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

**PART 1.** Austin Oaks Planned Unit Development (Austin Oaks PUD) is comprised of approximately 31.4 acres of land. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited office (LO), neighborhood commercial (LR), community commercial (GR), and family residence (SF-3) district to planned unit development (PUD) district on the property described in Zoning Case No. C814-2014-0120, on file at the Planning and Zoning Department, as follows:

Lot 5, Koger Executive Center Unit Three, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 75, Page 322 of the Plat Records of Travis County, Texas, and;

Lots 6A and 6B, Resubdivision Lot 6, Koger Executive Center Unit Three, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 77, Page 167 of the Plat Records of Travis County, Texas, and;

Lots 8, 9 and 10, Koger Executive Center Unit Four, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 80, Page 176 of the Plat Records of Travis County, Texas, and;

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 of record in Volume 76, Page 50 of the Plat Records of Travis County, Texas, and;

1 Tract 5:

2 Lot(s) 1, 2, 4A and 4B, Koger Executive Center Unit Five, a subdivision in Travis  
3 County, Texas, according to the map or plat of record in Volume 84, Pages 6D-7A of  
4 the Plat Records of Travis County, Texas (cumulatively, tracts referred to as Austin  
5 Oaks PUD),

6 and locally known as 3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724 and 3737  
7 Executive Center Drive and 7601, 7718 and 7719 Wood Hollow Drive, in the City of  
8 Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit A:**  
9 **Zoning Map.**

10 **PART 2.** This ordinance, including exhibits, constitutes the land use plan for the Austin  
11 Oaks PUD. Development of and uses within the Austin Oaks PUD shall conform to the  
12 limitations and conditions set forth in this ordinance and in the land use plan. If this  
13 ordinance and an attached exhibit conflicts, this ordinance controls. Except as otherwise  
14 provided by this ordinance, all other rules, regulations, and ordinances of the City in effect  
15 at the time of permit application apply to development within the Austin Oaks PUD. In this  
16 ordinance, Landowner means the owner of property located within the 31.4 acres of land  
17 described in **Exhibit A**, and the owner's successors and assigns.

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

20 Exhibit A. Zoning Map

21 Exhibit B. Land Use Plan

22 Exhibit C. Phasing Plan

23 Exhibit D. Permitted Use Table

24 Exhibit E. Park Plan and Park Space

25 Exhibit F. Creek Plan

26 Exhibit G. Streetscape Plan

27 Exhibit H. Tree Plan

28 Exhibit I. Topography and Land Use Plan

1 Exhibit J. Open Space Plan

2 Exhibit K. Tree Survey

3 Exhibit L. Affordable Housing Restrictive Covenants

4 **PART 4. Definitions.**

5 A. Section 25-1-21 is modified to add or revise the following terms:

- 6 1. AO Hotel is a classification for Parcel 6 as shown in **Exhibit B: Land Use**  
7 **Plan.**
- 8 2. AO Mixed Use is a classification for Parcel 9 as shown in **Exhibit B.**
- 9 3. AO Restaurant is a classification for Parcels 4 and 5 as shown in **Exhibit B.**
- 10 4. Mopac Expressway Office Mixed Use is a classification for Parcels 1, 2 and  
11 3 as shown in **Exhibit B.**
- 12 5. Parcel means one of ten separate parcels as shown on **Exhibit B.**
- 13 6. Phasing Plan means the plan of development for the Austin Oaks PUD as  
14 shown in **Exhibit C: Phasing Plan.** Any portion of any parcel may be  
15 developed as a phase and any phase may be implemented at any time.
- 16 7. Spicewood Springs Office Mixed Use is a classification for Parcels 7 and 8  
17 as shown in **Exhibit B.**
- 18 8. Streetscape is a classification for the portions of all parcels as shown in  
19 **Exhibit B** and **Exhibit G: Streetscape Plan** and for the public rights-of-  
20 way for Executive Center Drive, Wood Hollow Drive, and Hart Lane located  
21 within, or adjacent to, the Austin Oaks PUD.

22 **PART 5. Land Use.**

23 The following conditions apply:

- 24 A. A mixed-use development is required on Parcel 9 with a commercial ground floor  
25 use and multifamily residential above the ground floor.

- 1 B. Automotive washing shall be considered an accessory use for office uses, may be  
2 used solely for employees or patrons of the buildings, and shall occur only within  
3 structured parking.
- 4 C. The minimum size of any lot within any parcel within the Austin Oaks PUD is  
5 20,000 square feet.
- 6 D. The minimum width of any lot within any parcel within the Austin Oaks PUD is  
7 100 feet.
- 8 E. Total impervious cover within the Austin Oaks PUD is limited to 58% of the  
9 PUD's gross site area. This total impervious cover limit applies to the PUD  
10 overall, not on an individual subdivision or site plan basis. In addition to the  
11 overall limit, land uses within the PUD shall comply with the impervious cover  
12 limits in **Exhibit B**. Impervious cover is limited to 50% within 300 feet of the  
13 offsite springs as shown in **Exhibit B**. Impervious cover in dedicated parkland is  
14 limited to a total of 27,000 square feet. Each subdivision or site plan application  
15 shall track the Austin Oaks PUD's compliance with the impervious cover limits.
- 16 F. No more than a combined total of 250 residential dwelling units shall be  
17 permitted within Parcel 9 and Parcel 6. The maximum number of each type of  
18 residential unit shall be as follows:
- 19 1. The number of efficiency units shall not exceed 125 units.
- 20 2. The number of one-bedroom units shall not exceed 125 units.
- 21 3. The number of two-bedroom units shall not exceed 100 units.
- 22 G. Any cell towers or similar communications or information relay facilities  
23 constructed on any parcel within the Austin Oaks PUD shall be screened  
24 concurrently with the construction of, or architecturally incorporated into, a  
25 building to be constructed on such parcel.

## 26 **PART 6. Open Space and Parkland.**

- 27 A. The Austin Oaks PUD shall include (1) open space and (2) dedicated parkland  
28 for park and recreational purposes in accordance with **Exhibit E: Park Plan and**  
29 **Park Space**. Development of the dedicated parkland will follow the Phasing Plan  
30 as shown in **Exhibit C**. Parkland dedication requirements set forth in this  
31 ordinance shall satisfy all City parkland requirements for the Austin Oaks PUD.

1 B. The Austin Oaks PUD shall include at least 11.01 acres of open space, as  
2 generally shown on **Exhibit J: Open Space Plan**, which shall satisfy open space  
3 requirements for any subdivision or site plan submitted within the Austin Oaks  
4 PUD. Areas designated as open space may include, but are not limited to:

- 5 1. Natural and undeveloped areas, landscaped areas, plazas, patios, open air  
6 gathering places, multi-use trails, and detention or water quality facilities  
7 designed and maintained as an amenity;
- 8 2. Vegetative roofs and other landscaped areas on roofs, if accessible to  
9 building occupants and designed as an amenity; and
- 10 3. All courtyards and other areas located within any building that are open and  
11 unobstructed from the surface to the sky and that are covered by grass,  
12 ground cover, or other landscaping.

## 13 **PART 7. Environmental.**

14 A. All buildings in the Austin Oaks PUD will achieve a two-star or greater rating  
15 under the Austin Energy Green Building program using the applicable rating  
16 version in effect at the time a rating registration application is submitted for the  
17 building.

### 18 **B. Landscaping**

- 19 1. At least 75% of trees planted within the street yard shall be from the  
20 Environmental Criteria Manual (ECM) Appendix N (City of Austin Preferred  
21 Plant List). Trees planted within the street yard shall be no less than three inch  
22 caliper in size and eight feet in initial height. If more than ten trees are  
23 required in the street yard, pursuant to the ECM, no more than 30% of planted  
24 trees shall be from the same species.
- 25 2. At least 75% of all non-turf plant materials shall be native to Central Texas or  
26 included in the 5<sup>th</sup> Edition of City of Austin's "Grow Green Native and  
27 Adapted Landscape Plants" guide (revised 2016). This requirement shall not  
28 apply to plantings within dedicated parkland.

### 29 **C. Tree Protection**

- 30 1. The Landowner shall preserve a minimum of 3,150 caliper inches of  
31 Protected and Heritage Trees, calculated together, which represents 75% of

1 the total caliper inches of Protected and Heritage Trees within the Austin  
2 Oaks PUD. The Landowner shall also preserve a minimum of 7,137 caliper  
3 inches of all trees eight inches in diameter at breast height or larger, which  
4 represents 63% of the total caliper inches of regulated trees within the  
5 Austin Oaks PUD. These requirements apply to the Austin Oaks PUD as a  
6 whole and not on an individual subdivision or site plan basis. Each  
7 subdivision, site plan, and building permit application that includes a tree  
8 removal request shall demonstrate that the Austin Oaks PUD is in  
9 compliance with these requirements.

