

Modifications to Part 5. C.,  
Part 6. B., Part 7. E. & F., Part  
9. D., Part 11, Part 14. C., and  
Part 15. B., C., D., E., & F.

Version 4

**ORDINANCE NO. \_\_\_\_\_**

**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, locally known as 200 East Riverside Drive in the City of Austin, Travis County, Texas, and 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 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.
- (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").
- (C) In this ordinance, the term "public transit system" shall mean the above grade light rail mass transit system for public use and the systems' related infrastructure, relating to the light rail alignment depicted on Exhibit A attached to Resolution No. 20200807-003 (*Project Connect Contract with the Voters*).

#### **PART 6. Land Use.**

- (A) 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.
- (B) Landowner anticipates development to proceed in phases on the Property, initially occurring in Area 2 as identified on **Exhibit C: Land Use Plan** ("Area 2"), followed by development to occur in Area 1 as identified on the **Exhibit C: Land Use Plan** ("Area 1"). Landowner anticipates development to proceed with construction of a vertical building in Area 2 ("Building 1"), followed by an additional vertical building in Area 2 ("Building 2"), and last phase of the development shall occur in Area 1, to consist of one or two vertical buildings. The first vertical building located in Area 1 shall be referred to as (the "West Building").

## **PART 7. Affordable Housing.**

(A) Landowner shall satisfy the affordable housing requirement as set out in this Part 7.

(B) Except as modified in this Part 7, 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*).

(C) In this Part 7, the following applies:

(1) 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

(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.

(D) Fee In-Lieu Amount. Landowner shall pay \$9.00 per square foot as an in-lieu donation for bonus area.

(E) Fee In-Lieu Amount is due payable to the Housing Trust Fund prior to the issuance of a certificate of occupancy for a building containing bonus area on the Property.

(1) Fee In-Lieu Escalation. Landowner shall pay an annual rate increase of three percent (3%) for the in-lieu donation described in this Part 7. The date for annual rate increase is applied on the anniversary of the effective date of this ordinance. Annual rate increase shall be rounded to the nearest hundredth (two decimal places). *Example 1- Building permit is issued following the first anniversary of the effective date of this*

*ordinance with 330,000 square feet of bonus area multiplied by \$9.27 (\$9.27 calculated as  $\$9.00 \times 1.03$ ) = \$3,059,100.00. Example 2 - Building permit is issued following the second anniversary of the effective date of this ordinance with 330,000 square feet of bonus area multiplied by \$9.55 (\$9.55 calculated as  $\$9.27 \times 1.03$ ) = \$3,151,500.00.*

- (2) The fee in-lieu escalation shall not apply to Building 1 if the building contains bonus area.

(F) Public Transit Modification for West Building. If any obligation of Landowner described in Part 15 is performed or substantially performed, the in-lieu donation amount for the West Building is modified to require Landowner to pay a minimum Fee in-Lieu Amount of eight million dollars (\$8,000,000.00) to the Housing Trust Fund prior to the issuance of a certificate of occupancy (the "Public Transit Modification for West Building Amount").

- (1) West Building Offset of In-Lieu Donation. Landowner may claim an offset of the Public Transit Modification for West Building Amount if Landowner Obligations described in Part 15 are satisfied.

- (2) If the Public Transit Modification for West Building Amount for the bonus area as calculated is more than eight million dollars (\$8,000,000.00), Landowner shall pay the amount exceeding the eight million dollars (\$8,000,000.00) to the Housing Trust Fund.

- (3) The fee in-lieu escalation shall not apply to Public Transit Modification for West Building Amount.

## **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.
- (B) Landowner shall install a reclaimed water service and meters and connect to and utilize reclaimed water systems (purple pipe) for all irrigation, cooling, and toilet and 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.
- (D) Landowner shall construct each building on the Property to satisfy all requirements in this Part 9. A building may use public potable water until public reclaimed water is available to the Property.

