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- Clarifying edits to Part 12.
- Removed Part 13 and
renumbered the remaining.

ORDINANCE NO.	
---------------	--

Version	2
Item 50	

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 200 EAST RIVERSIDE DRIVE IN THE GREATER SOUTH RIVER CITY COMBINED NEIGHBORHOOD PLAN AREA FROM LAKE COMMERCIAL-NEIGHBORHOOD PLAN (L-NP) COMBINING DISTRICT 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 200 East Riverside Planned Unit Development (the "200 East Riverside PUD") is comprised of 3.9555 acres of land generally located on the north side of East Riverside Drive between Interstate Highway 35 and South Congress Avenue and is more particularly described as follows:

3.9555 acres of land, more or less, being out of the Isaac Decker Survey No. 20, Abstract No. 8, in Travis County, Texas, being all of a called 3.955 acre tract of land conveyed by deed recorded in Document No. 2019011895 of the Official Public Records of Travis County, Texas, and being a portion of a called 6.951 acre tract of land conveyed by deed recorded in Volume 10565, Page 321 of the Real Property Records of Travis County, Texas, said 3.9555 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from lake commercial-neighborhood plan (L-NP) combining district to planned unit development-neighborhood plan (PUD-NP) combining district on the property described in Zoning Case No. C814-2023-0057, on file at the Planning Department, and locally known as 200 East Riverside Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 3. Exhibits. 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 200 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

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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 200 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.
- Unless otherwise specifically defined, all terms in this ordinance shall have the (B) meaning established in Title 25 of Code of the City of Austin, Texas (the "Land Development Code").

PART 6. Land Use.

Except as specifically modified by this ordinance or the Land Use Plan, the Property shall be developed in accordance with the regulations applicable in the lake commercial (L) district.

PART 7. Affordable Housing.

- Landowner shall satisfy the affordable housing requirement as set out in this (A) Part 7.
- If residential units are constructed on the Property: (B)
 - Landowner shall provide affordable dwelling units equal to: (1)
 - (a) at least 10 percent of the bonus area square footage if residential rental units are developed on the Property; and
 - (b) at least 5 percent of the bonus area square footage if residential ownership units are developed on the Property.
 - An affordable unit constructed on the Property is subject to the following:
 - Affordable Rental Units-(a)
 - (i) An affordable rental unit shall be reserved as affordable for a minimum of 40 years following the issuance of the certificate of occupancy.

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- (ii) An affordable rental unit shall be made available to a household earning 60 percent or less of the current Austin-Round Rock Metropolitan Statistical Area Median Family Income as determined by the Director of the Housing Department.
- (b) Affordable Owner-Occupied Units-
 - (i) An affordable owner-occupied unit shall be reserved as affordable for a minimum of 99 years following the issuance of a certificate of occupancy.
 - (ii) An affordable owner-occupied unit shall be made available to a household earning 80 percent or less of the current Austin-Round Rock Metropolitan Statistical Area Median Family Income as determined by the Director of the Housing Department.
- (3) To satisfy the affordable housing requirements, Landowner must comply with Division 1 (*General Provisions*), Article 2 (*Density Bonus and Incentive Programs*) of Chapter 4-18 before applying for a site plan or building permit that relies on code modifications as described in Part 16 (*Code Modifications*) of this ordinance. Section 4-18-22 (*Pre-Certification* Requirement) shall not apply.
- (C) If residential unit are not constructed on the Property, Landowner shall comply with the requirements of this subsection.
 - (1) In this Part 7, the following definitions apply:
 - Bonus area means the square footage difference between maximum base height, maximum building coverage, and maximum floor-to-area ratio (FAR) allowed in the lake commercial (L) district and building height, building coverage, and FAR, represented in the building permit application.
 - (2) Bonus Area.
 - (a) The bonus area is calculated:
 - (i) for each building; and

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- (ii) at the time a building permit is issued.
- (b) The bonus area is categorized as residential or non-residential based on the square feet of residential or non-residential area constructed within the building.
- (3) Landowner shall pay an in-lieu donation to the Housing Trust Fund for the Bonus Area allowed within the 200 East Riverside PUD per City Code Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.5.6 (In Lieu Donation).

PART 8. Public Art.

Landowner will participate in the Art in Public Places (AIPP) program. Landowner shall spend a minimum of one hundred thousand dollars (\$100,000.00) on an art piece and installation with a preference for local artists. Landowner shall procure and provide the art piece approved by the Director of Economic Development Department to be displayed in a prominent location on the Property or incorporated into nearby public areas, including bus stop, rail line, or other location as approved by the director. The City shall not issue the final certificate of occupancy for the final phase of development in the 200 East Riverside PUD until the \$100,000.00 is expended on an approved art piece and is on display in an approved location.

PART 9. Austin Water Utility.

- (A) Landowner shall construct at Landowner's expense a public reclaimed water system main along the Property frontage of 200 East Riverside Drive. The reclaimed water main must either be extended from an adjoining reclaimed water main at the time of construction or capped at each end for future connection to a reclaimed water main by others. The public reclaimed water system main shall be temporarily connected to a public potable water main unless a serviceable reclaimed water main is available to the Property. Total off-site construction of reclaimed water main shall not exceed 320 linear feet.
- Landowner shall install a reclaimed water service and meters and connect to (B) and utilize reclaimed water systems (purple pipe) for all irrigation, cooling, and toilet/urinal flushing uses on the Property.
- (C) Landowner shall dual plumb for reclaimed water for use of non-potable water in all buildings constructed on the Property after the effective date of this ordinance.

PART 10. Building Design.

- (A) Landowner shall design buildings on the Property to increase accessibility and inclusive design by implementing guidelines established by Leadership in Energy and Environmental Design (LEED) BD+C "Inclusive Design" pilot credit design measures in the interior and exterior publicly accessible spaces.
- (B) 75% of the ground floor space of a parking garage of a commercial or mixed use building fronting Riverside Drive or the future Metro Rail shall provide pedestrian-oriented uses as defined in City Code Section 25-2-691.

PART 11. Community Amenities.

