#### ORDINANCE NO.

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

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

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

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

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

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

- Exhibit A: Legal Description
- Exhibit B: Zoning Map
- Exhibit C: Land Use Plan

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

# PART 5. Definitions.

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

# PART 6. Land Use

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

#### PART 7. Affordable Housing.

- (A) Landowner shall satisfy the affordable housing requirement as set out in this Part 7.
- (B) If residential units are constructed on the Property:

(1)Landowner shall provide affordable dwelling units equal to:

- a. at least 10 percent of the bonus area square footage if residential rental units are developed on the Property; and
- b. at least 5 percent of the bonus area square footage if residential ownership units are developed on the Property.
- (2) An affordable unit constructed on the Property is subject to the following:

ſ

81 82	a. Affordable Rental Units-
83	a. Anordable Kentar Units-
84	i. An affordable rental unit shall be reserved as
85	affordable for a minimum of 40 years following
86	the issuance of the certificate of occupancy.
87 80	ii. An affordable rental unit shall be made available
88 89	to a household earning 60 percent or less of the
90	current Austin-Round Rock Metropolitan
91	Statistical Area Median Family Income as
92	determined by the Director of the Housing
93	Department.
94 05	b. Affordable Owner-Occupied Units-
95 96	b. Affordable Owner-Occupied Units-
97	i. An affordable owner-occupied unit shall be reserved
98	as affordable for a minimum of 99 years following
99	the issuance of a certificate of occupancy.
100	
101 102	ii. An affordable owner-occupied unit shall be made available to a household earning 80 percent or less
102	of the current Austin-Round Rock Metropolitan
104	Statistical Area Median Family Income as
105	determined by the Director of the Housing
106 107	Department.
107 108	(3) To satisfy the affordable housing requirements, Landowner must comply
109	
110	
111	building permit that relies on code modifications as described in Part 16
112 113	
113 114	
115	
116	comply with the requirements of this subsection.
117 110	(1) In this Dort 7, the following definitions apply:
118 119	(1) In this Part 7, the following definitions apply:
120	(a) Bonus area means the square footage difference between
121	maximum base height, maximum building coverage, and

F

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) <u>Bonus Area.</u>
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
137 138	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

system main shall be temporarily connected to a public potable water main 163 unless a serviceable reclaimed water main is available to the Property. Total 164 off-site construction of reclaimed water main shall not exceed 320 linear feet. 165 166 Landowner shall install a reclaimed water service and meters and connect to **(B)** 167 and utilize reclaimed water systems (purple pipe) for all irrigation, cooling, and 168 toilet/urinal flushing uses on the Property. 169 170 Landowner shall dual plumb for reclaimed water for use of non-potable water (C) 171 in all buildings constructed on the Property after the effective date of this 172 ordinance. 173 174 PART 10. Building Design. 175 176 (A)Landowner shall design buildings on the Property to increase accessibility and 177 inclusive design by implementing guidelines established by Leadership in Energy 178 and Environmental Design (LEED) BD+C "Inclusive Design" pilot credit design 179 measures in the interior and exterior publicly accessible spaces. 180181 (B)75% of the ground floor space of a parking garage of a commercial or mixed use 182 building fronting Riverside Drive or the future Metro Rail shall provide 183 pedestrian-oriented uses as defined in City Code Section 25-2-691. 184 185 186 PART 11. Community Amenities. 187 188 (A)Landowner shall provide at least 450 square feet as community amenity space in a 189 building on the Property containing mixed-uses, allowing as available and free of 190 charge, the use of the community amenity space to persons living within 0.25 miles 191 of the Property. 192193 (B)Landowner shall provide a minimum of 3,500 square feet onsite of commercial space 194 for lease onsite to an independent retail, restaurant, or local franchisee whose 195 principal place of business is in the Austin standard metropolitan statistical area, or a 196 non-profit corporation, for a minimum period of 25 years beginning on the date of 197 tenant occupancy at a rental rate not to exceed eighty-percent (80%) of the market 198 199 rate for similarly sized and located commercial space as determined by the Director of Economic Development Department. 200 201PART 12. Environmental and Water Quality. 202 203

204	For devel	opment on the Property Landowner shall comply with the following
205	requireme	
206	1	
207	(A)	Green Building Rating. All buildings on the Property shall achieve a three-star
208	01	r greater rating under the Austin Energy Green Building program using the
209	ar	oplicable rating version in effect at the time a rating registration application is
210	su	abmitted 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		by stem (of meete appricable verbion) for an eandinger
235	(G)	100 percent of all plantings shall be found in the Environmental Criteria Manual
236	( - <i>)</i>	(ECM) Appendix N (City of Austin Preferred Plant List) or City's "Grow Green
237		Native and Adapted Landscape Plants" guide.
238		That to and Thoupton Dundsoupo Thanks Guido.
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
240		new perimeter right-of-way may be shared up to 25 percent between trees in
<b>∠</b> ⊤1		new permeter right of way may be shared up to 25 percent between trees in