- 10 2. Existing impervious cover shall be removed and no more new impervious  
11 cover shall be placed within the full critical root zone (CRZ) of Protected  
12 and Heritage Trees, except as follows:
- 13 a. Structures and access drives may be located within the outer half of the  
14 CRZ in compliance with ECM Section 3.5.2;
  - 15 b. Internal drive aisles on Parcels 1, 2, 3, and 4 are allowed within the outer  
16 half of the CRZ in compliance with ECM Section 3.5.2;
  - 17 c. Sidewalks and multi-use trails are allowed within the CRZ in compliance  
18 with ECM Section 3.5.2.
- 19 3. Mitigation credit shall be granted for removing existing impervious cover  
20 from the CRZ of preserved trees. Mitigation credit shall be defined as the  
21 dollar value of the arboricultural services provided to remove the impervious  
22 cover, improve soil health and composition, and reduce compaction within  
23 the CRZ.

24 D. Drainage

- 25 1. The Landowner shall provide a minimum of 20,000 cubic feet of on-site flood  
26 detention, as described in **Exhibit F: Creek Plan**.
- 27 2. Each subdivision or site plan shall demonstrate no adverse flooding impact to  
28 the confluence with Shoal Creek for the 2, 10, 25, and 100-year frequency  
29 storms, based on a PUD-wide analysis utilizing existing impervious cover as  
30 described in Part 10.B.4.

31 E. Riparian Restoration  
32  
33

- 1           1. The Landowner shall remove existing, non-compliant impervious cover from  
2           the critical water quality zone and critical environmental feature buffers  
3           within the Austin Oaks PUD, as illustrated in **Exhibit F**. The areas shall be  
4           restored as described in **Exhibit F**.
- 5           2. The Landowner shall lay back the west creek bank on Parcels 4 and 5, as  
6           illustrated in **Exhibit F**. The resulting inundation bench shall be restored as  
7           described in **Exhibit F**. Laying back the bank as described is a permitted  
8           floodplain modification within the critical water quality zone.

- 9
- 10       F. An integrated pest management (IPM) plan that complies with Section 1.6.9.2 (D)  
11       and (F) of the ECM shall be submitted for approval with each site plan application.  
12       The Landowner shall provide copies of the IPM plan to all property owners within  
13       the Austin Oaks PUD.

## 14       **PART 8. Affordable Housing Program.**

15       In this Part 8, MFI means median family income for the Austin-Round Rock metropolitan  
16       statistical area, as determined annually by the United States Department of Housing and  
17       Urban Development. In order to meet the City's affordable housing goals and to ensure  
18       long term affordability, the Landowner agrees to the following:

### 19       A. Multifamily Rental Housing

20       At least 10% of the total number of multifamily rental housing units located  
21       within the Austin Oaks PUD will be set aside for occupancy by households with  
22       incomes at 60% of or below the MFI for a rental affordability period of forty  
23       years from the date the certificate of occupancy is issued for the affordable  
24       development. The 10% set aside under this section constitutes the "Affordable  
25       Rental Units." In addition the Landowner agrees to comply with the following:

- 26       1. Each lot sold or developed for multifamily development use that will include  
27       Affordable Rental Units shall be subject to a restrictive covenant using the  
28       form shown in **Exhibit L: Affordable Housing Restrictive Covenants**  
29       recorded at the time of sale or development in the official public records of  
30       the county where the affordable development is located. The form of the  
31       restrictive covenant may be revised by agreement of the Director of  
32       Neighborhood Housing and Community Development (NHCD) and the  
33       Landowner.

2. At least 50% of the Affordable Rental Units must contain 2 or more bedrooms and shall have the same minimum average unit size as the market rate units located in the same building.
3. Income qualifications and rents must comply with NHCD compliance guidelines. For each Affordable Rental Unit, income qualifications shall include a requirement that households spend no more than 30% of the household's gross monthly income on utilities and rental payments. Compliance with the affordable housing requirements will be monitored by NHCD.

#### B. Owner-occupied Housing

At least 10% of the total number of units sold as owner-occupied residential housing units located within the Austin Oaks PUD will be set aside for occupancy by households with incomes at 80% of or below MFI for an affordability period of not less than forty years. The 10% set aside under this section constitutes the Affordable Ownership Units. In addition the Landowner agrees to comply with the following:

1. The Affordable Ownership Units shall have substantially similar architectural design and restrictions as other residential units offered for sale to the general public.
2. At least 50% of the Affordable Rental Units must contain 2 or more bedrooms and shall have the same minimum average unit size as the market rate units located in the same building
3. Affordable Ownership Units:
  - a. Must be sold to an income eligible household at 80% of or below MFI; and
  - b. Shall be secured through a restrictive covenant or other title encumbrance agreed upon by the City and Landowner to include, but not be limited to the following:
    - i. Resale restrictions that require that resale of the affordable unit must be to a household at 80% of or below MFI;



- 1                   ii.       Restrictions that will cap the equity gain to the homeowner that can  
2                         be realized upon resale of the affordable unit to maintain the unit's  
3                         long term affordability in accordance with NHCD guidelines;
- 4                   iii.       Right of First Refusal to the Austin Housing Finance Corporation  
5                         (AHFC) or other entity designated by the City that is assignable to  
6                         an income-qualified buyer, to ensure long term affordability; and
- 7                   iv.       Be subject to a restrictive covenant using a form shown in **Exhibit L**  
8                         and recorded at the time of sale in the official public records of the  
9                         county where the Affordable Ownership Unit is located. The form of  
10                        the restrictive covenant may be revised by agreement of the Director  
11                        of NHCD and the Landowner.

- 12       C.   The Landowner agrees to execute a blanket restrictive covenant in a form  
13            substantially similar to the form attached in **Exhibit L**. To ensure that Affordable  
14            Ownership and Rental Units are set aside in compliance with Part 8 of this  
15            ordinance, the Landowner agrees to enter into an agreement with the City that  
16            establishes the terms for releasing the blanket restrictive covenant once the  
17            Affordable Ownership Units and Affordable Rental Units have been identified  
18            within the Austin Oaks PUD.
- 19       D.   The Landowner shall file a written report, in a format approved by NHCD, with  
20            the Director of NHCD including the number and location of each Affordable  
21            Ownership Unit and Affordable Rental Unit meeting the Affordable Housing  
22            Requirements within the Austin Oaks PUD. The initial report shall be filed not  
23            later 15 calendar days following the date of recordation of a plat or site plan  
24            within the Austin Oaks PUD and shall be updated every six months until the  
25            Austin Oaks PUD is complete.
- 26       E.   NHCD shall monitor compliance with the requirements of this ordinance, at a  
27            minimum, through annual audits.

## 28   **PART 9. Transportation.**

- 29       A.   The Landowner shall mitigate transportation impacts as set forth in the  
30            Development Services Department, Transportation Review Section's  
31            Transportation Impact Analysis (TIA) memo dated October 6, 2016 and **Exhibit**  
32            **G**. The Landowner shall pay 100% of costs, including design and overhead.

- 1 B. The portions of the public rights-of-way of Executive Center Drive, Wood  
2 Hollow Drive, and Hart Lane within, or adjacent to, the Austin Oaks PUD shall  
3 be developed in accordance with **Exhibit G** and as may be required by the TIA  
4 memo and **Exhibit D**.

5 **PART 10. Code Modifications.** In accordance with Chapter 25-2, Subchapter B, Article  
6 2, Division 5 (*Planned Unit Development*) of the Code, the following site development  
7 regulations apply to the Austin Oaks PUD instead of otherwise applicable City regulations:

8 A. Zoning.

- 9 1. Section 25-2-1065 (B)-(D) (*Scale and Clustering Requirements*) is modified  
10 to allow building placement within the Austin Oaks PUD as designated in  
11 **Exhibit B**.
- 12 2. Chapter 25-2, Subchapter E (*Design Standards and Mixed Use*) is modified  
13 as follows:
- 14 a. Subsections 2.2.2.B.–E. of Article 2 (*Site Development Standards*),  
15 Section 2.2 (*Relationship of Buildings to Streets and Walkways*) are  
16 modified so that regulations for the construction of sidewalks, the  
17 supplemental zone, building placement, and off-street parking do not  
18 apply within the Austin Oaks PUD.
- 19 b. Subsection 2.3.1.B. (*Standards*) of Article 2 (*Site Development*  
20 *Standards*), Section 2.3 (*Connectivity Between Sites*) is modified to allow  
21 entrances within the Austin Oaks PUD as designated in **Exhibit B**.
- 22 c. Section 2.4 (*Building Entryways*) is modified to allow building placement  
23 within the Austin Oaks PUD as designated in **Exhibit B**.
- 24 d. Subsections 3.2.2.A.–C. of Article 3 (*Building Design Standards*),  
25 Section 3.2 (*Glazing and Facade Relief Requirements*) are modified so  
26 that the regulations do not apply to the AO Hotel on Parcel 6 or the AO  
27 Mixed Use on Parcel 9.
- 28 e. Subsection 3.3.2.A. (*Building Design Options*) of Article 3 (*Building*  
29 *Design Standards*), Section 3.3 (*Options to Improve Building Design*) is  
30 modified to require a minimum total of five base points in the aggregate  
31 for all buildings within the Austin Oaks PUD.

