

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 200 EAST RIVERSIDE DRIVE IN THE GREATER**
3 **SOUTH RIVER CITY COMBINED NEIGHBORHOOD PLAN AREA FROM**
4 **LAKE COMMERCIAL-NEIGHBORHOOD PLAN (L-NP) COMBINING**
5 **DISTRICT TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN**
6 **(PUD-NP) COMBINING DISTRICT.**

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
9

10 **PART 1.** The 200 East Riverside Planned Unit Development (the “200 East Riverside
11 PUD”) is comprised of 3.9555 acres of land generally located on the north side of East
12 Riverside Drive between Interstate Highway 35 and South Congress Avenue and is more
13 particularly described as follows:

14
15 3.9555 acres of land, more or less, being out of the Isaac Decker Survey No. 20, Abstract
16 No. 8, in Travis County, Texas, being all of a called 3.955 acre tract of land conveyed
17 by deed recorded in Document No. 2019011895 of the Official Public Records of
18 Travis County, Texas, and being a portion of a called 6.951 acre tract of land
19 conveyed by deed recorded in Volume 10565, Page 321 of the Real Property
20 Records of Travis County, Texas, said 3.9555 acres of land being more particularly
21 described by metes and bounds in **Exhibit “A”** incorporated into this ordinance
22 (the “Property”),
23

24 **PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to
25 change the base district from lake commercial-neighborhood plan (L-NP) combining
26 district to planned unit development-neighborhood plan (PUD-NP) combining district on
27 the property described in Zoning Case No. C814-2023-0057, on file at the Planning
28 Department, and locally known as 200 East Riverside Drive in the City of Austin, Travis
29 County, Texas, generally identified in the map attached as **Exhibit “B”**.
30

31 **PART 3. Exhibits.** The attached exhibits are incorporated into this ordinance in their
32 entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:
33

- 34 Exhibit A: Legal Description
35 Exhibit B: Zoning Map
36 Exhibit C: Land Use Plan
37
38
39

40 **PART 4.** This ordinance and the attached Exhibits A through C constitute the land use
41 plan (the "Land Use Plan") for the 200 East Riverside PUD created by this ordinance.
42 Development of and uses on the Property shall conform to the limitations and conditions
43 set forth in this ordinance and in the Land Use Plan. If this ordinance and the attached
44 exhibits conflict, this ordinance controls. Except as otherwise specifically modified by this
45 ordinance, all other rules, regulations, and ordinances of the City of Austin ("City") apply
46 to the 200 East Riverside PUD.

47
48 **PART 5. Definitions.**

- 49
50 (A) In this ordinance, LANDOWNER means the owner of the Property, or the
51 owner's successors and assigns, or the owner of the Property or that portion of
52 the Property at the time of dedication or transfer to City. Landowner does not
53 include City.
54
55 (B) Unless otherwise specifically defined, all terms in this ordinance shall have the
56 meaning established in Title 25 of Code of the City of Austin, Texas (the "Land
57 Development Code").
58

59 **PART 6. Land Use**

60
61 Except as specifically modified by this ordinance or the Land Use Plan, the Property
62 shall be developed in accordance with the regulations applicable in the lake
63 commercial (L) district.
64

65 **PART 7. Affordable Housing.**

- 66
67 (A) Landowner shall satisfy the affordable housing requirement as set out in this
68 Part 7.
69
70 (B) If residential units are constructed on the Property:
71
72 (1) Landowner shall provide affordable dwelling units equal to:
73
74 a. at least 10 percent of the bonus area square footage if residential
75 rental units are developed on the Property; and
76
77 b. at least 5 percent of the bonus area square footage if residential
78 ownership units are developed on the Property.
79
80 (2) An affordable unit constructed on the Property is subject to the following:

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a. Affordable Rental Units-

- i. An affordable rental unit shall be reserved as affordable for a minimum of 40 years following the issuance of the certificate of occupancy.
- ii. An affordable rental unit shall be made available to a household earning 60 percent or less of the current Austin-Round Rock Metropolitan Statistical Area Median Family Income as determined by the Director of the Housing Department.

b. Affordable Owner-Occupied Units-

- i. An affordable owner-occupied unit shall be reserved as affordable for a minimum of 99 years following the issuance of a certificate of occupancy.
- ii. An affordable owner-occupied unit shall be made available to a household earning 80 percent or less of the current Austin-Round Rock Metropolitan Statistical Area Median Family Income as determined by the Director of the Housing Department.