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

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

279	PART 1	3. Public Facilities.
280 281 282 283 283 284	(A)	<u>Fire Station.</u> 9,000 to 11,000 square foot unfinished space within the level of discharge (ground floor) and floor above to be used as a Fire/EMS station and located within one-mile of the Property must be approved by Austin Fire Department ("AFD") and Austin-Travis County EMS ("ATCEMS") including:
285 286 287 288		(1) A private convenience stairwell and adequate space for a minimum of two apparatus bays and an appropriate apron for Fire/EMS apparatus; and
289		(2) Provide ingress and egress to a public street.
290 291 292 293	(B)	The location of the Fire/EMS Station must be approved by AFD and ATCEMS before Landowner may obtain certificate of occupancy for more than 54 percent building occupancy on the Property.
294	PART 1	4. Open Space.
295 296	(A)	Landowner shall satisfy the open space requirements as set out in this Part 14.
297 298 299 300	(B)	Landowner shall provide 12,845 square feet (0.295 acres) of publicly accessible and privately operated and maintained pocket parks ("Pocket Parks") generally located as indicated on <b>Exhibit "C" – Land Use Plan</b> .
301 302 303 304	(C)	Landowner shall grant to City a public access easement over and across the Pocket Parks in a form approved by the city attorney prior to issuance of the final certificate of occupancy for a vertical building on the Property.
305 306 307 308 309 310 311	(D)	Landowner shall grant to City a public access easement providing ingress and egress from East Riverside Drive to the Pocket Parks including public access between the Pocket Parks in a form approved by the city attorney prior to issuance of the final certificate of occupancy for a vertical building on the Property.
312	PART 1	5. Transportation.
313 314 315 316 317 318	(A)	The development of the Property is subject to Transportation Impact Analysis (TIA) memorandum from the Transportation and Public Works Department (TPW) dated April 25, 2024, and as amended. The TIA memo limits the site development to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in the final TIA.

- 319 **(B)** The applicant has agreed to Transportation Criteria Manual (TCM) standards for 320 all roadways and back-of-curb improvements, with the flexibility that the 321 required improvements may be modified as needed, per the approval of the 322 director of TPW, in consideration of Project Connect improvements. 323 324 Landowner shall provide right-of-way (ROW) dedication, in accordance with the (C) 325 Austin Strategic Mobility Plan (ASMP), for adjacent roadways as required by 326 director of TPW at the time of site plan. Any ASMP required right-of-way and 327 its associated rough proportionality impacts shall be based on land uses and 328 intensities encompassed within the planned unit development (PUD) zoning 329 boundaries at the time of effective date of this ordinance. 330 331 **PART 16.** Code Modifications. In accordance with Chapter 25-2, Subchapter B, Article 332 2, Division 5 (*Planned Unit Development*) of the Code, the following site development 333 regulations apply to the 200 East Riverside PUD instead of otherwise applicable City 334 335 regulations: 336
  - (A) Zoning

337 338

339

340

341

342

343 344

345

346

347 348

349

350

351 352

353

354 355

356

357 358

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

	Transportation		
	City Code Section 25-6-532 allow shared loading and un regardless of where the use of	loading spaces for the va	arious uses on the Property
	Property.		
(C)	Sign Regulations		
	All signage on the Property s Section 25-10-129 (Downtow		-
PART 17.	. Council makes the following	g findings:	
(A)	200 East Riverside PUD pro City Code;	ovides superiority and me	eets the objectives of
			X
(B)	the code modifications in Pa and achieve greater consister		
	approving the code modifica	ations; and	
(C)	the impacts of the code mod		he imposed site developme
	requirements applicable to the	he Property.	
PART 18.	Except as specifically modi	ified by this ordinance, t	he Property is subject to
	No. 20050929-Z003 that esta	ablished zoning for the S	South River City
Notohhorh			
Neighborh			
	. This ordinance takes effect	on	, 2024.
PART 19.		on	, 2024.
PART 19.	<ul> <li>This ordinance takes effect</li> <li>AND APPROVED</li> </ul>	on	, 2024.
PART 19.		ş	, 2024.
PART 19. PASSED	AND APPROVED	on § §	, 2024.
PART 19. PASSED		§ § §	
PART 19. PASSED	AND APPROVED	\$ \$ \$Kii	, 2024. ck Watson Mayor



# EXHIBIT "A"

EXHIBIT "\_\_\_\_"



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

File ID: 25-0610

#### 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 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 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 5.951 acre tract, being the east corner of said 5.951 acre tract, being the east corner of said 5.951 acre tract, being the east corner of said 5.951 acre tract, being the east corner of said 5.951 acre tract, being the east corner of said 6.951 acre tract, being the east corner of said 6.951 acre tract, being the east corner of said 2.951 acre tract, being the east corner of said 2.951 acre tract, being the east corner of said 2.951 acre tract, being the east corner of said 2.951 acre tract, being the east corner of said Lot 1, Riverside Square, being the north corner of said 3.889 acre tract, being the 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,
- 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).