1 f. Subsection 4.2.1.D. (*District Standards*) of Article 4 (*Mixed Use*),  
2 Section 4.2 (*Mixed Use Zoning Districts*) is modified so that the unit size  
3 square footage requirements within the zoning districts do not apply  
4 within the Austin Oaks PUD.

5 B. Environmental.

- 6 1. ECM Section 2.4.3 (*Buffering*) is modified to allow shrubs used as buffering  
7 elements on Parcels 1 and 4 to be planted in a permeable landscape area at  
8 least three feet wide.
- 9
- 10 2. Section 25-2-1008(A) (*Irrigation Requirements*) is modified such that natural  
11 areas and existing trees where impervious cover is removed shall be  
12 considered undisturbed for the purposes of this requirements. Portions of a  
13 site within the Austin Oaks PUD that cannot comply with this code section  
14 using a gravity fed conveyance system are exempt from its requirements.
- 15
- 16 3. Section 25-7-32 (*Director Authorized to Require Erosion Hazard Zone*  
17 *Analysis*) shall not apply to the Austin Oaks PUD. An erosion hazard zone  
18 analysis prepared by Urban Design Group, consisting of a report dated March  
19 30, 2016 and an addendum dated August 15, 2016, was submitted with the  
20 Austin Oaks PUD application and the identified erosion hazard zone shall be  
21 used for future development applications.
- 22
- 23 4. Drainage Criteria Manual Section 1.2.2.D (*General*) is modified such that the  
24 analysis shall be based on the Austin Oaks PUD boundary rather than the  
25 parcel boundaries. The drainage analysis shall utilize the Austin Oaks PUD's  
26 existing impervious cover, which is 66% of gross site area, as the benchmark  
27 for identifying additional adverse impacts.
- 28
- 29 5. Section 25-8-25(B)(1) and (3) (*Redevelopment Exception in Urban and*  
30 *Suburban Watersheds*) is modified such that impervious cover and vehicle trip  
31 limits shall apply to the Austin Oaks PUD overall rather than by site plan. For  
32 purposes of Section 28-8-25(B)(5), non-compliant development may be  
33 relocated within the critical water quality zone and critical environmental  
34 feature buffers if the degree of encroachment (total square footage and  
35 minimum distance to the protected feature) and overall impact to the protected  
36 feature does not increase.
- 37

6. Section 25-8-641(B) (*Removal Prohibited*) is modified to allow the removal of trees identified as tag numbers 904, 952, 1075, 1094, 1163, 1289, 2008, 2031, 2033, 2037, 2107, 2227, and 2233 in **Exhibit H: Tree Plan**.
7. ECM Section 3.3.2.A (*General Tree Survey Standards*) is modified to allow **Exhibit K: Tree Survey** to be used for 20 years from the survey date. 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.

C. Transportation.

Section 25-6-472(A) (*Parking Facility Standards*) is modified to allow the following minimum parking requirements within the Austin Oaks PUD:

1. 3.5 parking spaces per 1,000 square feet of office;
2. 5 parking spaces per 1,000 square feet of retail uses;
3. 8 parking spaces per 1,000 square feet of restaurant uses; and
4. 1 parking space per each multifamily dwelling unit.

**PART 11. Code Incorporations.** The following code sections, as they exist on the effective date of this ordinance are (1) incorporated herein as if set forth in full; and (2) shall be considered as regulations adopted as part of this ordinance.

A. Environmental

1. Section 25-8-25 (*Redevelopment Exception in Urban and Suburban Watersheds*), except as modified in Part 10.B.5;
2. Section 25-8-63(C)(2) (*Impervious Cover Calculations*);
3. Section 25-8-261(B)(3), (D), and (E) (*Critical Water Quality Development*);
4. Section 25-8-262(C) (*Critical Water Quality Zone Crossings*); and
5. ECM Section 1.6.2.E (*Subsurface Ponds*).

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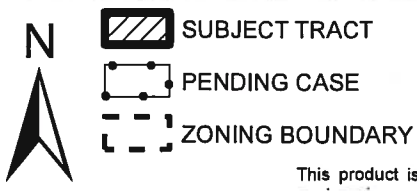
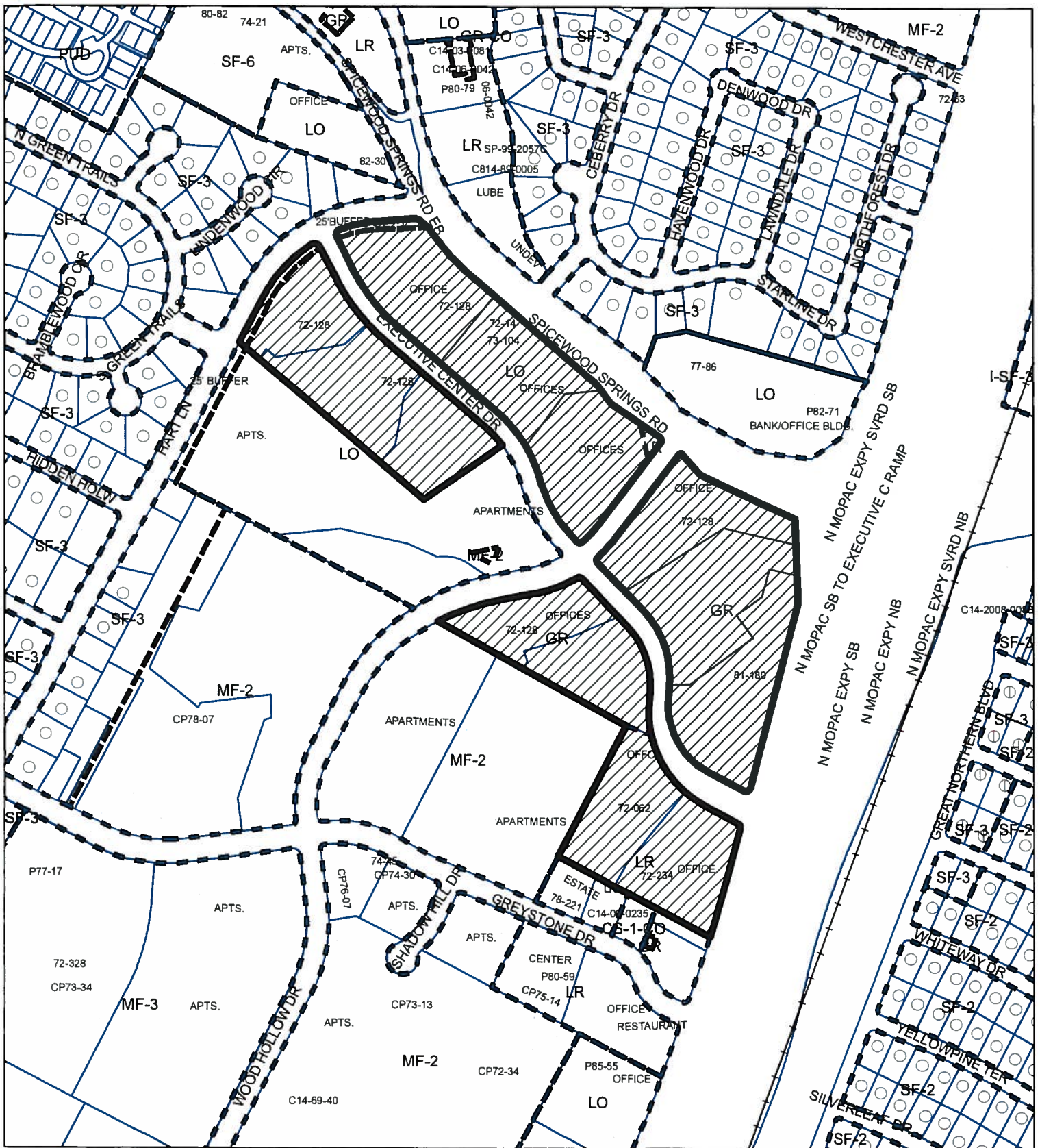
**PART 12.** This ordinance takes effect on \_\_\_\_\_, 2017.

