

## ZONING CHANGE REVIEW SHEET

CASE: Lakeshore PUD Amendment #3  
(C814-06-0109.03)

DISTRICT: 3

ADDRESS: 2101-2407 1/2 South Lakeshore Blvd; 1201-1401 1/2 Tinnin Ford Rd; 2200-2518 Elmont Dr; 2200-2300 1/2 Waterloo City Ln; 1401-1405 1/2 Violet Crown Ln; 2300-2316 1/2 Oracle Way, 1201 and 1201 1/2 Lady Bird Ln

ZONING FROM: ERC-NMU and PUD-NP

TO: PUD-NP (add approximately 2.3368 acres to the PUD, add additional permitted uses and modify site development regulations on the property to allow for the expansion of the Oracle campus).

SITE AREA: approximately 50.15 acres of originally approved PUD (approximately 2,184,534 square feet), plus approximately 2.3368 acres of additional area (approximately 101,791 square feet)

PROPERTY OWNER: Oracle America, Inc.

AGENT: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)

CASE MANAGER: Jonathan Tomko (512) 974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)

### STAFF RECOMMENDATION:

**Staff recommends granting a third amendment to the planned unit development-neighborhood plan (PUD-NP), provided that the applicant provide a 12' public trail to be built concurrently with phases of the PUD adjacent to Willow Creek Greenway, as they are constructed. Public trail alignment shall run parallel to Willow Creek Greenway, connecting Elmont Dr. to Lakeshore Blvd. For a summary of the basis of Staff's recommendation, please see the basis of recommendation section below.**

### PLANNING COMMISSION / OTHER COMMITTEE ACTION/RECOMMENDATION:

October 8, 2024: Staff request for indefinite postponement, granted.

April 8, 2025: Staff postponement request to April 22, 2025 Planning Commission, granted.

April 9, 2025: Case is scheduled to be heard by the Small Area Joint Planning Committee.

April 22, 2025: Staff postponement request to May 13, 2025 Planning Commission, granted.

May 13, 2025: Staff postponement request to May 27, 2025 Planning Commission, granted.

May 19, 2025: Parks and Recreation Board motion to recommend to Austin City Council that the Lakeshore PUD Amendment Development application is superior with respect to parkland dedication was approved on Board Member Villalobos' motion, Vice Chair Flowers' second on a 9-0 vote. Board Members Orme and Taylor absent.

May 27, 2025: Approved staff's recommendation on the consent agenda on Vice Chair Woods' motion, Commissioner Skidmore's second, on a 9-0 vote. Commissioners Anderson and Haney were off the dais. Commissioners Hempel and Maxwell were absent.

### CITY COUNCIL ACTION:

February 13, 2025: Council approved Resolution No. 20250213-030 to initiate code amendment C20-2025-001 to remove the property located at 1201 Tinnin Ford Road from the East Riverside Corridor (ERC) Regulating Plan.

June 5, 2025: Staff Request for postponement to July 24, 2025 granted.

July 24, 2025: Case is scheduled to be heard by City Council.

**ORDINANCE NUMBER:**

N/A

**ISSUES:**

The subject tract is within the Waterfront Overlay and is subject to § 25-2-741, the South Lakeshore Subdistrict Regulations which states that there are setback lines located within 65 feet of the Town Lake shoreline and 50 feet south of the Lakeshore Boulevard. There is also a maximum height, the lower of 60 feet or the maximum height allowed in the base zoning district. The applicant is seeking a code modification to Section 25-2-741(C) (South Lakeshore Subdistrict Regulations) to modify the maximum height from 60 feet to 90 feet on Areas 1, 2, 7, 8, and 13, and from 40 feet to 120 feet on Area 3 as shown on the PUD Land Use Plan. Please see *Exhibit I* below for the list of code modifications being requested by the applicant on this case.

The subject tract includes a portion of land zoned East Riverside Corridor – Neighborhood Mixed Use (ERC-NMU), thus it will require a code amendment to remove that portion of land from the regulating plan. On February 13, 2025, the Austin City Council initiated the code amendment via Resolution No. 20250213-030 (Please see *Exhibit E* below for a copy of the resolution).

