the City of Austin Environmental Criteria Manual is modified to lengthen the time period for which the survey can be used;
7. Sections 25-7-32 (*Director Authorized to Require Erosion Hazard Zone Analysis*) is modified so that another Erosion Hazard Zone Analysis is not required for each site plan;
8. Section 25-2-1062 (*Height Limitations and Setbacks for Small Sites*) is modified as set forth on the Land Use Plan;
9. Section 25-2-1063 (*Height Limitations and Setbacks for Large Sites*) is modified as set forth on the Land Use Plan;
10. Section 25-2-1065 (*Scale and Clustering Requirements*) is modified as set forth on the Land Use Plan;
11. Subchapter E (*Design Standard and Mixed Use*) Section 2.2 (*Relationship of Buildings to Streets and Walkways*) is modified as set forth on the Land Use Plan;
12. Subchapter E (*Design Standard and Mixed Use*) Section 2.3 (*Connectivity*) is modified as set forth on the Land Use Plan and the Streetscape Plan Exhibit;
13. Subchapter E (*Design Standard and Mixed Use*) Section 2.4 (*Building Entryways*) is modified as set forth on the Land Use Plan and the Streetscape Plan Exhibit;
14. 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;
15. Subchapter E (*Design Standard and Mixed Use*) Article 4 (*Mixed Use*) is modified as set forth on the Land Use Plan;
16. 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 given the topography at the site;
17. Section 25-10-130 (*Commercial Sign District Regulations*) is modified to allow projecting signs and increase sign size within the Property; and
18. Section 25-10-154 (*Subdivision Identification Sign*) is modified to provide for an appropriate number of subdivision signs.

EXHIBIT A

DESCRIPTION OF PROPERTY

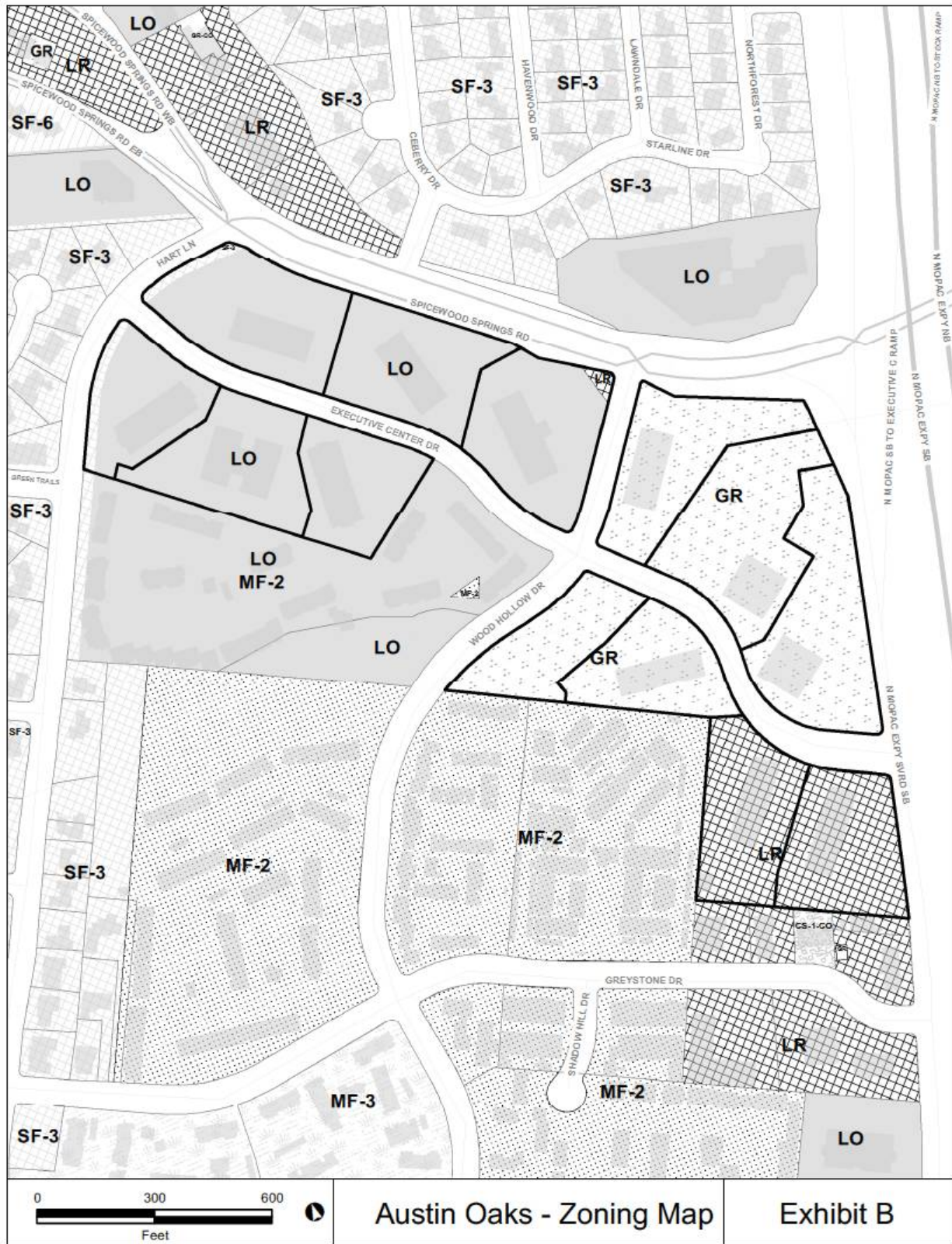
TRACT 1: Lot 5, KOGER EXECUTIVE CENTER UNIT THREE, a subdivision in Travis County Texas, according to the map or plat thereof recorded in Volume 75, Page 322 of the Plat Records of Travis County, Texas.

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.



Austin Oaks - Zoning Map

Exhibit B

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 \$35,000 shall be deposited with the City to be used to provide a free eastbound right-turn movement from Spicewood Springs Road to Loop 1 South Bound Frontage Road.

C. The AO Park on Parcel 10 (Neighborhood Park) shall be developed prior to or concurrently with either (i) the development of the AO Mixed Use Parcel 9, or (ii) the development of 500,000 leasable square feet of space within any one or more new buildings on the other Parcels within the PUD. The development of the AO Park on Parcel 10 shall be completed, and Parcel 10 shall be conveyed to the City, prior to, and as a condition to, the issuance of the permanent Certificate of Occupancy for the first of (i) the primary building constructed on the AO Mixed Use Parcel 9, or (ii) the building on any of the other Parcels in the PUD that will result in at least a total of 500,000 leasable square feet within the Property.

D. The AO Park on Parcel 8 (Heritage Park) shall be developed prior to or concurrently with the development of Parcel 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 Parcel 8. The owner shall only be responsible for removing surface parking from the Heritage Park area on Parcel 8 and restoring this former surface parking area within the Heritage Park by seeding pursuant to Standard Specification 609S. The Heritage Park shall be conveyed to the City as a condition to the issuance of the permanent Certificate of Occupancy for the first building to be constructed on Parcel 8.