**PASSED AND APPROVED**

\_\_\_\_\_, 2017      § \_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan      Jannette S. Goodall  
City Attorney      City Clerk

DRAFT



**PLANNED UNIT DEVELOPMENT**  
**ZONING CASE#: C814-2014-0120**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



1" = 400'

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



AUSTIN OAKS PUD

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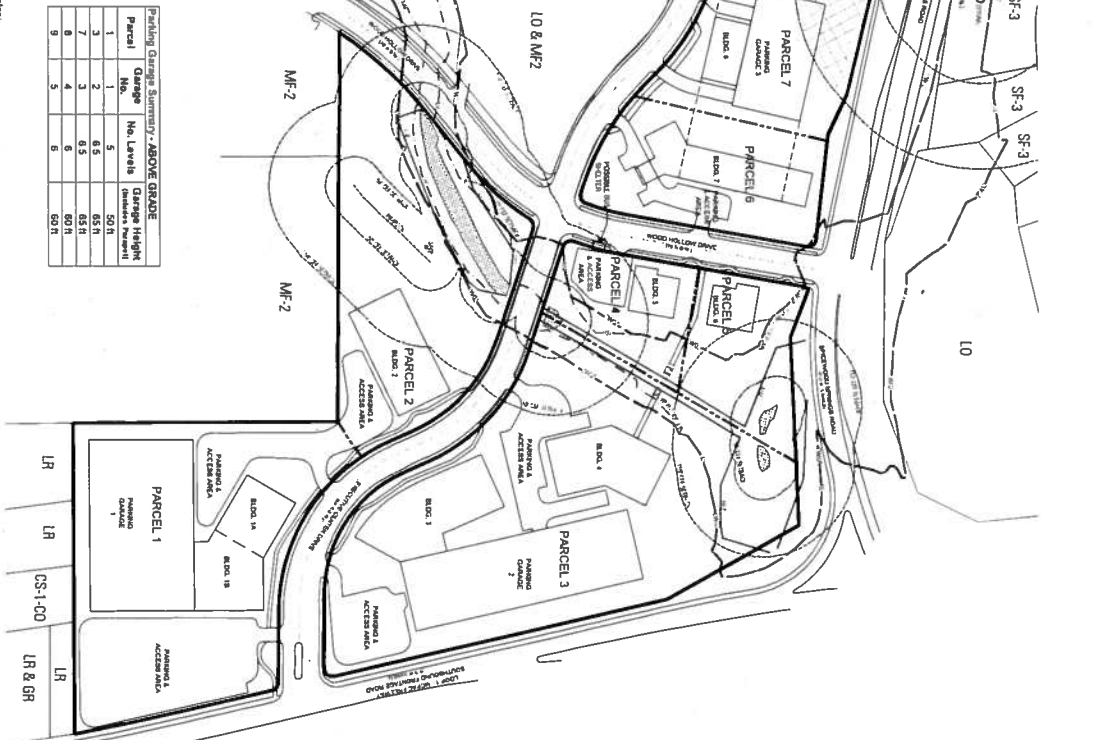
LAND USE PLAN

AUGUST 30, 2016

UDG JOB NO. 15-85

1-100

CANF NUMBER: 014-7144

[illegible]

Parcel	Average	Land Use Classification	Building No.	No. Floors	Maximum Building Height	Approximate Available Building Square Footage
1	4.80	Magic Expressway Office, Streetscape	1	8	80 ft	150,000
2	3.7	Magic Expressway Office, Streetscape, AO Creek	2	8	80 ft	120,000
3	8.72	Magic Expressway Office, Streetscape, AO Creek	4	7	82 ft 8 in	175,000
4	1.62	AO Restaurant, Streetscape, AO Creek	5	1	25 ft	145,000
5	1.17	AO Restaurant, Streetscape, AO Creek	6	1	25 ft	8,400
6	1.8	AO Hotel, Streetscape	7	5	67 ft 8 in	80,000
7	2.92	Spokane Springs Office, Streetscape	8	5	67 ft 8 in	8,800
8	3.35	Spokane Springs Office, Streetscape	10	5	67 ft 8 in	125,000
9	3.80	AO Mixed Use, Streetscape	11*	1	25 ft	24,000
10	2.37	AO Park, Streetscape	12*	4	55 ft	220,000
Total	31.4					1,181,700

\*Excludes the Developing Development Revenue per Section 1.2.3  
 Totals are square footage  
 \* 50% development per Section 1.2.3

1,982,176  
 198,577  
 18,557  
 (pages, 11 used)

- [illegible]

- LEGEND**
- AREA 11.64 AC, LIMITED TO 50%  
IMPERVIOUS COVER.
- WETLANDS
- SEEP
- RIMROCK AND WETLAND CFT SETBACK  
EROSION HAZARD ZONE  
100 YEAR FLOODPLAIN
- CN22 - CRITICAL WATER QUALITY ZONE
- PARCEL BOUNDARY

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 extended and do not apply within the PUD:

1. Section 25-6-20(b)(1) and (c) (Photochemical Emissions in Urban Areas) (Photochemical Emissions) is modified to read: "The city of Salem shall not allow any new or existing source to emit any photochemical pollutants in violation of the photochemical emissions standard set by the Oregon Department of Environmental Quality."
2. ECU on 2.4.1 (Bulldozing) is modified as set forth in "Personal Services" section 25-6-41 (Bulldozing) is modified for office, residential, and hotel uses (000000) (Preparation Requirements) will be applied on an overall basis.
3. ECU on 2.4.1 (Dismantling) is modified for office, residential, and hotel uses (000000) (Preparation Requirements) will be applied on an overall basis.
4. ECU on 2.4.1 (Dismantling) is modified to increase the maximum number of days for the removal of the structure to be removed to 180 days.
5. ECU Section 13.2.4.1 (Design and Construction) is modified to bring the time period for which the survey is conducted is modified to bring the time period for which the survey can be used back to the 180 days for the removal of the structure to be removed in the City of Salem.
6. Section 13.4.1 (Design and Construction) is modified to bring the time period for which the survey is conducted is modified to bring the time period for which the survey can be used back to the 180 days for the removal of the structure to be removed in the City of Salem.
7. Section 13.4.1 (Design and Construction) is modified to bring the time period for which the survey is conducted is modified to bring the time period for which the survey can be used back to the 180 days for the removal of the structure to be removed in the City of Salem.
8. Section 25-6-14(a)(9) (Criteria for Approval of Development) is modified to provide a standard for approval of development that is consistent with the City of Salem's current standards for approval of development.
9. Section 25-6-14(a)(9) (Criteria for Approval of Development) is modified to provide a standard for approval of development that is consistent with the City of Salem's current standards for approval of development.
10. Section 25-6-14(a)(9) (Criteria for Approval of Development) is modified to provide a standard for approval of development that is consistent with the City of Salem's current standards for approval of development.
11. Section 25-6-14(a)(9) (Criteria for Approval of Development) is modified to provide a standard for approval of development that is consistent with the City of Salem's current standards for approval of development.
12. Section 25-6-14(a)(9) (Criteria for Approval of Development) is modified to provide a standard for approval of development that is consistent with the City of Salem's current standards for approval of development.
13. Section 25-6-14(a)(9) (Criteria for Approval of Development) is modified to provide a standard for approval of development that is consistent with the City of Salem's current standards for approval of development.
14. Section 25-6-14(a)(9) (Criteria for Approval of Development) is modified to provide a standard for approval of development that is consistent with the City of Salem's current standards for approval of development.
15. Section 25-6-14(a)(9) (Criteria for Approval of Development) is modified to provide a standard for approval of development that is consistent with the City of Salem's current standards for approval of development.
16. Section 25-6-14(a)(9) (Criteria for Approval of Development) is modified to provide a standard for approval of development that is consistent with the City of Salem's current standards for approval of development.
17. Section 25-6-14(a)(9) (Criteria for Approval of Development) is modified to provide a standard for approval of development that is consistent with the City of Salem's current standards for approval of development.
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19. Section 25-6-14(a)(9) (Criteria for Approval of Development) is modified to provide a standard for approval of development that is consistent with the City of Salem's current standards for approval of development.
20. Section 25-6-14(a)(9) (Criteria for Approval of Development) is modified to provide a standard for approval of development that is consistent with the City of Salem's current standards for approval of development.
21. Section 25-6-14(a)(9) (Criteria for Approval of Development) is modified to provide a standard for approval of development that is consistent with the City of Salem's current standards for approval of development.
22. Section 25-6-14(a)(9) (Criteria for Approval of Development) is modified to provide a standard for approval of development that is consistent with the City of Salem's current standards for approval of development.
23. Section 25-6-14(a)(9) (Criteria for Approval of Development) is modified to provide a standard for approval of development that is consistent with the City of Salem's current standards for approval of development.
24. Section 25-6-14(a)(9) (Criteria for Approval of Development) is modified to provide a standard for approval of development that is consistent with the City of Salem's current standards for approval of development.