## **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) 20 percent of the ground floor perimeter frontage of a commercial or mixed use building shall provide pedestrian-oriented uses as defined in City Code Section 25-2-691. If Landowner Obligations identified as PTS Easement in Part 15 is satisfied, Landowner may locate the pedestrian-oriented uses on the building level or building level immediately connecting to the passenger station for the public transit system.

## **PART 11. Community Amenities.**

- (A) Landowner shall provide within a single building on the Property at least 450 square feet as community amenity space 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 independent retail, restaurant, or local franchisee whose principal place of business is in the Austin standard metropolitan statistical area, or a non-profit corporation. This requirement is effective for a 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.
- (C) The requirement of Subsections (A) is waived if Landowner Obligations identified as TPSS Greybox in Part 15 is satisfied.
- (D) The requirement of Subsections (B) is modified to require a minimum of 1,500 square feet if Landowner Obligations identified as TPSS Greybox in Part 15 is satisfied.

## **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. If Landowner Obligations described in Part 15 are satisfied the required water quality volume treated on site using GSI for the Property shall be 50 percent.
- (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) All tree plantings shall be found in the Environmental Criteria Manual (ECM) Appendix F (*Descriptive Categories of Tree Species*) and 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 of centerline 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 13.
- (B) Landowner shall provide 12,845 square feet (0.295 acres) of publicly accessible and privately operated and maintained public open space (the "Public Open Space") generally located as indicated on **Exhibit "C": Land Use Plan**.
- (C) Landowner shall grant to City a public access easement over and across the Public Open Space 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 Public Open Space including public access between the Public Open Space 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) Development of the Property is subject to the 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.
- (B) The applicant has agreed to Transportation Criteria Manual (TCM) standards for 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 public transit system improvements.



- (C) Subject to rough proportionality limits, Landowner shall provide right-of-way (ROW) dedication, in accordance with the Austin Strategic Mobility Plan (ASMP), for adjacent roadways as required by director of TPW at the time of site plan. Any ASMP required ROW 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.
- (D) An above grade parking structure must be either architecturally integrated with the associated building or screened from views from Lady Bird Lake, public transit stations, and adjacent parkland.

## **PART 15. Public Transit System.**

- (A) Landowner shall satisfy the requirements as set out in this Part 15 ("Landowner Obligations").
- (B) **Public Transit System Easement.** Notwithstanding other dedication or transportation improvements as required by Code, Landowner shall grant to City, City's successor, assigns, or designee, an easement for accessing, locating, installing, operating, and maintaining elevated infrastructure and ground level appurtenances thereto for the public transit system, for a period of not less than 94 years, calculation of years beginning from the effective date of this ordinance, over and across, that portion of the Property generally shown on **Exhibit "C": Land Use Plan** being a maximum of 13,000 square feet (the "PTS Easement"). Final determination of the PTS Easement area square footage to be determined by the Director of Transportation and Public Works (TPW).
- (1) The Land Plan shall incorporate and illustrate the PTS Easement area as shown on **Exhibit "C": Land Use Plan** (PTS Easement Area) on the Land Use Plan.
  - (2) Landowner may reserve non-exclusive ground level ingress and egress, and uses not inferring with the scope of the PTS Easement, over and across the Property, located below the elevated infrastructure for public transit system. Uses not inferring with the scope of the PTS Easement shall include ground level ingress and egress, water quality systems, and pedestrian oriented uses.
  - (3) Landowner shall grant to City the PTS Easement at no cost to City, in a form of easement acceptable to the City Attorney.

(4) Landowner is required to grant the PTS Easement to City on the earlier of (a) within 5-years of the effective date of this ordinance; or (b) within 12-months following the written request of the Director of TPW. If within 5 years of the effective date of this ordinance, City commences with the acquisition of land for the public transit system located on, or located within 2500 feet of the Property, the period to grant the PTS Easement in (a) above shall be changed to 10 years of the effective date of this ordinance.

