

Tree no.	Species	Heritage	Tree no.	Species	Heritage
<b>LOT 1</b>			<b>LOT 5</b>		
2031	LIVE OAK	42	1075	LIVE OAK	26
2033	LIVE OAK	36	1077	LIVE OAK	24
2037	LIVE OAK	43	1084	LIVE OAK	24
2052	LIVE OAK	27	2091	LIVE OAK	42
2074	LIVE OAK	32	2094	LIVE OAK	25
<b>LOT 2</b>			2096	LIVE OAK	32
2000	LIVE OAK	39	2097	LIVE OAK	24
2001	LIVE OAK	26	2098	LIVE OAK	25
2009	LIVE OAK	29	2100	LIVE OAK	28
2015	LIVE OAK	28	2101	LIVE OAK	33
2016	LIVE OAK	52	2102	LIVE OAK	30
<b>LOT 3-A</b>			2107	LIVE OAK	24
902	LIVE OAK	39	2109	LIVE OAK	33
904	LIVE OAK	30	<b>LOT 6-A</b>		
911	LIVE OAK	31	1079	LIVE OAK	27
915	LIVE OAK	28	1108	LIVE OAK	29
918	LIVE OAK	33	2173	LIVE OAK	31
924	LIVE OAK	28	<b>LOT 6-B</b>		
952	LIVE OAK	30	1133	LIVE OAK	24
977	LIVE OAK	33	1147	SPANISH OAK	25
986	LIVE OAK	28	1163	LIVE OAK	31
995	LIVE OAK	26	2227	LIVE OAK	28
<b>LOT 3-B</b>			2233	LIVE OAK	26
936	LIVE OAK	37	<b>LOT 8</b>		
939	LIVE OAK	27	1183	LIVE OAK	31
941	LIVE OAK	25	1192	LIVE OAK	31
942	LIVE OAK	36	1197	LIVE OAK	28
1029	LIVE OAK	26	1213	LIVE OAK	36
<b>LOT 3-C</b>			<b>LOT 9</b>		
934	LIVE OAK	29	1234	LIVE OAK	29
935	ELM	25	2192	LIVE OAK	31
939	LIVE OAK	46	<b>LOT 10</b>		
1036	LIVE OAK	24	2136	LIVE OAK	26
1037	LIVE OAK	28			
1039	LIVE OAK	24			
1044	LIVE OAK	30			
1045	LIVE OAK	28			
1046	LIVE OAK	32			
1051	LIVE OAK	49			
1052	LIVE OAK	33			
1055	LIVE OAK	30			
2085	LIVE OAK	28			
2087	LIVE OAK	24			
<b>LOT 4-A</b>					
1284	SPANISH OAK	33			
1288	LIVE OAK	26			
1289	LIVE OAK	36			
<b>LOT 4-B</b>					
1294	PECAN	28			
1344	PECAN	31			

## SUMMARY

- 71 EXISTING HERITAGE TREES ON SITE  
6 HERITAGE TREES TO BE REMOVED OR RELOCATED WITH  
ADMINISTRATIVE APPROVAL (DASHED)

Lot	Lot Size (Acres)	Lot Size (SF)	Max. FAR	Proposed Floor Area (SF)	Impervious Cover (Approximate)	Proposed Stories	LDC Required Parking*
1 (LR)	2.26	98,583	0.5	49,291	44,150 (45%)	3	143
2 (LR)	2.37	103,156	0.5	51,578	39,500 (38%)	3	150
3-A (GR)	3.26	141,964	1	141,964	45,910 (33%)	5	413
3-B (GR)	3.1	134,981	1	134,981	57,660 (43%)	5	392
3-C (GR)	2.55	111,118	1	58,080	26,075 (23%)	4	168
4-A (GR)	1.95	84,805	1	84,805	43,500 (52%)	5	246
4-B (GR)	1.78	77,470	1	33,600	15,550 (20%)	3	96
5 (LO)	2.75	119,915	0.7	83,940	59,130 (49%)	3	244
6-A (LO)	2.46	106,993	0.7	74,895	65,725 (61%)	3	218
6-B (LO)	2.7	117,443	0.7	82,210	72,940 (62%)	3	240
8 (LO)	1.62	70,658	0.7	56,410	42,805 (62%)	3	144
9 (LO)	2.38	103,828	0.7	72,679	68,140 (66%)	3	211
10 (LO)	1.83	79,787	0.7	55,950	53,953 (68%)	3	162
SF-3 (A)	0.16	7,046	---	---	---	---	---
SF-3 (B)	0.23	9,928	---	---	---	---	---
<b>Total</b>	31.4	1,367,675		980,283	634,838 (46%)		

