

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 20070503-050 TO MODIFY THE LAND USE PLAN TO CHANGE CONDITIONS OF ZONING FOR THE PROPERTY COMMONLY KNOWN AS LAKESHORE PLANNED UNIT DEVELOPMENT LOCATED AT 2200 1/2, 2202 1/2, 2204 1/2, 2220 1/2, 2222 1/2, 2224 1/2, 2302 1/2, 2304 1/2, 2306 1/2, 2410 1/2, 2428 1/2, 2516 1/2, AND 2518 1/2 ELMONT DRIVE, 1201, 1201 1/2, 1301, 1301 1/2, 1307, 1307 1/2, 1309 1/2, 1401, AND 1401 1/2 TINNIN FORD ROAD, 2101 1/2, 2109 1/2, 2125, 2201, 2201 1/2, 2203, 2211, 2213, 2219 1/2, 2223 1/2, 2225, 2225 1/2, 2301, 2301 1/2, 2401, 2403 1/2, 2405 1/2, AND 2407 1/2 SOUTH LAKESHORE BOULEVARD, 2300 AND 2316 1/2 ORACLE WAY, 1401 AND 1405 1/2 VIOLET CROWN LANE, 2200 1/2, 2202 1/2, 2223, 2223 1/2, AND 2300 1/2 WATERLOO CITY LANE, AND 1201 AND 1201 1/2 LADY BIRD LANE IN THE EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN AREA, AND REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT AND EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (NEIGHBORHOOD 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. Lakeshore Planned Unit Development (“Lakeshore PUD”) was approved May 3, 2007, under Ordinance No. 20070503-050 (the “Original Ordinance”). A second amendment was withdrawn on or about December 21, 2021.

PART 2. Lakeshore PUD is comprised of approximately 50.150 acres of land generally located at the intersection of South Lakeshore Boulevard and Tinnin Ford Road, as more particularly described by metes and bounds in the Original Ordinance (the “Original acreage”). 1201 Tinnin Ford Road is comprised of approximately 2.3368 acres of land located contiguous to the original acreage (the “Additional acreage”). This ordinance affects the original acreage and additional acreage as described in Part 3 below.

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-neighborhood plan (PUD-NP) combining district and East Riverside Corridor (ERC) District (Neighborhood Mixed Use Subdistrict) for the approximately 52.4868 acres of land described in Zoning Case No. C814-06-0109.03 on file at the Planning Department and more particularly described as:

41 Original Acreage:

42
43 TRACT A, KASSUBA BEACH SUBDIVISION, PHASE ONE, TRACT A,
44 KASSUBA BEACH SUBDIVISION, PHASE TWO, TRACT A, KASSUBA
45 BEACH SUBDIVISION, PHASE THREE, AND TRACT A, KASSUBA BEACH
46 SUBDIVISION, PHASE FOUR, subdivisions in the City of Austin, Travis
47 County, according to the maps or plats of record in Volume 29, Page 16, Volume
48 38, Page 42, Volume 50, Page 1, and Volume 64, Page 33, respectively, of the Plat
49 Records of Travis County, Texas, and

50
51 Additional Acreage:

52
53 A 2.3368 acre tract of land out of the Santiago Del Valle Grant, Abstract No. 24, in
54 Travis County, Texas, and being all units of Town Lake Village Condominium
55 Project, Travis County, Texas, together with the limited common elements and an
56 undivided interest in and to the general common elements as defined in the
57 condominium declaration recorded in Volume 1, Page 123, of the Condominium
58 Plat Records of Travis County, Texas, and recorded in Volume 10223, Page 672,
59 of the Real Property Records of Travis County, Texas, and recorded in Document
60 No. 2007087674 of the Official Public Records of Travis County, Texas, and being
61 previously described as a 2.586 acre tract of land conveyed by deed recorded in
62 Volume 3472, Page 121, of the Deed Records of Travis County, Texas; SAVE
63 AND EXCEPT a 0.25 acre tract of land conveyed to the City of Austin by deed
64 recorded in Volume 3697, Page 2315, of the Deed Records of Travis County,
65 Texas, said 2.3368 acre tract of land being more particularly described by metes
66 and bounds in **Exhibit "A-1"** incorporated into this ordinance,

67
68 (the Original Acreage and Additional Acreage, collectively, the "Property"),

69
70 being locally known as 2200 1/2, 2202 1/2, 2204 1/2, 2220 1/2, 2222 1/2, 2224 1/2, 2302 1/2,
71 2304 1/2, 2306 1/2, 2410 1/2, 2428 1/2, 2516 1/2, and 2518 1/2 Elmton Drive, 1201, 1201
72 1/2, 1301, 1301 1/2, 1307, 1307 1/2, 1309 1/2, 1401, and 1401 1/2 Tinnin Ford Road, 2101
73 1/2, 2109 1/2, 2125, 2201, 2201 1/2, 2203, 2211, 2213, 2219 1/2, 2223 1/2, 2225, 2225 1/2,
74 2301, 2301 1/2, 2401, 2403 1/2, 2405 1/2, and 2407 1/2 South Lakeshore Boulevard, 2300
75 and 2316 1/2 Oracle Way, 1401 and 1405 1/2 Violet Crown Lane, 2200 1/2, 2202 1/2, 2223,
76 2223 1/2, and 2300 1/2 Waterloo City Lane, and 1201 and 1201 1/2 Lady Bird Lane and
77 generally identified in the map attached as **Exhibit "A-2"** (the "Property").