(C) Traction Power Substation for the Public Transit System. Notwithstanding other dedication or transportation improvements as required by Code, Landowner shall provide and construct an unfinished space on the Property for a traction power substation for the public transit system (the "TPSS Greybox"), with the following minimum requirements:

- (1) located within the ground floor;
- (2) dimension of approximately 83 feet x 62 feet, with projected 14 foot ceiling height; total area not to exceed 5200 usable square footage. Ceiling height dimension shall be adjusted to less than 14 feet if the final design of the TPSS Greybox accommodates an alternative ceiling height and as approved by the Director of TPW.
- (3) conforming to the 2021 International Energy Conservations Code (example- walls, roof, and floor to be insulated; typical thickness of components being approximately six feet in width);
- (4) mechanical and utility space with allowable load of 150 pounds per square foot (150 lbs./ft<sup>2</sup>); and
- (5) required utilities:
  - (a) water (for humidification);
  - (b) sanitary service (for condensate drainage); and
  - (c) electric power for air-handling unit (AHU) operations (fans, condensing units, electric heat, controls).
- (6) Landowner construction of the TPSS Greybox is not required to begin earlier than 18-months after 60 percent design of the public transit system located within a 2,500 square foot radius of the Property is achieved and acquisition of adjacent property within a 2,500 square foot radius of the Property is commenced (the "TPSS Greybox Timeline").

(7) Landowner construction of the TPSS Greybox is required to be completed within 36-months of the written request of the Director of TPW issued after the TPSS Greybox Timeline.

(D) Traction Power Substation Easement. Notwithstanding other dedication or transportation improvements as required by Code, Landowner shall provide the space for the TPSS Greybox to City, City's successor, assigns, or designee, by granting to City, or City assigns or designees, an easement for the TPSS Greybox, including ingress and egress from public right-of-way, locating, installing and maintaining the TPSS Greybox and all utilities, for a period of not less than 94 years, calculation of years beginning from the effective date of this ordinance (the "TPSS Easement").

(1) Landowner shall grant the TPSS Easement at no cost to City, in a form of easement acceptable to the City Attorney.

(2) Landowner shall grant the TPSS Easement not earlier than 18-months after 60 percent design of the public transit system located within a 2,500 square foot radius of the Property is achieved and acquisition of adjacent property within a 2,500 square foot radius of the Property is commenced but shall occur not later than 36-months of the written request of the Director of TPW.

(E) If due to the impracticality or impossibility of completion of the public transit system as determined by the Director of TPW, with such determination provided to Landowner in writing, Landowner may no longer be required to provide the PTS Easement, the TPSS Greybox, or the TPSS Easement. If notified of impracticality or impossibility prior to satisfying the requirements of the PTS Easement, the TPSS Greybox, or the TPSS Easement, Landowner shall not claim West Building Offset of In-Lieu Donation and shall satisfy the affordable housing requirement as set out in Part 7.

(F) In the event Landowner partially satisfies Landowner Obligations, the amounts available for West Building Offset of In-Lieu Donation are as follows:

(1) the PTS Easement- \$4,500,000.00

(2) the TPSS Greybox and the TPSS Easement - \$3,500,000.00

**PART 16. 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

- (1) City Code 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 200 East Riverside PUD to include less than 10 acres of land without being characterized by special circumstances.
- (2) Section 25-2-491 (*Permitted, Conditional and Prohibited Uses*) is 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**.
- (4) City Code Section 25-2-742(F) (*South Shore Central Subdistrict Regulations*) shall not apply to the Property.
- (5) City Code Section 25-2-742(G)(4) (*South Shore Central Subdistrict Regulations*) is modified to allow a maximum building height of 500 feet.
- (6) City Code Chapter 25-2, Subchapter E, Section 3.2 (*Glazing and Façade Relief Requirements*) shall not apply to a vertical building containing the TPSS Greybox.

