

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING, REZONING, AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4021, 4025, 4029, 4107, 4109, 4115, 4141 SOUTH CAPITAL OF TEXAS HIGHWAY NORTHBOUND AND 3940, 4006, 4024 - 4040, 4200, 4220, 4236 SOUTH LAMAR BOULEVARD SOUTHBOUND FROM UNZONED, COMMUNITY COMMERCIAL (GR) DISTRICT, GENERAL COMMERCIAL SERVICES (CS) DISTRICT, AND COMMERCIAL-LIQUOR SALES (CS-1) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

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

PART 1. The Brodie Oaks Redevelopment Planned Unit Development (the “Brodie Oaks PUD”) is comprised of multiple tracts of land located just east of the intersection of South Lamar Boulevard Southbound and South Capital of Texas Highway Northbound in the area generally known as the Brodie Oaks Shopping Center, and more particularly described as follows:

Being all of LOT B, BARTON CREEK PLAZA, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 81, Page 369 of the Plat Records of Travis County, Texas, and

All of LOTS 1-A, 2-A, 4-A, 5-A and 6-A, BRODIE OAKS CENTER AMENDED, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 83, Page 149D of the Plat Records of Travis County, Texas, and

All of LOTS 3-A1 and 3-A2, RESUBDIVISION OF LOT 3-A BRODIE OAKS CENTER AMENDED, a subdivision in the City of Austin, Travis County, Texas, according to the map or pat of record Volume 91, Page 41 of the Plat Records of Travis County, Texas, and

Being all of that certain tract or parcel of land containing 2.7856 acres, more or less, situated in the CHARLES H. RIDDLE SURVEY NO. 19, ABSTRACT NO. 676, Travis County, Texas, and being out of and a part of that called 52.322 acre tract conveyed to the State of Texas by the deed recorded in Volume 3263, Page 480 of the Deed Records of Travis County, Texas,

said Lots and 2.7856 acre tract being more particularly described by **Exhibit "A-1" – Legal Description** incorporated into this ordinance,

42 (collectively, the “Property”)

43
44 **PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to
45 change the base district from unzoned, community commercial (GR) district, general
46 commercial services (CS) district, and commercial-liquor sales (CS-1) district to planned
47 unit development (PUD) district on the property described in Zoning Case No. C814-2021-
48 0099, on file at the Planning Department, and known as the Brodie Oaks PUD in the City
49 of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “A-2”**
50 – **Zoning Map.**

51
52 **PART 3. Exhibits.**

53
54 The attached exhibits are incorporated into this ordinance in their entirety as though set
55 forth fully in the text of this ordinance. The exhibits are as follows:

- 56
57 Exhibit A-1: Legal Description
58 Exhibit A-2: Zoning Map
59 Exhibit B: Context Map
60 Exhibit C: Land Use Plan
61 Exhibit D: Parks and Open Space Plan
62 Exhibit E: Transportation Plan
63 Exhibit F: Water Quality and Environment
64 Exhibit G: Grading Plan
65 Exhibit H: Phasing Plan
66 Exhibit I: Arts Master Plan
67 Exhibit J: Water and Wastewater Plan
68 Exhibit K: Existing Slope Map

69
70 **PART 4.** This ordinance and the attached Exhibits A-1, A-2, and B through K constitute the
71 land use plan (the “Land Use Plan”) for the Brodie Oaks PUD created by this ordinance.
72 Development of and uses within the Brodie Oaks PUD shall conform to the limitations and
73 conditions set forth in this ordinance and in the Land Use Plan. If this ordinance and the
74 attached exhibits conflict, this ordinance controls. Except as otherwise specifically modified
75 by this ordinance, all other rules, regulations, and ordinances of the City of Austin (“City”)
76 apply to the Brodie Oaks PUD.

77
78 **PART 5. Definitions.**

- 79
80 (A) In this ordinance, LANDOWNER means the owner of the Property, or the owner’s
81 successors and assigns, or the owner of the Property or that portion of the Property
82 at the time of dedication or transfer to City. Landowner does not include City.

83 (B) Unless otherwise specifically defined, all terms in this ordinance shall have the
84 meaning established in Title 25 of Code of the City of Austin, Texas (the “Land
85 Development Code”).
86

87 **PART 6. Public Facilities.**
88

89 (A) Fire Station. Landowner shall provide and construct a 9,000 to 11,000 square foot
90 unfinished space within the level of discharge (ground floor) and floor above of a
91 building to be used as a Fire/EMS station located on Block 6, Block 8, or Block 9
92 (“Fire/EMS Station”) as shown on **Exhibit “C” – Land Use Plan**. Final selection
93 of the location of the Fire/EMS Station must be approved by Austin Fire
94 Department (“AFD”) and Austin-Travis County EMS (“ATCEMS”), the
95 Development Services Department, and Landowner.
96

- 97 (1) The unfinished space for the Fire/EMS Station shall allow for a private
98 convenience stairwell, an external wall, adequate space on the level of
99 discharge for apparatus bays and an appropriate apron for Fire/EMS
100 apparatus.
101
- 102 (2) Landowner shall construct the unfinished space using AFD and ATCEMS
103 design standards and with adequate subjacent building support to withstand
104 the weight of fire and emergency services equipment and vehicles.
105
- 106 (3) Landowner shall rent the unfished space to City for a period of 40-years
107 with a unilateral right to renew for a period of 40-years (“Fire/EMS Station
108 Lease”) for use as a Fire/EMS station. The Fire/EMS Station Lease will
109 include, at a minimum, the following terms:
110
- 111 (a) A provision providing that the tenancy by City shall not be
112 subordinate to the rights of any lender and any sale of the building
113 shall require the buyer to agree to not disturb the City’s use and
114 possession established by the Fire/EMS Station Lease in the event of
115 foreclosure.
116
 - 117 (b) Ongoing costs of operating the space, including the cost of utilities,
118 maintenance, and repairs, will be at City’s expense.
119
 - 120 (c) A provision providing that all property taxes and building overhead
121 costs will be at Landowner’s expense unless Landowner chooses to
122 convey the unfinished space to City in lieu of the Fire/EMS Station
123 Lease.

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(d) A provision allowing the City to operate, use, and maintain any necessary facilities and all equipment as needed to conduct daily AFD and ATCEMS operations at the Fire/EMS Station.

(4) Landowner shall provide the Fire/EMS Station with access to public street, by means of a private street with public access easement in a form acceptable to the city attorney, at a controlled intersection, and shall make every effort to provide direct access to Lamar Boulevard. The TPW (“Transportation and Public Works Department”) Director shall approve the driveway location to any public street for the Fire/EMS Station as well as the type and operations of intersection control devices. Whether on a private or public street, the safe movement of all street users must be considered when determining the location of the Station driveway.

(5) The location of the Fire/EMS Station must be approved by City before Landowner may obtain the first building permit for square footage that exceeds 40 percent of building square footage within the Brodie Oaks PUD.

(6) Before Landowner can receive a certificate of occupancy for the last 45 percent of the square footage within the Brodie Oaks PUD,

(a) Landowner and City must execute the Fire/EMS Station Lease; or

(b) Landowner shall dedicate the Fire/EMS Station in fee simple to City at no cost and without reservation of rights.

(7) AFD and ATCEMS will determine departmental needs and may elect not to require the Fire/EMS Station.

(B) Austin Energy Substation. Landowner and Austin Energy shall resolve the substation location in a way that serves the Brodie Oaks PUD but without modifying the non-degradation SOS water quality requirements or adding additional impervious cover in parkland and the Edwards Aquifer Recharge Zone as follows:

(1) The Austin Energy substation location cannot:

(a) prevent the Brodie Oaks PUD from achieving 100 percent non-degradation SOS water quality requirements;

(b) reduce the project’s 11.6 acres of Parkland as described in Part 10 of

165 this ordinance; or

166
167 (c) increase impervious cover beyond the 56 percent net site area.

168
169 (2) Landowner shall work with Austin Energy toward a timely solution that
170 ensures safe, reliable, and efficient power. The solution may include a
171 substation within the constraints of the site or on an alternative site.

172
173 (3) If necessary to serve the Brodie Oaks PUD, Austin Energy shall design a
174 substation with a minimal footprint in accordance with (1) and (2) above and
175 considering the following:

176
177 (a) Reliable electric service,

178
179 (b) Safety,

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181 (c) Environmental sensitivity,

182
183 (d) Economics and cost recovery,

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185 (e) Access to existing transmission infrastructure,

186
187 (f) Site layout and shape,

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189 (g) Impacts to views, and

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191 (h) Impacts to buildable area identified in the Brodie PUD.

192
193 (C) Site Plan Contingent on Power Supply. If a proposed site plan exceeds available
194 power supply, approval of Landowner's site plan shall be contingent upon
195 successfully securing power supply to serve the Brodie Oaks PUD as determined
196 by City.

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198 **PART 7. Land Use.**

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200 Except as specifically modified by this ordinance or the Land Use Plan, the
201 Property shall be developed in accordance with the regulations applicable in the
202 Commercial Services (CS) zoning district.
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206 **PART 8. Affordable Housing Program.**

207
208 (A) Landowner shall satisfy the affordable housing requirement as set out in this part.

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210 (B) In this part, the following definitions apply:

211
212 (1) BONUS AREA means the square footage difference between maximum
213 base height established on **Exhibit “C” – Land Use Plan** and building
214 height represented in the building permit application.

215
216 (C) Bonus Area.

217
218 (1) The bonus area is calculated:

219 (a) for each building; and

220 (b) at the time a building permit is issued.

221
222 (2) The total amount of required residential affordable housing square footage
223 shall be tracked on each site plan in accordance with **Exhibit “H” –**
224 **Phasing Plan.**

225
226 (3) The bonus area is categorized as residential or non-residential based on the
227 square feet of residential or non-residential area constructed within the
228 building.

229
230 (D) Residential Affordable Housing Obligation. Landowner shall provide on-site
231 affordable housing equal to 10 percent of the residential bonus area. These units
232 are referred to as “affordable units”.

233
234 (E) Non-residential Affordable Housing Obligation. Landowner shall file a restrictive
235 covenant requiring land to be conveyed to a qualified builder of affordable housing
236 for a Stand-alone Affordable Housing Structure (SAAHS) built on-site. The site
237 for SAAHS must satisfy the following obligations:

238 (1) The site for SAAHS shall be approximately 1.2 acres and shall be located at
239 the existing restaurant pad site at the northeast corner of the Property.

240
241 (2) The SAAHS shall be in close proximity to a planned neighborhood park,
242 along the South Lamar frontage and adjacent to the planned transit stop.
243
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247 (3) The SAAHS shall include a minimum of 100 affordable rental units with a
248 mix of 2 and 3 bedroom units consistent with a multi-bedroom unit
249 development, subject to approval by the Director of Housing Department;
250

251 (4) The SAAHS shall remain affordable in perpetuity, subject to the terms of
252 the restrictive covenant.
253

254 (F) Affordable units constructed on the Property are subject to the following:
255

256 (1) Affordable Rental Units-

257 (a) An affordable rental unit shall be reserved as affordable for a
258 minimum of 40 years following the issuance of the certificate of
259 occupancy.
260

261 (b) An affordable rental unit shall be made available to a household
262 earning 60 percent or less of the current Austin-Round Rock
263 Metropolitan Statistical Area Median Family Income as determined
264 by the Director of the Housing Department.
265
266

267 (2) Affordable Owner-Occupied Units-

268 (a) An affordable owner-occupied unit shall be reserved as affordable for
269 a minimum of 99 years following the issuance of a certificate of
270 occupancy for the owner-occupied dwelling unit.
271

272 (b) An affordable owner-occupied unit shall be made available to a
273 household earning 80 percent or less of the current Austin-Round
274 Rock Metropolitan Statistical Area Median Family Income as
275 determined by the Director of the Housing Department.
276

277 (c) Landowner must provide a plan for managing homeowner association
278 fees or include an assumption that a homeowner will be required to
279 pay an ownership association fee when determining the maximum
280 affordable sales price.
281
282

283 (3) Unless otherwise approved by the Director of the Housing Department,
284 affordable rental units and affordable owner-occupied units shall include an
285 equivalent mix of bedrooms as offered in the market rate rental units and
286 market-rate owner-occupied units.
287

- 288 (4) All affordable rental units and affordable owner-occupied units within each
289 building located on the Property shall meet the following requirements:
290
291 (a) Provide equal access and use of on-site amenities, common areas, and
292 parking facilities as provided to market rate units; and
293
294 (b) Include interior components that are functionally equivalent to
295 market-rate units; and
296
297 (c) Have shared access routes among affordable rental units and
298 affordable owner-occupied and market-rate residential units.
299
- 300 (5) The affordable rental units and affordable owner-occupied units not part of the
301 SAAHS will be dispersed throughout the market-rate residential units within
302 the development.
303
- 304 (6) For affordable rental units and affordable owner-occupied units, Landowner
305 shall prohibit discrimination on the basis of an individual's source of income
306 as defined in Section 5-1-13 (*Definitions*).
307
- 308 (7) Landowner shall prepare and utilize an affirmative marketing and outreach
309 plan consistent with U.S. Department of Housing and Urban Development
310 regulations and approved by the Director of the Housing Department.
311
- 312 (8) Landowner shall execute in a form acceptable to the city attorney (i) an
313 agreement to preserve the minimum affordability period and the related
314 affordable housing requirements described in this Part 8, and (ii) a document
315 for recording in the real property records that provides notice of or preserves
316 the minimum affordability requirements on the Property.
317

- 318 (G) Transfer of On-Site Affordable Units for Residential Affordable Housing
319 Obligation. Landowner may transfer on-site affordable units between buildings
320 developed with residential units if:
321
- 322 (1) the number of available affordable residential units equals the number of
323 affordable residential units required by Part 8 of this ordinance; and
324
- 325 (2) the affordable residential units are less than 50 percent of the residential units
326 in each building.
327
328

329 **PART 9. Environmental.**

330
331 (A) Green Building Rating. All buildings on the Property shall achieve a three-star or
332 greater rating under the Austin Energy Green Building program using the
333 applicable rating version in effect at the time a rating registration application is
334 submitted for the building.

335
336 (B) Water Quality and Irrigation

- 337
338 (1) Landowner shall capture the entire water quality volume of rooftop rainwater
339 for beneficial reuse including cooling towers make-up water, traditional
340 landscape irrigation, and other non-potable uses within the buildings.
341
342 (2) Landowner shall install, permit and use a rainwater + AC condensate
343 combined collection system to meet the project's irrigation, cooling tower,
344 and other non-potable demands to satisfy onsite water reuse requirements to
345 the maximum extent practicable as determined by Austin Water. For rainwater
346 + AC condensate systems, the storage cistern volume must be equal 1 inch
347 times the roof area of all buildings in the proposed development at a
348 minimum.
349
350 (3) Landowner shall provide for a third-party engineer's certification of the Water
351 Quality System on an annual basis and provide the third party engineer's
352 certification to City.
353
354 (4) Landowner shall serve at least 50 percent of the landscaped areas on the
355 Property that require irrigation with water that was harvested from rooftops.
356
357 (5) Landowner will construct and use water quality treatment facilities to treat
358 runoff from all impervious surfaces.
359
360 (6) Landowner shall treat 100 percent of the water quality volume on the Property
361 using green stormwater controls such that water quality treatment meets the
362 minimum requirements of SOS non-degradation. Green stormwater controls
363 will include all or some of the following methods:
364
365 (a) Retention / Reirrigation
366
367 (b) Retention / Infiltration
368
369 (c) Cooling Tower Makeup water

370 (d) Conventional Irrigation

371
372 (C) Tree Protection and Native Vegetation

373
374 (1) The Brodie Oaks PUD shall preserve on the Property a minimum of:

375 (a) 77 percent of all non-protected trees meeting preservation criteria that
376 are up to 18.9 caliper inches; and

377
378 (b) 79 percent of all protected trees meeting preservation criteria that are
379 up to 23.9 caliper inches of the caliper inches.

380
381 (c) 100 percent of all Heritage trees meeting preservation criteria.

382
383 (2) Tree preservation shall include the relocation of trees into the newly created
384 parkland onsite. Brodie Oaks PUD is also committed to implementing a tree
385 care plan identified in the Arborist report to maintain the health of trees that
386 are planned to be relocated in the ultimate development.

387
388 (3) Landowner shall begin implementing the tree care plan as of the effective
389 date of this ordinance.

390
391 (4) Landowner shall provide the Arborist report containing the tree care plan to
392 City within 90 days from the effective date of this ordinance.

393
394 (5) New trees on the Property are required to be sourced from Central Texas
395 native seed stock and planted with adequate soil volume.

396
397 (6) Landowner shall restore two acres of the Property to Hill Country and
398 Native Prairie landscape, as shown in **Exhibit “C” – Land Use Plan**.

399
400 (7) Landowner shall incorporate pollinator gardens and plants on the Property to
401 support Monarch butterfly and other pollinators.

402
403 (D) Lighting. Landowner will meet the Austin Energy Green Building Star Rating
404 System Light Pollution Reduction Criteria ST7 as outlined in the 2022
405 Commercial Rating System (or latest applicable version) for all buildings and site
406 lighting.

407
408 (E) Glass. Landowner will meet the Bird Collision Deterrence measure from the
409 Austin Energy Green Building Star Rating System Bird Collision Deterrence
410

411 Criteria STEL5 as outlined in the 2022 Commercial Rating System (or latest
412 applicable version) for all buildings.

- 413
- 414 (F) Trash. Landowner shall collect and remove trash from the property so that it does
415 not impact Barton Creek.
- 416
- 417 (G) Brodie will provide on-site energy generation such as solar PV. Brodie will also
418 continue to assess the feasibility of:
- 419
- 420 (1) A phased centralized district cooling and heating system that enhances
421 system performance; and
- 422
- 423 (2) Battery storage and demand response to enable load shifting.
- 424
- 425 (H) Void Discovery. Landowner shall comply with current Environmental Criteria
426 Manual (ECM) void mitigation requirements. Landowner shall notify Director of
427 WPD of all voids encountered during construction.
- 428

429 **PART 10. Open Space, Trail Access, and Parkland Dedication.**

430

- 431 (A) Landowner shall dedicate in fee simple 11.6 acres of the Property as parkland at no
432 cost to City without reservation of any rights (the “Parkland”) as follows:
- 433
- 434 (1) The Parkland shall be comprised of 8.1 acres of the Property identified as
435 Overlook / Trailhead Park “(Overlook / Trailhead Park”) as shown on
436 **Exhibit “D” – Parks and Open Space Plan** and 3.5 acres of the Property
437 identified as Internal Parks “(Internal Parks”) as shown on **Exhibit “D” –**
438 **Parks and Open Space Plan.**
- 439
- 440 (2) Landowner may reduce the amount of Parkland to be dedicated by up to a
441 maximum of 2.5 acres by designating up to 2.5 acres of the Internal Parks as
442 open space (the “Open Space”).
- 443
- 444 (3) Landowner shall grant to City a public access easement over and across the
445 Open Space in a form approved by the city attorney prior to issuance of a
446 certificate of occupancy, temporary or permanent, for a development phase
447 that includes Open Space. Any public access easement will include the
448 permitted closures to the public and maintenance described in this Part 10.
- 449
- 450 (4) Landowner may completely close the Open Space to the public for a
451 maximum of 60 days per year, with closures occurring on Saturday or

452 Sunday not exceeding 30 days per year.

- 453
- 454 (5) Landowner may close up to 50 percent of the Open Space to the public at
455 any time.
- 456
- 457 (6) Open Space shall be privately maintained by Landowner.
- 458
- 459 (7) Landowner shall provide to City a legal description of the final boundaries
460 and acreage of the Parkland ("Parkland Boundary") prepared by a licensed
461 surveyor prior to dedication of Parkland and acceptance of the Parkland by
462 City.
- 463
- 464 (8) Landowner shall further provide to City a legal description of the final
465 boundaries and acreage of Open Space ("Open Space Boundary"), if any,
466 prepared by a licensed surveyor prior to dedication of the Parkland.
- 467
- 468 (9) Landowner shall not be required to dedicate any additional acreage as
469 parkland on the Property. If additional parkland dedication is required based
470 on density of the development on the Property, Landowner may satisfy any
471 additional parkland dedication requirements through fee in-lieu dedication.

472

473 (B) Provided the overall acreage dedicated for Parkland remains 11.6 acres, less
474 election for the Open Space, if any, a modification to the Parkland Boundary may
475 be approved administratively by the Director of Parks and Recreation Department
476 (PARC) if the land identified in the Parkland Boundary has not yet been dedicated
477 to the City as Parkland at the time of the requested modification.

478

479 (C) All park improvements ("Park Improvements") will be constructed in accordance
480 with **Exhibit "H" – Phasing Plan**.

481

482 (D) Landowner shall complete all Park Improvements and dedicate Parkland to City
483 prior to issuance of a certificate of occupancy, temporary or permanent, that includes
484 the 601st residential unit located in a development phase that includes Parkland.

485

486 (E) A Park Maintenance and Operations Agreement is required prior to dedication of
487 the Parkland. The Park Maintenance and Operations Agreement shall be in a form
488 approved by the city attorney and shall address development, operation,
489 programming, and maintenance of the Parkland and other terms identified in
490 **Exhibit "D" – Parks and Open Space Plan**. The Park Maintenance and
491 Operation Agreement will not include Open Space.