## EXHIBIT C

### PHASING PLAN

A. The Austin Oaks PUD is divided into ten (10) separate parcels identified on the PUD Land Use plan as specific classifications. The Austin Oaks 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. Within one (1) year of the Effective Date of this Ordinance, the amount of \$420,000.00 shall be deposited with the City which must be used for the installation of a traffic signal at the intersection of Hart Lane and Spicewood Springs Road.

C. The following shall be developed as part of the first phase of the development of the Austin Oaks 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 Austin Oaks PUD:

- (1) Subject to the approval of Texas Department of Transportation ("TxDOT"), the Landowner will offer to enter into an agreement with TxDOT to complete the work for the following three projects that were identified in the TIA: (i) a free eastbound right-turn movement from Spicewood Springs Road to Loop 1 SBFR, (ii) construct a southbound right-turn deceleration lane on Loop 1 SBFR (upstream of Executive Center Drive), and (iii) construct a southbound acceleration lane on Loop 1 SBFR (downstream of Executive Center Drive). The implementation of the construction will be done through an agreement with TxDOT that either (i) allows for the Landowner to design and construct the improvements with TxDOT approval or (ii) permits the Landowner to pay TxDOT to construct the improvements. If TxDOT refuses to enter into such agreement, the Landowner will contribute \$325,000 to the City for the City's implementation of transportation improvements within the area of the Property to provide alternative mitigation.
- (2) Subject to the City's approval, the Landowner will complete the work for the following two projects within the City's right-of-way that were identified in the TIA: (i) extend the westbound left-turn bay of Spicewood Springs Road to Wood Hollow Drive and (ii) provide a right-turn overlap operation at the northbound right-turn movement of Wood Hollow Drive to Spicewood Springs Road. If the City refuses or cannot approve the work set forth in this paragraph, the Landowner will contribute \$60,000 to the City for the City's implementation of transportation improvements within the area of the Property to provide alternative mitigation.

D. The development of the AO Mixed Use Parcel 9 shall occur prior to the construction of 500,000 leasable square feet of commercial space within any one or more new



buildings on the other Parcels within the Austin Oaks PUD and, further, the buildings on AO Mixed Use Parcel 9 must have residential above the ground floor.

E. The park on Parcel 10 shall be dedicated after improvements shown on a site plan are constructed and approved by the City; and prior to the issuance of either (1) a certificate of occupancy for any of the 250 multi-family units or (2) of a building containing the 500,000th square foot of constructed leasable space calculated across all parcels of the Austin Oaks PUD.

F. The Landowner will spend up to \$1,546,500 to redevelop Parcel 10 as a public park. Redevelopment costs may include, but are not limited to, additional soil, landscaping, and shade structures; but may not include costs related to demolition. The Landowner 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. Any remaining portion of the \$1,546,500 not spent on Parcel 10 shall be used to develop parkland to be dedicated on Parcel 8, including for the placement of historic markers or interpretative signage related to the heritage trail as shown in **Exhibit E: Park Plan and Park Space**.

G. Prior to construction of any park facilities on Parcels 8 and 10, the Landowner shall develop a Park Master Plan for Parcels 8 and 10 to submit for approval to the Parks and Recreation Board. The Park Master Plan will be developed with input from neighbors surrounding the Austin Oaks PUD and the Parks and Recreation Department. The Park Master Plan approved by the Parks and Recreation Board may include costs exceeding \$1,546,500; however, the Landowner will only construct a combination of improvements on the public park on Parcel 10 or the heritage park on Parcel 8 totaling \$1,546,500. Proposed utility lines and systems, and necessary connections to such lines and systems to provide services to the buildings and improvements within the Austin Oaks PUD must be shown on the Park Master Plan submitted to the Parks and Recreation Board for approval

H. The AO Creek shall be restored consistent with **Exhibit F: Creek Plan** in phases as follows:

- (1) The parking areas on the southern portion of the creek, south of Executive Center Drive, shall be restored prior to or concurrently with the development of the office on Parcel 2. Such restoration of the parking areas shall be completed prior to, and as a condition to, the issuance of a temporary or permanent Certificate of Occupancy for the primary building constructed on Parcel 2. The southern portion of the creek shown in **Exhibit E: Park Plan and Park Space** as parkland 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 creek, north of Executive Center Drive, that is located on Parcels 4 and 5 shall be restored prior to or concurrently with the development of improvements on all or any part of either Parcel 4 or 5, and shall be completed prior to, and as a condition to, the issuance of a temporary or permanent Certificate of Occupancy for the first building to be constructed on

either Parcel 4 or 5. The northern portion of the creek that is located on Parcels 4 and 5 and shown in **Exhibit E: Park Plan and Park Space** as parkland 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 4 or 5.

- (3) The northern portion of the creek, north of Executive Center Drive, that is located on Parcel 3, including the pedestrian bridge with any necessary support piers over the unnamed branch of the creek, shall be restored prior to or concurrently with the development of improvements on all or any part of Parcel 3, and shall be completed prior to, and as a condition to, the issuance of a temporary or permanent Certificate of Occupancy for the first building to be constructed on Parcel 3. The Landowner of Parcel 3 will be responsible for the maintenance of the hard surfaced trails and pedestrian bridge within the creek park for 10 years from the date of the permanent Certificate of Occupancy for the first building to be constructed on 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 creek that is located on Parcel 3 and shown in **Exhibit E: Park Plan and Park Space** as parkland 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.
- I. 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 Austin Oaks 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.

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

K. During construction of any phase of the Austin Oaks 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 D

## 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
Business or Trade School	P	P	N	N	N
Business Support Services	P	P	N	N	N
Cocktail Lounge (maximum Of 5,000 sq ft)	N	N	P	N	N
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
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) (any one venue shall not exceed 15,000 sq. ft.)	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)

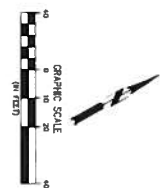
Liquor Sales	N	N	N	N	N
Medical Office (exceeding 5,000 sq. ft. gross floor area)	P	P	N	N	N
Medical Office (not exceeding 5,000 sq. ft. gross floor area)	P	P	N	N	N
Off-Site Accessory Parking	P	P	P	P	P
Personal Improvement Services	P	P	P	P	N
Personal Services	P	P	P	P	N
Pet Services	P	P	P	P	N
Printing & 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
Park and Recreation (General)	P	P	P	P	P
Religious Assembly	P	P	P	P	P

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





CASE NUMBER Q14-79-44129

UDG JOB NO. 15-064

PAGE 2 OF 2

AUGUST 30, 2011

12-2	
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CASE NUMBER CH-97-44129

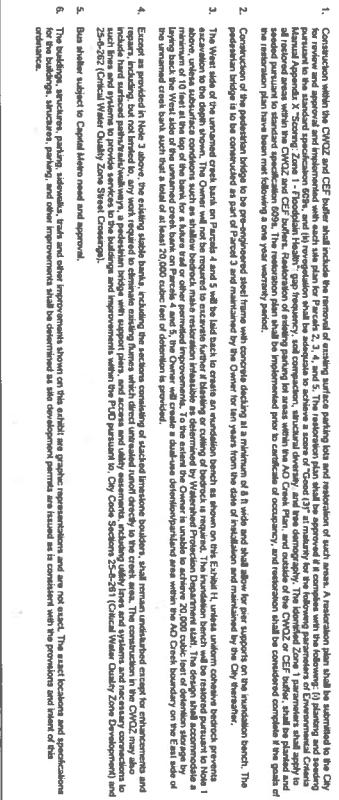
## AO PARK PLAN AND PARK SPACE

**T B G**

Landbridge Building Products  
7700 Southway Road, Suite 100  
Austin, Texas 78745  
612-625-4411 Fax: 612-625-4405  
Austin Dallas Houston San Antonio