(B) Transportation

City Code Section 25-6-532 (*Off-Street Loading Standards*) is modified to allow shared loading and unloading spaces for the various uses on the Property regardless of where the use or loading and unloading is located within the Property.





**EXHIBIT "\_\_\_\_"**

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Austin, TX 78709  
(512) 537-2384  
jward@4wardls.com  
[www.4wardls.com](http://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;

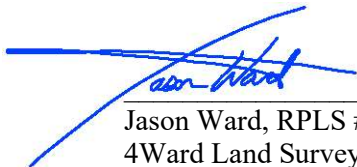
**THENCE**, with the northeast right-of-way line of said East Riverside Drive, with the southwest line of said 3.955 acre lease tract, and with the southwest line of said 6.951 acre tract, the following three (3) courses and distances:

- 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;

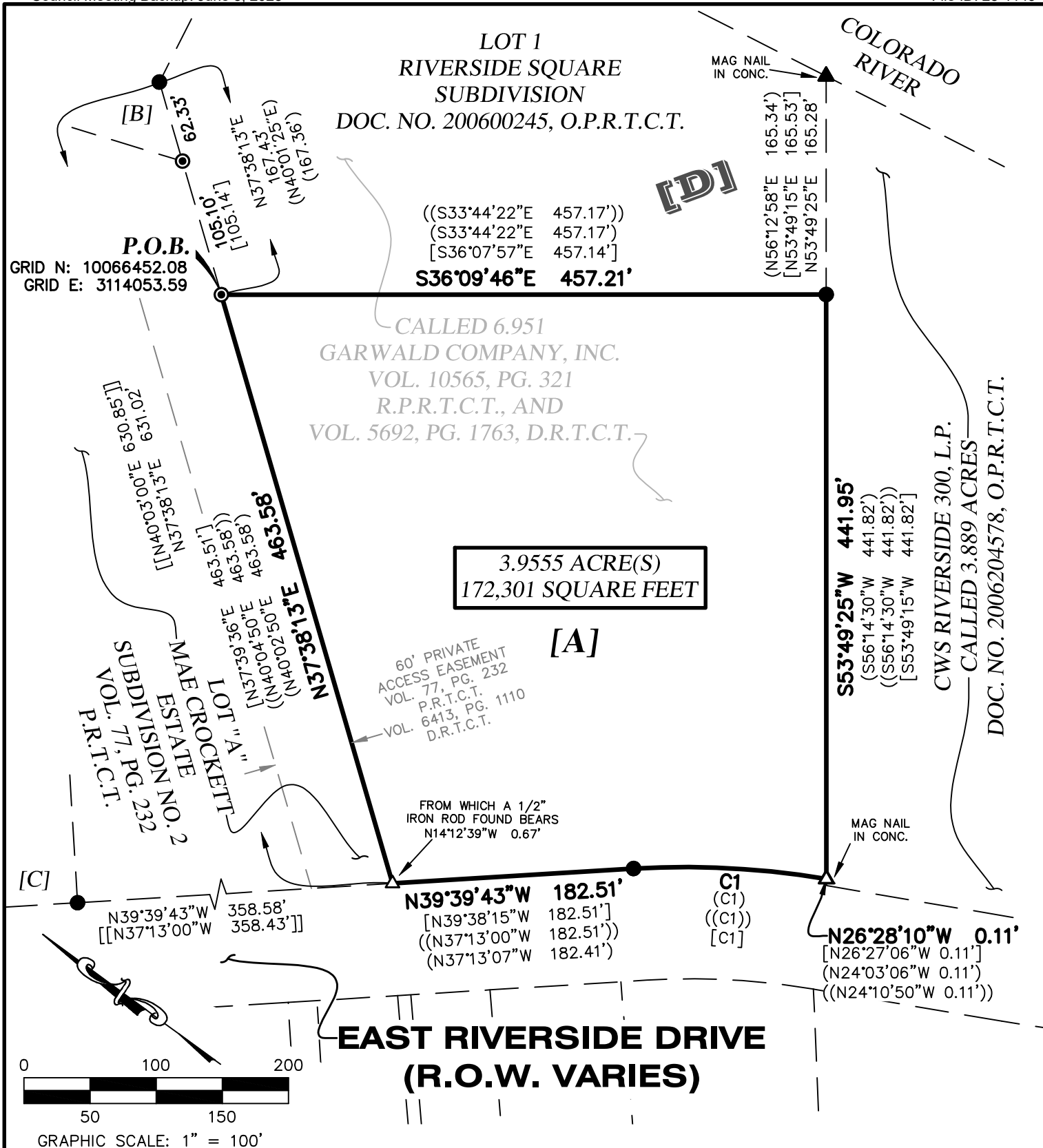
**THENCE**, leaving the northeast right-of-way line of said East Riverside Drive, with the northwest line of said 3.955 acre lease tract, with the northwest line of said 6.951 acre tract, and with the southeast line of said Lot A, same being the southeast line of said 60' private access easement, **N37°38'13"E**, 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).