492

- 493 (F) All parkland development fees collected for the Property shall be used for
 494 amenities on the Parkland.
 495
 496 (G) The parkland development fee collected for the Property shall equal the City of
 497 Austin Parkland Development Fee (“Parkland Development Fee”) in effect during
 498 the 2022 - 2023 fiscal year, plus \$700.00 per residential unit and per hotel unit.
 499
 500 (H) The amount of fee in lieu of parkland dedication per unit equals the City of Austin
 501 fee in lieu of parkland dedication (“Parkland Dedication Fee In-Lieu”) in effect
 502 during the 2022 - 2023 fiscal year.
 503

504 (1) For residential development, the following formula apply:
 505

$$\frac{10.4 \times (\text{Number Of Units})}{x (\text{Residents Per Unit}) \times 1000} = \text{Acres of parkland}$$

509
 510 (2) In calculating the amount of parkland to be dedicated for residential
 511 development, including hotel-motel rooms, the number of residents in each
 512 dwelling unit is based on density as follows:
 513

Density Classification	Residents In Each Dwelling Unit
<i>Low Density:</i> Not more than 6 units per acre	2.8
<i>Medium Density:</i> More than 6 and not more than 12 units per acre	2.2
<i>High Density:</i> More than 12 units per acre	1.7
<i>Hotel-Motel Occupancy Density:</i> Total number of rooms	1.7 × Annual Occupancy Rate

- 514
 515 (I) If Landowner elects to provide the Open Space resulting in Landowner being
 516 required to pay Parkland Dedication Fee In-Lieu, any additional fee in lieu
 517 collected as a result of the Open Space shall not be used for the benefit of the
 518 Parkland.
 519
 520 (J) Landowner shall provide within Overlook / Trailhead Park and located adjacent to
 521 the Barton Creek Greenbelt an area that creates 75 foot to 250-foot naturally
 522 vegetated buffer area.
 523
 524

- 525 (1) The naturally vegetated buffer area shall minimize impervious cover, provide
526 programming, trails, and include improvements listed as parkland amenities in
527 **Exhibit “D” – Parks and Open Space Plan.**
528
- 529 (2) The natural vegetative buffer area may include green infrastructure, including
530 SOS reirrigation, rain gardens, or other functional green infrastructure.
531
- 532 (3) Landowner shall provide revegetation with native plantings to provide
533 valuable habitat and ecosystem services supporting the transition from urban
534 transit supportive development to the Barton Creek Greenbelt.
535
- 536 (K) Landowner shall provide or construct a restroom available to the public which
537 shall be located within or as close as possible to the Overlook / Trailhead Park and
538 to the Neighborhood Park. Approximate locations of these parks are shown in
539 **Exhibit “D” – Parks and Open Space Plan.**
540
- 541 (L) Landowner shall provide a formal and universally accessible trailhead to the
542 Barton Creek Greenbelt and Violet Crown Trail, including trail access,
543 wayfinding, and interpretive materials, as well as access to parking and restrooms.
544
- 545 (M) Any construction of a trail within the Barton Creek Greenbelt, with the exception
546 of the required Shared Use Path in TxDOT right-of-way, will require approval of a
547 permit by the Balcones Canyonlands Conservation Plan (BCCP) Coordinating
548 Committee under a separate approval process.
549
- 550 (N) Landowner shall apply for a trail master plan permit through the BCCP
551 Coordinating Committee prior to approval of the first site plan that includes
552 vertical development. Landowner shall not be required to obtain BCCP approval of
553 the trail master plan permit before submitting a site plan that includes vertical
554 development.
555
- 556 (1) Landowner shall work with applicable non-profit groups to submit a Trail
557 Sponsor Request to Plan a Proposal using the City of Austin BCP Trail
558 Master Plan Process prior to approval of the first site plan including vertical
559 development.
560
- 561 (2) Final approval of the City of Austin BCP Trail Master Plan Permit shall not
562 be required for approval of the site plan.
563
564
565

566 (O) Brodie will develop 50 parking spaces within the Property reserved for park users
567 and allocate 40 to Overlook / Trailhead Park and 10 to Neighborhood Park.
568 Location of Neighborhood Park is shown in **Exhibit “D” – Parks and Open**
569 **Space Plan**. Parking spaces allocated to Overlook / Trailhead Park will be
570 provided in Phase 1 and parking spaces allocated to Neighborhood Park will be
571 constructed in Phase II as indicated in **Exhibit “H” – Phasing Plan**.
572

573 (P) Landowner shall provide scoop the poop stations and trash cans throughout the
574 Parkland.

575
576 (Q) Landowner shall incorporate natural play best practices into the Neighborhood
577 Park.
578

579 **PART 11. Transportation.**

580
581 (A) Landowner shall provide:

582
583 (1) a series of bicycle facilities for all types of users along the internal circulation
584 routes as shown in **Exhibit “E” – Transportation Plan**; and

585
586 (2) a shared use path adequate for recreational cycling that will connect through
587 the Property and to off-site trail networks.
588

589 (B) Landowner shall provide pedestrian and bicycle connection adjacent to the
590 residential development on the Property.
591

592 (C) Landowner shall provide three tree zones within the Internal Circulator Route of 7’
593 each and adding up to a total of 21’ of tree zone.
594

595 (D) All utilities located on the Property and for the Property shall be installed
596 underground with the exception of electric utility infrastructure associated with
597 and required for a substation.
598

599 (E) Brodie will commit to meeting or exceeding the Austin Energy Green Building
600 Electrical Vehicle Charging and Additional Electric Vehicle Charging measures
601 for all buildings as updated. The project has committed to a minimum of 50%
602 Electrical Vehicle Capable Spaces, as described by the Austin Energy Green
603 Building 2022 Commercial Rating System Guidebook, which can be achieved by
604 installing the supporting infrastructure necessary to facilitate future installation of
605 electrical wire and EVSE.
606

607 (F) At least 75 percent of the ground floor of the building frontage of all parking
608 structures along the internal circulation routes as shown on **Exhibit “E” –**
609 **Transportation Plan** will be designed for pedestrian-oriented uses as defined in
610 **Exhibit “E” – Transportation Plan.**

611
612 (G) Special treatments such as false facades, vertical art or green walls may be utilized
613 on parking garages visible from Loop 360 and South Lamar Boulevard as a
614 component of the active edge requirements shown in **Exhibit “E” –**
615 **Transportation Plan** and/or the Public Art Requirements identified in **Exhibit**
616 **“I” – Arts Master Plan.**

617
618 **PART 12. Art.**

619
620 (A) The Brodie Oaks PUD shall participate in the Art in Public Places (AIPP)
621 program. **Exhibit “I” – Arts Master Plan** identifies opportunities and locations
622 within the PUD for outdoor art installations to be implemented and managed by
623 Landowner.

624
625 (B) The Arts Master Plan shall consist of a minimum of two (2) significant outdoor art
626 pieces approved by the AIPP program to be displayed in a prominent location on
627 the Property, or Landowner shall make an approved contribution to the AIPP
628 program. Landowner will review the public art plan with the AIPP manager for
629 approval.

630
631 (C) The Brodie Oaks Redevelopment art installations will total a minimum of \$50,000
632 for the project as approved by the AIPP manager with a minimum of \$25,000
633 being spent on art in Phase I of the project as represented in **Exhibit “H” –**
634 **Phasing Plan.**

635
636 (D) The Brodie Oaks Redevelopment will provide 10,000 square feet of the planned
637 retail space at 60% of market rents for artists. Lease rates will return to market rate
638 and general retail use 120 days after efforts are made to market the lease to artists.
639 The Economic Development Department and Economic Development Corporation
640 will be notified of available discounted leases.

641
642 **PART 13. Phasing**

643
644 (A) The Brodie Oaks PUD is broken out into two overall phases consistent with
645 **Exhibit “H” – Phasing Plan.** Each phase may be broken into sub-phases at the
646 time of site plan.
647

648 **PART 14. Code Modifications.** In accordance with Chapter 25-2, Subchapter B, Article
649 2, Division 5 (*Planned Unit Development*) of the Code, the following site development
650 regulations apply to the Brodie Oaks PUD instead of otherwise applicable City regulations:
651

652 (A) General

- 653
- 654 (1) Section 25-1-21 (11) (*Definitions, Block*) – is modified to mean one or more
655 lots, tracts, or parcels of land bounded by streets (public or private), 30 feet
656 wide or larger pedestrian paseo or courtyard with a minimum 12 foot
657 sidewalk or trail, public or private park space, public or private open space
658 easement, or plaza space, railroads, or subdivision boundary lines.
- 659 (2) 25-1-21 (46) (*Definitions, Gross Floor Area*) – is modified to exclude
660 parking structures.
- 661
- 662 (3) 25-1-21 (106) (*Definitions, Site*) – is modified to include a site which
663 crosses a private street with public access easements.
664

665 (B) Zoning

- 666
- 667 (1) Development of the Property is exempt from Chapter 25-2, Subchapter B,
668 Article 2, Subpart C, Section 3.2.2.C. (*Residential Uses*).
- 669
- 670 (2) Development of the Property is exempt from 25-2, Subchapter B, Article 2,
671 Subpart C, Section 3.2.3.B. (*Non- Residential Uses*).
- 672
- 673 (3) Chapter 25-2, Subchapter B, Article 2, Subpart C, Section 3.2.3.D. (*Non-*
674 *Residential Uses*) is modified so that the minimum front yard and street side
675 yard setbacks apply as shown in **Exhibit “C” – Land Use Plan**.
- 676
- 677 (4) Chapter 25-2, Subchapter B, Article 2, Subpart B, Section 2.5.2.B.2.
678 (*Requirements for Exceeding Baseline*) is modified to allow for
679 developments on the Property with non-residential square footage exceeding
680 the baseline to either provide contract commitments and performance
681 guarantees for providing affordable housing meeting or exceeding the
682 requirements of Section 2.5.3 (*Requirements for Rental Housing*) and
683 Section 2.5.4 (*Requirements for Ownership Housing*).
- 684
- 685 (5) Chapter 25-2, Subchapter B, Article 2, Subpart C, Section 3.1.3 (*Approval*
686 *by Director*) is modified to allow by administrative modifications and not
687 require a substantial amendment to modify the Parkland Boundary if the
688 amount of Parkland dedicated to the City is not less than the acreage

689 required in Part 10 of this ordinance.

- 690
- 691 (6) Section 25-2-491 (*Permitted, Conditional, and Prohibited Uses*) is modified
- 692 to establish the specific set of permitted, conditional, and prohibited uses on
- 693 the Property in **Exhibit “C” – Land Use Plan**.
- 694
- 695 (7) Section 25-2-492 (*Site Development Regulations*) is modified to establish
- 696 the principal site development regulations applicable to the Property in
- 697 **Exhibit “C” – Land Use Plan**.
- 698
- 699 (8) Section 25-2, Subchapter E, Section 2.2.1.B. is modified to identify the
- 700 internal circulation routes shown on **Exhibit “E” – Transportation Plan** as
- 701 the priority street on the Property and the selection that “If the roadways do
- 702 not have transit service or the level of transit service is equal, the roadway is
- 703 designated by the lot owner” shall not apply.
- 704
- 705 (9) Chapter 25-2, Subchapter E, Section 2.2.1.B. is modified for large sites
- 706 subject to Section 2.2.5 or for sites abutting more than one roadway type, the
- 707 Sidewalk and Supplemental Zone requirements (but not the Building
- 708 Placement and Parking Requirements) shall apply along the internal
- 709 circulation routes shown on **Exhibit “E” – Transportation Plan**, with the
- 710 applicable requirements determined by the roadway type.
- 711
- 712 (10) Chapter 25-2, Subchapter E, Section 2.2.2.B.1 is modified to require
- 713 planting zones to have a minimum width of seven feet from face of curb and
- 714 shall be continuous and located adjacent to the curb or cycle track.
- 715
- 716 (11) Chapter 25-2, Subchapter E, Section 2.2.5.C. is modified to define the
- 717 perimeter of a block by private streets with a public access easement, public
- 718 streets, and public open spaces that include a pedestrian path. The maximum
- 719 length of any block face shall be 800 feet.
- 720
- 721 (12) Chapter 25-2, Subchapter E, Section 2.2.5.G. is modified so that the internal
- 722 circulation routes shown on **Exhibit “E” – Transportation Plan** are
- 723 intended to accommodate bicycles. Head in and angle parking is not
- 724 permitted except when the cycle tract is provided between the clear zone and
- 725 the head-in or angle parking.
- 726
- 727 (13) Chapter 25-2, Subchapter E, Section 4.3.3 C is modified (a) to allow a
- 728 residential use or amenity space for residential uses may occupy a space that
- 729 is designed for commercial uses; (b) to allow a lobby serving another use in

730 a vertical mixed use building shall count as a pedestrian-oriented
731 commercial use if it is designed to meet the standards of this section with the
732 exemption of the glazing standards required in Section 3.2.2.

- 733
- 734 (14) Chapter 25-2, Subchapter E 4.3.3.F. is modified to allow the Property to be
735 eligible for the dimensional or parking standards exemptions in Subchapter
736 E; the residential units on the Property shall meet the affordability
737 requirements identified in **Exhibit “C” – Land Use Plan**.
- 738
- 739 (15) Section 25-2-1104 (*Hill Country Roadway Overlay Exceptions*) is modified
740 to apply to the Property and designated Land Use Areas as specifically
741 identified in **Exhibit “C” – Land Use Plan**.
- 742
- 743 (16) Development of the Property is exempt from Section 25-2-1122 (*Floor-to-*
744 *Area Ratio of a Nonresidential Building*).
- 745
- 746 (17) Land Use Area 2 as shown on **Exhibit “C” – Land Use Plan**. is exempt
747 from Section 25-2-1123 (*Construction on Slopes*).
- 748
- 749 (18) The Property is exempt from Section 25-2-1124 (*Building Height*) –
750 Addition – (D). The height of a building within the Brodie Oaks PUD shall
751 comply with **Exhibit “C” – Land Use Plan**.
- 752
- 753 (19) Section 25-2-1126 (A) (*Building Materials*) is modified to require the
754 ground floor of buildings located within the Hill Country Roadway Overlay
755 on the Property shall be constructed to the greatest extent feasible, using
756 rock, stone, brick, and wood, or other building materials that are compatible
757 with the environment of the Hill Country.
- 758
- 759 (20) Section 25-2-1022 (B) (*Native Trees*) is modified to require a site plan
760 application for the Property area in the Hill Country Roadway Overlay to
761 preserve all heritage and protected trees identified in the Arborist Report
762 submitted with the application for the Brodie Oaks PUD, and require
763 Landowner to compensate for the removal of the following native or small
764 native trees at a rate of 60 percent: (1) each small native tree; (2) each native
765 tree with a trunk diameter greater than six inches; and (3) each cluster of
766 three or more native trees located within 10 feet of each other with trunk
767 diameters greater than two inches.
- 768
- 769 (21) Section 25-2-1023 (*Roadway Vegetative Buffer*) is modified to exempt the
770 Brodie PUD from this section.

- 771 (22) Section 25-2-1024 (*Restoring Roadway Vegetative Buffer*) is modified to
772 require revegetation of the Roadway Vegetation Buffer as shown in **Exhibit**
773 **“C” – Land Use Plan.**
- 774
- 775 (23) Section 25-2-1025 (E) (*Natural Area*) is modified so that within Land Use
776 Area 2 as shown on **Exhibit “C” – Land Use Plan** existing surface parking,
777 perimeter walls, and buildings will be removed and two acres or 12 percent
778 of the total area within the Hill Country Roadway Overlay area will be
779 restored to meet the Revegetation Standards outlined in **Exhibit “C” –**
780 **Land Use Plan.**
- 781
- 782 (24) Section 25-2-1026 (*Parking Lot Medians*) is modified to require a
783 permanent parking lot shall have a median at least ten feet wide containing
784 existing native trees or dense massing of installed trees between each
785 distinct parking area.
- 786
- 787 (25) Section 25-2-1027 (*Visual Screening*) is modified (a) so that visual
788 screening is not required in Land Use Area 1 as shown on **Exhibit “C” –**
789 **Land Use Plan;** and (b) so that visual screening in Land Use Area 2 as
790 shown on **Exhibit “C” – Land Use Plan** must: (i) use existing vegetation
791 or installed landscaping; (ii) include dense massing of trees, native
792 understory vegetation, shrub massing, or berms; and (iii) allow for
793 topographic changes.

794

795 (C) Environmental

796

- 797 (1) Section 25-8-341 (*Cut Requirements*) is modified to limit cuts on a tract of
798 land shall not exceed 14 feet as shown on **Exhibit “G” – Grading Plan.**
- 799
- 800 (2) Section 25-8-342 (*Fill Requirements*) is modified to limit fill on a tract of
801 land shall not exceed 14 feet as shown on **Exhibit “G” – Grading Plan.**
- 802
- 803 (3) The Brodie Oaks PUD shall comply with 25-8, Subchapter A, Article 13
804 (*Save Our Springs Initiative*) except as modified by site specific code
805 amendments in Ordinance No. ____ (*TBD*) ____.
- 806
- 807 (4) Section 25-8-281 (*Critical Environmental Features*) is modified to allow
808 development of the Property to encroach a maximum of 80 feet on the 150
809 feet CEF buffer for Airman’s Cave provided there is a minimum of 20 feet
810 of Del Rio Clay remaining between any encroachment into the critical
811 environmental feature buffer and the vertical extent of the cave.

- 812 (5) Section 25-8-281 (*Critical Environmental Features*) is modified to allow
813 development of the Property to encroach a maximum of 50 feet on the 150
814 feet CEF buffer for the spring labeled as S-1 as shown on **Exhibit “F” –**
815 **Water Quality and Environment.**
- 816
- 817 (6) Section 25-7-64 (*Design and Construction of Drainage Facilities and*
818 *Improvements*) is modified to allow drainage from the Property to exceed 20
819 feet per second for the 25-year event for storm drain trunks with a proposed
820 velocity of 21.6 feet per second.

821

822 (D) Site Plan

823

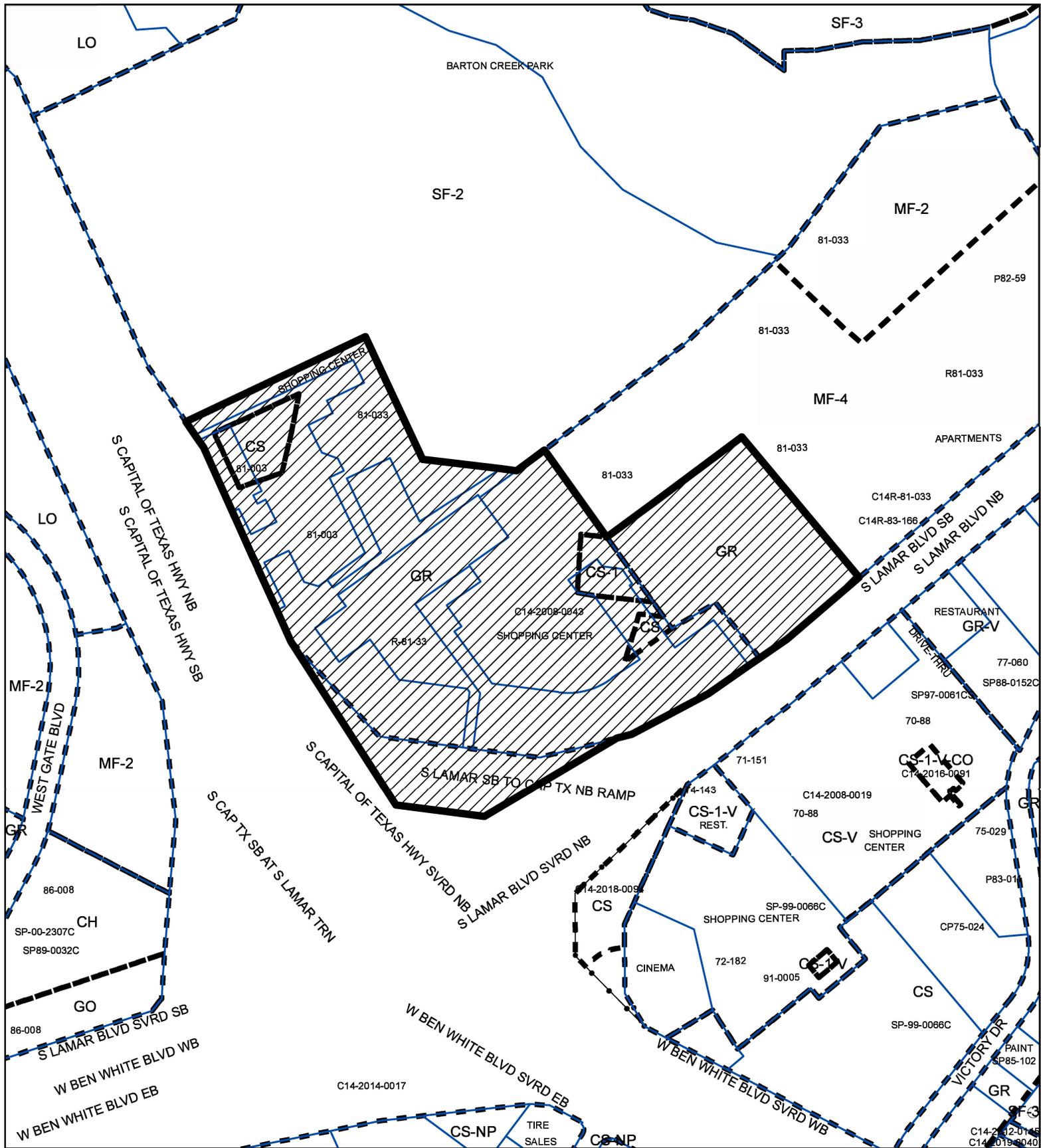
- 824 (1) Section 25-5-81 (B) (*Site Plan Expiration*) is modified to provide that
825 except as provided in Subsections (C), (D), and (E) of this Part 13, a site
826 plan expires eight years after approval of site plan.
- 827
- 828 (2) Section 25-5-21 (B) (*Phased Site Plan*) is modified so the Director of
829 Development Service Department may approve development phasing if the
830 date proposed for beginning construction on the final phase is not more than
831 five years after the approval of the site plan for that particular phase.
832 Planning Commission approval is required for development phasing if the
833 date proposed for beginning construction of a phase is more than five years
834 after approval date of the site plan for that particular phase.
- 835
- 836 (3) Section 25-5-142 (*Land Use Commission Approval*) is modified to require
837 Land Use Commission approval of a site plan for: (1) a conditional use; (2)
838 except for the Brodie Oaks PUD and as provided in Section 25-5-2 (*Site*
839 *Plan Exemptions*), development in a Hill Country Roadway Corridor; and
840 (3) if otherwise required by this title.