- (A) Landowner shall provide at least 450 square feet as community amenity space in a building on the Property containing mixed-uses, allowing as available and free of charge, the use of the community amenity space to persons living within 0.25 miles of the Property.
- (B) Landowner shall provide a minimum of 3,500 square feet onsite of commercial space for lease onsite to an independent retail, restaurant, or local franchisee whose principal place of business is in the Austin standard metropolitan statistical area, or a non-profit corporation, for a minimum period of 25 years beginning on the date of tenant occupancy at a rental rate not to exceed eighty-percent (80%) of the market rate for similarly sized and located commercial space as determined by the Director of Economic Development Department.

PART 12. Environmental and Water Quality.

For development on the Property Landowner shall comply with the following requirements:

- (A) Green Building Rating. All buildings on the Property 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.
- (B) Exceed by a minimum of 5,000 additional square feet street yard landscape area requirements.
- (C) Provide 100 percent water quality volume treated on site using Green Stormwater Infrastructure (GSI) as defined in 1.6.7 of the Environmental Criteria Manual.
- (D) Maximum impervious cover on the Property is 80 percent.

- (E) Austin Energy Green Building Star Rating System Light Pollution Reduction Criteria ST7 as outlined in the 2022 Commercial Rating System (or latest applicable version) for all buildings and site lighting using the following assumptions:
 - (1) Along the south and west side of the Property is categorized as Lighting Zone LZ3; and
 - (2) Along the north and east side of the Property is categorized as Lighting Zone LZ2
- (F) Comply with Option 2 of Austin Energy Green Building Star Rating System Bird Collision Deterrence Criteria STEL5 as outlined in the 2022 Commercial Rating System (or latest applicable version) for all buildings.
- (G) 100 percent of all plantings shall be found in the Environmental Criteria Manual (ECM) Appendix N (*City of Austin Preferred Plant List*) or City's "Grow Green Native and Adapted Landscape Plants" guide.
- (H) All new perimeter right-of-way trees installed shall be planted with a minimum soil volume of 1,000 cubic feet at a minimum soil depth of 3 feet. Soil volume of new perimeter right-of-way may be shared up to 25 percent between trees in continuous plantings. Load bearing soil cells shall be used to meet the soil volume requirement, as needed. The city arborist or landscape reviewer may approve reduction of the minimum soil volume if necessary to reduce utility conflicts or address other constructability issues.
- (I) Except when authorized by the city arborist or landscape reviewer, street trees will change at every block. A minimum of five different approved tree species shall be planted. Street trees will be a minimum of 3-inch caliper as measured 6 inches above grade at the time of planting. No more than 25% of street trees will be from the same species.
- (J) Street trees shall be planted at a maximum of 20 feet on center adjacent to the right-of-way. If street trees cannot be located within the right-of-way an equivalent number of trees shall be planted onsite adjacent to the right-of-way. The city arborist or landscape reviewer may waive this requirement for spacing or number of trees when the spacing or quantity requirements are infeasible due to location of infrastructure including utilities, driveways and public improvements.

- (K) Provide approximately 18,000 square feet of porous pavement for all pedestrian areas.
- (L) 100 percent of the required landscape area will be irrigated using rainwater harvesting or other non-potable source. If non-potable sources are depleted or unavailable Landowner may supplement landscape with potable or reclaimed water.
- (M) Stormwater runoff from impervious surfaces will be directed to landscaped areas. Required landscape area shall be equal to a minimum of 20 percent of the site area.
- (N) An Integrated Pest Management Plan will be required at site plan submittal.
- (O) Provide 5,000 square feet of pollinator habitat. Plantings will be a minimum of 9 contiguous square feet.

PART 13. Open Space.

- (A) Landowner shall satisfy the open space requirements as set out in this Part 14.
- (B) Landowner shall provide 12,845 square feet (0.295 acres) of publicly accessible and privately operated and maintained pocket parks ("Pocket Parks") generally located as indicated on **Exhibit "C" Land Use Plan**.
- (C) Landowner shall grant to City a public access easement over and across the Pocket Parks in a form approved by the city attorney prior to issuance of the final certificate of occupancy for a vertical building on the Property.
- (D) Landowner shall grant to City a public access easement providing ingress and egress from East Riverside Drive to the Pocket Parks including public access between the Pocket Parks in a form approved by the city attorney prior to issuance of the final certificate of occupancy for a vertical building on the Property.

PART 14. Transportation.

(A) The development of the Property is subject to Transportation Impact Analysis (TIA) memorandum from the Transportation and Public Works Department (TPW) dated April 25, 2024, and as amended. The TIA memo limits the site development to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in the final TIA.

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- The applicant has agreed to Transportation Criteria Manual (TCM) standards for (B) all roadways and back-of-curb improvements, with the flexibility that the required improvements may be modified as needed, per the approval of the director of TPW, in consideration of Project Connect improvements.
- Landowner shall provide right-of-way (ROW) dedication, in accordance with the (C) Austin Strategic Mobility Plan (ASMP), for adjacent roadways as required by director of TPW at the time of site plan. Any ASMP required right-of-way and its associated rough proportionality impacts shall be based on land uses and intensities encompassed within the planned unit development (PUD) zoning boundaries at the time of effective date of this ordinance.

PART 15. Code Modifications. In accordance with Chapter 25-2, Subchapter B, Article 2, Division 5 (*Planned Unit Development*) of the Code, the following site development regulations apply to the 200 East Riverside PUD instead of otherwise applicable City regulations:

(A) Zoning

- City Code Section 25-2-144(D) (Planned Unit Development (PUD) (1) District Designation) and 25-2, Subchapter B, Article 2, Division 5, Section 2.3.1(L) are modified to allow the 200 East Riverside PUD to include less than 10 acres of land without being characterized by special circumstances.
- Section 25-2-491 (Permitted, Conditional and Prohibited Uses) is (2) modified to establish the specific set of permitted, conditional, and prohibited uses on the Property in Exhibit "C" - Land Use Plan.
- (3) Section 25-2-492 (Site Development Regulations) is modified to establish the principal site development regulations applicable to the Property in Exhibit "C" - Land Use Plan.
- City Code Section 25-2-742(F) (South Shore Central Subdistrict (4) Regulations) shall not apply to the Property.
- City Code Section 25-2-742(G)(4) (South Shore Central Subdistrict (5) *Regulations*) is modified to allow a maximum building height of 500 feet.