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

- (1) The parking areas on the southern portion of the AO Creek (South of Executive Center Drive) shall be restored prior to or concurrently with the development of the MoPac Expressway Office Parcel 2, and such restoration of the parking areas 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. The southern portion of the AO Creek (South of Executive Center Drive) shall be conveyed to the City as a condition to the issuance of the permanent Certificate of Occupancy for the first building to be constructed on 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. The northern portion of the AO Creek (North of Executive Center Drive) that is located on AO Restaurant Parcels 4 and 5 shall be conveyed to the City as a condition of issuance of the permanent Certificate of Occupancy for the first building to be constructed on 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 with support piers (if necessary) over the unnamed branch of 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. The owner of Parcel 3 will be responsible for the maintenance of the concrete trails and pedestrian bridge within the AO Creek Park for 10 years from the date of the permanent Certificate of Occupancy for the first building to be constructed on the MoPac Expressway Office Parcel 3; and thereafter the City will be responsible for such maintenance. The pedestrian bridge will be a pre-engineered steel frame bridge with a minimum width of 8 feet. The northern portion of the AO Creek (North of Executive Center Drive) that is located on MoPac Expressway Office Parcel 3, shall be conveyed to the City as a condition of issuance of the permanent Certificate of Occupancy for the first building to be constructed on Parcel 3.

F. 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 Mixed Use 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 Mixed Use 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.

G. The conveyance of the Neighborhood Park, Heritage Park, and AO Creek (both Southern and Northern portions), along with the provision of a public access easement for the Heritage Trail as shown on the Streetscape plan and the Land Use Plan, shall satisfy the parkland dedication requirements, including parkland development fees, otherwise applicable for the entire PUD Property.

H. 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.

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

J. 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 CLASSIFICATION:	Mopac Expressway Office	Spicewood Springs Office	AO Hotel	AO Mixed Use	AO Restaurant
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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: CLASSIFICATION	MoPac Expressway Office	Spicewood Springs Office	AO Hotel	AO Mixed Use	AO Restaurant
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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	P	N
Cultural Services	P	P	N	P	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	P	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 a total 250 residential dwelling units shall be permitted within AO Mixed Use Parcel 9 and the AO Hotel Parcel 6 (a hotel/motel room is not considered a residential dwelling unit). So long as the total number of units within AO Mixed Use Parcel 9 and AO Hotel Parcel 6 does not exceed 250 residential dwelling units, the maximum number of each type of residential unit shall be as follows:

Number of Efficiency Units shall not exceed 125 units;
Number of 1-bedroom Units shall not exceed 125 units; and
Number of 2-bedroom Units shall not exceed 100 units.

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 25-2, Subchapter C, apply within the PUD. Automotive washing shall be considered an accessory use for office uses and may be used solely for 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'	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. 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.

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.

9. The provisions of City Code Section 25-2-1008(A) shall apply on an overall basis to development within the PUD; furthermore, a 228,250 square feet area within the AO Creek Plan shall constitute undisturbed natural area for purposes of 25-2-1008(A) and each site plan on any Parcel may utilize

a portion of the AO Creek Plan undisturbed natural area for purposes of meeting the requirements of 25-2-1008(A) until the 228,250 square feet has been utilized.

10. A minimum of one 30-foot off-street loading space shall be provided for each building within the AO Mixed Use 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. Each building 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 may be permitted by the Director to achieve off-street loading requirements. No off-street loading spaces shall be required for buildings in the AO Restaurant use classification. An administrative variance may be sought to allow vehicles to use a public right-of-way to back into or out of an off-street loading area or solid waste collection area. Off-street loading spaces are permitted in structured parking facilities.

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*), except that 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:

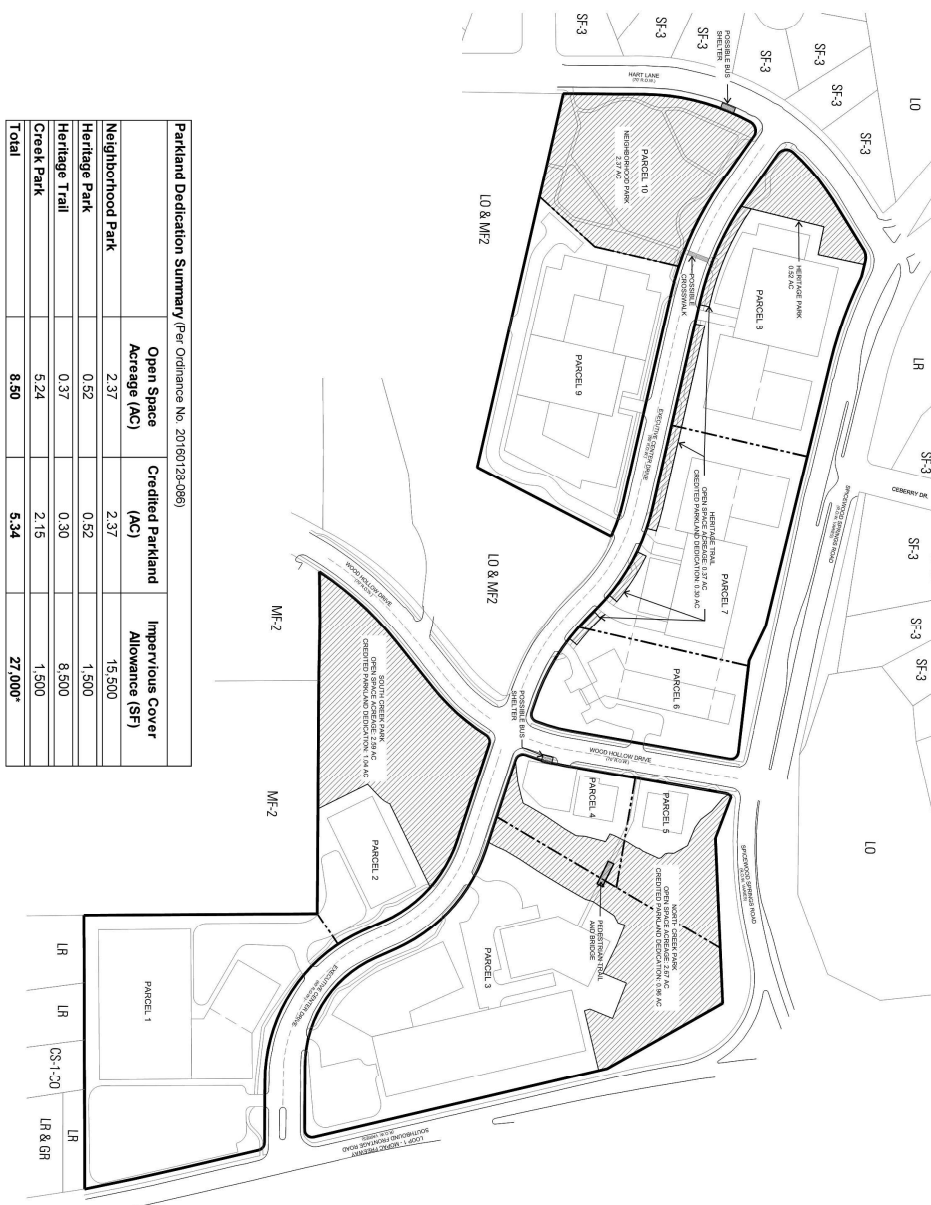
- a. Section 25-2-1062 (*Height Limitations and Setbacks for Small Sites*)
- b. Section 25-2-1063 (*Height Limitations and Setbacks for Large Sites*)
- c. Section 25-2-1065 (*Scale and Clustering Requirements*)

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 Mixed Use 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*).