**CASE MANAGER COMMENTS:**

The property in question is currently developed with three large 5-story office buildings (Oracle), one large 6-story parking garage, Azul Lakeshore 5-story multifamily apartment complex with approximately 301 units, constructed in 2015, Lakeshore Pearl 5-story multifamily apartment complex with approximately 235 units, constructed in approximately 2022, and undeveloped land.

The PUD was originally adopted by Council on May 3, 2007. There is a public restrictive covenant on the property (see *Exhibit J* below for a copy of the restrictive covenant).

The applicant will provide the following additional superiority elements as part of the PUD amendment:  
~~Preservation of all heritage trees, unless the tree is dead, diseased, or poses an imminent hazard.~~

- 12' wide sidewalk along the west side of the Willow Creek Greenway. The sidewalk would be constructed concurrently with phases of the PUD fronting the Willow Creek Greenway, as they are constructed.
- A minimum of one (1) additional EV charging station will be provided.
- New buildings shall adhere to Austin Energy Green Building (AEGB) 3 Star Rating
- New buildings will comply with AEGB STEL 5 (Bird Collision Deterrence).

In addition, the following will apply on the 2.3368-acre parcel that is being added to the boundaries of the PUD:

- The property will use rainwater harvesting to irrigate landscaping within redevelopment areas on the Town Lake Condo tract.
- New buildings constructed on the tract will use alternative water sources for all non-potable uses such as irrigation, cooling and toilet-urinal flushing.
- Comply with current parkland dedication requirements.

**BASIS OF RECOMMENDATION:**

**Zoning should allow for reasonable use of the property.**

The subject tract is less than 1 mile from the Central Business District. It is within the Riverside Station Imagine Austin Activity Center which is identified as a Town Center. It is less than 750 feet from Riverside Drive, which is an Imagine Austin Corridor and ASMP Level 3. It is part of the ASMP Transit Priority Network, and the alignment of Project Connect. This property should be reasonably used for a more intense development. The applicant's proposed use would allow for more mixed-use development, allowing people to work, play and live within proximity of the site.

**Zoning should be consistent with approved and existing densities.**

The proposed uses and development regulations are consistent with approved and existing densities within the vicinity. There have been several requests for rezoning to Corridor Mixed Use (CMU) district zoning within the vicinity (see *Area Case Histories* section below). This district zoning allows up to 160' feet with a development bonus. The East Riverside Corridor Regulating Plan identifies the most intense uses along the corridor as being immediately to the east of the subject tract, across South Pleasant Valley Road and around the intersection of South Pleasant Valley Road and East Riverside Drive. Granting this request proximate to these higher intensity areas is consistent with approved and existing densities.

**Zoning changes should promote compatibility with adjacent and nearby uses.**

There is high-density multifamily housing (often with street level retail) and offices proximate to the site. This is a major employment center providing economic development. The proposal to expand the Oracle campus and add additional supportive uses would be compatible. Granting the proposal would allow people to live, work, and play on the campus, as envisioned in Imagine Austin, the City's adopted 30- year Comprehensive Plan.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
Site	ERC-NMU and PUD-NP	Three large 5-story office buildings (Oracle), one large 6-story parking garage, Azul Lakeshore 5-story multifamily apartment complex with approximately 301 units, constructed in approximately 2015 and Lakeshore Pearl a 5-story multifamily apartment complex with approximately 235 units, constructed in approximately 2022, and undeveloped land.

North	P-NP	Lady Bird Lake, hike and bike trail and parkland.
South	ERC	2-story multifamily apartment complex (The Mesh) has approximately 147 units, constructed in approximately 1968.
East	P and ERC	PARD Central Maintenance Complex and 2-story multifamily apartment complex (Waterloo Flats) with approximately 408 units, constructed in approximately 1973.
West	PUD-NP	7-story multifamily apartment complex (The Marlowe) with approximately 324 units, constructed in approximately 2020. Approximately 100 newer 4-story townhomes.