(3) To satisfy the affordable housing requirements, Landowner must comply with Division 1 (*General Provisions*), Article 2 (*Density Bonus and Incentive Programs*) of Chapter 4-18 before applying for a site plan or building permit that relies on code modifications as described in Part 16 (*Code Modifications*) of this ordinance. Section 4-18-22 (*Pre-Certification Requirement*) shall not apply.

(C) If residential unit are not constructed on the Property, Landowner shall comply with the requirements of this subsection.

(1) In this Part 7, the following definitions apply:

(a) Bonus area means the square footage difference between maximum base height, maximum building coverage, and

122 maximum floor-to-area ratio (FAR) allowed in the lake
123 commercial (L) district and building height, building
124 coverage, and FAR, represented in the building permit
125 application.

126
127 (2) Bonus Area.

128
129 (a) The bonus area is calculated:

130
131 (i) for each building; and

132
133 (ii) at the time a building permit is issued.

134
135 (b) The bonus area is categorized as residential or non-residential
136 based on the square feet of residential or non-residential area
137 constructed within the building.

138
139 (3) Landowner shall pay an in-lieu donation to the Housing Trust Fund
140 for the Bonus Area allowed within the 200 East Riverside PUD per
141 City Code Chapter 25-2, Subchapter B, Article 2, Division 5,
142 Section 2.5.6 (*In Lieu Donation*).

143
144 **PART 8. Public Art.**

145
146 Landowner will participate in the Art in Public Places (AIPP) program. Landowner
147 shall spend a minimum of one hundred thousand dollars (\$100,000.00) on an art piece
148 and installation with a preference for local artists. Landowner shall procure and provide
149 the art piece approved by the Director of Economic Development Department to be
150 displayed in a prominent location on the Property or incorporated into nearby public
151 areas, including bus stop, rail line, or other location as approved by the director. The
152 City shall not issue the final certificate of occupancy for the final phase of development
153 in the 200 East Riverside PUD until the \$100,000.00 is expended on an approved art
154 piece and is on display in an approved location.

155
156 **PART 9. Austin Water Utility.**

157
158 (A) Landowner shall construct at Landowner's expense a public reclaimed water
159 system main along the Property frontage of 200 East Riverside Drive. The
160 reclaimed water main must either be extended from an adjoining reclaimed
161 water main at the time of construction or capped at each end for future
162 connection to a reclaimed water main by others. The public reclaimed water

163 system main shall be temporarily connected to a public potable water main
164 unless a serviceable reclaimed water main is available to the Property. Total
165 off-site construction of reclaimed water main shall not exceed 320 linear feet.
166

- 167 (B) Landowner shall install a reclaimed water service and meters and connect to
168 and utilize reclaimed water systems (purple pipe) for all irrigation, cooling, and
169 toilet/urinal flushing uses on the Property.
170
- 171 (C) Landowner shall dual plumb for reclaimed water for use of non-potable water
172 in all buildings constructed on the Property after the effective date of this
173 ordinance.
174

175 **PART 10. Building Design.**

- 176
- 177 (A) Landowner shall design buildings on the Property to increase accessibility and
178 inclusive design by implementing guidelines established by Leadership in Energy
179 and Environmental Design (LEED) BD+C “Inclusive Design” pilot credit design
180 measures in the interior and exterior publicly accessible spaces.
181
- 182 (B) 75% of the ground floor space of a parking garage of a commercial or mixed use
183 building fronting Riverside Drive or the future Metro Rail shall provide
184 pedestrian-oriented uses as defined in City Code Section 25-2-691.
185