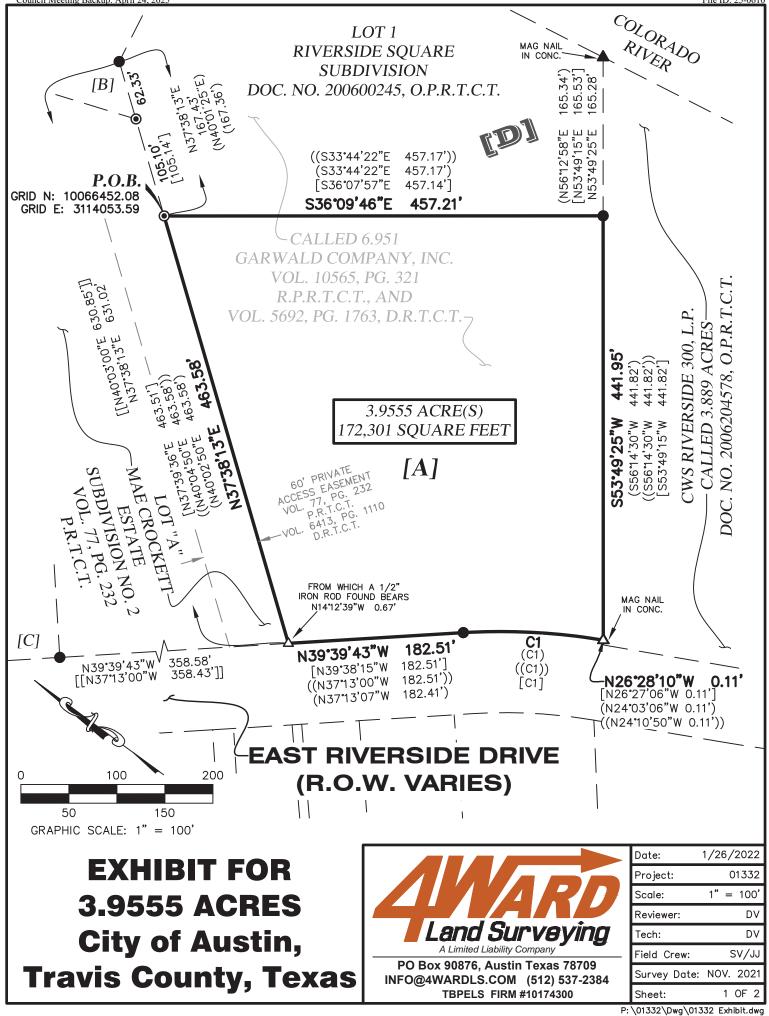
1/26/2022 am

Jason Ward, RPLS #5811 4Ward Land Surveying, LLC





File ID: 25-0610



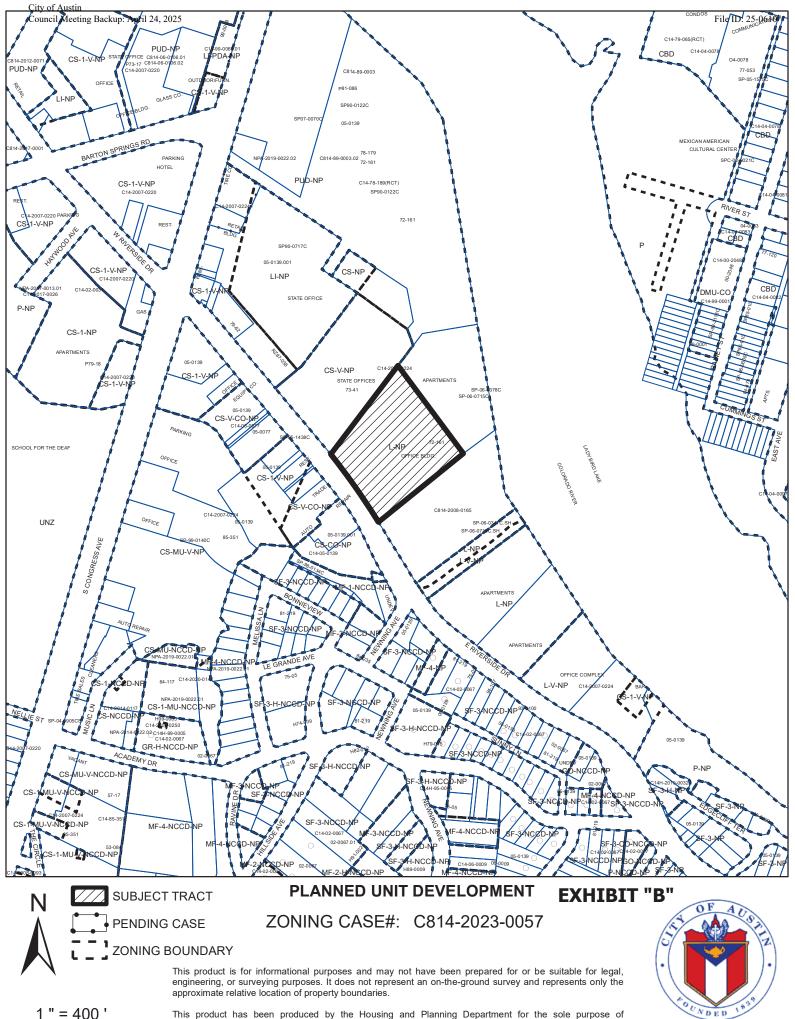
2 OF 2

ty of Austin puncil Meeting Backup: April 1	24, 2025								File ID: 25-0610						
		[A]	~		[		LEGEN								
$C_{A}$	ALLE	D 3.955	5 ACRE				LEGEN	עו							
	LEAS	SE TR	ACT				PROPERTY LI								
LE	ESSOR	<b>R: GAH</b>	RWALD			•	EXISTING PRC	DD FOUND							
	COM	PANY,	INC.			۲	(UNLESS NOT 1/2" IRON PI								
LESSEE	: 200 1	E. RIV	ERSIDE	LLC			UNLESS NOT	ED)							
DOC. NO				/			CALCULATED								
			RWALD			VOL./PG. DOC. NO.	VOLUME, PAG DOCUMENT N								
		PANY,				P.O.B.	POINT OF BE								
			A NO.	'R		R.O.W. P.R.T.C.T.	RIGHT-OF-W								
J./J.		951 AC				R.P.R.T.C.T.	TRAVIS COUN	TY, TEXAS							
105(5 D						N.I .N. I.O. I.	TRAVIS COUN								
10565, P		/				0.P.R.T.C.T.	OFFICIAL PUB TRAVIS COUN								
5692	, PG	17 <b>63</b> , L	<b>D.R.T.C.</b>	1.		D.R.T.C.T.	DEED RECORE TRAVIS COUN								
[]	-	LOT	[C]	OCVETT	,	()	RECORD INFO PLAT DOC. N								
LO MILLER SU			' 1, MAE CR TATE SUBD			[]	RECORD INFO								
VOL. 77, P.R.T	PG. 284		VOL. 75, PC P.R.T.C.	G. 123		[[]]	RECORD INFO PLAT VOL. 7								
