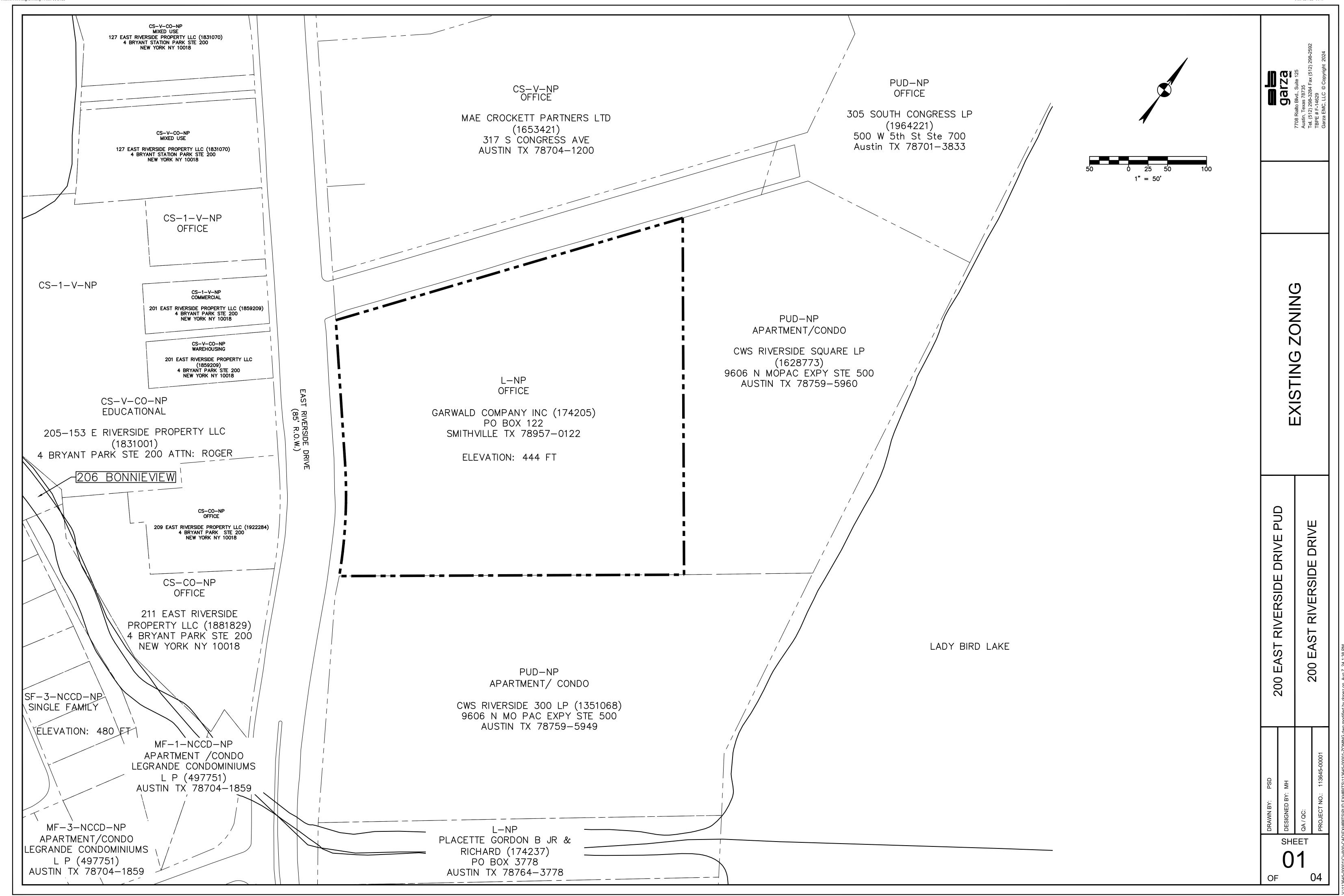
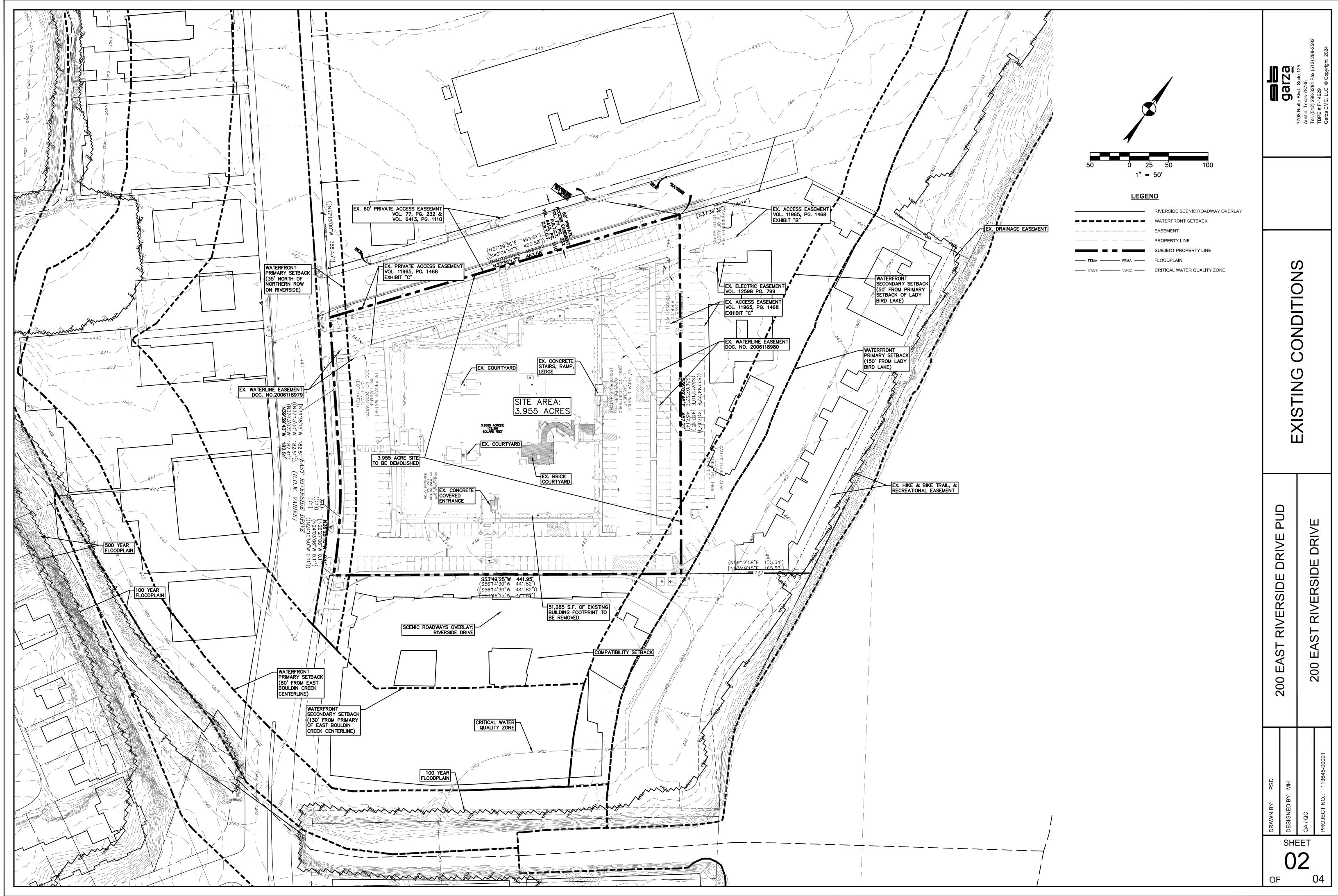
City of Austin