186 **PART 11. Community Amenities.**

- 187
- 188
- 189 (A) Landowner shall provide at least 450 square feet as community amenity space in a
190 building on the Property containing mixed-uses, allowing as available and free of
191 charge, the use of the community amenity space to persons living within 0.25 miles
192 of the Property.
193
- 194 (B) Landowner shall provide a minimum of 3,500 square feet onsite of commercial space
195 for lease onsite to an independent retail, restaurant, or local franchisee whose
196 principal place of business is in the Austin standard metropolitan statistical area, or a
197 non-profit corporation, for a minimum period of 25 years beginning on the date of
198 tenant occupancy at a rental rate not to exceed eighty-percent (80%) of the market
199 rate for similarly sized and located commercial space as determined by the Director
200 of Economic Development Department.
201

202 **PART 12. Environmental and Water Quality.**

203

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

- 206
- 207 (A) Green Building Rating. All buildings on the Property shall achieve a three-star
208 or greater rating under the Austin Energy Green Building program using the
209 applicable rating version in effect at the time a rating registration application is
210 submitted for the building.
- 211
- 212 (B) Exceed by a minimum of 5,000 additional square feet street yard landscape area
213 requirements.
- 214
- 215 (C) Provide 100 percent water quality volume treated on site using Green Stormwater
216 Infrastructure (GSI) as defined in 1.6.7 of the Environmental Criteria Manual.
- 217
- 218 (D) Maximum impervious cover on the Property is 80 percent.
- 219
- 220 (E) Austin Energy Green Building Star Rating System Light Pollution Reduction
221 Criteria ST7 as outlined in the 2022 Commercial Rating System (or latest
222 applicable version) for all buildings and site lighting using the following
223 assumptions:
- 224
- 225 i. Along the south and west side of the Property is categorized as Lighting
226 Zone LZ3; and
- 227
- 228 ii. Along the north and east side of the Property is categorized as Lighting
229 Zone LZ2
- 230
- 231 (F) Comply with Option 2 of Austin Energy Green Building Star Rating System Bird
232 Collision Deterrence Criteria STEL5 as outlined in the 2022 Commercial Rating
233 System (or latest applicable version) for all buildings.
- 234
- 235 (G) 100 percent of all plantings shall be found in the Environmental Criteria Manual
236 (ECM) Appendix N (*City of Austin Preferred Plant List*) or City's "Grow Green
237 Native and Adapted Landscape Plants" guide.
- 238
- 239 (H) All new perimeter right-of-way trees installed shall be planted with a minimum
240 soil volume of 1,000 cubic feet at a minimum soil depth of 3 feet. Soil volume of
241 new perimeter right-of-way may be shared up to 25 percent between trees in

242 continuous plantings. Load bearing soil cells shall be used to meet the soil
243 volume requirement. If these conditions cannot be met within the right-of-way
244 due to a conflict, Landowner shall provide an equivalent offset of 1:1 basis
245 adjacent to the right-of-way. The city arborist or landscape reviewer may
246 approve reduction of the minimum soil volume if necessary to reduce utility
247 conflicts or address other constructability issues.

- 248
- 249 (I) Except when authorized by the city arborist or landscape reviewer, street trees
250 will change at every block. A minimum of five different approved tree species
251 shall be planted. Street trees will be a minimum of 3-inch caliper as measured 6
252 inches above grade at the time of planting. No more than 25% of street trees will
253 be from the same species.
- 254
- 255 (J) Street trees shall be planted at a maximum of 20 feet on center adjacent to the
256 right-of-way. The city arborist or landscape reviewer may waive this requirement
257 for spacing or number of trees when the spacing or quantity requirements are
258 infeasible due to location of infrastructure including utilities, driveways and
259 public improvements.
- 260
- 261 (K) Provide approximately 18,000 square feet of porous pavement for all pedestrian
262 areas.
- 263
- 264 (L) 100 percent of the required landscape area will be irrigated using rainwater
265 harvesting or other non-potable source. If non-potable sources are depleted or
266 unavailable Landowner may supplement landscape with potable or reclaimed
267 water.
- 268
- 269 (M) Stormwater runoff from impervious surfaces will be directed to landscaped areas.
270 Required landscape area shall be equal to a minimum of 20 percent of the site
271 area.
- 272
- 273 (N) An Integrated Pest Management Plan will be required at site plan submittal.
- 274
- 275 (O) Provide 5,000 square feet of pollinator habitat. Plantings will be a minimum of 9
276 contiguous square feet.
- 277
- 278