P.K.1	.C.1.	r'i di la	<i>P.K.</i> 1.C.	1.		(())	RECORD INFO								
TS		i di 1915)	CKAR												
		AGT			NOTE	S:									
SI	JRV	ey n	<b>10. 20</b>		1) AI STATE	LL BEARINGS	ARE BASED		HE TEXAS						
<u>A</u> B	SPF	<u>act</u>	' <b>NO</b> . 8		CENTR WERE	AL ZONE, (42 ADJUSTED TO FACTOR OF 1	203), NAD83 SURFACE L	3, ÁLL JSING A	DISTANCES						
	CUR	VE TABL	E			SEE ATTACH	ED METES	AND	BOUNDS						
CURVE # RADIUS	LENGTH	DELTA	BEARING	DISTANCE		(P HON.									
C1 636.21	' 146.23'	1310'10"	N33°03'39"W	145.91'			K	E E O F							
	RECORD	CURVE .			]		Kr.								
CURVE # RADIUS		DELTA	BEARING	DISTANCE	-		Roocoo	JASON	00000000000000000000//						
(C1) 636.21		13"10'59"	N30°38'53"W	146.06'	-			No contractions	Sandraman						
((C1)) 636.21	' 146.38'	13"10'59"	N30°38'53"W	146.06'		aon the	to a	SU	RY						
[C1] 636.21	' 146.38'	13"10'59"	N30°38'53"W	146.06'	] /	1/26/2022		TCAD PAR COA GRID	RCEL187830 #J21						
EVI			D					ate:	" 1/26/2022						
EXI	1181	T FO	K					roject:	01332						
3.95	555	ACRI	ES			7AK		cale: eviewer:	N/A DV						
City	of I	\ue+i	n		Land	Survey		ech:	DV						
		lusti		PO F	A Limited	Limited Liability Company 90876, Austin Texas 78709									

