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# 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

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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.

# 39 **PART 5. Definitions.**

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- (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.

## 51 **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:
    - (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.

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67 68		(	(ii)	An affordable rental unit shall be made household earning 60 percent or less o	
69				Austin-Round Rock Metropolitan Stat	
70				Median Family Income as determined	
71				of the Housing Department.	
72		(b) .	Affor	dable Owner-Occupied Units-	
73		(	(i)	An affordable owner-occupied unit sha	all be reserved
74				as affordable for a minimum of 99 yea	rs following the
75				issuance of a certificate of occupancy.	
76					
77		(	(ii)	An affordable owner-occupied unit sha	
78				available to a household earning 80 pe	
79				the current Austin-Round Rock Metro	
80				Statistical Area Median Family Incom	
81				by the Director of the Housing Department	ment.
82		т. <i>(</i> ;	C (1		1 (
83	(3)		•	ne affordable housing requirements, Lar	
84 85				h Division 1 (General Provisions), Artic	· · · · · · · · · · · · · · · · · · ·
85 86				Incentive Programs) of Chapter 4-18 be	
86 07		_		or building permit that relies on code mo a Part 16 ( <i>Code Modifications</i> ) of this or	
87 88				<i>re-Certification</i> Requirement) shall not a	
00		+ 10 2	2 (1 1	e certification Requirement) shan not e	ippiy.
89	(C) If reside	ntial uni	it are	not constructed on the Property, Landov	wner shall
90	comply	with the	requ	irements of this subsection.	
91 92	(1)	In this	Part	7, the following definitions apply:	
93		(a) ]	Bonu	s area means the square footage differen	nce between
94				mum base height, maximum building co	
95				mum floor-to-area ratio (FAR) allowed	•
96				nercial (L) district and building height, l	
97				rage, and FAR, represented in the buildi	-
98			appli	cation.	
99					
100 101	(2)	Bonus	Area	<u>.</u>	
102 103		(a) '	The b	oonus area is calculated:	
103		(	(i)	for each building; and	
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- (ii) at the time a building permit is issued.
- (b) The bonus area is categorized as residential or non-residential based on the square feet of residential or non-residential area constructed within the building.
- (3) Landowner shall pay an in-lieu donation to the Housing Trust Fund for the Bonus Area allowed within the 200 East Riverside PUD per City Code Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.5.6 (*In Lieu Donation*).

# 113 PART 8. Public Art.

Landowner will participate in the Art in Public Places (AIPP) program. Landowner 114 shall spend a minimum of one hundred thousand dollars (\$100,000.00) on an art piece 115 and installation with a preference for local artists. Landowner shall procure and provide 116 the art piece approved by the Director of Economic Development Department to be 117 displayed in a prominent location on the Property or incorporated into nearby public 118 areas, including bus stop, rail line, or other location as approved by the director. The 119 City shall not issue the final certificate of occupancy for the final phase of development 120 in the 200 East Riverside PUD until the \$100,000.00 is expended on an approved art 121 piece and is on display in an approved location. 122

# 123 **PART 9. Austin Water Utility.**

- (A) Landowner shall construct at Landowner's expense a public reclaimed water system main along the Property frontage of 200 East Riverside Drive. The reclaimed water main must either be extended from an adjoining reclaimed water main at the time of construction or capped at each end for future connection to a reclaimed water main by others. The public reclaimed water system main shall be temporarily connected to a public potable water main unless a serviceable reclaimed water main is available to the Property. Total off-site construction of reclaimed water main shall not exceed 320 linear feet.
- (B) Landowner shall install a reclaimed water service and meters and connect to and utilize reclaimed water systems (purple pipe) for all irrigation, cooling, and toilet/urinal flushing uses on the Property.
  - (C) Landowner shall dual plumb for reclaimed water for use of non-potable water in all buildings constructed on the Property after the effective date of this ordinance.