279 **PART 13. Public Facilities.**

- 280
- 281 (A) Fire Station. 9,000 to 11,000 square foot unfinished space within the level of
- 282 discharge (ground floor) and floor above to be used as a Fire/EMS station and
- 283 located within one-mile of the Property must be approved by Austin Fire
- 284 Department (“AFD”) and Austin-Travis County EMS (“ATCEMS”) including:
- 285
- 286 (1) A private convenience stairwell and adequate space for a minimum of
- 287 two apparatus bays and an appropriate apron for Fire/EMS apparatus; and
- 288
- 289 (2) Provide ingress and egress to a public street.
- 290
- 291 (B) The location of the Fire/EMS Station must be approved by AFD and ATCEMS
- 292 before Landowner may obtain certificate of occupancy for more than 54
- 293 percent building occupancy on the Property.

294 **PART 14. Open Space.**

- 295
- 296 (A) Landowner shall satisfy the open space requirements as set out in this Part 14.
- 297
- 298 (B) Landowner shall provide 12,845 square feet (0.295 acres) of publicly accessible
- 299 and privately operated and maintained pocket parks (“Pocket Parks”) generally
- 300 located as indicated on **Exhibit “C” – Land Use Plan.**
- 301
- 302 (C) Landowner shall grant to City a public access easement over and across the
- 303 Pocket Parks in a form approved by the city attorney prior to issuance of the final
- 304 certificate of occupancy for a vertical building on the Property.
- 305
- 306 (D) Landowner shall grant to City a public access easement providing ingress and
- 307 egress from East Riverside Drive to the Pocket Parks including public access
- 308 between the Pocket Parks in a form approved by the city attorney prior to
- 309 issuance of the final certificate of occupancy for a vertical building on the
- 310 Property.
- 311

312 **PART 15. Transportation.**

- 313
- 314 (A) The development of the Property is subject to Transportation Impact Analysis
- 315 (TIA) memorandum from the Transportation and Public Works Department
- 316 (TPW) dated April 25, 2024, and as amended. The TIA memo limits the site
- 317 development to uses and intensities that will not exceed or vary from the
- 318 projected traffic conditions assumed in the final TIA.

- 319
- 320 (B) The applicant has agreed to Transportation Criteria Manual (TCM) standards for
- 321 all roadways and back-of-curb improvements, with the flexibility that the
- 322 required improvements may be modified as needed, per the approval of the
- 323 director of TPW, in consideration of Project Connect improvements.
- 324
- 325 (C) Landowner shall provide right-of-way (ROW) dedication, in accordance with the
- 326 Austin Strategic Mobility Plan (ASMP), for adjacent roadways as required by
- 327 director of TPW at the time of site plan. Any ASMP required right-of-way and
- 328 its associated rough proportionality impacts shall be based on land uses and
- 329 intensities encompassed within the planned unit development (PUD) zoning
- 330 boundaries at the time of effective date of this ordinance.

