

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 20201001-042 TO MODIFY THE LAND USE PLAN AND CHANGE CONDITIONS OF ZONING FOR THE PROPERTY COMMONLY KNOWN AS THE CIRCUIT OF THE AMERICAS PLANNED UNIT DEVELOPMENT LOCATED AT 9201 CIRCUIT OF THE AMERICAS BOULEVARD, AND REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

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

PART 1. Circuit of the Americas Planned Unit Development (the “COTA PUD”) is comprised of approximately 1,153 acres of land generally located east of State Highway 130 and north of FM 812 Road and more particularly described in the land use plan incorporated into Ordinance 20201001-042.

PART 2. The COTA PUD was approved October 1, 2020, under Ordinance No. 20201001-042 (the “Original Ordinance”) and amended as to a portion of the property identified in the Original Ordinance on December 14, 2023, under Ordinance No. 20231214-105 (the “Original Ordinance as amended”).

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on the property generally known as the COTA PUD described in Zoning Case No. C814-2018-0122.03, on file at the Planning Department, being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 9201 Circuit of the Americas Boulevard in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 4. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

- Exhibit A: Legal Description
- Exhibit B: Zoning Map
- Exhibit C: Zoning Use Summary Table
- Exhibit D: Amended Land Use Plan
- Exhibit E: Site Development Regulations, Tables, and Notes
- Exhibit F: PUD Existing and Proposed Site Layout
- Exhibit G: PUD Parks and Open Space
- Exhibit H: Existing and Proposed Environmental Mitigation CEFs

- Exhibit I: Restoration Planting Details
- Exhibit J: Parkland Relocation
- Exhibit K: Parkland Dedication Credit

PART 5. This ordinance and the attached exhibits amend the Original Ordinance as amended, for the Property, modifying conditions and replacing any likewise named or identified exhibits in the Original Ordinance as amended. Development of and uses within the Property shall conform to the limitations and conditions set forth in this ordinance and in the attached exhibits. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise provided by this ordinance, all other rules, regulations, and ordinances of the City apply to the Property.

PART 6. Part 5. of the Original Ordinance as amended, is amended to read as follows:

PART 5. Definitions. In this ordinance, Landowner means the owner of the [p]Property, ~~[located within the 1,153 acres of land described in Exhibit "A".]~~ or the owner's successors and assigns, or the owner of the Property or that portion of the Property at the time of dedication or transfer to City. Landowner also includes the term COTA PUD when used in association with and to describe an obligation to be performed. Landowner does not include the City.

PART 7. Part 6. of the Original Ordinance as amended, is amended to read as follows:

PART 6. Land Use.

The COTA PUD is a 1,153-acre mixed use project generally located east of State Highway 130 and north of FM 812 at 9201 Circuit of the Americas Boulevard.

Development in the COTA PUD shall be subject to the conditions established in the following:

- A. The ~~[proposed]~~ Amended Land Use Plan (**Exhibit "D"**) includes a breakdown of the planning area layout and size/acreages, the open space chart and the land use summary chart.
- B. The Site Development Regulations, Tables and Notes (**Exhibit "E"**) includes the parking and off-street loading requirements, the site development regulations per planning area and specific development notes.
- C. The Zoning Use Summary Table (**Exhibit "C"**) lists the permitted, prohibited and conditional land uses by planning area.

D. An Observation Tower use has been added as a permitted use in the Zoning Use Summary Table (**Exhibit “C”**). The Observation Tower use is permitted within Planning Area 5 and is allowed a maximum of 265 feet in height.

~~[E.] [The Cocktail Lounge use is limited to a total of 100,000 square feet on the Property. No individual cocktail lounge can be more than 20,000 square feet in size.]~~

E. Cocktail Lounge Use.

- (1) Subject to the conditions in this subsection, cocktail lounge use is a permitted use on the Property up to a maximum of 160,000 square feet.
- (2) In Planning Area 4 cocktail lounge use is limited to a maximum of 60,000 square feet.
- (3) In Planning Area 4, 5, and 6, cocktail lounge use is a permitted accessory use to the following principal uses:
 - (a) convention center use;
 - (b) hotel-motel use;
 - (c) indoor entertainment use;
 - (d) outdoor entertainment use; and
 - (e) outdoor sports and recreation use
- (4) Cocktail lounge as an accessory use as described in subsection (3) of this subpart shall include pool areas, patios, decks, and lobbies and additional areas identified as appropriate by the Director of Austin Planning.
- (5) Square footage attributed to cocktail lounge as an accessory use shall not be included as part of maximum square footage described in subsections (1) and (2) of this subpart.
- (6) An individual cocktail lounge use is limited to a maximum of 20,000 square feet.

- F. The Liquor sales use is limited to a total of 50,000 square feet on the Property. No individual liquor sales use can be more than 30,000 square feet in size.
- G. An amusement ride use appropriate for an amusement park and consisting of either an elevated ride track or structure, swing cables, or passenger ride vehicles that are not fully enclosed, and related structures, not exceeding a maximum height of 260 feet, is permitted as an Outdoor Entertainment use on PUD Area 5 and Area 6, as shown on Exhibit "D" (Amended Land Use Plan).
- H. A hotel-motel use or conference center use in Planning Area 4 has a maximum site area of 45 acres.

PART 7. Part 7. of the Original Ordinance is amended to read as follows:

PART 7. Affordable Housing

- A. The Landowner shall pay a fee-in-lieu donation for any bonus area developed within COTA PUD per City Code Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.5.6 (In Lieu Donation). Except as otherwise provided in this Part 7, [B]bonus area in the COTA PUD shall include any gross floor area greater than that which could be achieved within the height, floor area ratio, and building coverage allowed by the commercial services zoning district. The fee-in-lieu amount shall be equivalent to the bonus area multiplied by the current Planned Unit Development Fee Rate at the time of site plan submittal. The City shall not issue the final certificate of occupancy for any development in the COTA PUD that includes bonus area until the fee-in-lieu donation has been paid to the City of Austin Housing and Planning Department.
- B. In Planning Area 4 the baseline calculation of bonus area for hotel-motel use or conference center use is as follows:
1. 95 percent building coverage;
 2. 1:1 floor to area ratio; and
 3. 60 feet building height.
- C. In Planning Area 4 a site plan which includes uses for hotel-motel or conference center exceeding the baseline for calculation in subsection (B) shall require Landowner to pay a fee-in-lieu in the amount of \$1,500,000.00 to the Housing Trust Fund. This fee-in-lieu payment of \$1,500,000.00

satisfies the obligations of Landowner for the bonus area of the site plan with hotel-motel or conference center use.

PART 8. Part 10. of the Original Ordinance is amended to read as follows:

PART 10. Environmental.

- A. All proposed improvements within the COTA PUD shall use green storm water infrastructure for 100% of the provided stormwater treatment.
- B. The overall maximum impervious cover allowed by the COTA PUD is 68% as shown on the tracking table on **Exhibit “E”** (*Site Development Regulations, Tables and Notes*).
- C. The COTA PUD will provide [298] at least 220 acres of Open Space as defined in Part 14 and as shown on the open space table in **Exhibit “D”** (*Land Use Plan*). **Exhibit “D”** (*Land Use Plan*) is an illustrative depiction of where open space may be placed and the final design may differ from the attached exhibits so long as a minimum of 220 acres of open space is provided in the general area depicted.
- D. The City shall not issue a certificate of occupancy for any building included in the initial site plan filed by the Landowner until and unless all of the requirements listed in this subsection are met. This requirement does not apply to a site plan for the recreation fields associated with Planning Area 4 or a site plan or building permit for a hotel or golf course in Planning Areas 4, 5, or 6.
 - i) The COTA PUD shall provide [14.36] 14.38 acres of Blackland Prairie restoration, as shown on **Exhibit “H”** (*Existing and Proposed Environmental Mitigation and CEFs*).
 - ii) The COTA PUD shall install 400 native trees minimum size 2-inch caliper and water trees for establishment. Additionally, the COTA PUD shall install 1,000 caliper inches of native trees minimum size 1-inch caliper and shall water the trees for establishment. Trees shall not count towards any other landscape requirement. Tree plantings shall use Central Texas native seed stock and require 1,000 cubic feet of shared soil volume for each newly planted tree.
 - iii) The COTA PUD shall provide 0.88 acres of water quality treatment to mitigate the asphalt trail, as shown on **Exhibit “H”** (*Existing and Proposed Environmental Mitigation and CEFs*).

iv) The COTA PUD shall restore vegetation along the existing asphalt trail as described in **Exhibit “I”** (*Restoration Planting Details*).

E. ~~[F.]~~ The development of the COTA PUD shall comply with all conditions and development restrictions in **Exhibit “G”** (*Parks and Open Space Plan*).

F. ~~[G.]~~ The COTA PUD will implement an Integrated Pest Management Plan.

G. ~~[H.] [Cut and Fill in excess of 4 feet, but not exceeding 20 feet, is allowed in Planning Area 4 as indicated in the cut and fill table on Exhibit “E” (Site Development Regulations, Tables and Notes).]~~ ~~[I.]~~ The Landowner will hire a certified arborist or horticulturalist to oversee the maintenance of the trees planted on the Property according to Note 22[4] on ~~[the Site Development Regulations, Tables and Notes]~~ **Exhibit “E”** (*Site Development Regulations, Tables and Notes*) for a period of three years. Maintenance shall include a plan for watering, pruning, mulching, and other customary tree care.

H. Development of a golf course and related facilities, including actively managed portions of the course, shall be permitted within the Critical Water Quality Zone. Floodplain modifications are permitted to facilitate development of the golf course. Any water feature created as part of the development of a golf course shall not be designated as a Critical Environmental Feature.

I. A Riparian Restoration Plan (the “Restoration Plan”) for the restoration areas identified in Exhibit “H” shall be submitted to the City for review and approval with a site plan for a golf course. The Restoration Plan shall identify areas of the Critical Water Quality Zone to be assessed using the Zone 2 functional assessment methodology described in Appendix X of the Environmental Criteria Manual. The assessment of existing conditions shall be submitted for review and approval with a site plan for a golf course. Critical Water Quality Zone in "Poor (1)" or "Fair (2)" condition shall be restored to "Good (3)" or "Excellent (4)" condition.

J. Pedestrian bridges, elevated boardwalks, structural support piers, and decks are allowed when the development is mitigated as shown on Exhibit “H”. No development shall be permitted within a Critical Environmental Feature

and buffer without mitigation and approval from the Director of Austin Watershed Protection.

PART 9. Part 13 of the Original Ordinance is amended to read as follows:

PART 13. Landscaping.

- A. The COTA PUD shall comply with Chapter 25-2, Subchapter C, Article 9 (*Landscaping*), the Commercial Landscape Ordinance, including irrigation, and use of innovative water management options such as directing stormwater to on-site uses, such as landscaping.
- B. All required tree plantings shall use native tree species selected from Appendix F (*Descriptive Categories of Tree Species*) of the Environmental Criteria Manual (the "ECM") or an alternative list as approved by the Director of Austin Watershed Protection.
- C. All required tree plantings shall use Central Texas native seed stock or an alternative list as approved by the Director of Austin Watershed Protection.
- D. All planted landscape materials shall be selected from the ECM Appendix N (City of Austin Preferred Plant List) or the "Grow Green Native and Adapted Landscape Plants Guide" or an alternative list as approved by the Director of Austin Watershed Protection.
- E. ~~[Alternative water supply shall be used as the primary water source for landscaping irrigation within the COTA PUD on all projects that contain in excess of 100,000 square feet of gross floor area, provided that an alternative water source is readily available and its use does not present a disproportionate cost premium on the overall project which is defined as greater than 0.25% of the project's hard construction cost. Condensate recovery shall be defined as the primary water source if potable water is only used after the condensate supply has been exhausted. Condensate storage should be based on a minimum of 5 days of peak condensate production.]~~
- [F.] Austin Water Utility irrigation meter will be provided to supply pool, lazy river and other waterpark water features within the COTA PUD. The irrigation meter for the waterpark water features associated with a waterpark use may be shared with the backup irrigation supply. In such cases, the waterpark water features shall be separately sub-metered with a private meter.

PART 10. Part 14. of the Original Ordinance is repealed and restated to read as follows:

PART 14. Parkland and Open Space

- (A) Landowner shall provide 220 acres of private common open space. Except as modified in this ordinance, the required open space shall meet the standards in City Code Chapter 25-2, Subchapter E, Article 2 (*Site Development Standards*).
- (B) Landowner shall provide for a 20-foot easement for future Urban Trails Master Plan Tier II trail in the outer half of the Critical Water Quality Zone and located outside of the erosion hazard zone. The Landowner has dedicated a Trail and Recreational Easement to the City of Austin, dated October 31, 2022, recorded as Document No. 2023026306, Real Property Records of Travis County, Texas, in fulfillment of this obligation. Council may approve an amendment or termination of this easement without amending this ordinance if Council finds the easement amendment or termination is in alignment with the intent of improving trail access on-site or off-site.
- (C) Landowner shall satisfy all requirements of this Subsection (C) prior to the issuance of any Certificate of Occupancy for any hotel-motel use or residential use on the Property.
- (1) Landowner shall dedicate a minimum of 11.8 acres of property to the City as parkland ("Dedicated Parkland") as follows:
- (a) Dedicate parkland to the City ("Soccer Field Site") as shown in **Exhibit "J"** (*Parkland Relocation*), or an alternative site approved by the Director of Austin Parks and Recreation, in a deed approved by the city attorney. Landowner will ensure that all required site infrastructure and improvements described in this subsection are constructed within the designated Soccer Field Site; and
- (b) Dedicate to the City the additional tract of land shown on **Exhibit "D"** (*Amended Land Use Plan*), in a deed approved by the city attorney.
- (c) Design and construct soccer field improvements on the Soccer Field Site ("Soccer Field Improvements"), including, at a minimum:

- 275
- 276 (i) design and designate two soccer fields (330' x 220' each)
- 277 containing permanent goal posts;
- 278
- 279 (ii) 50 parking spaces;
- 280
- 281 (iii) install an irrigation system for soccer fields;
- 282
- 283 (iv) install standard signage for Parkland that recognizes
- 284 Circuit of the Americas' construction of the soccer fields;
- 285 signage must not be visible from any portion of the
- 286 public right-of-way open to vehicular or pedestrian
- 287 traffic;
- 288
- 289 (v) install drainage and water quality associated with the
- 290 development of the Soccer Field Improvements;
- 291
- 292 (2) Landowner shall:
- 293
- 294 (a) construct and install a permanent water supply adequate to
- 295 support the irrigation system for the Soccer Field
- 296 Improvements;
- 297
- 298 (b) be responsible for all costs associated with construction and
- 299 installation of infrastructure necessary to deliver irrigation
- 300 water to the Dedicated Parkland; and
- 301
- 302 (c) not be responsible for establishing a water meter and utilities
- 303 accounts associated with the development of the Soccer Field
- 304 Improvements or for paying associated utility services.
- 305
- 306 (3) For an easement of record on the Soccer Field Site, Landowner shall
- 307 restore the Soccer Field Improvements to the same or better
- 308 conditions as existed prior to any damage or destruction caused by a
- 309 grantee of an easement, or easement grantee's invitee or agent, in
- 310 exercising a granted right.
- 311
- 312 (4) Soccer Field Site shall be credited toward parkland dedication
- 313 requirements in accordance with the Parkland Crediting Table
- 314 included as **Exhibit "K"** (*Parkland Dedication Credit*). Upon
- 315 exhaustion of the parkland dedication credit associated with the 11.8-

acre dedication, any additional residential or hotel units shall be subject to parkland dedication requirements in accordance with City Code, as amended.