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140	<b>PART 10.</b>	Building Design.	
141	(A)	Landowner shall design buildings on the Property to increase access	sibility and
142		inclusive design by implementing guidelines established by Leaders	
143		Energy and Environmental Design (LEED) BD+C "Inclusive Desig	-
144		credit design measures in the interior and exterior publicly accessible	le spaces.
145	(B)	75% of the ground floor space of a parking garage of a commercial	or mixed
146		use building fronting Riverside Drive or the future Metro Rail shall	provide
147		pedestrian-oriented uses as defined in City Code Section 25-2-691.	
148	PART 11.	Community Amenities.	
149	(A)	Landowner shall provide at least 450 square feet as community ame	nity space
150	· · · ·	in a building on the Property containing mixed-uses, allowing as available	
151		free of charge, the use of the community amenity space to persons li	iving within
152		0.25 miles of the Property.	
153	(B)	Landowner shall provide a minimum of 3,500 square feet onsite of a	commercial
154	(-)	space for lease onsite to an independent retail, restaurant, or local fr	
155		whose principal place of business is in the Austin standard metropol	
156		statistical area, or a non-profit corporation, for a minimum period of	
157		beginning on the date of tenant occupancy at a rental rate not to exce	
158		percent (80%) of the market rate for similarly sized and located com	
159		space as determined by the Director of Economic Development Dep	bartment.
160	PART 12.	Environmental and Water Quality.	
161	For de	evelopment on the Property Landowner shall comply with the follow	ring
162	requir	rements:	
163	(A)	Green Building Rating. All buildings on the Property shall achieve a	a three-star
164		or greater rating under the Austin Energy Green Building program u	
165		applicable rating version in effect at the time a rating registration ap	-
166		submitted for the building.	
167			
168	(B)	Exceed by a minimum of 5,000 additional square feet street yard lar	ndscape area
169 170		requirements.	
170 171	(C)	Provide 100 percent water quality volume treated on site using Gree	en Stormwater
172		Infrastructure (GSI) as defined in 1.6.7 of the Environmental Criteri	
173			
174	(D)	Maximum impervious cover on the Property is 80 percent.	
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175 176 177	(E)	Austin Energy Green Building Star Rating System Light Pollution Criteria ST7 as outlined in the 2022 Commercial Rating System applicable version) for all buildings and site lighting using the for	(or latest
178		assumptions:	
179			1 1 1.
180 181 182		<ol> <li>Along the south and west side of the Property is categoriz Zone LZ3; and</li> </ol>	ed as Lighting
183 184		(2) Along the north and east side of the Property is categorize Zone LZ2	d as Lighting
185 186 187 188	(F)	Comply with Option 2 of Austin Energy Green Building Star Ra Collision Deterrence Criteria STEL5 as outlined in the 2022 Con System (or latest applicable version) for all buildings.	
189 190 191 192	(G)	100 percent of all plantings shall be found in the Environmental (ECM) Appendix N ( <i>City of Austin Preferred Plant List</i> ) or City Native and Adapted Landscape Plants" guide.	
193 194	(H)	All new perimeter right-of-way trees installed shall be planted w	
195 196 197 198 199 200		soil volume of 1,000 cubic feet at a minimum soil depth of 3 fee new perimeter right-of-way may be shared up to 25 percent betw continuous plantings. Load bearing soil cells shall be used to me volume requirement, as needed. The city arborist or landscape re approve reduction of the minimum soil volume if necessary to re conflicts or address other constructability issues.	veen trees in et the soil eviewer may
201 202 203 204 205		Except when authorized by the city arborist or landscape review will change at every block. A minimum of five different approv shall be planted. Street trees will be a minimum of 3-inch calipe inches above grade at the time of planting. No more than 25% of	ed tree species r as measured 6
206 207		be from the same species.	
208	(J)	Street trees shall be planted at a maximum of 20 feet on center a	•
209 210		right-of-way. If street trees cannot be located within the right-of equivalent number of trees shall be planted onsite adjacent to the	•
210 211		The city arborist or landscape reviewer may waive this requirem	
212		or number of trees when the spacing or quantity requirements ar	
213		to location of infrastructure including utilities, driveways and pu	
214		improvements.	
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- (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.

## 232 PART 13. Open Space.

- (A) Landowner shall satisfy the open space requirements as set out in this Part 14.
  - (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 **Exhibit "C" Land Use Plan**.
- (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.
  - (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.