\* PER SEC. 25-6-478 LDC - TRACT FALLS WITHIN AN URBAN CORE PARKING REDUCTION ZONE AREA AND QUALIFIES FOR A 20% PARKING REDUCTION; REQUIRED SPACES =  $0.8 * (\text{MAX FLOOR AREA} / 275 \text{ SF})$

Mapping Resource: Base information provided by City of Austin GIS and ArcGIS. Slope, heritage trees, environmental features, and contour information provided by Bury.



## 25-8-25 LDC - REDEVELOPMENT EXCEPTION IN URBAN AND SUBURBAN WATERSHEDS.

- (A) THIS SECTION APPLIES TO PROPERTY LOCATED IN AN URBAN OR SUBURBAN WATERSHED THAT HAS EXISTING DEVELOPMENT IF:
- (1) NO UNPERMITTED DEVELOPMENT OCCURRED ON THE SITE AFTER JANUARY 1, 1992, AND
  - (2) THE PROPERTY OWNER FILES A SITE PLAN APPLICATION AND AN ELECTION FOR THE PROPERTY TO BE GOVERNED BY THIS SECTION.
- (B) THE REQUIREMENTS OF THIS SUBCHAPTER DO NOT APPLY TO THE REDEVELOPMENT OF THE PROPERTY IF THE REDEVELOPMENT:
- (1) DOES NOT INCREASE THE EXISTING AMOUNT OF IMPERVIOUS COVER;
  - (2) PROVIDES THE LEVEL OF WATER QUALITY TREATMENT PRESCRIBED BY CURRENT REGULATIONS FOR THE REDEVELOPED AREA OR AN EQUIVALENT AREA ON THE SITE;
  - (3) DOES NOT GENERATE MORE THAN 2,000 VEHICLE TRIPS A DAY ABOVE THE ESTIMATED TRAFFIC LEVEL BASED ON THE MOST RECENT AUTHORIZED USE ON THE PROPERTY;
  - (4) IS CONSISTENT WITH THE NEIGHBORHOOD PLAN ADOPTED BY COUNCIL, IF ANY;
  - (5) DOES NOT INCREASE NON-COMPLIANCE, IF ANY, WITH ARTICLE 7, DIVISION 1 (CRITICAL WATER QUALITY ZONE RESTRICTIONS), SECTION 25-8-281 (CRITICAL ENVIRONMENTAL FEATURES), OR SECTION 25-8-282 (WETLAND PROTECTION); AND
  - (6) DOES NOT PLACE REDEVELOPMENT WITHIN THE EROSION HAZARD ZONE, UNLESS PROTECTIVE WORKS ARE PROVIDED AS PRESCRIBED IN THE DRAINAGE CRITERIA MANUAL.
- (C) THE REDEVELOPMENT MUST COMPLY WITH CONSTRUCTION PHASE ENVIRONMENTAL REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION, INCLUDING CHAPTER 25-8, ARTICLE 5 (EROSION AND SEDIMENTATION CONTROL; OVERLAND FLOW).
- SOURCE: ORD. 000406-88; ORD. 031211-11; ORD. 20131017-046

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