286	(B)	Transportation	
287 288 289 290		allow shared loading and unloa	off-Street Loading Standards) is modified to ding spaces for the various uses on the Property oading and unloading is located within the
291	(C)	Sign Regulations	
292 293		All signage on the Property sha Section 25-10-129 (<i>Downtown</i>	all comply with the requirements of City Code Sign District Regulations).
294	PART 16.	Council makes the following f	indings:
295 296	(A)	200 East Riverside PUD provide City Code;	les superiority and meets the objectives of
297 298 299	(B)		6 are necessary to provide community benefits with planning goals than is achievable without ns; and
300 301	(C)	the impacts of the code modific requirements applicable to the	cations are offset by the imposed site development Property.
302 303 304		No. 20050929-Z003 that establ	ed by this ordinance, the Property is subject to ished zoning for the South River City
305	PART 18.	This ordinance takes effect on	
306	PASSED	AND APPROVED	
307 308 309			§ §
310 311		, 2025	§ Kirk Watson
312 313			Mayor
314 315	APPROV	ED:	ATTEST:
316		Deborah Thomas	Myrna Rios
317		Interim City Attorney	City Clerk



EXHIBIT "

PO Box 90876 Austin, TX 78709 (512) 537-2384 jward@4wardls.com www.4wardls.com

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 3.9555 ACRES (172,301 SQUARE FEET) OF LAND MORE OR LESS, BEING OUT OF ISAAC DECKER SURVEY NO. 20, ABSTRACT NO. 8 IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 3.955 ACRE LEASE TRACT FROM GARWALD COMPANY, INC. TO 200 E. RIVERSIDE, LLC, RECORDED IN DOCUMENT NO. 2019011895 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.R.R.T.C.T.), AND BEING A PORTION OF A CALLED 6.951 ACRE TRACT CONVEYED TO GARWALD COMPANY, INC. IN VOLUME 10565, PAGE 321 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.) AND IN VOLUME 5692, PAGE 1763 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID 3.9555 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron pipe found the north corner of said 3.955 acre lease tract, being in the northwest line of said 6.951 acre tract, being in the southeast line of Lot A, Mae Crockett Estate Subdivision No. 2, a subdivision recorded in Volume 77, Page 232 of the Plat Records of Travis County, Texas (P.R.T.C.T.), said Lot A having been conveyed to Mae Crockett Partners, Ltd. in Document No. 2017093381 (O.P.R.T.C.T.), being in the southeast line of a 60' private access easement as dedicated in said Mae Crockett Estate Subdivision, and being the west corner of Lot 1, Riverside Square subdivision, a subdivision recorded in Document No. 200600245 (O.P.R.T.C.T.), said Lot 1, Riverside Square having been conveyed to CWS Riverside Square, L.P. (described as "Tract 1") in Document No. 2014181757 (O.P.R.T.C.T.), for the north corner and POINT OF BEGINNING hereof, from which a 1/2-inch pipe found for an angle point in the east line of said Lot A, being in the northwest line of said Lot 1, Riverside Square, and being an angle point in the south line of Lot 1, Miller Subdivision, a subdivision recorded in Volume 77, Page 284 (P.R.T.C.T.), said Lot 1, Miller Subdivision having been conveyed to Richard T. Suttle, Jr., as trustee, in Document No. 2015198181 (O.P.R.T.C.T.), bears, N37°38'13"E, a distance of 105.10 feet;

THENCE, with the northeast line of said 3.955 acre lease tract, over and across said 6.951 acre tract, and with the southwest line of said Lot 1, Riverside Square, S36°09'46"E, a distance of 457.21 feet to a 1/2-inch iron rod found for the east corner hereof, said point being the east corner of said 3.955 acre lease tract, being in the southeast line of said 6.951 acre tract, being the south corner of said Lot 1, Riverside Square, and being in the northwest line of a called 3.889 acre tract conveyed to CWS Riverside 300, L.P. in Document No. 2006204578 (O.P.R.T.C.T.), from which a mag nail found in concrete for the east corner of said 6.951 acre tract, being the east corner of said Lot 1, Riverside Square, being the north corner of said 3.889 acre tract, bears, N53°49'25"E, a distance of 165.28 feet;

THENCE, with the southeast line of said 3.955 acre lease tract, with the southeast line of said 6.951 acre tract, and with the northwest line of said 3.889 acre tract, S53°49'25"W, a distance of 441.95 feet to a mag nail in concrete found for the south corner hereof, said point being in the northeast right-of-way line of East Riverside Drive (right-of-way varies), being the south corner of said 3.955 acre lease tract, and being the south corner of said 6.951 acre tract;

THENCE, with the northeast right-of-way line of said East Riverside Drive, with the southwest line of said 3.955 acre lease tract, and with the southwest line of said 6.951 acre tract, the following three (3) courses and distances:

- 1) N26°28'10"W, a distance of 0.11 feet to a calculated point for a point of curvature hereof,
- 2) Along a curve to the left, whose radius is **636.21** feet, whose arc length is **146.23** feet, and whose chord bears **N33°03'39"W**, a distance of **145.91** feet to a 1/2-inch iron rod found for a point of tangency hereof, and
- 3) N39°39'43"W, a distance of 182.51 feet to a calculated point for the west corner hereof, said point being the west corner of said 3.955 acre lease tract, being the west corner of said 6.951 acre tract, and being the south corner of said Lot A, Mae Crockett Estate Subdivision, from which a 1/2-inch iron rod found bears N14°12'39"W, a distance of 0.67 feet, also from which a 1/2-inch iron rod found in the northeast right-of-way line of said East Riverside Drive, being the west corner of said Lot A, Mae Crockett Estate, and being the south corner of Lot 1, Mae Crockett Estate Subdivision, a subdivision recorded in Volume 75, Page 123 (P.R.T.C.T.), bears, N39°39'43"W, a distance of 358.58 feet;

