

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1404 EAST RIVERSIDE DRIVE, IN THE EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN AREA FROM EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (CORRIDOR MIXED USE SUBDISTRICT) TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT.

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

PART 1. The 1404 East Riverside planned unit development (“1404 East Riverside PUD”) is comprised of approximately 2.621 acres of land located generally in the vicinity of 1404 East Riverside Drive.

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from east riverside corridor (ERC) district (Corridor Mixed Use subdistrict) to planned unit development-neighborhood plan (PUD-NP) combining district on the property described in Zoning Case No. C814-2026-0111, on file at the Planning Department, as follows:

A 2.621 acre tract of land out of the Santiago Del Valle Grant, situated in the City of Austin, Travis County, Texas, being a portion of LOTS 1 through 5 and 24 through 27, COLORADO RIVER PARK ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3, Page 98, of the Plat Records of Travis County, Texas, also being LOT A, PHIL MILLER ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 67, Page 97, of the Plat Records of Travis County, Texas, and also being a portion of that certain vacated portion of Edgecliff Street conveyed by deed recorded in Document No. 2006008632 of the Official Public Records of Travis County, Texas; said 2.621 acre tract of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 1404 East Riverside Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 3. 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	Land Use Plan

PART 4. This ordinance and the attached Exhibits "A" through "C" constitute the land use plan (the "Land Use Plan") for the 1404 East Riverside PUD created by this ordinance. Development of and uses on the Property shall conform to the limitations and conditions set forth in this ordinance and in the Land Use Plan. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise specifically modified by this ordinance, all other rules, regulations, and ordinances of the City of Austin ("City") apply to the 1404 East Riverside PUD.

PART 5. Definitions.

- (A) In this ordinance, LANDOWNER means the owner of the Property, 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 does not include City.
- (B) Unless otherwise specifically defined, all terms in this ordinance shall have the meaning established in Title 25 of Code of the City of Austin, Texas (the "Land Development Code").

PART 6. Code Modifications.

- (A) Section 25-8-642(A)(3) (*Administrative Variance*) is modified to allow administrative approval for the removal and mitigation of Tree No. 15276, a 26-inch American Elm.
- (B) Section 25-8-642(C) (*Administrative Variance*) is modified to allow administrative approval for the removal and mitigation of:
 - (1) Tree No. 15269, a 35-inch Live Oak; and
 - (2) Tree No. 15268, a 30-inch Live Oak.
- (C) Section 25-8-281(C)(1)(a) (*Critical Environmental Features*) is modified to allow administrative approval to reduce the width of the buffer zone.
- (D) Section 25-2-144(D) (*Planned Unit Development (PUD) District Designation*) and 25-2, Subchapter B, Article 2, Division 5, Section 2.3.1(L) are modified to allow the 1404 East Riverside PUD to include less than 10 acres of land without being characterized by special circumstances.

PART 7. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 8. Council makes the following findings:

- (A) 1404 East Riverside PUD provides superiority and meets the objectives of code;
- (B) the code modifications in Part 6 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 9. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20061116-057 that established zoning for the Riverside Neighborhood Plan.

PART 10. This ordinance takes effect on _____, 2026.

PASSED AND APPROVED

§
§
§

_____, 2026

Kirk Watson
Mayor

APPROVED: _____
Deborah Thomas
City Attorney

ATTEST: _____
Erika Brady
City Clerk

EXHIBIT "A"

2.621 ACRE
1404 RIVERSIDE
BOUNDARY DESCRIPTION

FN. NO. 21-020 (ABB)
APRIL 6, 2021
JOB NO. 222012235

DESCRIPTION

A 2.621 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF LOTS 1-5 AND 24-27, COLORADO RIVER PARK ADDITION, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 98 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; ALSO BEING LOT A, PHIL MILLER ADDITION, A SUBDIVISION OF RECORD IN VOLUME 67, PAGE 97 OF SAID PLAT RECORDS; AND ALSO BEING A PORTION OF THAT CERTAIN VACATED PORTION OF EDGECLIFF STREET CONVEYED TO ACTON SCHOOL OF BUSINESS IN DEED OF RECORD IN DOCUMENT NO. 2006008632 OF THE OFFICIAL PUBLIC RECORDS; SAID LOTS 1-5 CONVEYED TO ACTON SCHOOL OF BUSINESS BY DEED OF RECORD IN DOCUMENT NO. 2006008632 OF SAID OFFICIAL PUBLIC RECORDS; SAID LOTS 24-27 AND LOT A CONVEYED TO ACTON SCHOOL OF BUSINESS BY DEED OF RECORD IN DOCUMENT NO. 2007189433 OF SAID OFFICIAL PUBLIC RECORDS; SAID 2.621 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod with "RPLS 4094" cap found in the northerly right-of-way line of E. Riverside Drive (R.O.W. varies), being in the westerly line of Lot 1, Park Place on the Lake, a subdivision of record in Volume 90, Page 197 of said Plat Records, for the southeasterly corner hereof;

THENCE, leaving the westerly line of said Lot 1, Park Place on the Lake, along the northerly line of E. Riverside Drive, for a portion of the southerly line hereof, the following three (3) courses and distances:

- 1) N49°17'22"W, a distance of 23.80 feet to 1/2-inch iron rod with "BDS" cap found, for the point of curvature of a non-tangent curve to the left;
- 2) Along said non-tangent curve to the left, having a radius of 785.20 feet, a central angle of 11°07'15", an arc length of 152.40 feet, and a chord which bears, N55°49'51"W, a distance of 152.17 feet to a 1/2-inch iron rod with "STANTEC" cap set;
- 3) N39°19'01"W, a distance of 2.57 feet to a 1/2-inch iron rod with "STANTEC" cap set at the intersection of the northerly line of E. Riverside Drive and the easterly right-of-way line of Manlove Street (50' R.O.W.), being the westerly line of said Lot 24;

FN NO. 21-020 (ABB)
APRIL 6, 2021
PAGE 2 OF 3

THENCE, N19°50'01"E, leaving the northerly line of E. Riverside Drive, along the westerly line of said Lot 24, being the easterly line of Manlove Street, for a portion of the southerly line hereof, a distance of 116.97 feet to a 1/2-inch iron rod with "STANTEC" cap set in the southerly line of said vacated Edgecliff Street, being the northeasterly corner of the northerly terminus of Manlove Street, being the northwesterly corner of said Lot 24;

THENCE, N66°58'03"W, leaving the northwesterly corner of said Lot 24, in part along the northerly terminus of Manlove Street, in part along the easterly line of that certain tract of land conveyed to ARPTCO Riverview, LLC by deed of record in Document No. 2015162282 of said Official Public Records, being the southerly line of said Lot A, for a portion of the southerly line hereof, passing a 1/2 inch iron rod with "ATS" cap found at the northwesterly corner of the northerly terminus of Manlove Street, a distance of 50.08 feet, and continuing for a total distance of 140.52 feet to the southwesterly corner of said Lot A and hereof;

THENCE, continuing along the easterly line of said APRCO Riverview, LLC tract, being the westerly line of said Lot A and hereof, the following two (2) courses and distances:

- 1) N24°14'04"E, a distance of 40.01 feet to a 1/2-inch iron rod found;
- 2) N34°09'37"E, passing at a distance of 152.27 feet to a 1-inch iron pipe found for reference and continuing for a total distance of 205.00 feet to an inundated point at the northeasterly corner of said APRCO Riverview, LLC tract, being the northwesterly corner of said Lot A and hereof;

THENCE, leaving the northeasterly corner of said APRCO Riverview, LLC tract, along the northerly line of said Lot A and said Lots 1-5 and hereof, the following four (4) courses and distances:

- 1) S63°07'20"E, a distance of 59.82 feet to an inundated point;
- 2) S65°59'20"E, a distance of 59.39 feet to an inundated point at the common northerly corner of said Lot A and said Lot 5;
- 3) S66°59'12"E, a distance of 179.15 feet to an inundated point;
- 4) S55°28'21"E, a distance of 74.56 feet to an inundated point being the common northerly corner of the remaining portion of said Lot 1, Colorado River Park Addition and said Lot 1, Park Place of the Lake, for the northeasterly corner hereof;

FN NO. 21-020 (ABB)
APRIL 6, 2021
PAGE 3 OF 3

THENCE, leaving said common corner, along the westerly line of said Lot 1, Park Place on the Lake, in part along the remaining portions of said Lots 1, 26 and 27, and also in part along the easterly line of said vacated portion of Edgecliff Street, for the easterly line hereof, the following three (3) courses and distances:

- 1) S35°09'28"W, passing at a distance of 61.46 feet a 1/2-inch iron rod with "STANTEC" cap set for reference and continuing for a total distance of 185.46 feet to 1/2-inch iron rod found at the northeasterly corner of said vacated portion of Edgecliff Street;
- 2) S39°24'12"W, a distance of 41.69 feet to a 1/2-inch iron rod with "STANTEC" cap set at the southeasterly corner of said vacated portion of Edgecliff Street;
- 3) S37°25'43"W, a distance of 159.61 feet to the **POINT OF BEGINNING**, containing an area of 2.621 acre (114,169 square feet) of land, more or less, within these metes and bounds.

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

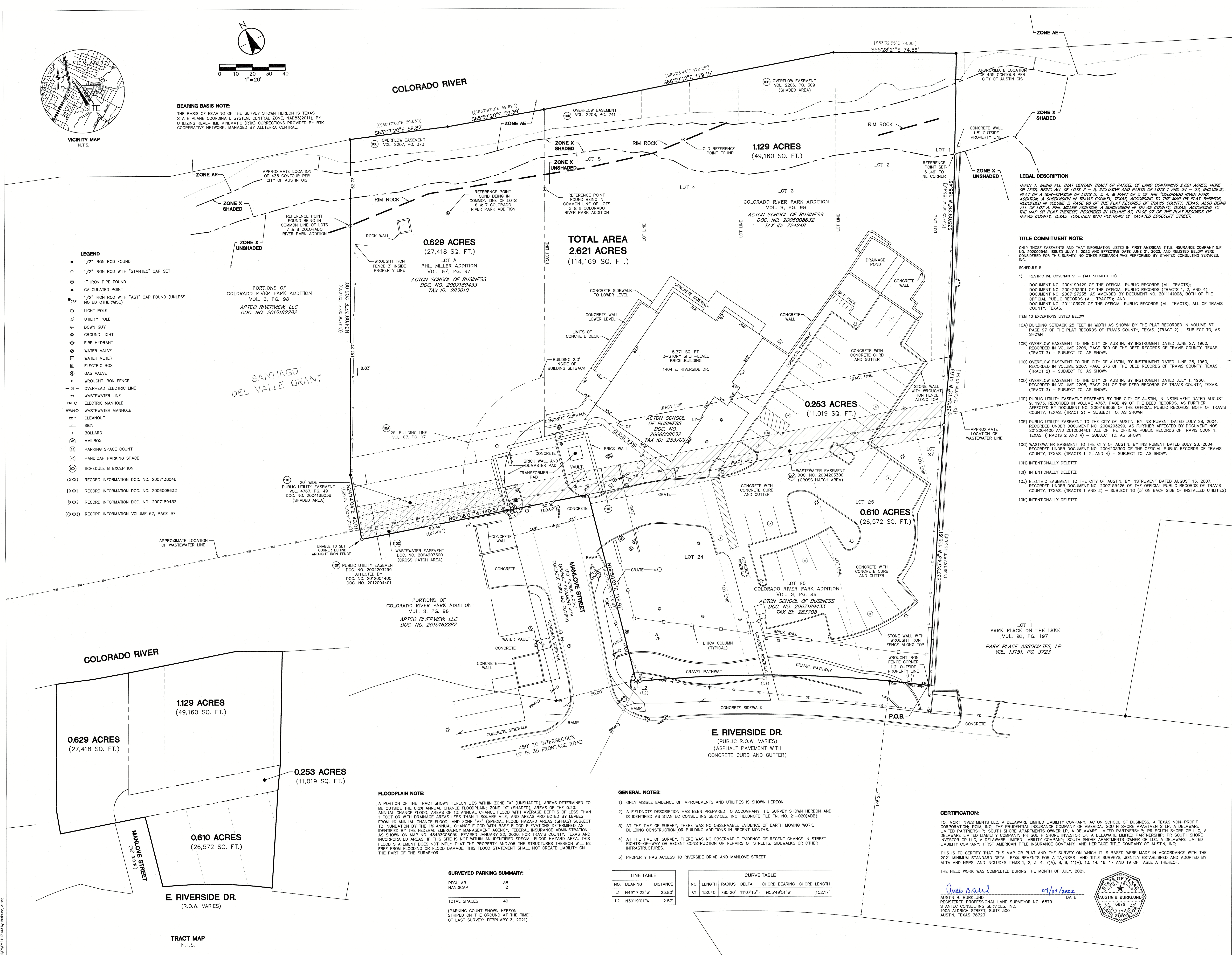
I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723

JOHN T. BILNOSKI Date
R.P./L.S. NO. 4998
STATE OF TEXAS
TPELS # 10194230
john.bilnoski@stantec.com





Stantec

1926 Aldrich Street, Suite 300
Austin, TX 78724 & # 10194230
www.stantec.com

Client/Project

MILL CREEK RESIDENTIAL

Permit/Seal

1404 E. RIVERSIDE SURVEY
AUSTIN, TEXAS
City, State/Prov

Title

ALTA/NSPS LAND TITLE SURVEY

Project Number: 222012235

File Name: 222012235-02_101

Rev

Chgd

Dsgn

22/07/06

Drawing No.