78
79 **PART 4.** The attached exhibits are incorporated into this ordinance in their entirety as
80 though set forth fully in the text of this ordinance. The exhibits are as follows:

- 82 Exhibit A-1. Legal Description (metes and bounds)
- 83 Exhibit A-2. Zoning Map
- 84 Exhibit B. Amended Land Use Plan
- 85 Exhibit C. Grow Green Native and Adapted Landscape Plants
- 86 Exhibit C-1. Invasive Species/Problem Plants

87
88 **PART 5.** This ordinance and the attached Exhibits “A-1” through “C-1” amend the Original
89 Ordinance for the Property. The land use plan is amended by the attached **Exhibit “B”**
90 (“Amended Land Use Plan”). The attached exhibits replace the likewise named exhibits to the
91 Original Ordinance. Property shall conform to the limitations and conditions set forth in this
92 ordinance and the attached exhibits. If this ordinance and the attached exhibits conflict, this
93 ordinance controls. Except as otherwise specifically modified by this ordinance, all other
94 rules, regulations, and ordinances of the City of Austin (“City”) apply to the Property.
95

96 **PART 6. Definitions**

- 97
- 98 (A) In this ordinance, LANDOWNER means the owner of the Property, or the
99 owner's successors and assigns, or the owner of the Property or that portion of the
100 Property at the time of dedication or transfer to City. Landowner does not include
101 City.
- 102
- 103 (B) Unless otherwise specifically defined, all terms in this ordinance shall have the
104 meaning defined in the Original Ordinance or, if undefined in the Original
105 Ordinance, the meaning established Title 25 of Code of the City of Austin, Texas
106 (the "Land Development Code").
107

108 **PART 7.** Part 4 of the Original Ordinance is amended as follows:

109
110 **PART 4.** In accordance with Section 25-2-411 (A) (*Planned Unit Development*
111 *District Regulations*) of the City Code, development of the Property must comply with
112 the use and site development regulations set out in the [~~land use plan~~] Amended Land
113 Use Plan and this ordinance.
114

- 115 A. A site plan or building permit for the Property may not be approved,
116 released, or issued, if the completed development or uses of the Property,
117 considered cumulatively with all existing or previously authorized
118 development and uses, generate traffic that exceeds the total traffic
119 generation for the Property as specified in that certain Traffic Impact
120 Analysis ("TIA") prepared by WHM Transportation Engineering
121 Consultants, Inc., dated May 2007, or as amended and approved by the
122 Director of the Watershed Protection and Development Review
123 Department. All development on the Property is subject to the

124 recommendations contained in the memorandum from the Transportation
125 Review Section of the Watershed Protection and Development Review
126 Department, dated May 3, 2007, or as amended by the Director. The TIA
127 shall be kept on file at the Watershed Protection and Development Review
128 Department.

- 129
- 130 B. All residential and commercial development shall comply with Austin
131 Energy Green Building Program (GBP) multifamily rating system for a
132 minimum [~~two-star~~] three-star rating. Certification from the GBP shall be
133 met as specified by the version of the rating system current at the time of
134 design.
- 135
- 136 C. At the time an application for approval of a site plan is submitted for
137 development of the Property, or any portion of the Property, a landscape
138 plan shall be submitted to the Watershed Protection and Development
139 Review Department for review and approval. Ninety percent of the total
140 plant material used, exclusive of turf, shall be native to Central Texas or on
141 the Grow Green Native and Adapted Landscape Plants list, attached as
142 Exhibit "C". Plants on the Invasive Species/Problem Plants list, attached as
143 Exhibit "C-1", may not be included.
- 144
- 145 D. At the time an application for approval of a site plan is submitted for
146 development of the Property, or any portion of the Property, an
147 Integrated Pest Management (IPM) plan shall be submitted to the
148 Watershed Protection and Development Review Department for
149 review and approval. The IPM plan shall comply with the guidelines in
150 Section 1.6.9.2 (D) and (F) of the Environmental Criteria Manual that
151 are in effect on the date of this covenant.
- 152
- 153 E. Chapter 25-4, Article 3, Division 5 (*Parkland Dedication*) for the
154 Original Acreage is modified to provide for the following parkland
155 dedication requirement for residential and hotel development [~~in the~~
156 ~~Lakeshore PUD~~].
- 157 1) Except as otherwise provided in this section, a payment instead
158 of the dedication of land in an amount of \$650 per residential
159 unit or hotel unit is required. If parkland dedication regulations
160 subsequently adopted by the City establishes a per unit amount
161 that is less than \$650, the payment requirement is reduced to
162 the amount established in the regulations.
- 163 2) Payment shall be submitted before approval of a site plan.

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- 3) Payment is required for all residential units included on a site plan, except that payment is not required for the first 380 units developed on the property.
- 4) A credit equal to 50 percent of the payment that is due under this section shall be granted for expenditures related to on-site recreational improvements, facilities and amenities in accordance with City criteria effective on May 14, 2007. Any payment in excess of a credit allowed under this subsection shall be reimbursed by the City.
- 5) The City shall use payments made under this section for public park and recreational purposes within one mile of the Lakeshore PUD.
- 6) The foregoing shall satisfy all City of Austin requirements regarding parkland dedication/payment instead of dedication. Existing or future City parkland dedication requirements that may otherwise be applicable to the project do not apply.

F. Notwithstanding subsection E. above, the Additional Acreage is required to comply with Chapter 25-1, Article 14 (*Parkland Dedication*) and as amended.

G. Notwithstanding subsection E. above, Landowner shall construct on the Property a 12-foot wide public trail along and parallel to the west side of the Willow Creek Greenway, connecting by way of public trail Elmont Drive to Lakeshore Boulevard (the "Public Trail") and to:

- 1) be located within the Critical Water Quality Zone (CWQZ) in accordance with Code Section 25-8-261(B)(3);
- 2) be shown on the site plan in this location;
- 3) be constructed concurrently with corresponding phases of development on the Property;
- 4) be privately owned and maintained; and
- 5) grant to City a public access easement over and across the Public Trail in a form approved by the city attorney prior to issuance of site

196 plan, or site plan approval for the phase of development in which the
197 segment of the Public Trail is located.

- 198 H. All new buildings constructed on the Additional Acreage shall use
199 alternative water sources either onsite sources or municipal reclaimed
200 water, for all non-potable uses such as irrigation, cooling, and toilet and
201 urinal flushing applications. This may be achieved either through:
202
203 1) the installation of an onsite water reuse system as defined in Chapter
204 15-13 of the City Code designed to capture rainwater and A/C
205 condensate in a storage cistern with a volume equivalent to one inch
206 multiplied by the rooftop square footage; or
207
208 2) through the extension of and connection to the City's reclaimed
209 water system.