- (5) Soccer Fields Improvements shall not be credited or applied toward applicable parkland dedication requirements.

- (D) The COTA PUD shall provide private open space around track, hotel, and stadium areas in **Exhibit “G”** (*Parks and Open Space Plan*) and as shown on the chart in **Exhibit “D”** (*Amended Land Use Plan*).

PART 11. Part 16. of the Original Ordinance is amended to read as follows:

PART 16. Site Plan

- A. The COTA PUD will allow for multiple site plans at one time. Future site plans shall come in on a project-by-project basis. Fiscal may be posted in association with a minor site plan correction to allow that correction to move forward if previous fiscal has been released. Minor corrections do not include new buildings, water quality facilities, stormwater improvements, Critical Environmental Feature mitigation, and other similar activities, as determined by the Director of Austin Watershed Protection.
- B. The Landowner will file a site plan application and complete the Formula 1 United States USACE Mitigation (SP-2014-0048D) plans and construct the improvements. The City will not issue a certificate of occupancy for the building(s) contained in any site plan, excluding site plans for a hotel and related facilities and site plans specific for recreation fields, following COTA PUD approval until the USACE mitigation improvements are completed, or until a fiscal based upon a contractor's estimate of the mitigation construction cost has been posted through a developer's agreement to the City. USACE mitigation plans must be permitted and constructed within 5 years of approval of the COTA PUD.
- C. Environmental variances approved with the original site plan case, SP-2011-0053D, are no longer valid for new improvements proposed with the COTA PUD. The Landowner will correct SP-2011-0053D(RI) to reflect these changes.
- D. Nothing in the COTA PUD affects the need to comply with the agreements between the City of Austin and Circuit of the Americas executed on July 31,

2011, and May 2, 2017, respectively, as authorized by Resolution No. 20110629-002.

- E. Critical Environmental Features eligible for on-site mitigation are identified in Exhibit “H”.

PART 12. Part 18. of the Original Ordinance is amended to read as follows:

PART 18. CODE MODIFICATIONS

~~[In accordance with City Code Chapter 25-2, Subchapter B, Article 2, Division 5 section 2.2, Council modifies the following site development regulations which shall apply to the PUD instead of otherwise applicable City regulations]~~ Code Modifications:

A. General.

Section 25-1-21(10[3]8) (*Site*) is modified to amend the definition of Site to allow a site to cross a public street or right-of-way if that public street or right of-way is within the boundaries of the COTA PUD.

B. Zoning.

1. Section 25-2-243 (*Proposed District Boundaries Must Be Contiguous*) is modified to allow the COTA PUD boundaries to cross right-of-way and not be contiguous.
2. Section 25-2-491 (*Permitted, Conditional and Prohibited Uses*) is modified to establish a specific set of permitted, conditional and prohibited uses to be applicable per **Exhibit “C”** [~~Zoning Use Summary Table~~] (*Zoning Use Summary Table*).
3. Section 25-2-492 (*Site Development Regulations*) is modified to establish a specific set of site development regulations applicable to the COTA PUD as shown on **Exhibit “E”** [~~Site Development Standards Table~~] (*Site Development Regulations, Tables and Notes*).
4. Section 25-2-1051 (*Applicability: Compatibility Standards*) is modified to provide that Compatibility Standards do not apply within the COTA PUD, unless triggered by development outside of the COTA PUD.
5. Section 25-2, Subchapter E (*Design Standards and Mixed Use*) is modified to provide that the requirements of City Code Chapter 25-2,

Subchapter E do not apply to development of the property within the COTA PUD.

6. Chapter 25-2, Subchapter E, Article 2 (*Site Development Standards*), is modified as follows:

Subsection 2.7.3. (*Standards*) shall include amusement parks and Subsection 2.7.3.A.9. is modified to include a golf course, cart paths, a driving range, and related facilities as determined by the Director of Austin Planning.

C. Transportation.

1. Section 15-6 APPENDIX A (*Tables of Off-Street Parking and Loading Requirements*) is modified to reduce off-street parking requirements and allow for off-street parking requirements to be shared between the use classifications as determined on **Exhibit "E"**.
2. Section 25-6-501 (*Offsite Parking*), subsection (B) is modified to provide that off-street parking is a permitted use only if the director approves the location of all or a portion of the required or excess off-site parking.

D. Environmental.

1. Section 25-8-261 (*Critical Water Quality Zone Development*) is modified to allow as follows:
 - i. open space, including a golf course and a driving range;
 - ii. construction of a golf course and related facilities including fairways, tees, greens, bunkers, hard surface cart paths, pedestrian bridges, elevated boardwalks, structural support piers, decks, irrigation, drainage, cisterns, erosion control, and water quality facilities; and
 - iii. one bridged crossing of the Critical Water Quality Zone in Planning Area 8 associated with a racetrack, provided that the total square footage of Critical Water Quality Zone impacted by the crossing is mitigated on a 1:1 square-foot basis.
2. Section 25-8-262 (*Critical Water Quality Zone [Street] Mobility Crossings*) subsection (B) (1) is modified to allow [~~an existing thirty (30) foot trail of~~] decomposed granite and hard surface trails and golf

cart paths [~~in Exhibit "G" (Parks and Open Space)~~] to cross a
[~~major~~] critical water quality zone [~~although~~] even if not identified in
the Transportation Plan.

3. Subsection (A) of Section 25-8-301 (Construction of a Roadway or Driveway) is modified to allow construction of racetrack circulation routes on a slope with a gradient of more than 15 percent in Planning Area 8 if commensurate mitigation is provided as determined by the Director of Austin Watershed Protection, including but not limited to structural containment, terracing, and enhanced plantings for revegetation.
4. Section 25-8-341 (Cut Requirements) and Section 25-8-342 (Fill Requirements) are modified to allow for cut and fill [as determined in the table located on ~~Exhibit "E"~~] for the purpose of a hotel-conference resort and related facilities, including a golf course, in Planning Areas 4, 5, and 6 as follows:
 - i) Outside of the Critical Water Quality Zone, cut and fill is permitted up to twenty feet.
 - ii) Within the Critical Water Quality Zone, cut and fill shall be permitted up to ten feet for the golf course outside of the Erosion Hazard Zone.
5. Chapter 25-8-42 (Administrative Variances) is modified as follows:
 - i) in Planning Areas 4, 5, and 6, the Director of Austin Watershed Protection may grant a variance for a cut or fill above 20 feet outside the Critical Water Quality Zone as is minimally necessary to match existing grade and for drainage purposes to allow the development of a hotel conference resort and related facilities, including a golf course;
 - ii) Director of Austin Watershed Protection may grant a variance for a cut or fill not exceeding 15 feet outside the Critical Water Quality Zone if commensurate mitigation is provided;
 - iii) Director of Austin Watershed Protection may grant a variance for a cut or fill on a slope exceeding 15 percent; and
 - iv) Director of Austin Watershed Protection may grant a variance for a cut or fill within 100 feet of a classified waterway.

E. Sign Regulations.

1. Section 25-10-103 (*Signs Prohibited in All Sign Districts*) is modified to allow one (1) off-premise sign on Planning [a]Area 4[8] within the proposed parkland dedication area.
2. Section 25-10-101 (*General On-Premise Signs*) is modified to allow the following signs in Planning Area 4:
 - i. one illuminated wall sign not exceeding 1,700 square feet in size;
 - ii. one illuminated wall sign not exceeding 1,200 square feet in size;
 - iii. two illuminated wall signs not exceeding 600 square feet in size;
 - iv. four illuminated monument signs not exceeding 160 square feet in size; and
 - v. twelve wall signs not exceeding 40 square feet in size.
3. Section 25-10-130 (*Commercial Sign District Regulations*) is modified to provide that a freestanding sign and wall signs may not exceed 200 square feet in size.

F. Drainage

1. Sections 25-7-93 (*General Exceptions*) and 25-7-96 (*Requirements in the 25-Year Floodplain*) are modified to apply to the following proposed buildings and structures: no more than three (3) restroom facilities not to exceed 2,000 sq. ft. each, and no more than two (2) maintenance and/or storage facilities not to exceed 22,000 square feet total. Development allowed under this subsection must be unoccupied structures that only contain non-habitable space and must:
 - i. be no lower than three feet above the 100-year floodplain, as measured from the lowest floor elevation of any proposed building;
 - ii. be designed on a pier and beam foundation with the volume under the building available for floodplain storage;

- iii. comply with the requirements in Chapter 25-12, Article 3 (Flood Hazard Areas);
- iv. not be required to provide normal access to a proposed building or structure by direct connection with an area above the regulatory flood datum, as prescribed by Chapter 25-12, Article 3 (Flood Hazard Areas);
- v. compensate for the floodplain volume displaced by the development; and
- vi. result in no additional adverse flooding impact on other properties, as determined by the Director of Austin Watershed Protection.

PART 13. Council makes the following findings:

- (A) The COTA PUD provides superiority and meets the objectives of code;
- (B) the code modifications in the Original Ordinance as amended, as amended by this Ordinance, are necessary to provide community benefits and achieve greater consistency with planning goals than is achievable without approving the code modifications; and
- (C) the impacts of the code modifications are offset by the imposed site development requirements applicable to the Property.

PART 14. Except as otherwise provided for in this ordinance, the terms and conditions of the Original Ordinance as amended, remain in effect. If this ordinance and the Original Ordinance as amended, conflict, this ordinance controls.

PART 15. This ordinance takes effect on _____, 2026.

PASSED AND APPROVED

_____, 2026 § _____
 § _____
 § _____

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas Erika Brady
City Attorney City Clerk

DRAFT

EXHIBIT " _____ "

Tract 13D
Thomas B. Westbrook Survey No. 5, Abstract No. 797

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 112.6810 ACRES (4,908,380 SQUARE FEET), BEING ALL OF A CALLED 117.208 ACRE TRACT CONVEYED TO CIRCUIT OF THE AMERICAS, LLC., IN DOCUMENT NO. 2012109754 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAVE AND EXCEPT A CALLED 1.907 ACRE TRACT (DESCRIBED AS A PORTION OF TRACT 1), A CALLED 1.464 ACRE (DESCRIBED AS TRACT 2), A CALLED 0.725 ACRE TRACT (DESCRIBED AS TRACT 3(i)), AND A CALLED 0.423 ACRE TRACT (DESCRIBED AS TRACT 3(ii)), ALL CONVEYED TO TRAVIS COUNTY, TEXAS, IN DOCUMENT NO. 2012207093 (O.P.R.T.C.T.), SAID 112.6810 ACRES BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371
jward@4wardls.com
www.4wardls.com

Part 1 - 110.3911 Acres (4,808,634 Square Feet)

BEGINNING, at a 1/2-inch iron rod with "4Ward Boundary" cap set at a corner in the east right-of-way line of Kellam Road (right-of-way varies, partially dedicated in Volume 386, Page 254 of the Deed Records of Travis County, Texas (D.R.T.C.T.)), and being the northeast corner of said 1.907 acre Travis County tract, and being in the north line of said Circuit of the Americas (COTA) tract, for the northwest corner and **POINT OF BEGINNING** hereof, from which a 5/8-inch iron rod found at a corner in the east right-of-way line of said Kellam Road, and being the southwest corner of a called 59.303 acre tract (described as Tract 2) conveyed to Kellam Road Investments, Ltd., in Document No. 2016207376 (O.P.R.T.C.T.), and being the northwest corner of said 1.907 acre Travis County tract, and being the northwest corner of said COTA tract bears, N62°12'36"W, a distance of 10.05 feet;

THENCE, leaving the east right-of-way of said Kellam Road, with the north line of said COTA tract, in part diverging from the south line of said Kellam Road tract, and in part in conflict with the east line of a called 206.452 acre tract conveyed to KT Development, LLC, in Document Nos. 2014128912 and 2014128913 (O.P.R.T.C.T.), S62°12'36"E, passing at a distance of 1,505.24 feet, a calculated point, from which a 1/2-inch iron rod found bears, N27°47'24"E, a distance of 12.42 feet, and continuing for a total distance of 3,111.04 feet to a fence post found for the northeast corner hereof, from which a fence post found for a corner in the west line of said KT tract bears, N55°04'30"W, a distance of 19.79 feet;

THENCE, with the east line of said COTA tract, in conflict with the west line of said KT tract, S28°47'43"W, a distance of 1631.55 feet to a fence post found for the southeast corner hereof, said point being in the north right-of-way line of Elroy Road (right-of-way varies), and being a corner in the west line of said KT tract, and being the southeast corner of said COTA tract, from which a 1/2-inch iron rod with "Chaparral" cap found at a corner in the north right-of-way line of said Elroy Road, and being a corner in the west line of said KT tract bears, S64°47'26"E, a distance of 42.17 feet;

THENCE, with the north right-of-way line of said Elroy Road and the south line of said COTA tract, N62°39'39"W, a distance of 2710.69 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the southwest corner hereof, said point being at the southeast corner of said 0.423 acre Travis County tract, from which a leaning fence post found at the intersection of the east right-of-way line of Old Kellam Road (60' right-of-way, partially dedicated in Volume 386, Page 254 of the Deed Records of Travis County, Texas (D.R.T.C.T.)) with the north right-of-way line of said Elroy Road, and being at the southwest corner of said COTA tract bears, N62°39'39"W, a distance of 375.06 feet;