1

Revision

Sheet

1 of 1

Issued

By

TYM/ALD

2

ADDED WIDTH MEASUREMENT OF RIVERSIDE DR

22/07/06

1

UPDATED TITLE COMMITMENT

22/07/06

10A

BUILDING SETBACK 25 FEET IN WIDTH AS SHOWN BY THE PLAT RECORDED IN VOLUME 67, PAGE 97 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) - SUBJECT TO, AS SHOWN

10B

OVERFLOW EASEMENT TO THE CITY OF AUSTIN, BY INSTRUMENT DATED JUNE 27, 1960, RECORDED IN VOLUME 2206, PAGE 309 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 3) - SUBJECT TO, AS SHOWN

10C

OVERFLOW EASEMENT TO THE CITY OF AUSTIN, BY INSTRUMENT DATED JUNE 28, 1960, RECORDED IN VOLUME 2207, PAGE 373 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) - SUBJECT TO, AS SHOWN

10D

OVERFLOW EASEMENT TO THE CITY OF AUSTIN, BY INSTRUMENT DATED JULY 1, 1960, RECORDED IN VOLUME 2208, PAGE 241 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 3) - SUBJECT TO, AS SHOWN

10E

PUBLIC UTILITY EASEMENT RESERVED BY THE CITY OF AUSTIN, IN INSTRUMENT DATED AUGUST 9, 1973, RECORDED IN VOLUME 4767, PAGE 49 OF THE DEED RECORDS, AS FURTHER AFFECTED BY DOCUMENT NO. 2004188038 OF THE OFFICIAL PUBLIC RECORDS, BOTH OF TRAVIS COUNTY, TEXAS. (TRACT 2) - SUBJECT TO, AS SHOWN

10F

PUBLIC UTILITY EASEMENT TO THE CITY OF AUSTIN, BY INSTRUMENT DATED JULY 28, 2004, RECORDED UNDER DOCUMENT NO. 2004203299, AS FURTHER AFFECTED BY DOCUMENT NOS. 2012004400 AND 2012004401, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 2 AND 4) - SUBJECT TO, AS SHOWN

10G

WASTEWATER EASEMENT TO THE CITY OF AUSTIN, BY INSTRUMENT DATED JULY 28, 2004, RECORDED UNDER DOCUMENT NO. 2004203300 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1, 2, AND 4) - SUBJECT TO, AS SHOWN

10H

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10J

ELECTRIC EASEMENT TO THE CITY OF AUSTIN, BY INSTRUMENT DATED AUGUST 15, 2007, RECORDED UNDER DOCUMENT NO. 2007155426 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 2) - SUBJECT TO (5') ON EACH SIDE OF INSTALLED UTILITIES

10K

INTENTIONALLY DELETED

Client/Project

MILL CREEK RESIDENTIAL

Permit/Seal

1404 E. RIVERSIDE SURVEY
AUSTIN, TEXAS
City, State/Prov

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Project Number: 222012235

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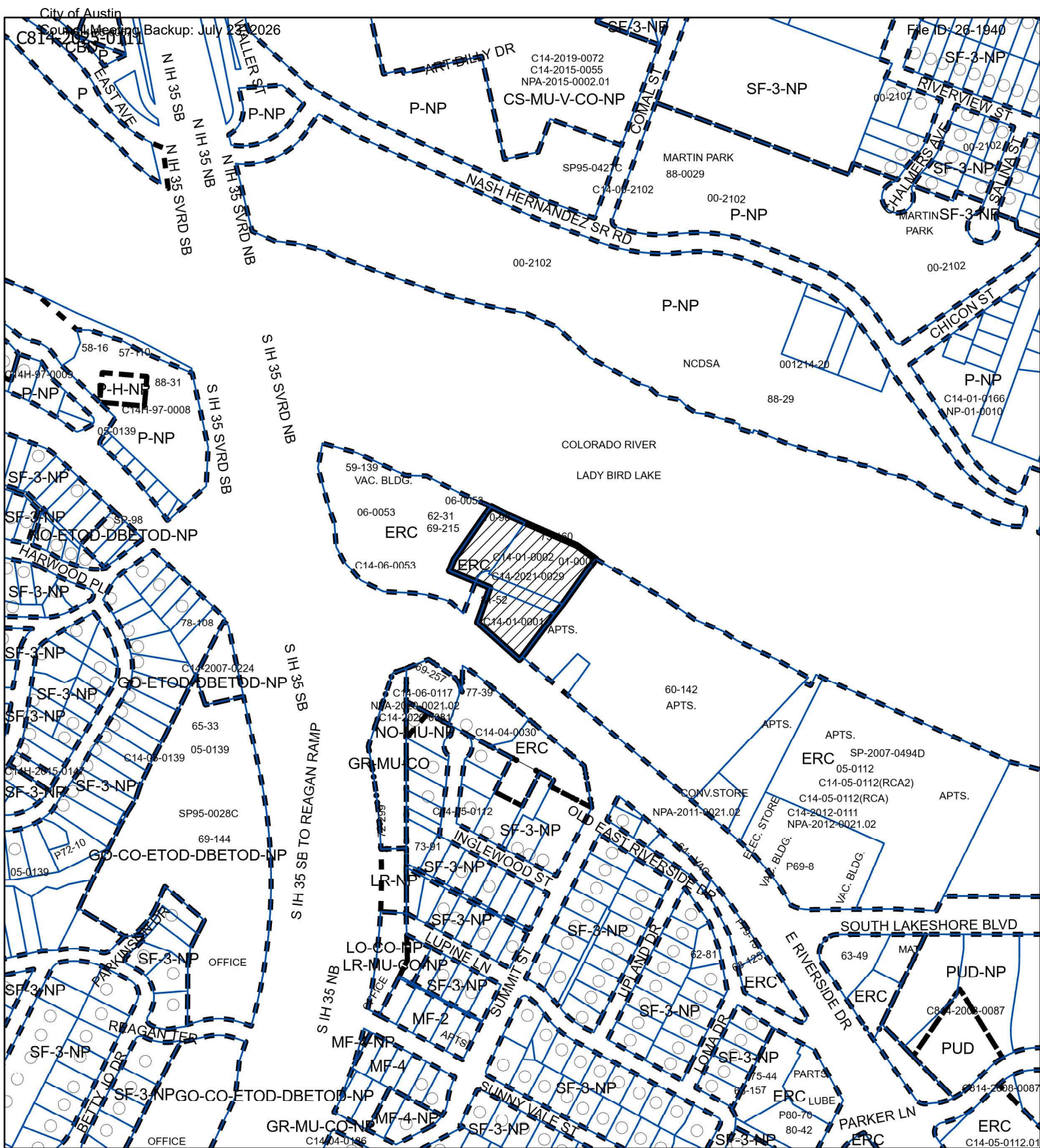
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ORIGINAL SHEET - ARCH 01



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT
ZONING CASE#: C814-2025-0111
EXHIBIT "B"