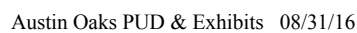
Parkland Dedication Summary (Per Ordinance No. 20160123-008)			
	Open Space Acreage (AC)	Credited Parkland (AC)	Impervious Cover Allowance (SF)
Neighborhood Park	2.37	2.37	15,500
Heritage Park	0.52	0.52	1,500
Heritage Trail	0.37	0.30	8,500
Creek Park	5.24	2.15	1,500
Total	8.50	5.34	27,000*

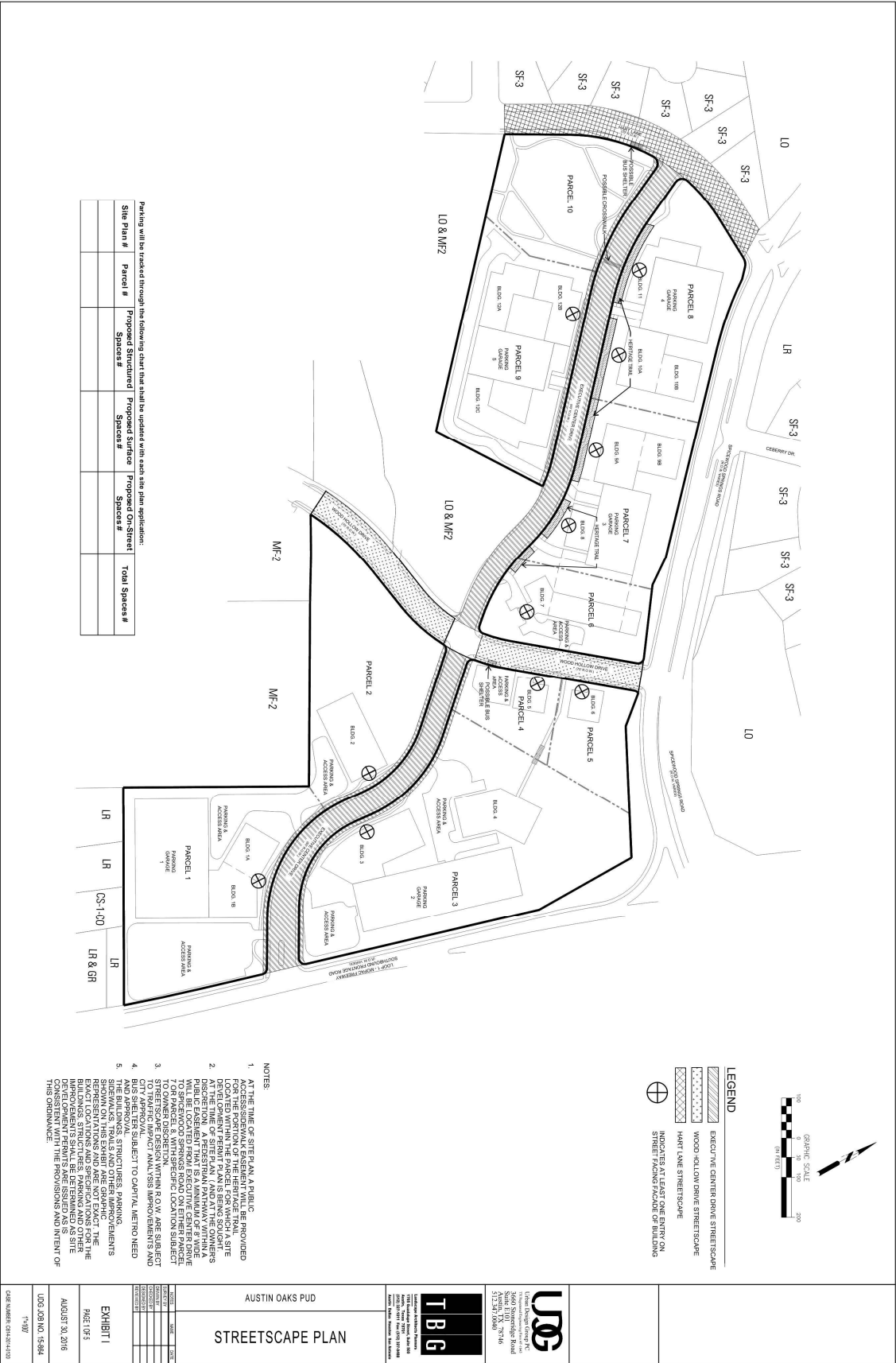
*Impervious Cover Not to Exceed 27,000 SF overall and may be allocated in any of the parkland areas.

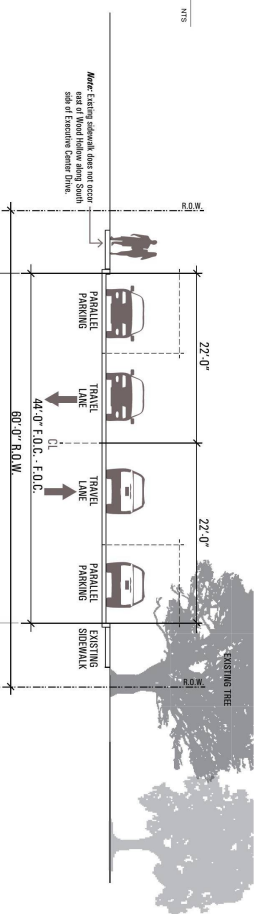
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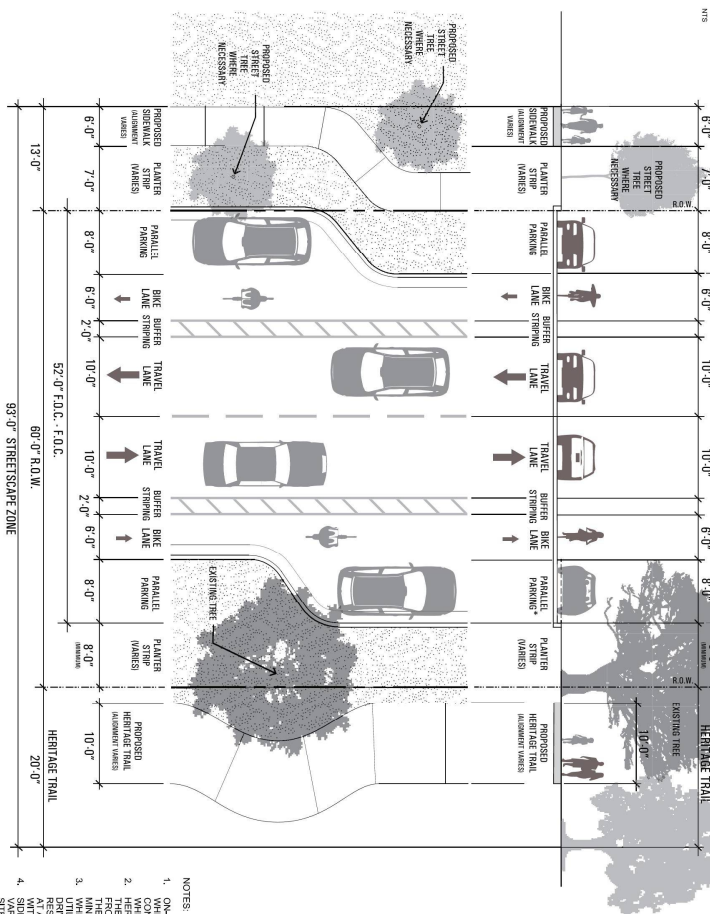