210
211 I. All new buildings constructed on the Property shall comply with Austin
212 Energy Green Building Star Rating System Bird Collision Deterrence
213 Criteria STEL5 as outlined in the 2022 Commercial Rating System (or
214 latest applicable version).
215

216 J. Landowner shall provide one additional electric vehicle charging station on
217 the Property.
218

219 K. Landowner shall preserve all heritage trees on the Property, unless the tree
220 is dead, diseased, or poses an imminent hazard as determined by the City
221 Arborist.
222

223 **PART 8.** A new Part 5 is added to the Original Ordinance as follows and the remaining
224 Part is renumbered accordingly:

225 **PART 5. Code Modifications.**

- 226 A. Section 25-1-21(108) (Definitions) is modified to allow a site to cross a
227 public street or right-of-way.
228
229 B. Section 25-2-491(C) (Permitted, Conditional, and Prohibited Uses) is
230 modified to allow the additional permitted uses provided on the Amended
231 Land Use Plan.
232
233 C. Section 25-2-517 (Requirements for Amphitheaters) is modified to allow a
234 site plan for the construction of an amphitheater that is associated with a

235 commercial, civic, or residential use to be approved administratively under
236 Section 25-5, Article 2 (*Administrative Site Plans*).

237
238 D. Section 25-2-721(E)(2) (*Waterfront Overlay (WO) Combining District*
239 *Regulations*) is modified to allow new buildings constructed on the
240 Property to have similar distinctive building top designs as the existing
241 buildings located on the Property.

242
243 E. Section 25-2-741(C) (*South Lakeshore Subdistrict Regulations*) is
244 modified such that the maximum building height are the heights
245 established on the Amended Land Use Plan.

246
247 F. Section 25-2-894(B) (*Accessory Uses for a Principal Commercial Use*) is
248 modified to allow commercial uses as accessory use for the convenience
249 of employees, clients, or customers of the principal use regardless of the
250 size and location of the use. *Examples of accessory uses include fitness*
251 *center, innovation center, and conference center.*

252
253 G. Section 25-4-153 (*Block Length*) is modified to allow for the street
254 connectivity as shown on the Amended Land Use Plan.

255
256 H. Section 25-5-81(B) (*Site Plan Expiration*) is modified to require that,
257 except as provided in Subsections (C), (D), or (E) of Section 25-5-81, a
258 site plan expires five (5) years after the date of its approval.

259
260 I. Section 25-2, Subchapter E, Article 2.7 (*Private Common Open Space and*
261 *Pedestrian Amenities*) is modified such that the open space requirement for
262 the Property shall be satisfied by 20,000 square foot Community Park as
263 reflected in Note 20 of the Amended Land Use Plan.

264
265 J. Section 25-6-55 (*Dedication of Right-of-Way*) is modified to remove the
266 requirement to dedicate as public right-of-way Waterloo City Lane, Lady
267 Bird Lane, Oracle Way, and Violet Crown Lane.

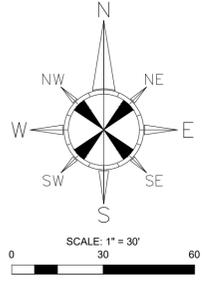
268
269 **PART 9.** Except as otherwise specifically provided for in this ordinance, the terms and
270 conditions of the Original Ordinance remain in effect. If this ordinance and the Original
271 Ordinance conflict, this ordinance controls.

272
273 **PART 10.** Except as specifically modified by this ordinance, the Property is subject to
274 Ordinance No. 20061116-057 that established zoning for the Riverside Neighborhood Plan.
275

EXHIBIT "A-1"

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) ZONE "X" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 48453C0605K DATED 01/22/2020 AND IS NOT IN A FLOOD ZONE AREA.