841

842 (E) Subdivision

843

- 844 (1) Section 25-4-62 (*Expiration of Approved Preliminary Plan*) is modified so
845 an approved preliminary plan expires seven years after the date the
846 application for approval of the preliminary plan is submitted.
- 847
- 848 (2) Section 25-4-171 (A) (*Access to Lots*) is modified to require that each lot in
849 a subdivision shall abut a dedicated public street, or a private street with
850 public access easement or internal circulation routes shown on **Exhibit “E”**
851 **– Transportation Plan.**
- 852



PLANNED UNIT DEVELOPMENT EXHIBIT "A-2"
ZONING CASE#: C814-2021-0099

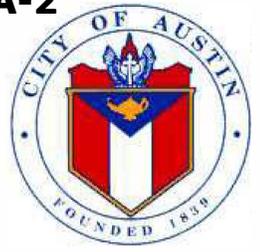


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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



Legend

- GO: General Office
- LO: Limited Office
- SF-2: Single-Family Residence - Standard Lot
- GO-MU: General Office - Mixed Use
- GR: Community Commercial
- CH: Commercial Highway
- MF-2: Multi-Family Residence - Low Density
- CS: General Commercial Services
- CS-1: General Commercial Services - Liquor Store
- CS-V: Commercial Services - Vertical Mixed Use
- CS-1-V-CO: Commercial Services - Vertical Mixed Use Conditional Overlay
- LO-CO: Limited Office - Conditional Overlay
- GR-V-CO: Community Commercial - Vertical Mixed Use - Conditional Overlay
- GR-MU-CO: Community Commercial - Mixed Use - Conditional Overlay
- UNZ - Unzoned



SITE METRICS	
Total Site Area	37.6 Acres / 1,637,856 Sq. Ft.
Proposed Impervious Cover	56% NSA; 54% GSA
Minimum Lot Size	5,750 Sq. Ft.
Minimum Lot Width	50 feet
Minimum Setbacks	
Front	0 feet
Street Side Yard	0 feet
Interior Side Yard	0 feet
Rear Yard	0 feet

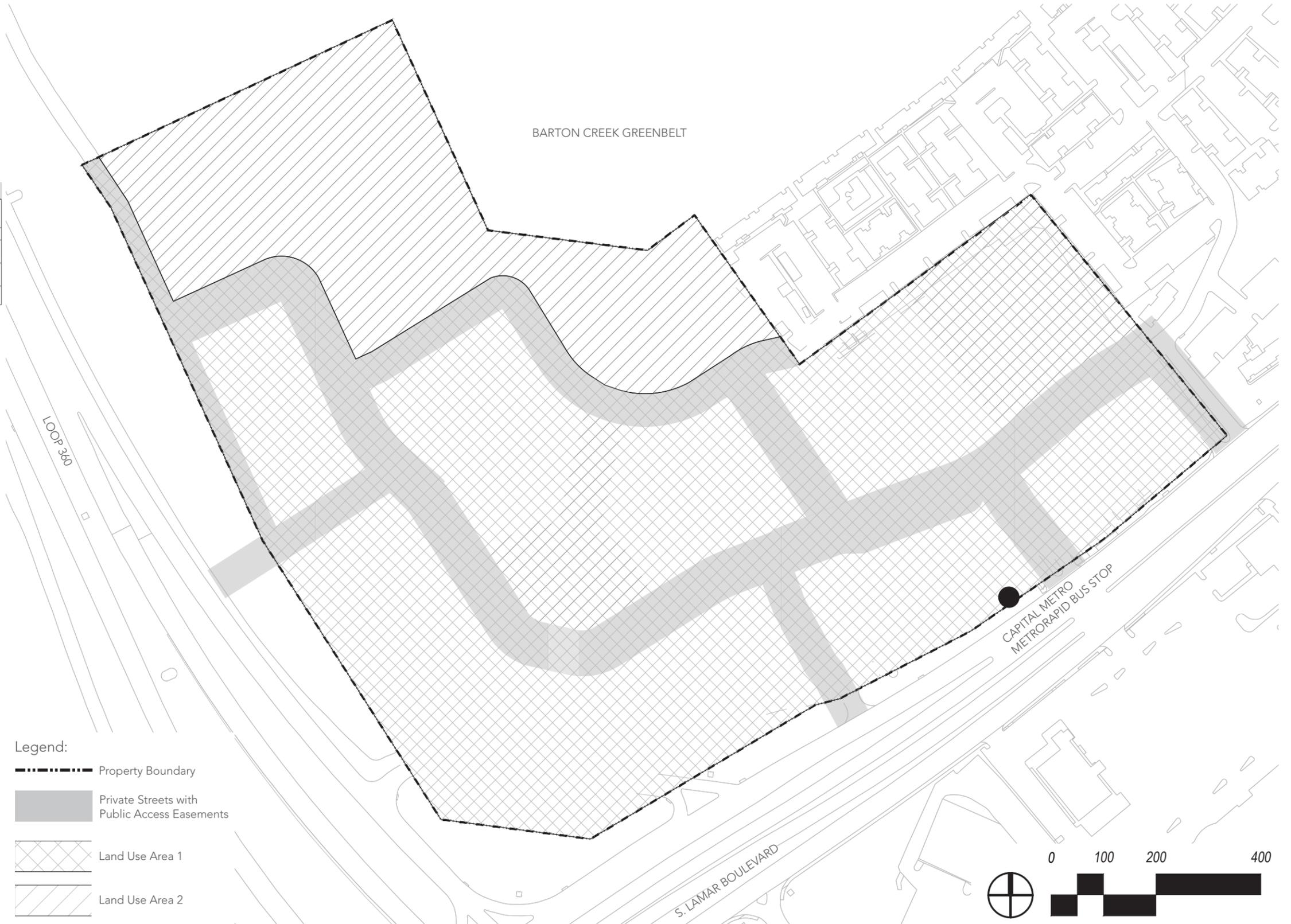
LAND USE AREA METRICS								
	Acres	Building Cover	Impervious Cover*	Non-Residential	Maximum Hotel		Maximum Residential	
		Max.	Max. %	Max. Sq. Ft.	Keys	Sq. Ft.	Units	Sq. Ft.
Land Use Area 1	29.5	95%	95%	1,400,000	200	200,000	1,700	1,500,000
Land Use Area 2	8.1	.5%	7.5%	5,000	--	--	--	--
Site Total	37.6		56%					

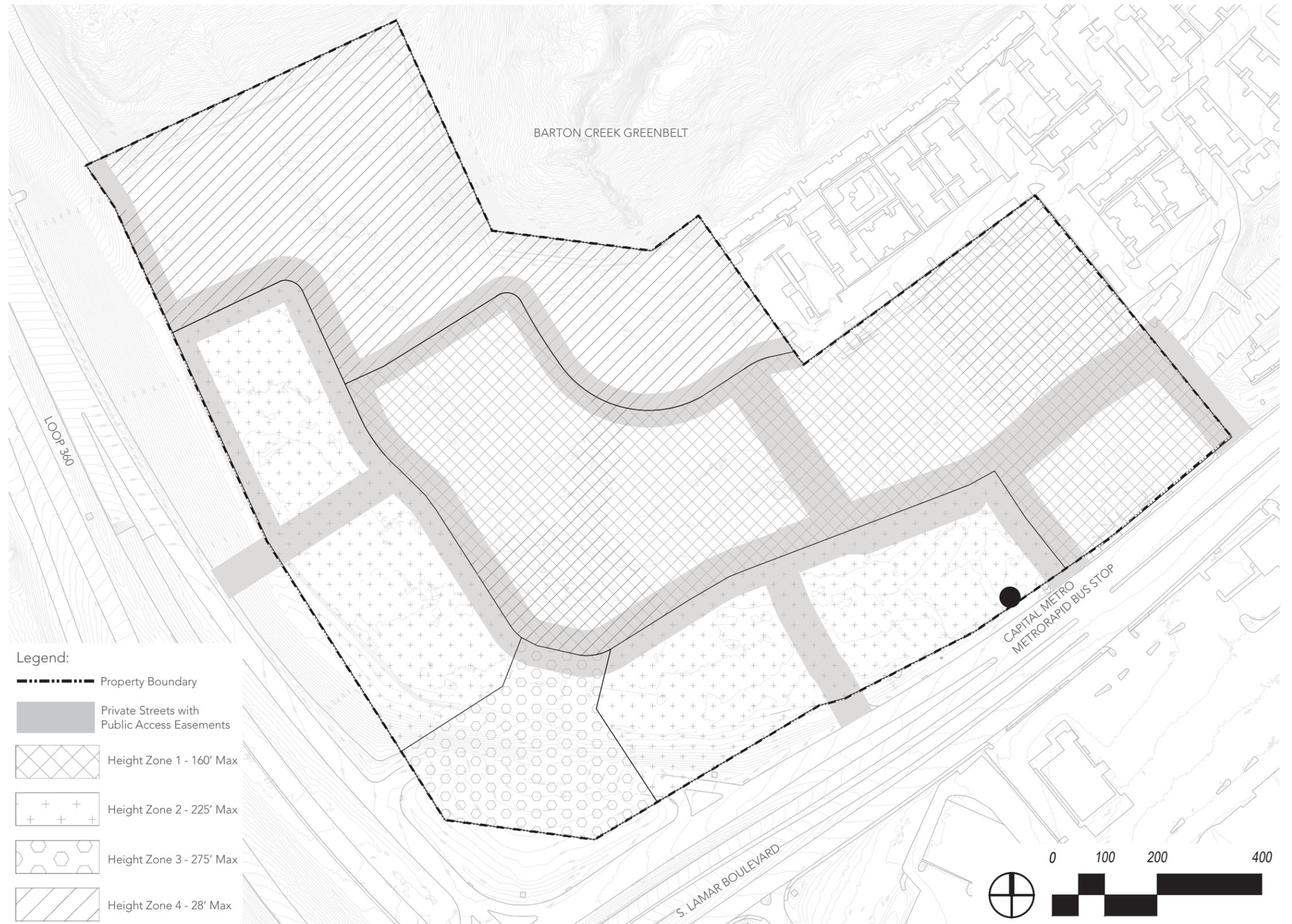
Notes

*Maximum impervious cover is based on Net Site Area (NSA) and will be tracked by site plan in compliance with Exhibit H - Brodie Oaks Redevelopment Phasing Plan. Impervious Cover will be higher on a site-by-site basis.

Maximum floor-to-area ratio is not applicable to the Brodie Oaks Redevelopment.

The configuration and boundaries of Land Use Areas are approximate and may change during design as long as the total land area in each remains consistent.





Affordable Housing Commitments

ESTABLISHING BASE HEIGHT

The base height used to calculate affordable bonus area is based on maximum height allowable under current zoning including overlay zoning districts. The area used to calculate the base has been modified to include whole buildings for simplicity of permitting and administration.

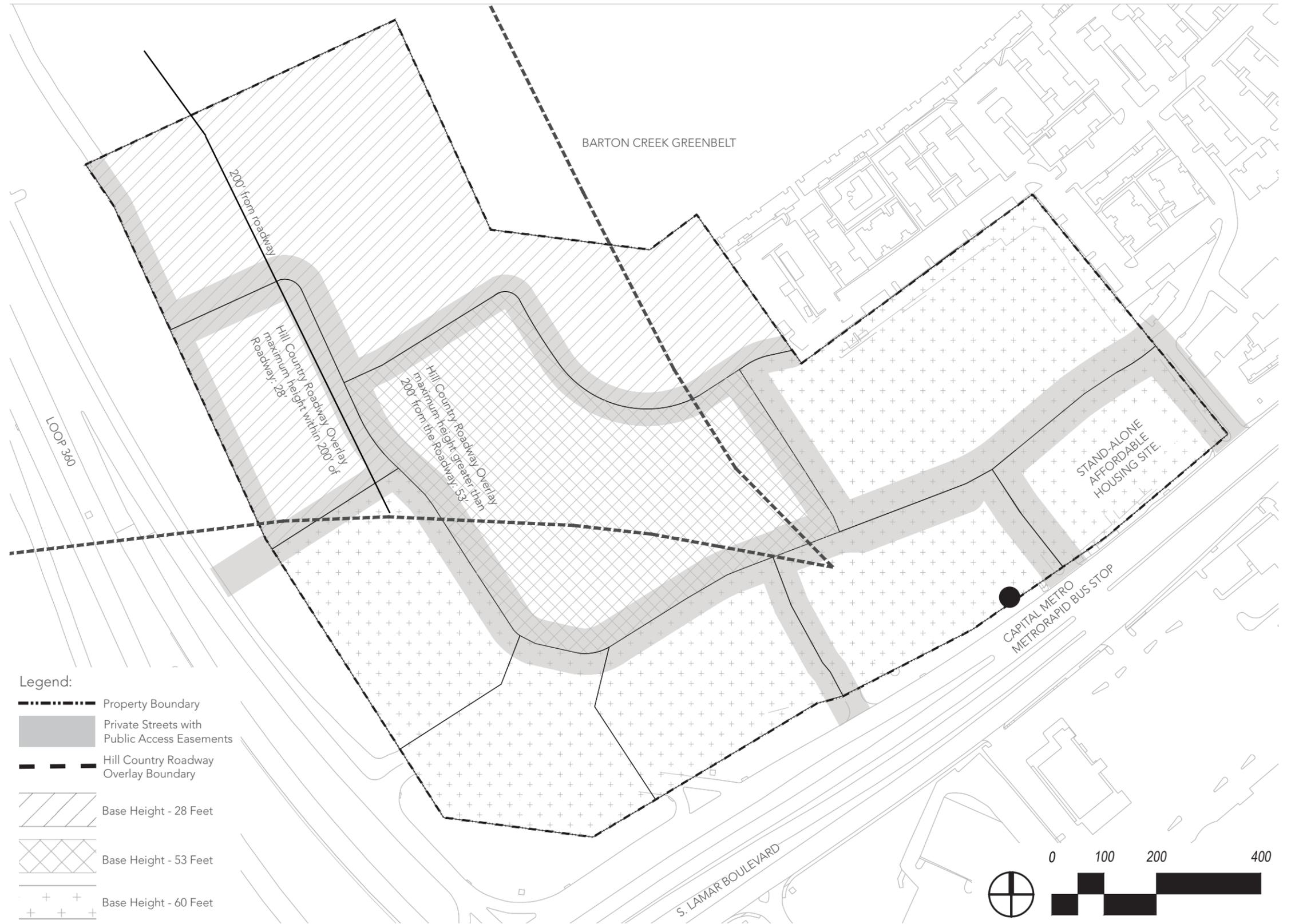
AFFORDABLE HOUSING GENERAL

Affordable housing at Brodie will comply with the following provisions; Source of Income and Affirmative Marketing.

Source of Income. A person cannot deny a prospective tenant housing based solely on the prospective tenant's source of income.

In this division, source of income means lawful, regular, and verifiable income including, but not limited to, housing vouchers and other subsidies provided by government or non- governmental entities, child support, or spousal maintenance, but does not include future gifts.

Affirmative Marketing. A development subject to this division must prepare and utilize an affirmative marketing and outreach plan for the length of the affordability period that is approved by the director and consistent with U.S. Department of Housing and Urban Development regulations.



RESIDENTIAL BONUS AREA

To the extent any residential buildings exceed the base heights established in Exhibit C Brodie Land Use Plan (Page 3), the developer shall provide contract commitments and performance guarantees that provide affordable housing meeting or exceeding the requirements of Section 2.5.3 (Requirements for Rental Housing) and Section 2.5.4 (Requirements for Ownership Housing) equal to 10% of the total amount of occupiable square feet which exceeds the established base height.

Such calculation shall be made for each building at the time a building permit is issued.

PHASING OF RESIDENTIAL BONUS AREA

In recognition that some buildings will contain more residential units than others, such obligation may be transferred between buildings as they come on line as long as the number of units never falls below the required obligation.

The total residential affordable housing square foot obligation will be tracked on each site plan in accordance with Exhibit H: Brodie Oaks Phasing Plan.

NON-RESIDENTIAL BONUS AREA

To satisfy the Affordable Housing obligation for any non-residential buildings that exceed the base height established in this Exhibit C Brodie Land Use Plan (Page 4), the developer shall file a restrictive covenant requiring land to be conveyed to a qualified builder of affordable housing for a standalone affordable housing project built on-site that must:

- Include a minimum of 100 family-oriented units with a material mix of 2 and 3 bedroom units;
- Be affordable to a household whose income is between 30 and 60 percent of the median family income in the Austin metropolitan statistical area; and
- Remain affordable in perpetuity, subject to the terms of the Restrictive Covenant.

OVERLAND



DPZ
CODESIGN



BUSS

LIONHEART



SPECK & ASSOCIATES LLC



LIONSTONE INVESTMENTS

BARSHOP & OLES

COMPANY

EXHIBIT C:

BRODIE LAND USE PLAN (PAGE 4)

SUBMITTAL DATE: 07/13/2023

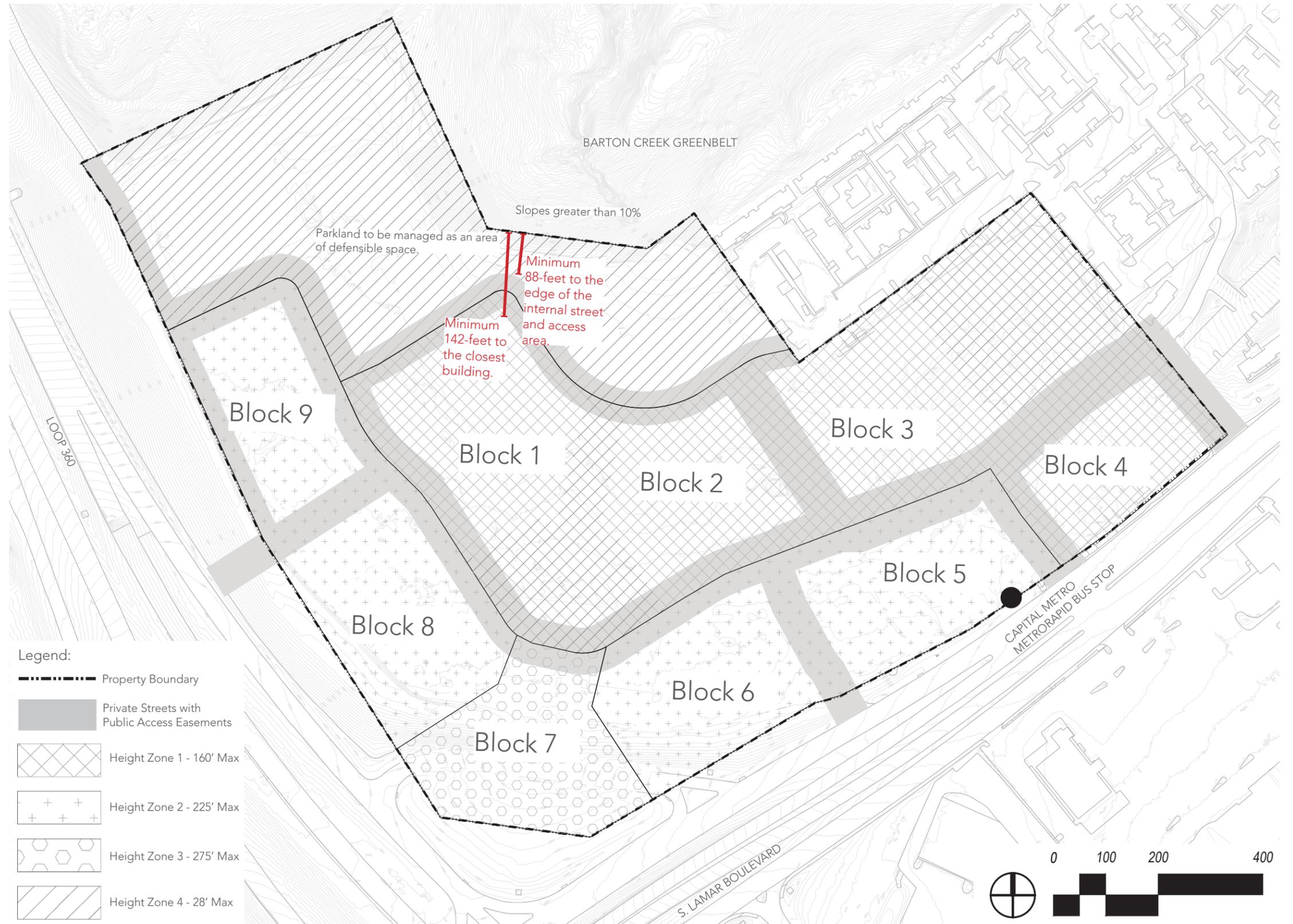
PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT

Notes

Compliance will meet all aspects of the fire code and Wildland-Urban Interface, (WUI) Code, Ordinance No. 20200409-040 and may include the provision of defensible space within the parks identified on *Exhibit D: Brodie Parks and Open Space* which separate the developed area of the site from the existing greenbelt by a minimum of 88-feet and separate any buildings by a minimum of 142-feet at the closest point. Enhanced fire resistant construction standards for the buildings located in proximity to the fire hazard area may also be employed to meet the code.

All compliance will be demonstrated on a fire protection plan for the proposed development at the time of subdivision, site plan, and building permits as applicable.

The development will meet Section 402.1.1 Access as demonstrated in Exhibit E: Brodie Transportation Plan.



Hill Country Roadway Overlay

Hill Country Roadway Overlay Requirements shall apply differently to Land Use Area 1 (LU1) and Land Use Area 2 (LU2) as indicated in the Hill Country Roadway Overlay (HCRO) standards chart in Exhibit C: Land Use Plan (page 5).

TREE TABLE	TOTAL	LOW SUITABILITY	ADJUSTED TOTAL*	PRESERVED	% PRESERVED
Native Heritage Trees (24" and above)	12	0	12	12	100%
Native Protected Trees (19" - 23"11")	2	0	2	2	100%
Native Regulated Trees (8" - 18"11")	51	12	39	32	82%
Small Native Regulated Trees (6" or more; and Tree clusters)	1	1	0	0	-

TREE INDEX

TAG NO. TYPE INDICATES MULTI TRUNK

INDIVIDUAL TRUNK DIA. (IN INCHES) TOTAL (ROOT ZONE)

CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.