NEIGHBORHOOD PLANNING AREA: East Riverside/Oltorf Combined (East Riverside) Neighborhood Planning Area

WATERSHED: Lady Bird Lake and Country Club West Watersheds

SCHOOLS: A.I.S.D.

Sanchez Elementary School

Martin Middle School

Eastside Memorial High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Crossing Gardenhome Owners Assn. (The), Del Valle Community Coalition, East Austin Conservancy, East Riverside Corridor Staff Liaison, East Riverside/Oltorf Neighborhood Plan Contact Team, Friends of Austin Neighborhoods, Friends of Riverside ATX Neighborhood Association, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Pleasant Valley, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, Southeast Austin Neighborhood Alliance, Waterfront Condominium Homeowners Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-2008-0087 (South Shore District PUD)	The applicant is rezoning from MF-3/MF-3-NP, CS-1NP/GR-NP, GR-NP, LR-NP/MF-3/MF-3/MF-3-NP to PUD	06/24/2009: To grant PUD-NP with conditions and amendments on Commissioner Sullivan motion, Commissioner Dealey's second on a 6-3 vote with Commissioner Kirk voting nay.	12/17/2009: To grant PUD-NP with conditions and adopted amendments approved on Council Member Cole's motion, Council Member Shade's second on a 5-2 vote with Mayor Leffingwell and

			Council Member Morrison voting nay.
C14-2016-0115 (2222 Town Lake Circle)	The applicant is proposing to rezone 2 tracts (6.74 acres) from ERC-Neighborhood Mixed Use to ERC-Corridor Mixed Use.	03/28/2017: To grant CMU district zoning on Commissioner Seeger's motion, Commissioner McGraw's second on a 12-0 vote, Commissioner White absent.	04/20/2017: To grant CMU district zoning on Council Member Pool's motion, Council Member Casar's second on an 11-0 vote.
C14-2018-0065 (Town Lake Circle I)	The Applicant is proposing to rezone from ERC-NMU to ERC-CMU.	01/22/2019: To grant CMU district zoning on Commissioner Schissler's motion, Commissioner Kenny's second on a 10-0 vote. Commissioner De Hoyos-Hart, Kazi and Seeger were absent.	04/11/2019: To grant CMU district zoning on Council Member Flannigan's motion, Council Member Renteria's second on a 10-1 vote. Council Member Casar voted nay.
C14-2018-0064 (Town Lake Circle II)	The Applicant is proposing to rezone from ERC-NMU (Neighborhood Mixed Use Subdistrict) to ERC-CMU (Corridor Mixed Use Subdistrict), and from outside the Hub boundary to inside the Hub boundary, and from Ineligible for maximum height allowed with a development bonus to eligible with a maximum height of 120 feet.	01/22/2019: To grant CMU district zoning on Commissioner Schissler's motion, Commissioner Seeger's second on an 11-0 vote. Commissioner Anderson and De Hoyos-Hart were absent.	04/11/2019: To grant CMU district zoning on Council Member Flannigan's motion, Council Member Renteria's second on a 10-1 vote. Council Member Casar voted nay.
C14-2024-0018 (2323 Town Lake Circle)	The applicant is requesting to rezone approximately 1.0439 acres from ERC-NP (NMU-No Bonus) to ERC-NP (CMU-160).	06/11/2024: To grant CMU district zoning on Commissioner Azhar's motion, Commissioner Maxwell's second on a 10-0 vote. Commissioner Mushtaler was off the dais, Commissioner	7/18/2024: To grant CMU district zoning on Council Member Qadri's motion, Council Member Alter's second on an 11-0 vote.

		Barrera-Ramirez and Cox were absent.	
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**RELATED CASES:**

C814-06-0109 – Initial PUD adopted by Council on May 3, 2007, on a 6-1 vote with Council Member Kim voting nay.

C814-06-0109.02 – 2<sup>nd</sup> Amendment to PUD to increase maximum building height on 21.971 acres being a portion of area 8, 12, and 13, case was withdrawn.

