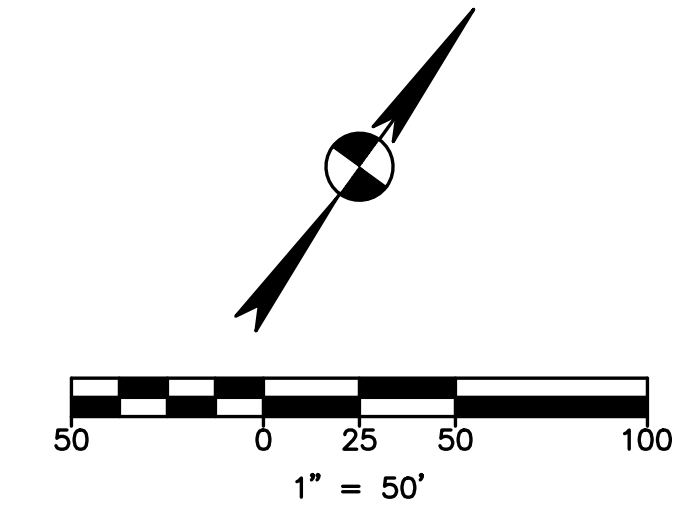
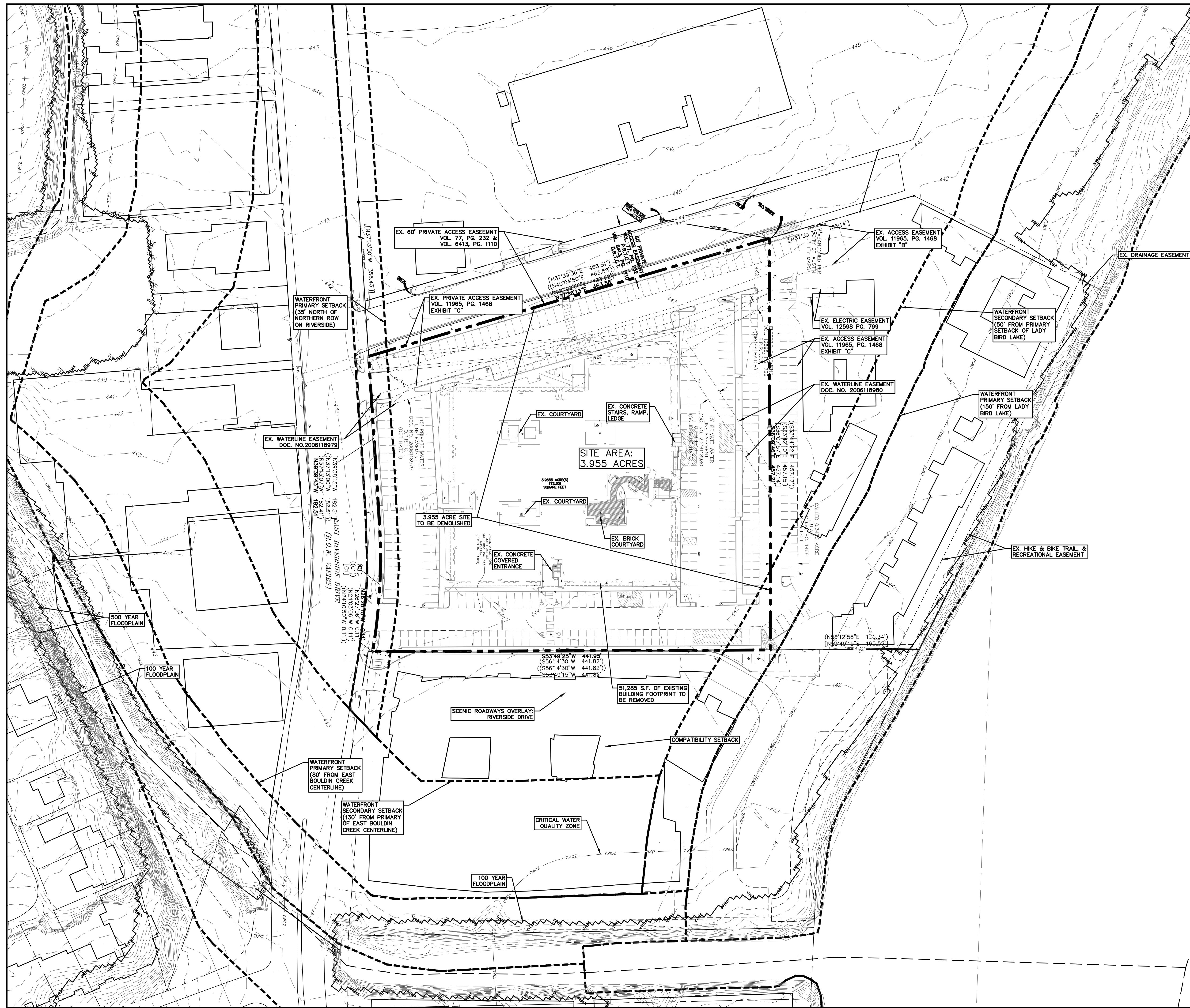
 <small>7708 Rialto Blvd., Suite 125 Austin, Texas 78725 Tel: (512) 298-3284 Fax: (512) 298-2592 TBP# F-14629 Garza EMC, LLC © Copyright 2024</small>	
<b>EXISTING ZONING</b>	
<b>200 EAST RIVERSIDE DRIVE PUD</b>	<b>200 EAST RIVERSIDE DRIVE</b>
<small>DRAWN BY: PSD DESIGNED BY: MH QA / OC: PROJECT NO.: 113645-0001</small>	<b>SHEET</b> <div style="font-size: 2em; font-weight: bold; text-align: center;">01</div> <b>OF</b> 04