# 245 **PART 14. Transportation.**

(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.

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252 253 254 255 256 257	(B) (C)	all ro requir direct	pplicant has agreed to Transportation Criteria adways and back-of-curb improvements, with red improvements may be modified as needed or of TPW, in consideration of Project Conn owner shall provide right-of-way (ROW) dec	h the flexibility that the d, per the approval of the ect improvements. lication, in accordance with the
258 259 260 261 262		direct its ass intens	n Strategic Mobility Plan (ASMP), for adjace or of TPW at the time of site plan. Any ASM sociated rough proportionality impacts shall b ities encompassed within the planned unit de laries at the time of effective date of this ordi	MP required right-of-way and be based on land uses and evelopment (PUD) zoning
263 264 265 266	2, Division	n 5 ( <i>Pl</i> s apply	<b>Modifications.</b> In accordance with Chapter anned Unit Development) of the Code, the for to the 200 East Riverside PUD instead of ot	llowing site development
267	(A)	Zonir	g	
268 269 270 271 272 273		(1)	City Code Section 25-2-144(D) ( <i>Planned U</i> <i>District Designation</i> ) and 25-2, Subchapter Section 2.3.1(L) are modified to allow the 2 include less than 10 acres of land without be circumstances. Section 25-2-491 ( <i>Permitted, Conditional a</i>	B, Article 2, Division 5, 00 East Riverside PUD to eing characterized by special
274 275			modified to establish the specific set of perm prohibited uses on the Property in <b>Exhibit</b> '	nitted, conditional, and
276 277 278		(3)	Section 25-2-492 ( <i>Site Development Regula</i> the principal site development regulations a <b>Exhibit "C" - Land Use Plan</b> .	
279 280		(4)	City Code Section 25-2-742(F) ( <i>South Shor Regulations</i> ) shall not apply to the Property	
281 282		(5)	City Code Section 25-2-742(G)(4) ( <i>South Stregulations</i> ) is modified to allow a maximu	
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286	(B)	Transportation
287		City Code Section 25-6-532 (Off-Street Loading Standards) is modified to
288		allow shared loading and unloading spaces for the various uses on the Property
289 290		regardless of where the use or loading and unloading is located within the Property.
291	(C)	Sign Regulations
292		All signage on the Property shall comply with the requirements of City Code
292		Section 25-10-129 (Downtown Sign District Regulations).
294	PART 16	• Council makes the following findings:
295 296	(A)	200 East Riverside PUD provides superiority and meets the objectives of City Code;
297	(B)	the code modifications in Part 16 are necessary to provide community benefits
298 299		and achieve greater consistency with planning goals than is achievable without approving the code modifications; and
299		
300	(C)	the impacts of the code modifications are offset by the imposed site development
301		requirements applicable to the Property.
302		• Except as specifically modified by this ordinance, the Property is subject to
303 304		e No. 20050929-Z003 that established zoning for the South River City
	-	
305	PART 18	. This ordinance takes effect on, 2025.
306	PASSED	AND APPROVED
307 308		8
309		Š Š
310		, 2025 §
311		Kirk Watson
312 313		Mayor
314		
315	APPROV	
316 317		Deborah ThomasMyrna RiosInterim City AttorneyCity Clerk
511		
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## **EXHIBIT "A"**