C20-2025-001 – Amendments to East Riverside Corridor Regulating Plan, initiated by Council

**ADDITIONAL STAFF COMMENTS:**

**Comprehensive Planning**

**Project Name and Proposed Use:** 1301 TINNIN FORD RD. C814-06-0109.03. Project: Lakeshore PUD Amendment. Amend existing PUD to add: 287,510 sq ft of office space; a 255-room hotel; a 5,000 sq ft campus conference center; 50,000 sq ft health and fitness center; 10,000 sq ft event center. New buildings up to 120 ft tall.

Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures</b>	
Y	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Names of Activity Centers/Activity Corridors/Job Centers: within Riverside Station Town Center and 0.10 miles from Riverside Activity Corridor</b>
Y	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
Y	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
Y	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
Y	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university.
Y	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	<b>Connectivity and Health:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	<b>Housing Choice:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
Y	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.

	<b>Industrial Land:</b> Preserves or enhances industrial land.
8	<b>Number of "Yes's"</b>

Environmental

**EO1 U0:** Remove grandfathering language in PART 2 and commit to current code except as amendment by the PUD ordinance.

**EO2 U0:** Provide additional information regarding proposed code modification for allowable development in the CWQZ. Include an exhibit showing the location and extent of the proposed decks and any associated grading or disturbance that would be required for construction.

**EO3 U0:** The proposed code modification to 25-8-261 (Critical Water Quality Zone Development) should be paired with commensurate superiority from an environmental perspective. This may include but is not limited to the incorporation of bird friendly design and functional green standards for all new buildings, restoration and enhancement of the existing CWQZ, and rainwater harvesting for beneficial reuse.

**EO4 U0:** Please clarify if the property is able to meet current code regarding the use of GSI to treat 100% of the water quality volume on site (25-8-213 (C); ECM 1.6.7). FYI, wet ponds do not qualify as a current code compliant GSI storm control measure.

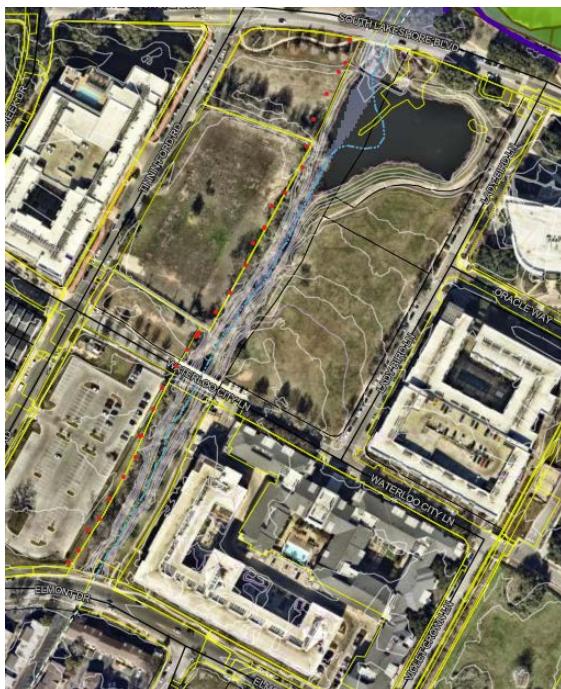
**EO1 Update 1:** Proposed impact to the CWQZ and code modifications to 25-8-261 have been removed from the amendment. Comments cleared.

Fire

No comments on rezoning

PARD – Planning & Design Review

The existing 6' public trail provided on the east side of the Willow Creek Greenbelt is insufficient to accommodate the increased density proposed with this amendment and is not consistent with current recreational trail standards. Please provide a 12' public trail to be built concurrently with phases of the PUD adjacent to Willow Creek Greenway, as they are constructed. Public trail alignment shall run parallel to Willow Creek Greenway, connecting Elmont Dr. to Lakeshore Blvd. See approximate alignment below:



### Site Plan

SP1. No comments at this time.

### Austin Transportation Department – Engineering Review

ATD 1. The site is subject to the approved TIA with zoning case # C814-06-0109. A TIA compliance memo indicating how many trips have been used, how many trips are left, documentation of all fiscal receipts and mitigations, etc, will be required with any subsequent site plan application. The TIA may need to be revised upon further review.