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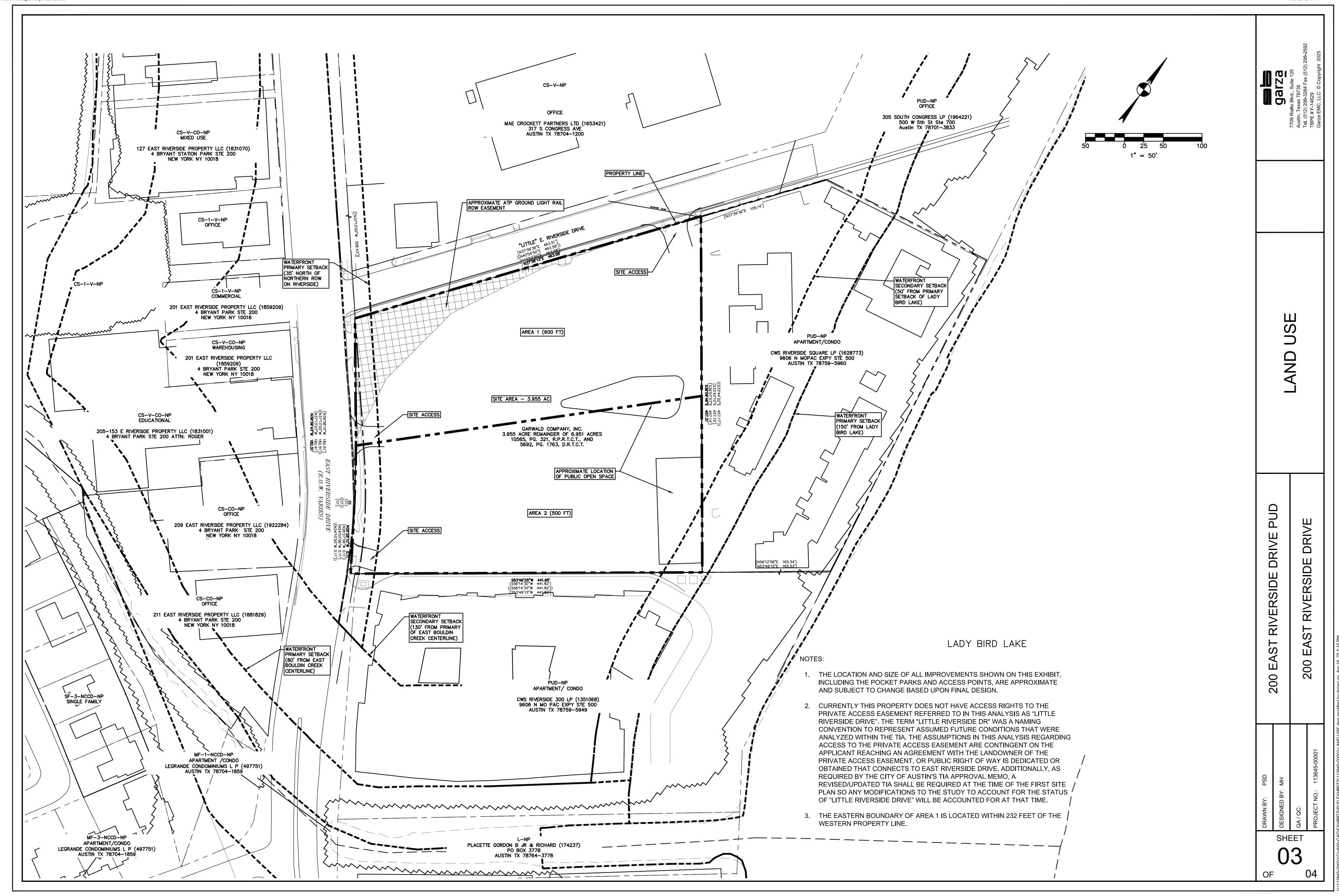