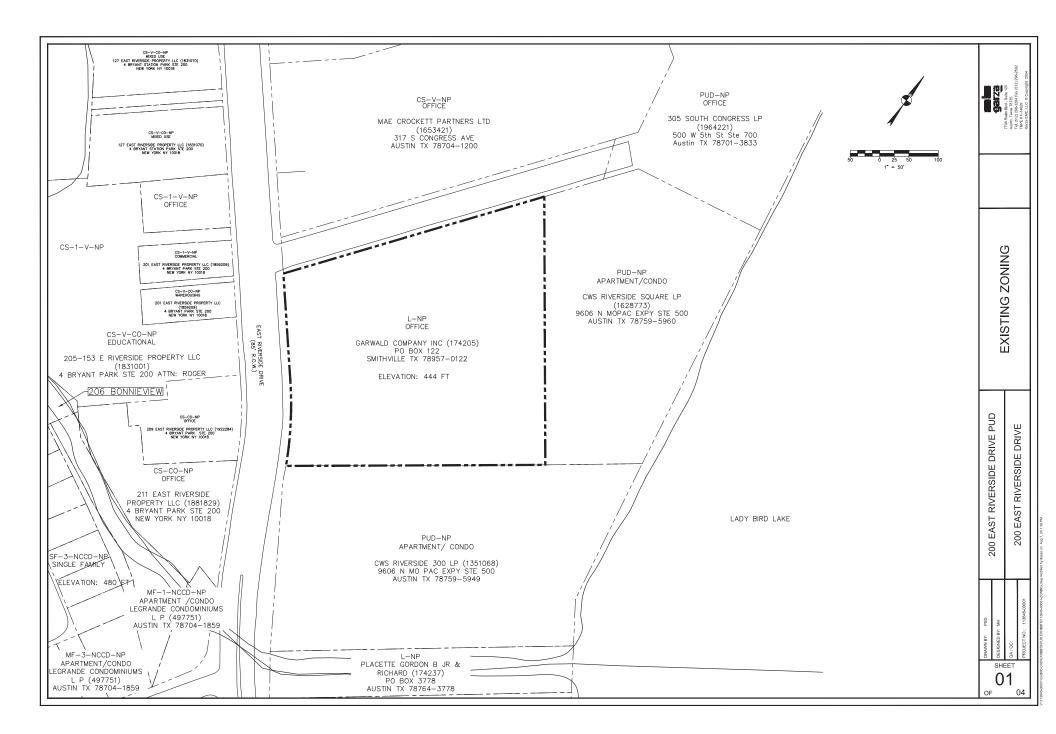
Travis County, Texas

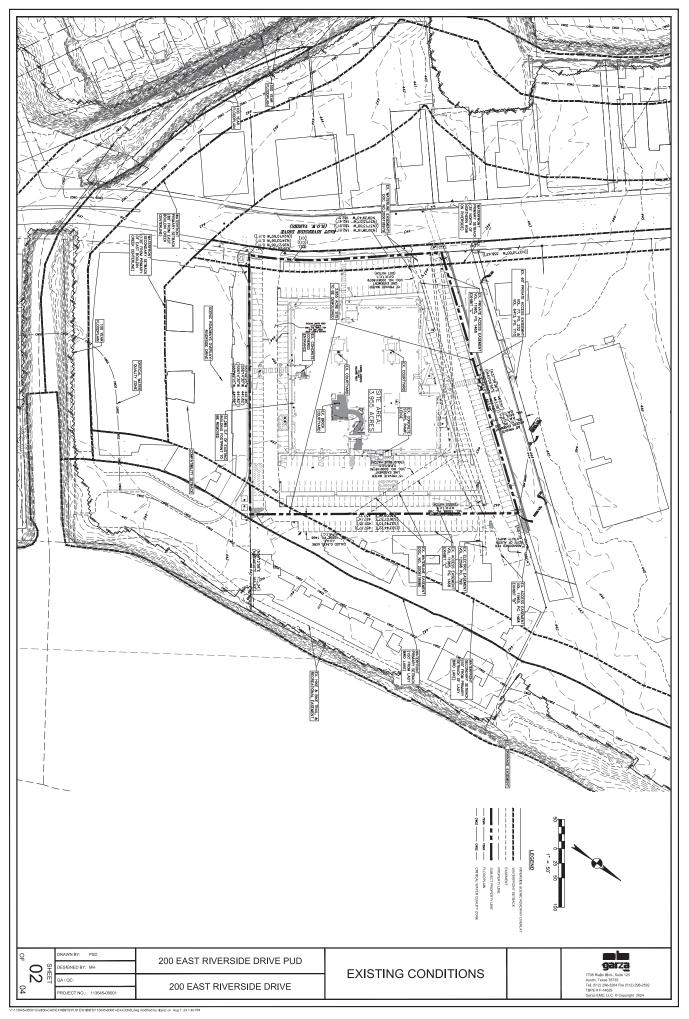
Company Field Crew: PO Box 90876, Austin Texas 78709 Survey Date: NOV. 2021 INFO@4WARDLS.COM (512) 537-2384 **TBPELS FIRM #10174300** Sheet:

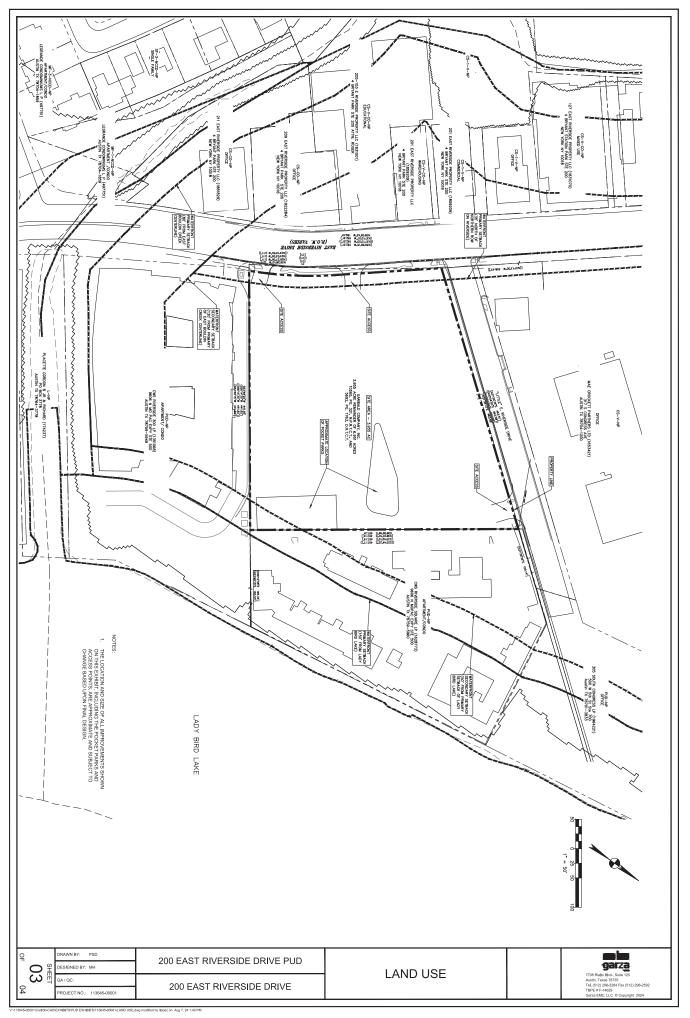
P:\01332\Dwg\01332 Exhibit.dwg



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







Automotive Restals Autom		Electronic Testing Automot Adult-Directed Business Kennels	3	82	Ele	Printing and Publishing Service	Monument Retail Services Plant Nurs		P Equipment Repair Services Even Porte-th Courses and Disearch Emol		Transitional Housing Cong		Group Home: Class I (Limited) Gene Group Home: Class II Gene		Day Care Services (General) Food	uted) Se	Custon Manufacturing Com Day Care Services Cons	Conforman Residential Art Gal Counacting Services Art Wo Cultural Services Comme			College and University Relig Facilities	(Group 2) Facili Chab or Lodge Public		Administrative and Business Priva Offices Facili Bool and Break fast Priva	parcel by parcel calculation.	"Impervious cover/building coverage/floor to area ratio is based on gross site area of all land within the PUD. Impervious cover/building coverage/floor to area ratio will be higher on a	*Base District L		Minimum Setbacks		Maximum Floor Area Ratio	Maximum Impervious Cover	Maximum Height	Minimum Lot Width	Total Site Area	
condite Sales 0		notive Repair Services eds	s Parm Icrunce and Service tics	Sales and	oto	Services and In Service Station In	Nursery D	ervices	SES				General Retail Sales (General)		Food Preparation			satlery Vorkshop 1 mercial Off-Street Parking 1	nhouse Residential	Safety Services ( Short-Term Remal (Type 1, 2 and 3)		R.	Facilities Public Primary Educational 1	_		s cover/building cov		Rear Yard	Street Side Yard		*					SHE DEVELOFMENT REGULATIONS
Coxkial Learner				fospital Services (General)	Building Maintenance	ndoor Crop Production	rop-Off Recycling offection Facilities	ommercial Blood Plasma	Hail Bond Services		Performance Venue	Local Utility Services	Hospital Services (Limited) Residential Treatment	Community Garden	Sile) Software Development Theorem	Retirement Housing (Large	Restaurant (General) Restaurant (Limited)	Personal Services Professional Office	Personal Improvement Services	Off-Site Accessory Parking Durdoor Sports and Recreation	Multifamily Residential	Medical Offices	Indoor Sports and Recreation	Hotel/Motel Indoor Estertainment		erage/floor to area rat		a						3	172,280	
21. INTE: PUD WILL COMPET MIXED USE 22. SEVENTY-FIVE PERCEN USE BILLDING FRONTIN AS DETINED IN SECTIO	20. THE PUD WILL COMPLY ORITERIA AS DESCRIBED	19. THE PUD WILL COMPLY	18. THE PUD WILL COMPLY FOLLOWING STIE ASSUM OF THE STIE (RIVERSUD (LADYBIRD LAKE AND )	17. THE PUD MILL ACHIEVE CHAPTER 25-2, SUBCI	16, THE PUD SHALL UTIUZ TO TREAT 100% OF TH	15. THE PUD WILL PROVIDE GARAGE OR WITHIN THI	14. THE PUD SHALL INCOR RESOURCES WILL BE A	13. RAIN GARDENS WILL BE DEVELOPMENT CODE, E	PLANT UST) AS DETAIN AUSTIN'S "GROW GREEN DROUGHT TOLERANT.	11. 100% OF THE LANDSCA ALTERNATIVE WATER S SULFCED ON THE PRO SUPPLEMENT SUCH LAN	25 PERCENT OF STREE	10. EXCEPT WHEN AUTHOR	DUE TO A CONFLICT. THE OUT THE PROPERTY. THE CONFLICT. THE CONFLICT.	9. ALL NEW PERIMETER R VOLUME OF 1,000 CUB 25 PERCENT BETWEEN	REQUERDANCE POLICE SPA	8. STREET TREES SHALL STREET TREES CANNOT ONSITE ADJACENT TO	7. THE PUD WILL PROVIDE LOCATED ONSITE.	THE PUD ONTIL THE A 6. THE PUD SHALL EXCEP FEET.	MANAGER FOR APPROV NCORPORATED INTO N THE CITY SHALL NOT I	5. THE PUD WILL PARTICIP	4. THIS PUD WILL COMPLY RATING.	3. AN INTEGRATED PEST I CITY OF AUSTIN GROW	2. NO GATED PUBLIC ROA	LAND USE NOTES: 1. THE SIZE, CONFIGURATI FOR ILLUSTRATION PUB		tio will be higher on a		N/A	10ft.	10ft.	14:1	80%	500 ft.	Soft.	172,280 sq.ft/3.955 ac	