**LEGEND**

	RIVERSIDE SCENIC ROADWAY OVERLAY
	WATERFRONT SETBACK
	EASEMENT
	PROPERTY LINE
	SUBJECT PROPERTY LINE
	FEMA FLOODPLAIN
	CWQZ CRITICAL WATER QUALITY ZONE

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**EXISTING CONDITIONS**

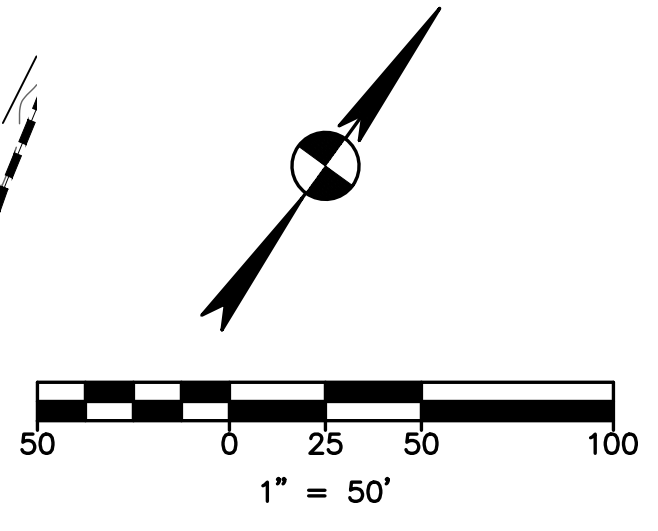
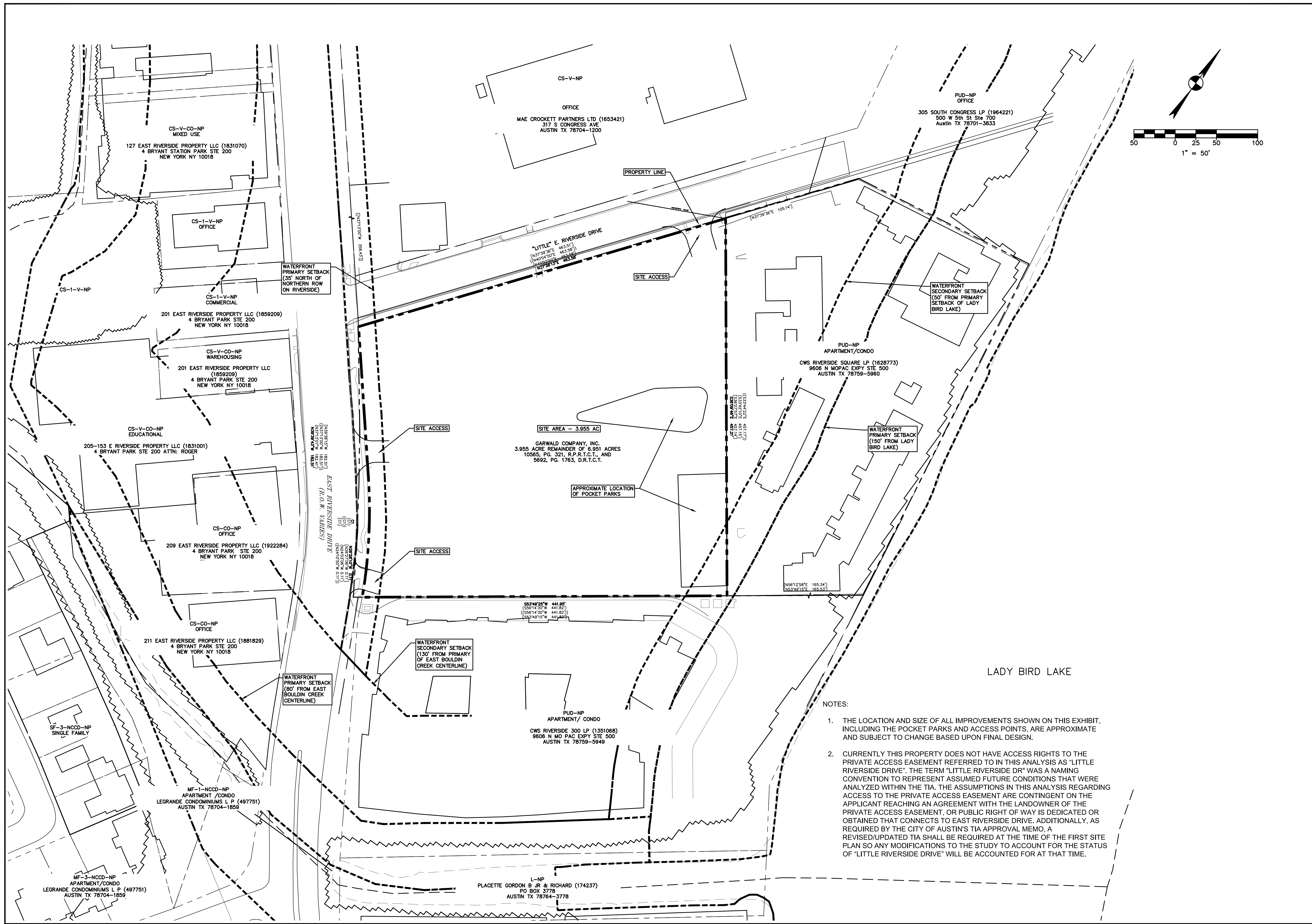
200 EAST RIVERSIDE DRIVE PUD

200 EAST RIVERSIDE DRIVE

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QA / OC:  
PROJECT NO.: 113645-0001

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**02**  
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**LAND USE**