### Austin Water Utility

AW1. All new buildings within the Lakeshore PUD shall use alternative water sources, either onsite sources or municipal reclaimed water, for all non-potable uses such as irrigation, cooling and toilet/urinal flushing applications. This may be achieved either through a) the installation of an onsite water reuse system as defined in Chapter 15-13 of City Code designed to capture rainwater and A/C condensate in a storage cistern with a volume equivalent to one-inch times the rooftop, or b), through the extension of and connection to the City's reclaimed water system.

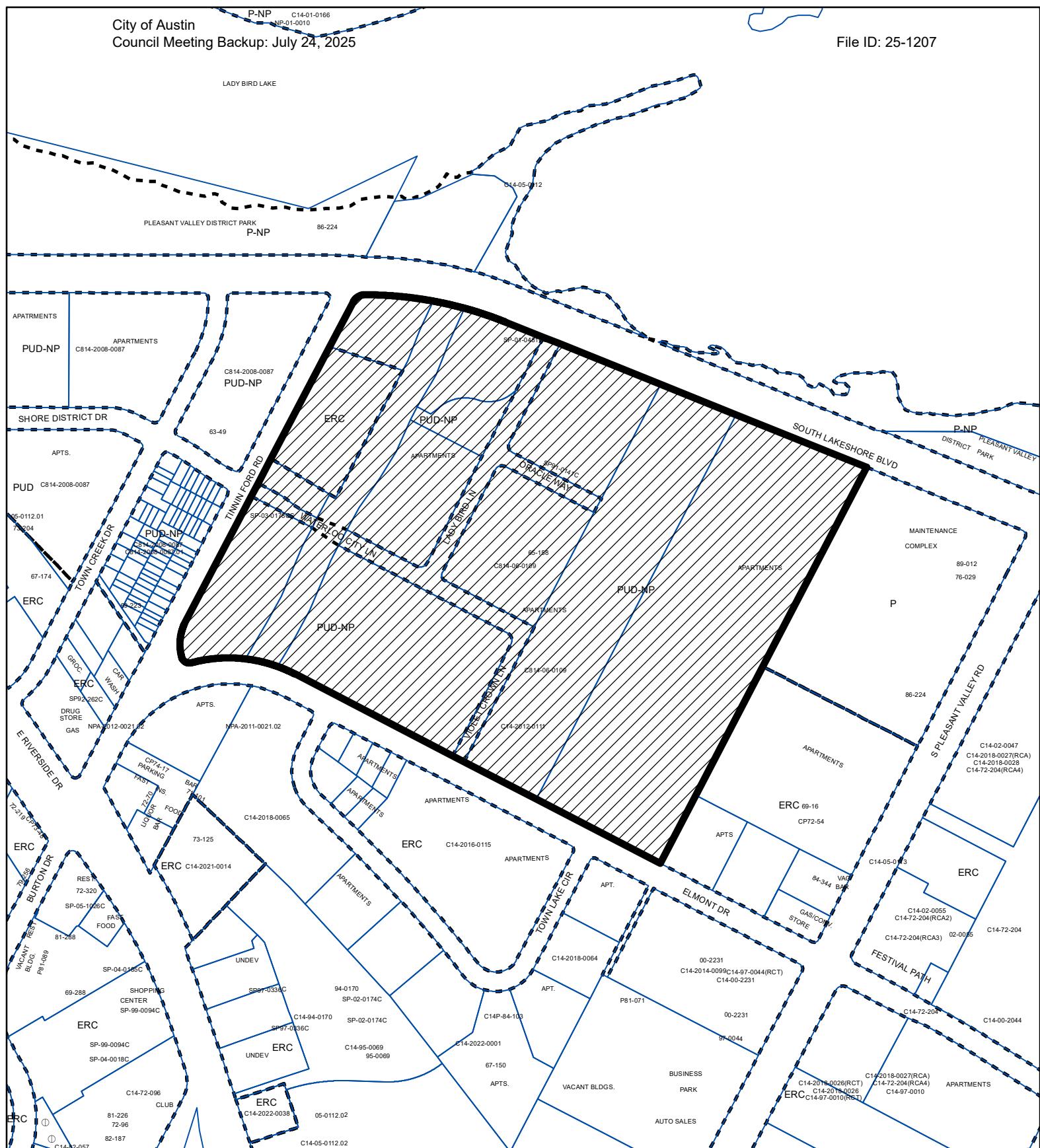
### INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- D. Correspondence from Interested Parties
- E. Resolution No. 20250213-030
- F. Draft Redlined Zoning Ordinance
- G. Draft Redlined Land Use Plan