MISCELLANEOUS NOTES

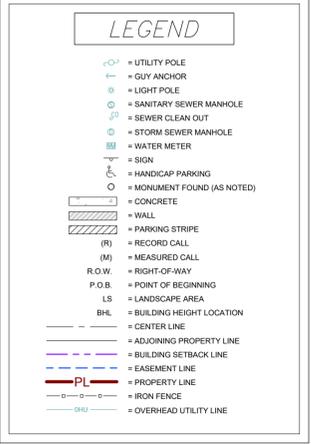
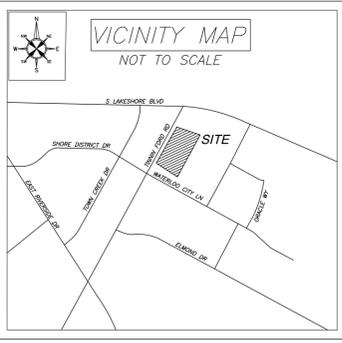
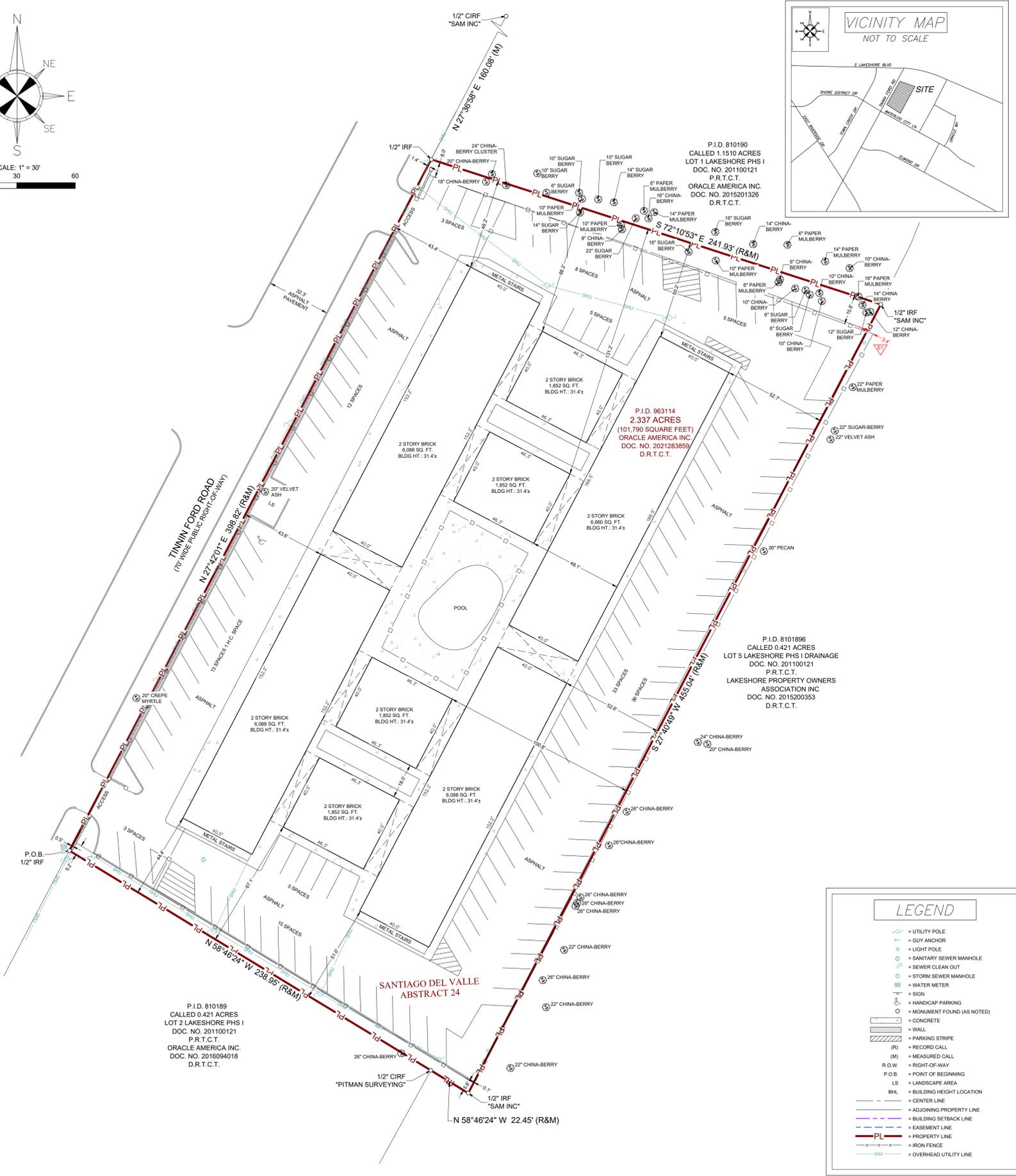
- N1 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS CENTRAL ZONE (4203) BY GPS OBSERVATIONS.
 - N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL.
- | PARKING | | | | |
|---------|----------|---------|---------|-------|
| REGULAR | DISABLED | TRAILER | PARTIAL | TOTAL |
| 138 | | 1 | | 139 |
- N3 THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - N4 THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - N5 THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.
 - N6 THE SUBJECT PROPERTY CONTAINS 2.337 ACRES (101,790 SQUARE FEET) OF LAND.
 - N7 THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO TINNIN FORD ROAD, A PUBLIC RIGHT-OF-WAY. THE NEAREST INTERSECTING STREET WATERLOO CITY LANE, IS 85± SOUTHWESTERLY.
 - N8 THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL. THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
 - N9 ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
 - N11 THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT AND THERE MAY BE EASEMENTS AND RIGHTS-OF-WAY OF RECORD NOT SHOWN ON SURVEY
- SURVEY PREPARED BY:
CROWLEY SURVEYING
FRN:10046500
4251 FM 2181, #230-484
CORINTH, TX 76210
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com

STATEMENT OF SIGNIFICANT OBSERVATIONS

FENCE IS IN ADJOINER UP TO 3.4'

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV



DEED LEGAL DESCRIPTION

BEING ALL OF A 2.3368 ACRE (101,790 SQUARE FOOT) TRACT OF LAND OUT OF THE SAN TIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, AND BEING ALL UNITS OF TOWN LAKE VILLAGE CONDOMINIUM PROJECT, A CONDOMINIUM PROJECT IN TRAVIS COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF IN VOLUME 1, PAGE 123 OF THE CONDOMINIUM PLAT RECORDS OF TRAVIS COUNTY, TEXAS (C.P.R.T.C.T.), AND VOLUME 10223, PAGE 672 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.) AND DOCUMENT NO. 2007087674 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING PREVIOUSLY DESCRIBED AS A 2.586 ACRE TRACT CONVEYED TO KELL PROPERTIES IN VOLUME 3472, PAGE 121 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAVE AND EXCEPT A CALLED 0.25 ACRE TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN FOR STREET PURPOSES IN VOLUME 3697, PAGE 2315 (D.R.T.C.T.), SAID 2.3368 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD PIPE FOUND IN CONCRETE IN THE EAST RIGHT-OF-WAY LINE OF TINNIN FORD ROAD (70' RIGHT-OF-WAY), AND BEING THE NORTHWEST CORNER OF LOT 2 OF LAKESHORE PHASE 1, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201100121 (O.P.R.T.C.T.), AND BEING THE SOUTHWEST CORNER OF SAID 0.25 ACRE CITY OF AUSTIN STREET TRACT, AND BEING IN THE SOUTH LINE OF SAID KELL TRACT, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A 1/2 INCH IRON ROD WITH "TERRA FIRMA" CAP FOUND IN THE EAST RIGHT-OF-WAY LINE OF SAID TINNIN FORD ROAD, AND BEING THE COMMON WEST CORNER OF LOTS 3 AND 4, BOTH OF SAID LAKESHORE PHASE 1 BEARS, 27 DEG 42' 01" W, A DISTANCE OF 133.43 FEET;

THENCE OVER AND ACROSS SAID KELL TRACT, WITH THE EAST RIGHT-OF-WAY LINE OF SAID TINNIN FORD ROAD AND THE EASTLINE OF SAID 0.25 ACRE CITY OF AUSTIN STREET TRACT, N 27 DEG 42' 01" E, A DISTANCE OF 398.82 FEET TO A 1/2 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER HEREOF, SAID POINT BEING AT THE SOUTHWEST CORNER OF LOT 1 OF SAID LAKESHORE PHASE 1, AND BEING AT THE NORTHEAST CORNER OF SAID 0.25 ACRE CITY OF AUSTIN STREET TRACT, AND BEING IN THE NORTH LINE OF SAID KELL TRACT;