HILL COUNTRY CLUSTERS ARE REPRESENTED WITH A 10 FT. RADIUS CIRCLE

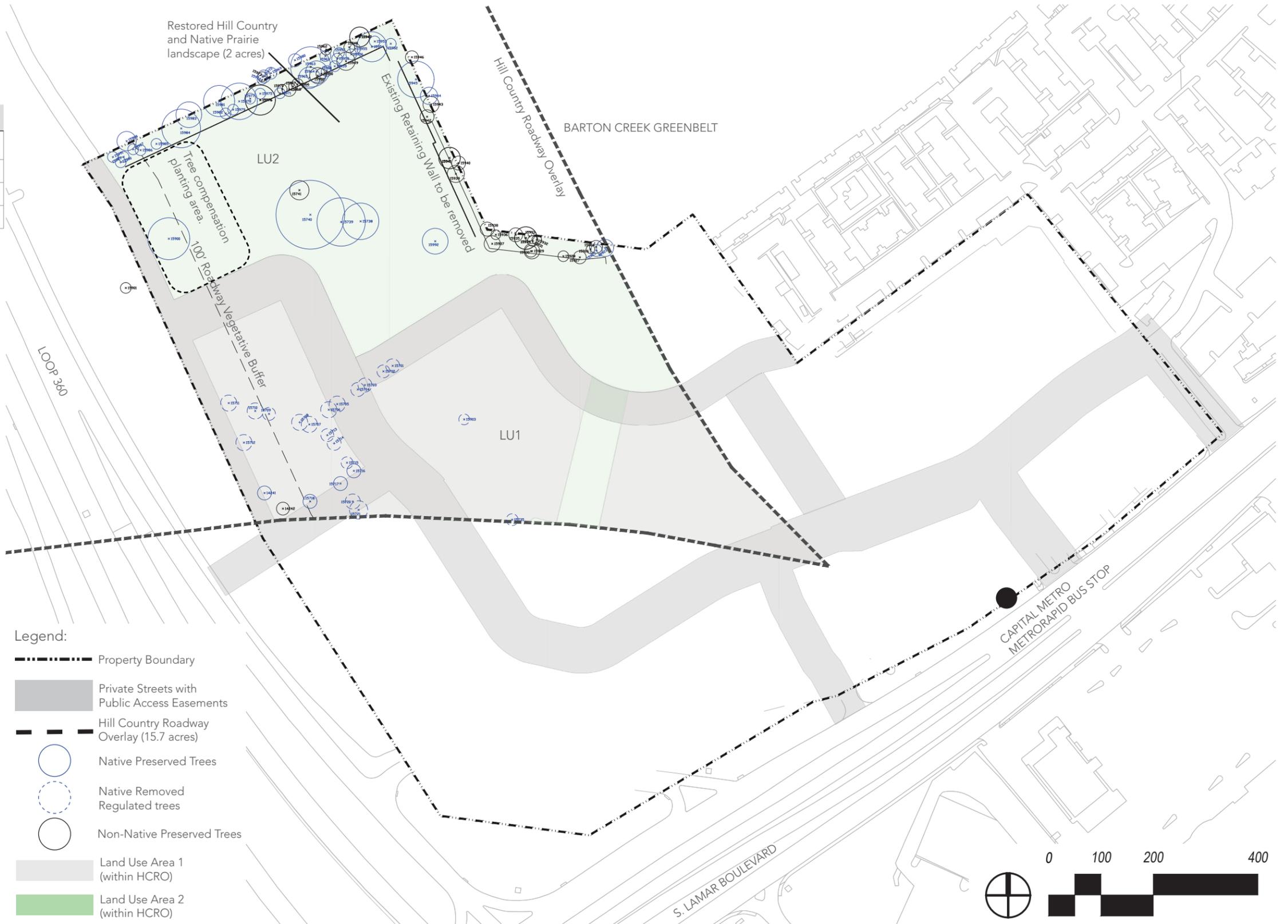
HILL COUNTRY CLUSTER NUMBER OF TRUNKS MAX. SIZE IN INCHES MIN. SIZE IN INCHES MULTI TRUNK 6", 4", AND 4"

16198 CLUSTER 6 LIVE OAK (3,4)

16200 CEDAR 6 4 4

AE = AMERICAN ELM
 ASH = ASH
 BUM = BUMELIA
 CB = CHINABERRY
 CDR = CEDAR
 CE = CEDAR ELM (NATIVE)
 CHE = CHINESE ELM
 CHTW = CHINESE TALLOW CLUSTER (SEE ABOVE)
 CRM = CREPE MYRTLE
 CTN = COTTONWOOD
 HB = HACKBERRY
 HSCH = HUISACHE
 LIG = LIGUSTRUM
 LO = LIVE OAK (NATIVE)
 MNL = MOUNTAIN LAUREL (SMALL NATIVE)
 MSQ = MESQUITE
 PALM = PALM
 PEC = PECAN (NATIVE)
 SYC = SYCAMORE
 WIL = WILLOW

NOTE ABOUT DEAD TREES: IF THE TREE APPEARED TO BE DEAD, THEN IT HAS BEEN NOTED AS D240; HOWEVER, SUCH DETERMINATION IS SUBJECT TO VERIFICATION BY A QUALIFIED ARBORIST.



Notes

HILL COUNTRY ROADWAY OVERLAY

Hill Country Roadway Overlay Standards Table

HCRO STANDARDS	LU1	LU2	NOTES
Floor-To-Area Ratio (25-2-1122)	Modified	Modified	See the site metrics table on the Land Use Exhibit. FAR is not being regulated for the Brodie Site.
Construction on Slopes (25-2-1123)	Meets	Modified	The existing park road is constructed on slopes that exceed 15 percent gradient for a short portion of the roadway within the property and for a longer distance off-site. Due to the location of this road within the Balcones Canyon Land Preserve no modifications are proposed to the road where it enters the site.
Building Height (25-2-1124)	Modified	Exceeds	The Brodie PUD is in a high intensity area and thus is restricted to 28' in height within 200' of the ROW and 53' if further than 200' from the ROW. The Brodie PUD Height exhibit shows that all land within Land Use Area 2 will be restricted to 28' providing enhanced views of the Hill Country. Height has been modified in Land Use Area 1 in proximity to the intersection of Loop 360 and S. Lamar Blvd.
Location of On-Site Utilities (25-2-1125)	Meets	Meets	All utilities will be underground
Building Materials (25-2-1126)	Modified	Meets	No buildings area proposed in Land Use Area 2. Building materials will meet the requirements of the HCRO on the ground floor only in Land Use Area 1.
Native Trees (25-2-1022)	Meet	Exceed	All Heritage and Protected Trees within the HCRO are being preserved. Eighty percent (80%) of the inches from native trees and small native trees less than 19" and determined as suitable for preservation by the submitted arborist report within the HCRO area are being preserved. Any native trees that are removed from Land Use Area 1 will be compensated for in Land Use Area 2 at a mitigation rate of 60%. The priority tree planting area within Land Use Area 2 for compensating trees will be within and adjacent to the highway vegetative buffer area.
Roadway Vegetative Buffer (25-2-1023)	Modified	Exceed	All buildings and impervious cover with the exception of the existing park road which is necessary for site access will be removed from Land Use Area 2. The vegetative area in Land Use Area 2 will extend all the way back to the edge of the property and the Barton Creek Greenbelt and be dedicated as parkland. Public access and views will be restored in Land Use Area 2.
Natural Area (25-2-1025)	Modified	Modified	The project is removing all buildings and surface parking lots from Land Use Area 2 representing over 45% of the HCRO area. The Brodie PUD is proposing to restore 2-acres total within the HCRO. One acre will exceed the HCRO Revegetation Standard by increasing the density of planting from 1/4 of the standard density to 1/3 of the standard density. The second acre will meet a new native prairie criterion for revegetation as identified on this exhibit.

HCRO STANDARDS	LU1	LU2	NOTES
Parking Lot Medians (25-2-1026)	Modified	Meet	The Brodie PUD may include temporary parking areas on cleared land within Land Use Area 1 while the site is awaiting full buildout of each phase. These parking areas will not be subject to this code section. No permanent surface parking lots are proposed in the Brodie PUD.
Visual Screening (25-2-1027)	Modified	Meet	The existing berm on Loop 360 will remain and provides screening of the park road. Buildings in LU1 will not be screened.

HCRO Revegetation Standards

- One acre within LU2 shall be re-vegetated according to the HCRO revegetation criteria included in Appendix A of the Environmental Criteria Manual.

The Brodie Oaks Site was developed prior to the Hill Country Roadway Overlay Ordinance going into effect and meets the criteria for Low Density revegetation and requires restoration at 1/4 the standard density. This PUD will increase the density of revegetation to 1/3 the standard density.

- One acre within LU2 shall be re-vegetated according to a native prairie standard as indicated below:

Goal: Establish a native prairie ecology. The desired outcome is to have a herbaceous understory reflective of native prairie established within 12 - 18 months of seed application.

Source: Seed

Application: 50/50 mix of Riparian Recover mix and Native Prairie mix of net acre of native prairie area.

Time of Year Application: October 1st -December 15th or March 15th - May 15th. Fall preferred.

Acceptance: At two years from Implementation:
- 80% groundcover/vegetative coverage.

Notes

LAND USES

- The following uses are permitted uses within Land Use Areas 1.

Residential Uses

- Bed & Breakfast (Group 1)
- Bed & Breakfast (Group 2)
- Condominium Residential
- Group Home, Class I (General)
- Group Home, Class I (Limited)
- Group Home, Class II
- Multifamily Residential
- Townhouse Residential
- Short-Term Rental (Types 1 and 3)

Commercial Uses

- Administrative and Business Office
- Art Gallery
- Art Work Shop
- Automotive Sales
- Automotive Rentals
- Automotive Repair Services
- Business or Trade School
- Business Support Services
- Cocktail Lounge (up to 25,000 sq. ft. gross floor area by-right; A CUP is required for any additional gross floor area)
- Commercial Off-Street Parking
- Communications Services
- Consumer Convenience Services
- Consumer Repair Services
- Convenience Storage
- Electronic Prototype Assembly
- Electronic Testing
- Financial Services
- Food Preparation
- Food Sales
- General Retail Sales (Convenience)
- General Retail Sales (General)
- Hotel-Motel
- Indoor Entertainment
- Indoor Sports and Recreation
- Kennels
- Laundry Services
- Liquor Sales (up to 25,000 sq. ft. gross floor area)
- Medical Offices – exceeding 5,000 sq. ft. gross floor area

- Medical Office – not exceeding 5,000 sq. ft. gross floor area
- Off-Site Accessory Parking
- Outdoor Entertainment
- Outdoor Sports and Recreation
- Pedicab Storage and Dispatch
- Personal Improvements Services
- Personal Services
- Pet Services
- Plant Nursery
- Printing and Publishing
- Professional Office
- Recreational Equipment Maint. & Stor.
- Recreational Equipment Sales
- Research Assembly Services
- Research Services
- Restaurant (General)
- Restaurant (Limited)
- Service Station
- Software Development
- Theater
- Vehicle Storage
- Veterinary Services

Industrial Uses

- Custom Manufacturing

Agricultural Uses

- Community Garden
- Indoor Crop Production
- Urban Farm

Civic Uses

- Administrative Services
- Camp
- Club or Lodge
- College and University Facilities
- Communication Service Facilities
- Community Events
- Community Recreation (Private)
- Community Recreation (Public)
- Congregate Living
- Convalescent Services
- Counseling Services
- Cultural Services
- Day Care Services (Commercial)
- Day Care Services (General)
- Day Care Services (Limited)
- Family Home
- Hospital Services (General)
- Hospital Services (Limited)
- Local Utility Services

- Major Utility Facilities
- Maintenance and Service Facilities
- Park and Recreation Services (General)
- Park and Recreation Services (Special)
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Public Primary Educational Facilities
- Public Secondary Educational Facilities
- Religious Assembly
- Safety Services
- Telecommunication Tower

- A site can cross a public or private street or right-of-way.
- A site plan for the construction of an amphitheater, pavilion or other outdoor venue that is associated with a commercial, civic, or residential use and designed for a maximum occupancy of 2,000 people may be approved administratively. Larger amphitheatres will require the approval of a CUP.
- The following uses are permitted uses within Land Use Area 2.

Commercial Uses

- Commercial Off-Street Parking
- Outdoor Entertainment (See note 4)
- Outdoor Sports and Recreation
- Pedicab Storage and Dispatch
- Recreational Equipment Maint. & Stor.

Agricultural Uses

- Community Garden

Civic Uses

- Camp
- Community Events
- Community Recreation (Private)
- Community Recreation (Public)
- Cultural Services
- Park and Recreation Services (General)
- Park and Recreation Services (Special)
- Religious Assembly
- Local Utility Services
- Major Utility Facilities

5.

- The sale of alcohol in Land Use Area 2 may be allowed with an event as approved in an annual parks program.

PARKLAND DEDICATION

- Parkland dedication shall be satisfied in accordance with Exhibit D- Brodie Oaks Redevelopment Parks and Open Space Plan.
- Uses, programming, maintenance, and operations of parkland will be in accordance with Exhibit D. Brodie Parks and Open Space Plan.

Name	Character Description	Minimum Acres	Dedicated Parkland
Overlook / Trailhead Park	Located adjacent to the Barton Creek Greenbelt, this park is characterized by restored landscapes, passive recreation such as trails, natural play, open lawn space, trailheads, and overlooks.	8.1 ac.	Yes
Internal Parks	The internal parks consist of up to three different park spaces including the central green and neighborhood park at a minimum. Internal parks are highly amenitized spaces characterized by active recreation, outdoor dining experiences, pavilions, amphitheaters, and playgrounds.	3.5 ac.	Up to 2.5-acres of the proposed internal parks may be Open Space Area (private parks) with a public access easement; provided however any such areas with public access easements shall be subject to closure of up to 60 days per year (with only half of those being weekends) or for security reasons. Up to 50% of the Open Space Area may be closed at any time. A minimum of 1-acre of Neighborhood Park must be dedicated.
Total		11.6	
% of Site (37.6 acres)		30.8%	

PARKLAND CREDIT

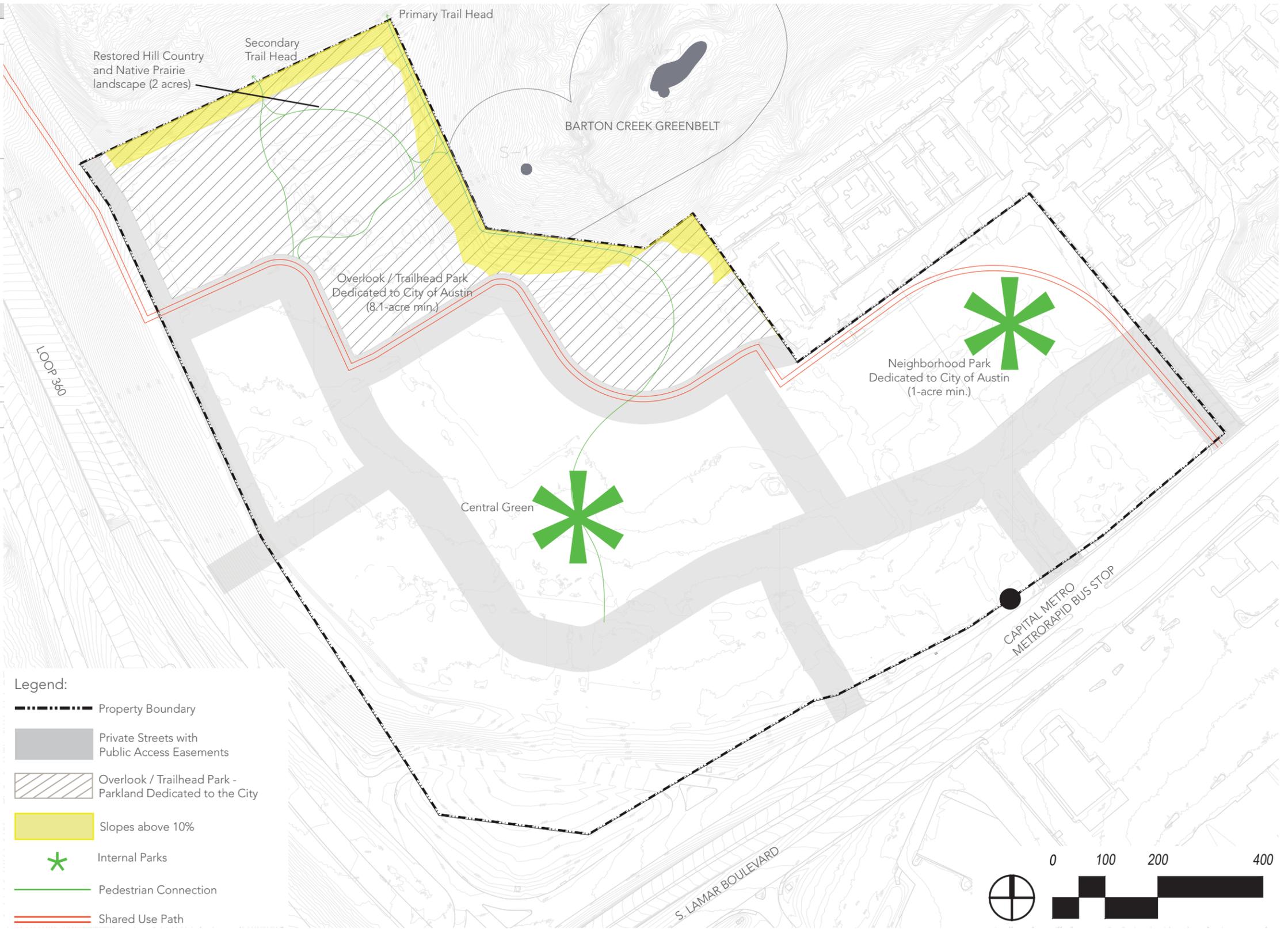
	Water Quality System and Easements* (Acres)	Slopes > 10% (Acres)	Sub Surface Parking* (Acres)
Overlook / Trailhead Park	3	1.4	0
Internal Parks (up to 3 Internal Parks)	1		3
Percent Credited (minimum)	50%	50%	50%

* The size and location of easements will be determined at the time of site plan. Easement areas represented in the parkland credit calculation table represent the approximate amount of acres needed.

All re-irrigation areas will be designed as restored habitat with trails or will be designed to allow for some recreation. Subsurface ponds and parking that allow full use on the surface and may be credited up to 100%. Exact credit assigned must generally comply with the Standards for Dedicated Parkland and the Parkland Dedication Operating Procedures, as amended, but at no time will they be credited at less than 50%.

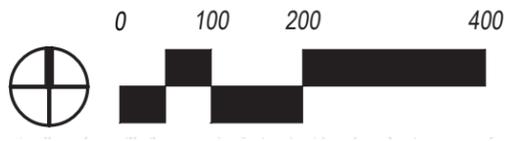
Notes

- The boundaries and configuration of Parkland areas in this exhibit are approximate. Final boundaries for each park area shall be determined by the developer with approval of the City.
- Parkland must generally comply with the Standards for Dedicated Parkland and the Parkland Dedication Operating Procedures, as amended.



Legend:

- Property Boundary
- Private Streets with Public Access Easements
- Overlook / Trailhead Park - Parkland Dedicated to the City
- Slopes above 10%
- Internal Parks
- Pedestrian Connection
- Shared Use Path



OPEN SPACE

The open space required to meet the PUD Tier I (Sec.2.3.1c) "superior development" standard is 10 percent of the residential tracts and 20 percent of non-residential tracts. The Brodie Oaks Redevelopment is a mixed use development consisting of both residential and non-residential uses and uses the commercial designation.

Mixed Use developments are classified as non-residential and use the 20 percent:

- Developed Area: 26.0 acres
- Open space required to meet Tier I: 5.2 acres (20% of 26.0 acres)
- Total open space provided: 11.6 acres (45% of 26.0 acres)

The open space required to meet the requirements in PUD Tier II (Sec.2.4) is open space at least 10 percent above the requirements of Section 2.3.1.A. (Minimum Requirements). Alternatively, within the urban roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (Design Standards and Mixed Use), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department.

- Developed Area: 26.0 acres
- Open space required to meet Tier II: 7.8 acres (30 percent of 26 acres)
- Total open space provided: 11.6 acres (45% of 26.0 acres)

PARKLAND

According to the parkland dedication operating procedures (Sec.14.3.9B) to be considered "superior development," land proposed for dedication must:

1. Include at least 10.4 credited acres per 1,000 residents,
2. Be developed in accordance with a plan approved by PARD; and
3. Be dedicated to a governmental entity.

Brodie is proposing to meet this requirement with the following parkland dedication.

- Total Parkland Required: Approximately 29-acres (Final Parkland calculation is determined at the time of development in accordance with Exhibit H: Phasing Plan.
- Total Gross Land Provided (minimum): 11.6 acres (Credits to be applied per Parkland Credit Calculations Table on previous sheet.)
- Total Parkland Fee-in-lieu: The balance between required and dedicated parkland will be satisfied as a fee-in-lieu of dedication.

PARKLAND DEVELOPMENT

Brodie will develop, operate, and maintain all open space on site in accordance with an executed park maintenance agreement for the site.

Brodie will develop 50 parking space and allocate 40 to Overlook / Trailhead Park and 10 to Neighborhood Park. Parking spaces will be reserved for park users. Parking spaces allocated to Overlook / Trailhead Park will be provided in phase 1 as indicated in Exhibit H: Brodie Phasing Plan and parking spaces allocated to Neighborhood Park will be constructed in Phase II.

Brodie will achieve SITES Silver Certification for Parks.

Brodie is committing to exceed the Parkland Development Fee in effect for the 2022-2023 fiscal year by \$700 per unit for both residential and hotel units.

This fee may be used for the following within the Parkland dedicated with this PUD.:

- Required and allowed parkland amenities listed in the parkland amenities table;
- All Shared Use Paths (SUP) and trails within the parks;
- Landscaping and planting within the parks;
- Irrigation of landscaping and planting materials within the parks;
- Lighting installed within the parks;
- Park signage and wayfinding to include interpretive signage within the parks;
- Park security facilities and amenities; and / or
- The installation of wet or dry utilities installed to service park facilities.