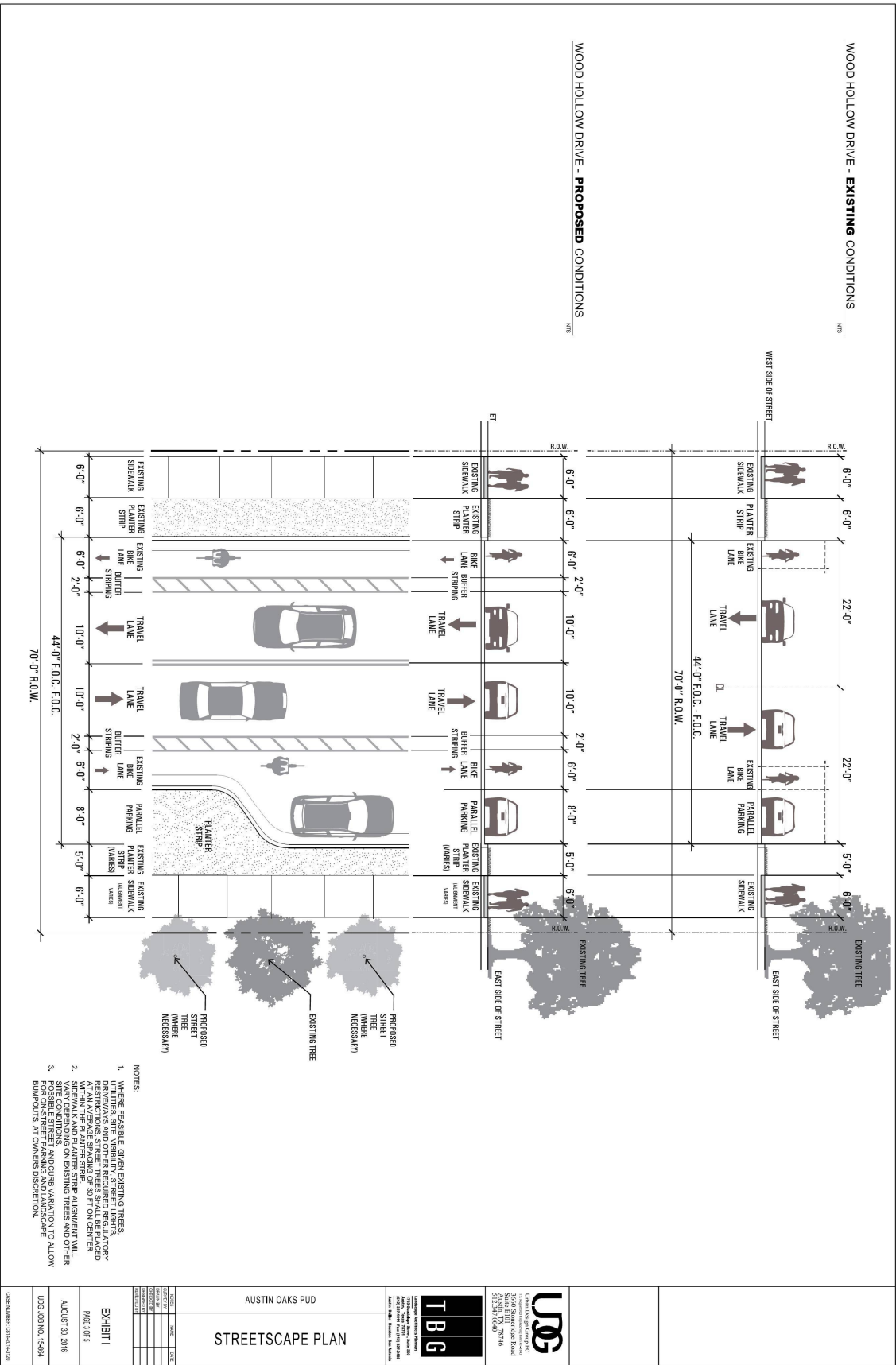


EXECUTIVE CENTER DRIVE - **PROPOSED** CONDITIONS

NITS



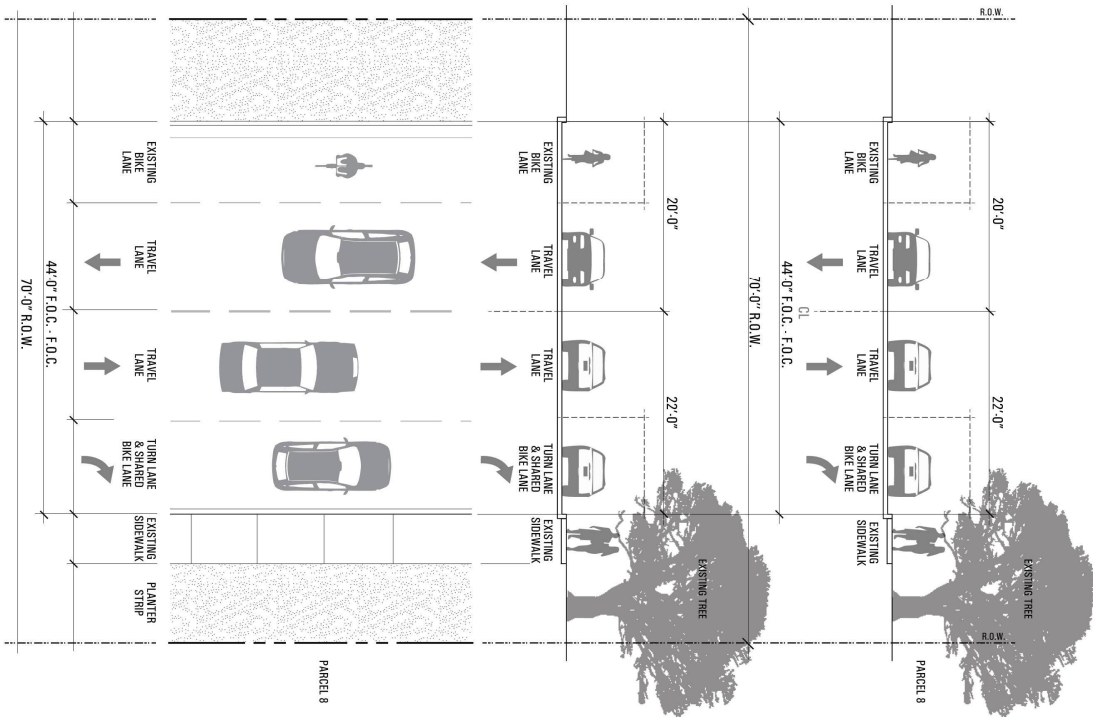
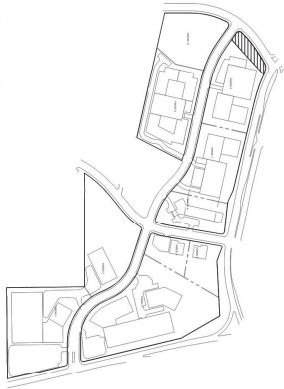
1. ONE-STREET PARALLEL PARKING MAY BE LOCATED WHERE NOT IN CONFLICT WITH EXISTING SITE USES AND WHERE THERE ARE NO OBSTACLES TO REMOVED OR PARALLEL PARKING OCCURS.
2. HERIAGE TALL (10' FT) EXTENDS ABOVE FLOW LIMIT LINE TO WOOD HOUSE EXTERIOR DOOR THAT JANE TO MOOD HOUSE.
3. THEREABOUT THE SPECIAL WIDTH IS 6 FEET.
4. WHERE AVAILABLE, GRASS EXISTING ROADS, UTILITIES SITE VISIBILITY STREET LIGHTS, DRIVEWAYS AND OTHER RELATED PLANTS, TREES AND LANDSCAPE SHALL BE MAINTAINED AT AN AVERAGE SPACING OF 30 FT ON CENTER ALONG THE PLANTER STRIP.
5. PLANTING MATERIAL ALIGNMENT WILL VARY DEPENDING ON EXISTING ROADS AND SITE CONDITIONS, AND CURB VARIATION TO ALLOW FOR ONE-SIDE PARKING AND LANDSCAPE BOUNDRIES, AT OWNERS DISCRETION.



HART LANE- EXISTING CONDITIONS AT PARCEL 8

HART LANE- PROPOSED CONDITIONS AT PARCEL 8

LOCATION MAP
PLAN OF HART LANE STREETSCAPE ALONG PARCEL 8



NOTES:
1. WHERE FEASIBLE, GIVEN EXISTING TREES,
UTILITIES, SITE VISIBILITY, STREET LIGHTS,
RESTRICTIONS, STREET TREES SHALL BE PLACED
AT A MINIMUM SPACING OF 30 FT ON CENTER
FRONTAGE. (SEE BR SHIP ALONG PARCEL 8)

UOG

Urban Oaks Group

10000 S. Greenway Blvd

Suite 100, 78146

512.257.0049

TBG

Travis Berg

10000 S. Greenway Blvd

Suite 100, 78146

512.257.0049

AUSTIN OAKS PUD

STREETSCAPE PLAN

EXHIBIT I

PAGE 193

AUGUST 18, 2016

UOG JOB NO. 15484

CAD FILE NUMBER: 214129-11213

Austin Oaks PUD & Exhibits 08/31/16

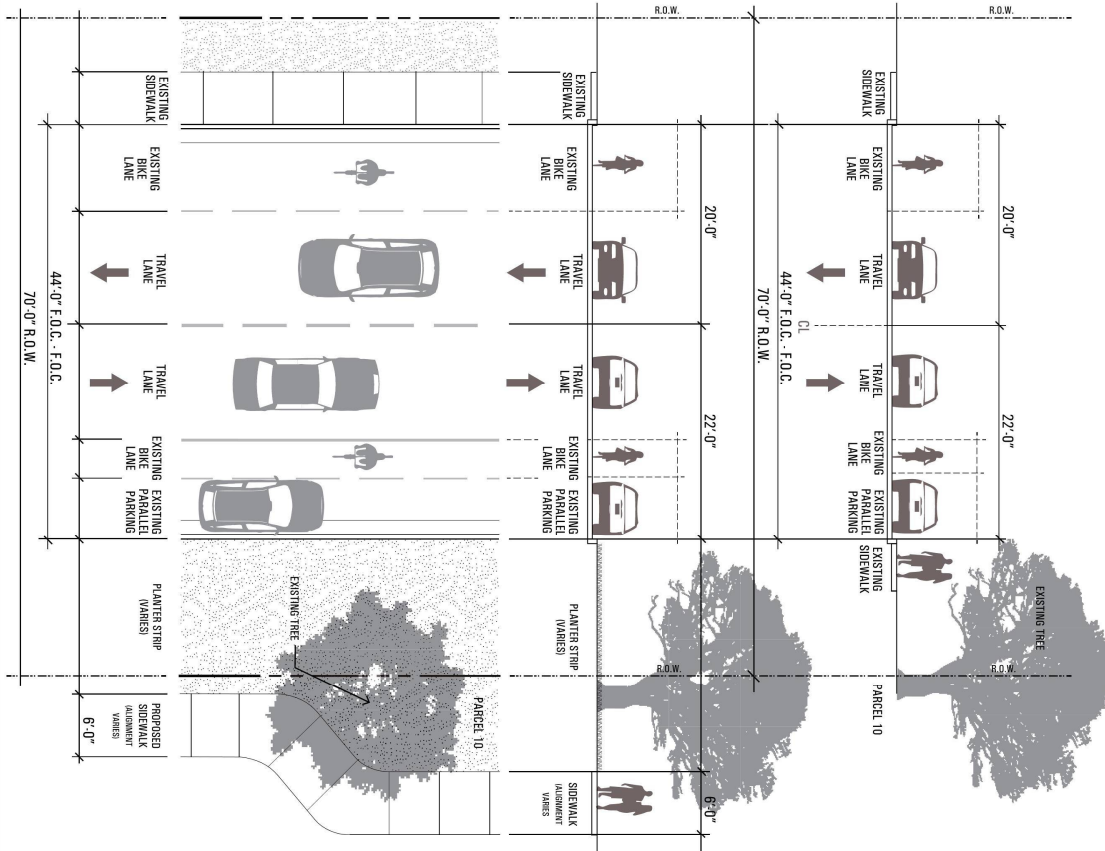
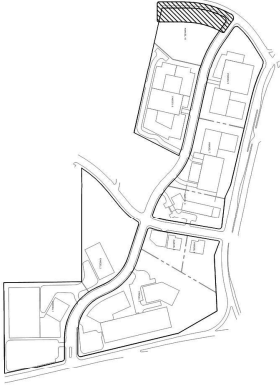
HART LANE - EXISTING CONDITIONS AT PARCEL 10

NIS

HART LANE - PROPOSED CONDITIONS AT PARCEL 10

NIS

LOCATION MAP
PLAN OF HART LANE STREETScape ALONG PARCEL 10



- NOTES:
- WHERE FEASIBLE, GIVEN EXISTING TREES, PLANTING STRIPS, SIDEWALK PLANTING STRIPS, AND OTHER STREET PLANTING RESTRICTIONS, STREET TREES SHALL BE PLACED WITHIN THE PLANTING STRIP ALONG PARCEL 10.
 - PLANTING AND PLANTING STRIP ALIGNMENT WILL VARY DEPENDING ON EXISTING TREES AND OTHER STREET CONDITIONS.