THENCE, LEAVING THE EAST RIGHT-OF-WAY LINE OF SAID TINNIN FORD ROAD, WITH THE COMMON LINE OF SAID LOT 1 AND SAID KELL TRACT, S 72 DEG 10' 53" E, A DISTANCE OF 241.93 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF, SAID POINT BEING AT THE COMMON SOUTH CORNER OF LOTS 1 AND 5, BOTH OF SAID LAKESHORE PHASE 1, AND BEING THE NORTHEAST CORNER OF SAID KELL TRACT;

THENCE WITH THE EAST AND SOUTH LINES OF SAID KELL TRACT, IN PART WITH THE WEST LINE OF LOT 5, AND IN PART WITH THE NORTH LINE OF SAID LOT 2, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- S27 DEG 40' 49" W, A DISTANCE OF 455.04 FEET TO A 1/2 INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER HEREOF, AND
- N 58 DEG 46' 24" W, PASSING AT A DISTANCE OF 22.45 FEET, A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND AT THE COMMON NORTH POINT CORNER OF SAID LOTS 2 AND 5, AND CONTINUING FOR A TOTAL DISTANCE OF 238.95 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 2.3368 ACRE (101,790 SQUARE FEET), MORE OR LESS.

TSPS LAND TITLE SURVEY

FOR
1201 TINNIN FORD ROAD
PARTNER PROJECT NUMBER 22-363010 SITE NUMBER 2
STATE OF TEXAS
COUNTY OF TRAVIS

I hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice Requirements for a Category 1B TSPS Standard Land Survey and was conducted on the ground in March 29, 2022 and is true and correct to the best of my knowledge.

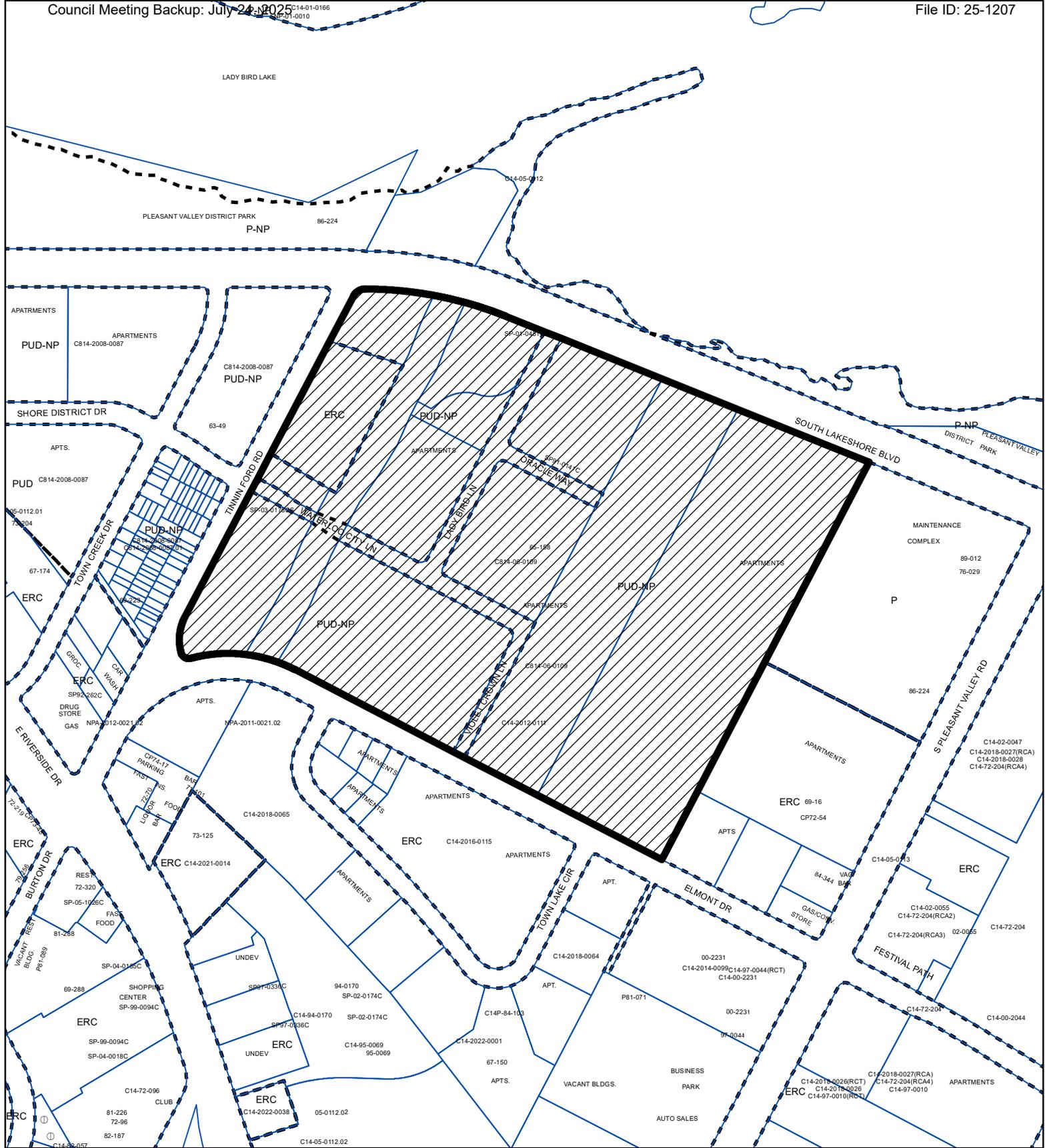
DATE OF PLAT OR MAP: APRIL 14, 2022
PROPERTY ADDRESS: 1201 TINNIN FORD ROAD
AUSTIN TEXAS, 78741

Surveyor: Anthony Ray Crowley
10/27/2022
REGISTRATION NUMBER: R.P.L.S. NO. 6484
STATE OF REGISTRATION: TEXAS
FIELD DATE OF SURVEY: MARCH 30, 2022
LATEST REVISION DATE: SEPTEMBER 12, 2022



CORPORATE OFFICE
2154 TORRANCE BLVD.
TORRANCE, CA 90501 888-213-7479
ALTA@partneresi.com





PLANNED UNIT DEVELOPMENT EXHIBIT "A-2"