The Brodie Oaks Redevelopment is committing to develop a minimum of three amenities per park area. As indicated in the table below some amenities are required while others are optional. Final park amenities and designs must be approved by PARD, and additional amenities not listed on the table may be added with mutual approval between the developer and PARD.

PARKLAND AMENITIES LIST				
	Co-located with Re-irrigation	Overlook / Trailhead	Central	Neighborhood
Seating	Yes	A	A	A
Trailhead	Yes	R		
Trail Connections		A		
Restored Landscape	Yes	R		
Dog Run	No			A
Playground	No		A	R
Cyclist Amenities	Yes	A	A	A
Sidewalk or Shared-use Path	Yes	R	A	A
Volleyball Courts	No	A		A
Markets	Yes	A	A	A
Nature Play	Yes	A	A	R
Trails and Pathways	Yes	R		
Interpretive Signage	Yes	A		
Dedicated Parking Area	No	A		
Playfields	Yes	A		A
Outdoor Fitness Station	Yes	A		A
Open Lawn	Yes	A	A	A
Social Games	No	A	A	A
Interactive Water Feature	No		A	
Shade Sail / Structure / Pavilion	No		R	
Access to Public Restrooms	No	R		R
Scoop the Poop Stations	Yes	R	R	R
Trash Cans	Yes	R	R	R

Legend: R = Required Amenity; A = Allowed Amenity

CO-LOCATING RE-IRRIGATION

Where re-irrigation is co-located with park amenities one of the following mitigation measures will be used to ensure full use of the amenity.

- Directional Spray - The re-irrigation system will be designed so that it can be directed away from the amenity.
- Final re-irrigation operation details will be reviewed by PARD and require PARD approval

TRAILHEAD AND CONNECTION TO BARTON CREEK GREENBELT

The project is currently working with local organizations like the Hill Country Conservancy, Save Barton Creek Association, Austin Parks Foundation, and the Balcones Canyonlands Preserve to explore how the project can support the construction and ongoing maintenance of a trail connection to the Barton Creek and regional Violet Crown Trail systems. The project will explore methods to fund off-site Barton Creek Greenbelt preservation and management on an ongoing basis through the Balcones Canyonlands Preserve Trail Master Plan process. The applicant commits to working with the entities listed above to submit a Trail Master Plan application prior to the issuance of a site plan for the Overlook / Trailhead Park.

DOG PARK OR DOG RUN

Any dog run or dog park will be designed with PARD and WPD approval. All Stormwater from the Park areas will be captured into the subsurface ponds as such there no stormwater is directly discharged off site of any developed areas. The dog park will not be co-located with any re-irrigation area.

ALCOHOL IN OPEN SPACE AREAS

Alcohol is a permitted use in Open Space Area.

PARK PROGRAMMING PLAN GUIDELINES (DEDICATED PARKLAND)	
Topic	Description
Programming	
1.	Partner develops an annual programming plan to establish a proposed budget, programs, activities, program rates, facility fees (including rental fees), the Park Management Fee and processes for reservations and permitting of events.
2.	Amendments to the plan may be submitted throughout the year as necessary.
3.	Approval shall not be reasonably withheld. Fee increases less than (10%) over the previous year may not be disapproved.
4.	Director may not disapprove a proposed event plan, vendor, or concessionaire without good cause.
5.	All concessionaires within Parkland must be mutually agreed upon by the Director and the Partner.
Programming and Revenue	
5.	A Capital and Maintenance Fund will be established.
6.	City shall be financially and operationally responsible for any additional programs requested by the City.
7.	All licenses, use agreements, and contracts will be executed and managed by the Partner.
8.	Park Programming Manager is hired by partner and paid a monthly Park Management Fee. Park Manager will manage all Parkland Operation and Maintenance, and Programming on the Brodie Site.
Maintenance	
9.	Park Programming Manager approves, executes, and manages all maintenance contracts.
Alcohol	
11.	Alcohol is allowed on a temporary basis during events approved as part of the annual parks program in accordance with current code.



PARK PROGRAMMING PLAN (DEDICATED PARKS)

Annual Park Programming Plans. The Park Programming Manager shall prepare and implement an Annual Park Programming Plan for dedicated Parkland (the “Park”) in accordance with these Park Programming Plan Guidelines in this Exhibit D - Brodie Parks Programming Plan. The Annual Park Programming Plan may include scheduled events, closures, health and wellness classes and other activities proposed by the Park Programming Manager.

Park Programming Manager. The Annual Park Programming Plan will be implemented and administered by the Park Programming Manager. The Park Programming Manager shall be paid a monthly fee (“Park Management Fee”) for the provision of its services.

Permitted Use of Park and Park Improvements. The Park Programming Manager may use the Park only for the purposes of operating the Park Improvements for use by the public or for special events identified in the Annual Park Programming Plan as approved by the Director. Special events approved through the Annual Parks Programming Plan will not require additional special event permits.

Reserved Rights. Additional rights and privileges regarding the use and operation of the Park Improvements and the Park may be established in the Annual Parks Programming Plan.

Utilities. At its sole cost, Partner or the Park Programming Manager will provide all gas, water, sewer, electric utilities, network, and communication services for use of the Park Improvements and the Park to the extent necessary for their safe and efficient operation, as determined by Partner in its reasonable discretion.

Licenses and Permits. The Park Programming Manager will obtain all permits and licenses necessary to operate and program the Park and to sell in the Park mutually agreed upon concessions.

Zoning, Restrictions and Other Laws. The management and operation of the Park Improvements and the Park are subject to any facts which an accurate survey or physical inspection would show, all zoning, restrictions, regulations, rulings, ordinances, building restrictions, and other laws now in effect or later adopted by any governmental authority having jurisdiction.

No Waste or Nuisance. The Park Programming Manager will not commit, nor allow to be committed, any waste of the Park Improvements or the Park, and will not maintain, commit or permit the maintenance or commission of any nuisance in the Park.

Illegal Use Not Permitted. The Park Programming Manager may not use any part of the Park Improvements or Park for any use or purpose that violates an applicable law, regulation, or ordinance of the United States, the State of Texas, Travis County, or the City of Austin.

Contracting. The Park Programming Manager will negotiate, execute, perform, and manage all contracts, use agreements, licenses and other agreements (1) with persons who desire to schedule events in the Park or who desire otherwise to use the Park Improvements or any part thereof, or (2) that otherwise pertain to the use, operation, and occupancy of the Park or any part thereof.

Incident Report. Within ten (10) calendar days of receipt of notice of an injury, complaint or reported violation of the law in the Park that is significant in nature and that has a material effect on the operation of the Park Improvements or the Park, the Park Programming Manager will notify the Director of the incident. The Park Programming Manager will maintain for review by the City, upon reasonable notice, information as reasonably required by the City to satisfy the City’s responsibilities, including information regarding injuries and unusual incidents, as well as security measures and safety programs (including recommendations for changes to such measures/programs), in the Park.

Amendments to Park Programming Plan. The Director of Parks and Recreation or the City Manager shall have the authority to approve modifications to the Annual Parks Programming Plan or the Park Programming Plan and Guidelines in this Exhibit “D” Brodie Parks and OPen Space Plan.

OVERLAND



DPZ
CODESIGN



BUSS

LIONHEART



SPECK & ASSOCIATES LLC



LIONSTONE INVESTMENTS

BARSHOP & OLES

COMPANY

EXHIBIT D:

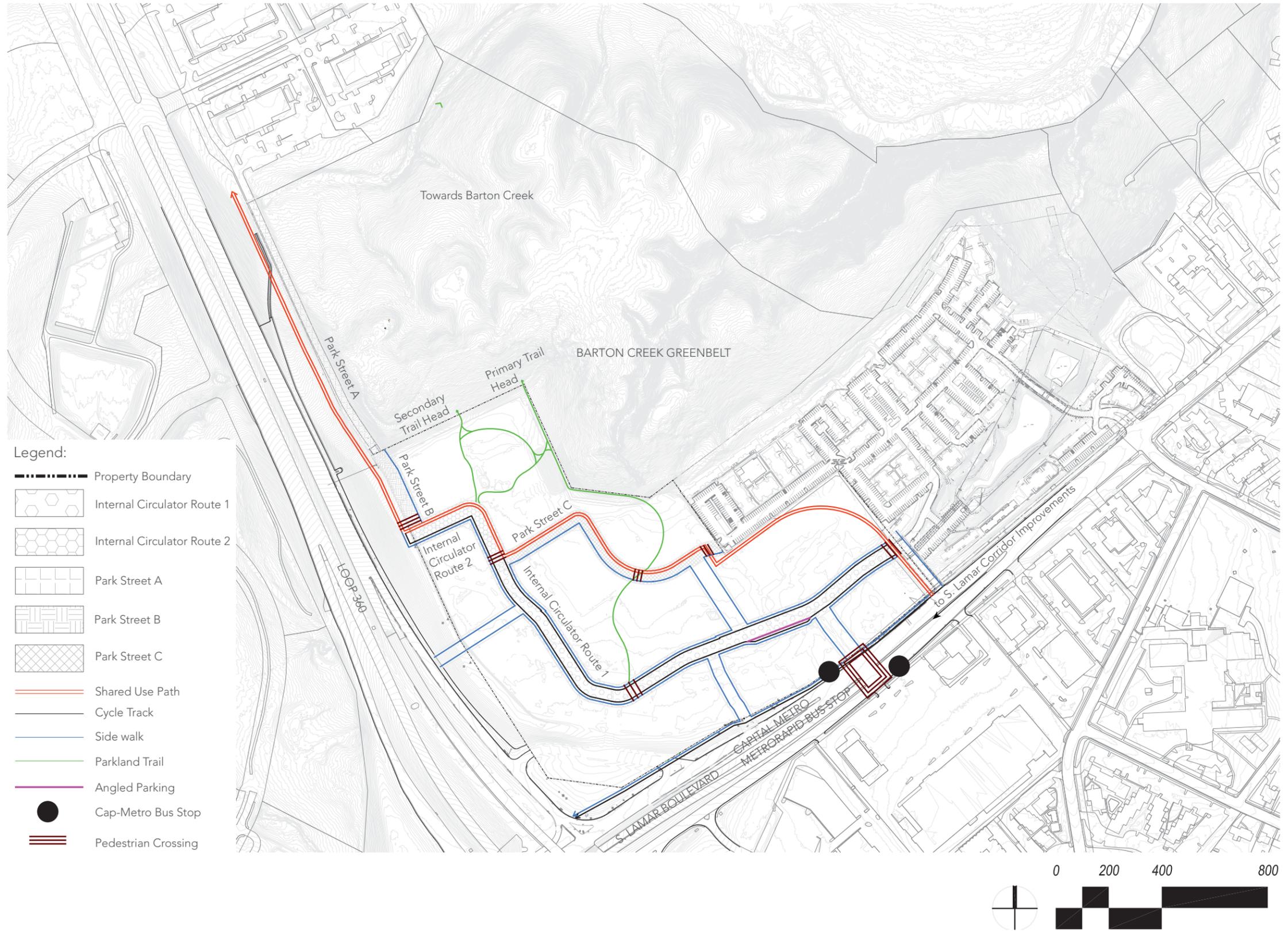
BRODIE PARKS AND OPEN SPACE PLAN (PAGE 3)

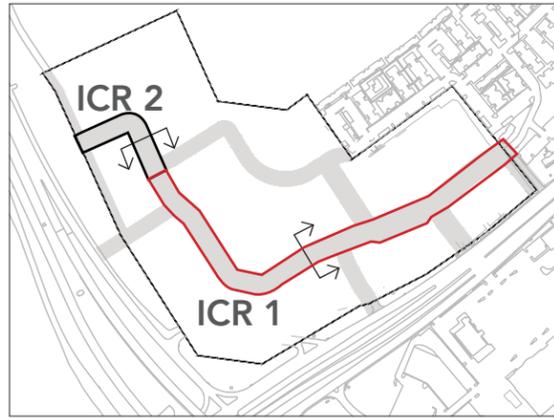
SUBMITTAL DATE: 07/13/2023

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT

Notes

1. The Brodie PUD is proposing the construction of a shared use path to connect Brodie to the Barton Creek Plaza. The existing Park Street A is constructed within a 40' easement and located within COA Parkland and the Balcones Canyonland Preserve. No increase in impervious cover is permitted within the preserve. Based on this the shared use path is proposed to be located within TxDOT ROW and will be subject to approval by TxDOT at the time of permitting.
2. The shared use path will remain in TxDOT ROW until the first intersection within the Brodie PUD where a safe crossing can be provided.
3. The shared use path and cycle track will connect to S. Lamar Blvd at the northern most entrance to the project.
4. Electric Vehicle Charging Stations will be provided.
5. Gated roadways are prohibited.
6. All tree zones are a minimum of 7' wide and will include trees a minimum of 3 inches in diameter when measured 6 inches above the root flare at the time of planting.
7. Where the buffer and bike lane are adjacent to the street edge, they will be constructed of reinforced concrete with integral terracotta coloring to allow for deployment of outriggers for fire ground setup.
8. All internal drives shall remain private; however, the drives have been designed to adhere to the Transportation Criteria Manual, Section 2 where possible.





Notes

1. This ICR section is a typical section. Parallel parking on both sides of the street will be included for approximately 60% of the street extent. Where the street intersects other streets parallel parking may be dropped from one side of the street or the other at various points. The back of curb section will remain consistent along the entire ICR.
2. Where the buffer and bike lane are adjacent to the street edge, they will be constructed of reinforced concrete with integral terracotta coloring to allow for deployment of outriggers for fire ground setup.
3. All tree zones along the ICR are a minimum of 7' wide when an additional row of trees is provided within the section. This additional row of trees increases the total tree zone space from a required 16' to 21' for the section. Trees planted within the ICR must be at least 6 feet in height and have a trunk diameter of three (3) inches measured 6 inches above the ground at the time it is planted.

Legend:

SUP: Shared Use Path

CZ: Clear Zone

TZ: Tree Zone

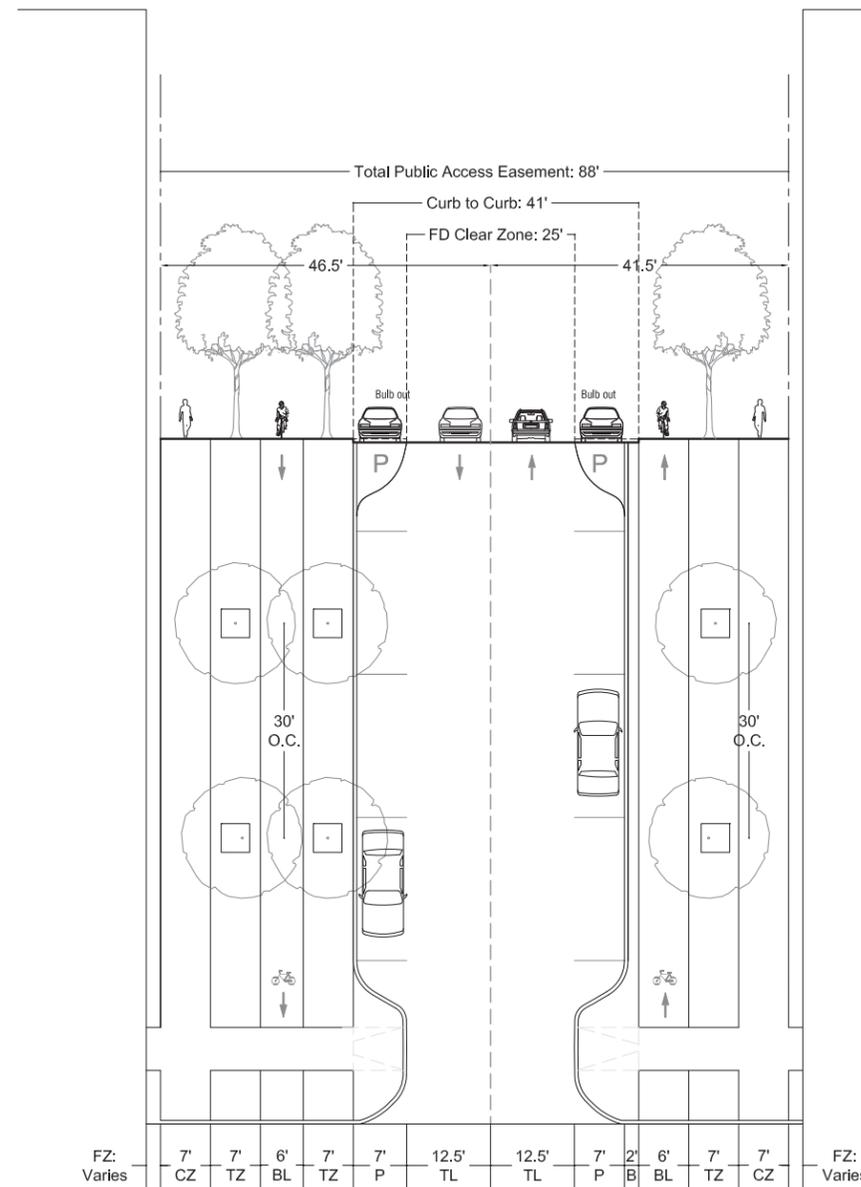
BL: Bicycle Lane

TL: Travel Lane

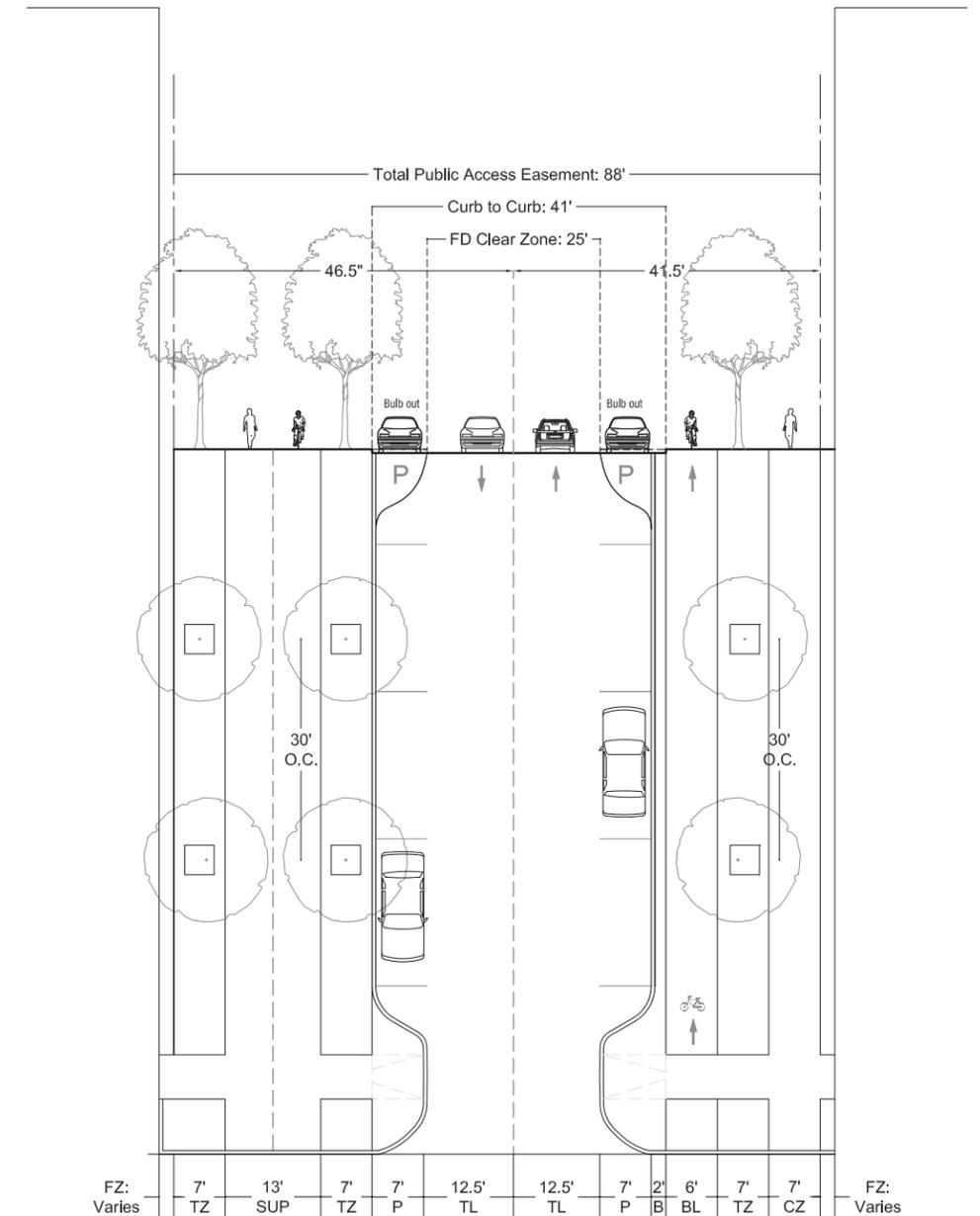
B: Buffer

P: Parking

FZ: Frontage Zone



INTERNAL CIRCULAR ROUTE 1
 Typical Section, varies with Parking
 (Modified Street Level 2, Fig. 2-18 of the TCM)



INTERNAL CIRCULAR ROUTE 2
 With Shared Used Path
 (Modified Street Level 2, Fig. 2-18 of the TCM)

OVERLAND



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LIONSTONE INVESTMENTS

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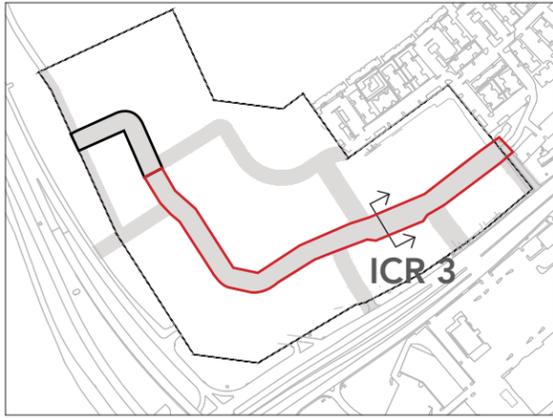
COMPANY

EXHIBIT E:

BRODIE TRANSPORTATION PLAN (PAGE 2)

SUBMITTAL DATE: 07/13/2023

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT



Notes

1. Where the buffer and bike lane are adjacent to the street edge, they will be constructed of reinforced concrete with integral terracotta coloring to allow for deployment of outriggers for fire ground setup.
2. All tree zones along the ICR are a minimum of 7' wide when an additional row of trees is provided within the section. This additional row of trees increases the total tree zone space from a required 16' to 21' for the section. Trees planted within the ICR must be at least 6 feet in height and have a trunk diameter of three (3) inches measured 6 inches above the ground at the time it is planted.