**200 EAST RIVERSIDE DRIVE PUD**  
**200 EAST RIVERSIDE DRIVE**

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- NOTES:
1. THE LOCATION AND SIZE OF ALL IMPROVEMENTS SHOWN ON THIS EXHIBIT, INCLUDING THE POCKET PARKS AND ACCESS POINTS, ARE APPROXIMATE AND SUBJECT TO CHANGE BASED UPON FINAL DESIGN.
  2. CURRENTLY THIS PROPERTY DOES NOT HAVE ACCESS RIGHTS TO THE PRIVATE ACCESS EASEMENT REFERRED TO IN THIS ANALYSIS AS "LITTLE RIVERSIDE DRIVE". THE TERM "LITTLE RIVERSIDE DR" WAS A NAMING CONVENTION TO REPRESENT ASSUMED FUTURE CONDITIONS THAT WERE ANALYZED WITHIN THE TIA. THE ASSUMPTIONS IN THIS ANALYSIS REGARDING ACCESS TO THE PRIVATE ACCESS EASEMENT ARE CONTINGENT ON THE APPLICANT REACHING AN AGREEMENT WITH THE LANDOWNER OF THE PRIVATE ACCESS EASEMENT, OR PUBLIC RIGHT OF WAY IS DEDICATED OR OBTAINED THAT CONNECTS TO EAST RIVERSIDE DRIVE. ADDITIONALLY, AS REQUIRED BY THE CITY OF AUSTIN'S TIA APPROVAL MEMO, A REVISED/UPDATED TIA SHALL BE REQUIRED AT THE TIME OF THE FIRST SITE PLAN SO ANY MODIFICATIONS TO THE STUDY TO ACCOUNT FOR THE STATUS OF "LITTLE RIVERSIDE DRIVE" WILL BE ACCOUNTED FOR AT THAT TIME.

SITE DEVELOPMENT REGULATIONS

<b>Total Site Area</b>		<b>172,280 sq.ft/3.955 ac</b>
Minimum Lot Size		5,750 sq. ft.
Minimum Lot Width		50 ft.
Maximum Height		500 ft.
Maximum Impervious Cover	**	80%
Maximum Building Coverage	**	80%
Maximum Floor Area Ratio	**	14:1
Minimum Setbacks	Front Yard	10 ft.
	Street Side Yard	10 ft.
	Interior Side Yard	N/A
	Rear Yard	N/A

\*Base District L

\*\*Impervious cover/building coverage/floor to area ratio is based on gross site area of all land within the PUD. Impervious cover/building coverage/floor to area ratio will be higher on a parcel by parcel calculation.

LAND USE INTENSITIES

Maximum Residential Units	897
Maximum Hotel Keys	513
Maximum Office	1,286,619 sq. ft
Maximum Retail/Food Beverage	31,631 sq. ft.

\* LAND USE INTENSITIES NOTED ABOVE MAY CHANGE SO LONG AS DEVELOPMENT SUBJECT TO THE PUD ADHERES TO THE TRIP LIMITATION OUTLINED IN THE TIA DATED MARCH 20, 2024 AND ANY SUBSEQUENT AMENDMENTS TO THE TIA.

PERMITTED USES

Administrative and Business Offices	Private Primary Educational Facilities	Hotel/Motel
Bed and Breakfast (Group 1)	Private Secondary Educational Facilities	Indoor Entertainment
Bed and Breakfast (Group 2)	Public Primary Educational Facilities	Indoor Sports and Recreation
Club or Lodge	Public Secondary Educational Facilities	Medical Offices
College and University Facilities	Religious Assembly	Multifamily Residential
Community Events	Safety Services	Off-Site Accessory Parking
Community Recreational (Private)	Short-Term Rental (Type 1, 2 and 3)	Outdoor Sports and Recreation
Community Recreational (Public)	Townhouse Residential	Personal Improvement Services
Condominium Residential	Art Gallery	Personal Services
Counseling Services	Art Workshop	Pet Services
Cultural Services	Commercial Off-Street Parking	Professional Office
Custom Manufacturing	Communications Services	Restaurant (General)
Day Care Services (Commercial)	Consumer Convenience Services	Restaurant (Limited)
Day Care Services (Limited)	Consumer Repair Services	Retirement Housing (Large Site)
Day Care Services (General)	Food Preparation	Software Development
Family Homes	Food Sales	Theater
Group Home: Class I (General)	Financial Services	Community Garden
Group Home: Class I (Limited)	General Retail Sales (General)	Hospital Services (Limited)
Group Home: Class II	General Retail Sales (Convenience)	Residential Treatment
Group Residential	Guidance Services	Local Utility Services
Transitional Housing	Congregate Living	Performance Venue

LAND USE NOTES:

- THE SIZE, CONFIGURATION AND LOCATION OF THE DRIVEWAYS AS SHOWN ON SHEET NO. 3 IS AN APPROXIMATION FOR ILLUSTRATION PURPOSES. SUBJECT TO CITY APPROVAL, THE OWNER WILL ESTABLISH AND SET FORTH THE SIZE, CONFIGURATION AND LOCATION OF THE DRIVEWAYS AT THE TIME OF SITE DEVELOPMENT PERMIT.
- NO GATED PUBLIC ROADWAYS WILL BE PERMITTED WITHIN THE PUD.
- RAIN GARDENS WILL BE DESIGNED TO WATER QUALITY AND DRAINAGE STANDARDS OF THE CITY'S LAND DEVELOPMENT CODE, ENVIRONMENTAL CRITERIA MANUAL, AND DRAINAGE CRITERIA MANUAL.
- THE PUD WILL PROVIDE A MINIMUM OF 6,500 SQUARE FEET OF PRIVATE AMENITY SPACE INCORPORATED OVER THE GARAGE OR WITHIN THE BUILDINGS.
- THE PUD WILL ACHIEVE A MINIMUM OF NINE (9) POINTS UNDER THE BUILDING DESIGN OPTIONS OF SECTION 3.3.2 OF CHAPTER 25-2, SUBCHAPTER E (DESIGN STANDARDS AND MIXED USE).
- THE PUD WILL COMPLY WITH THE CITY'S DARK SKY REGULATIONS BASED ON THE S17 LIGHT POLLUTION REDUCTION CRITERIA.
- AS THE PROJECT'S DESIGN IS FURTHER DEVELOPED, THE PROJECT PROPOSES TO INCLUDE ADDITIONAL ACCESSIBILITY FEATURES TO EXCEED LOCAL LEGAL REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, ADDITIONAL ACCESSIBLE RESTROOMS AND SHOWER STALLS.
- IN ADDITION TO ASMP AND TCM REQUIREMENTS, AND IN FULFILLMENT OF TIER II SUPERIORITY ELEMENTS, THE PROJECT SHALL PROVIDE WAYFINDING AND GREATER PEDESTRIAN AND BICYCLE TRAFFIC SAFETY ELEMENTS ADJACENT TO THE SUBJECT PROPERTY, SUBJECT TO MEASURES AND LOCATIONS APPROVED BY THE DIRECTOR.
- ELECTRICAL EASEMENTS SHALL BE REQUIRED FOR ALL DEVELOPMENTS. THEIR LOCATIONS AND SIZE ONSITE WILL BE DETERMINED AT THE SUBDIVISION PLAT/SITE PLAN SUBMITTAL AND MAY REQUIRE MORE SPACE THAN THE MINIMUM BUILDING SETBACK.

PROHIBITED USES

Equipment Repair Services	Extermination Services	Bail Bond Services
Pedicab Storage and Dispatch	Employee Recreation	Pawn Shop Services
Funeral Services	Laundry Services	Commercial Blood Plasma Center
Automotive Washing	Business or Trade School	Research Services
Monument Retail Services	Plant Nursery	Drop-Off Recycling Collection Facilities
Campground	Construction Sales and Services	Transportation Terminal
Printing and Publishing Services	Service Station	Indoor Crop Production
Convenience Storage	Electronic Prototype Assembly	Building Maintenance Services
Vehicle Storage	Agricultural Sales and Services	Hospital Services (General)
Alternative Financial Services	Urban Farm	
Limited Warehousing and Distribution	Maintenance and Service Facilities	
Business Support Services	Equipment Sales	
Electronic Testing	Automotive Repair Services	
Adult-Oriented Business	Kennels	

CONDITIONAL USES

Automotive Rentals	Automotive Sales	Cocktail Lounge
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NOTES & SUMMARY

200 EAST RIVERSIDE DRIVE PUD

200 EAST RIVERSIDE DRIVE

DRAWN BY: PSD

DESIGNED BY: MH

QA / QC:

PROJECT NO.: 113645-0001

SHEET

04

OF

04