AUSTIN OAKS PUD

STREETSCAPE PLAN

UOG

Urban Oaks Group, Inc.

10000 North Loop West, Suite 1000

Houston, Texas 77037

512.347.0040

TBG

Town & Country Planning Group, Inc.

10000 North Loop West, Suite 1000

Houston, Texas 77037

512.347.0040

EXHIBIT I

Page 195

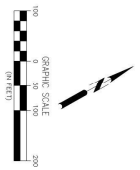
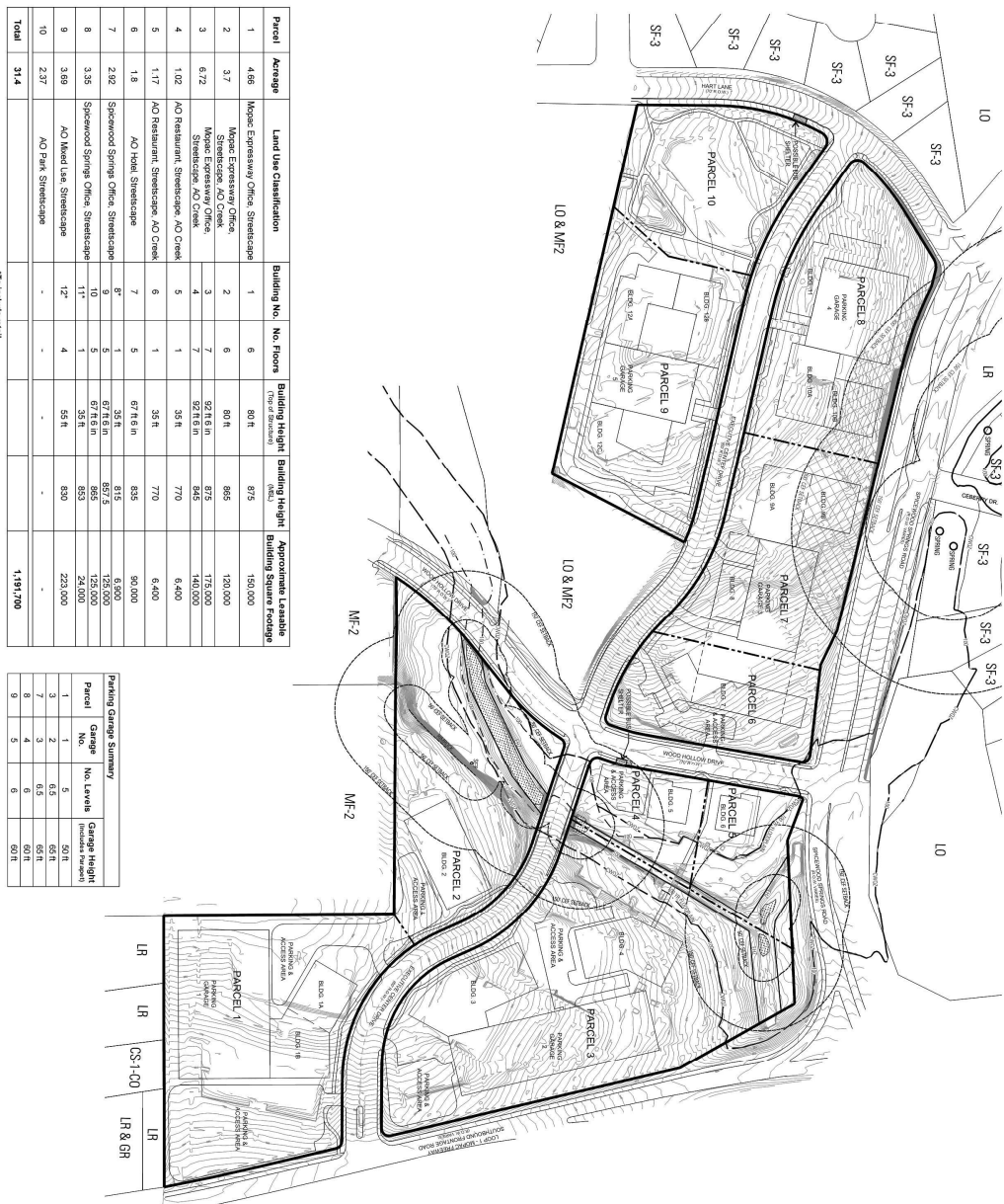
AUGUST 30, 2016

UOG JOB NO. 15484

CAD NUMBER: CHA-2016-023

NO.	DATE	DESCRIPTION
1	08/30/16	ISSUED FOR REVIEW
2	09/01/16	REVISIONS
3	09/01/16	REVISIONS
4	09/01/16	REVISIONS
5	09/01/16	REVISIONS
6	09/01/16	REVISIONS
7	09/01/16	REVISIONS
8	09/01/16	REVISIONS
9	09/01/16	REVISIONS
10	09/01/16	REVISIONS





- ## LEGEND
- | | |
|--|--|
| | AREA 1 (64 AC.) LIMITED TO 50% IMPERMEABLE COVER |
| | WETLANDS |
| | SEEP |
| | PRIMROCK AND WETLAND C&E SETBACK |
| | EROSION HAZARD ZONE |
| | 100 YEAR FLOODPLAIN |
| | CHYZZ CRITICAL WATER QUALITY ZONE |
| | PARCEL BOUNDARY |

1. IMPROVING COVER MAY BE OBTAINED AMONG PAPERS, HOWEVER, THE OTHER IMPROVING COVER SHALL NOT EXCEED 5% OF THE TOTAL 31.4
2. BUILDING SQUARE FOOTAGE IS APPROXIMATE AND CAN BE TRANSFERRED AMONG BUILDINGS SO LONG NOT EXCEED 11,700 SQ. FT.
3. APPLICANT TO SECTION 55.133 (NOTICE OF INTENT TO APPEAL) SHALL PROVIDE NOTICE OF NOTICE SHALL BE PROVIDED PRIOR TO APPROVAL OF 31.3. APPROVAL BY DISCRETION, THIS NOTICE IS SUBSTANTIAL AMENDMENT DESCRIBED UNDER CHAPTER 55.2, SUBCHAPTER B, ARTICLE 2(S) DIVISION 1, PLANNED WITH DEVELOPMENT NEED AND APPROVAL.
4. THE BUILDING STRUCTURES, PARKING, SIGNAGE, EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND PARKING AND OTHER W/AREMENTS SHALL BE DETERMINED AS PART OF THE REVIEW AND BE IN ACCORDANCE WITH THE PROVISIONS BE IN PLACE AND IN ACCORDANCE WITH THE PROVISIONS AND IN ACCORDANCE WITH THIS ORDINANCE.