nando 1925 Britanina. Britania Martina Martina Martina Martina Martina Martina Martina Martina Manamatana na Britania Martina	THE PID MIL COMPLY WITH THE CITY'S DARK SKY REGULATIONS BASED ON THE ST7 UGHT POLLUTION REDUCTION CRIEDIN AL SESSIBBLY ABOVE. THE DIN MIL CAMPLY WITH DEDICTIONAL-DEDICTION INFO AN THE DEST IN ONE OF A MILITL-STREW COMMERCIAL OR	19. THE PUD WILL COMPLY WITH OPTION 2 OF ACC8 CREDIT STEL 5 AND ALL ADDITIONAL CREDIT REQUIREMENTS.	THE PUD MLL COMEXY WITH AUSTIN BRERGY CREEN BILLING ST LIGHT POLLITION REDUCTING OTEAM WITH THE FOLLOWG STEL ASSUMPTIONS: STE IS CALIFORATED AS UNLETIONAT ZOUE CZI ZALONG FIE SOUTH ADD WEST SIZE OF THE STEL (MYERSEE MAD UTTLE RIVERSEE CA) AND AS L22 ALONG THE NORTH AND EAST SOE OF THE SOE (JADYBBD LAVEK AND AUARCHIT RECORDINAL REFORET).	THE PUD MILL ACHENE A LINAMAD OF NINE (9) PONTS UNDER THE BUILDING DESIGN OPTIONS OF SECTION 3.3.2 OF CHAPTER 23-2, SUBCHAPTER E (DESIGN STANDARDS AND MIXED USE).	16. THE PUD SHALL UTILIZE GREEN WATER QUALITY CONTROLS AS DESCRIBED IN THE ENVIRONMENTAL CRITERIA MANUAL TO TREAT 100% OF THE WATER QUALITY VOLUME REQUIRED BY CODE.	THE PUD WILL PROVIDE A WINNUW OF 6,500 SQUARE FEET OF PRIVATE AMENITY SPACE INCORPORATED OVER THE DARAGE OR WITHIN THE BUILDINGS.	THE PUD SHALL NCORPORATE APPROXIMATELY 5,000 SOLVRE FEET OF POLLIMATOR HABITAT. ALL POLLIMATOR RESOURCES WILL BE A WINNUM OF 8 CONTIGUOUS SOLVRE FEET.	RAIN GARDENS WILL BE DESIGNED TO WATER CUALITY AND DRAINAGE STANDARDS OF THE CITY'S LAND DEVELOPMENT CODE, ENVIRONMENTAL CRITERIA MANUAL, AND DRAINAGE CRITERIA MANUAL.	PARTIEST AS EVANINGS OF THE PROPERTY SHALL BE FOOD THE CAR INFERDING YOUT OF DISINF PERCEND PARTIEST AS EVANDED IN MERCING FOR THE EVAN (DISSIBILIES CHECKEDRES OF ALL PLANTINGS INLE BE AUSTING STORE GREEN NATIVE AND ADAPTED LANDSCHEE FLANTS CUIDE. TOOS OF ALL PLANTINGS INLE BE DEVIDENT TOLENANT.		STREET TREES WILL BE A WANNUM OF 3-INCH CALIPER AS MEASURED & INCHES ABOVE GRADE. NO WORE THAN 25 PERCENT OF STREET TREES WILL BE FROM THE SAME SPECIES.		DEED DIVERSING SALE COMMENDATIONS IN ENDINANTI COMPLET AND ADDRESS OFFER CONSTRUCTION OF THE ROOP COMPLET IN ADDRESS AND NOTE OF ENDINESS OF ADDRESS OFFER CONSTRUCTION OF MANUAL SCI., VALUE & NECESSARY OF NOTE OF ENDINESS, DATE OF ADDRESS OFFER CONSTRUCTION OF SALESS OF ADDRESS OF ADDRESS OF ADDRESS OFFER CONSTRUCTION OF SALESS OF ADDRESS OF ADDRESS OF ADDRESS OFFER CONSTRUCTION OF SALESS OF ADDRESS OF ADDRESS ADDRESS OF ADDRESS OF ADDR			STREET TREES SHALL BE PLANTED AT A MAXMUM OF 20 FEET ON CENTER ALGONG PUBLIC RIGHT-OF-WAYS. IF STREET TREES SHAND BE LOCATED WITHIN THE RIGHT-OF-WAY, A SUILAR NUMBER OF TREES SHALL BE PLANTED OVSTER ADACKST FOR DEPLATED THE STATULE OF ANY THAT THE STREET TREES SHALL BE PLANTED AT A MAXMUM OF 20 FEET ON CENTER ALGONG PUBLIC RIGHT-OF-WAYS. IF	ι,	The Pud with the Art Pred. Is on display. The Pud Shall excerd code requirements for street yard landscape area by at least 5,000 square. Feet.	THE CITY SHAL NOT SUBLINE FANGL CRETECTOR TO COLONARY FOR THE FANGL AND STORE OF DEPENDENT WITHIN THE CITY SHAL NOT SUBLINE THE CRETER SHALE BESCHILL BE COLONARY FOR THE BUS STORE FAIL USE OF OHRE PIBLIC BESLING THE SUBLISHED AND THE DISTORE FAIL USE OF OHRE PIBLIC BESLING STORE FAIL ONE OF OHRE F		IAR	llowing the guidelines developed by the		D USE NOTES IN EZZE, CANNE NAME LICALIDAY OF THE DENERAN'S AS SHOWN ON SHET ING. 3 IS AN APPROXIMATION FOR LICENATION PARAFORDS, SUBJECT OF OF THE DENERAN'S AS SHOWN ON SHET ING. 3 IS AN APPROXIMATION FOR LICENATION PARAFORDS, SUBJECT OF OF THE DENERAN'S AS SHOWN ON SHET ING. 3 IS AN APPROXIMATION FOR LICENATION PARAFORDS, SUBJECT OF OF THE DENERAN'S AS SHOWN ON SHET ING. 3 IS AN APPROXIMATION FOR LICENATION PARAFORDS, SUBJECT OF OF THE DENERAN'S AS SHOWN ON SHET ING. 3 IS AN APPROXIMATION FOR LICENATION PARAFORDS, SUBJECT OF OF THE DENERAN'S AS SHOWN ON SHET ING. 3 IS AN APPROXIMATION FOR LICENATION PARAFORDS, SUBJECT