  
1/26/2022  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC





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



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

Date:	1/26/2022
Project:	01332
Scale:	1" = 100'
Reviewer:	DV
Tech:	DV
Field Crew:	SV/JJ
Survey Date:	NOV. 2021
Sheet:	1 OF 2



**[A]**  
**CALLED 3.955 ACRE**  
**LEASE TRACT**  
**LESSOR: GARWALD**  
**COMPANY, INC.**  
**LESSEE: 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]** **LOT 1** **MILLER SUBDIVISION** **VOL. 77, PG. 284** **P.R.T.C.T.**  
**[C]** **LOT 1, MAE CROCKETT** **ESTATE SUBDIVISION** **VOL. 75, PG. 123** **P.R.T.C.T.**

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

**CURVE TABLE**

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

**RECORD CURVE 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'	13°10'59"	N30°38'53"W	146.06'

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

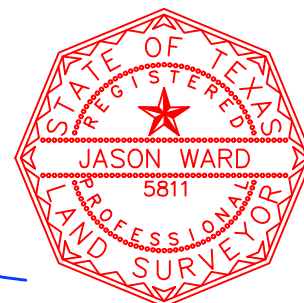
## LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	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
O.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.



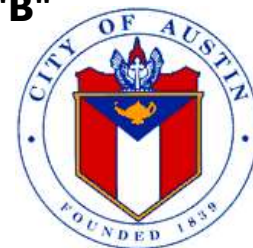
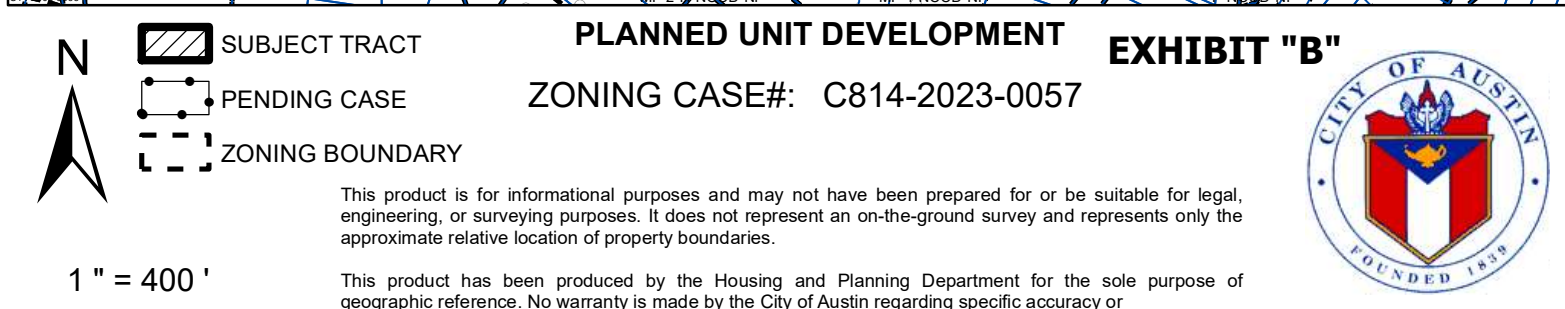
1/26/2022