THENCE, leaving the north right-of-way line of said Elroy Road and the south line of said COTA tract, over and across said COTA tract, with the east line of said 0.423 acre Travis County tract, the following eleven (11) courses and distances:

- 1) **N24°27'10"E**, a distance of **91.63** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 2) **S66°27'14"E**, a distance of **10.17** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an exterior ell-corner hereof,
- 3) **N08°47'20"E**, a distance of **60.36** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an interior ell-corner hereof,
- 4) **N15°08'38"E**, a distance of **35.00** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 5) **N20°55'11"E**, a distance of **74.61** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 6) **N10°12'34"E**, a distance of **26.72** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 7) **N00°49'29"E**, a distance of **307.55** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 8) **N09°21'49"E**, a distance of **106.57** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 9) **N00°46'35"W**, a distance of **68.53** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 10) **N00°52'35"W**, a distance of **134.43** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
- 11) **N08°31'28"E**, a distance of **113.25** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an exterior ell-corner hereof, said point being in the south line of said 1.464 acre Travis County tract, and being the northeast corner of said 0.423 acre Travis County tract;

THENCE, continuing over and across said COTA tract, with the south and east lines of said 1.464 acre Travis County tract, the following three (3) courses and distances:

- 1) **S73°54'27"E**, a distance of **218.22** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an interior ell-corner hereof,
- 2) **N16°05'33"E**, a distance of **238.91** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an interior ell-corner hereof, and
- 3) **N36°16'14"W**, a distance of **210.95** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being in the east right-of-way line of said Kellam Road, and being in the east line of said 1.907 acre Travis County tract, and being the northwest corner of said 1.464 acre Travis County tract;

THENCE, continuing over and across said COTA tract, with the east right-of-way line of said Kellam Road and the east line of said 1.907 acre Travis County tract, **N27°46'26"E**, a distance of **338.90** feet to the **POINT OF BEGINNING** and containing 110.3911 Acres (4,808,634 Square Feet) more or less.

Part 2 – 2.2899 Acres (99,746 Square Feet)

BEGINNING, at a 1/2-inch iron rod with illegible cap found at the intersection of the west right-of-way line of Kellam Road (right-of-way varies) with the east right-of-way line of Old Kellam Road (60' right-of-way, partially dedicated in Volume 386, Page 254 of the Deed Records of Travis County, Texas (D.R.T.C.T.)), and being a corner in the west line of said 1.907 acre Travis County tract, and being in the west line of said Circuit of the Americas (COTA) tract, for the northwest corner and **POINT OF**

BEGINNING hereof, from a 5/8-inch iron rod found at a corner in the east right-of-way line of said Kellam Road, and being the southwest corner of a called 59.303 acre tract (described as Tract 2) conveyed to Kellam Road Investments, Ltd., in Document No. 2016207376 (O.P.R.T.C.T.), and being the northwest corner of said 1.907 acre Travis County tract, and being the northwest corner of said COTA tract bears, N27°46'26"E, a distance of 1072.12 feet;

THENCE, leaving the west line of said COTA tract, over and across said COTA tract, with the west right-of-way line of said Kellam Road and the west line of said 1.907 acre Travis County tract, S87°43'44"E, a distance of 47.13 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the northeast corner hereof, said point being at the northwest corner of said 0.725 acre Travis County tract;

THENCE, leaving the west right-of-way line of said Kellam Road and the west line of said 1.907 acre Travis County tract, continuing over and across said COTA tract, with the west line of said 0.725 acre Travis County tract, the following five (5) courses and distances:

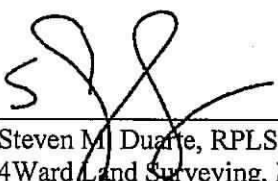
- 1) S04°55'56"W, a distance of 252.64 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an interior ell-corner hereof,
- 2) S85°03'35"E, a distance of 12.00 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an exterior ell-corner hereof,
- 3) S06°00'34"W, a distance of 199.24 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 4) S29°29'01"W, a distance of 68.06 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
- 5) S11°17'07"W, a distance of 125.77 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being in the north right-of-way line of said Elroy Road (right-of-way varies), and being in the south line of said COTA tract, and being the southwest corner of said 0.725 acre Travis County tract;

THENCE, with the north right-of-way line of said Elroy Road and the south line of said COTA tract, N62°39'39"W, a distance of 259.22 feet to a leaning fence post found at the intersection of the east right-of-way line of said Old Kellam Road with the north right-of-way line of said Elroy Road, and being at the southwest corner of said COTA tract;

THENCE, with the east right-of-way line of said Old Kellam Road and the west line of said COTA tract, N27°46'26"E, a distance of 583.51 feet to the **POINT OF BEGINNING** and containing 2.2899 Acres (99,746 Square Feet) more or less.

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000030256207. See attached sketch (reference drawing: 00662.dwg.)


5/8/2018
Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC

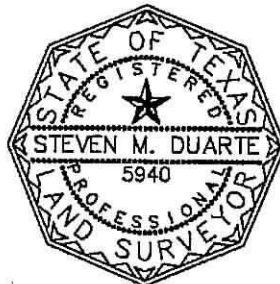


EXHIBIT " _____ "

Main Tract
William Lewis, Sr., Survey No. 2, Abstract No. 479
Peter C. Harrison Survey No. 3, Abstract No. 2104
Thomas B. Westbrook Survey No. 5, Abstract No. 797

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 1,037.1022 ACRES (45,176,171 SQUARE FEET), OUT OF THE WILLIAM LEWIS, SR., SURVEY NO. 2, ABSTRACT NO. 479, THE PETER C. HARRISON SURVEY NO. 3, ABSTRACT NO. 2104, AND THE THOMAS B. WESTBROOK SURVEY NO. 5, ABSTRACT NO. 797, ALL IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 399.528 ACRE TRACT (DESCRIBED AS TRACT 1), ALL OF A CALLED 3.671 ACRE TRACT (DESCRIBED AS TRACT 2), ALL OF A CALLED 123.720 ACRE TRACT (DESCRIBED AS TRACT 3), ALL OF A CALLED 106.008 ACRE TRACT (DESCRIBED AS TRACT 4), AND ALL OF A CALLED 15.019 ACRE TRACT (DESCRIBED AS TRACT 5), ALL CONVEYED TO AHSPE, LLC, IN DOCUMENT NO. 2011010836 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING ALL OF A CALLED 34.380 ACRE TRACT (DESCRIBED AS TRACT 6), ALL OF A CALLED 3.423 ACRE TRACT (DESCRIBED AS TRACT 7), ALL OF A CALLED 28.657 ACRE TRACT (DESCRIBED AS TRACT 8), ALL OF A CALLED 188.5874 ACRE TRACT (DESCRIBED AS TRACT 9), AND ALL OF A CALLED 78.3484 ACRE TRACT (DESCRIBED AS TRACT 10), SAID TRACT 10 INCLUDING PORTIONS OF LOTS 12 AND 22, TOBIN'S SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 1, PAGE 64 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), LOTS 8 AND 9, ELROY ESTATES, SECTION ONE, A SUBDIVISION RECORDED IN VOLUME 49, PAGE 46 (P.R.T.C.T.), AND LOT 11, ELROY ESTATES, SECTION TWO, A SUBDIVISION RECORDED IN VOLUME 51, PAGE 53 (P.R.T.C.T.), SAVE AND EXCEPT A CALLED 0.024 ACRE TRACT (DESCRIBED AS PARCEL 7) CONVEYED TO TRAVIS COUNTY IN DOCUMENT NO. 2015094957 (O.P.R.T.C.T.), ALL CONVEYED TO AHSPE, LLC, IN DOCUMENT NO. 2011010837 (O.P.R.T.C.T.), AND ALL OF A CALLED 10.060 ACRE TRACT CONVEYED TO AHSPE, LLC, IN DOCUMENT NO. 2011059565 (O.P.R.T.C.T.), AND ALL OF A CALLED 45.25 ACRE TRACT CONVEYED TO AHSPE, LLC, IN DOCUMENT NO. 2011026871 (O.P.R.T.C.T.), SAID 1,037.1022 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371
jward@4wardls.com
www.4wardls.com

BEGINNING, at a fence post found in the east right-of-way line of McAngus Road (right-of-way varies), and being at the southwest corner of a called 113 acres (described as Tract 3) conveyed to the Jay Kramer Family Dynasty Trust, et al, in Document No. 2008187344 (O.P.R.T.C.T.), and being the northwest corner of said AHSPE Tract 1, for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE, with the common line of said Kramer tract and said AHSPE Tract 1, the following two (2) courses and distances:

- 1) **S62°27'24"E**, a distance of **1,825.49** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 2) **S62°36'22"E**, a distance of **850.76** feet to a fence post found for an angle point hereof, said point being at the southwest corner of a called 13.30 acre tract conveyed to Matthew A.B. Collins in Document No. 2017042877 (O.P.R.T.C.T.), and being the southeast corner of said Kramer tract;

THENCE, with the south line of said Collins tract and the north line of said AHSPE Tract 1, **S66°37'44"E**, a distance of **277.34** feet to a calculated point for an angle point hereof, said point being at the southwest corner of Lot 1 of Elroy Acres, a subdivision recorded in Volume 76, Page 398 (P.R.T.C.T.), and being the southeast corner of said Collins tract;

THENCE, with the north line of said AHSPE Tract 1, in part with the south line of said Elroy Acres, and in part with the south line of a called 15.0 acre tract (described as Exhibit B) conveyed to Wattinger Living Trust in Document No. 2012162592 (O.P.R.T.C.T.), said Wattinger tract being a portion of Lot 4 of said Elroy Acres, the following four (4) courses and distances:

- 1) **S63°05'49"E**, a distance of **257.01** feet to a 1/2-inch iron rod found for an angle point hereof,
- 2) **S62°47'49"E**, a distance of **714.74** feet to a 1/2-inch iron rod with "Holt-Carson" cap found for an angle point hereof,
- 3) **S62°52'24"E**, a distance of **655.87** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
- 4) **S62°29'24"E**, a distance of **773.67** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, said point being at the southeast corner of Lot 4 of said Elroy Acres, and being at the southeast corner of said Wattinger tract, and being in the west line of said AHSPE Tract 4, and being at the northeast corner of said AHSPE Tract 1;

THENCE, with the common line of said Lot 4, said Wattinger tract and said AHSPE Tract 4, **N27°12'05"E**, a distance of **337.60** feet to a 5/8-inch iron rod found for an exterior ell-corner hereof said point being at the southwest corner of a called 10.035 acre tract conveyed to Dale and Judy Morrow in Document No. 2011104449 (O.P.R.T.C.T.), and being the northwest corner of said AHSPE Tract 4;

THENCE, with the common line of said Morrow tract and said AHSPE Tract 4, **S62°05'07"E**, a distance of **297.25** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, said point being at the southwest corner of said Circuit of the Americas (COTA) Tract 11, and being the southeast corner of said Morrow tract;

THENCE, with the common line of said Morrow tract and said COTA Tract 11, **N27°18'03"E**, a distance of **1,476.90** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being in the south right-of-way line of Elroy Road (right-of-way varies), and being at the common north corner of said Morrow tract and said COTA Tract 11;

THENCE, with the south right-of-way line of said Elroy Road, in part with the north line of said COTA Tract 11, and in part with the north line of said AHSPE Tract 5, **S63°04'22"E**, passing at a distance of **295.52** feet, a 1/2-inch iron rod with "Harris Grant" cap found at the common north corner of said COTA Tract 11 and said AHSPE Tract 5, and continuing for a total distance of **736.10** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an exterior ell-corner hereof, said point being at a corner in the south right-of-way line of said Elroy Road, and being the northeast corner of said AHSPE Tract 5;

THENCE, with the east line of said AHSPE Tract 5, in part with the south right-of-way line of said Elroy Road, in part with the west line of Lot 1 of Odelia Terrace, a subdivision recorded in Volume 84, Page 21B (P.R.T.C.T.), and in part with the west line of a called 21.929 acre tract conveyed to Sterling Bruce and Olivia Penelope Hobbs in Volume 11735, Page 728 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), **S27°17'30"W**, passing at a distance of 768.84 feet, a disturbed 5/8-inch iron rod found at the common west corner of Lot 1 of said Odelia Terrace and said Hobbs tract, and continuing for a total distance of **1,488.49** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, said point being at the southwest corner of said Hobbs tract, and being an angle point in the north line of said AHSPE Tract 4, and being the southeast corner of said AHSPE Tract 5;

THENCE, with the common line of said Hobbs tract and said AHSPE Tract 4, **S61°57'13"E**, a distance of **1,320.61** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the southwest corner of a called 29.7615 acre tract conveyed to Saja Investments, Inc., in Document No. 2016167797 (O.P.R.T.C.T.), and being the southeast corner of said Hobbs tract;

THENCE, with the common line of said Saja tract and said AHSPE Tract 4, **S62°31'45"E**, a distance of **854.96** feet to a 1/2-inch iron rod found for the northeast corner hereof, said point being in the west right-of-way line of said Elroy Road, and being at the common east corner of said Saja tract and said AHSPE Tract 4, from which a 1/2-inch iron rod with "RPLS-4046" cap found for a point of curvature in the west right-of-way line of said Elroy Road and the east line of said Saja tract bears, **N28°31'10"E**, a distance of **1,395.39** feet;

THENCE, with the west right-of-way line of said Elroy Road and the east line of said AHSPE Tract 4, **S28°07'50"W**, a distance of **248.32** feet to a 1/2-inch iron pipe found for an exterior ell-corner hereof, said point being at the northeast corner of Lot 1, Block 1 of Boothe Subdivision, recorded in Volume 10, Page 18 (P.R.T.C.T.), and being an exterior ell-corner of said AHSPE Tract 4, from which a 1/2-inch iron rod found bears, **N28°07'50"E**, a distance of **1.26** feet;

THENCE, leaving the west right-of-way line of said Elroy Road, with the common line of Block 1 of said Boothe Subdivision and said AHSPE Tract 4, the following three (3) courses and distances:

- 1) **N63°30'09"W**, a distance of **119.59** feet to a 1/2-inch iron rod with "Holt-Carson" cap found for an interior ell-corner hereof,
- 2) **S27°42'56"W**, a distance of **363.44** feet to a 1/2-inch iron rod with "Holt-Carson" cap found for an interior ell-corner hereof, and
- 3) **S61°22'23"E**, a distance of **120.01** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being in the west right-of-way line of said Elroy Road, and being at the southeast corner of Lot 4, Block 1 of said Boothe Subdivision, and being an exterior ell-corner in the east line of said AHSPE Tract 4;

THENCE, with the west right-of-way line of said Elroy Road and the east line of said AHSPE Tract 4, **S28°10'46"W**, a distance of **1,055.18** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being at the northeast corner of a called 2.293 acre tract conveyed to Gilbert C. Vettters, Jr., in Document No. 2011077817 (O.P.R.T.C.T.), and being the southeast corner of said AHSPE Tract 4, from which a 1/2-inch iron rod found at a corner in the west right-of-way line of said Elroy Road, and being the southeast corner of said Vettters tract bears, **S28°03'34"W**, a distance of **200.04** feet;

THENCE, leaving the west right-of-way line of said Elroy Road, with the common line of said Vettters tract and said AHSPE Tract 4, **N61°58'17"W**, a distance of **499.56** feet to a 1/2-inch iron rod found for an angle point hereof, said point being a corner in the east line of Lot 3 of Brammer Subdivision, recorded in

Volume 87, Page 41C-41D (P.R.T.C.T.), and being the northwest corner of said Vettters tract, from which a 1/2-inch iron rod with "5784" cap found bears, S66°35'59"E, a distance of 4.55 feet;

THENCE, with the common line of Lot 3 of said Brammer Subdivision and said AHSPE Tract 4, N62°22'58"W, a distance of 175.20 feet to a 1/2-inch iron rod found for an interior ell-corner hereof, said point being at the southeast corner of a called 10.00 acre tract conveyed to Donald Antony Haywood in Volume 11464, Page 72 (R.P.R.T.C.T.), and being an exterior ell-corner in the south line of said AHSPE Tract 4, from which a 1/2-inch iron rod found at the northeast corner of a called 41.52 acre tract conveyed to Gilbert C. Vettters, Jr., in Volume 12651, Page 777 (R.P.R.T.C.T.), and being the northwest corner of Lot 3 of said Brammer Subdivision bears, N62°22'58"W, a distance of 25.09 feet;

THENCE, with the south line of said AHSPE Tract 4, in part with the east line of said Haywood tract, and in part with the east line of a called 0.75 acre tract conveyed to Donald Anthony Haywood in Volume 12650, Page 1 (R.P.R.T.C.T.), N28°02'29"E, passing at a distance of 336.03 feet, a 1/2-inch iron rod found at the common east corner of said Haywood 10.00 acre and 0.75 acre tracts, and continuing for a total distance of 516.29 feet to a 1/2-inch iron rod found for an angle point hereof, said point being the southeast corner of a called 5.74 acre tract conveyed to Rosa E. Santis in Document No. 2007001425 (O.P.R.T.C.T.), said tract described by metes and bounds in Volume 6379, Page 1801 (D.R.T.C.T.)), and being the northeast corner of said Haywood 0.75 acre tract;

THENCE, with the common line of said Santis tract and said AHSPE Tract 4, the following three (3) courses and distances:

- 1) N27°57'48"E, a distance of 295.76 feet to a 1/2-inch iron rod found for an interior ell-corner hereof,
- 2) N62°03'10"W, a distance of 843.36 feet to a 1/2-inch iron rod found for an interior ell-corner hereof, and
- 3) S28°06'23"W, a distance of 297.55 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being at the common west corner of said Santis tract and said Haywood 10.00 acre tract;

THENCE, with the common line of said Haywood 10.00 acre tract and said AHSPE Tract 4, S28°07'05"W, a distance of 517.02 feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the common west corner of said Vettters 41.52 acre tract and said Haywood 10.00 acre tract, and being a corner in the south line of said AHSPE Tract 4, and being the northeast corner of said AHSPE Tract 6;

THENCE, with the common line of said Vettters 41.52 acre tract and said AHSPE Tract 6, S27°44'21"W, a distance of 1,204.31 feet to a 1/2-inch iron rod found for an interior ell-corner hereof, said point being in the north line of a called 23.595 acre tract conveyed to Young H. Spurlock in Volume 11640, Page 1285 (R.P.R.T.C.T.), and being the southwest corner of said Vettters 41.52 acre tract, and being the southeast corner of said AHSPE Tract 6;

THENCE, with the south line of said AHSPE Tract 6, in part with the north line of said Spurlock tract, and in part with the north line of a called 4.20 acre tract conveyed to Mike J. McLaughlin in Volume 11662, Page 517 (R.P.R.T.C.T.), N30°52'50"W, a distance of 483.86 feet to a 1/2-inch iron pipe found for an exterior ell-corner hereof, said point being at the northeast corner of said AHSPE Tract 8, and being the northwest corner of said McLaughlin tract;

THENCE, with the common line of said McLaughlin tract and said AHSPE Tract 8, S27°51'02"W, a distance of 946.08 feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being in the

north line of said AHSPE Tract 2, and being at the southwest corner of said McLaughlin tract, and being at the southeast corner of said AHSPE Tract 8;

THENCE, with the north line of said AHSPE Tract 2, in part with the south line of said McLaughlin tract, in part with the south line of said Spurlock tract, in part with the south line of a called 1.00 acre tract conveyed to Chong Hwang in Document No. 2014035771 (O.P.R.T.C.T.), in part with the south line of a called 4.000 acre tract conveyed to Kim Chong in Document No. 2014035770 (O.P.R.T.C.T.), in part with the south line of a called 4.000 acre tract conveyed to Kim Kwon in Document No. 2014035769 (O.P.R.T.C.T.), in part with the south line of a called 7.00 acre tract conveyed to John T. and Chong H. Rowland in Volume 8318, Page 840 (D.R.T.C.T.), and being the south line of a called 1.00 acre tract conveyed to Juan Bautista in Document No. 2004224559 (O.P.R.T.C.T., said tract described in Volume 10836, Page 350 (R.P.R.T.C.T.)), **S62°09'13"E**, a distance of **1,926.63** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being in the west right-of-way line of said Elroy Road, and being the common east corner of said Bautista tract and said AHSPE Tract 2, from which a 1/2-inch iron rod found in the west right-of-way line of said Elroy Road, and being the common northeast corner of said Bautista tract and said Rowland tract bears, **N27°35'50"E**, a distance of **170.80** feet;

THENCE, with the west right-of-way line of said Elroy Road and the east line of said AHSPE Tract 2, **S25°33'51"W**, a distance of **49.60** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being at the northeast corner of a called 20.024 acre tract conveyed to GST Hermanas Land and Cattle, LLC, in Document No. 2010091347 (O.P.R.T.C.T.), and being the southeast corner of said AHSPE Tract 2;

THENCE, with the common line of said GST Hermanas tract and said AHSPE Tract 2, **N62°10'04"W**, a distance of **1,989.17** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, said point being at the northwest corner of said GST Hermanas tract, and being the northeast corner of said AHSPE 45.25 acre tract;

THENCE, with the west line of said GST Hermanas tract and the east line of said AHSPE 45.25 acre tract, **S27°49'29"W**, a distance of **478.02** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being a corner in the north line of a called 25.167 acre tract conveyed to Roger B. Holzem, II, and Adam Lloyd Cortez in Document No. 2005073338 (O.P.R.T.C.T.), from which a 1/2-inch iron rod found at a corner in the common line of said GST Hermanas tract and said Holzem-Cortez tract bears, **S27°49'29"W**, a distance of **40.23** feet;

THENCE, with the east and north lines of said AHSPE 45.25 acre tract, in part with the west and south lines of said Holzem-Cortez tract, and in part with the south line of a called 10.00 acre tract conveyed to Billy and Vivian Ferris in Document No. 2004184997 (O.P.R.T.C.T.), the following nine (9) courses and distances:

- 1) **N63°57'49"W**, a distance of **208.47** feet to a 1/2-inch iron rod with "CBD 5780" cap found for an exterior ell-corner hereof,
- 2) **N27°51'13"E**, a distance of **14.68** feet to a 1/2-inch iron rod with "CBD 5780" cap found for an interior ell-corner hereof,
- 3) **N61°17'51"W**, a distance of **246.26** feet to a 1/2-inch iron rod found for an interior ell-corner hereof,
- 4) **S34°02'36"W**, a distance of **209.64** feet to a 1/2-inch iron rod found for an interior ell-corner hereof,
- 5) **S58°20'10"E**, a distance of **478.38** feet to a 1/2-inch iron rod with "CBD 5780" cap found for an exterior ell-corner hereof,

- 6) **S27°49'22"W**, a distance of **590.11** feet to a 1/2-inch iron rod found for an interior ell-corner hereof,
- 7) **S62°08'47"E**, passing at a distance of 1,212.22 feet, a 1/2-inch iron rod found for the common south corner of said Holzem-Cortez tract and said Ferris tract, and continuing for a total distance of **1,488.16** feet to a 1/2-inch iron rod found for an interior ell-corner hereof,
- 8) **N27°38'56"E**, a distance of **549.13** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, and
- 9) **S62°09'57"E**, a distance of **500.46** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being in the west right-of-way line of said Elroy Road, and being the common east corner of said Ferris tract and said AHSPE 45.25 acre tract;

THENCE, with the west right-of-way line of said Elroy Road and the east line of said AHSPE 45.25 acre tract, **S27°39'25"W**, a distance of **609.00** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being at the northeast corner of a called 2.00 acres conveyed to Turn Won, LP, in Document No. 2012216566 (O.P.R.T.C.T.), and being the southeast corner of said AHSPE 45.25 acre tract;

THENCE, leaving the west right-of-way line of said Elroy Road, with the south line of said AHSPE 45.25 acre tract, in part with the north line of said Turn Won tract, and in part with the north line of a called 120 acre tract conveyed to Turn Won, LP, in Document No. 2012216567 (O.P.R.T.C.T., said tract described in Volume 1973, Page 156 (D.R.T.C.T.)), **N62°09'14"W**, a distance of **3,228.90** feet to a 1-inch iron pipe (with square rod inside) found for an interior ell-corner hereof, said point being the northwest corner of said Turn Won 120 acre tract, and being an angle point in the east line of said AHSPE Tract 1, and being the southwest corner of said AHSPE 45.25 acre tract;

THENCE, with the common line of said Turn Won 120 acre tract and said AHSPE Tract 1, **S28°19'25"W**, a distance of **1,185.96** feet to a disturbed 1/2-inch iron rod found for an interior ell-corner hereof, said point being the southwest corner of said Turn Won 120 acre tract, and being in the north line of said AHSPE Tract 10, and being the southeast corner of said AHSPE Tract 1;

THENCE, with the common line of said Turn Won 120 acre tract and said AHSPE Tract 10, **S46°54'56"E**, a distance of **1,830.32** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being at the northwest corner of Lot 1 of said Elroy Estates, Section One, and being the northeast corner of said AHSPE Tract 10;

THENCE, with the common line of said Elroy Estates, Section One, and said AHSPE Tract 10, the following two (2) courses and distances:

- 1) **S42°13'04"W**, a distance of **600.25** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, and
- 2) **S46°49'02"E**, a distance of **414.89** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an exterior ell-corner hereof, said point being in the northwest right-of-way line of said Elroy Road, and being at the northwest corner of said 0.024 Travis County (Save and Except) tract, and being in the southwest line of Lot 3 of said Elroy Estates, Section One;

THENCE, with the northwest right-of-way line of said Elroy Road and the northwest line of said 0.024 Travis County tract, over and across said AHSPE Tract 10, **S42°23'32"W**, a distance of **50.00** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an exterior ell-corner hereof, said point being in the east line of said AHSPE Tract 10, and being in the northeast line of Lot 4 of said Elroy Estates, Section One, and being the southwest corner of said 0.024 acre Travis County tract, from which a 1/2-inch iron rod with "TCSD" aluminum cap found at a corner in the northwest right-of-way line of said Elroy Road, and being in the common line of Lots 4 and 5 of said Elroy Estates, Section One, and being the northwest corner of a

called 0.15 acre tract conveyed to Travis County, Texas, in Document No. 2015012408 (O.P.R.T.C.T.) bears, S42°23'31"W, a distance of 199.99 feet, and N46°54'49"W, a distance of 10.34 feet;

THENCE, leaving the northwest right-of-way line of said Elroy Road, with the common line of said Elroy Estates, Section One, and said AHSPE Tract 10, the following three (3) courses and distances:

- 1) N46°49'02"W, a distance of 414.74 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an interior ell-corner hereof,
- 2) S42°13'04"W, a distance of 554.38 feet to a 1/2-inch iron rod found for an angle point hereof, and
- 3) S42°19'47"W, a distance of 436.07 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the southeast corner hereof, said point being in the northeast right-of-way line of Farm to Market 812 (right-of-way varies), and being the common south corner of Lots 7 and 8 of said Elroy Estates, Section One, and being the southeast corner of said AHSPE Tract 10;

THENCE, with the northeast right-of-way line of said FM 812, and with the southwest line of said Elroy Estates, Section One, and said AHSPE Tract 10, the following three (3) courses and distances:

- 1) N49°01'58"W, a distance of 194.84 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for a point of curvature hereof,
- 2) Along the arc of a curve to the right, having an arc length of 201.56 feet, having a radius of 5,679.60 feet, and a chord that bears N48°17'55"W, a distance of 201.55 feet to a disturbed TxDot Type I concrete monument found for a point of tangency hereof, and
- 3) N48°19'26"W, a distance of 3.50 feet to a 1/2-inch iron rod with "CBD 5780" cap found for an exterior ell-corner hereof, said point being at the common south corner of Lots 9 and 10 of said Elroy Estates, Section One, and being a corner in the south line of said AHSPE Tract 10;

THENCE, leaving the northeast right-of-way line of said FM 812, with the common line of Lots 9 and 10 of said Elroy Estates, Section One, and said AHSPE Tract 10, N42°18'02"E, a distance of 440.82 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an interior ell-corner hereof, said point being at the common north corner of Lots 9 and 10 of said Elroy Estates, Section One;

THENCE, with the common line of Lot 10 of said Elroy Estates, Section One, and said AHSPE Tract 10, the following two (2) courses and distances:

- 1) N47°58'31"W, a distance of 200.02 feet to a 1/2-inch iron rod found for an interior ell-corner hereof, and
- 2) S42°08'29"W, a distance of 437.30 feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being in the northeast right-of-way line of said FM 812, and being the common southwest corner of Lot 10 of said Elroy Estates, Section One and said AHSPE Tract 10;

THENCE, with the northeast right-of-way line of said FM 812 and the south line of said AHSPE Tract 10, N47°09'26"W, a distance of 60.29 feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being at the southeast corner of Lot 12 of said Elroy Estates, Section Two, from which a 1/2-inch iron rod found in the northeast right-of-way line of said FM 812, and being the common south corner of Lots 14 and 15 of said Elroy Estates, Section Two bears, N47°11'19"W, a distance of 375.25 feet;

THENCE, leaving the northeast right-of-way line of said FM 812, with the common line of Lot 12 of said Elroy Estates, Section Two and said AHSPE Tract 10, N42°09'14"E, a distance of 249.89 feet to a 1/2-

inch iron rod found for an interior ell-corner hereof, said point being at the common east corner of Lots 11 and 12 of said Elroy Estates, Section Two;

THENCE, with the common line of Lot 11 of said Elroy Estates, Section Two and said AHSPE Tract 10, in part with the north lines of Lots 12-14, and in part with the east line of said Lot 15, all of said Elroy Estates, Section Two; the following two (2) courses and distances:

- 1) **N47°06'28"W**, a distance of **373.94** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, and
- 2) **N42°24'04"E**, a distance of **182.69** feet to a 1/2-inch iron rod with "CBD-5780" cap found for an interior ell-corner hereof, said point being at the common north corner of Lots 11 and 15, both of said Elroy Estates, Section Two;

THENCE, with the common line of said Elroy Estates, Section Two and said AHSPE Tract 10, **N47°56'53"W**, a distance of **856.02** feet to a 1/2-inch iron rod with "CBD-5780" cap found for an angle point hereof, said point being at the northeast corner of Lot 1 of S. Laws Addition, a subdivision recorded in Volume 52, Page 390 (P.R.T.C.T.), and being at the southeast corner of a called 0.51 acre tract conveyed to Travis County WCID #12 in Volume 1915, Page 68 (D.R.T.C.T.);

THENCE, with the common line of said Travis County WCID #12 tract and said AHSPE Tract 10, the following three (3) courses and distances:

- 1) **N28°16'19"E**, a distance of **150.90** feet to a 1/2-inch iron rod found for an interior ell-corner hereof,
- 2) **N61°52'56"W**, a distance of **150.60** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, and
- 3) **S28°20'26"W**, a distance of **75.03** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being at the northeast corner of Lot 2 of said S. Laws Addition;

THENCE, with the south line of said AHSPE Tract 10, in part with the north line of said S. Laws Addition, and in part with the east right-of-way line of Piland Triangle (right-of-way varies), **N61°39'47"W**, a distance of **340.15** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an exterior ell-corner hereof, said point being at a corner in the east right-of-way line of said Piland Triangle, and being a corner in the south line of said AHSPE Tract 10;

THENCE, with the east right-of-way line of said Piland Triangle and the west line of said AHSPE Tract 10, the following two (2) courses and distances:

- 1) **N28°54'27"E**, a distance of **680.47** feet to a fence post found for an angle point hereof, and
- 2) **N30°25'26"W**, a distance of **32.62** feet to a fence post found for an angle point hereof, said point being at an angle point in the east right-of-way line of said Piland Triangle, and being the common south corner of said AHSPE Tract 10 and said AHSPE Tract 9;

THENCE, with the north right-of-way line of said Piland Triangle and the south line of said AHSPE Tract 9, **N62°49'14"W**, a distance of **1,644.66** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for a non-tangent point of curvature hereof, said point being at the transition of the north right-of-way line of said Piland Triangle and the north right-of-way line of said FM 812;

THENCE, with the north right-of-way line of said FM 812 and the south line of said AHSPE Tract 9, the following two (2) courses and distances:

- 1) Along the arc of a curve to the left, having an arc length of **186.66** feet, having a radius of **1,195.74** feet, and a chord that bears **N58°05'16"W**, a distance of **186.47** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for a point of tangency hereof, and
- 2) **N62°30'10"W**, a distance of **1,464.59** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the southwest corner hereof, said point being at the southeast corner of a called 9.48 acre tract (described as Tract II) conveyed to Austin Racetrack Partners, LP, in Document No. 2012135780 (O.P.R.T.C.T.), and being the southwest corner of said AHSPE Tract 9;

THENCE, leaving the northeast right-of-way line of said FM 812, with the common line of said Austin Racetrack Tract II and said AHSPE Tract 9, **N27°17'34"E**, a distance of **1,675.13** feet to a 1/2-inch iron rod with illegible red cap found for an angle point hereof, said point being at an angle point in the east line of said Austin Racetrack Tract II, and being the common west corner of said AHSPE Tract 9 and said AHSPE Tract 3;

THENCE, with the common line of said Austin Racetrack Tract II and said AHSPE Tract 3, the following two (2) courses and distances:

- 1) **N26°59'02"E**, a distance of **147.60** feet to a 1/2-inch iron rod with "CBD-5780" cap found for an interior ell-corner hereof, and
- 2) **N64°13'47"W**, a distance of **226.83** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the northeast corner of a called 20.00 acre (described as Tract I) conveyed to Austin Racetrack Partners, LP, in Document No. 2012135780 (O.P.R.T.C.T.), and being at the northwest corner of said Austin Racetrack Tract II;

THENCE, with the common line of said Austin Racetrack Tract I and said AHSPE Tract 3, **N64°33'05"W**, a distance of **402.58** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the northeast corner of a called 29.20 acre tract conveyed to Tim W. Reinhardt and Karol A. Flow in Volume 7863, Page 468 (D.R.T.C.T.), and being the northwest corner of said Austin Racetrack Tract I;

THENCE, with the common line of said Reinhardt-Flow tract and said AHSPE Tract 3, **N64°03'00"W**, a distance of **786.84** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being in the east line of a called 13.96 acre tract conveyed to Ralph & Louise Reinhardt in Volume 7388, Page 98 (D.R.T.C.T.), and being the northwest corner of said Reinhardt-Flow tract;

THENCE, with the common line of said Reinhardt tract and said AHSPE Tract 3, **N27°03'38"E**, a distance of **1,655.84** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being in the south right-of-way line of said McAngus Road, and being the common north corner of said Reinhardt tract and said AHSPE Tract 3;

THENCE, with the south right-of-way line of said McAngus Road and the north line of said AHSPE Tract 3, the following two (2) courses and distances:

- 1) **S62°22'41"E**, a distance of **223.53** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
- 2) **S18°48'27"E**, a distance of **62.50** feet to a 1/2-inch iron rod with illegible cap found for an angle point hereof;

THENCE, continuing with the north line of said AHSPE Tract 3, in part with the south right-of-way line of said McAngus Road, and in part with the south line of a 40-foot right-of-way (partially dedicated as a 20' public road in Volume 180, Page 422 (D.R.T.C.T.)), the following two (2) courses and distances:

- 1) **S63°04'52"E**, a distance of **1,118.22** feet to a 1/2-inch iron rod with "Harris Grant" cap found for an angle point hereof, and
- 2) **S62°10'32"E**, a distance of **21.69** feet to a 1/2-inch iron rod with "Harris Grant" cap found for an interior ell-corner hereof, said point being at the southeast terminus of said 40-foot right-of-way, and being at a corner in the common line of said AHSPE Tract 3 and said AHSPE Tract 1;

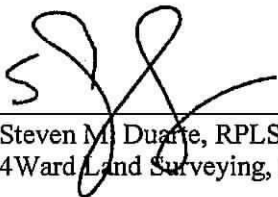
THENCE, with the east and north right-of-way line of said 40-foot right-of-way and the south line of said AHSPE Tract 1, the following two (2) courses and distances:

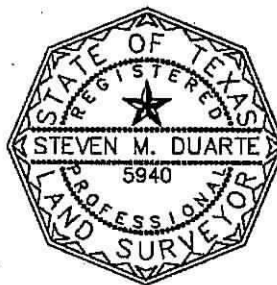
- 1) **N26°24'24"E**, a distance of **41.76** feet to a 1/2-inch iron rod with "Harris Grant" cap found for an interior ell-corner hereof, and
- 2) **N62°36'28"W**, a distance of **1,109.54** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being at the intersection of the north right-of-way line of said 40-foot right-of-way with the east right-of-way line of said McAngus Road, and being the southwest corner of said AHSPE Tract 1;

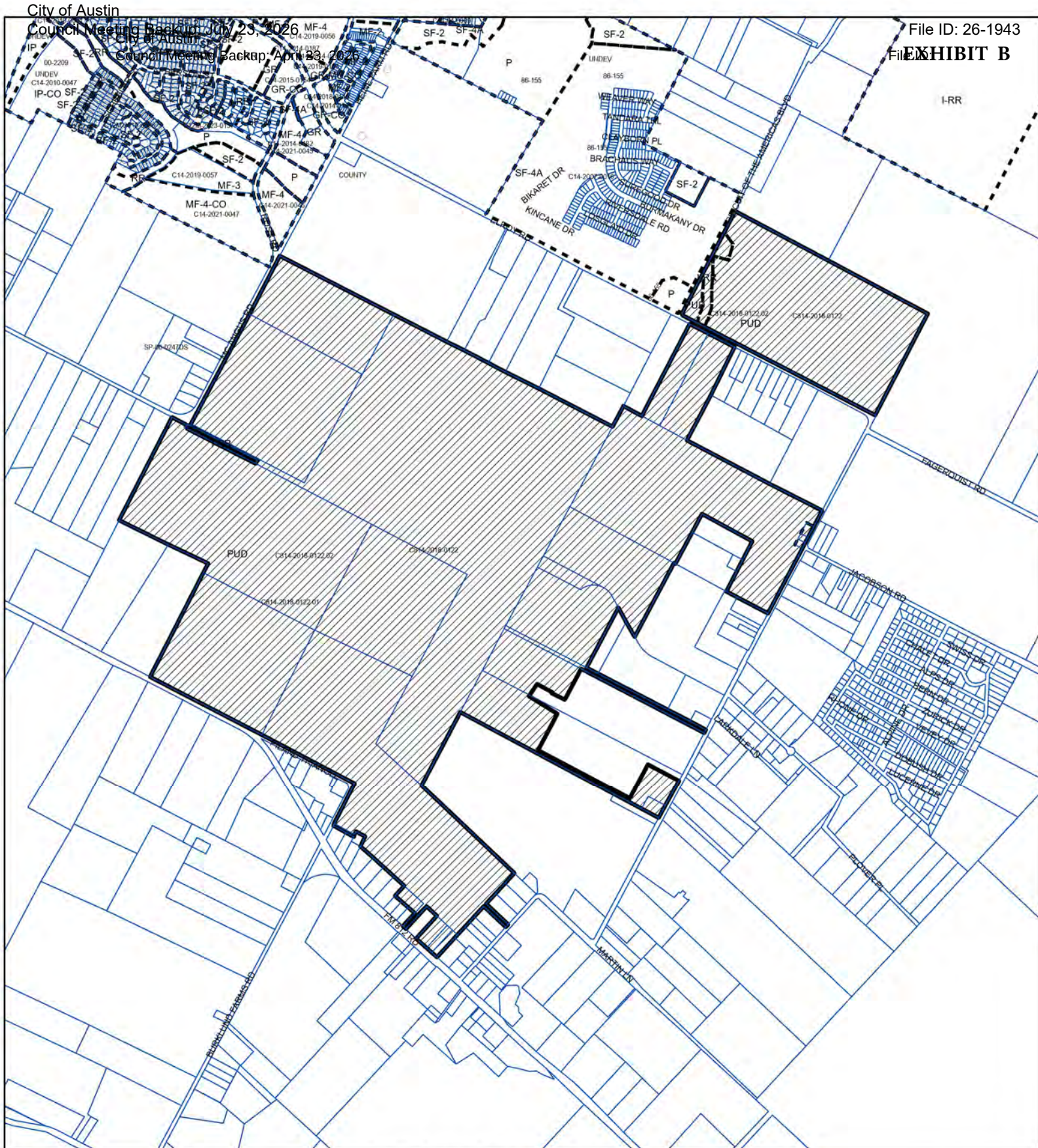
THENCE, with the east right-of-way line of said McAngus Road and the west line of said AHSPE Tract 1, **N28°04'33"E**, passing at a distance of 1,779.32 feet, a 1/2-inch iron rod found, and continuing for a total distance of **2,746.46** feet to the **POINT OF BEGINNING** and containing 1,037.1022 acres (45,176,171 square feet) more or less.

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000030256207. See attached sketch (reference drawing: 00662.dwg.)


5/8/2018
Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC





PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-2018-0122.03

-  **SUBJECT TRACT**
-  **PENDING CASE**
-  **ZONING BOUNDARY**

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.