Legend:

SUP: Shared Use Path

CZ: Clear Zone

TZ: Tree Zone

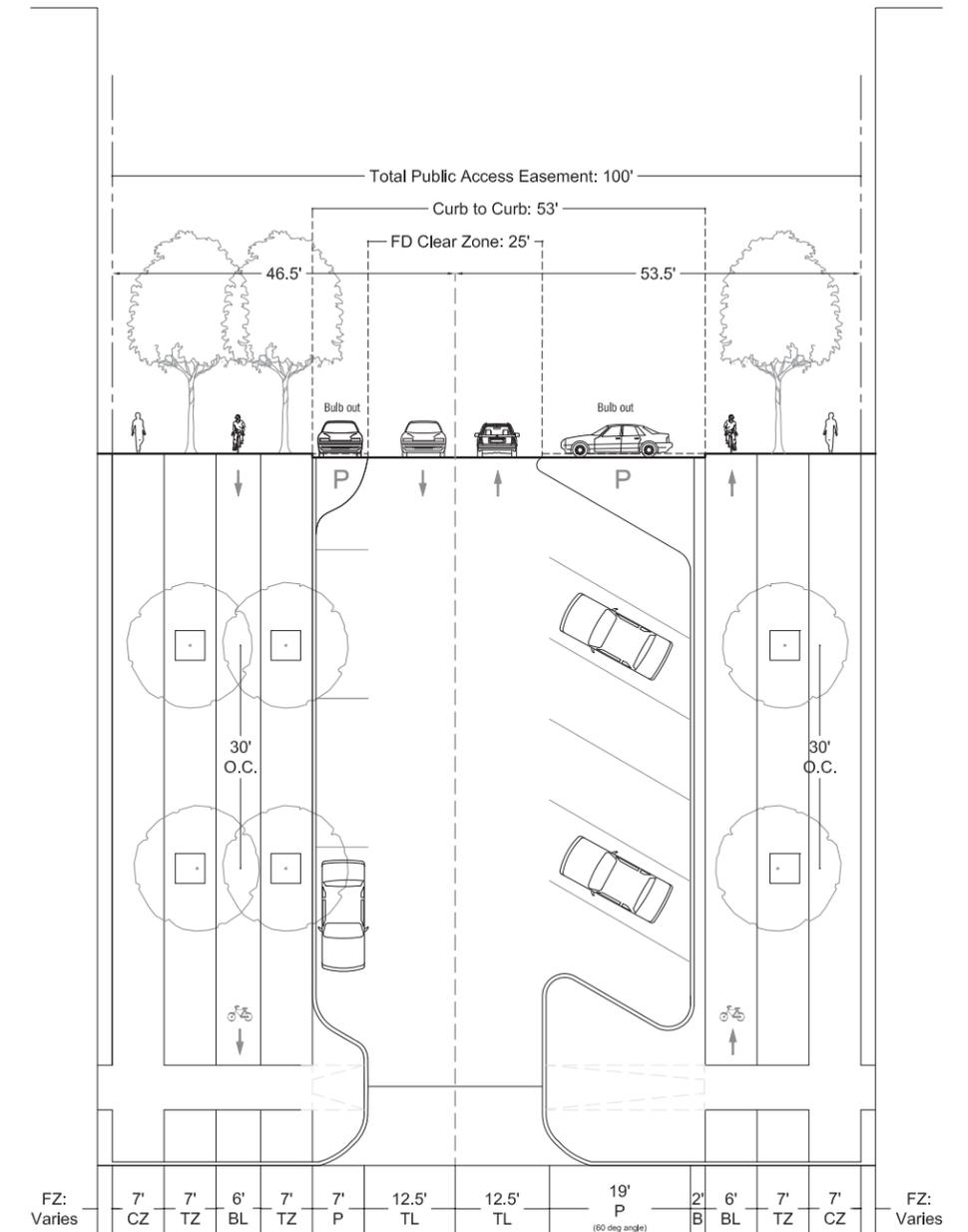
BL: Bicycle Lane

TL: Travel Lane

B: Buffer

P: Parking

FZ: Frontage Zone



INTERNAL CIRCULAR ROUTE 3
With Angled Parking
 (Modified Street Level 2, Fig. 2-18 of the TCM)

OVERLAND



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LIONSTONE INVESTMENTS

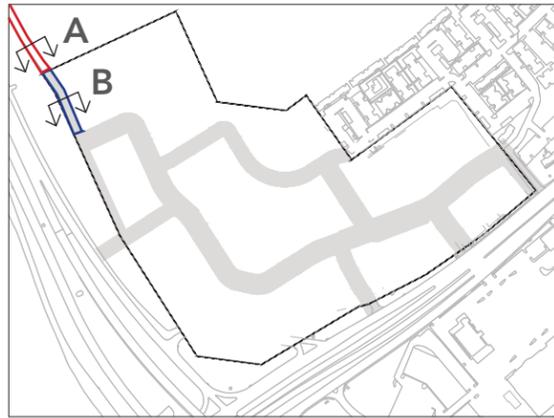


EXHIBIT E:

BRODIE TRANSPORTATION PLAN (PAGE 3)

SUBMITTAL DATE: 07/13/2023

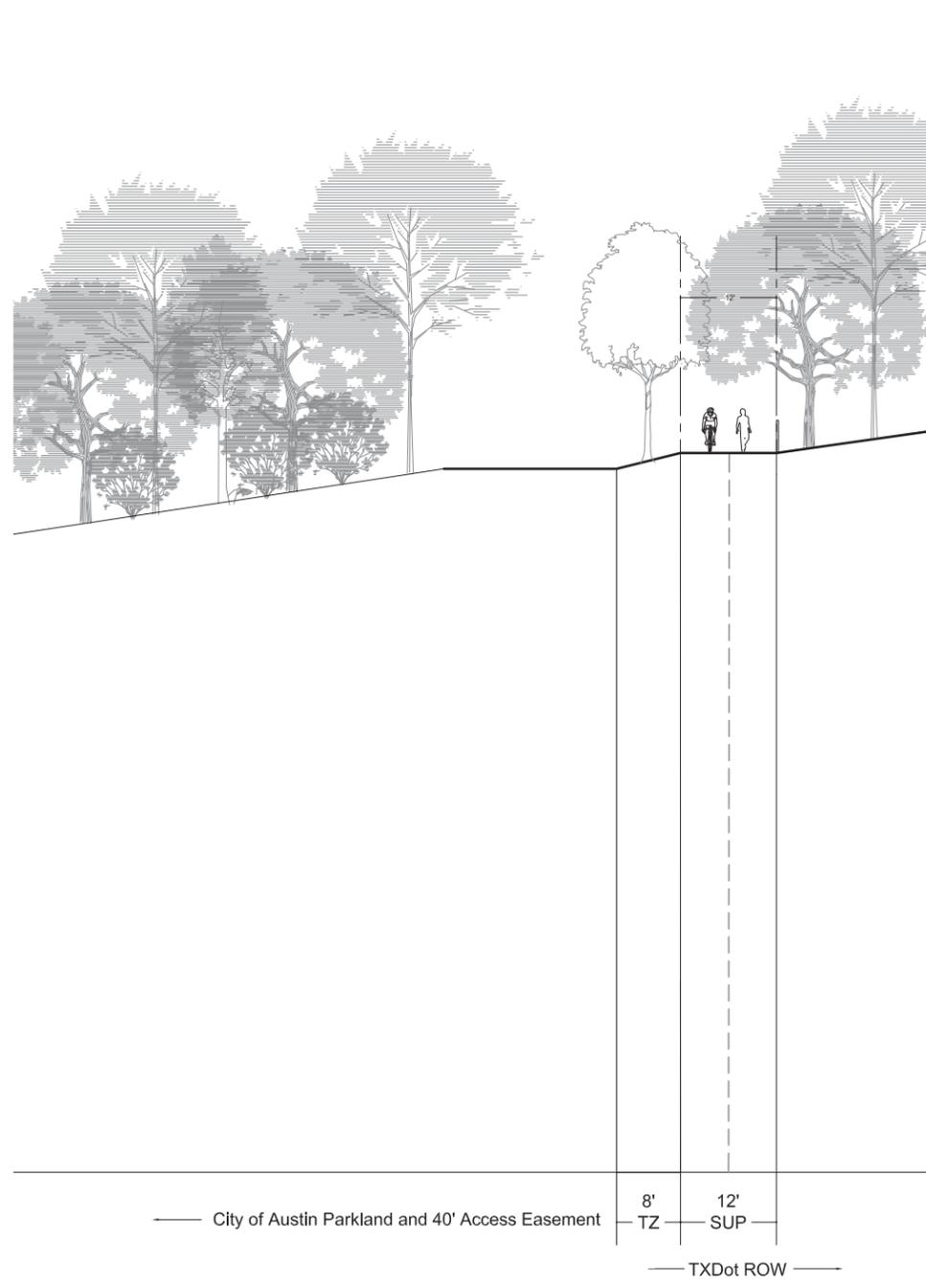
PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT



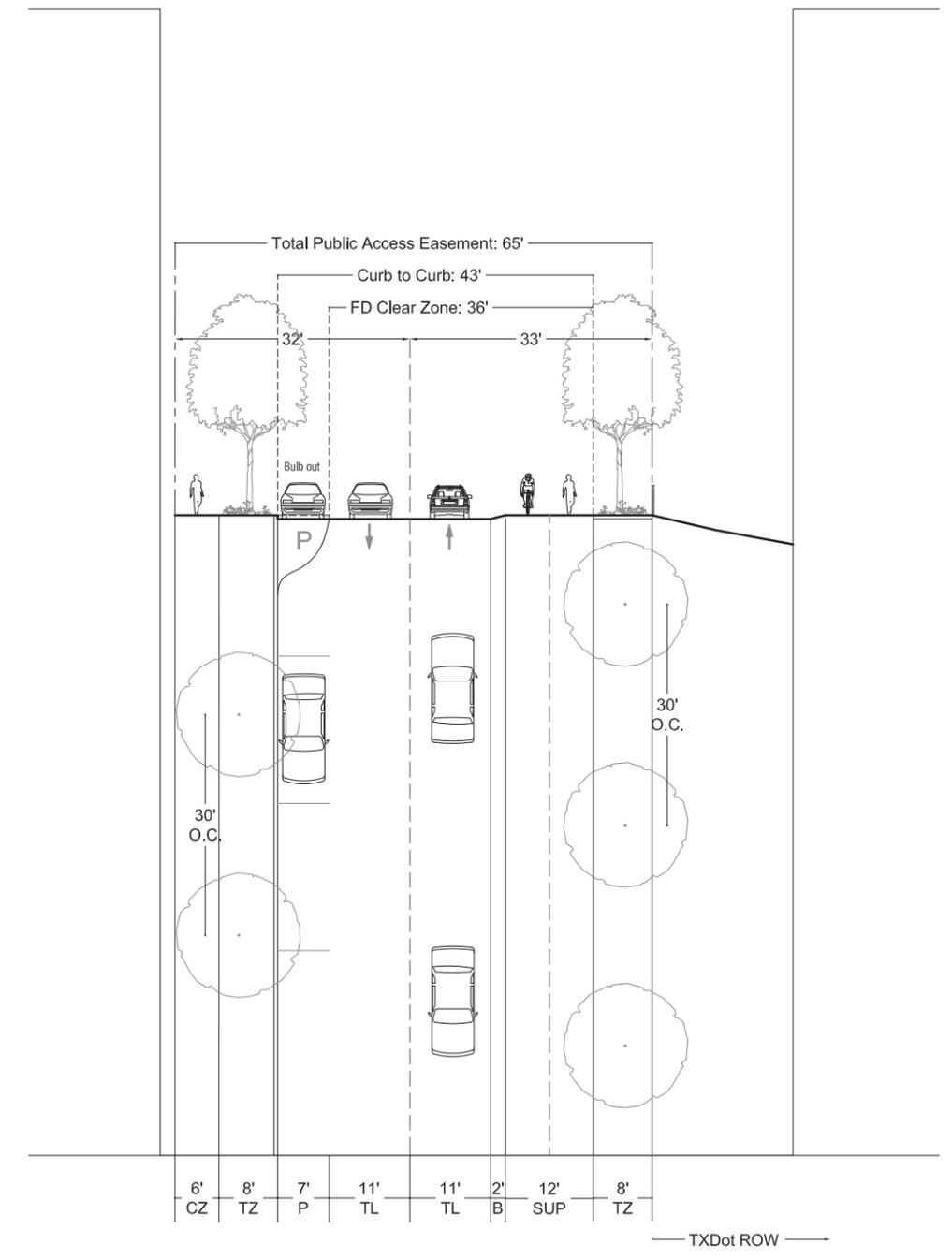
Notes

1. The Brodie PUD is proposing the construction of a shared use path to connect Brodie to the Barton Creek Plaza. The existing Park Street A is constructed within a 40' easement and located within COA Parkland and the Balcones Canyonland Preserve. No increase in impervious cover is permitted within the preserve. Based on this the shared use path is proposed to be located within TxDOT ROW and will be subject to approval by TxDOT at the time of permitting.
2. The shared use path will remain in TxDOT ROW until the first intersection within the Brodie PUD where a safe crossing can be provided.
3. The shared use path and cycle track will connect to S. Lamar Blvd at the northern most entrance to the project.
4. Buffer and bike lane to be constructed of reinforced concrete with integral terracotta coloring to allow for deployment of outriggers for fire ground setup.

Legend:
 SUP: Shared Use Path
 CZ: Clear Zone
 TZ: Tree Zone
 BL: Bicycle Lane
 TL: Travel Lane
 B: Buffer
 P: Parking
 FZ: Frontage Zone



PARK STREET A



PARK STREET B
 (Modified Street Level 1, Fig. 2-16 of the TCM)

OVERLAND



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LIONSTONE INVESTMENTS

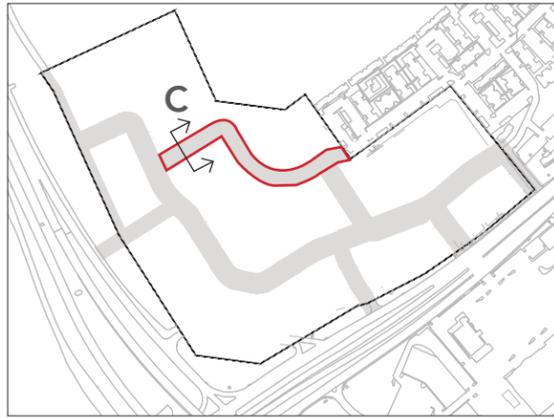


EXHIBIT E:

BRODIE TRANSPORTATION PLAN (PAGE 4)

SUBMITTAL DATE: 07/13/2023

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT

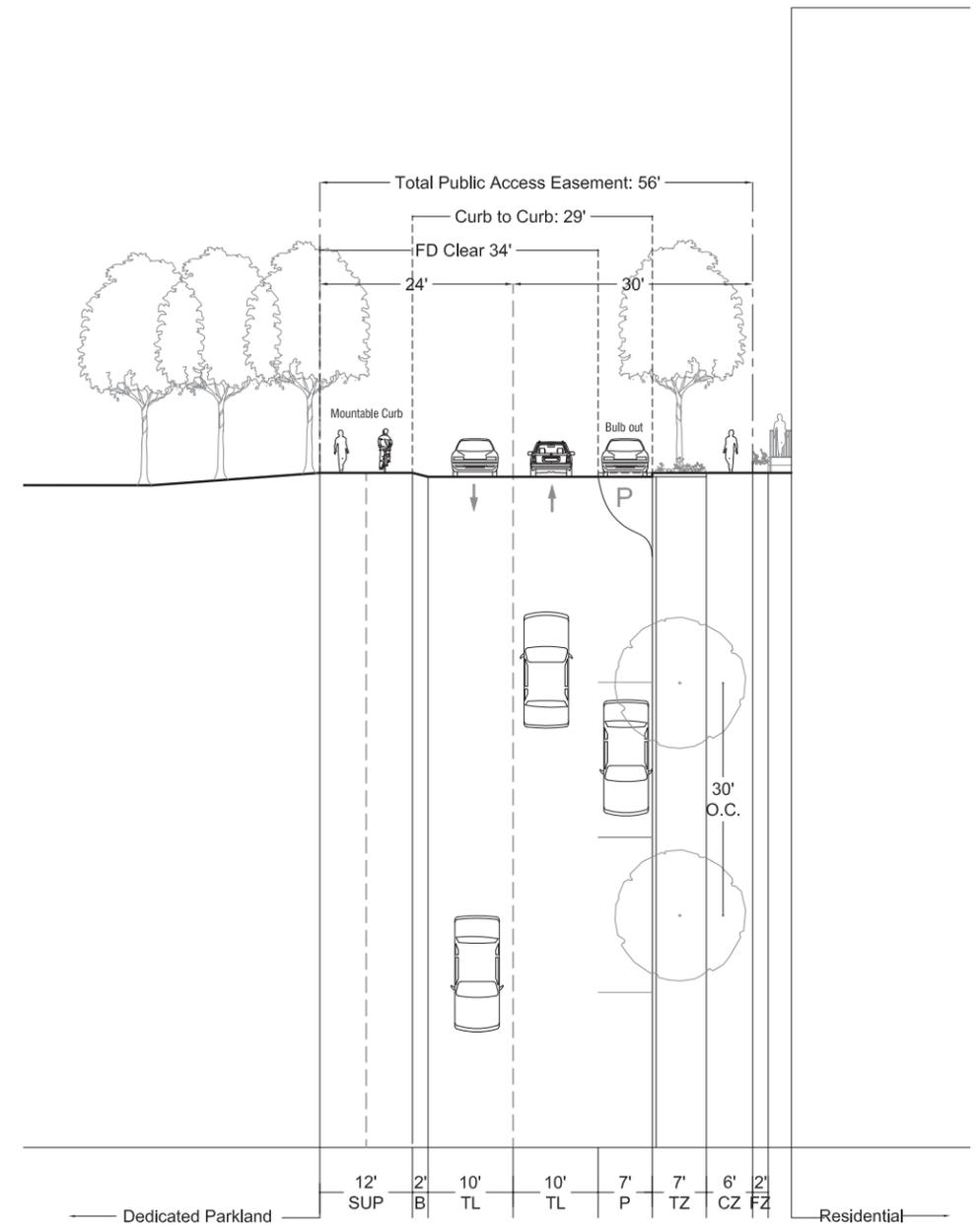


Notes

1. The Park Street and associated shared use path connects the Brodie Oaks Redevelopment and Barton Creek Trailhead to the Barton Creek Plaza office park.
2. Buffer and bike lane to be constructed of reinforced concrete with integral terracotta coloring to allow for deployment of outriggers for fire ground setup.

Legend:

- SUP: Shared Use Path
- CZ: Clear Zone
- TZ: Tree Zone
- BL: Bicycle Lane
- TL: Travel Lane
- B: Buffer
- P: Parking
- FZ: Frontage Zone



PARK STREET C
(Modified Street Level 1, Fig. 2-16 of the TCM)

OVERLAND



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LIONSTONE INVESTMENTS

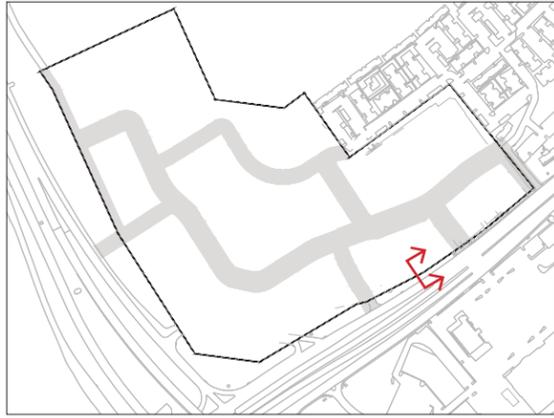


EXHIBIT E:

BRODIE TRANSPORTATION PLAN (PAGE 5)

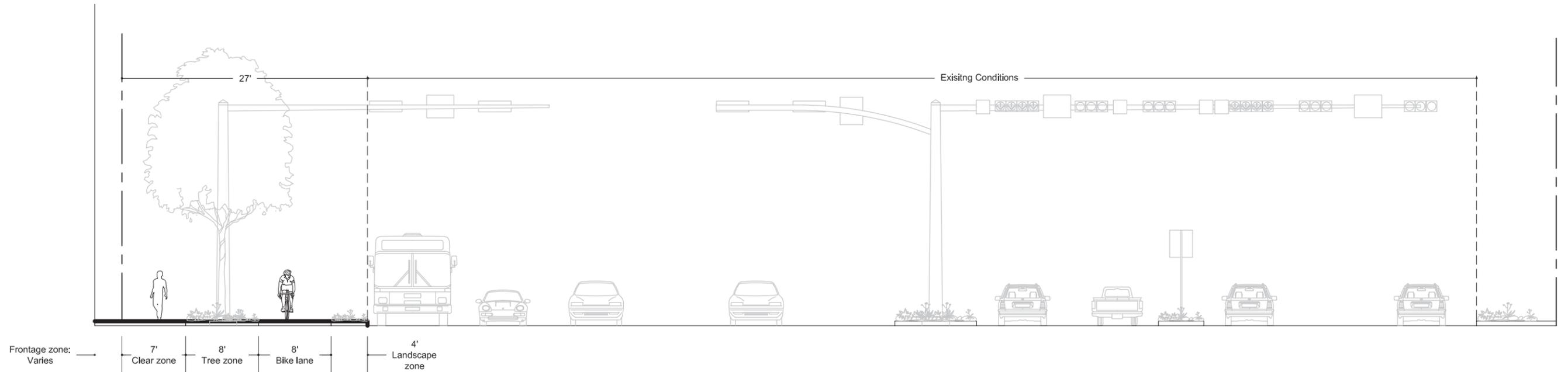
SUBMITTAL DATE: 07/13/2023

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT



Notes

1. Applicant will construct all back of curb improvements compliant with the South Lamar Blvd 2016 Mobility Bond plan requirements and dedicate any space, right-of-way, or easement, necessary for such improvements.