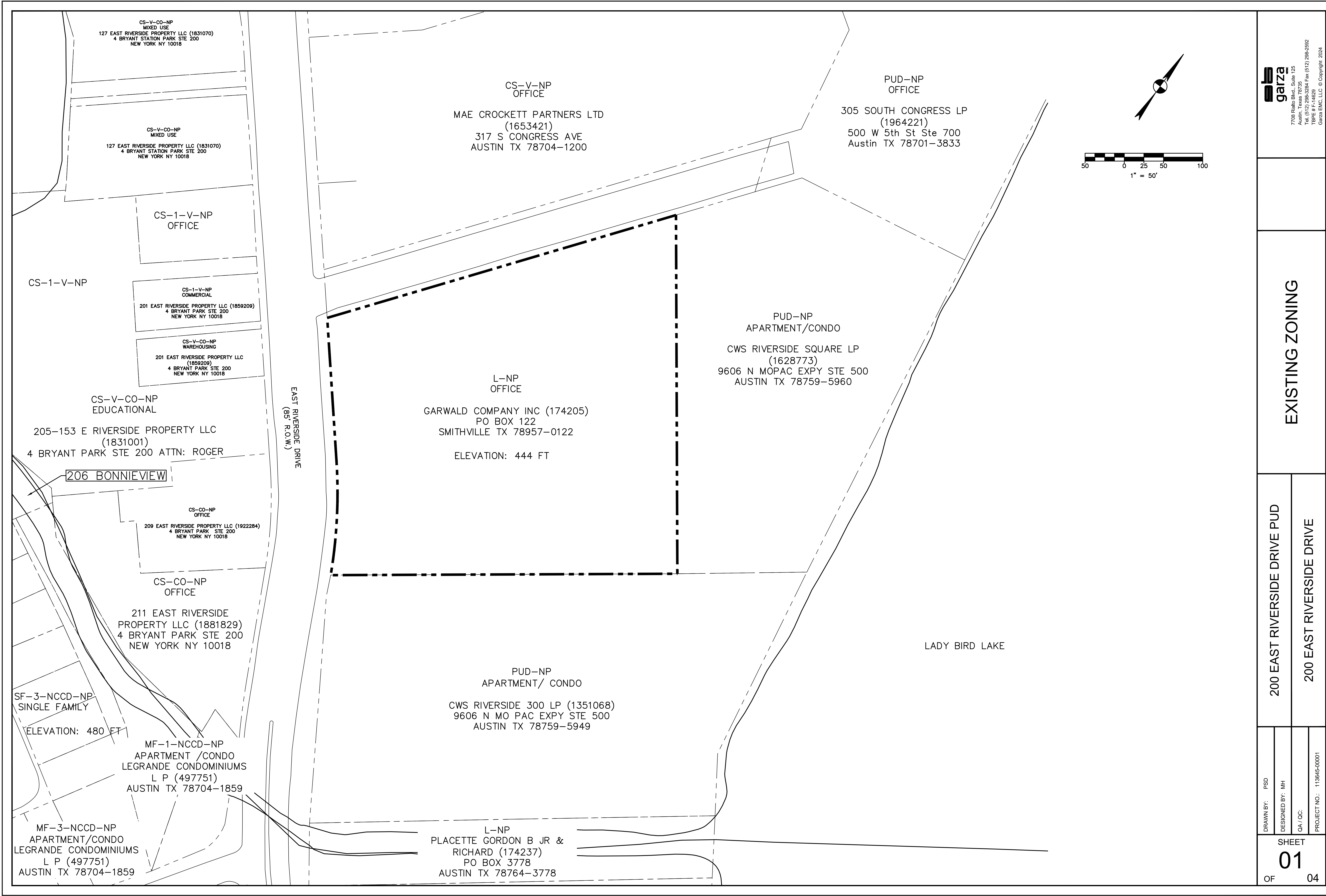
TCAD PARCEL187830  
COA GRID #J21



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

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





EXISTING ZONING

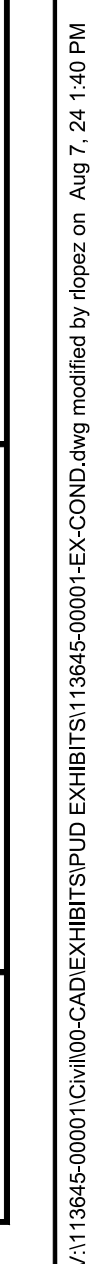