**Urban Design Group PC**  
11000 Springwood Avenue, Suite 101  
Austin, TX 78746  
512.347.0040

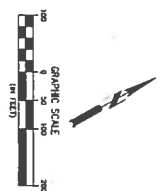
AUSTIN OAKS 15-664



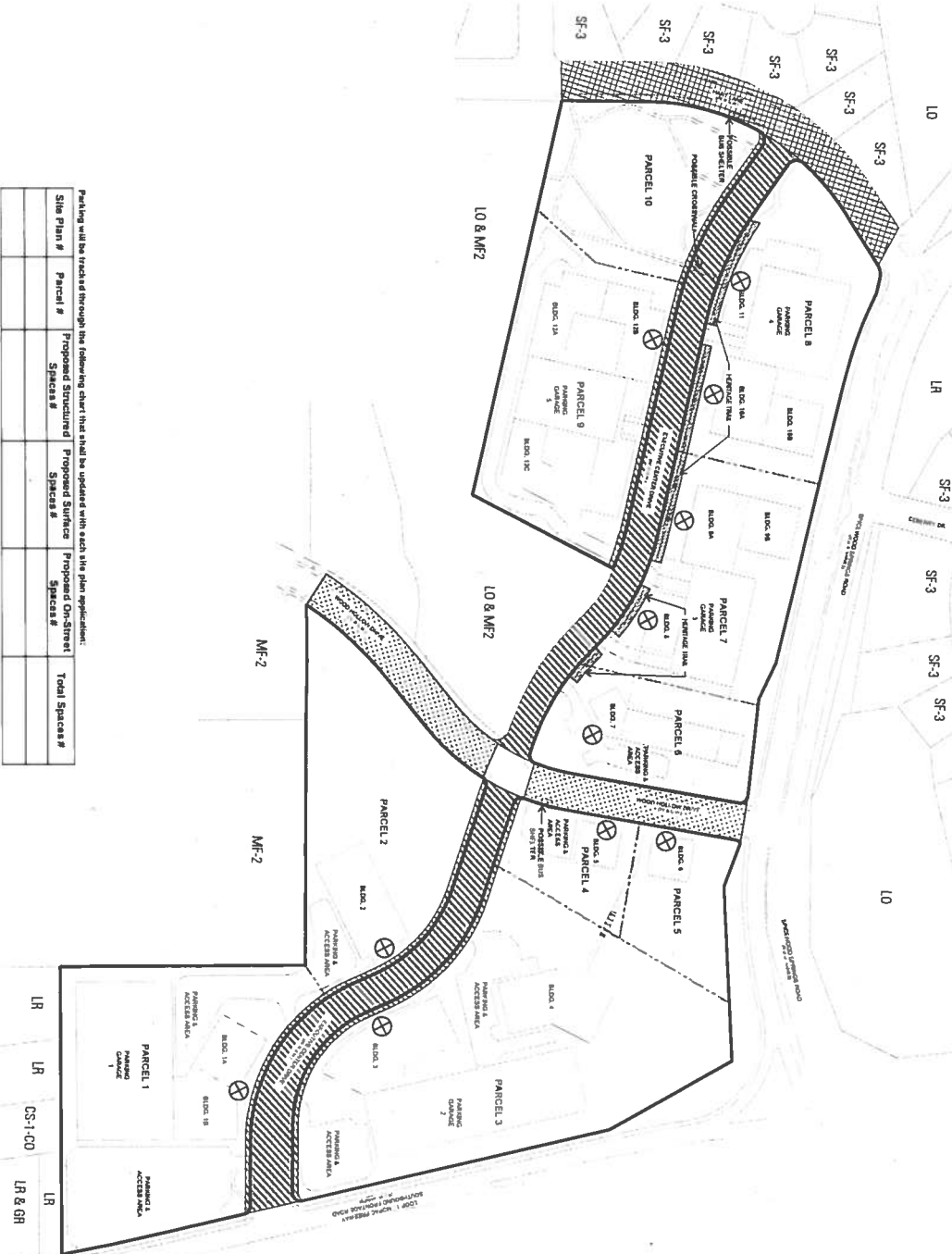


# EXHIBIT G

AUSTIN OAKS 15-054



- LEGEND**
- EXECUTIVE CENTER DRIVE STREETSCAPE
  - WOOD HOLLOW DRIVE STREETSCAPE
  - 1400 LANE STREETSCAPE
  - INDICATES AT LEAST ONE ENTRY ON STREET FRONT PORCH OF BUILDING



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

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

- NOTES:**
1. AT THE TIME OF SITE PLAN, A BUILDING SHALL BE PROVIDED FOR THE PORTION OF THE HERITAGE TRAIL LOCATED WITHIN THE PARCEL FOR WHICH A SITE PLAN IS SUBMITTED.
  2. DISCRETION: A HERITAGE TRAIL WITHIN A PARCEL SHALL BE LOCATED FROM EXECUTIVE CENTER DRIVE TO OWNER DISCRETION.
  3. TO SPACEDWOOD SPRINGS ROAD ON EITHER PARCEL TO OWNER DISCRETION.
  4. BUS SHELTER SUBJECT TO CAPITAL METRO NEED AND APPROVAL. STRUCTURES, PARKING, SHELTERS, TRAILS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS ONLY. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER DEVELOPMENT SHALL BE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.

AUSTIN OAKS PUD  
STREETSCAPE PLAN



**UDG**  
Urban Design Group, PC  
10000 N. Mopac Expressway, Suite 1000  
Austin, TX 78753  
Phone: 512.347.1000

PAGE 1075  
AUGUST 30, 2016  
UDG JOB NO. 15-054  
LIFE NUMBER CHANGES  
1-107

## METS

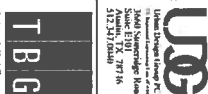


## MTS



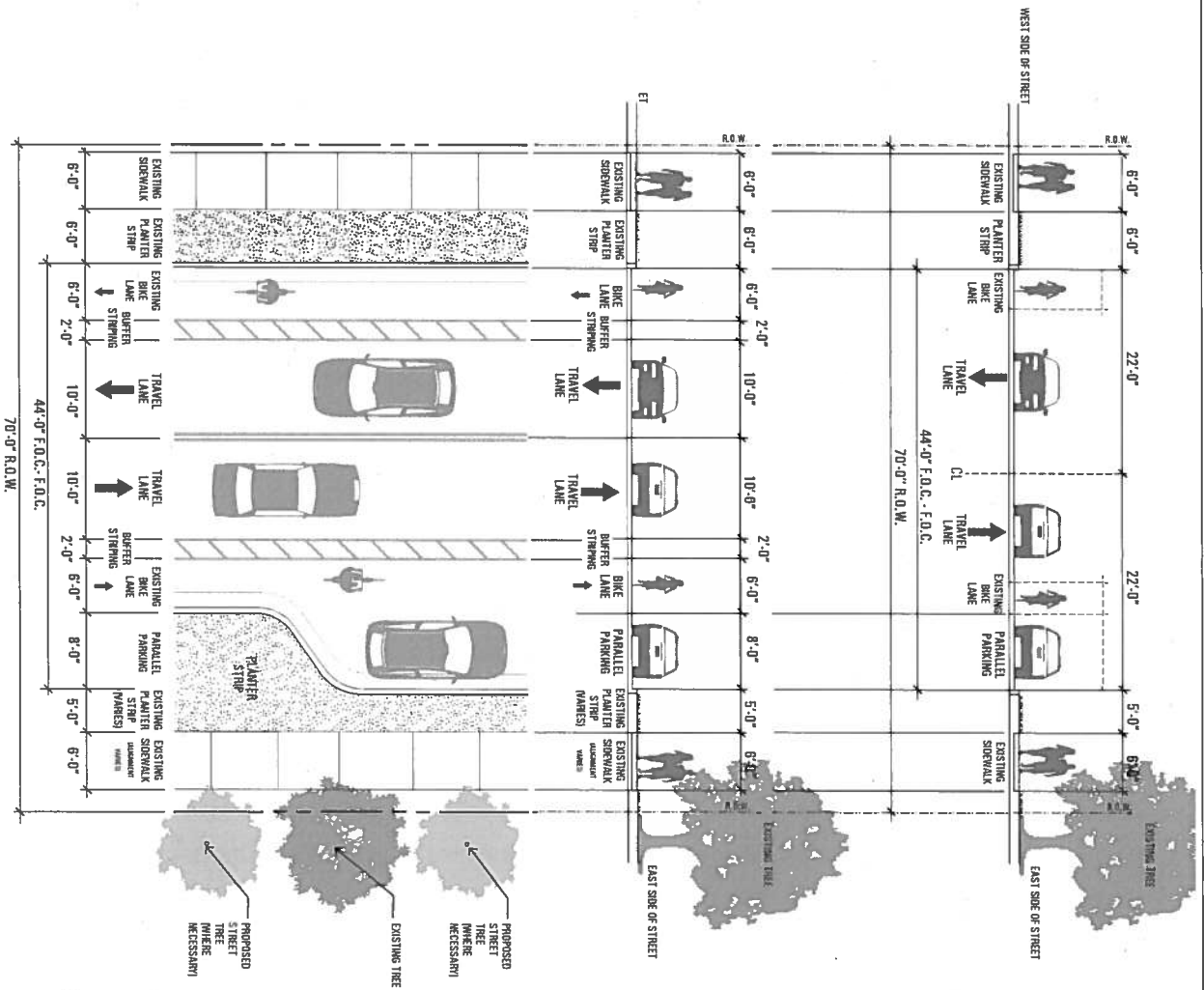
- | IN       | NAME     | DOB |
|----------|----------|-----|
| 30-07-81 | JOHN, JR |     |
| 02-02-82 | JOHN, JR |     |
| 02-02-82 | JOHN, JR |     |
| 02-02-82 | JOHN, JR |     |
| 02-02-82 | JOHN, JR |     |