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



EXHIBIT C

ZONING USE SUMMARY TABLE
CIRCUIT OF THE AMERICAS (COTA) EXPANSION PUD C814-2018-0122
AUGUST 2020

Land Use	Area 6 Conference District CS	Area 5 Entertainment + Stadium District CS	Area 4 Resort + Sports District CS	Area 3 Business + Car Club District CS	Area 2 Hospitality + Car Enthusiast District CS	Area 1 Amusement District CS	Area 7 COTA + Track District CS	Area 8 Commercial + Parkland District CS	Area 9 Car Club District CS
RESIDENTIAL USES									
Bed & Breakfast (Group 1)	P	P	P	P	P	P	P	P	P
Bed & Breakfast (Group 2)	P	P	P	P	P	P	P	P	P
Condominium Residential	NP	NP	P	NP	P	NP	NP	P	NP
Duplex Residential	NP	NP	NP	NP	P	NP	NP	NP	NP
Group Residential	NP	NP	NP	NP	NP	NP	NP	NP	NP
Mobile Home Residential	NP	NP	NP	P	P	NP	NP	P	P
Multifamily Residential	NP	NP	NP	NP	P	P	NP	P	NP
Retirement Housing (Small Site)	NP	NP	NP	NP	P	P	NP	P	NP
Retirement Housing (Large Site)	NP	NP	NP	NP	P	P	NP	P	NP
Single-Family Attached Residential	NP	NP	NP	NP	NP	NP	NP	NP	NP
Single-Family Residential	NP	NP	NP	NP	P	P	NP	P	NP

P = PermittedNP = Not PermittedC = Conditional Use

General Notes:

Industrial Uses are subject to LDC 25-2-648

Land Use	Area 6 Conference District CS	Area 5 Entertainment + Stadium District CS	Area 4 Resort + Sports District CS	Area 3 Business + Car Club District CS	Area 2 Hospitality + Car Enthusiast District CS	Area 1 Amusement District CS	Area 7 COTA + Track District CS	Area 8 Commercial + Parkland District CS	Area 9 Car Club District CS
Small Lot Single-Family Residential	NP	NP	NP	NP	NP	NP	NP	NP	NP
Townhouse Residential	NP	NP	NP	NP	P	NP	NP	P	NP
Two-Family Residential	NP	NP	NP	NP	P	NP	NP	P	NP
Short-Term Rental	NP	NP	P	NP	P	NP	NP	P	NP
COMMERCIAL USES									
Administrative and Business Offices	P	P	P	P	P	P	P	P	P
Adult Oriented Businesses	NP	NP	NP	NP	NP	NP	NP	NP	NP
Agricultural Sales and Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Alternative Financial Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Art Gallery	P	P	P	P	P	P	P	P	P
Art Workshop	P	P	P	P	P	P	P	P	P
Automotive Rentals	P	P	P	P	P	P	P	P	P
Automotive Repair Services	P	P	P	P	P	P	P	P	P
Automotive Sales	P	P	P	P	P	P	P	P	P
Automotive Washing (of any kind)	P	P	P	P	P	P	P	P	P

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Bail Bond Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Building Maintenance Services	NP	NP	NP	P	NP	NP	P	P	P
Business or Trade School	P	P	P	P	P	P	P	P	P
Business Support Services	P	P	P	P	P	P	P	P	P
Campground	NP	NP	P	P	P	NP	P	P	P
Carriage Stable	NP	NP	NP	NP	NP	P	NP	NP	NP
Cocktail Lounge	P	P	P	P	P	P	P	P	P
Commercial Blood Plasma Center	NP	NP	NP	NP	NP	NP	NP	NP	NP
Commercial Off-Street Parking	P	P	P	P	P	P	P	P	P
Communication Services	P	P	P	P	P	P	P	P	P
Construction Sales and Services	NP	P	P	P	P	P	NP	P	P
Consumer Convenience Services	P	P	P	P	P	P	P	P	P
Consumer Repair Services	P	P	P	P	P	P	P	P	P
Convenience Storage	P	P	P	P	P	P	P	P	P
Drop-Off Recycling Collection Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP

P = Permitted

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General Notes:

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Land Use	Area 6 Conference District CS	Area 5 Entertainment + Stadium District CS	Area 4 Resort + Sports District CS	Area 3 Business + Car Club District CS	Area 2 Hospitality + Car Enthusiast District CS	Area 1 Amusement District CS	Area 7 COTA + Track District CS	Area 8 Commercial + Parkland District CS	Area 9 Car Club District CS
Electronic Prototype Assembly	P	P	P	P	P	P	P	P	P
Electronic Testing	P	P	P	P	P	P	P	P	P
Equipment Repair Services	NP	P	P	P	P	P	NP	NP	NP
Equipment Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP
Exterminating Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Financial Services	P	P	P	P	P	P	P	P	P
Food Preparation	P	P	P	P	P	P	P	P	P
Food Sales	P	P	P	P	P	P	P	P	P
Funeral Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
General Retail Services Convenience	P	P	P	P	P	P	P	P	P
General Retail Services General	P	P	P	P	P	P	P	P	P
Hotel-Motel	P	P	P	P	P	P	P	P	P
Indoor Entertainment	P	P	P	P	P	P	P	P	P
Indoor Sports and Recreation	P	P	P	P	P	P	P	P	P
Kennels	NP	P	NP	NP	P	NP	P	P	P
Laundry Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Liquor Sales	P	P	P	P	P	P	P	P	P

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General Notes:

• Industrial Uses are subject to LDC 25-2-648

Land Use	Area 6 Conference District CS	Area 5 Entertainment + Stadium District CS	Area 4 Resort + Sports District CS	Area 3 Business + Car Club District CS	Area 2 Hospitality + Car Enthusiast District CS	Area 1 Amusement District CS	Area 7 COTA + Track District CS	Area 8 Commercial + Parkland District CS	Area 9 Car Club District CS
Marina	NP	NP	NP	NP	NP	NP	NP	NP	NP
Medical Offices exceeding 5000 sq. ft. gross floor area	P	P	P	P	P	P	P	P	P
Medical Offices not exceeding 5000 sq. ft. gross floor area	P	P	P	P	P	P	P	P	P
Monument Retail Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP
Observation Tower	C	P	C	C	C	C	C	C	C
Off-Site Accessory Parking	P	P	P	P	P	P	P	P	P
Outdoor Entertainment	P	P	P	P	P	P	P	P	P
Outdoor Sports and Recreation	P	P	P	P	P	P	P	P	P
Pawn Shop Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Pedicab Storage and Dispatch	P	P	P	P	P	P	P	P	P
Personal Improvement Services	P	P	P	P	P	P	P	P	P
Personal Services	P	P	P	P	P	P	P	P	P
Pet Services	P	P	P	P	P	P	P	P	P
Plant Nursery	P	P	P	P	P	P	P	P	P

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General Notes:

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Land Use	Area 6 Conference District CS	Area 5 Entertainment + Stadium District CS	Area 4 Resort + Sports District CS	Area 3 Business + Car Club District CS	Area 2 Hospitality + Car Enthusiast District CS	Area 1 Amusement District CS	Area 7 COTA + Track District CS	Area 8 Commercial + Parkland District CS	Area 9 Car Club District CS
Printing and Publishing	P	P	P	P	P	P	P	P	P
Professional Office	P	P	P	P	P	P	P	P	P
Recreational Equipment Maint & Storage	P	P	P	P	P	P	P	P	P
Recreational Equipment Sales	NP	P	P	P	P	P	NP	NP	NP
Research Assembly Services	P	P	P	P	P	P	P	P	P
Research Services	P	P	P	P	P	P	P	P	P
Research Testing Services	P	P	P	P	P	P	P	P	P
Research Warehousing Services	P	P	P	P	P	P	P	P	P
Restaurant (General)	P	P	P	P	P	P	P	P	P
Restaurant (Limited)	P	P	P	P	P	P	P	P	P
Scrap and Salvage	NP	NP	NP	NP	NP	NP	NP	NP	NP
Service Station	P	P	P	P	P	P	P	P	P
Software Development	P	P	P	P	P	P	P	P	P
Special Use Historic	NP	NP	NP	NP	NP	NP	NP	NP	NP
Stables	P	P	P	P	P	P	P	P	P
Theatre	P	P	P	P	P	P	P	P	P
Vehicle Storage	P	P	P	P	P	P	P	P	P

P = Permitted

NP = Not Permitted

C = Conditional Use

General Notes:

• Industrial Uses are subject to LDC 25-2-648

Land Use	Area 6 Conference District CS	Area 5 Entertainment + Stadium District CS	Area 4 Resort + Sports District CS	Area 3 Business + Car Club District CS	Area 2 Hospitality + Car Enthusiast District CS	Area 1 Amusement District CS	Area 7 COTA + Track District CS	Area 8 Commercial + Parkland District CS	Area 9 Car Club District CS
Veterinary Services	P	P	P	P	P	P	P	P	P
INDUSTRIAL USES									
Basic Industry	NP	NP	NP	NP	NP	NP	NP	NP	NP
Custom Manufacturing	P	P	P	P	P	P	P	P	P
General Warehousing and Distribution	NP	NP	NP	NP	NP	NP	NP	NP	NP
Light Manufacturing	NP	NP	NP	P	NP	NP	P	P	P
Limited Warehousing and Distribution	NP	NP	NP	P	P	NP	P	P	P
Recycling Center	NP	NP	NP	NP	NP	NP	NP	NP	NP
Resource Extraction	NP	NP	NP	NP	NP	NP	NP	NP	NP
AGRICULTURAL USES									
Animal Production	NP	NP	NP	NP	NP	NP	NP	NP	NP
Aquaponic System	NP	NP	NP	NP	NP	NP	NP	NP	NP
Community Garden	P	P	P	P	P	P	P	P	P
Crop Production	NP	NP	NP	NP	NP	NP	NP	NP	NP
Horticulture	P	P	P	P	P	P	P	P	P
Support Housing	P	P	P	P	P	P	P	P	P
Urban Farm	P	P	P	P	P	P	P	P	P
Market Garden	P	P	P	P	P	P	P	P	P
Indoor Crop Production	P	P	P	P	P	P	P	P	P

P = Permitted

NP = Not Permitted

C = Conditional Use

General Notes:

- Industrial Uses are subject to LDC 25-2-648

Land Use	Area 6 Conference District CS	Area 5 Entertainment + Stadium District CS	Area 4 Resort + Sports District CS	Area 3 Business + Car Club District CS	Area 2 Hospitality + Car Enthusiast District CS	Area 1 Amusement District CS	Area 7 COTA + Track District CS	Area 8 Commercial + Parkland District CS	Area 9 Car Club District CS
CIVIC USES									
Administrative Services	P	P	P	P	P	P	P	P	P
Aviation Facilities	NP	NP	P	NP	P	P	P	P	NP
Camp	P	P	P	P	P	P	P	P	P
Cemetery	NP	NP	NP	NP	NP	NP	NP	NP	NP
Club or Lodge	P	P	P	P	P	P	P	P	P
College and University Facilities	P	P	P	P	P	P	P	P	P
Communication Service Facilities	P	P	P	P	P	P	P	P	P
Community Events	P	P	P	P	P	P	P	P	P
Community Recreation (Private)	P	P	P	P	P	P	P	P	P
Community Recreation (Public)	P	P	P	P	P	P	P	P	P
Congregate Living	NP	NP	NP	NP	NP	NP	NP	NP	NP
Convalescent Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Convention Center	P	P	P	P	P	P	P	P	P
Counseling Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Cultural Services	P	P	P	P	P	P	P	P	P
Day Care Service Commercial	P	P	P	P	P	P	P	P	P
Day Care Services (General)	P	P	P	P	P	P	P	P	P

P = Permitted**NP = Not Permitted****C = Conditional Use**

General Notes:

• Industrial Uses are subject to LDC 25-2-648

Land Use	Area 6 Conference District CS	Area 5 Entertainment + Stadium District CS	Area 4 Resort + Sports District CS	Area 3 Business + Car Club District CS	Area 2 Hospitality + Car Enthusiast District CS	Area 1 Amusement District CS	Area 7 COTA + Track District CS	Area 8 Commercial + Parkland District CS	Area 9 Car Club District CS
Day Care Service (Limited)	P	P	P	P	P	P	P	P	P
Detention Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP
Employee Recreation	P	P	P	P	P	P	P	P	P
Family Home	P	P	P	P	P	P	P	P	P
Group Home, Class I (General)	P	P	P	P	P	P	P	P	P
Group Home, Class I (Limited)	P	P	P	P	P	P	P	P	P
Group Home, Class II	P	P	P	P	P	P	P	P	P
Guidance Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Hospital Services (General)	P	P	P	P	P	P	P	P	P
Hospital Service (Limited)	P	P	P	P	P	P	P	P	P
Local Utility Services	P	P	P	P	P	P	P	P	P
Maintenance and Service Facilities	P	P	P	P	P	P	P	P	P
Major Public Facilities	P	P	P	P	P	P	P	P	P
Major Utility Facilities	P	P	P	P	P	P	P	P	P

P = Permitted

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General Notes:

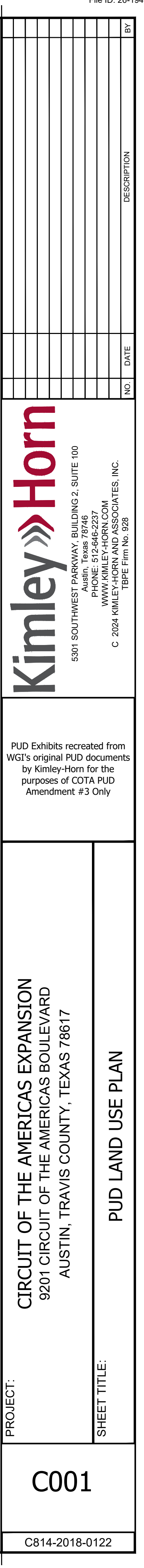
- Industrial Uses are subject to LDC 25-2-648

Land Use	Area 6 Conference District CS	Area 5 Entertainment + Stadium District CS	Area 4 Resort + Sports District CS	Area 3 Business + Car Club District CS	Area 2 Hospitality + Car Enthusiast District CS	Area 1 Amusement District CS	Area 7 COTA + Track District CS	Area 8 Commercial + Parkland District CS	Area 9 Car Club District CS
Military Installations	NP	NP	NP	NP	NP	NP	NP	NP	NP
Park and Recreation Services (General)	P	P	P	P	P	P	P	P	P
Park and Recreation Services (Special)	P	P	P	P	P	P	P	P	P
Postal Facilities	P	P	P	P	P	P	P	P	P
Private Primary Education Facilities	P	P	P	P	P	P	P	P	P
Private Secondary Education Facilities	P	P	P	P	P	P	P	P	P
Public Primary Education Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP
Public Secondary Education Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP
Railroad Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP
Religious Assembly	P	P	P	P	P	P	P	P	P
Residential Treatment	NP	NP	NP	NP	NP	NP	NP	NP	NP
Safety Services	P	P	P	P	P	P	P	P	P
Telecommunication Tower	P	P	P	P	P	P	P	P	P
Transitional Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP
Transportation Terminal	P	P	P	P	P	P	P	P	P
All other Civic Uses	P	P	P	P	P	P	P	P	P

P = Permitted**NP = Not Permitted****C = Conditional Use**

General Notes:

• Industrial Uses are subject to LDC 25-2-648



LAST MODIFIED BY: C:\Users\j\OneDrive\Documents\KIMLEY-HORN\PROJECTS\2024\SP-2011-0053D\SP-2011-0053D.dwg
PLOTTED BY: EVANS, JOSH
PLOT DATE: 7/23/2026
PLOTTER: HP DesignJet T1100
PLOT SIZE: 36" x 48" (914 mm x 1219 mm)
PLOT SCALE: 1" = 10' (1" = 30.48 m)
PLOT ORIENTATION: Landscape
PLOT CROP: No Crop
PLOT PENS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