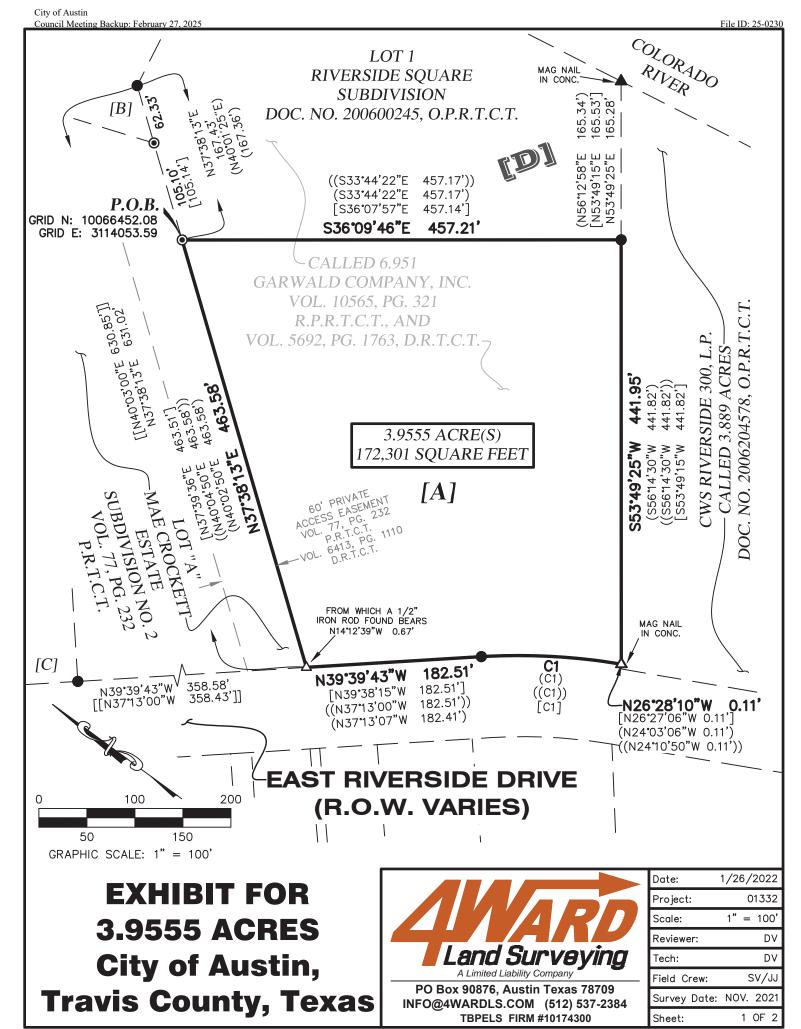
THENCE, leaving the northeast right-of-way line of said East Riverside Drive, with the northwest line of said 3.955 acre lease tract, with the northwest line of said 6.951 acre tract, and with the southeast line of said Lot A, same being the southeast line of said 60' private access easement, **N37°38'13"E**, a distance of **463.58** feet to the **POINT OF BEGINNING** and containing 3.9555 Acres (172,301 Square Feet) of land, more or less.

NOTE:

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 1.000055574278. See attached sketch (reference drawing: 01332 Exhibit.dwg).

Jason Ward, RPLS #5811

4Ward Land Surveying, LLC



[A]

CALLED 3.955 ACRE LEASE TRACT

LESSOR: GARWALD COMPANY, INC.

<u>LESSEE</u>: 200 E. RIVERSIDE, LLC DOC. NO. 2019011895, O.P.R.T.C.T.

OWNER: GARWALD
COMPANY, INC.
3.955 ACRE REMAINDER
OF 6.951 ACRES

10565, PG. 321, R.P.R.T.C.T., AND 5692, PG. 1763, D.R.T.C.T.

[B] [C]
LOT 1 LOT 1, MAE CROCKETT

MILLER SUBDIVISION ESTATE SUBDIVISION
VOL. 77, PG. 284 VOL. 75, PG. 123
P.R.T.C.T. P.R.T.C.T.

[D] ISAAC DECKER LEAGUE SURVEY NO. 20 ABSTRACT NO. 8

		CUR	VE TABL	E	
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	636.21	146.23'	13"10'10"	N33°03'39"W	145.91'

	F	RECORD	CURVE 1	TABLE	
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
(C1)	636.21	146.38'	13"10'59"	N30°38'53"W	146.06'
((C1))	636.21	146.38'	13"10'59"	N30°38'53"W	146.06'
[C1]	636.21	146.38'	1310'59"	N30°38'53"W	146.06'

EXHIBIT FOR
3.9555 ACRES
City of Austin,
Travis County, Texas



PROPERTY LINE EXISTING PROPERTY LINES 1/2" IRON ROD FOUND (UNLESS NOTED) 1/2" IRON PIPE FOUND (UNLESS NOTED) Δ CALCULATED POINT NAIL FOUND AS NOTED VOL./PG. VOLUME, PAGE DOC. NO. DOCUMENT NUMBER P.O.B. POINT OF BEGINNING R.O.W. RIGHT-OF-WAY P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS R.P.R.T.C.T. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS 0.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS D.R.T.C.T. DEED RECORDS. TRAVIS COUNTY, TEXAS RECORD INFORMATION PER (.....) PLAT DOC. NO. 200600245 RECORD INFORMATION PER [......] DEED DOC. NO. 2019011895 RECORD INFORMATION PER [[.....]] PLAT VOL. 77, PG. 232 RECORD INFORMATION PER ((....))DEED VOL. 11956 PG. 1468

NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000055574278.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.



1/26/2022

TCAD PARCEL187830 COA GRID #J21

Land Surveying

A Limited Liability Company

PO Box 90876, Austin Texas 78709 INFO@4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300 COA GRID #J21