STREETSCAPE PLAN



**Urban Design Group, Inc.**  
18800 Northwest Expressway, Suite 100  
Seattle, WA 98148  
206.764.1100

**WOOD HOLLOW DRIVE - PROPOSED CONDITIONS**



1. WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, AND EXISTING SIDEWALKS, STREET TREES TO BE PLANTED SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP.
2. SIDEWALK AND PLANTER STRIP ALIGNMENT WILL BE DETERMINED BY THE CITY ENGINEER AND PLANTER STRIP ON EXISTING TREES AND OTHER SITE CONDITIONS.
3. POSSIBLE STREET AND CURB VARIATION TO ALLOW FOR ON-STREET PARKING AND LANDSCAPE BUMP-OUTS, AT OWNERS DISCRETION.

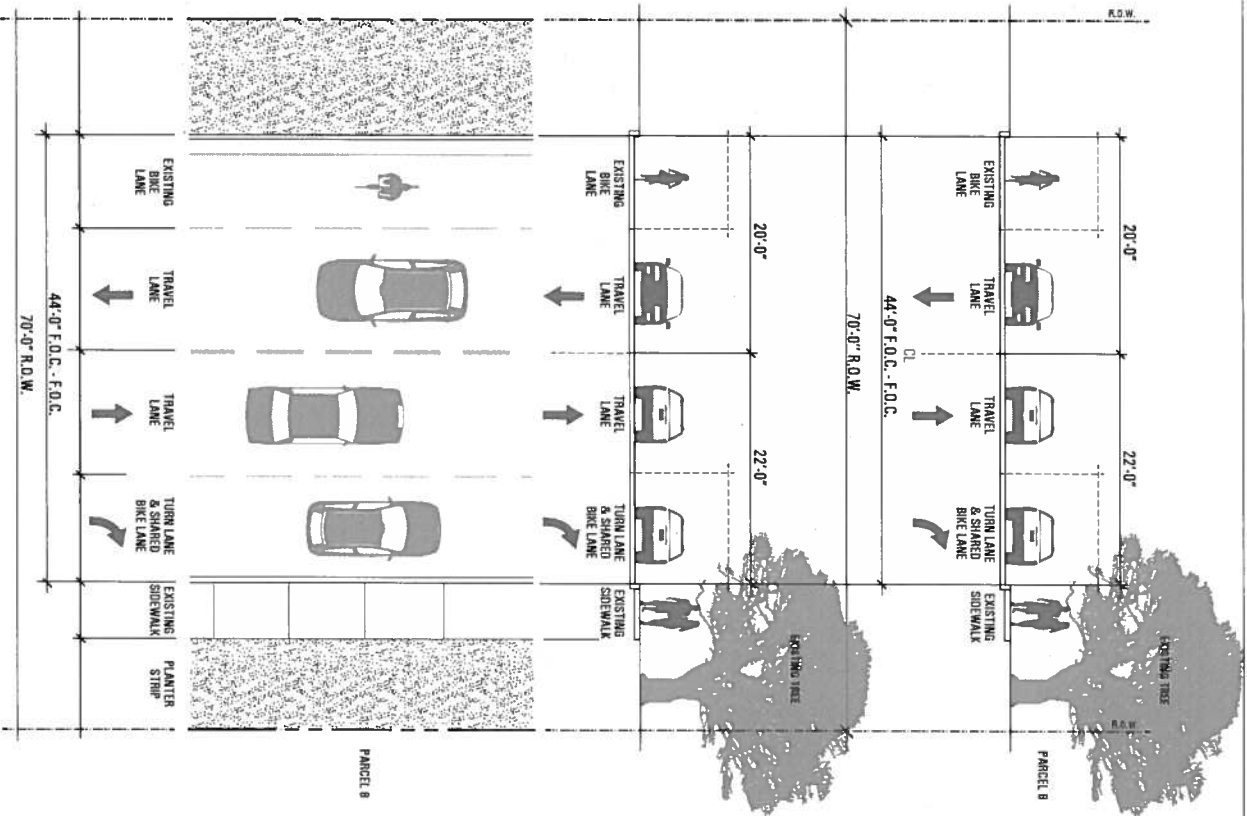
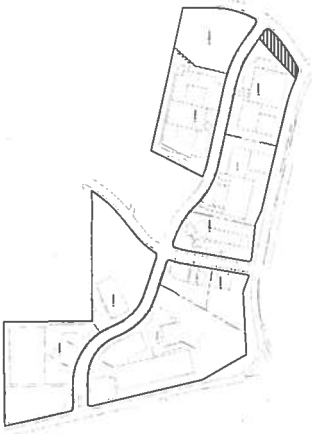
HART LANE- EXISTING CONDITIONS AT PARCEL 8