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FILENAME: K:\S&L_Civil\001074 - COTA Austin North\CD\001074.dwg
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PLOTTER: HP DesignJet T1100
PLOT DATE: 7/23/2026
PLOT SCALE: 1" = 10' (1" = 30.48 m)
PLOT ORIENTATION: Landscape
PLOT CROP: No Crop
PLOT PENS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

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Use Classification	Minimum Off-Street Parking Requirement*	Off-Street Loading Requirement
Commercial Uses		
Meeting, banquet, lecture, and community halls	1 space for each 200 sq. ft. (Meeting hall)	Schedule C
Indoor sports and recreation (except billiard parlor and bowling alley), casinos, and arcades	1 space for each 2,000 sq. ft.	Schedule B
Indoor sports and recreation (bowling alley)	1 space for each 1,100 sq.ft	Schedule B
Indoor sports and recreation (billiard parlor)	1 space for each 400 sq. ft.	Schedule B
Cocktail lounge, dance hall, nightclub, tavern, and bar	1 space for each 400 sq. ft.	Schedule C
Restaurants, cafeterias, and similar dining facilities (including associated commercial kitchens) less than or equal to 2,500 sq. ft.	1 space for each 300 sq. ft.	Schedule C
Restaurants, cafeterias, and similar dining facilities (including associated commercial kitchens) greater than 2,500 sq. ft.	1 space for each 400 sq. ft.	Schedule C
Art galleries and museums	1 space for each 2,000 sq. ft.	None
Administrative services, courtrooms, and libraries	1 space for each 1,100 sq.ft.	Schedule C
Funeral services	1 space for each 20 persons capacity	Schedule B
Religious assembly (within mixed use shopping center or building)	1 space for each 1,100 sq. ft.	Schedule B
Transportation terminals	Schedule B	Schedule B

* THIS COLUMN IS MAINTAINED AND SHOWN FOR PURPOSES OF CALCULATING ACCESSIBLE SPACES AND FOR FUTURE REFERENCE AS NEEDED. NO MINIMUM OR MAXIMUM NUMBER OF PARKING SPACES IS REQUIRED FOR ANY USE WITHIN THE PUD.

COTA PUD Tracking Table								
Site Plan	Total Area (Ac.)	Total Area (Sq. Ft.)	Impervious Cover (Ac.)	Impervious Cover (Sq. Ft.)	Impervious Cover (%)	Change in IC (Ac.)	Per PUD Document Exhibit E (10/1/2020)	Notes
SP-2011-0053D	Formula 1 United States	912.9	39,765,900	466.90*	20,338,200	51.1%		Taken from Q1 & Q2 tables on sheet 12 in plan set
	COTA PUD	1153	50,300,000	495.50*	21,584,000	42.9%		Calculated with zoning areas 1-8
SITE PLANS FOLLOWING PUD								
SP-2011-0053D (R1)	Formula 1 United States - Revision 1	912.9	39,765,900	466.08	20,302,445	51.1%	-0.82	Taken from Q2 tables on sheet 12 of Revision 1 plan set
SP-2021-0225C	T-11 Concourses	21.7	945,281	12.37	538,941	57.0%	10.50	
SP-2023-0229C F2	COTA Land	26.7	1,162,616	9.78	426,017	36.6%	-1.76	Taken from site plan sheet 18
SP-2011-0053D(R2)	Formula 1 United States - R 2 Garage	5.9	258,311	4.24	184,888	71.6%	0.16	Taken from sheet 523 and 524
SP-2011-0053D(R34)	Formula 1 United States - Boardwalk	0.2	7,464	0.10	3,732	50.0%	0.10	50% impervious cover used for uncovered boardwalk
SP-2012-0049D	Vinklarek 45 - Formula 1	45.3	1,971,090	5.16	224,692	11.4%	5.16	Calculated additional Impervious Cover based on aerial imagery from 1/11/2025
PUD Total		1153	50,300,000	508.84	22,164,896	44.1%		

* THIS NUMBER INCLUDED THE IMPERVIOUS COVER ASSOCIATED WITH THE ASPHALT TRAIL.

NOTES:

- UNLESS SUITABLE EASEMENTS ARE OTHERWISE PROVIDED WITH A SUBDIVISION OR SITE PLAN, A 15-FT ELECTRICAL EASEMENT IS REQUIRED ALONG PUBLIC ROW. ADDITIONAL ELECTRICAL EASEMENTS WITHIN DISTRICTS SHALL BE DETERMINED AT SUBDIVISION.
- UTILITY SERVICES AND FACILITIES ARE ALLOWED WITHIN ALL DISTRICTS.
- BUILDING SETBACKS ARE SUBJECT TO REQUIRED EASEMENTS, CLEARANCE, AND SAFETY REQUIREMENTS PER AUSTIN ENERGY DESIGN CRITERIA FOR ELECTRICAL FACILITIES
- THE OWNER/DEVELOPER OF THIS PROPERTY SHALL PROVIDE AUSTIN ENERGY WITH 24-HOUR ACCESS ACROSS THE PROPERTY TO THE EASEMENT, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF ELECTRICAL FACILITIES. ANY PLANNED TEMPORARY OR PERMANENT FENCING MUST NOT PREVENT ACCESS TO THE EASEMENT. AUSTIN ENERGY WILL INSTALL A LOCK ON THE GATE TO PROVIDE ACCESS. IDENTIFY LOCATION AND PROVIDE SPECIFICATIONS FOR PROPOSED FENCING. ACCESS MUST BE GIVEN 24 HOURS A DAY.
- THIS PUD WILL COMPLY WITH THE LAND DEVELOPMENT CODE AND TRANSPORTATION CRITERIA MANUAL REQUIREMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO: RIGHT-OF-WAY WIDTH, STREET DESIGN, DRIVEWAY CRITERIA, STOPPING SIGHT DISTANCE, SIDEWALKS, BLOCK LENGTH, ACCESSIBILITY REQUIREMENTS, PARKING AND LOADING REQUIREMENTS, UNLESS OTHERWISE MODIFIED IN THE PUD.
- DRIVEWAY ACCESS TO A COUNTY ROAD WILL REQUIRE APPROVAL FROM TRAVIS COUNTY AND DRIVEWAY ACCESS TO A STATE-MAINTAINED ROADWAY WILL REQUIRE APPROVAL FROM TXDOT.
- ALTERNATIVE WATER SUPPLY WILL BE UTILIZED AS THE PRIMARY WATER SOURCE FOR LANDSCAPE IRRIGATION WITHIN THE COTA PUD ON ALL PROJECTS THAT CONTAIN IN EXCESS OF 100,000 SQUARE FEET OF GROSS FLOOR AREA PROVIDED THAT AN ALTERNATIVE WATER SOURCE IS READILY AVAILABLE AND ITS USE DOES NOT PRESENT A DISPROPORTIONATE COST PREMIUM ON THE OVERALL PROJECT WHICH IS DEFINED AS GREATER THAN 0.25% OF THE PROJECT'S HARD CONSTRUCTION COST. CONDENSATE RECOVERY SHALL BE DEFINED AS THE PRIMARY WATER SOURCE IF POTABLE WATER IS ONLY USED AFTER THE CONDENSATE SUPPLY HAS BEEN EXHAUSTED. CONDENSATE STORAGE SHOULD BE BASED ON A MINIMUM OF 5 DAYS OF PEAK CONDENSATE PRODUCTION.
- AN AW IRRIGATION METER WILL BE PROVIDED TO SUPPLY POOL, LAZY RIVER, AND/OR OTHER WATERPARK WATER FEATURES WITHIN THE COTA PUD. THE IRRIGATION METER FOR THE WATERPARK WATER FEATURES CAN BE SHARED WITH THE BACKUP IRRIGATION SUPPLY. IN SUCH CASES, THE WATERPARK WATER FEATURES SHALL BE SEPARATELY SUB-METERED WITH A PRIVATE METER.
- THIS PUD WILL ALLOW FOR MULTIPLE SITE PLANS AT ONE TIME. FUTURE SITE PLANS WILL COME IN ON A PROJECT BY PROJECT BASIS. CORRECTIONS SHALL BE ALLOWED FOR SITE PLANS EVEN IF THE POSTED FISCAL SECURITY HAS BEEN HAS BEEN RETURNED.
- NEWLY PROPOSED IMPROVEMENTS WITHIN THE COTA PUD SHALL UTILIZE GREEN STORMWATER INFRASTRUCTURE FOR 100% OF THE PROVIDED STORMWATER TREATMENT.
- THE APPLICANT WILL RE-PERMIT THE FORMULA 1 UNITED STATES USACE MITIGATION (SP-2014-0048D) PLANS AND CONSTRUCT THE IMPROVEMENTS. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY FOR THE BUILDING(S) CONTAINED IN ANY SITE PLAN, EXCLUDING SITE PLANS SPECIFIC FOR RECREATIONAL FIELDS, FOLLOWING PUD APPROVAL UNTIL THE USACE MITIGATION IMPROVEMENTS ARE COMPLETED, OR UNTIL A FISCAL BASED UPON A CONTRACTOR'S ESTIMATE OF THE MITIGATION CONSTRUCTION COST HAS BEEN POSTED THROUGH A DEVELOPER'S AGREEMENT TO THE CITY. USACE MITIGATION PLANS MUST BE PERMITTED AND CONSTRUCTED WITHIN 5 YEARS OF APPROVAL OF PUD.
- EXISTING OBSERVATION TOWER WAS ALLOWED UP TO 265 FEET OF HEIGHT. OBSERVATION TOWER HAS BEEN ADDED AS A USE ALLOWED IN THE PUD THAT IS ALLOWED UP TO 265 FEET IN HEIGHT.
- ALL BULK CHEMICAL STORAGE SHALL BE REVIEWED AND PERMITTED WITH AUSTIN FIRE DEPARTMENT PRIOR TO FACILITY INSTALLATION OR DELIVERY. BULK CHEMICAL STORAGE WITHIN 300 FEET OF RESIDENTIAL OCCUPANCIES SHALL BE PROHIBITED OR REQUIRE ADDITIONAL REPORTING, RISK ASSESSMENTS, AND/OR RISK MITIGATION.
- IMPERVIOUS COVER WITHIN THE COTA PUD WILL BE LIMITED TO 68%, WHICH WILL BE TRACKED ON ALL SUBSEQUENT SITE PLANS WITH AN IMPERVIOUS COVER TRACKING TABLE. AN INITIAL VERSION OF THE IMPERVIOUS COVER TRACKING TABLE IS INCLUDED ON THIS SHEET 2 AND WILL BE USED AS THE BASIS OF THE TRACKING TABLE THAT WILL BE INCLUDED WITH FUTURE SITE PLANS WITHIN THE PUD.
- THE DEVELOPER WILL SUBMIT A SITE PLAN TO THE ART IN PUBLIC PLACES PROGRAM MANAGER IDENTIFYING DISTRIBUTION OF PUBLIC ART, NOTING THAT IT WILL BE LOCATED IN A MINIMUM OF FIVE PUBLICLY ACCESSIBLE LOCATIONS WITHIN THE PUD. A MINIMUM BUDGET OF \$250,000 WILL BE EXPENDED ON PUBLIC ART WITHIN THE PUD, INCLUDING FEES FOR ART CONSULTANCY, PROFESSIONAL ARTIST(S), ALL-INCLUSIVE COSTS FOR DESIGN AND FABRICATION OF ART, OR ACTUAL ART ACQUISITION COST; INSURANCE, PERMITS, TAXES, SITE PREPARATION, STRUCTURES TO SUPPORT THE ARTWORK; DELIVERY AND INSTALLATION CHARGES; AND ACKNOWLEDGEMENT PLAQUE TO IDENTIFY THE ARTIST AND ARTWORK. ALTERNATIVELY, THE DEVELOPER MAY MAKE A MINIMUM CONTRIBUTION OF \$250,000 TO THE CITY'S ART IN PUBLIC PLACES PROGRAM OR SUCCESSOR PROGRAM.
- ENVIRONMENTAL VARIANCES APPROVED WITH THE ORIGINAL SITE PLAN SP-2011-0053D ARE NO LONGER VALID FOR NEW IMPROVEMENTS PROPOSED WITH THE PUD. SP-2011-053D(R1) WILL BE CORRECTED TO REFLECT THESE CHANGES. NO OTHER CREEK CROSSINGS WILL BE ALLOWED OTHER THAN THE EXISTING ASPHALT TRAIL WITHOUT A PUD AMENDMENT.
- CENTRAL TEXAS TREE STOCK AND 1,000 CUBIT FEET OF SHARED SOIL VOLUME WILL BE PROVIDED FOR EACH NEW TREE PLANTED FOR DEVELOPMENT IN THE PUD.
- THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY FOR THE BUILDING(S) CONTAINED IN ANY SITE PLAN, EXCLUDING SITE PLANS SPECIFICALLY FOR HOTEL & RECREATIONAL USE, FOLLOWING PUD APPROVAL UNTIL THE RESTORATION OF THE AREA ALONG THE ASPHALT TRAIL AS IDENTIFIED ON SHEET 5 IS COMPLETED.
- THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY FOR THE BUILDING(S) CONTAINED IN ANY SITE PLAN, EXCLUDING SITE PLANS SPECIFICALLY FOR HOTEL & RECREATIONAL USE, FOLLOWING PUD APPROVAL UNTIL THE ADDITIONAL WETLANDS MITIGATION AS IDENTIFIED ON SHEET 5 IS COMPLETED.
- THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY FOR THE BUILDING(S) CONTAINED IN ANY SITE PLAN, EXCLUDING SITE PLANS SPECIFICALLY FOR HOTEL & RECREATIONAL USE, FOLLOWING PUD APPROVAL UNTIL THE WATER QUALITY TREATMENT OF 0.88 ACRES OF EXISTING IMPERVIOUS COVER FOR THE TRAIL THAT IS NOT CURRENTLY BEING TREATED AS IDENTIFIED ON SHEET 5 IS COMPLETED.
- CONSTRUCTION ON SLOPES 25-8-301 AND 25-8-302 SHALL NOT APPLY TO THE PROPOSED DEVELOPMENT WITHIN PA 4. NO DEVELOPMENT IS ALLOWED IN THE CEF BUFFER EXCEPT AS SHOWN IN EXHIBIT H AND AND INCLUDED IN SPC 2025-130464 SC OR ALLOWED UNDER PART 10J OF THE PUD.
- THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY FOR THE BUILDING(S) CONTAINED IN ANY SITE PLAN, EXCLUDING SITE PLANS SPECIFICALLY FOR RECREATIONAL USE, FOLLOWING PUD APPROVAL UNTIL A MINIMUM OF 400 ADDITIONAL 2 INCH CALIPER NATIVE TREES ARE PLANTED. THE ADDITIONAL TREES WILL BE WATERED FOR ESTABLISHMENT AND SHALL NOT COUNT TOWARDS ANY OTHER LANDSCAPE REQUIREMENTS. THE ADDITIONAL 46 TREES THAT WERE PLANTED IN JANUARY, 2020 SHALL COUNT TOWARDS THIS REQUIREMENT.