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

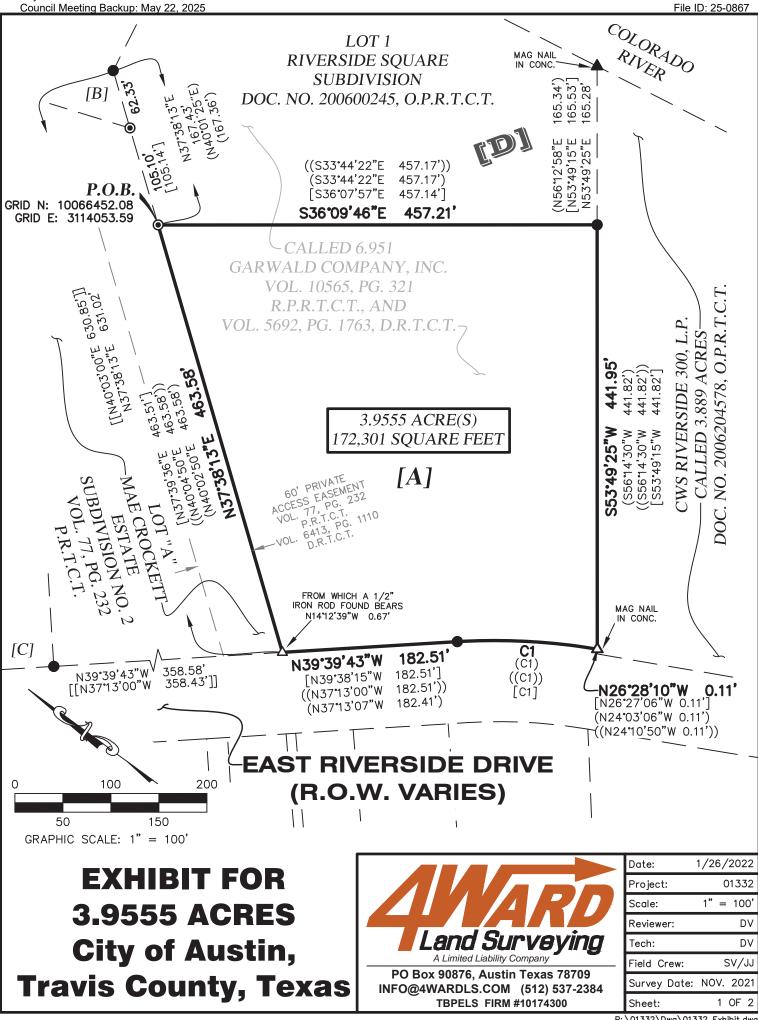
#### NOTE:

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



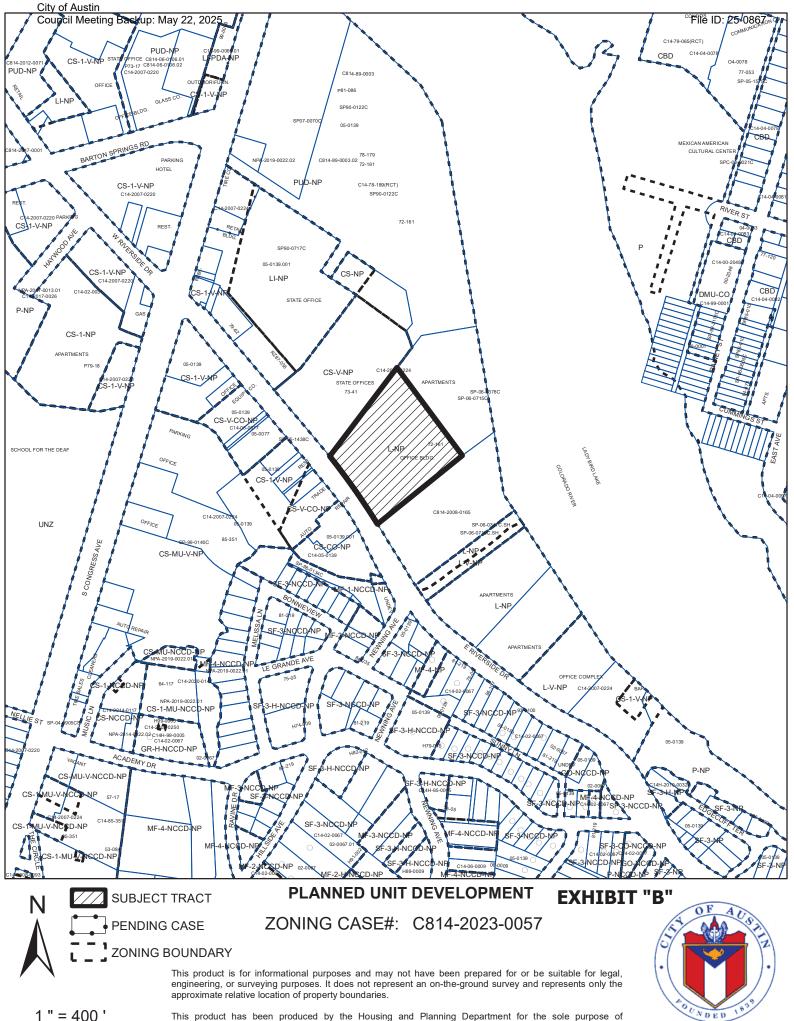


City of Austin

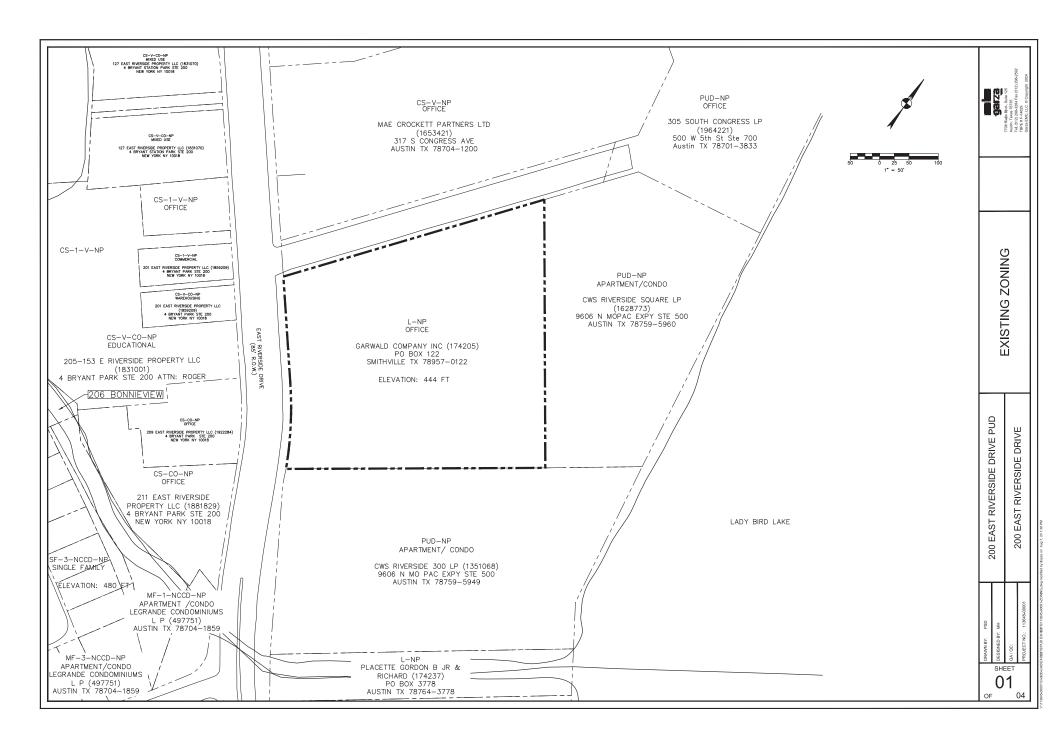
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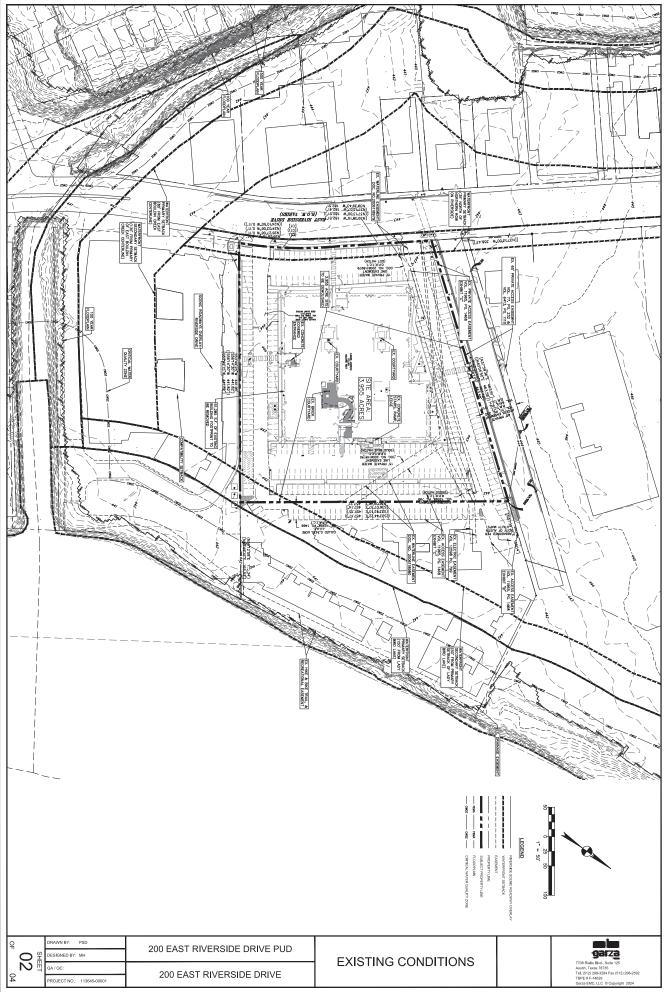
File ID: 25-0867