NTS

HART LANE- PROPOSED CONDITIONS AT PARCEL 8

NTS

LOCATION MAP  
PLAN OF HART LANE STREETSCAPE ALONG PARCEL 8

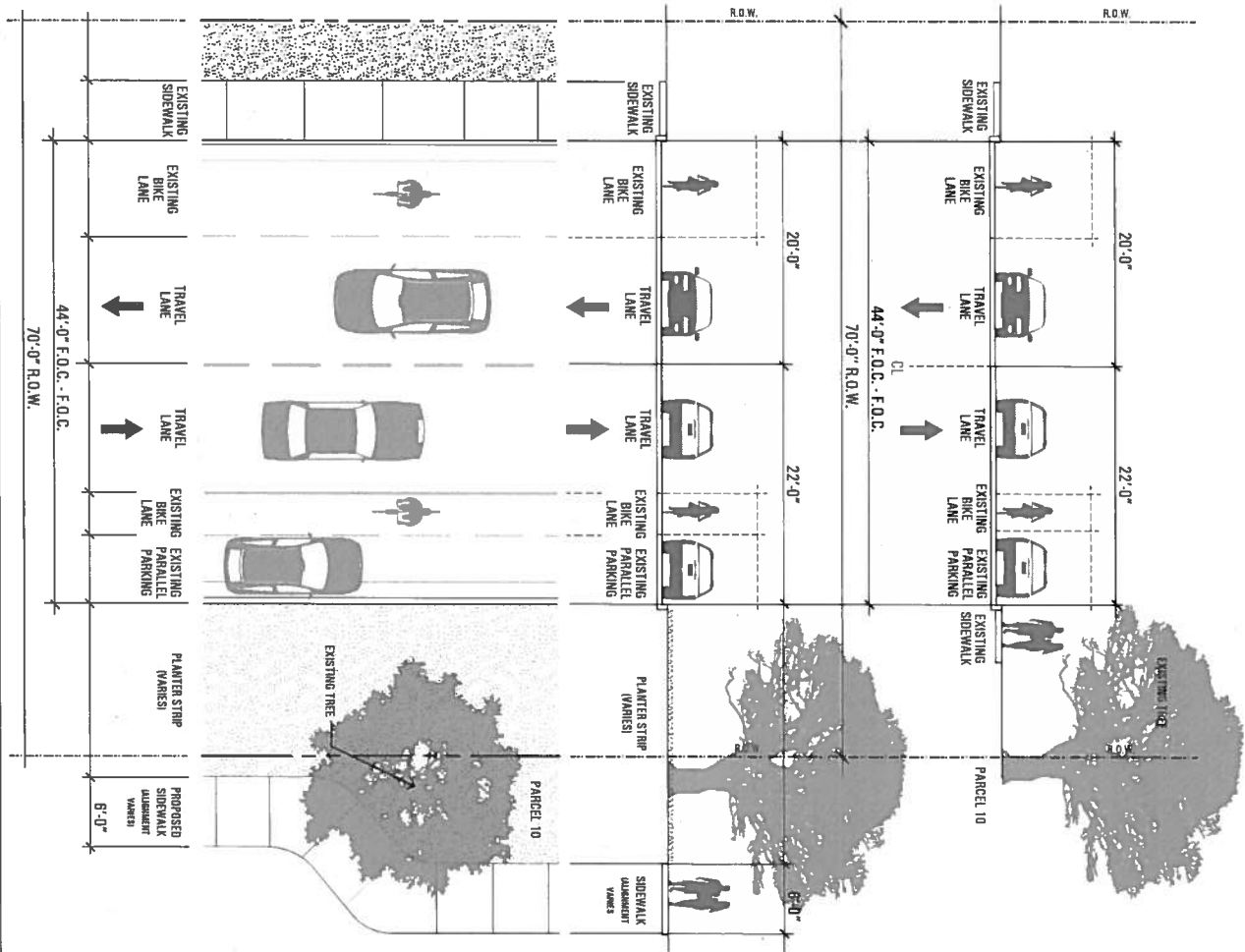


- NOTES
- WHERE FEASIBLE, GIVEN EXISTING TREES, PLANTINGS AND LANDSCAPE, THE STREETSCAPE DESIGN SHALL BE PLACED WITHIN THE PLANTER STRIP ALONG PARCEL 8 FRONTAGE.

HART LANE - EXISTING CONDITIONS AT PARCEL 10

HART LANE - PROPOSED CONDITIONS AT PARCEL 10

LOCATION MAP  
PLAN OF HART LANE STREETSCAPE ALONG PARCEL 10



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

Urban Design Studio, Inc.  
3000 Southwest Blvd  
Suite 110  
Austin, TX 78716  
(512) 341-0840

AUSTIN OAKS PUD

STREETSCAPE PLAN

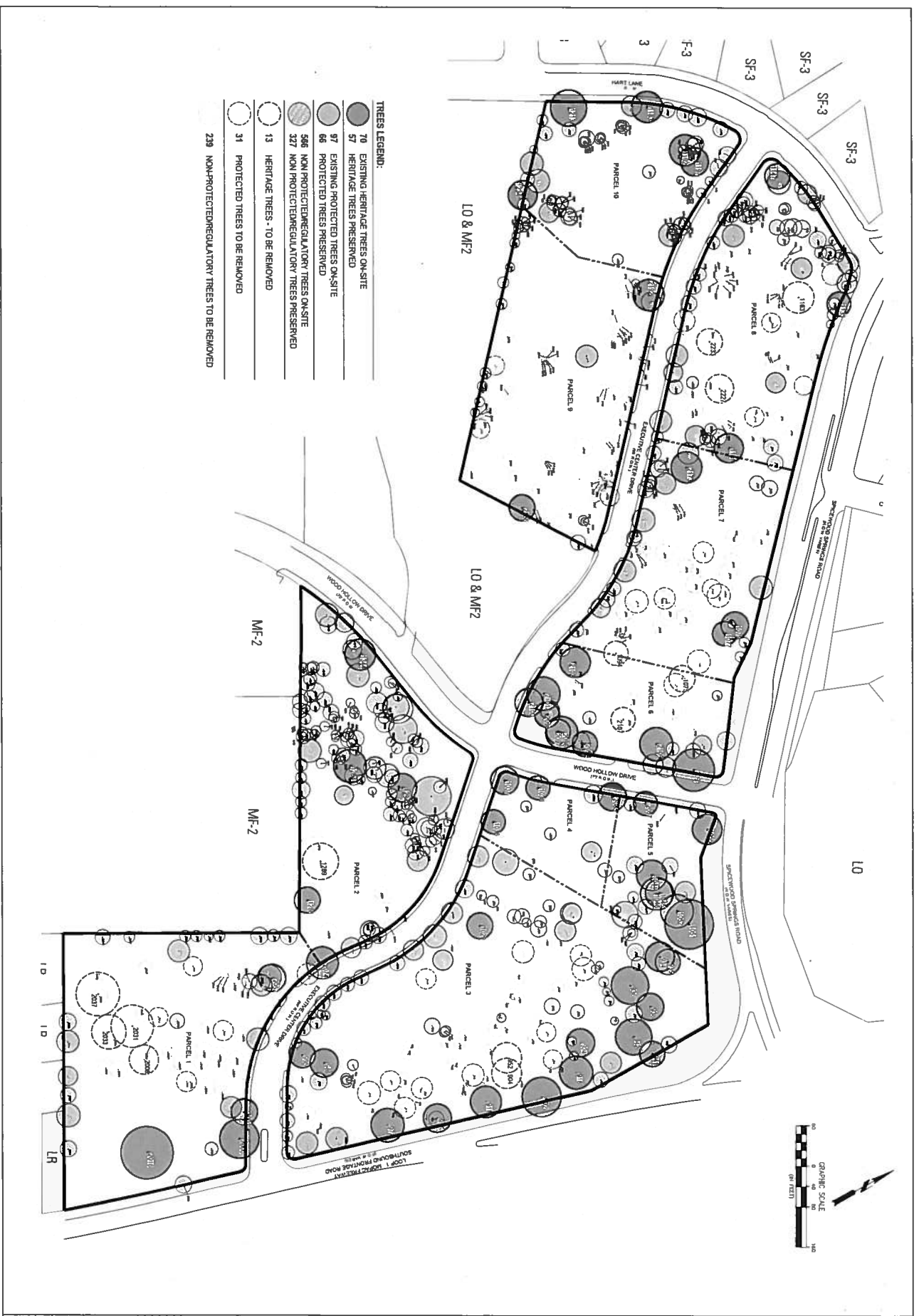
PAGE 5 OF 1

AUGUST 30, 2016

UDG JOB NO. 15484

CHEMIST CONSULTING

# EXHIBIT H



URS  
United Engineering Group, Inc.  
10000 North Central Expressway, Suite 1100  
Dallas, Texas 75243  
512.341.0000

T&B  
Theobald & Bickel  
10000 North Central Expressway, Suite 1100  
Dallas, Texas 75243  
512.341.0000

AUSTIN OAKS PUD

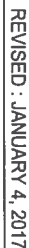
TREE PLAN

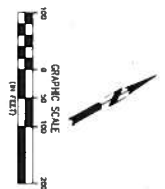
AUGUST 30, 2016

UDC 208 NO. 15-064

1"=50'

CURT HARRIS CONSULTANTS





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)
Nonresidential Tracts	25.34	20%	5.07	8.17
Office/Residential/Hotel	3.69	10%	0.37	0.47
Multi-Family	29.03	n/a	5.44	8.64
Subtotal				
Additional Open Space	2.37	n/a	2.37	2.37
Neighborhood Park	31.4	n/a	7.81	11.01
Total				

40.97 % More Open Space Provided Than Required

- NOTES:
1. OPEN SPACE REQUIREMENTS FOR THE PROPERTY ARE PROVIDED AND CALCULATED ON AN OVERALL P.U.D. BASIS AND EXCEED THE MINIMUM REQUIREMENTS OF CITY CODE. THE OPEN SPACE REQUIREMENTS DO NOT HAVE TO ACHIEVE OPEN SPACE REQUIREMENTS AT THE TIME OF SITE PLAN.
  2. THIS EXHIBIT INCLUDES PRIMA OPEN SPACE REQUIREMENTS FOR THE PROPERTY. OPEN SPACE AREAS INCIDENT TO THE PROPERTY LOCATED BETWEEN BUILDINGS, WALKWAYS AND STREETS ARE ALL OF WHICH WOULD BE INCLUDED IN THE OVERALL OPEN SPACE PROVIDED.



Urban Organics Engineering, Inc.  
10405 S. University Blvd.  
Suite 101, 77134  
513.571.0040



TB Group  
10405 S. University Blvd.  
Suite 101, 77134  
513.571.0040

AUSTIN OAKS PUD

OPEN SPACE PLAN

AUGUST 30, 2016

UOE JOB NO. 15-064

1"=50'

CAD: KAREN CHEN/10/16











**EXHIBIT L**  
**AFFORDABLE HOUSING RESTRICTIVE COVENANTS**  
**(PENDING)**