331

332 **PART 16. Code Modifications.** In accordance with Chapter 25-2, Subchapter B, Article

333 2, Division 5 (*Planned Unit Development*) of the Code, the following site development

334 regulations apply to the 200 East Riverside PUD instead of otherwise applicable City

335 regulations:

336

337 (A) Zoning

- 338
- 339 (1) City Code Section 25-2-144(D) (*Planned Unit Development (PUD)*
- 340 *District Designation*) and 25-2, Subchapter B, Article 2, Division 5,
- 341 Section 2.3.1(L) are modified to allow the 200 East Riverside PUD to
- 342 include less than 10 acres of land without being characterized by special
- 343 circumstances.
- 344
- 345 (2) Section 25-2-491 (*Permitted, Conditional and Prohibited Uses*) is
- 346 modified to establish the specific set of permitted, conditional, and
- 347 prohibited uses on the Property in **Exhibit "C" - Land Use Plan**.
- 348
- 349 (3) Section 25-2-492 (*Site Development Regulations*) is modified to establish
- 350 the principal site development regulations applicable to the Property in
- 351 **Exhibit "C" - Land Use Plan**.
- 352
- 353 (4) City Code Section 25-2-742(F) (*South Shore Central Subdistrict*
- 354 *Regulations*) shall not apply to the Property.
- 355
- 356 (5) City Code Section 25-2-742(G)(4) (*South Shore Central Subdistrict*
- 357 *Regulations*) is modified to allow a maximum building height of 500 feet.
- 358

359 (B) Transportation

360
361 City Code Section 25-6-532 (*Off-Street Loading Standards*) is modified to
362 allow shared loading and unloading spaces for the various uses on the Property
363 regardless of where the use or loading and unloading is located within the
364 Property.

365
366 (C) Sign Regulations

367
368 All signage on the Property shall comply with the requirements of City Code
369 Section 25-10-129 (*Downtown Sign District Regulations*).

370
371 **PART 17.** Council makes the following findings:

- 372 (A) 200 East Riverside PUD provides superiority and meets the objectives of
- 373 City Code;
- 374
- 375 (B) the code modifications in Part 16 are necessary to provide community benefits
- 376 and achieve greater consistency with planning goals than is achievable without
- 377 approving the code modifications; and
- 378
- 379 (C) the impacts of the code modifications are offset by the imposed site development
- 380 requirements applicable to the Property.
- 381
- 382

383 **PART 18.** Except as specifically modified by this ordinance, the Property is subject to
384 Ordinance No. 20050929-Z003 that established zoning for the South River City
385 Neighborhood Plan.

386
387 **PART 19.** This ordinance takes effect on _____, 2024.

388
389 **PASSED AND APPROVED**

390
391 §
392 §
393 _____, 2024 § _____

394 Kirk Watson
395 Mayor

396
397
398 **APPROVED:** _____ **ATTEST:** _____

399
400
401

Deborah Thomas
Interim City Attorney

Myrna Rios
City Clerk

DRAFT



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

EXHIBIT “ ____ ”

Legal Description

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

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

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

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

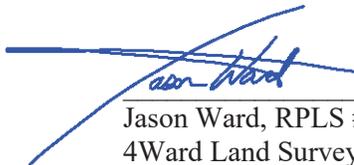
THENCE, with the northeast right-of-way line of said East Riverside Drive, with the southwest line of said 3.955 acre lease tract, and with the southwest line of said 6.951 acre tract, the following three (3) courses and distances:

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

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

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000055574278. See attached sketch (reference drawing: 01332 Exhibit.dwg).