AUSTIN OAKS PUD

TOPOGRAPHY AND LAND USE PLAN



UDG
 A/Arthur Design Group PC
 (TX Registered Engineering Firm #1145)
 6660 Stoneridge Road
 Suite E101
 Austin, TX 78746
 512-347-0040

EXHIBIT K

AUGUST 30, 2016

UDG JOB NO. 15-864

T=1007

CASE NUMBER: CR14-2014-0120

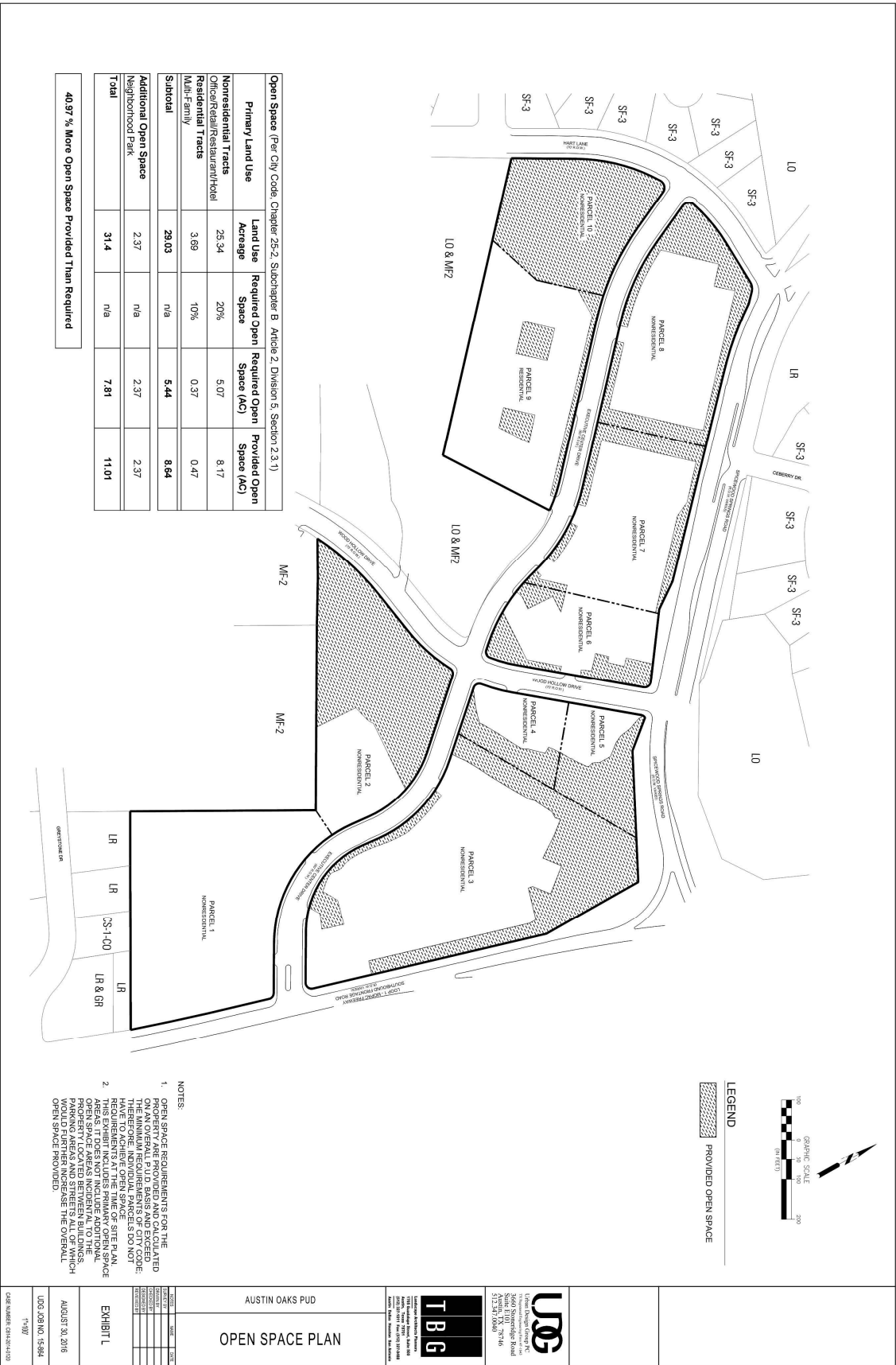


EXHIBIT M

BACKGROUND FOR INFORMATION PURPOSES ONLY

A. 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: Nevertheless, 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 that would otherwise be allowed if this property was redeveloped on a Parcel-By-Parcel basis. Instead, the trips will be restricted to the number set forth in the Traffic Impact Analysis submitted in conjunction with this Ordinance. Because 25-8-25 would be applied on an overall Property basis, City Code Subchapter A of Chapter 25-8 would not apply to the Property.

B. Section 2.4.3 (Buffering) of the Environmental Criteria Manual is modified (as to Parcels 1 and 4 only) to limit required buffering in order to preserve trees and to provide a minimum 3-foot wide planting strips located between the street curb and site features requiring buffering: the environmental site constraints on the Property make compliance with the buffering requirements difficult, including (i) a limited width of permeable landscape areas between the street and buildings, and (ii) compact development areas that are connected and oriented to the streets, thus promoting a combination of widely distributed preserved trees within an urban character, with the vast majority of vehicle parking located in structured parking garages. Moreover, in the context of the overall Property, the amount of areas that will remain open space or natural area far exceeds Code requirements.

C. Section 25-6-477 (Bicycle Parking) for office, residential, and hotel uses: the requirement that a minimum of 50% of the bicycle parking shall be located within 50 feet of any principal building entrance has been modified to 20% in order to (i) further reduce impervious cover, and (ii) retain the bicycle parking in nearby and conveniently shaded structured garages.

D. Section 25-2-1008(A)(1) shall not apply to development within the PUD: because 8.49 acres of land will be dedicated as parkland and public space and will remain undisturbed, there will be less area on each redeveloped parcel for undisturbed natural areas. The requirement should be evaluated in the context of the entire Property; in doing so, the owner has more than exceeded the requirement.