Date: 1/26/2022

Project: 01332

Scale: N/A

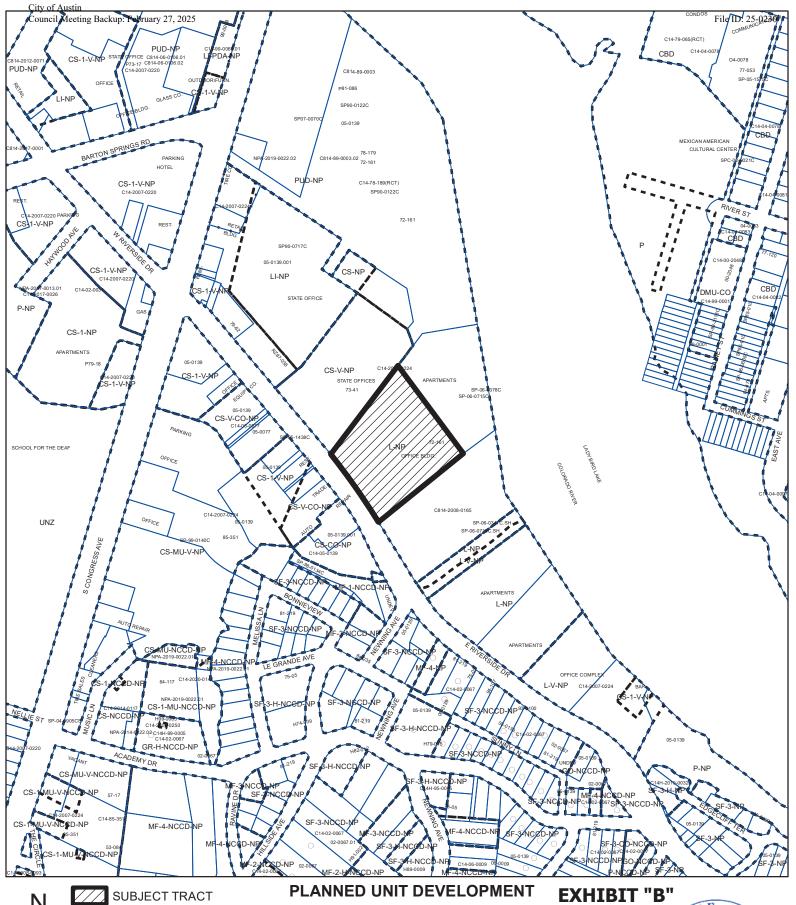
Reviewer: DV

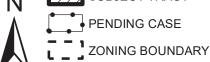
Tech: DV

Field Crew: SV/JJ

Survey Date: NOV. 2021

Sheet: 2 OF 2



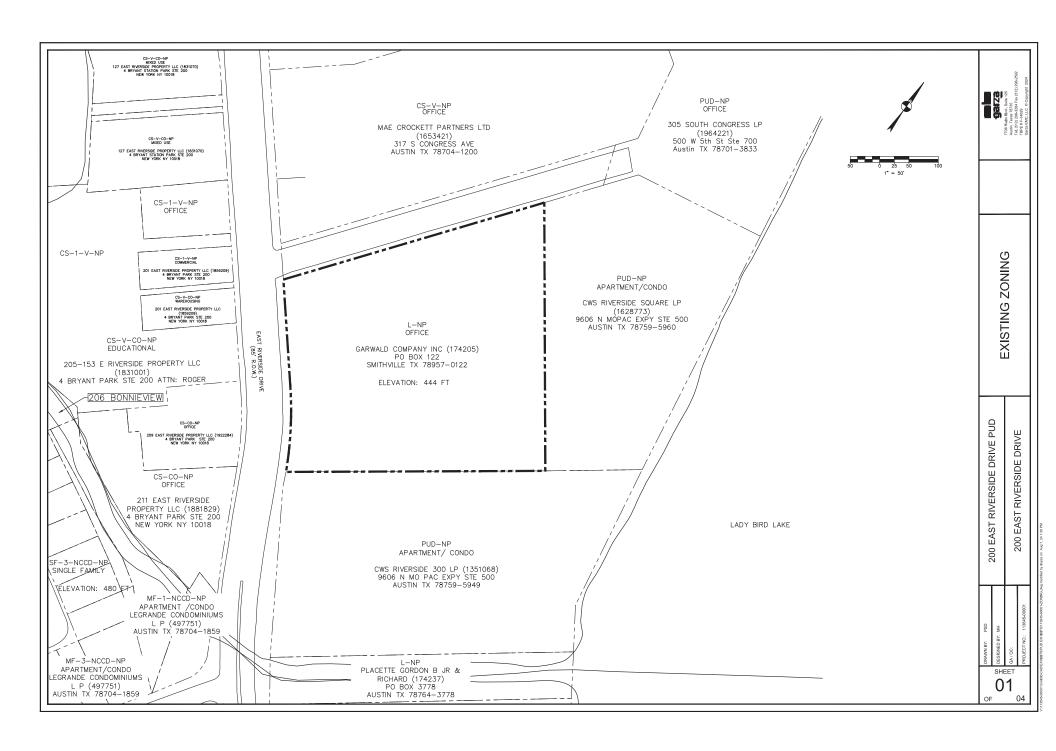


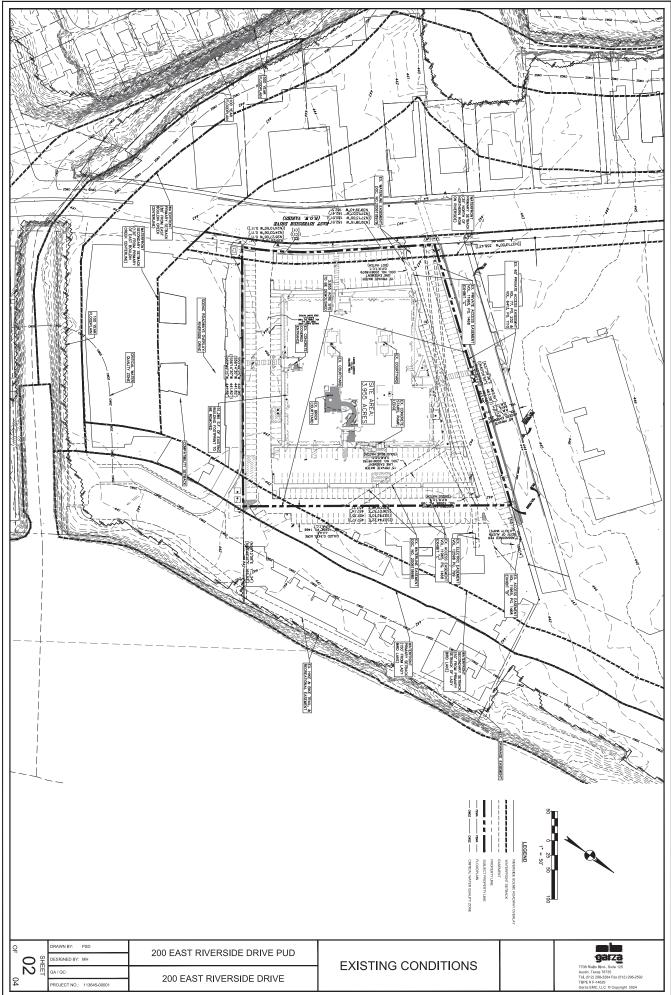
ZONING CASE#: C814-2023-0057

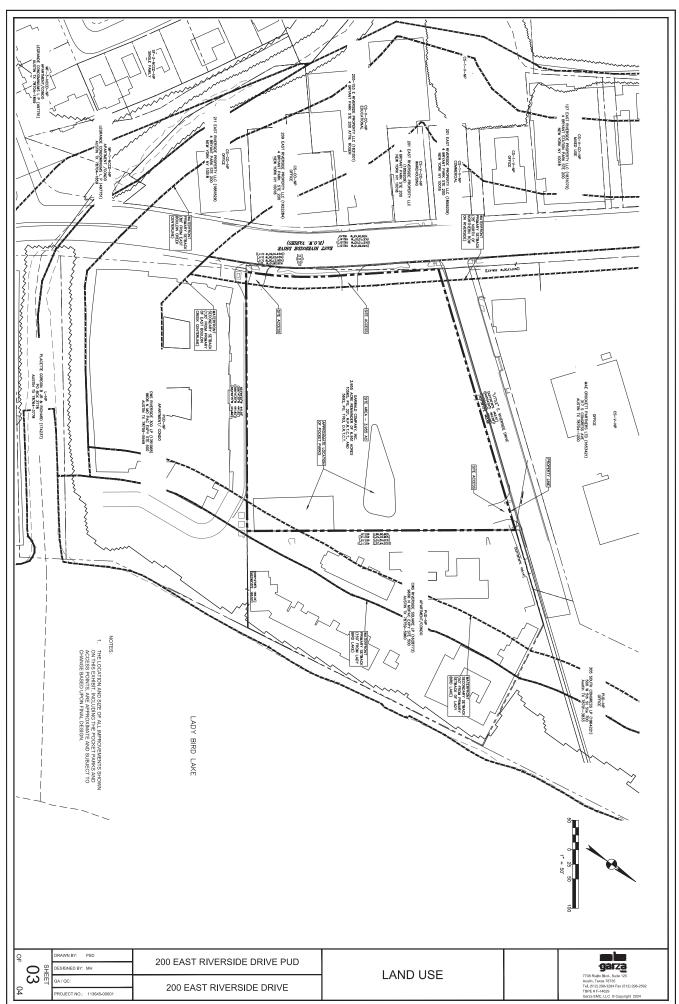
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



UNDED







SITE DEVELOPMENT REGULATIONS

Total Site Area		172,280 sq.ft/3.955 ac
Minimum Lot Size		5,750 sq. ft.
Minimum Lot Width		50 ft.
Maximum Height		500 ft.
Maximum Impervious Cover	:	80%
Maximum Building Coverage	:	80%
	:	14:1
	Front Yard	10 ft.
A Contract of the Contract of	Street Side Yard	10 ft.
WHITTING IT SELDBLAS	Interior Side Yard	N/A
	Rear Yard	N/A

*Base District L
**Impervious cover/building coverage/floor to area ratio is based on gross site area of al
within the PUD. Impervious cover/building coverage/floor to area ratio will be higher on
parcel by parcel calculation.

 LAND USE INTENSITIES NOTED ABOVE MAY CHANGE SO LONG AS DEVELOPMENT SUBJECT TO THE PUD ASSESS TO THE TIMP LIBITATION COLLINED IN THE TIA DATED MARCH 20, 2024 AND ANY SUBSCILLARY MANDAMAN'S TO THE TIA. 	Maximum Retail/Food Beverage	Maximum Office	Maximum Hotel Keys	Maximum Residential Units
DEVELOPMENT SUBJECT TO N DATED MARCH 20, 2024	31,631 sq. ft.	1,286,619 sq. ft	513	897

LAND USE INTENSITIES

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ratio will be higher on a	on gross site area of all land	
	and	

	PROHIBITED USES	
Equipment Repair Services	Extermination Services	Bail Bond Services
Pedicab Storage and Disputch	Employee Recreation	Pauli Shop Services
Funeral Services	Laundry Services	Commercial Blood Plasma
Automotive Washing	Business or Trade School	Research Services
Monument Retail Services	Plant Nursery	Drop-Off Recycling Collection Facilities
Campground	Construction Sales and Services	Transportation Terminal
Printing and Publishing Services	Service Station	Indoor Crop Production
Convenience Storage	Electronic Prototype	Building Maintenance
Vehicle Storage	Assembly	Services
Alternative Financial Services	Assembly Agricultural Sales and Services	Services Hospital Services (General)
Limited Warehousing and	Assembly Agricultural Sales and Services Urban Farm	Services Hospital Services (General)
Distribution	Assembly Agricultural Sales and Services Urban Farm Maintenance and Service Facilities	Services Hospital Services (General)
Distribution Business Support Services	Assembly Agricultural Sales and Services Urban Farm Maintenance and Service Equipment Sales	Services Hospital Services (General)
Distribution Business Support Services Electronic Testing	Assembly Agricultural Sales and Services Urban Farm Maintenance and Service Facilities Equipment Sales Automotive Repair Services	Services Hospital Services (General)
Distribution Business Support Services Electronic Testing Adult-Oriented Business	Assombly Agricultural Sales and Services Urban Farm Maintenance and Service Facilities Facilities Automotive Repair Services Kennels	Services Hospital Services (General
Distribution Business Support Services Electronic Testing Adult-Oriented Business	A seembly A special and A special and Services Ushan Farm Manusumer and Service Facilities Equipment Sales Automotive Repair Services Kenneth	Services Resputal Services (General)