OF OF THE DENERAN'S AS SHOWN ON SHET ING. 3 IS AN APPROXIMATION FOR LICENATION FOR THE DENERATION OF THE DENERAN'S AS SHOWN ON SHET ING. 3 IS AN APPROXIMATION FOR LICENATION FOR THE DENERATION OF THE DENERANCE AS SHOWN ON SHET ING. 3 IS AN APPROXIMATION FOR A SHET AS A SHORT OF THE DENERATION OF THE DE							<ul> <li>LAND USE INTENSITIES NOTED ABOVE MAY CHANGE SO LONG AS DEVELOPMENT SUBJECT TO THE PUD ADDRESS TO THE TWO NUTLINED IN THE TA DATED MARCH 20, 2024</li> </ul>	Maximum Retail/Food Beverage	Maximum Office	Maximum Hotel Keys	Maximum Residential Units	LAND USE IN IENSITIES
								39. SECTION 9-2-21(A)(2) (PERMIT FOR CONCRETE INSTALLATION DUBING NON-PEAK HOUR PERMOS) IS MODIFIED TO AUTHORIZE THE DIRECTOR TO ISSUE A NON-PEAK HOUR PERMIT TO CONSTRUCT MPROVEMENTS ON THE PROPERTY	38 SECTION 25-2, DIVISION 5 (PLANNED UNIT DEVELOPMENTS) 2.3.1(L) IS MODIFIED TO ALLOW FOR A PUB LESS THAN 10 ADRES.	BUTION SERVICE. SERVICES ANT THE RESIDENCE OF AN ORBALLY SAME PART AND RESIDENCE	DISTRICT REGULATIONS.	NUME THAT THE DECORPTY SHALL BE SHE KET TO THE	SECTION 22-2-742(34) (34011) SYDEE USA ING SUBUSING I REALATIONS) IS MODIFIED TO ALLOW FOR A SERIEGOR REQUERTED SUDOR DEVELOPMENT ALL SUBDISTRICT REGULATIONS) IS MODIFIED TO ALLOW FOR A 24 SECTION 22-2-742(34) (SOUTH SHORE EXHTRAL SUBDISTRICT REGULATIONS) IS MODIFIED TO ALLOW FOR A	SPACES FOR THE VARIOUS USES WITHIN THE PUD.	DRIVE. 32. SECTION 25-6-532 (OFF-STREET LOADING STANDARDS) IS MODIFIED TO ALLOW SHARED LOADING AND UNLOADING	30. BULDINGS WILL BE DUAL PIPED FOR RECLAINED WATER. 31. APPROXIMATELY 320 FEET OF RECLAINED WATER MAIN EXTENSION SHALL BE CONSTRUCTED ALONG E. RIVERSDE	28 N. MODING TO SAME AND TOM REGURDENTS, AND IN FLUTLIMENT OF TIER IS SPEEDOMT EDURINTS, THE PROJECT SHALL PROVIDE WAYNOWG AND GREATER PERSTRIAN AND BOYCLE THAFTO SAFETY EDURINTS ADACENT TO THE SUBJECT PROFERITY, SUBJECT TO MEASURES AND LOCATIONS APPROVED BY THE DIRECTORE.	RECORPORTS AS STRAIGNED BY THE TAX. IF THE BACK-OF-CUBE ELEMENTS NEED TO BE REAST TO THE REAST TO INCOMPARIE COMMONS OF THE FAXES I LUART READED THE REAST TO ROLE THE REAST TO REAST TO REAST TO REAST TO ROLE PROVERIDUALITY CONSERVATIONS AT THE OF SITE PLAN WITH THE DRECTOR APPROVAL AND SUBJECT TO ROLED PROVERIDUALITY CONSERVATIONS	ENDOR FACE VITTE TO ANNO DOMENTAL AT THE DO ANTER VIEWERVE VIEWERVER. 282 THS PROJECT WILL NOT ADHERE TO GREAT STREETS. AS RELATED TO PUBLIC RIGHTS-OF-WAYS IN WHICH THS PUD FRONTS AN WILL FROM THE FITTHER. THEF PUD WILL ADHERE TO THE ADOPTED BACK-OF-CLIBR	27 ROH-OF-WY MY BE DEDIVITO AT THE OF STE PLAN, HOWERS AW ASUP REQUEED ROW WO ITS ASSOCIATE ROUGH PROPENDAUTY MAKTS SMALL BE SASED ON THE LAND USS AND WIENSTIES ENDAMASSED BY THE PLO ZONNO BORNAMES AT THE OF ZONNO REDWARDS	28. THE PUD WILL PROVIDE APPROXIMATELY 3,500 SQUARE FEET OF COMMERCIAL SPACE TO A LOCAL INDEPENDENT 28. THE PUD WILL PROVIDER RESTAURANT, OR SMALL BUSINESS FOR A PERIOD OF 25 YEARS AT 80% OF THE MARKET RATE.	25. AS THE PROJECT'S DESIGN IS FURTHER DEVELOPED. THE PROJECT PROPOSES TO INCLUDE ADDITIONAL ACCESSBILITY FEATURES TO EXCEED LOCAL LEGAL REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, ADDITIONAL ACCESSBILE RESTROMES AND SOMERY CALLE	24. THE PROJECT WILL PROVIDE APPROVIMATELY 450 SQUARE FEET OF COMMUNITY MEETING SPACE ON THE GROUND FLOOR AT NO COST TO THE SOUTH RIVER CITY CITIZENS ASSOCIATION AND/OR COMMUNITY.	23. WHORE'RE REMAITED BY STE TOPOGRAPHY AND CRELILATION ROUTES, STORMATER RUNGEF FROM MEEDINGUS SUPPASS MAL BE DREEDE TO LANGE-MEDIARDAS EDUA. TO DR OREATER THAN THE REQUEED LANDSCHE MEDIA (MINIMU 202 BET ARE).							XNG AS DEVELOPMENT SUBJECT TO THE TA DATED MARCH 20, 2024	e 31,631 sq. ft.	-	513	897	ITES
								5°	891	×.			Ê		6			DS NS			T.	лү														