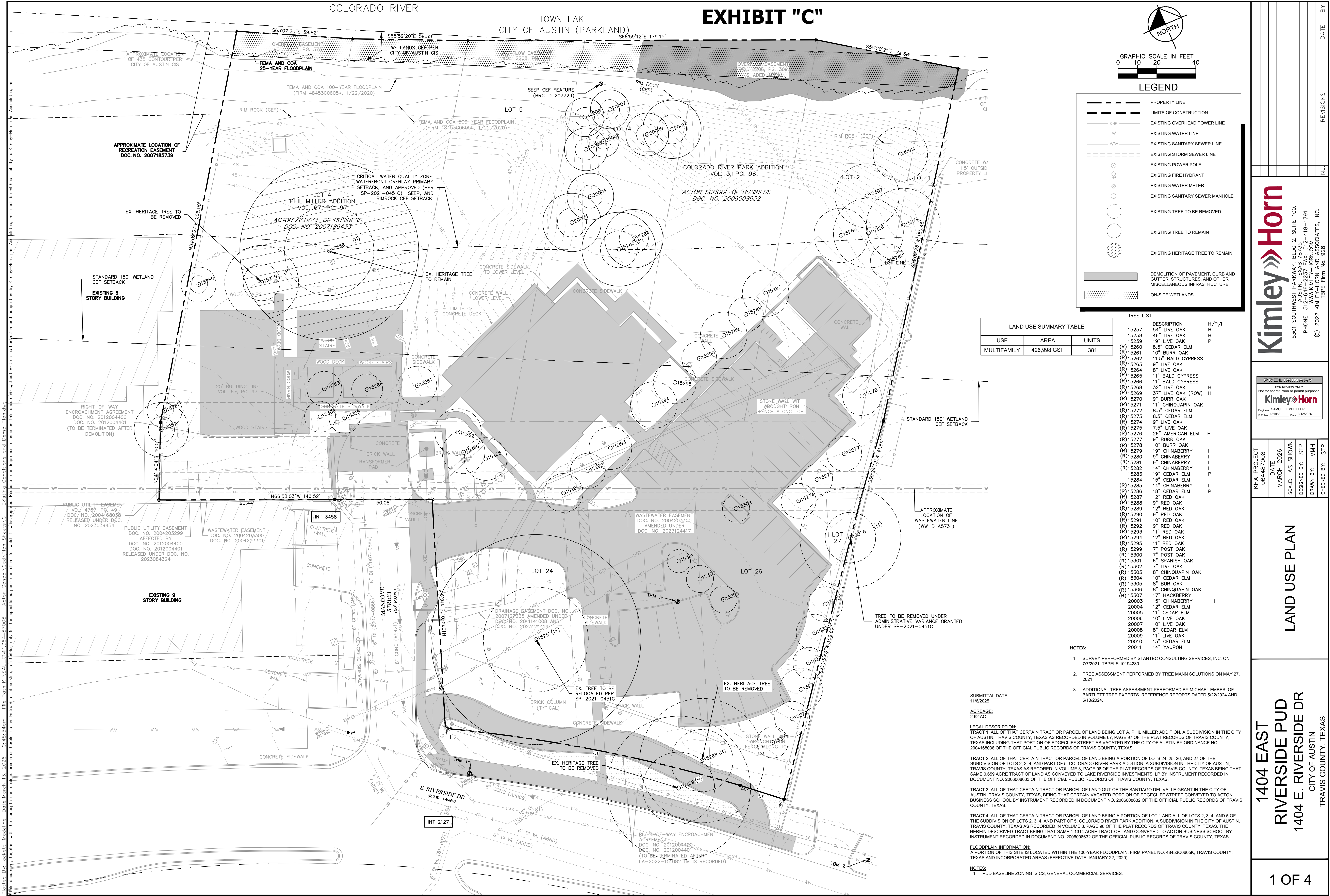
0 200 400 Feet

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.



Created: 11/24/2025



Kimley»Horn

5301 SOUTHWEST PARKWAY, BLDG 2, SUITE 100,
AUSTIN, TEXAS 78735
PHONE: 512-646-2237 FAX: 512-418-1791
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TBPCL Firm No. 928

FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: SAMUEL T. PHEFFER
P.E. No. 131983 Date: 3/12/2026

KHA PROJECT	064487008
DATE	MARCH 2026
SCALE	AS SHOWN
DESIGNED BY:	STP
DRAWN BY:	MMH
CHECKED BY:	STP

LAND USE PLAN

**1404 EAST
RIVERSIDE PUD
1404 E. RIVERSIDE DR
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS**

SITE DEVELOPMENT REGULATIONS AND CODE MODIFICATIONS:

1. THE PUD IS SUBJECT TO THE SITE DEVELOPMENT REGUL

- THE PUD IS SUBJECT TO THE SITE DEVELOPMENT REGULATIONS ASSOCIATED WITH THE CS ZONING BASE DISTRICT, EXCEPT AS MODIFIED ON THE LAND USE PLAN AND ASSOCIATED NOTES. THE CS ZONING BASE DISTRICT REGULATIONS SHALL BE ESTABLISHED AS THE BASELINE FOR DETERMINING DEVELOPMENT BONUS UNDER SECTION 25-2, SUBCHAPTER B, DIVISION 5, 1.4.1.C.
2. THE MAXIMUM HEIGHT FOR THE PUD MAY NOT EXCEED 180 FEET. SECTION 25-2-531, HEIGHT LIMIT EXCEPTIONS, STILL APPLY TO THE PUD. THIS 180-FOOT MAXIMUM HEIGHT SHALL BE ESTABLISHED AS A DEVELOPMENT BONUS UNDER SECTION 25-2, SUBCHAPTER B, DIVISION 5, 1.4.1.D.
3. THE MAXIMUM FLOOR TO AREA RATIO (FAR) IN THE PUD IS 4:1. THIS 4:1 FAR SHALL BE ESTABLISHED AS A DEVELOPMENT BONUS UNDER SECTION 25-2, SUBCHAPTER B, DIVISION 5, 1.4.1.D.
4. PERMITTED, CONDITIONAL AND PROHIBITED LAND USES SHALL BE CONSISTENT WITH THE CS BASE DISTRICT WITH THE FOLLOWING MODIFICATIONS:
- a. THE FOLLOWING ARE ADDITIONAL PERMITTED USES IN THE PUD:
 - i. MULTIFAMILY RESIDENTIAL
 - ii. MAJOR UTILITY FACILITY
 - b. THE FOLLOWING ARE PROHIBITED USES IN THE PUD:
 - i. BED AND BREAKFAST RESIDENTIAL
 - ii. HOSPITAL SERVICES
 - iii. ADULT-ORIENTED BUSINESSES
 - iv. AUTOMOTIVE RENTALS
 - v. AUTOMOTIVE REPAIR SERVICES
 - vi. AUTOMOTIVE SALES
 - vii. AUTOMOTIVE WASHING
 - viii. BAIL BOND SERVICES
 - ix. BUSINESS OR TRADE SCHOOL
 - x. CAMPGROUND
 - xi. COMMERCIAL BLOOD PLASMA CENTER
 - xii. CONSTRUCTION SALES AND SERVICES
 - xiii. CONVENIENCE STORAGE
 - xiv. DROP-OFF RECYCLING COLLECTION FACILITY
 - xv. ELECTRONIC TESTING
 - xvi. EQUIPMENT REPAIR SERVICES
 - xvii. EQUIPMENT SALES
 - xviii. EXTERMINATION SERVICES
 - xix. FUNERAL SERVICES
 - xx. KENNELS
 - xxi. LAUNDRY SERVICES
 - xxii. MONUMENT RETAIL SALES
 - xxiii. PLANT NURSERY
 - xxiv. PRINTING AND PUBLISHING SERVICES
 - xxv. SERVICE STATION
 - xxvi. VEHICULAR STORAGE
 - xxvii. VETERINARY SERVICES
 - xxviii. CUSTOM MANUFACTURING
 - xxix. LIMITED WAREHOUSING AND DISTRIBUTION