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Consumer Repair Services		Food Preparation	Day Care Services (General) Food Preparation Software Develop Family Hornes Food Sales Theater	Food Preparation Food Sales Financial Services	Food Sales Food Sales Financial Services Central Retail Sales (General)	Group 2) memors Group 2) memors College and University Facilities Community Excitat Generating Excitat Generating Recruitsoal (Proda) Generating Recruitsoal (Community Secreticsoal Consolomium Perdostrial Consolomium Perdostrial Consolomium Perdostrial Consolomium Perdostrial Dan Consolomium Dan Conso	Facilities and Secondary Educational Facilities. Religious Assembly Salery Services Salery Services Salery Services Salery Services Type 1: 2 and 3) Art Gallows Art Wandship Communication Services Communication Services Communication Services Communication Services	Modeal Offices Multilamin S endemial Official Accessory Parking Official Accessory Parking Official Accessory Parking Official Accessory Parking Personal Reprocessor Services Personal Services Personal Office Professional Office Restaurant (Control) Restaurant (Control) Restaurant (Catrol) Restaurant (Catrol)
	Consumer Repair Services	Consumer Repair Services Food Preparation	Consumer Repair Services Food Preparation Food Sales	Food Preparation Food Sales Fond Sales Fond Sales	Consumer Repair Services Food Preparation Food Sales Francial Services General Retail Sales (General)		Safety Services Safety Services Saver-Term Remail Store Term Remail (Type L. Land.) Tuwnbouse Residential Ant Galley Ant Workshop Communications Services Communications Services Services	Off-See Accessory Parking Ondoor Sports and Recreation Personal Improvement Services Personal Services Personal Services Professional Office Restaurant (Central) Restaurant (Limited)
	Consumer Convenience Services Consumer Repair Services	Consumer Convenience Services Consumer Repair Services Food Preparation	Consumer Convenience Services Consumer Repair Services Food Preparation Food Sales	Consumer Convenience Services Consumer Repair Services Consumer Repair Services Food Sules Food Sules	Consumer Centendance Services Consumer Repair Services Food Syles Fond Syles Francial Services General Retail Sales (General)		Commercial Oil-Street Paking	Projessional Office
	Consumer Repair Services	Consumer Repair Services Food Preparation	Consumer Repair Services Food Preparation Food Sales	Consumer Repair Services Food Preparation Food Sales Food Sales Financial Services	Consumer Repair Services Food Superation Food Sales Financial Services General Retail Sales (General)		Consumer Convenience Services	Restaurant (Limited
eneral) Food Preparation Food Sales Food Sal	Food Sales (General) Financial Services (Limited) General Retail Sales (General) (Convenience)	(General) Financial Services (Limited) General Retail Sales (General) General Retail Sales (Convenience)	(Limited) General Retail Sales (General) General Retail Sales (Convenience)				Guidance Services	Local Utility Services
noteral) Food Preparation Food Sales (General) Flanccial Services (Limited) General Retail Sales (General) General Retail Sales (General Retail Sales General Retail Sales Guidance Services	Food Sales Funaccial Services Limited) General Retail Sales (General) General Retail Sales (Convenience) Guidance Services	(General) Financial Services (Limited) General Retail Sales (General) (Convenience) (Convenience) (Guidance Services		General Retail Sales (Convenience) Guidance Services				Buffrances Voice