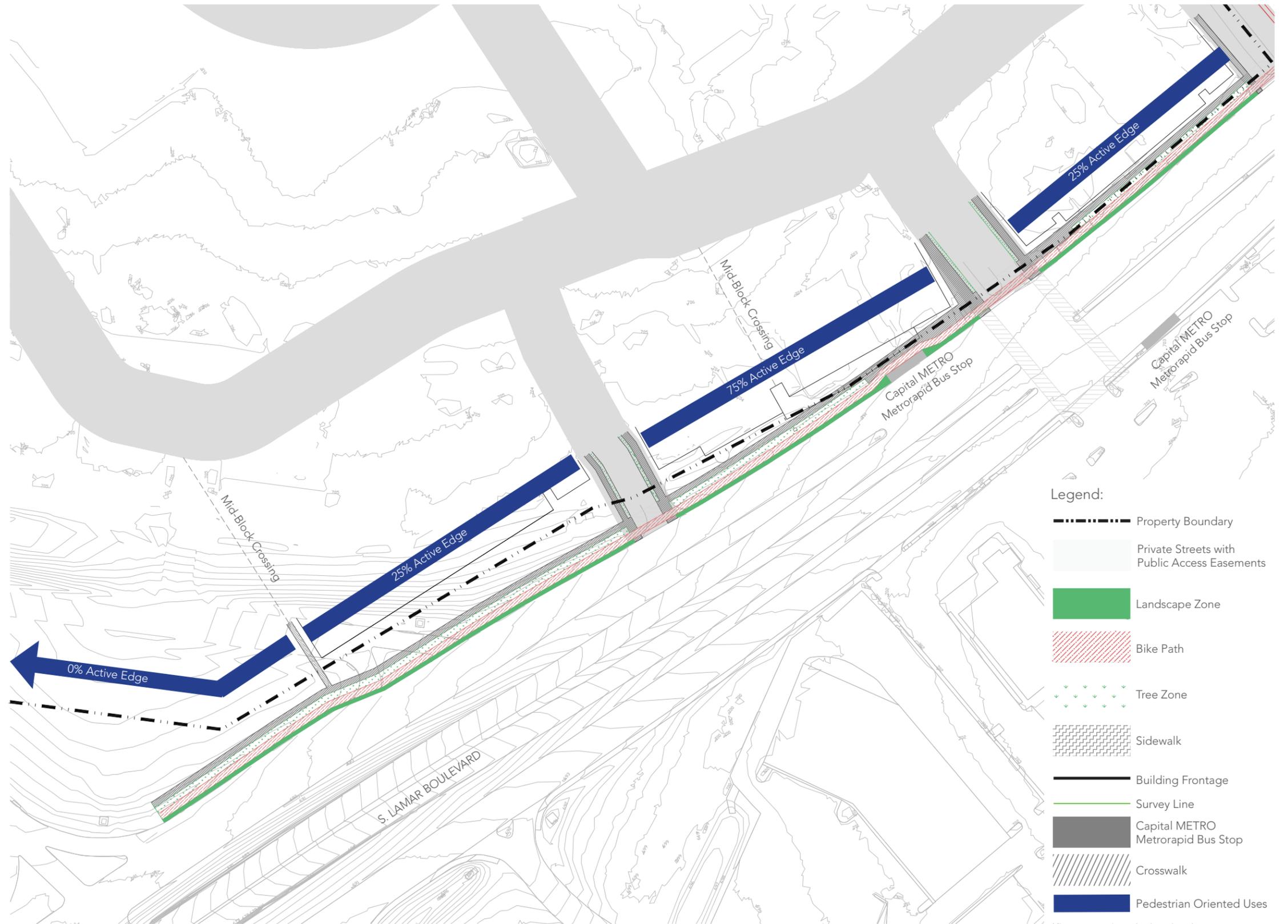


SOUTH LAMAR BOULEVARD

Notes

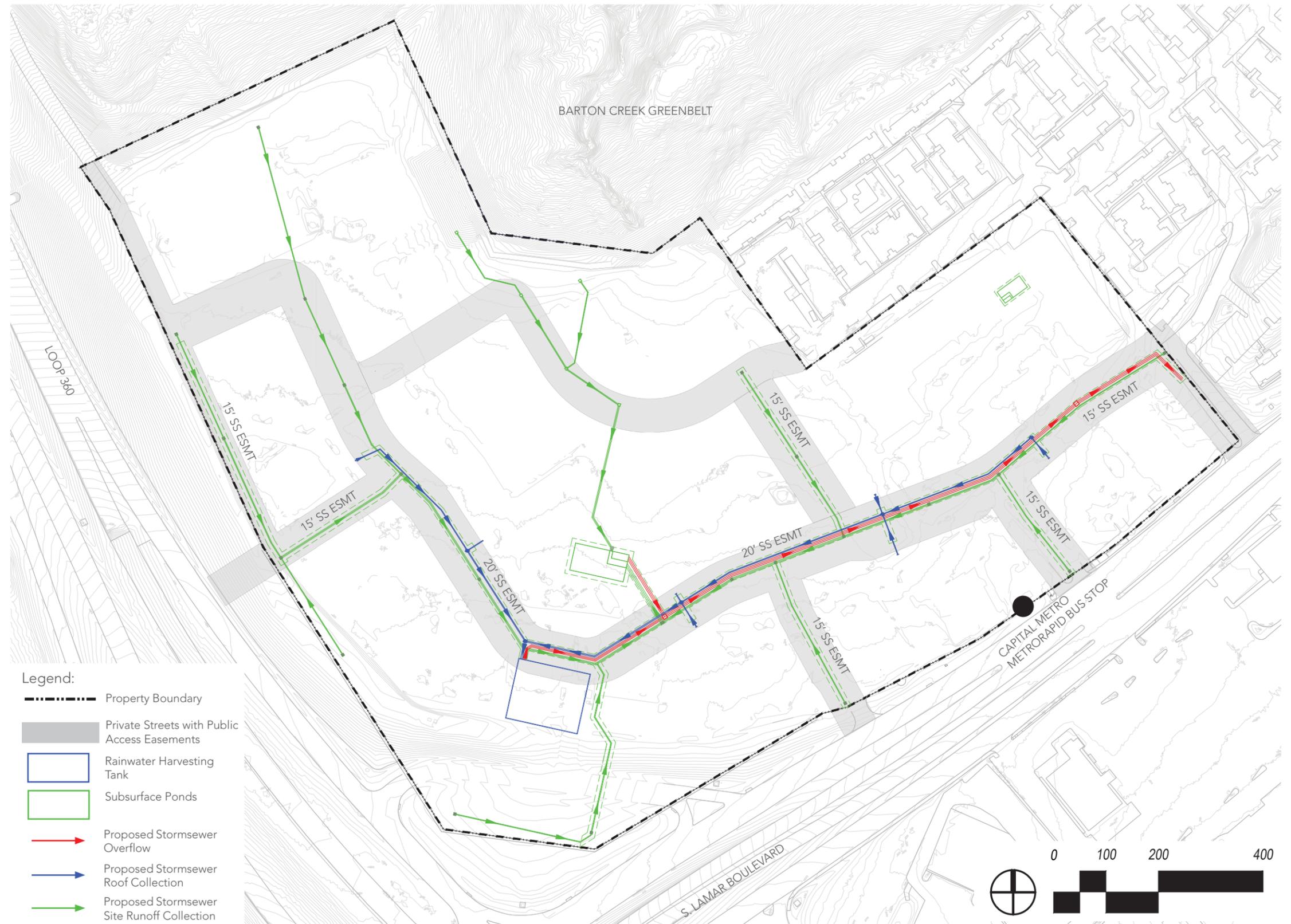
Active Edge

1. An active edge imposes specific land use and design requirements for development along S. Lamar Blvd. It requires building facades to be located adjacent to or near to the clear zone.
2. Design elements of an active edge include the use of at least one of the following frontage elements:
 - A building where the first 30' from the frontage of S. Lamar is designed to accommodate an active use in the future. Active uses include commercial, retail, restaurant, entertainment, and lobbies for civic, hotel, or multi-family uses.
 - Building entrances oriented towards S. Lamar Blvd.,
 - Window treatments oriented towards S. Lamar Blvd.,
 - Awnings and canopies,
 - Plaza spaces,
 - Screened parking, or
 - Public art.



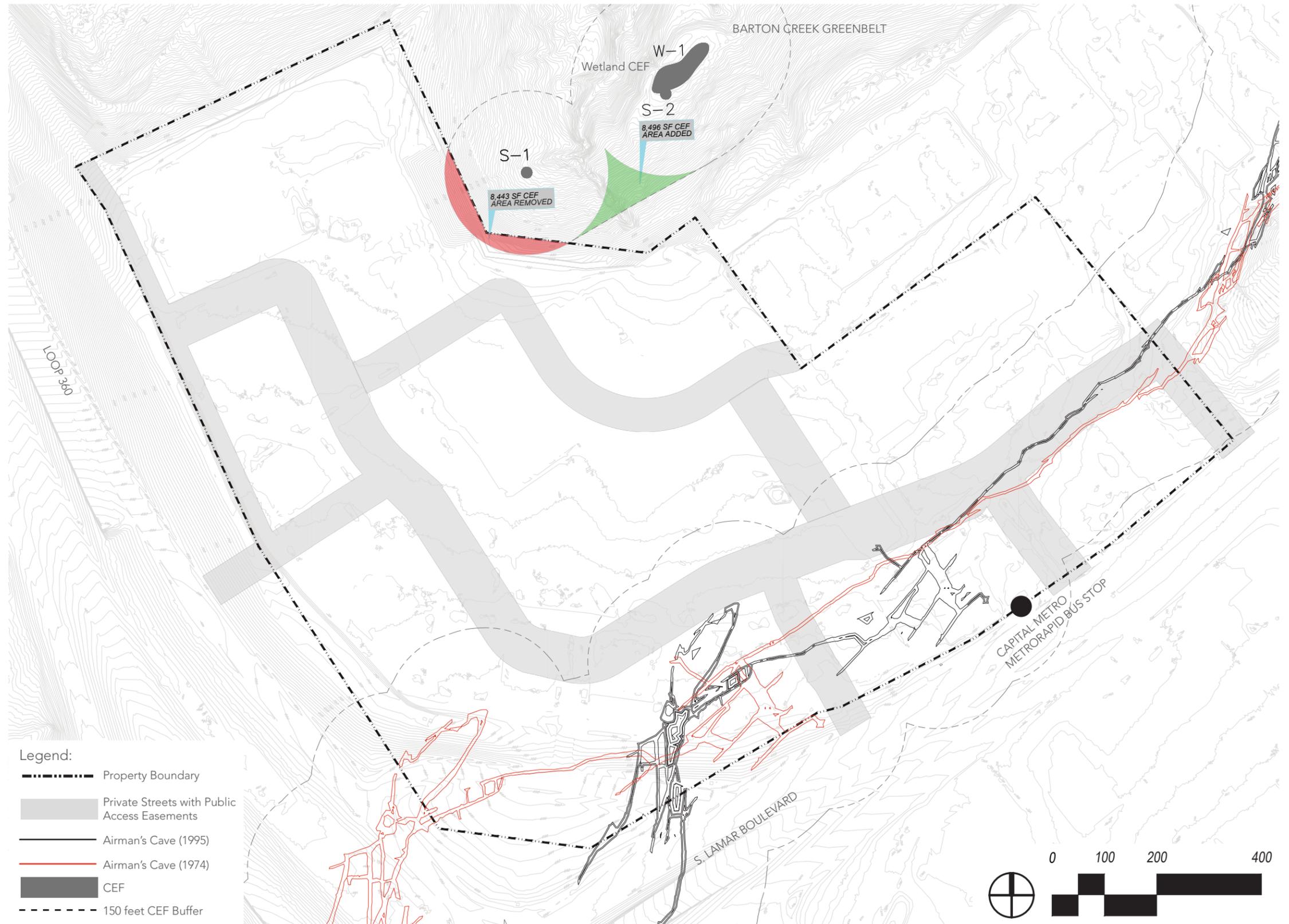
Notes

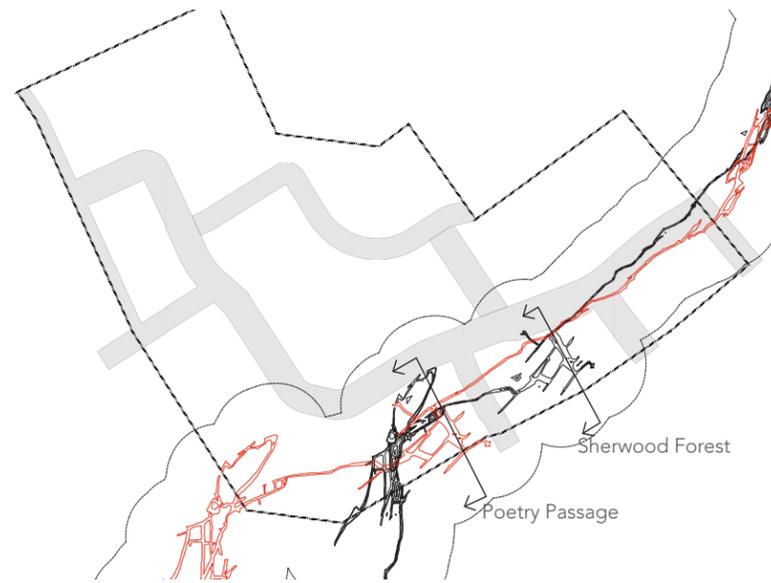
1. The Brodie PUD will fully comply with the SOS pollutant removal requirements. This is being accomplished through two separate methods. The first method will capture stormwater runoff from the site (excluding the rooftops of the buildings) and will not deviate from the City of Austin requirements and meet all aspects of the Environmental Criteria Manual for Retention/Irrigation Systems. The second method will be Rainwater Harvesting where the water will be used for beneficial reuse such as cooling tower make-up water and landscape irrigation, as further described in the PUD Code Modifications.
2. Infiltration testing will be provided as part of the full engineering design to be submitted for permit. Engineered soils may be considered to improve infiltration.
3. This project is subject to the Void and Water Flow Mitigation Rule (COA ECM 1.12.0 and COA Item No. 658S of the SSM) provision that all trenching greater than 5 feet deep must be inspected by a geologist (Texas P.G.) or a geologist's representative.



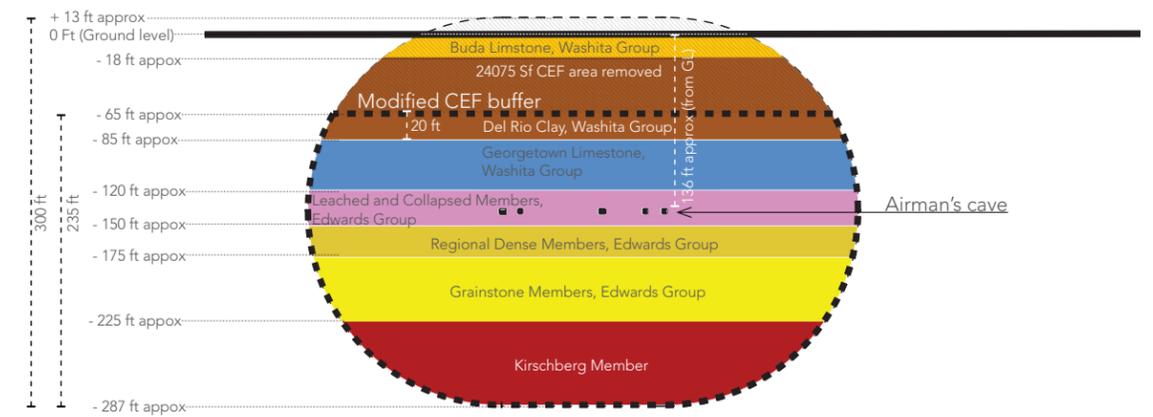
Notes

1. The CEF setbacks for S-1 and S-2 have been adjusted. The CEF area removed from our site was 8,443 sf and we added 8,496 sf. to the CEF area.
2. The project is requesting a modification to the CEF buffer around Airman's cave. According to analysis performed by Nico Hauwert (Airman's Cave Hydro Study 2021), the cave is approximately 140' below the surface. The project is requesting an encroachment into the CEF buffer for the purpose of subsurface parking garages or ponds and structural supports of up to 80' with the condition that at minimum 20' of Del Rio Clay remains between any encroachment and the vertical extent of the cave. No open cut below 660' AMSL or structural borings to below 630' AMSL. Any groundwater encountered during boring, excavation, or any other construction activities will be disposed of according to all local, state, and federal guidelines
3. Perimeter fencing must be installed at the outer edge Critical Environmental Feature (CEF) setback area for all point recharge features. (CEF - F1 on ERI) Fencing must meet or exceed the criteria of COA Item No. 701S of the SSM. At least one four-foot wide, lockable access gate must be provided [LDC 25-8-281(C)(4)].
4. The presence of a Critical Environmental Feature on or near a property may affect development. All activities within the Critical Environmental Features (CEF) setback must comply with the City of Austin Code and Criteria. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited.
5. This project is located within the Edwards Aquifer Recharge Zone as defined by TCEQ Texas Administrative Code (30 TAC) Chapter 213."
6. The location of the CEF buffer for Airman's Cave will be determined based on the most up to date information from the Balcones Canyonlands Preserve.

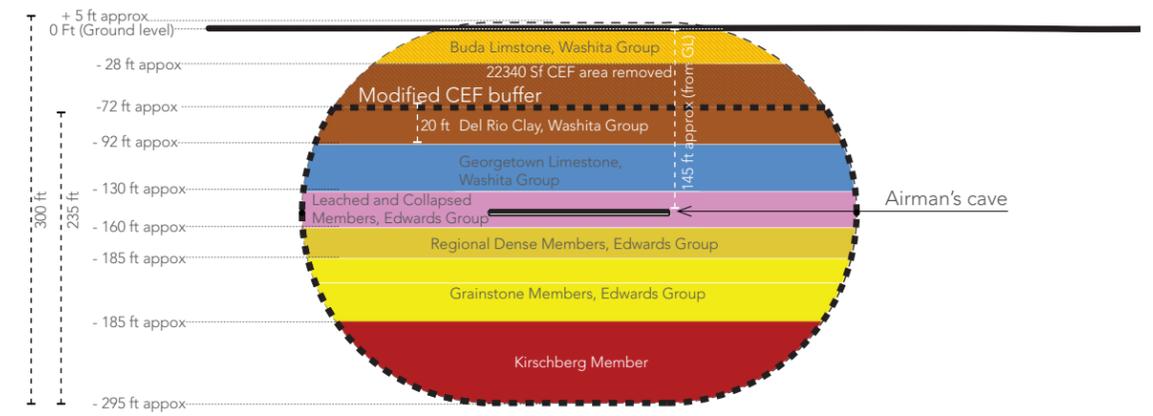




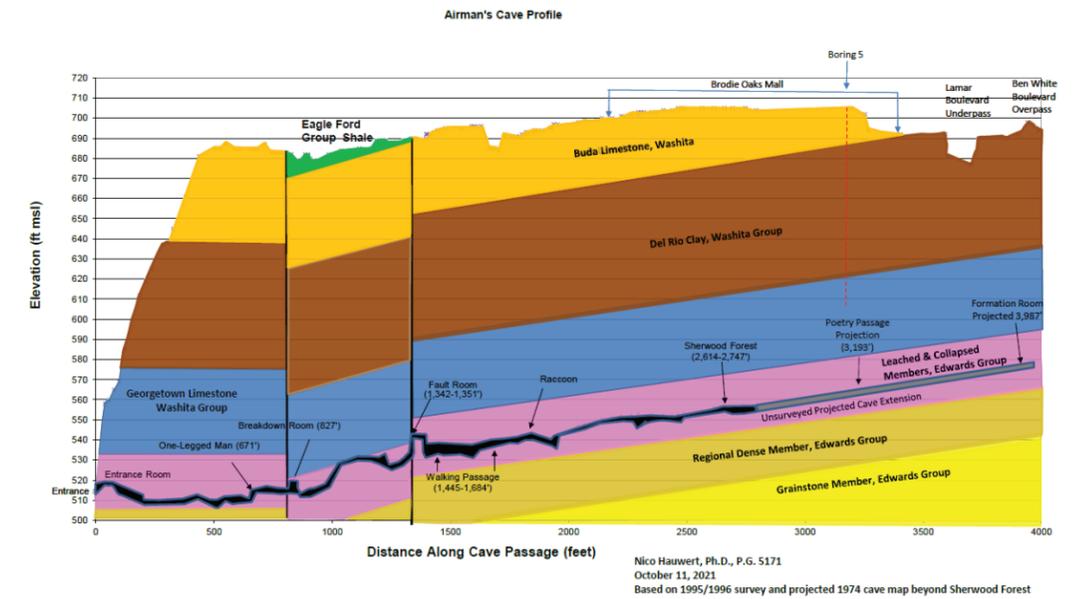
Key Plan based on 1995/1996 survey



Section at Poetry Passage based on 1995/1996 survey



Section at Sherwood Forest based on 1995/1996 survey



Lateral Section of the Airman's cave

OVERLAND



SPECK & ASSOCIATES LLC



LIONSTONE INVESTMENTS



EXHIBIT F:

BRODIE WATER QUALITY AND ENVIRONMENT (PAGE 3)

SUBMITTAL DATE: 07/13/2023

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT

Notes

- Brodie has committed to a tree health and maintenance plan for all preserved or relocated trees.