Site Development Regulations										
	Area 1	Area 2	Area 2*	Area 3	Area 4	Area 5	Area 6	Area 7	Area 8	AREA 9
Zoning	CS	CS	MF-6	CS	CS	CS	CS	CS	CS	CS
Minimum Lot Size	5,750 SF	5,750 SF	8,000 SF	5,750 SF	5,750 SF	5,750 SF	5,750 SF	5,750 SF	5,750 SF	5,750 SF
Minimum Area Per Dwelling Unit	0	0		0	0	2,800 SF	0	4,000 SF	0	0
Minimum Lot Width	50	50	50	50	50	50	50	50	50	50
Maximum Height	90	90	150	90	250	90	90	90	90	90
Minimum Front Yard	10	10	15	10	10	10	10	10	10	10
Minimum Street Side Yard	0	0	0	0	0	0	0	0	0	0
Minimum Side Yard	0	0	0	0	0	0	0	0	0	0
Minimum Rear Yard	0	0	0	0	0	0	0	0	0	0
Maximum Building Coverage	95%	95%	70%	95%	95%	95%	95%	95%	95%	95%
Maximum Impervious Cover	Zoning	Impervious cover shall be tracked cumulatively for the PUD. All impevious cover shall be tabuated for each susequent site plan submitted to the City of Austin and added to the table provided on this sheet. The impervious cover limit for the PUD will be 68%.								
	Watershed									
FAR	2:01	2:01	-	2:01	2:01	2:01	2:01	2:01	2:01	2:01
*NOTE: Multifamily Residential or Condominium Residential uses will follow the MF-6 site development standards in chart.										
*NOTE: Any other residential uses will follow the SF-6 site development regulations per the City of Austin Land Development Code.										

Exhibit E

** MAXIMUM HEIGHT OF 260 FEET ALLOWED FOR AMUSEMENT PARK RIDES

Schedule C Loading Requirements Table (LDC 25-6)	
Square Feet of Floor Area	Minimum Number of Off-Street Loading Spaces
0-10,000	0
10,001 - 75,000	1
75,001 - 150,000	2
150,001 - 300,000	3
Over 300,000	1 for each 100,000



5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
Austin, Texas 78746
PHONE: 512-445-2237
WWW.KIMLEY-HORN.COM
C 2024 KIMLEY-HORN AND ASSOCIATES, INC.
TBPE Firm No. 928

PUD Exhibits recreated from WG's original PUD documents by Kimley-Horn for the purposes of COTA PUD Amendment #3 Only

PROJECT: CIRCUT OF THE AMERICAS EXPANSION
9201 CIRCUT OF THE AMERICAS BOULEVARD
AUSTIN, TRAVIS COUNTY, TEXAS 78617

SHEET TITLE: SITE DEVELOPMENT REGULATIONS, TABLES, AND NOTES

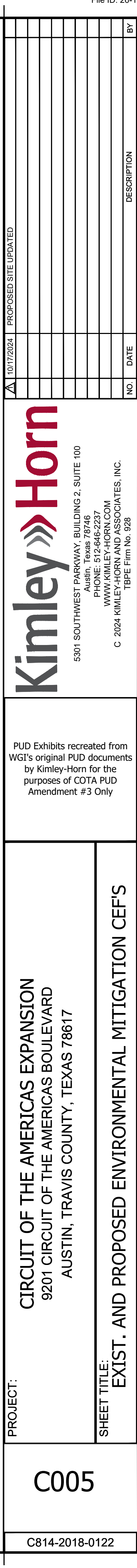
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FILENAME: K:\SAU_Civil\069316716 - COTA Austin Resort\Cad\EXHIBITS\PUD\PUD documents\KH-ACAD-0946.50.001 - Existing and Proposed Environmental Mitigation Sheet.dwg - LAYOUT EXIST. AND PROPOSED ENVIRONMENTAL MITIGATION CEP'S



LAST MODIFIED BY: TBMG PARTNERS
PLOTTED BY: MARISSA WYNN
PLOT DATE: 07/23/2026
LAST MODIFIED ON: 06/03/2026
PLOT DATE: 07/23/2026
PLOT DATE: 07/23/2026

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FILENAME: P:\Projects\0406 - Circuit of the Americas\0406 - Circuit of the Americas Expansion\01 - Planting Details\Restoration Details - JUVOLFF Planting Details

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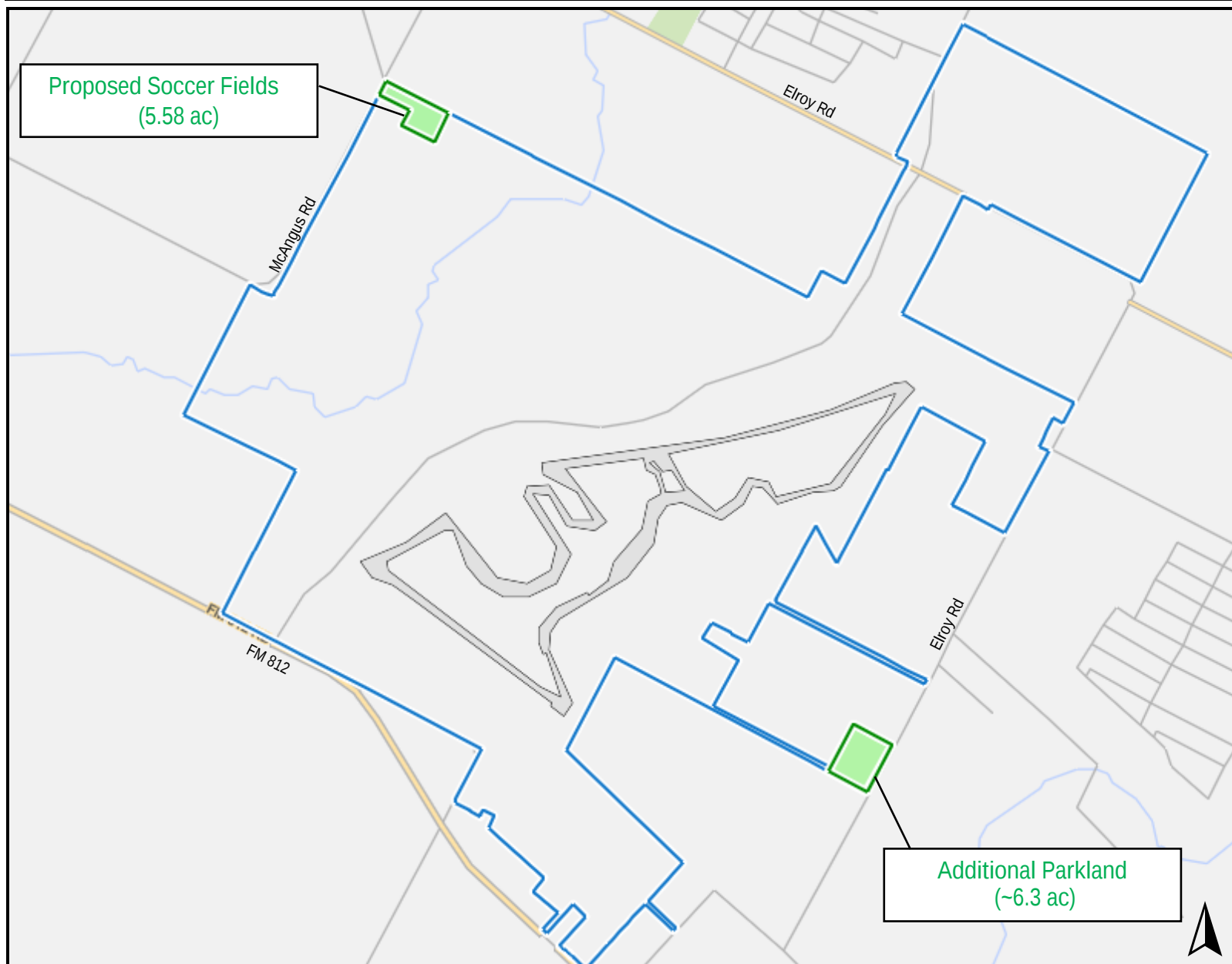
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Property Profile

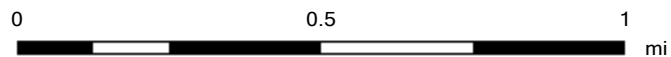
COTA Parkland Relocation

EXHIBIT "J"



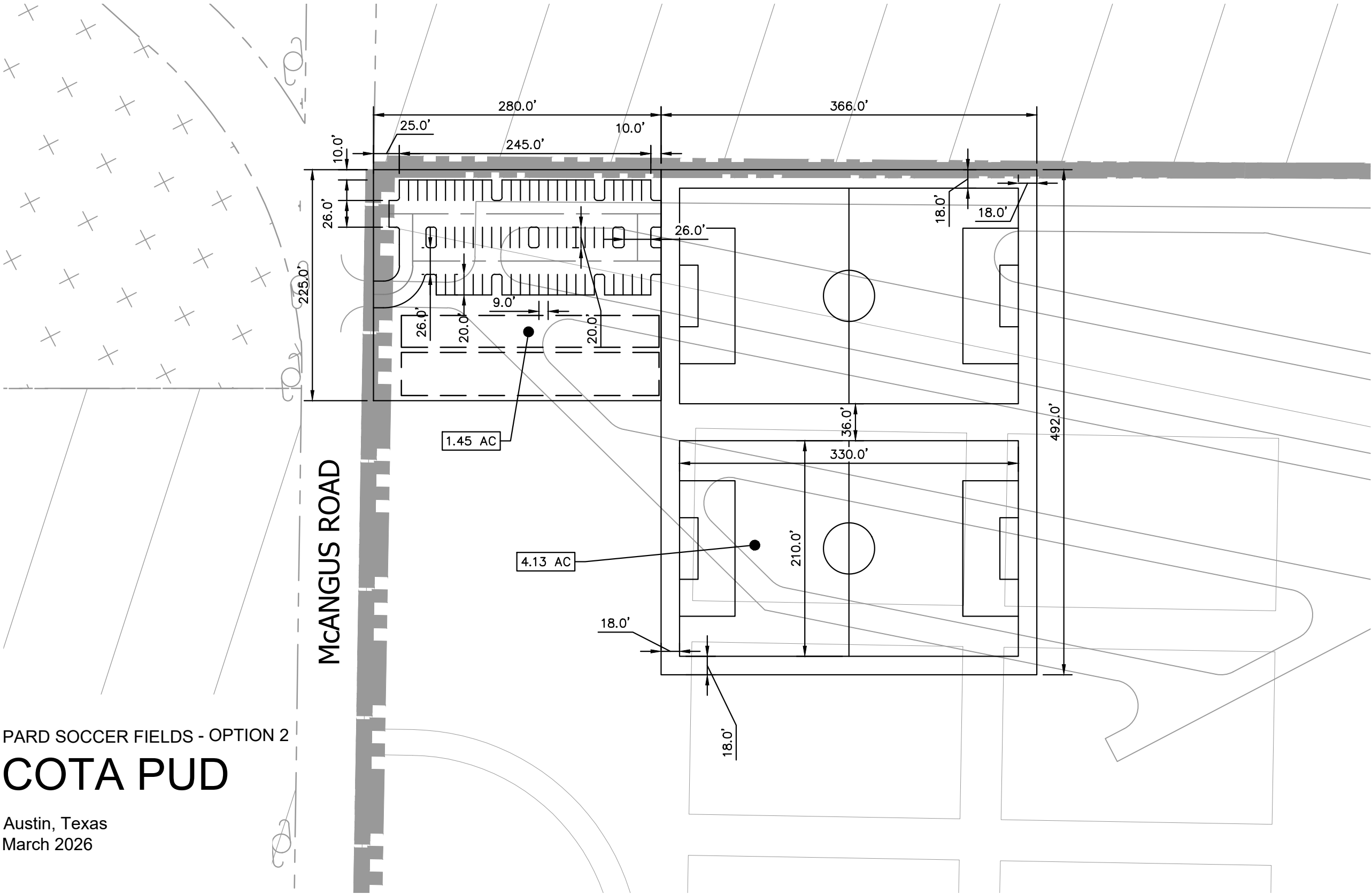
Legend

Notes



3/16/2026

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



SOCCER FIELD	4.13 AC
PARKING AREA	1.45 AC
TOTAL AREA	5.58 AC

PARKING COUNT: 64 SPACES

- DIMENSIONAL NOTES:
- PARKING SPACE = 20'x9'
 - DRIVE AISLES = 26'

PARD SOCCER FIELDS - OPTION 2

COTA PUD

Austin, Texas
March 2026

Kimley»Horn

5301 Southwest Pkwy
Building 2, Suite 100
Austin, Texas 78735
512-646-2237
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

EXHIBIT "K"

Land
dedicated as
Parkland
(Acres)

Units MF

Units SF

Units Hotel

11.8

2360*

667*

2950*

Per Parkland Dedication Operating Procedures, dedication of 11.8 acres of parkland shall provide parkland dedication credit equivalent to:

2,360 multifamily units; or

667 single-family units; or

2,950 hotel units.

Parkland dedication credit may be applied to any combination of multifamily, single-family, and hotel uses, provided the credit is allocated on a proportional (pro rata) basis based on the above table. Upon exhaustion of the parkland dedication credit associated with the 11.8-acre dedication, any additional residential or hotel units shall be subject to parkland dedication requirements in accordance with City Code, as amended.