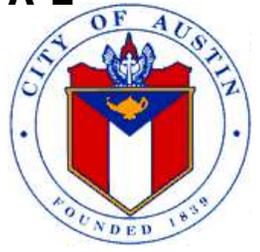
ZONING CASE#: C814-06-0109.03

- N
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

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 Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



garza
 7700 Regal Blvd, Suite 125
 Austin, Texas 78756
 Tel: (512) 298-0200 Fax: (512) 298-0202
 1818 F. R. L. #204
 1818 F. R. L. #204
 1818 F. R. L. #204

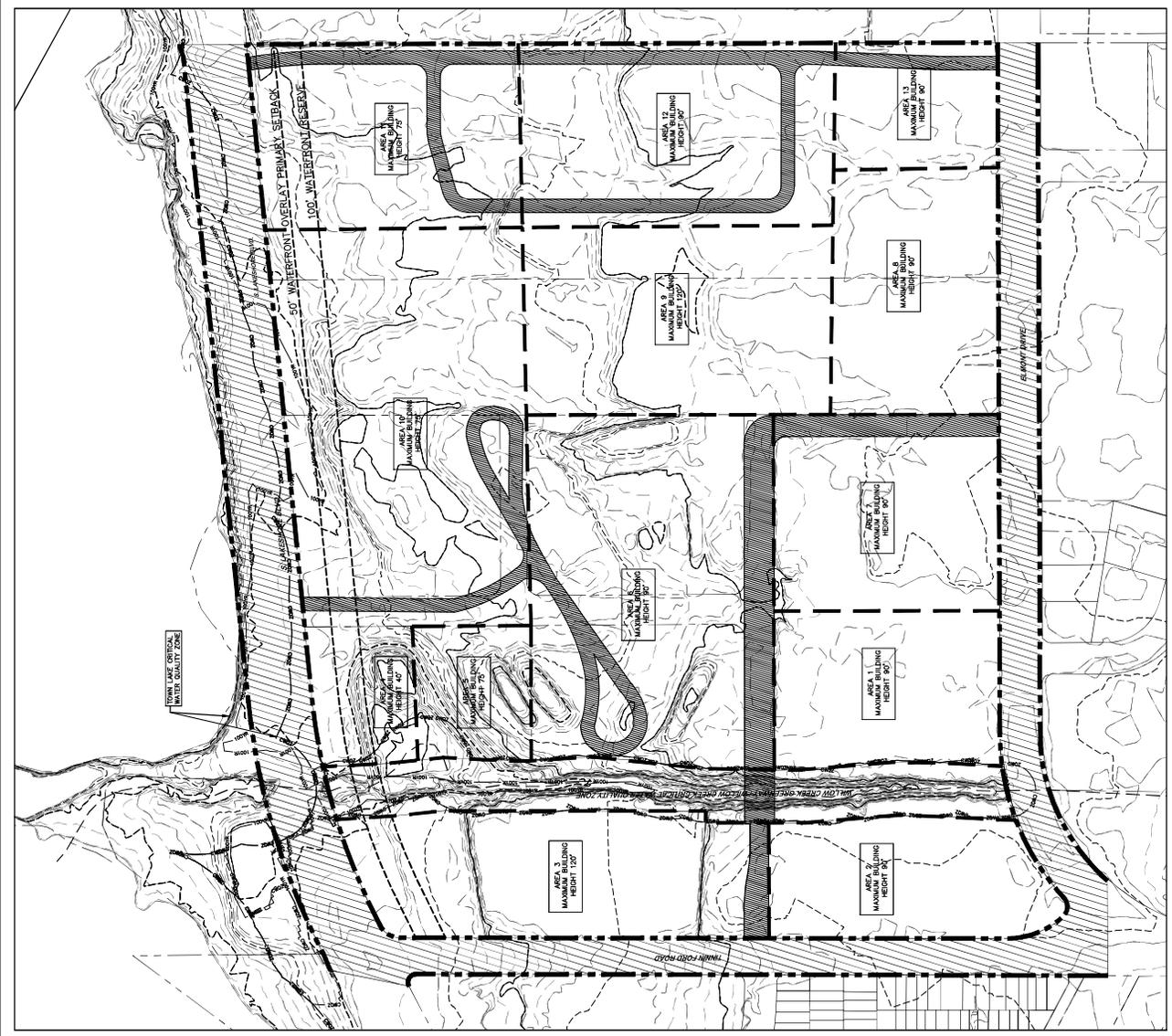
LAND USE PLAN

ORACLE CAMPUS
 2300 ORACLE WAY, AUSTIN, TX 78741
 ORACLE AMERICA, INC

PROJECT NO.:	13794-0002
DATE:	
DESIGNED BY:	
DRAWN BY:	

SHEET
 1
 OF
 9

DATE:	
NO.:	



100 0 50 100 200
 1" = 100'

LEGEND

- PARCEL / LOT BOUNDARIES
- - - - SURVEY BOUNDARIES
- ▭ BUILDING HEIGHT AREAS
- ▨ WATERFRONT RESERVE
- ▧ CRITICAL WATER QUALITY ZONE
- ▩ 100-YEAR FLOODPLAIN
- ▤ INTERNAL DRIVES
- ▥ EXTERNAL DRIVES

EXHIBIT C

Grow Green Native and Adapted Landscape Plants

Trees

Ash, Texas <i>Fraxinus texensis</i>	Oak, Escarpment Live <i>Quercus fusiformis</i>
Arizona Cypress <i>Cupressus arizonica</i>	Oak, Lacey <i>Quercus glaucooides</i>
Big Tooth Maple <i>Acer grandidentatum</i>	Oak, Monterey (Mexican White) <i>Quercus polymorpha</i>
Cypress, Bald <i>Taxodium distichum</i>	Oak, Shumard <i>Quercus shumardii</i>
Cypress, Montezuma <i>Taxodium mucronatum</i>	Oak, Texas Red <i>Quercus texana</i> (<i>Quercus buckleyi</i>)
Elm, Cedar <i>Ulmus crassifolia</i>	Pecan <i>Carya illinoensis</i>
Elm, Lacebark <i>Ulmus parvifolia</i>	Soapberry <i>Sapindus drummondii</i>
Honey Mesquite <i>Prosopis glandulosa</i>	
Oak, Bur <i>Quercus macrocarpa</i>	
Oak, Chinquapin <i>Quercus muhlenbergii</i>	
Oak, Southern Live <i>Quercus virginiana</i>	