5. SECTION 25-2-734(C), (EAST RIVERSIDE SUBDISTRICT REGULATIONS) IS AMENDED TO ALLOW A MAXIMUM IMPERVIOUS COVER OF 70%.
6. SECTION 25-2-734 (D), (EAST RIVERSIDE SUBDISTRICT REGULATIONS) IS AMENDED TO ALLOW A MAXIMUM HEIGHT OF 180 FEET.
7. A WAIVER FROM TCM 9.4.1.D IS APPROVED TO ALLOW FOR MANEUVERING IN MANLOVE STREET RIGHT-OF-WAY TO SERVE AN ON-SITE LOADING ZONE AND SEPARATE TRASH/RECYCLE COLLECTION FACILITY. NOTE: SUCH WAIVER WAS GRANTED WITH THE CURRENTLY APPROVED SITE DEVELOPMENT PERMIT ON THE PROPERTY. ANY DEVIATIONS FROM THE APPROVED SITE PLAN MAY REQUIRE ADDITIONAL REVIEW AND MAY BE REQUIRED TO CONFORM TO CURRENT CODE/CRITERIA.
8. NOTE INTENTIONALLY DELETED.
9. A WAIVER TO TCM TABLE 7-2 IS APPROVED TO ALLOW AN APPROXIMATELY 58-FOOT WIDE DRIVEWAY IN ORDER TO ACCOMMODATE TENANT INGRESS AND EGRESS, LOADING AND TRASH/RECYCLE COLLECTION IN SEPARATE FACILITIES. THIS APPROVED DRIVEWAY SHALL BE IN ACCORDANCE WITH SHEET 4 OF THIS LAND USE PLAN. ANY DEVIATION FROM SHEET 4 OF THE PUD LAND USE PLAN MAY REQUIRE ADDITIONAL REVIEW AND MAY BE REQUIRED TO CONFORM TO CURRENT CODE/CRITERIA.
10. A WAIVER TO TCM TABLE 7-5 IS APPROVED SUCH WAIVER SHALL ONLY APPLY TO AN EMERGENCY ACCESS ONLY FIRE LANE WITH COLLAPSIBLE BOLLARDS AND MOUNTABLE CURB ON RIVERSIDE DRIVE. NOTE: SUCH WAIVER WAS GRANTED WITH THE CURRENTLY APPROVED SITE DEVELOPMENT PERMIT ON THE PROPERTY. ANY DEVIATIONS FROM THE APPROVED SITE PLAN MAY REQUIRE ADDITIONAL REVIEW AND MAY BE REQUIRED TO CONFORM TO CURRENT CODE/CRITERIA.

11. SECTION 25-8-642(C), (ADMINISTRATIVE VARIANCE) IS AMENDED TO ALLOW ADMINISTRATIVE APPROVAL FOR THE REMOVAL OF TREE# 15269 A 35-INCH LIVE OAK TREE AND TREE# 15268 A 30-INCH LIVE OAK TREE FROM THE SITE. TREE #15269 IS DDI AND DOES NOT REQUIRE MITIGATION, TREE# 15268 REQUIRING MITIGATION PAYMENT INTO THE URBAN FOREST REPLACEMENT FUND. SUCH MITIGATION PAYMENT FOR TREE# 15268 SHALL BE AT 400% OF THE TOTAL INCHES.
12. IN ACCORDANCE WITH SECTION 25-8-642(A)(3), (ADMINISTRATIVE VARIANCE) TREE# 15276 A 26-INCH AMERICAN ELM TREE SHALL BE PERMITTED FOR REMOVAL AND MITIGATED AT A RATE OF 150%. NOTE: THIS ADMINISTRATIVE REMOVAL WAS GRANTED WITH THE CURRENTLY APPROVED SITE DEVELOPMENT PERMIT ON THE PROPERTY.
13. SECTION 25-8-281(C)(1)(A), CRITICAL ENVIRONMENTAL FEATURES, IS AMENDED TO ALLOW FOR THE REDUCTION OF REQUIRED SETBACKS FROM THE BLUFF/RIMROCK, SEEP/SPRING AND WETLAND CRITICAL ENVIRONMENTAL FEATURE ON THE PROPERTY TO THE MINIMUM EXTENT PRACTICABLE. THE PROJECT SHALL COMPLY WITH THE APPROVED WETLAND MITIGATION PLAN. NOTE: THIS WAIVER WAS GRANTED WITH THE CURRENTLY APPROVED SITE DEVELOPMENT PERMIT ON THE PROPERTY.

1. AN INTEGRATED PEST MANAGEMENT PROGRAM THAT COMPLIES WITH SECTION 1.6.9.2(D) (PESTICIDES AND HERBICIDES) OF THE ECM, IS APPROVED ON THE SITE AND WILL BE IMPLEMENTED WITH PROJECT DEVELOPMENT.
2. THE PROJECT SHALL ACHIEVE A THREE-STAR OR GREATER RATING UNDER THE AUSTIN ENERGY GREEN BUILDING PROGRAM USING THE APPLICABLE RATING VERSION IN EFFECT AT THE TIME A RATING REGISTRATION APPLICATION IS SUBMITTED FOR THE BUILDING.
3. 100% OF THE REQUIRED SITE STORMWATER SHALL BE TREATED USING WATER QUALITY METHODS ON SITE.
4. AS A SUPERIORITY ITEM, THE PROJECT SHALL CAPTURE AND TREAT OFF-SITE STORMWATER FROM APPROXIMATELY 7,000 SQUARE FEET OF MANLOVE STREET THAT IS CURRENTLY UNTREATED. SUCH WATER SHALL BE TREATED WITH INNOVATIVE WATER QUALITY CONTROLS SUCH AS A JELLYFISH. THIS TREATMENT AREA IS IN ADDITION TO THE PROPERTY'S REQUIRED TREATMENT AREA AND SHALL BE PRIVATELY MAINTAINED.
5. ALL REQUIRED TREE PLANTINGS SHALL USE:

- a. NATIVE TREE SPECIES SELECTED FROM APPENDIX F (DESIGNATIVE CATEGORIES OF NATIVE TREE SPECIES) OF THE ENVIRONMENTAL CRITERIAL MANUAL; AND
 - b. CENTRAL TEXAS NATIVE SEED STOCK AS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT.
 - c. NO SINGLE SPECIES SHALL COMPRISE MORE THAN 15% OF THE OVERALL MITIGATION TO ENSURE BIODIVERSITY.
6. 100% OF ALL NON-TURF PLANT MATERIALS SHALL BE SELECTED FROM THE ENVIRONMENTAL CRITERIA MANUAL APPENDIX N (CITY OF AUSTIN PREFERRED PLANT LIST) OF THE "GROW GREEN NATIVE AND ADAPTIVE LANDSCAPE PLANTS GUIDE" WHICH ARE NATIVE TO THE EDWARDS PLATEAU AND BLACKLAND PRAIRIE ECOREGIONS AND ARE MEDIUM- TO LOW-WATER USAGE.
 7. THE PROJECT SHALL INSTALL RAISED TERRACE GREEN ROOF MEDIA PLANTED WITH A FOCUS ON POLLINATOR FRIENDLY SPECIES. THE SIZE OF GREEN ROOF MEDIA SPACE SHALL BE A MINIMUM OF 750 SQUARE FEET OF THE TOTAL ROOFTOP/COURTYARD AREAS. 100% OF THIS GREEN ROOF PLANTER SYSTEM SHALL BE EXTENSIVE GREEN ROOF MEDIA OR GREATER.
 8. THE PROJECT SHALL PROVIDE A MINIMUM OF 30% LANDSCAPED AREA WITHIN THE REQUIRED STREETYARDS.
 9. THE PROJECT SHALL MEET OR EXCEED THE LANDSCAPE REQUIREMENTS OF SUBCHAPTER E BY PROVIDING A DIVERSE MIXTURE OF LANDSCAPING AND UTILIZING DROUGHT-RESISTANT PLANTS.
 10. THE PROJECT SHALL COLLECT CONDENSATE FROM AIR CONDITIONING UNITS TO SUPPORT 100% OF GROUND LEVEL IRRIGATION.
 11. THE PROJECT SHALL BE COMPLIANT WITH THE LEED PILOT BIRD COLLISION DETERRENCE CREDIT IN REGARD TO THE BIRD COLLISION THREAT RATING FOR REFLECTIVE GLASS WITHIN THE FAÇADE ZONE 1 AREA AS DEFINED BY LEED.
 12. THE PROJECT SHALL COMPLY WITH DARK SKY REGULATIONS FOR ALL EXTERIOR LIGHTING AND WILL NOT UP-LIGHT THE FAÇADE.
 13. THE PROJECT SHALL BE IN CONFORMANCE WITH THE AUSTIN ENERGY GREEN BUILDING STAR RATING SYSTEM LIGHT POLLUTION REDUCTION CRITERIA ST7 "LIGHT POLLUTION REDUCTION" AS OUTLINED IN THE 2022 COMMERCIAL RATING SYSTEM (OR LATEST APPLICABLE VERSION) FOR ALL BUILDINGS AND SITE LIGHTING.
 14. NO MODIFICATIONS TO THE EXISTING 100-YEAR FLOODPLAIN ARE PERMITTED WITH THIS PUD.
 15. NO IMPERVIOUS COVER SHALL BE PERMITTED WITHIN THE CRITICAL WATER QUALITY ZONE (CWQZ). FOR AREAS DETERMINED WITHIN THE CRITICAL WATER QUALITY ZONE, THE PROJECT SHALL UTILIZE NATIVE TREE SPECIES FOR PLANTINGS AND NATIVE SEED MIX.

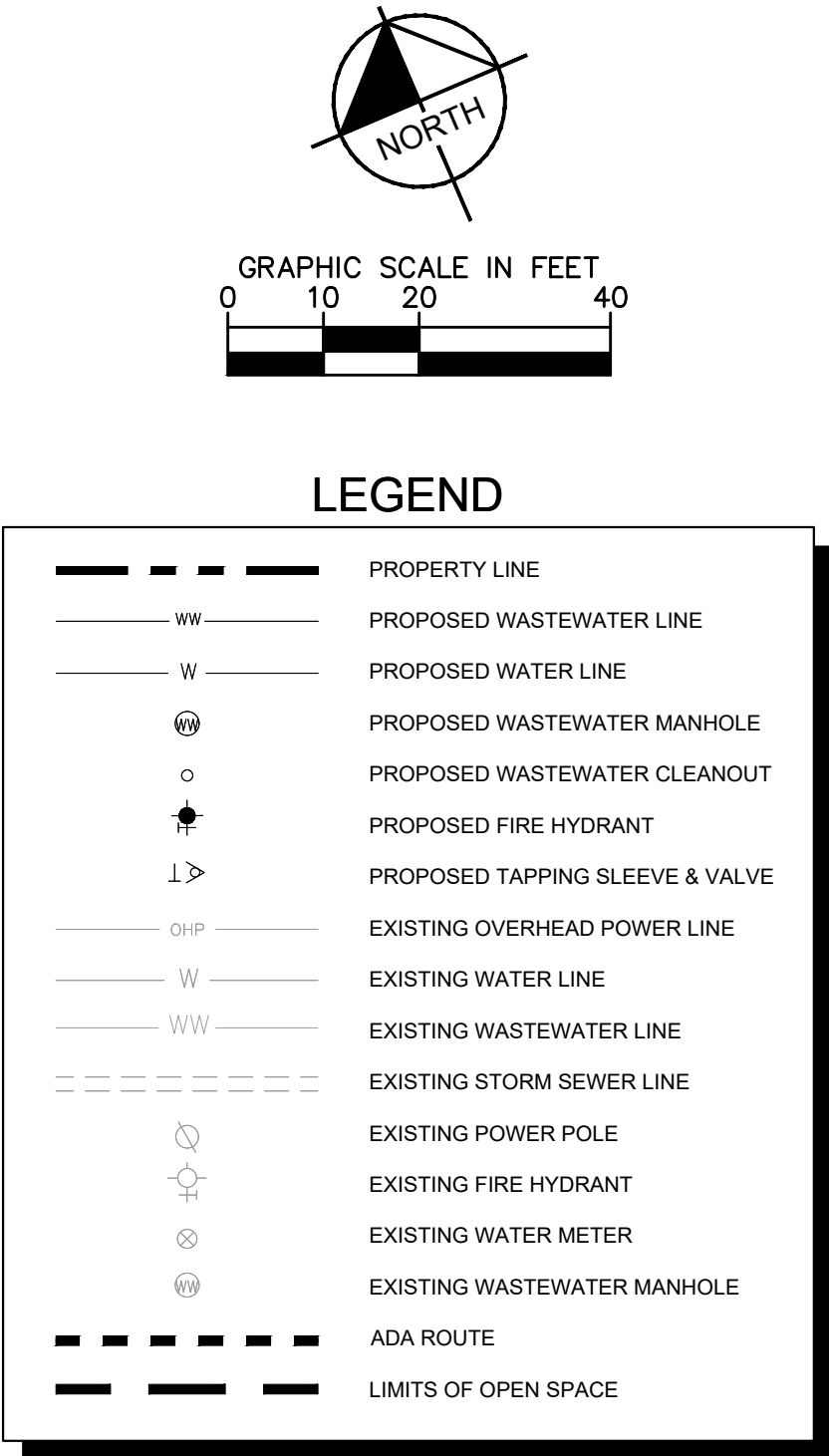
1. IN CONJUNCTION WITH THE APPROVED SITE DEVELOPMENT PERMIT, SP-2021-0451C, PARKLAND FOR 222 RESIDENTIAL UNITS WAS SATISFIED ON THE PROPERTY VIA A COMBINATION OF 1.15 ACRES OF ONSITE PARKLAND DEDICATION AND PAYMENT OF A FEE IN LIEU OF \$504,373.99. PARKLAND REQUIREMENTS FOR ADDITIONAL UNITS SHALL BE SATISFIED VIA CITY OF AUSTIN PARKLAND DEDICATION REQUIREMENTS IN EFFECT AS OF THE DATE OF FILING A SITE DEVELOPMENT PERMIT ON THE PROPERTY.
2. THE PROJECT SHALL PROVIDE A MINIMUM OF 13,000 SQUARE FEET OF PRIVATE COMMON OPEN SPACE WITHIN THE PROJECT. SUCH OPEN SPACE MAY INCLUDE THE ENTIRETY OF ELEVATED COURTYARDS, UP TO 100% OF REQUIRED OPEN SPACE MAY BE LOCATED ON A ROOF, BALCONY, OR OTHER AREA ABOVE GROUND LEVEL.
3. THE PROJECT SHALL PROVIDE A MINIMUM OF 9,000 SQUARE FEET OF PUBLIC COMMON OPEN SPACE WITHIN THE PROJECT. SUCH OPEN SPACE SHALL CONTAIN HIGH QUALITY LANDSCAPE MATERIAL, LANDSCAPING THAT EXCEEDS CODE BY 50% AND 1.5 ADDITIONAL SHADE TREE CALIPER INCHES.