Council Meeting Backup: May 22, 2025					File	ID: 25-086	37	
<b>[A</b> ]				LEGE			ה	
CALLED 3.955 ACRE								
LEASE TRACT				PROPERTY	LINE			
LESSOR: GARWALD					PROPERTY LINE	ËS		
COMPANY, INC.				UNLESS N	ROD FOUND NOTED)			
LESSEE: 200 E. RIVERSIDE,				1/2" IRON (UNLESS N	PIPE FOUND NOTED)			
				CALCULAT				
DOC. NO. 2019011895, O.P.R.7	I.C.I.		VOL./PG.	VOLUME, F	ND AS NOTED			
<u>OWNER</u> : GARWALD			DOC. NO.	DOCUMENT	NUMBER			
COMPANY, INC.			P.O.B. R.O.W.	POINT OF RIGHT-OF	BEGINNING -WAY			
<b>3.955 ACRE REMAINDE</b>	R		P.R.T.C.T.	PLAT REC	ORDS, DUNTY, TEXAS			
<b>OF 6.951 ACRES</b>			R.P.R.T.C.T.	REAL PRO	PERTY RECORI DUNTY, TEXAS	DS,		
10565, PG. 321, R.P.R.T.C.T.,			0.P.R.T.C.T.	OFFICIAL F	PUBLIC RECORI DUNTY, TEXAS	DS,		
5692, PG. 1763, D.R.T.C.T	•		D.R.T.C.T.	DEED REC				
[B] [C]			()	RECORD I	NFORMATION 2. NO. 200600			
LOT 1 LOT 1, MAE CRO MILLER SUBDIVISION ESTATE SUBDI			[]		NFORMATION C. NO. 201901			
VOL. 77, PG. 284 VOL. 75, PG. P.R.T.C.T. P.R.T.C.T		23 [[]] RECORD INFORMATION PER PLAT VOL. 77, PG. 232						
F.K.1.C.1.	•		(())		NFORMATION 11956 PG.			
ISAAC DECKER		I					-	
League		NOTE	<u>:S:</u>					
Survey No. 20		1) AL STATE	L BEARINGS					
ABSTRACT NO. 3	\$	WERE	AL ZONE, (42 ADJUSTED TO FACTOR OF 1	SURFACE	USING A			
CURVE TABLE		2)	SEE ATTACH	ED MET	ES AND	BOUND	S	
CURVE # RADIUS LENGTH DELTA BEARING [	DISTANCE	DESCR	IP HON.					
C1 636.21' 146.23' 13"10'10" N33"03'39"W	145.91'				PE E OF	ooseeeeeeee	X	
RECORD CURVE TABLE	]							
CURVE # RADIUS LENGTH DELTA BEARING	DISTANCE				JASON	000000000000000000000000000000000000000	•••]]	
(C1) 636.21' 146.38' 13'10'59" N30'38'53"W	146.06'				T Solo Contents S S	and and the state		
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[C1] 636.21' 146.38' 13'10'59" N30'38'53"W	146.06'		1/26/2022		TCAD PAF COA GRID	CEL1878	30	
					Date:	1/26/20	22	
EXHIBIT FOR					Project:	013	_	
3.9555 ACRES					Scale: Reviewer:		/A DV	
		Lano	Survey	<i>ina</i>	Tech:		DV	
City of Austin,		A Limited	Liability Company		Field Crew:			
Travis County, Texas		4WARDL	, Austin Texas 7 S.COM (512) 53	37-2384	Survey Date			
	<u> </u>	TBPEL	S FIRM #1017430		Sheet: : \01332\Dwg\0	2 OF		