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



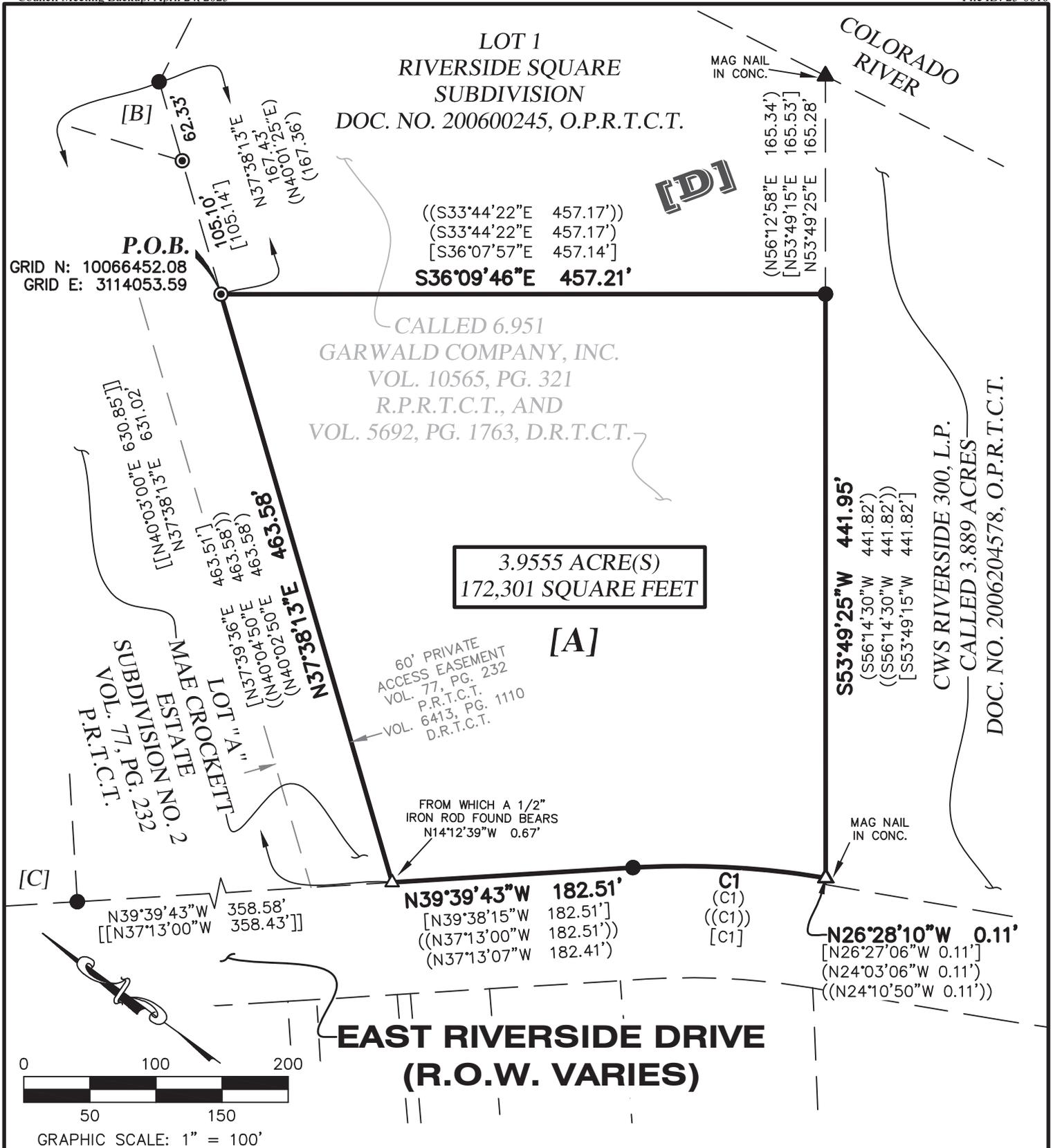
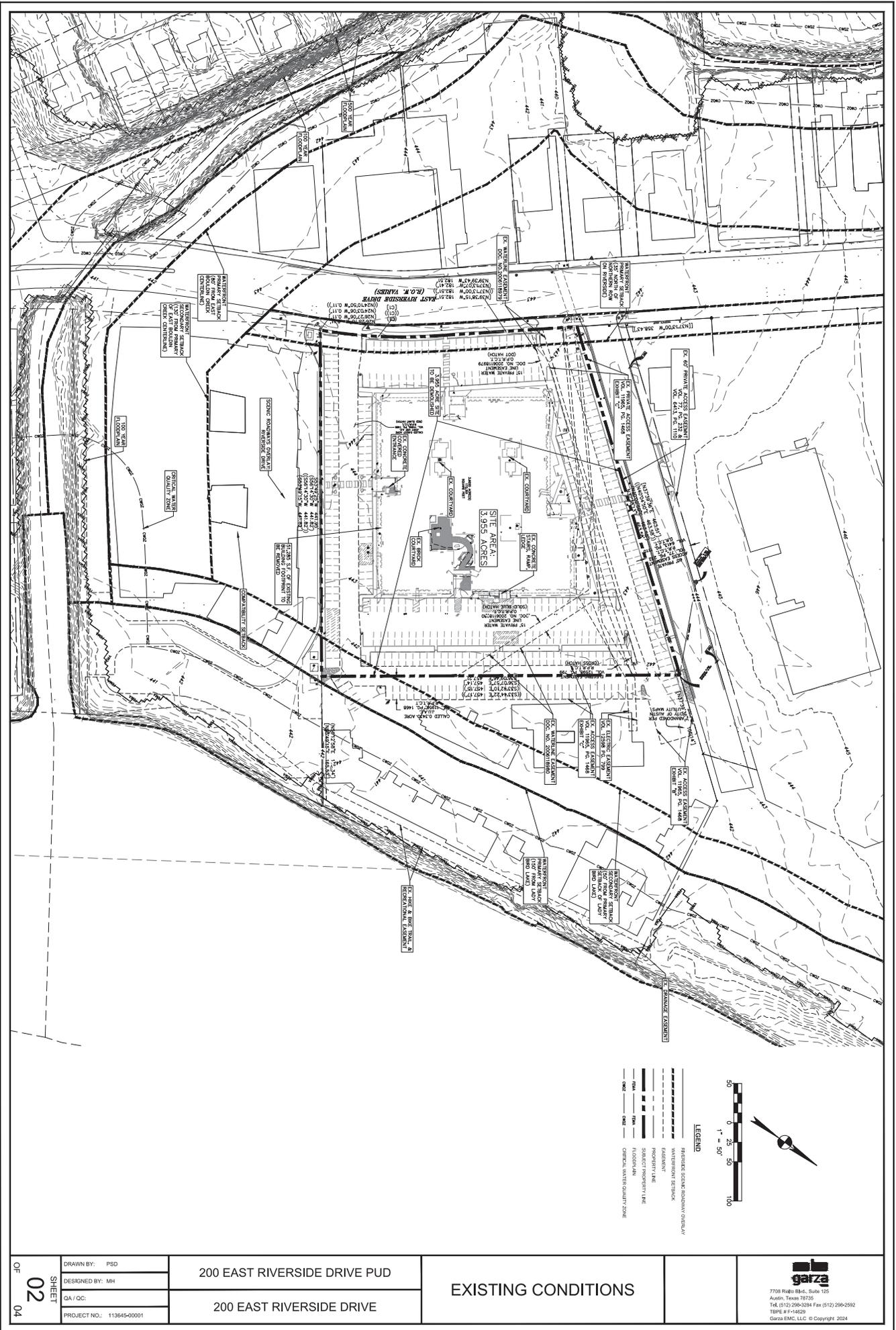