Small Trees/Large Shrubs

Anacacho Orchid Tree <i>Bauhinia congesta</i>	Persimmon, Texas <i>Diospyros texana</i>
Buckeye, Mexican <i>Ungnadia speciosa</i>	Pistachio, Texas <i>Pistacia texana</i>
Buckeye, Rec <i>Aesculus pavia</i>	Plum, Mexican <i>Prunus mexicana</i>
Carolina Buckthorn <i>Rhamnus caroliniana</i>	Pomegranate <i>Punica granatum</i>
Cherry Laurel <i>Prunus caroliniana</i>	Redbud, Mexican <i>Cercis canadensis</i> 'mexicana'
Crape Myrtle <i>Lagerstroemia indica</i>	Redbud, Texas <i>Cercis canadensis</i> var. 'texensis'
Desert Willow <i>Chilopsis linearis</i>	Retama Jerusalem Thorn <i>Parkinsonia aculeata</i>
Dogwood, Roughleaf <i>Cornus drummondii</i>	Senna, Flowering <i>Cassia corymbosa</i>
Escarpment Black Cherry <i>Prunus serotina</i> var. <i>eximia</i>	Smoke Tree, American <i>Cotinus obovatus</i>
Eve's Necklace <i>Sophora affinis</i>	Sumac, Flameleaf <i>Rhus lanceolata</i>
Goldenball Leadtree <i>Leucaena retusa</i>	Viburnum, Rusty Blackhaw <i>Viburnum rufidulum</i>
Holly, Possumhaw <i>Ilex decidua</i>	Viburnum, Sandankwa <i>Viburnum suspensum</i>
Holly, Yaupon <i>Ilex vomitoria</i>	
Mountain Laurel, Texas <i>Sophora secundiflora</i>	

Shrubs

Abelia, Glossy *Abelia grandiflora*
Agarita *Berberis trifoliata*
Agave (Century Plant) *Agave sp.*
American Beautyberry *Callicarpa americana*
Artemisia *Artemisia 'Powis Castle'*
Barbados Cherry *Malpighia glabra*
Barberry, Japanese *Berberis thunbergii 'Atropurpurea'*
Basket Grass (Sacahuista) *Nolina texana*
Black Dalea *Dalea frutescens*
Bush Germander *Teucrium fruticans*
Butterfly Bush *Buddleia davidii*
Butterfly Bush, Woolly *Buddleia marrubiifolia*
Coralberry *Symphoricarpos orbiculatus*
Cotoneaster *Cotoneaster sp.*
Eleagnus *Eleagnus pungens*
Esperanza/Yellow Bells *Tecoma stans*
Flame Acanthus *Anisacanthus quadrifidus var. wrightii*
Fragrant Mimosa *Mimosa borealis*
Holly, Burford *Ilex cornuta 'Burfordii'*
Holly, Dwarf Chinese *Ilex cornuta 'Rotunda nana'*
Holly, Dwarf Yaupon *Ilex vomitoria 'Nana'*
Jasmine, Primrose *Jasminum mesnyi*
Kidneywood *Eysenhardtia texana*
Lantana, Native *Lantana horrida*
Mistflower, Blue (Blue Boneset) *Eupatorium coelestinum*
Mistflower, White (Shrubby White Boneset) *Ageratina havanense*
Mock Orange *Philadelphus coronarius*
Nandina *Nandina domestica 'Compacta nana' 'Gulf Stream'*
Oleander *Nerium oleander*
Palmetto *Sabal minor*
Prickly Pear *Opuntia engelmannii var. lindheimeri*
Rose, Belinda's Dream *Rosa 'Belinda's Dream'*
Rose, Lamarne *Rosa 'Lamarne'*
Rose, Livin' Easy *Rosa 'Livin' Easy'*
Rose, Marie Pavie *Rosa 'Marie Pavie'*
Rose, Martha Gonzales *Rosa 'Martha Gonzales'*
Rose, Mutabilis *Rosa 'Mutabilis'*
Rose, Nearly Wild *Rosa 'Nearly Wild'*
Rose, Old Blush *Rosa 'Old Blush'*
Rose, Perle d'or *Rosa 'Perle d'or'*
Rock Rose *Pavonia lasiopetala*
Rosemary *Rosmarinus officinalis*
Sage, Mountain *Salvia regla*
Sage, Texas (Cenizo) *Leucophyllum frutescens*
Senna, Lindheimer *Cassia lindheimeriana*
Southern Wax Myrtle *Myrica cerifera*
Sumac, Evergreen *Rhus virens*
Sumac, Fragrant (Aromatic) *Rhus aromatica*
Texas Sotol *Dasylirion texanum*
Turk's Cap *Malvaviscus arboreus*
Yucca, Paleleaf *Yucca pallida*
Yucca, Red *Hesperaloe parviflora*
Yucca, softleaf *Yucca recurvifolia*
Yucca, Twistleaf *Yucca rupicola*