H. Blackline Land Use Plan

I. Code Modifications being requested by the Applicant

J. Restrictive Covenant Executed May 3, 2007



**SUBJECT TRACT**

**PENDING CASE**

**ZONING BOUNDARY**

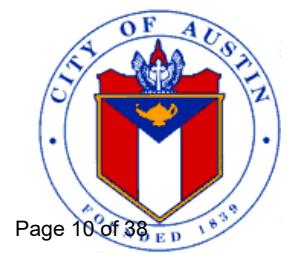
## PLANNED UNIT DEVELOPMENT

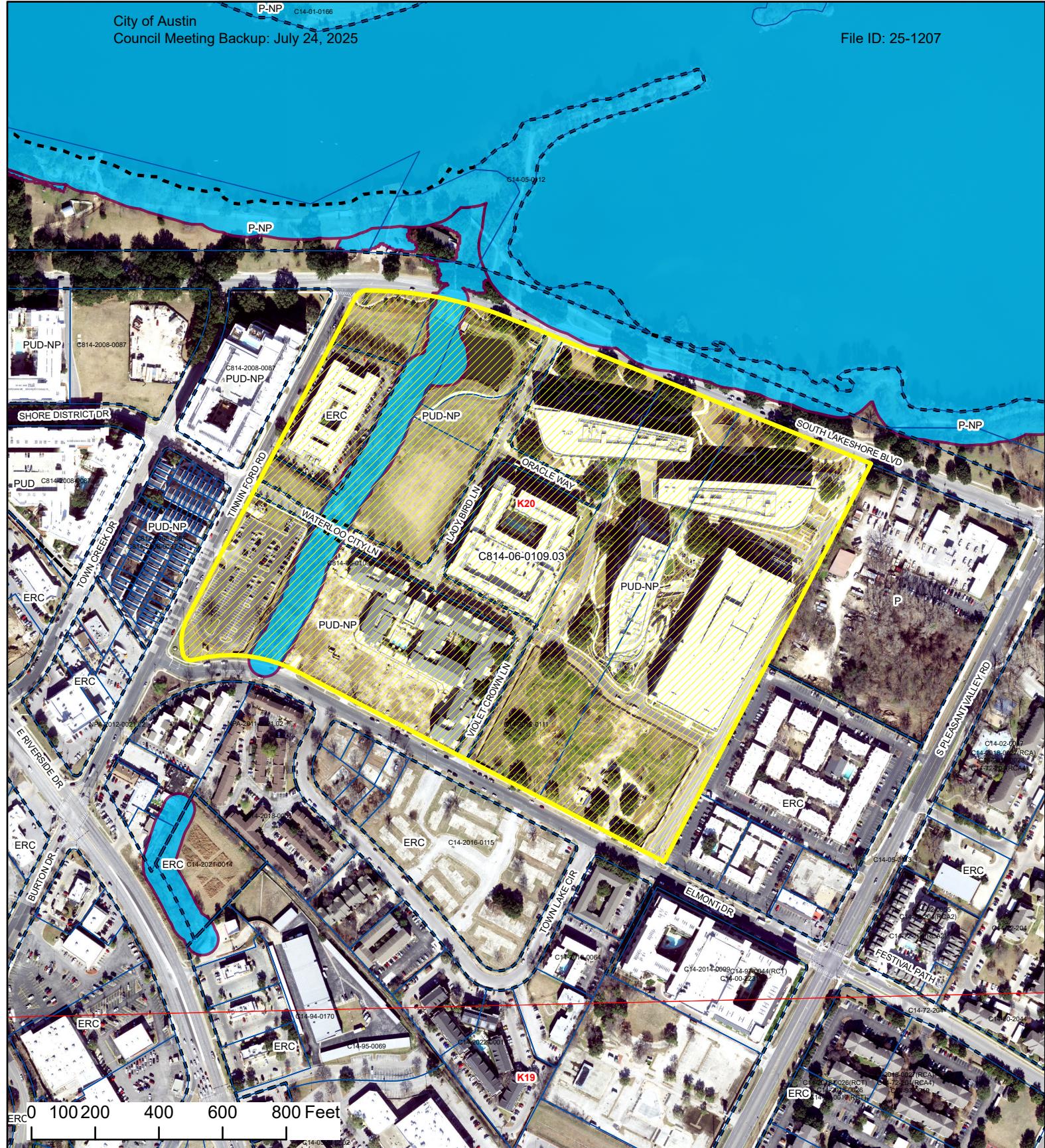
ZONING CASE#: C814-06-0109.03

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1" = 400'

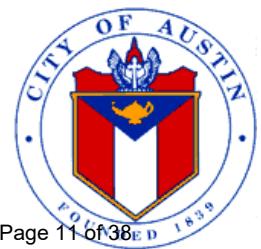
This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or





## **Lakeshore PUD Amendment**

ZONING CASE#: C814-06-0109.03  
LOCATION: 2101-2407 1/2 S Lakeshore Blvd; 1201-1401 1/2  
Tinnin Ford Rd; 2200-2518 Elmont Dr; 2200-2300 1/2  
Waterloo City Ln; 1401-1405 1/2 Violet Crown Ln;  
2300-2316 1/2 Oracle Way, 1201, 1201 1/2 Lady Bird Ln  
SUBJECT AREA: 21.971 Acres  
GRID: K20  
MANAGER: Jonathan Tomko



# ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

*Richard T. Suttle, Jr.*  
(512) 435-2300  
[rsuttle@abaustin.com](mailto:rsuttle@abaustin.com)

August 24, 2023

Lauren Middleton-Pratt, Director  
City of Austin Planning Department  
1000 E. 11th Street, Suite 200  
Austin, Texas 78702

Re: PUD Amendment Application for Lakeshore PUD (C814-06-0109) (the “Application”)

Dear Mrs. Middleton-Pratt:

This Application is submitted to amend Ordinance No. 20070503-050 (the “Zoning Ordinance”), associated with zoning case C814-06-0109, for property located at 2101 – 2407 ½ South Lakeshore Boulevard, 1201-1401 ½ Tinnin Ford Road, 2200 – 2518 ½ Elmont Drive, 2200-2300 ½ Waterloo City Lane, 1401 – 1405 ½ Violet Crown Lane, 2300 – 2316 ½ Oracle Way, and 1201 & 1201 ½ Lady Bird Lane (the “Property”). The Zoning Ordinance covers approximately 50.1 acres of land, all of which is owned by Oracle America, Inc (“Oracle”) and the Lakeshore Property Owner’s Association. The purpose of this request is to add a ±2.3368 acre tract of land to the PUD and amend the land use plan attached as Exhibit B to the Zoning Ordinance (the “Land Use Plan”) to add additional permitted uses and modify site development regulations on the Property to allow for the expansion of the Oracle campus.

The Property is currently developed with approximately 970,750 square feet of office, two multi-family buildings, a parking garage, a surface parking lot, and a regional stormwater pond. Redevelopment of the Property will include the construction of an additional office building, hotel, conference center, fitness center, event center, and associated parking and infrastructure improvements (the “Project”).

The Property is within the East Riverside Corridor (“ERC”) planning area boundary but was not rezoned as part of the ERC zoning process. The ERC Regulating Plan allows adjacent properties within the area to have a maximum building height of 120-ft. Given the allowed density within the area, this Application request is in keeping with the maximum building height allowed for neighboring properties.