E. Compatibility provisions (Section 25-2-1062, 25-2-1063, 25-2-1065): The process for designing the Austin Oaks redevelopment plan included a 3-month process that concluded with a 1-week Design Charrette, and then further refinements thereafter to focus on further reduction of height, location of buildings, and preservation of trees. The result is a complete package that includes stakeholder interests, environmental superiority, and a pedestrian experience over a 31.4-acre site that is far superior to any similarly-sized site within NW Hills. Moreover, all SF-zoned property is across a major street and at least 200' away from any structure. The height on the Property has been concentrated at the lower points along MoPac

Expressway, and the single-family residences across Spicewood Springs Rd. that would trigger compatibility sit within a CEF buffer completely hidden by a tree canopy that benefits from the natural springs on their properties.

F. Subchapter E (Design Standard and Mixed Use) Sections 2.2, 2.3, 2.4, and Article 4 (Mixed Use). In addition, and only as to the Hotel Parcel 6 and the Mixed Use Parcel 9, Subchapter E (Design Standard and Mixed Use) 3.2 shall not apply:

With regard to Wood Hollow Drive, the existing tree-lined condition from Spicewood Springs Road to Executive Center Drive truly make strict application of Subchapter E impossible unless a large number of these meaningful trees are removed. The existing sidewalk along Wood Hollow on the east side of the street is configured to minimize impacts to these large canopy trees. Therefore, the land use plan and streetscape plan that would be attached to the ordinance have provided multiple pedestrian routes – especially within and across the AO Creek Zone – for pedestrians to connect between the varied uses on the property.

The critical water quality zone, along with CEF buffers associated with the creek, also limits the buildable areas upon which sidewalks and buildings can be placed both along the east side of Wood Hollow and the corner of Executive Center Drive bridging over the creek. The sidewalk placement for Parcel 2 is the most environmentally appropriate solution since the sidewalk itself – if not placed within the right-of-way – would be located in the CEF buffer. These environmental features place significant constraints on designers to comply with important environment rules while addressing sidewalk/building placement standards.

The west side of Wood Hollow Drive is constrained by a steep grade rising abruptly behind the existing sidewalk to the west. A number of existing trees are sited on this steep slope. Both the steep slope condition and existing trees make strict compliance with Subchapter E impossible without significant grade cut and removal of these trees.

The grade change between the existing sidewalk on Spicewood Springs Road and the property in some places is more than twenty feet vertically and within three hundred feet of existing off-site springs; therefore, it would not be practical or make environmental sense to require widening the sidewalk along Spicewood Springs Road between Hart Lane and Wood Hollow. In addition, the sidewalk area on Spicewood Springs Road between Wood Hollow and MoPac includes a CEF buffer and is within the critical water quality zone of the creek. The addition of a mid-block pedestrian pathway within a public access easement on Parcel 7 or Parcel 8 improves pedestrian connectivity and will encourage the use of the Heritage Trail that will meander along Executive Center Drive through the site from Hart Lane to Wood Hollow.

A public access/sidewalk easement for the Heritage Trail will be provided as part of the parkland dedication requirement. By creating the unique Heritage Trail on the north side of Executive Center Drive, the Charrette designers specifically found a way to save existing trees and use this organizing feature of the development to encourage shaded pedestrian circulation for the public to enjoy, with a wide sidewalk meandering (in order to avoid trees) for approximately a quarter of a mile from the Neighborhood Park located on Parcel 10 at Hart Lane to the AO Creek Park located east of Wood Hollow. The Heritage Trail serves a critical role as a major

pedestrian connection between these two parkland destinations. The applicant has modified the design to increase the width of the Heritage Trail from eight feet to ten feet to further promote community activity and a range of compatible uses of the trail.

Depending on the City's desires, the sidewalk on Parcel 10 (the Neighborhood Park) could be expanded. The remaining portion of the south side of Executive Center Drive located within the property has a new, continuous sidewalk six feet in width separated from the street with a new, seven-foot-wide planting strip located behind the curb (where an existing sidewalk currently exists).

Entryways are indicated on the Streetscape Exhibit I attached to the Ordinance and shows, pursuant to Section 2.4 of Subchapter E, that each building has an entryway facing a roadway, with the exception of one building on Parcel 3 that is set back from the roadway and the creek. However, all of the buildings are interconnected with sidewalks, on-street bicycle lanes, and a roadways. Not all of the buildings are built up to the "clear zone"; especially since the location of existing trees and topography constrain the location of sidewalks and the buildings. For example, the Heritage Trail provides a meaningful (and wide) community space and yet it is located between the street and the building, which achieves many positive goals and yet does not meet the prescriptive requirement of Subchapter E, Section 2.4. On balance, the design charrette effort took into account the goals of Subchapter E, including Section 2.4, and incorporated the Subchapter E factors into the overall design.

G. Section 25-10-101(C)(2) and (3)(a) (*Signs Allowed in All Sign Districts Without An Installation Permit*) which regulates signs directing the movement or placement of vehicular and pedestrian traffic was modified to increase the sign area and the height of the sign to increase the likelihood that people would see the directional signage, especially given the topography at the site.

H. Section 25-10-130 (Commercial Sign District Regulations): For sign purposes, all buildings on the site will be treated as part of the commercial sign district given that the project is a cohesive development. In addition, to the requirements set forth in 25-10-130, each building will also be allowed up to two projecting signs that extend from the building façade. Furthermore, the height and size of freestanding subdivision signs has been modified to accommodate the project's scope. And all existing commercial flag poles and flags shall be permitted to be continued, maintained, repaired and replaced.

I. Section 25-10-154 (Subdivision Identification Sign): Although many subdivision identification signs would be permitted among the 13 lots (two per each major entry), the number of subdivision signs is limited to a total of eight.

J. Section 2.4.1 D (*Street Yard Trees*) of the City of Austin Environmental Criteria Manual was revised to increase the requirements for landscaping, to provide the following:

- 75% of the street trees planted from the Preferred Plan List, rather than 60%;
- Planted street trees will be no less than 8 feet in initial height, rather than 6 feet;
- Planted street trees will be no less than 3 inch caliper measured at six inches above grade, rather than 1.5 inch caliper;

- No more than 30% of planted street trees will be from the same species, rather than 50%.

K. Section 3.3.2(A) (*General Tree Survey Standards*) of the City of Austin Environmental Criteria Manual was modified to allow for the tree survey to extend until November 22, 2038. Requiring a new survey every 5 years puts at risk the balanced approach that the redevelopment plan represents and unfairly exposes the owner to a "gotcha" at a later date if a non-regulated or protected tree were to grow and become a regulated or heritage tree that prevents the construction of a building essential to the balancing effort. As a compromise, the owner proposes that the tree survey may be used with any application for a site development permit for 22 years (25 years from the date of the survey) and, thereafter, a new tree survey will have to be performed for each site plan - putting the owner at risk after the 22-year period.

L. Sections 25-7-32 (*Director Authorized to Require Erosion Hazard Zone Analysis*): The requirement to do another Erosion Hazard Zone Analysis for each site plan has been eliminated because an EHZ Delineation analysis was performed as part of the rezoning and the staff verified the location of the EHZ; therefore, it would be redundant to do another EHZ analysis, especially since the banks are stable and the effort to lay back the creek bank will further stabilize the bank.