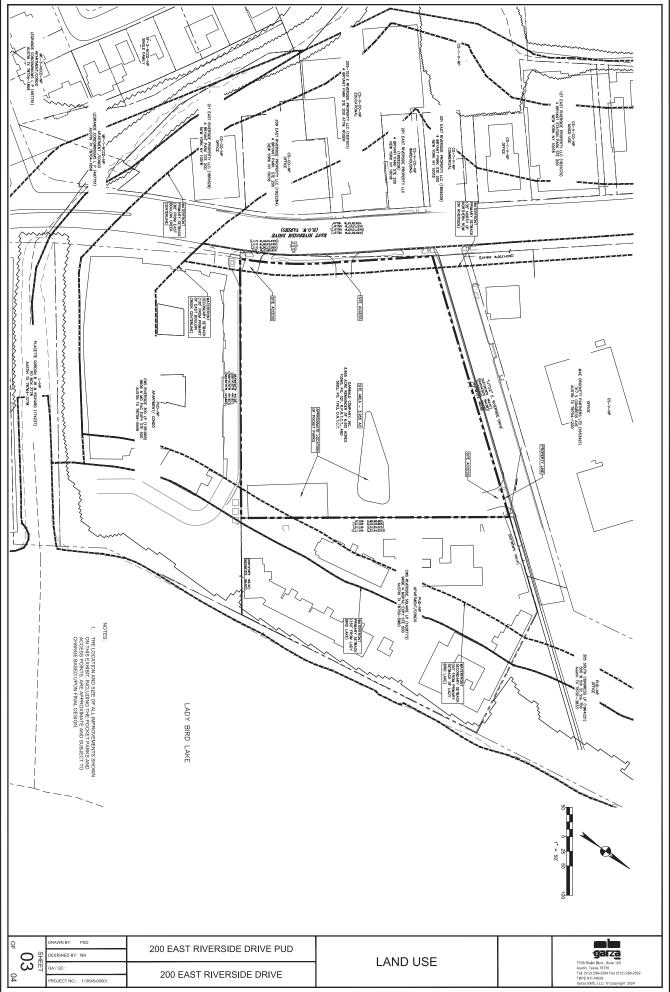


This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or





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andri Services andri CONDITIONAL INS annoire Sales Coe			regration pertation Storwises Storwises Read Sales Gene Storwise and Living and Living	FIRMUTTED ISSS FRAMITED ISSS From Financy Educational From Exceeding Educational Religious Assembly From Exceeding Educational Religious Assembly From Exceeding Educational Religious Assembly From Exceeding Educational Religious Assembly Religious Assembly From Exceeding Educational Religious Assembly Religious Assembly R	Street Side Yard Interior Side Yard Rear Yard		: :		172,28
Cottai Long	Hospital Serv sees (General)	Disp-Off Recycling Collective Facilities Transportation Terminal Indoor Crup Production Building Maintenance Service	Renewoon Houring (Large Stat) Shale Development Solitare Development Common Quarket Houring Carlot Rendensit Freatment Local Unith Service Performance Vange Fredering Bood Vanena Commercial Bood Planna Commercial Bood Planna Commercial Bood Planna	rerage/floor to area ratio listed/Madi listed/Englamment Indeo/Englamment Indeo/Septi and Recruition Multifamily Reviewing Multifamily Reviewing Multifamily Reviewing Favoural Services Favoural Services Favoural Services Favoural Services Favoural Services Favoural Services	10 ft. N/A N/A	80% 14:1 10ft	80%	50 ft.	172,280 sq.
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