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

- THE CHARGE AND THE STATE OF THE CHARGE AND THE STATE OF T COZET MENE AUTHORIZED BY THE CITY ARROBIST OR LANDSLAFE REVIEWER, STEELT TREES MILL DEVINORE AT THE THE MENOLY LAND. AND ANAMORE PART HIS THE THE MENOLY LAND. AND ANAMORISE PART HIS THE THE SET WILL BE A MANUAL OF SHARD AUTHOR AS MELSHED 6 NORES MADE. NO MORE THAN 2D PREVENT OF SHEET TREES MILL BE A MANUAL OF SHARD AUTHOR AS MELSHED 6 NORES MADE. ROW MORE THAN 2D PREVENT OF SHEET TREES MILL BE FROM THE SAME SPECIES.
- 100X OF ALL PLANINGS ON HIE PROPERTY SAUL BE FROM THE ESM APPRIOR IN (CITY OF ALSINE MERETIPRED PLANT ISS!) AS DEFINIS AN APPRIOR OF THE ESM (ASSEMPITE CATEGORES OF THEE SPECIES) ON THE CITY OF ALSINES "ROOM (GREEN HATTIES AND ADAPTED LANDSCAPE PLANTS" CAIDE, 100X OF ALL PLANTINGS WILL BE DEGULAR! TOLERAN!. OWN OF THE LANGSCHEED JOEN, MIL BE RENGALED WITH CAUMMINE HAVESTING OR OTHER MISH-FORWARD.
 ALTERNATIVE WATER SUCKESS THAT LASE CAUMEST ON HE PROPERTY FOREST, WHEN ALTERNATIVE WATER
 SOURCED ON HET PROTECTIVE OF DEPAILED OR HAVMALABLE. THE PROPERTY OWNER SHALL HAVE THE ROSH TO
 SUPPLIED THE DOWN OF THE PROPERTY OF THE CAUMMINE OF THE CAUMMINE WATER.

 SUPPLIED TO SUPPLIED THE SUPPLIED OF HAVE THE RESERVED WATER.
- . THE PUD SHALL UTILIZE GREEN WATER QUALITY CONTROLS AS DESCRIBED IN THE ENVIRONMENTAL CRITERIA MANUAL TO TREAT 100% OF THE WATER QUALITY VOLUME REQUIRED BY CODE. THE PUD WILL PROVIDE A MINIMUM OF 6,500 SQUARE FEET OF PRIVATE AMENITY SPACE INCORPORATED OVER THE GARAGE OR WITHIN THE BUILDINGS. THE PUD WILL ACHIEVE A MINMUM OF NINE (9) POINTS UNDER THE BUILDING DESIGN OPTIONS OF SECTION 3.3.2 OF CHAPTER 25—2, SUBCHAPTER E (DESIGN STANDARDS AND MIXED USE).

I, THE PUD SHALL INCORPORATE APPROXIMATELY 5,000 SQUARE FEET OF POLINATOR HABITAT. ALL POLINATOR RESOURCES WILL BE A MINIMUM OF 9 CONTIGUOUS SQUARE FEET.

. RAIN CARDENS WILL BE DESIGNED TO WATER QUALITY AND DRAINAGE STANDARDS OF THE CITY'S LAND DRAINAGE CRITERIA MANUAL.