City of Austin
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File ID: 25-1149



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 - Area 1		600 ft.
Maximum Height - Area 2		500 ft.
Maximum Impervious Cover		80%
Maximum Building Coverage		80%
Maximum Floor Area Ratio		25:1
Minimum Setbacks	Front Yard	10 ft.
	Street Side Yard	10 ft.
	Interior Side Yard	N/A
	Rear Yard	N/A

*Base District L

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

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

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

CONDITIONAL USES			
Automotive Rentals	Automotive Sales	Cocktail Lounge	

LAND USE INTENSITIES

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

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

- THE SIZE, CONFIGURATION AND LOCATION OF THE DRIVEWAYS AS SHOWN ON SHEET NO. 3 IS AN APPROXIMATION FOR ILLUSTRATION PURPOSES. SUBJECT TO CITY APPROVAL, THE OWNER WILL ESTABLISH AND SET FORTH THE SIZE, CONFIGURATION AND LOCATION OF THE DRIVEWAYS AT THE TIME OF SITE DEVELOPMENT PERMIT.
- 2. NO GATED PUBLIC ROADWAYS WILL BE PERMITTED WITHIN THE PUD.
- 3. RAIN GARDENS WILL BE DESIGNED TO WATER QUALITY AND DRAINAGE STANDARDS OF THE CITY'S LAND DEVELOPMENT CODE, ENVIRONMENTAL CRITERIA MANUAL, AND DRAINAGE CRITERIA MANUAL.
- 4. THE PUD WILL PROVIDE A MINIMUM OF 6,500 SQUARE FEET OF PRIVATE AMENITY SPACE INCORPORATED OVER THE GARAGE OR WITHIN THE BUILDINGS.
- 5. THE PUD WILL ACHIEVE A MINIMUM OF NINE (9) POINTS UNDER THE BUILDING DESIGN OPTIONS OF SECTION 3.3.2 OF CHAPTER 25-2, SUBCHAPTER E (DESIGN STANDARDS AND MIXED USE).
- 6. THE PUD WILL COMPLY WITH THE CITY'S DARK SKY REGULATIONS BASED ON THE ST7 LIGHT POLLUTION REDUCTION CRITERIA.
- 7. AS THE PROJECT'S DESIGN IS FURTHER DEVELOPED, THE PROJECT PROPOSES TO INCLUDE ADDITIONAL ACCESSIBILITY FEATURES TO EXCEED LOCAL LEGAL REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, ADDITIONAL ACCESSIBLE RESTROOMS AND SHOWER STALLS.
- 8. IN ADDITION TO ASMP AND TCM REQUIREMENTS, AND IN FULFILLMENT OF TIER II SUPERIORITY ELEMENTS, THE PROJECT SHALL PROVIDE WAYFINDING AND GREATER PEDESTRIAN AND BICYCLE TRAFFIC SAFETY ELEMENTS ADJACENT TO THE SUBJECT PROPERTY, SUBJECT TO MEASURES AND LOCATIONS APPROVED BY THE DIRECTOR.
- ELECTRICAL EASEMENTS SHALL BE REQUIRED FOR ALL DEVELOPMENTS. THEIR LOCATIONS AND SIZE ONSITE WILL BE DETERMINED AT THE SUBDIVISION PLAT/SITE PLAN SUBMITTAL AND MAY REQUIRE MORE SPACE THAN THE MINIMUM BUILDING SETBACK.