200 EAST RIVERSIDE DRIVE PUD

200 EAST RIVERSIDE DRIVE

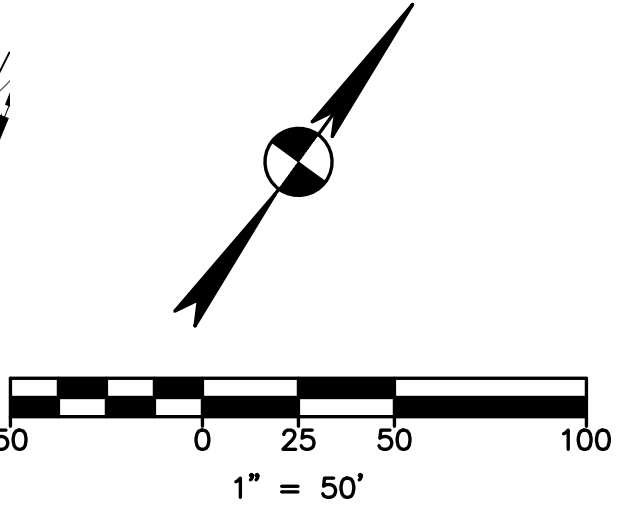
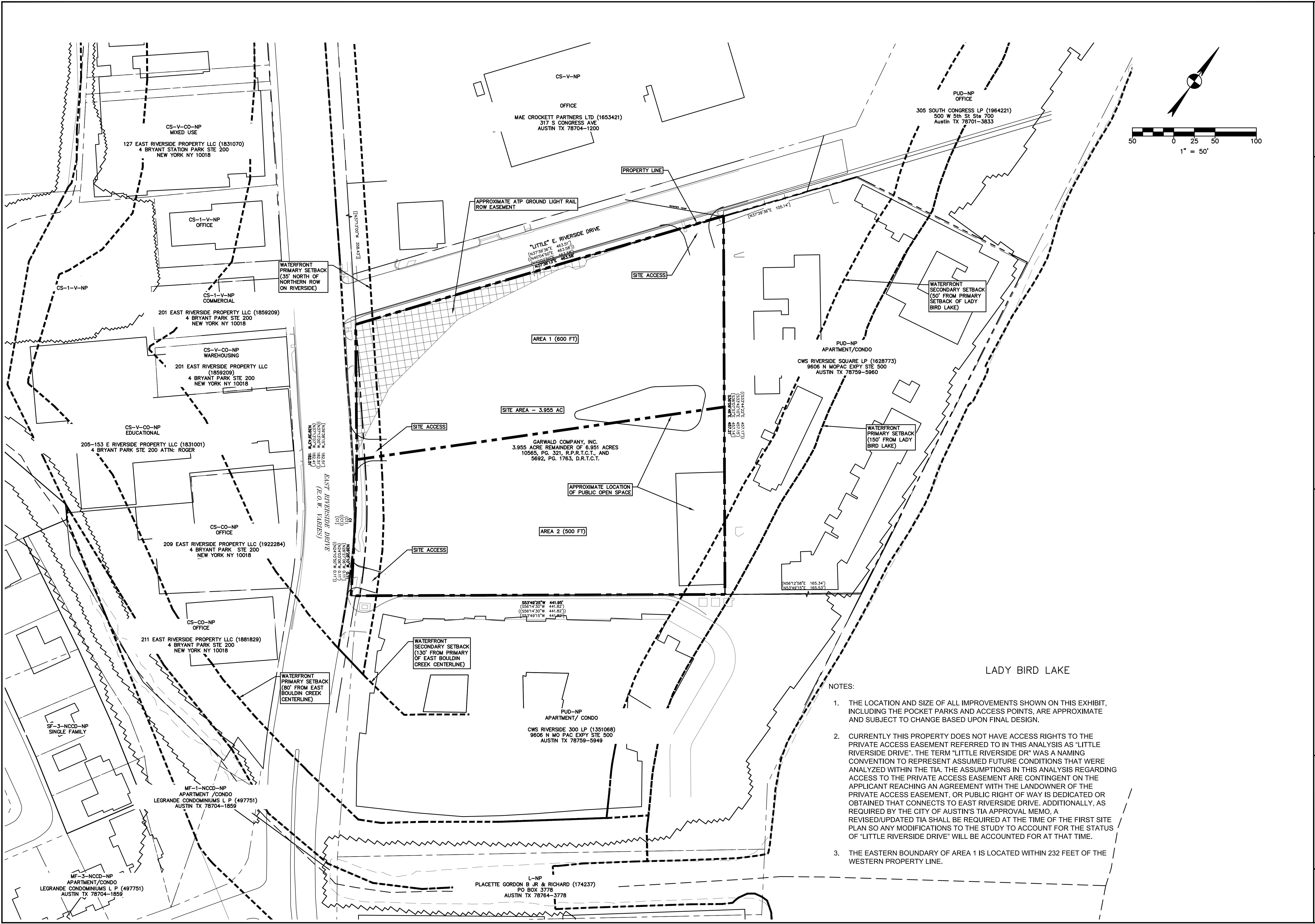
DRAWN BY: PSD  
DESIGNED BY: MH  
QA / QC:  
PROJECT NO.: 113645-0001