1. THE PROJECT SHALL PROVIDE AN ART PIECE BY A LOCAL ARTIST IN A PROMINENT LOCATION THE PROJECT. SAID ART PIECE MAY BE INCORPORATED INTO ADDITIONAL ASPECTS OF THE PROJECT.
2. THE PROJECT WILL ACHIEVE A MINIMUM OF SIX (6) POINTS UNDER THE BUILDING DESIGN OPTIONS OF SECTION 3.3.2 OF CHAPTER 25-2, SUBCHAPTER E (DESIGN STANDARDS AND MIXED USE).
3. THE PROJECT SHALL PROVIDE ACCESSIBILITY FOR PERSONS WITH DISABILITIES AT A LEVEL THAT EXCEEDS APPLICABLE LEGAL REQUIREMENTS BY PROVIDING 2.5% OF THE RESIDENTIAL UNITS ON THE PROPERTY TO MEET THE STANDARDS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AS ACCESSIBLE UNITS. TO THE EXTENT THAT THE 2.5% CALCULATION RESULTS IN A FRACTION, THE NUMBER OF UNITS SHALL BE ROUNDED TO THE NEAREST WHOLE NUMBER.
4. THE PROJECT SHALL PROVIDE A WATER BOTTLE FILLING/HYDRATION STATION THAT IS ACCESSIBLE TO THE PUBLIC.
5. THE PROJECT SHALL COMPLY WITH ARTICLES 4 AND 5 OF THE EAST RIVERSIDE CORRIDOR REGULATING PLAN AS MODIFIED WITHIN THIS PUD (SEE BELOW AND ASSOCIATED PUD NOTES), TOGETHER WITH ANY OTHER MODIFICATIONS ALLOWED WITH ALTERNATIVE EQUIVALENT COMPLIANCE DETERMINED DURING THE PUD APPROVAL PROCESS OF THE SITE DEVELOPMENT PERMIT APPROVAL PROCESS:
 - a. (4.3.4) THE SUPPLEMENTAL ZONE ALONG RIVERSIDE DRIVE SHALL BE UP TO 80 FEET TO ALLOW FOR THE ENHANCED PEDESTRIAN AREA (SEE OPEN SPACE NOTE 3 AND OPEN SPACE PAGE);
 - b. (4.3.3) BUILDING SHALL NOT BE REQUIRED TO BE BUILT TO THE SIDEWALK CLEAR ZONE TO ALLOW FOR THE ENHANCED PEDESTRIAN AREA (OSHA REGULATIONS DO NOT ALLOW BUILDING PLACEMENT DUE TO THE EXISTING OVERHEAD ELECTRIC LINES);
 - c. (4.3.2) AUTOMOBILE PARKING REQUIREMENTS SHALL NOT APPLY TO THE PUD;
 - d. (4.9.3.4) UP TO 100% OF REQUIRED OPEN SPACE MAY BE LOCATED ON A ROOF, BALCONY, OR OTHER AREA ABOVE GROUND LEVEL; AND
 - e. (5.7.2) STREET-FACING FACADES AT THE 4TH STORY SHALL NOT BE REQUIRED TO STEP BACK A MINIMUM OF 10 FEET.

1. THE PUD SHALL COMPLY WITH SECTION 2.5.2.B.2, REQUIREMENTS FOR EXCEEDING BASELINE, OF THE PUD REGULATIONS BY PROVIDING A FEE IN THE AMOUNT ESTABLISHED UNDER SECTION 2.5.6 (IN LIEU DONATION) FOR EACH SQUARE FOOT OF BONUS SQUARE FOOTAGE ABOVE THE BASELINE FAR TO THE AFFORDABLE HOUSING TRUST FUND TO BE USED FOR PRODUCING OR FINANCING AFFORDABLE HOUSING, AS DETERMINED BY THE DIRECTOR OF THE AUSTIN HOUSING DEPARTMENT FOR BONUS SQUARE FOOTAGE. ONSITE UNITS PROVIDED SHALL BE CREDITED FOR BONUS AREA AS PRESCRIBED IN SECTION 2.5.3.
2. A MINIMUM OF 8,216 SF OF AFFORDABLE HOUSING SHALL BE PROVIDED ON SITE (APPROX. 15 UNITS). SUCH SQUARE FOOTAGE SHALL BE CREDITED TO THE FEE IN LIEU REQUIREMENTS OUTLINED IN AFFORDABLE HOUSING NOTE 2.
3. ANY ONSITE AFFORDABLE HOUSING PROVIDED SHALL COMPLY WITH THE FOLLOWING:
 - a. UNITS SHALL BE AFFORDABLE FOR A PERIOD OF FORTY (40) YEARS FOLLOWING THE LAST CERTIFICATE OF OCCUPANCY FOR EACH PHASE OF THE DEVELOPMENT.
 - b. AFFORDABLE UNITS MUST BE AVAILABLE FOR OCCUPANCY CONCURRENTLY WITH THE MARKET-RATE UNITS.
 - c. AFFORDABLE UNITS MAY BE ROTATED WITHIN THE STRUCTURE, PROVIDED THAT THE TOTAL NUMBER OF REQUIRED AFFORDABLE UNITS/SQUARE FOOTAGE REMAINS IN COMPLIANCE.
 - d. PROJECT SHALL PREPARE AND FOLLOW AN AFFIRMATIVE MARKETING AND OUTREACH PLAN FOR THE DURATION OF THE FORTY (40) YEAR PERIOD, IN A FORM CONSISTENT WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT REGULATIONS AND APPROVED BY THE AUSTIN HOUSING DIRECTOR.
 - e. OWNER SHALL NOT LEASE AN AFFORDABLE UNIT FOR MORE THAN THE MAXIMUM AFFORDABLE PRICE.