EXHIBIT FOR
3.9555 ACRES
City of Austin,
Travis County, Texas

4WARD
 Land Surveying
 A Limited Liability Company

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

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



OF 02 SHEET OF 04	DRAWN BY: PSD
	DESIGNED BY: MH
	QA / QC:
	PROJECT NO.: 113645-00001

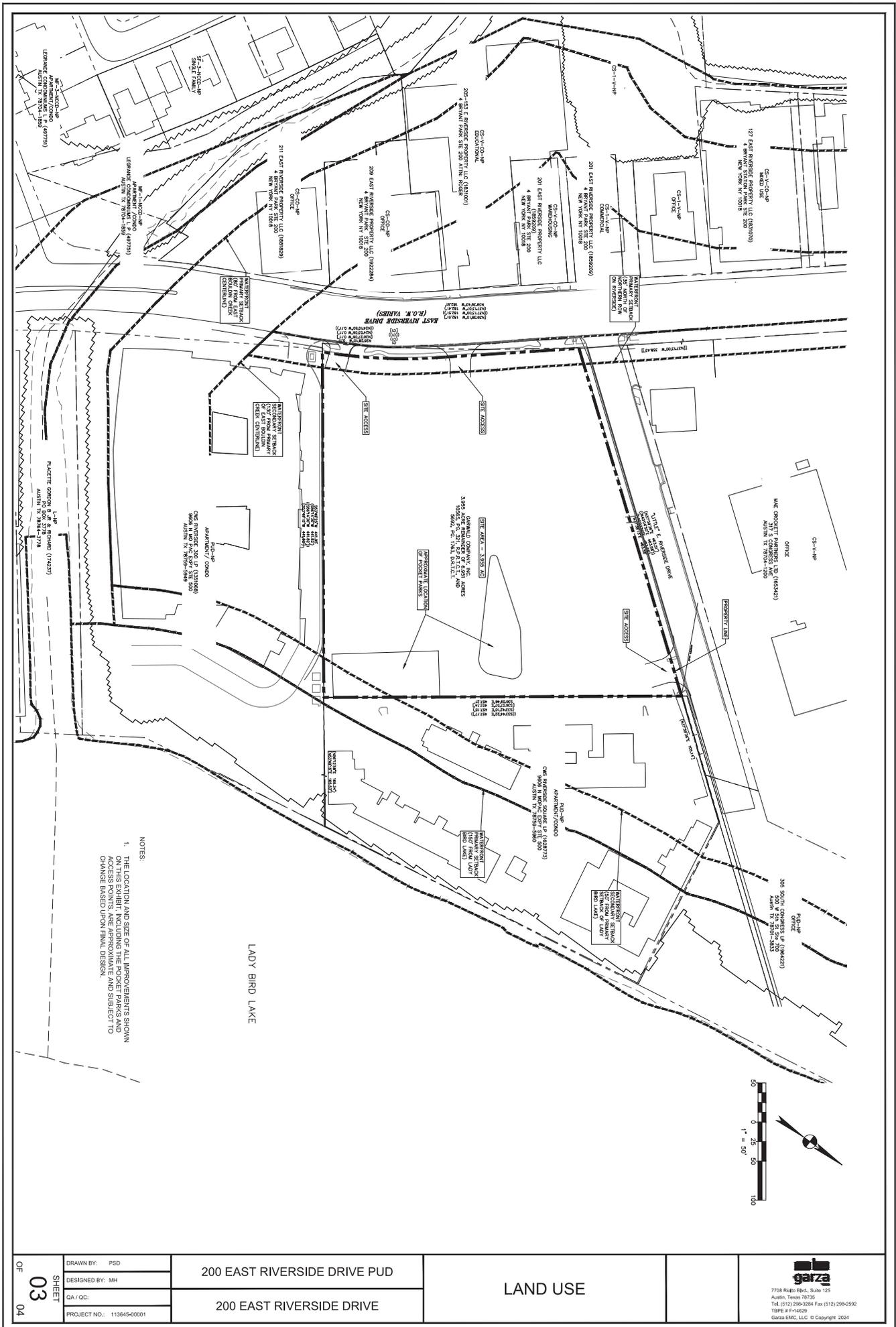
200 EAST RIVERSIDE DRIVE PUD

200 EAST RIVERSIDE DRIVE

EXISTING CONDITIONS



7708 Riber Blvd., Suite 105
 Austin, Texas 78725
 Tel: (512) 298-3284 Fax: (512) 298-2592
 TBPE # F-14629
 Garza EMC, LLC © Copyright 2024



SHEET 03 OF 04	DRAWN BY: PSD
	DESIGNED BY: MH
	QA / QC:
	PROJECT NO.: 113645-0001

200 EAST RIVERSIDE DRIVE PUD
200 EAST RIVERSIDE DRIVE

LAND USE

7708 Riber Blvd., Suite 105
 Austin, Texas 78725
 Tel: (512) 298-6284 Fax: (512) 298-2992
 TBP# F-14629
 Garza EMC, LLC © Copyright 2024