SHEET  
01  
OF 04









 <div>7708 Rialto Blvd., Suite 125 Austin, Texas 78725 Tel. (512) 298-3284 Fax (512) 298-2592 TBP# F-14529 Garza EMC, LLC © Copyright 2025</div>		LAND USE	
DRAWN BY: PSD		200 EAST RIVERSIDE DRIVE PUD	
DESIGNED BY: MH		200 EAST RIVERSIDE DRIVE	
QA / QC:		PROJECT NO.: 113645-0001	
SHEET 03		OF 04	

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.

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.

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

LAND USE NOTES:

- 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.
- NO GATED PUBLIC ROADWAYS WILL BE PERMITTED WITHIN THE PUD.
- 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.
- 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 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).
- THE PUD WILL COMPLY WITH THE CITY'S DARK SKY REGULATIONS BASED ON THE S17 LIGHT POLLUTION REDUCTION CRITERIA.
- 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.
- 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.

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 Distribution	Maintenance and Service Facilities	
Business Support Services	Equipment Sales	
Electronic Testing	Automotive Repair Services	
Adult-Oriented Business	Kennels	

CONDITIONAL USES

Automotive Rentals	Automotive Sales	Cocktail Lounge
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NOTES & SUMMARY

200 EAST RIVERSIDE DRIVE PUD

200 EAST RIVERSIDE DRIVE

DRAWN BY: PSD

DESIGNED BY: MH

OA / OC:

PROJECT NO.: 113645-0001

SHEET

04

OF

04



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Austin, Texas 78725  
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