1. ELECTRIC VEHICLE CHARGING SHALL BE PROVIDED IN THE ONSITE PARKING GARAGE. A MINIMUM OF TEN PERCENT (10%) OF THE TOTAL PARKING SPACES WITHIN THE PARKING STRUCTURE SHALL BE PROVIDED AS ELECTRIC VEHICLE CHARGING SPACES. A MINIMUM OF TWENTY-FIVE PERCENT (25%) OF THE TOTAL PARKING SPACES ON THE PROPERTY SHALL BE CONSTRUCTED TO IMPLEMENT EQUIPMENT AND PROVIDE POWER FOR FUTURE ELECTRIC VEHICLE CHARGING CAPABILITIES.
2. ONLY STRUCTURED PARKING IN THE PUD MAY BE GATED. NO OTHER GATED ROADWAYS WILL BE PERMITTED.
3. ALL PARKING FOR THE PROJECT SHALL BE LOCATED IN A STRUCTURED PARKING GARAGE.
4. LONG-TERM BICYCLE PARKING IN THE PROJECT SHALL EQUAL OR EXCEED 150% OF THE CODE REQUIRED BICYCLE PARKING SPACES. SHORT TERM BICYCLE PARKING MAY BE WITHIN 75 FEET OF THE PRINCIPAL BUILDING ENTRANCE.
5. SECURE BICYCLE PARKING SHALL BE PROVIDED WITHIN THE PROJECT FOR USE BY TENANTS.
6. A SHARED USE PATH IS PROPOSED ALONG THE EAST RIVERSIDE DRIVE FRONTAGE OF THE PUD AND IS TO BE CLOSELY COORDINATED WITH AUSTIN TRANSIT PARTNERSHIP (ATP) TO ENSURE COHERENCE WITH PROPOSED TRANSIT PLANS ON EAST RIVERSIDE DRIVE.
7. TO ENSURE ENHANCED SAFETY MEASURES FOR PEDESTRIAN AND BICYCLE TRAFFIC, A CHANGE IN PAVEMENT MATERIALS OR DESIGN SHALL BE INSTALLED ALONG THE PEDESTRIAN PATHWAY TO NOTATE AN UPCOMING VEHICULAR ACCESS DRIVEWAY OFF MANLOVE STREET.

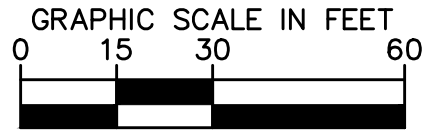
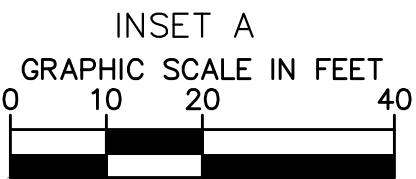
1404 EAST RIVERSIDE PUD 1404 E. RIVERSIDE DR CITY OF AUSTIN TRAVIS COUNTY, TEXAS	PUD NOTES SHEET	KHA PROJECT 064487008	DATE MARCH 2026	FOR THE SUBMITTER FOR REVIEW ONLY Not for construction or permit purposes.  Engineer: SAMUEL T. PHEIFFER P.E. No. 131983 Date 2/21/2026	 5301 SOUTHWEST PARKWAY, BLDG. 2, SUITE 100, HOUSTON, TEXAS 77057 PHONE: 512-646-2337 FAX: 512-418-1791 WWW.KIMLEY-HORN.COM © 2022 KIMLEY-HORN AND ASSOCIATES, INC. TYPE Form No. 928	No.	REVISIONS	DATE	BY
		SCALE: AS SHOWN DESIGNED BY: STP DRAWN BY: MMH CHECKED BY: STP							
SHEET NUMBER 2 OF 4									



Note:

OPEN SPACES SHOWN ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE. FINAL OPEN SPACES SHALL BE REVIEWED UNDER SITE PLAN APPLICATION.

1404 EAST RIVERSIDE PUD 1404 E. RIVERSIDE DR CITY OF AUSTIN TRAVIS COUNTY, TEXAS		OPEN SPACE PLAN		KHA PROJECT 064487008	
		DATE MARCH 2026		SCALE: AS SHOWN	
		DESIGNED BY: STP		DRAWN BY: MMH	
		CHECKED BY: STP		P.E. No. 131983 Date 3/31/2026	
				FOR REVIEW ONLY Not for construction or permit purposes. Kimley»Horn Engineer: SAMUEL T. PHEFFER P.E. No. 131983 Date 3/31/2026	
				Kimley»Horn 5301 SOUTHWEST PARKWAY, BLDG 2, SUITE 100, AUSTIN, TEXAS 78735 PHONE: 512.476.2412 FAX: 512.418-1791 WWW.KIMLEY-HORN.COM © 2022 KIMLEY-HORN AND ASSOCIATES, INC. TBPE Firm No. 928	
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				REVISIONS	
				DATE	
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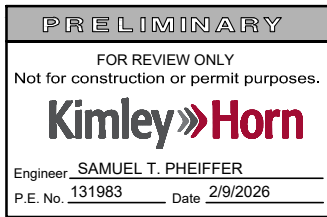


	PROPERTY LINE
	PROPOSED WASTEWATER LINE
	PROPOSED WATER LINE
	PROPOSED WASTEWATER MANHOLE
	PROPOSED WASTEWATER CLEANOUT
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WASTEWATER MANHOLE

- NOTES:
1. A WAIVER FROM TCM 94.1-7.6 IS APPROVED TO ALLOW FOR MANEUVERING IN MANLOVE STREET RIGHT-OF-WAY TO SERVE ON SITE LOADING ZONE AND SEPARATE TRASH/RECYCLE COLLECTION FACILITIES. NOTE: SUCH WAIVER SHALL BE GRANTED BY THE CURRENTLY APPROVED SITE DEVELOPMENT PERMIT ON THE PROPERTY. ANY DEVIATIONS FROM THE APPROVED SITE PLAN MAY BE REQUIRED FOR ADDITIONAL REVIEW AND MAY BE REQUIRED TO CONFORM TO CURRENT CODE/Criteria.
 2. A WAIVER TO TCM TABLE 7.2 IS APPROVED TO ALLOW AN APPROXIMATELY 56-FOOT WIDE DRIVEWAY IN ORDER TO ACCOMMODATE TENDERS FOR TRASH/RECYCLE COLLECTION AND TRASH/RECYCLE COLLECTION IN SEPARATE FACILITIES. THIS APPROVED DRIVEWAY SHALL BE IN ACCORDANCE WITH SHEET 4 OF THE PLAN (PLAN 14) AND AN APPROVED SHEET 4 OF THE PLAN (PLAN 15) MAY REQUIRE ADDITIONAL REVIEW AND MAY BE REQUIRED TO CONFORM TO CURRENT CODE/Criteria.
 3. A WAIVER TO TCM TABLE 7.5 IS APPROVED SUCH WAIVER SHALL ONLY APPLY TO AN EMERGENCY ACCESS ONLY! FIRE LINE WITH COLLAPSIBLE BARRIER MOUNTAIN CURB AND CURB CONVERGENCE TO THE DRIVEWAY. SUCH WAIVER WAS GRANTED WITH THE CURRENTLY APPROVED SITE DEVELOPMENT PERMIT ON THE PROPERTY. ANY DEVIATIONS FROM THE CURRENT SITE PLAN MAY BE REQUIRED FOR ADDITIONAL REVIEW AND MAY BE REQUIRED TO CONFORM TO CURRENT CODE/Criteria.

[illegible]

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1404 EAST
RIVERSIDE PUD
1404 E. RIVERSIDE DR
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
4 OF 4