TREE TABLE	TOTAL	PRESERVED IN PLACE	RELOCATED	REMOVED TREES (ADJUSTED*)	ADJUSTED* TOTAL	PRESERVED** (%)
Heritage (24" and up)	25	19	6	0	25	100%
Protected (19"- 23'11")	43	23	10	9	42	79%
Regulated (8" - 18'11")	171	101	4	31	136	77%

* The Arborist Report submitted with the PUD application indicates which trees are not suitable for preservation. These trees have been removed from the adjusted numbers in this chart.
 ** The percent preserved utilizes the adjusted total.

TREE #	TYPE	SIZE	TREE #	TYPE	SIZE	TREE #	TYPE	SIZE	TREE #	TYPE	SIZE
14233	LO	23.5	15820	LO	9.5	15882	LO	15	15945	LO	31.5
14234	LO	25	15821	LO	28	15883	LO	19.8	15946	CDR	12
14235	LO	19	15822	LO	20	15884	LO	15.5	15947	CB	18.5
14236	LO	18	15823	LO	23	15885	LO	17	15948	MSQ	10
14237	LO	15	15824	LO	18	15886	LO	13.6	15949	AE	17
14238	LO	20	15825	LO	26.3	15887	LO	15.8	15950	HB	10
14239	LO	23.7	15826	LO	14.5	15888	LO	22.1	15951	HB	15
14240	LO	34.2	15827	LO	20.5	15889	LO	17	15952	CE	12
14241	LO	14	15828	LO	9	15890	LO	21.5	15953	CE	12.5
14242	B.Pear	12	15829	LO	15	15891	LO	15.5	15954	CE	28
14243	LO	19	15830	LO	11.4	15892	LO	19	15955	CE	10
14244	LO	17	15831	LO	11	15893	LO	17.5	15956	CE	5
15701	LO	13	15832	LO	13	15894	LO	17.9	15957	CE	10.5
15702	LO	12	15833	LO	20	15895	LO	16	15958	CE	12
15703	LO	13	15834	LO	20.6	15896	LO	16	15959	CE	13.5
15704	LO	13	15835	LO	12.7	15897	CE	19	15960	CE	18
15705	LO	15	15836	LO	18.5	15898	LO	16	15961	CE	12
15706	LO	15	15837	LO	12.7	15899	LO	21	15962	CDR	10
15707	LO	15	15838	LO	13.6	15900	LO	39.4	15963	CE	37.5
15708	LO	15	15839	LO	23.1	15901	MSQ	10	15964	CE	20
15709	LO	13	15840	LO	11.9	15903	MNL	10.5	15965	CE	20
15710	LO	16	15841	LO	9.8	15904	LO	27.8	15966	AE	11
15711	LO	16	15842	LO	21	15905	LO	13.5	15967	AE	8
15712	LO	14	15843	LO	12.8	15906	CE	14.5	15968	AE	13
15713	LO	11	15844	LO	22.8	15907	CE	10.8	15969	CE	11
15714	LO	13	15845	LO	13.8	15908	CE	15.9	15970	AE	9
15715	LO	11	15846	LO	12.4	15909	PEC	20	15971	CE	15
15716	LO	12	15847	LO	13	15910	CDR	12.8	15972	CE	12
15717	LO	13	15848	LO	23.7	15911	CDR	19	15973	CDR	9
15718	LO	13	15849	LO	17.8	15912	LIG	9	15974	CE	9
15719	LO	10.5	15850	LO	23.9	15913	CDR	19	15975	CE	5
15720	LO	14	15851	LO	11.7	15914	MSQ	11	15976	CTN	28
15721	LO	16	15852	LO	13	15915	CB	9	15977	CE	18
15722	CRM	16	15853	LO	16	15916	HB	12.4	15978	CE	34
15723	LO	18	15854	LO	16	15917	HB	12	15979	CE	14
15725	LO	16	15855	LO	18	15918	CHTW	14	15980	CE	12
15727	LO	13	15856	LO	13	15919	CE	12.5	15981	LO	29
15728	LO	10.5	15857	LO	41	15920	CE	18	15982	CE	14
15730	LO	14.5	15858	LO	13	15921	CDR	11	15983	LO	24
15731	LO	20.4	15859	LO	22	15922	HB	11	15984	LO	36
15732	LO	25.4	15860	LO	17	15923	CE	16	15985	CE	5
15733	LO	20.1	15861	LO	10	15924	CDR	12	15986	CE	9
15734	LO	15.4	15862	LO	18	15925	CE	12	15987	CE	7
15735	LO	11.7	15863	LO	27.2	15926	CDR	8	15988	CE	18
15736	LO	16	15864	LO	25.3	15927	CTN	12	15989	CE	12
15738	LO	39.6	15865	LO	13	15928	CTN	10	15990	CE	12
15739	LO	45.6	15866	LO	19.5	15930	ASH	11	15991	CE	10.5
15740	LO	61	15867	LO	12.7	15931	CDR	10	15992	LO	24.4
15741	B.Pear	18.7	15869	LO	22.3	15932	CDR	9	15993	LO	12.5
15808	LO	20.5	15870	LO	23	15933	CDR	9	15994	LO	10.5
15809	LO	18.7	15871	LO	25.7	15934	CDR	21	15995	LO	14
15810	LO	16	15872	LO	16	15935	LIG	13	15996	LO	13.5
15811	BUM	14	15873	LO	20	15936	CDR	9	15997	LO	17
15812	BUM	13.5	15874	LO	27.3	15937	CTN	15	15998	LO	24.5
15813	CRM	22.7	15875	LO	14	15938	CHE	13	15999	LO	15
15814	LO	17	15876	LO	11.4	15939	SYC	16	16000	LO	22
15815	LO	18.7	15877	LO	23	15940	HB	13			
15817	LO	20.8	15878	LO	11	15941	AE	20			
15818	LO	8.7	15879	LO	20	15942	HB	13			
15819	LO	8.5	15880	LO	21	15943	CB	15			
			15881	LO	17	15944	LO	16.5			

TREE INDEX

TAG NO. TYPE INDICATES MULTI TRUNK
 (11) (LO) 17 (11) (29.5)
 INDIVIDUAL TRUNK DIA. (IN INCHES) TOTAL (IN INCHES)

CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.

HILL COUNTRY CLUSTERS ARE REPRESENTED WITH A 10 FT. RADIUS CIRCLE
 16188 CLUSTER (LIVE OAK) 200' MAX. SIZE IN INCHES
 16200 CEDAR (6 4 4) 160' MAX. SIZE IN INCHES
 MULTI TRUNK 6", 4", AND 4"

AE = AMERICAN ELM
 ASH = ASH
 BUM = BUMELIA
 CB = CORNBERY
 CDR = CEDAR
 CE = CEDAR ELM
 CHE = CHINESE ELM
 CHTW = CHINESE WILLOW
 CLUSTER (SEE ABOVE)
 CTN = COTTONWOOD
 CSM = CREPE MYRTLE
 CTN = COTTONWOOD
 HSB = HUSKACHE
 HSB = HUSKACHE
 LIG = LIGULUM
 LO = LIVE OAK
 MNL = MEXICAN LAUREL
 MSQ = MESQUITE
 PALM = PALM
 PEC = PECAN
 SPC = STOMACHE
 WIL = WILLOW

NOTE ABOUT DEAD TREES: IF THE TREE APPEARED TO BE DEAD, THEN IT HAS BEEN NOTED AS DEAD; HOWEVER, SUCH DETERMINATION IS SUBJECT TO VERIFICATION BY A QUALIFIED ARBORIST.

Legend:

- 8' - 14' Fill
- 4' - 8' Fill
- 4' - 8' Cut
- 8' - 14' Cut
- Property Boundary
- Private Streets with Public Access Easements
- Preserved Trees
- Relocated Trees
- Removed Protected Trees
- Removed Regulated Trees



Notes

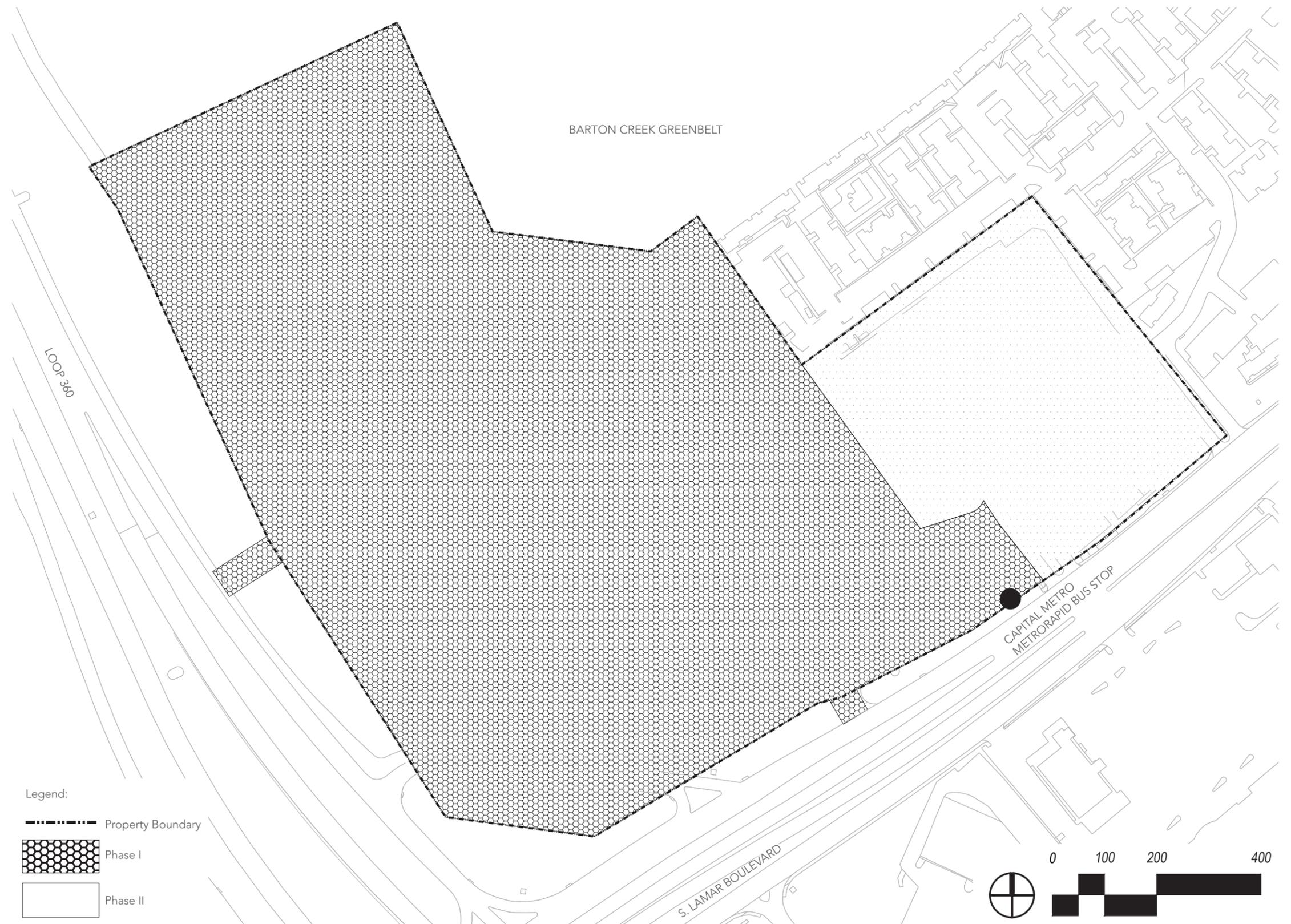
1. Each phase may be broken into sub-phases at the time of site plan.
2. During the construction of Phase I the entire area will be demolished. Portions of the site will be temporarily revegetated for the purposes of re-irrigation.
3. The Save Our Springs Ordinance water quality standards will be fully met by phase. The first site development permit will trigger full compliance with the SOS Ordinance for Phase 1 as identified by this PUD.
4. A tracking chart will be provided on each site plan to account for the following sitewide or land use area metrics:
 - Impervious Cover
 - Building Coverage
 - Affordable Housing
 - Parkland Fees

The tracking chart will include the following information for each metric:

- Sitewide or land use area total
- Previously developed by site plan
- Proposed with current plan
- Amount left for future development

PARKLAND TRIGGERS

1. Dedication of and full development of Trailhead Overlook, and Central Park are triggered by the first site plan in Phase I or when PARD and the developer mutually agree. The requested 50 parking spaces will be developed at this time as temporary surface lots located outside of the parkland or as structured parking within buildings in Phase I. All parking will be in structured garages by full build-out.
2. Dedication of and full development of Neighborhood Park is triggered by the first site plan in Phase II or when PARD and the developer mutually agree.



OVERLAND



BUSS



SPECK & ASSOCIATES LLC



LIONSTONE INVESTMENTS

BARSHOP & OLES

COMPANY

EXHIBIT H:

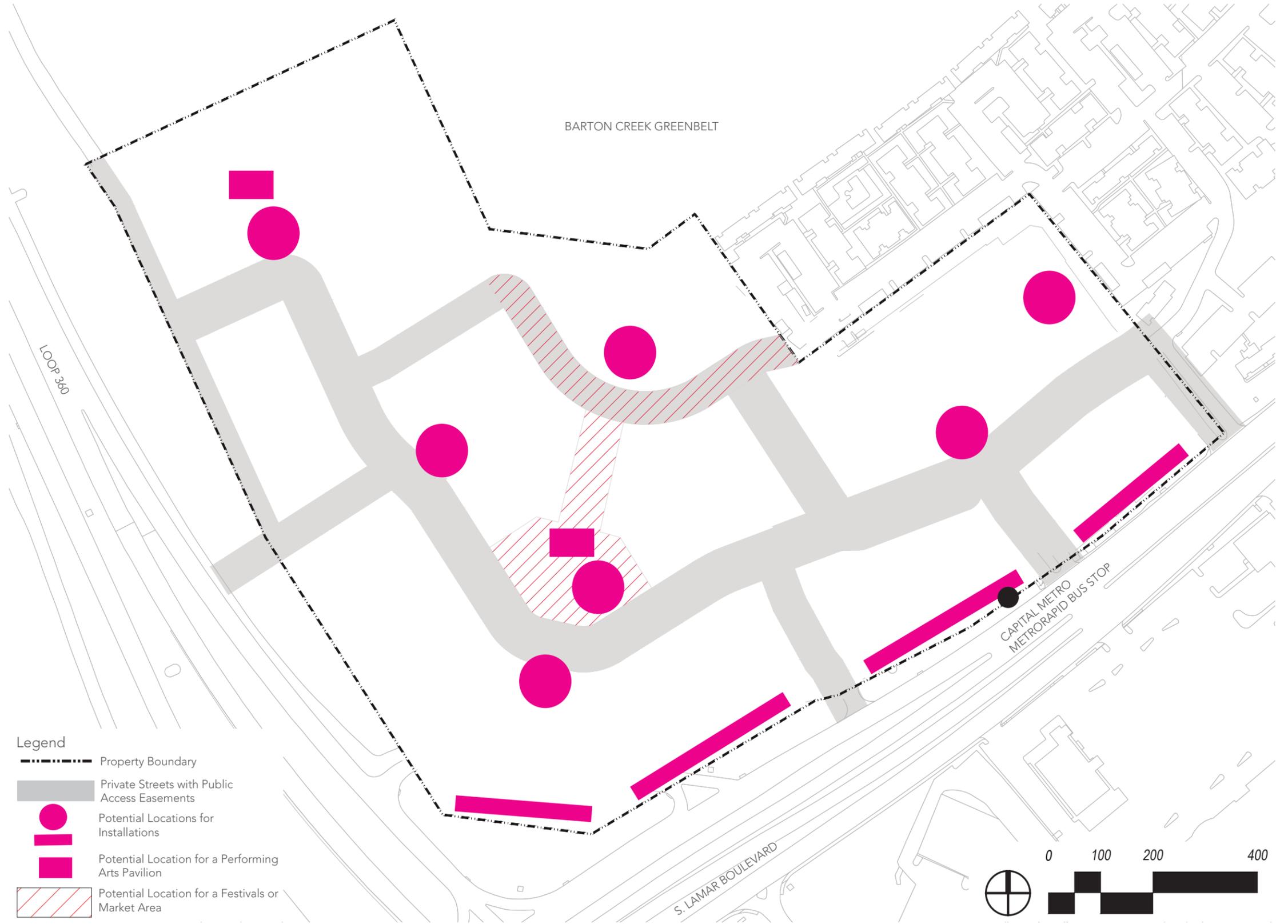
BRODIE PHASING PLAN

SUBMITTAL DATE: 07/13/2023

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT

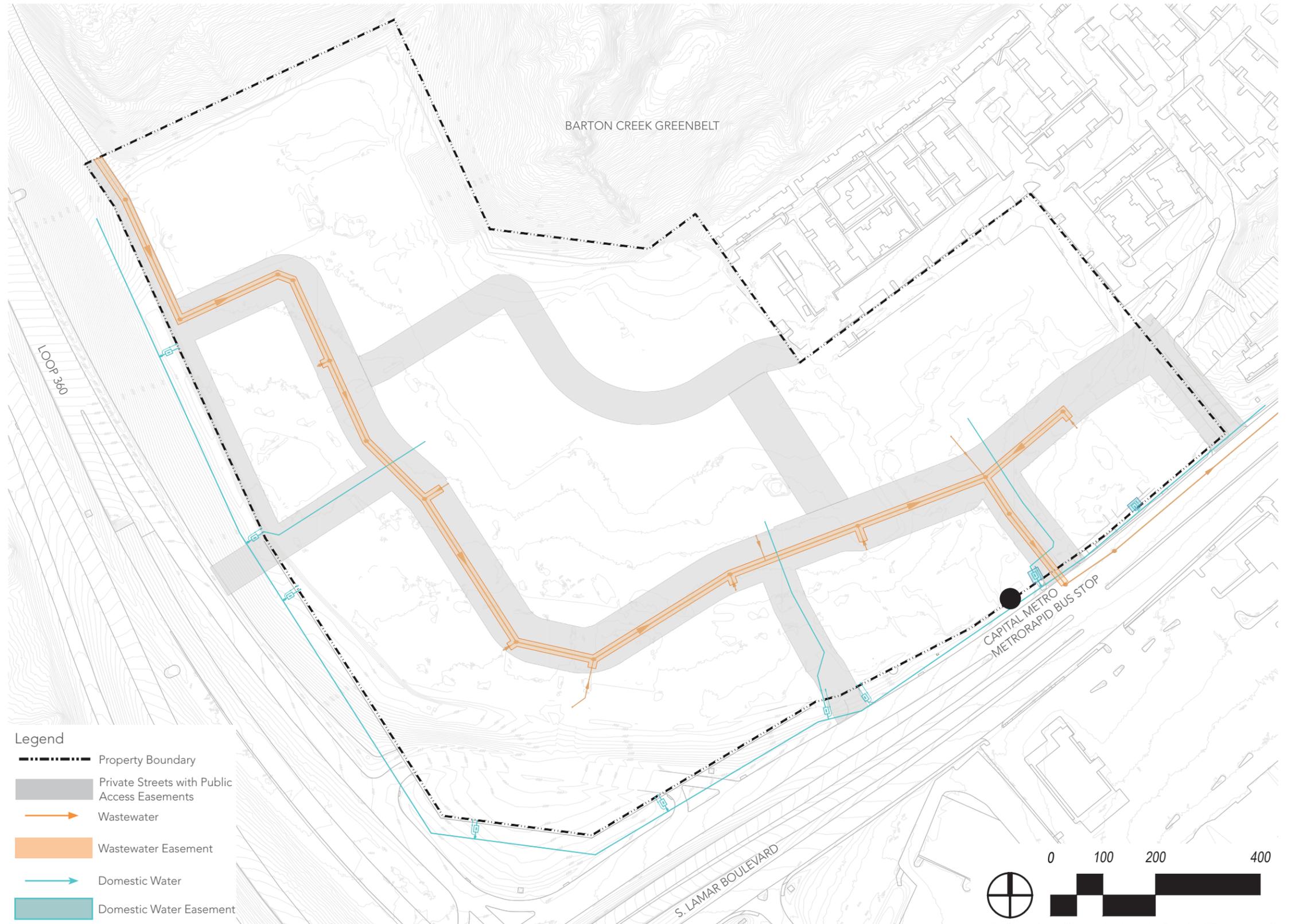
Notes

1. The Brodie Oaks Redevelopment will commit to a minimum of 2 art installations from local artists to be located at any of the potential locations in the master plan.
2. The Brodie Oaks Redevelopment art installations will total a minimum of \$50,000 for the project with a minimum of \$25,000 being spent on art in Phase I of the project as represented in *Exhibit H: Brodie Oaks Redevelopment Phasing Plan*
3. The Brodie Oaks Redevelopment will design a portion of the Park Street and the Central Green to accommodate festivals and/or markets.
4. The Brodie Oaks Redevelopment will commit to 10,000SF of the planned retail space at 60% of market rents for artists. Lease rates will return to market rate and general retail use 120 days after efforts are made to market the lease to artists. The Economic Development Department and Economic Development Corporation will be notified of available discounted leases.
5. Brodie is committing to work with local businesses for a minimum of 25% of the planned retail space.



Notes

1. Wastewater service will be provided pursuant to SER 4970 and will be located in a wastewater easement internal to the site that will cross multiple lot lines."



Notes

Appendix Q-1

Net Site Area

Note: Net site area is only applicable to water sheds classified as water supply / water supply rural / Barton Springs zone.

Total gross site area = 37.58 Acres

Site Deductions:

Critical water quality zone (CWQZ) = 0.0 acres

Water quality transition zone (WQTZ) = 0.0 acres

Wastewater irrigation areas = 0.0 acres

Deduction subtotal = 0.0 acres

Upland area (Gross area minus total deductions) = 37.58 acres

Net Site Area Calculations:

Area of Uplands with Slopes 0-15% - 36.79 x 100% = 36.79 Acres

Area of Uplands with Slopes 15-25% - 0.27 x 40% = 0.11 Acres

Area of Uplands with Slopes 25-35% - 0.34 x 20% = 0.07 Acres

Area of Uplands with Slopes >35% - 0.18 x 0% = 0.00 Acres

Net Site Acres (subtotal) = 36.97 Acres