Perennials

Black-eyed Susan *Rudbeckia hirta*
Bulbine *B. frutescens* or *caulescens*
Bush Morning Glory *Ipomoea fistulosa*
Butterfly Weed *Asclepias tuberosa*
Butterfly Weed 'Mexican' *Asclepias curassivica*
Cast Iron Plant *Aspidistra elatior*
Chile Pequin *Capsicum annuum*
Cigar Plant *Cuphea micropetala*
Columbine, Red *Aquilegia canadensis*
Columbine, Yellow *Aquilegia chrysantha* 'Texas Gold'
Coreopsis *Coreopsis lanceolata*
Daisy, Blackfoot *Melampodium leucanthum*
Daisy, Copper Canyon *Tagetes lemmonii*
Damiantia *Crysactina mexicana*
Fall Aster *Aster oblongifolius*
Fern, River *Thelypteris kunthii*
Firebush *Hamelia patens*
Gaura *Gaura lindeheimeri*
Gayfeather *Liatris mucronata*
Gregg Dalea *Dalea greggii*
Hibiscus, Perennial *Hibiscus moscheutos*, *Hibiscus coccineus*
Honeysuckle, Mexican *Justicia spicigera*
Hymenoxys (Four Nerve Daisy) *Tetraneuris scaposa*
Indigo Spires *Salvia* 'Indigo Spires'
Iris, Bearded *Iris albicans*
Iris, Butterfly/Bicolor (African) *Dietes sp.*
Lamb's Ear *Stachys byzantina*
Lantana *Lantana x hybrida* (many varieties)
Lantana, Trailing *Lantana montevidensis*
Marigold, Mexican Mint *Tagetes lucida*
Obedient Plant, Fall *Physostegia virginiana*
Oregano, Mexican *Poliomintha longiflora*
Penstemon *Penstemon sp.*
Phlox, Fragrant *Phlox pilosa*
Pink Skullcap *Scutellaria suffrutescens*
Plumbago *Plumbago auriculata*
Poinciana, Red Bird of Paradise, Pride of Barbados
Caesalpinia pulcherrima
Primrose, Missouri *Oenothera macrocarpa*
Purple Coneflower *Echinacea purpurea*
Ruellia *Ruellia brittoniana*
Sage, Cedar *Salvia roemeriana*
Sage, Jerusalem *Phlomis fruticosa*
Sage, Majestic *Salvia guaranitica*
Sage, Mealy Blue *Salvia farinacea*
Sage, Mexican Bush *Salvia leucantha*
Sage, Penstemon, Big Red Sage *Salvia penstemonoides*
Sage, Russian *Perovskia atricplifolia*
Sage, Scarlet or 'Tropical' *Salvia coccinea*
Salvia, Gregg (Cherry Sage) *Salvia greggii*
Shrimp Plant *Justicia brandegeana*
Texas Betony *Stachys coccinea*
Verbena, Prairie *Verbena bipinnatifida*
Yarrow *Achillea millefolium*
Zexmenia *Wedelia texana*

Ornamental Grasses

Bluestem, Big *Andropogon gerardii*
Bluestem, Bushy *Andropogon glomeratus*
Bluestem, Little *Schizachyrium scoparium*
Fountain Grass, Dwarf *Pennisetum alopecuroides*
Indian Grass *Sorghastrum nutans*
Inland Sea Oats *Chasmanthium latifolium*

Mexican Feathergrass (Wiregrass) *Stipa tenuissima*
Muhly, Bamboo *Muhlenbergia dumosa*
Muhly, Big *Muhlenbergia lindheimeri*
Muhly, Deer *Muhlenbergia rigens*
Muhly, Gulf *Muhlenbergia capillaris*
Muhly, Seep *Muhlenbergia reverchonii*
Sideoats Grama *Bouteloua curtipendula*
Wild Rye *Elymus canadensis*

Vines

Asian Jasmine *Trachelospermum asiaticum*
Carolina Jessamine *Gelsemium sempervirens*
Coral Vine *Antigonon leptopus*
Crossvine *Bignonia capreolata*
Fig Vine *Ficus pumila*

Honeysuckle, Coral *Lonicera sempervirens*
Lady Banksia Rose *Rosa banksiae*
Passion Vine *Passiflora incarnata*
Trumpet Vine *Campsis radicans*
Virginia Creeper *Parthenocissus quinquefolia*

Groundcover

Aztec Grass *Ophiopogon japonicus*
Frogfruit *Phyla incisa*
Horseherb *Calyptocarpus vialis*
Leadwort Plumbago *Ceratostigma plumbaginoides*
Liriope *Liriope muscari*
Monkey Grass (Mondo Grass) *Ophiopogon japonicus*
Oregano *Origanum vulgare*
Periwinkle, Littleleaf *Vinca minor*
Pigeonberry *Rivina humilis*

Purple Heart *Secreasea pallida*
Santolina (Lavender Cotton) *Santolina chamaecyparissus*
Sedge, Berkeley *Carex tumulicola*
Sedge, Meadow *Carex perdentata*
Sedge, Texas *Carex texensis*
Sedum (Stonedrop) *Sedum nuttallianum*
Silver Ponyfoot *Dichondra argentea*
Wooly Stemodia *Stemodia lanata*
(*Stemodia tomentosa*)

Turf Grasses

Bermuda 'Tif 419', 'Sahara', 'Baby', 'Common'
Buffalo '609', 'Stampede', 'Prairie'
St. Augustine 'Baby', 'Common', 'Raleigh', 'Delmar'

Zoysia, Fine Leaf 'Matrella', 'Emerald', 'Zorro'
Zoysia, Coarse Leaf 'Japonica', 'Jamur', 'El Toro', 'Palis

EXHIBIT C-1

Invasive Species/Problem Plants

PLANTS TO AVOID

INVASIVES

(Plants that are non-native to the Central Texas ecosystem and tend to out-compete native species)

Do Not Plant

(Travel by seeds, berries, and spores so can be transported long distances. They have already invaded preserves and greenbelts):

- Arizona Ash
- Chinaberry
- Chinese Pistache
- Chinese Tallow
- Chinese Privet
- Elephant Ear
- Holly Fern
- Japanese Honeysuckle
- Ligustrum, Wax Leaf
- Mimosa
- Mulberry, Paper
- Nandina (large, berrying varieties)
- Photinia, Chinese
- Pyracantha
- Tamarisk
- Tree of Heaven

Do Not Plant Near Parks/Preserves/Greenbelts

(travel by runners, rhizomes, and stems so only invade neighboring areas):

- Bamboo
- English Ivy
- Vinca (Periwinkle)

PROBLEM TREES AND SHRUBS

(Typically fast-growing, highly adaptable, but often have weak wood and are short-lived. Most are susceptible to insect and disease problems.)

- Arizona Ash
- Azalea (not adapted to Austin soils)
- Boxelder
- Camellia
- Chinaberry
- Chinese Privet
- Chinese Tallow
- Cottonwood
- Ligustrum
- Lombardy Poplar
- Mimosa
- Mulberry, Paper
- Photinia, Chinese
- Siberian Elm
- Silver Maple
- Sweetgum
- Sycamore
- Tree of Heaven