- THE FUD MALL COMEN, WITH AUSTIN EXERCY GRESS BILLINGS 3T LIGHT POLLITION REDUCTION CONTROL WITH THE FOLLOWING STEE ASSUMPTIONS. STEE IS CATEGORIZED, AND CHEST STEE OF THE SITE (INVESTIGE AND LITTLE RIVERSEE BOY AND AS LZZ ALONG THE NORTH AND EAST SIDE OF THE SIDE (INVESTIGE AND LITTLE RIVERSEE BOY AND AS LZZ ALONG THE NORTH AND EAST SIDE OF THE SIDE (ALONGS LUCK AND AUACUST RESIDERINAL REPORTERY).
- THE PUD WILL COMPLY WITH PEDESTRIAN—ORIENTED USES ON THE FIRST FLOOR OF A MULTI-STORY COMMERCIAL OR MIXED USE BUILDING. O. THE PUD WILL COMPAY WITH THE CITY'S DARK SKY REGULATIONS BASED ON THE ST7 LIGHT POLLUTION REDUCTION CRITERIA AS DESCRIBED ABOVE. THE PUD WILL COMPLY WITH OPTION 2 OF AEGB CREDIT STEL 5 AND ALL ADDITIONAL CREDIT REQUIREMENTS.

S SERPIT-THE PRICENT (1996) OF THE GROUND FLOOR SPACE OF A PARKING GUARGE OF A COMMERCUL OR MUSICIAL 2. USE MULLIPOR TRAINING MUSICIAL DRIVE OF THE DUTINE METRO RALL SHALL PROVIDE PRICETMAN—OMERICID USES AS DETRIED IN SECTION 25-2-401

- THE SZE, CONTIGUENTION AND LOCATION OF THE DRIVEWIN'S AS SHOWN ON SHET NO. 3 IS AN APPROXIMATION FOR ILLUSTRATION PURPOSES, SUBJECT TO CITY APPROVAL, THE OWER WILL ESTABLISH AND SET FORTH THE SZE CONFIGURATION AND LOCATION OF THE DRIVERMIS AT THE THAT OF STEE DRIVED PRETY FERMING.
- THIS PUD WILL COMPLY WITH THE AUSTIN ENERGY GREEN BUILDING PROGRAM TO ACHIEVE A MINIMUM OF A 3-STAIRG.
- THE PUD SHALL EXCEED CODE REQUIREMENTS FOR STREET YARD LANDSCAPE AREA BY AT LEAST 5,000 SQUARE FEET. THE PUD WILL PROVIDE APPROXIMATELY 18,000 SQUARE FEET OF POROUS PAYDMENT FOR ALL PEDESTRIAN AREAS LOCATED ONSTE.
- 2. SECTION 25-4--512 (OFF-STREET LOADING STANDARDS) IS MODIFED TO ALLOW SHARED LOADING AND UNLOADING 12. SECES FOR THE LARBOUS USES WITHIN THE PUD REGARDLESS OF WHERE THE USE OR LOADING AND UNLOADING IN LOCATED WITHIN THE PUD.
- 33, SECTION 25-2-742(F) (SOUTH SHORE CENTRAL SUBDISTRICT REGULATIONS) IS MODIFIED TO REDUCE THE BASEWALI SETBACK REQUIREMENTS ALONG RIVERSIDE DRIVE. M. SECTION 25-2-742(6)(4) (SOUTH SHORE CENTRAL SUBDISTRICT REGULATIONS) IS MODIFIED TO ALLOW FOR A MAXIMUM HEIGHT OF 500 FEET.
- 35. CHAPTER 25—10 IS MODFED TO PROVIDE THAT THE PROPERTY SHALL BE SUBJECT TO THE DOWNTOWN SIGN DISTRICT REGULATIONS.
- 36. SECTION 25-2, DIVISION 5 (PLANNED UNIT DEVELOPMENTS) 2.3.1.(L) IS MODIFIED TO ALLOW FOR A PUD LESS THAN 10 ACRES. 36, EXCEPT AS MODIFED BY THE LAND USE PLAN AND ASSOCIATED NOTE, THE PUD IS SUBJECT TO THE SITE DEVELOPMENT REGULATIONS ASSOCIATED WITH THE LAKE COMMERCIAL "L" ZONING BASE DISTRICT. 9. SECTION 9-2-21(A)(2) (PERMIT FOR CONCRETE INSTALLATION DURING NON-PEAK HOUR PERIODS) IS MODIFIED TO AUTHORIZE THE DIRECTOR TO ISSUE A NON-PEAK HOUR PERMIT TO CONSTRUCT IMPROVEMENTS ON THE PROPERTY . Eletrical easyldits small be required for all developments. Their locations and size onsite will bi determined at the subdivision plat/site flan submittal and may require more space than the minimum bulding setback.

- 25. AS THE PROJECT'S DESIGN IS FURTHER DEVELOPED, THE PROJECT PROPOSES TO INCLUDE AUDITIONAL ACCESSBILIT FEATURES TO EXCEED LOOK, LEGAL, REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, AUDITIONAL, ACCESSBILE RESTROMES AND SOMER STALLS. 18. THE PUD WILL PROVIDE APPROXIMATELY 3,500 SQUARE FEET OF COMMERCIAL SPACE TO A LOCAL INDEPENDENT SERVICE PROVIDER, RESTAURANT, OR SWALL BUSINESS FOR A PERIOD OF 25 YEARS AT 80% OF THE MARKET RATE
- 27. RIGHT-G-WAY MAY BE DEDICATED AT THE OF SITE PLAN, HOWERE, ANY ASM PROJUBED ROW AND ITS ASSOCIATED RIGHEP REPORTBULKTY MEASTS SHALL BE BASED ON THE LAND USES AND INTENSITES ENCOMPASSED BY THE PUD ZONING BOUNDARIES AT TIME OF ZONING ORDINANCE. AS THE PROCESS MALL NOT ADMITE TO GREAT STREETS. AS REALIND TO PARED REPORTS OF WAYS IN WHICH THE PROCESSOR THE PARES. THE PROCESSOR THE PARES IN TH
- 29. IN ADDITION TO ASJAP AND TOJA REQUIREMENTS, AND IN FULFILMENT OF TER II SUPERIORITY ELEMENTS, THE PROJECT SHALL PROVINGE WATRINION, AND GREATER PERSENTIALIN AND INCYCLE TRAFFIC SEAFT ELEMENTS ADJACENT TO THE SUBJECT PROPERTY, SUBJECT TO MEASURES AND LOCATIONS APPROVED BY THE DIRECTOR. APPROXIMATELY 320 FEET OF RECLAMED WATER MAIN EXTENSION SHALL BE CONSTRUCTED ALONG E. RIVERSDE DRIVE.

200 EAST RIVERSIDE DRIVE PUD 2 200 EAST RIVERSIDE DRIVE