Enclosed with this Application are the corresponding exhibits we intend to modify that reflect the proposed PUD amendment request. Thank you for your time and consideration of this

ARMBRUST & BROWN, PLLC  
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matter. If you have any questions, comments, or need additional information, please do not hesitate to contact me at (512) 435-2300.

Very truly yours,

**ARMBRUST & BROWN, PLLC**



A handwritten signature in blue ink, appearing to read "Richard T. Suttle, Jr." The signature is fluid and cursive, with a large, stylized 'R' at the beginning.

Richard T. Suttle, Jr.

cc: Joi Harden  
Amanda Morrow  
Amanda Hendrix



## Case Number: C814-06-0109.03

From Marcus D. Sims <[REDACTED]>  
Date Mon 3/18/2024 2:37 PM  
To Tomko, Jonathan <[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

### External Email - Exercise Caution

I object to this proposal. Enough is enough. Moving into a residential neighborhood and trying to swallow it all just to expand an office campus is not being a good corporate citizen. They are near the city center. Go downtown or some of the PLENTIFUL open land with no people around so they can build to their heart's content.

This city bends over backwards for a dollar and it's shameful. This has to stop somewhere.

I live at 2215 Town Lake Circle #112 78741 and I've had enough of Oracle

--

Marcus Sims

**CAUTION:** This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to [REDACTED].

**RESOLUTION NO. 20250213-030**

**WHEREAS**, in November 2006, City Council adopted Ordinance No. 20061116-055 and Ordinance No. 20061116-057 which adopted the East Riverside/Oltorf Combined Neighborhood Plan and added the Neighborhood Plan Combining District to approximately 730 acres of land generally known as the Riverside Neighborhood Plan Area; and

**WHEREAS**, in May 2007, City Council approved the Lakeshore Planned Unit Development District (Lakeshore PUD) by Ordinance No. 20070503-050 which rezoned a 50.1-acre tract of land located within the East Riverside/Oltorf Combined Neighborhood Plan from Multifamily Residence Medium Density – Neighborhood Plan Combining District (MF-3-NP) to Planned Unit Development – Neighborhood Plan Combining District (PUD-NP); and

**WHEREAS**, in May 2013, City Council adopted Ordinance No. 20130509-039 which created the East Riverside Corridor (ERC) zoning district and adopted the East Riverside Corridor Regulating Plan for the East Riverside Corridor Zoning District which established the ERC Planning Area Boundary (ERC Regulating Plan); and

**WHEREAS**, in May 2013, City Council also adopted Ordinance No. 20130509-042 which rezoned 228 acres of land within the area generally known as the East Riverside Corridor district from their current base zoning districts designations to ERC; and

**WHEREAS**, the approximate 2.3368-acre property located at 1201 Tinnin Ford Road, Austin, Texas (Tinnin Ford Tract), which lies directly adjacent to the

Lakeshore PUD, was rezoned within the boundary of the ERC Regulating Plan by Ordinance No. 20130509-042; and

**WHEREAS**, in August 2023, a planned unit development amendment application was submitted to the City under Case No. C814-06-0103.03 (the PUD Amendment Application) to amend the development regulations within the Lakeshore PUD and to add the Tinnin Ford Tract to the Lakeshore PUD; and

**WHEREAS**, in order for the PUD Amendment Application to include the Tinnin Ford Tract, a Code amendment to change the boundary of the ERC Regulating Plan is required; and

**WHEREAS**, City Council has determined that removing the Tinnin Ford Tract from the ERC Regulating Plan will allow for cohesive development regulations within the Lakeshore PUD; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

City Council initiates amendments to City Code Title 25 (*Land Development Code*) to amend the ERC Regulating Plan to remove the Tinnin Ford Tract.

**BE IT FURTHER RESOLVED:**

City Council waives any requirement that the Codes and Ordinances Joint Committee consider and make a recommendation prior to the City Manager scheduling this Code amendment for public hearing at the Planning Commission.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to process Code amendments necessary to accomplish the purposes set forth in this resolution and return with a draft

ordinance for City Council consideration concurrently with City Council consideration of the PUD Amendment Application.

**ADOPTED:** February 13

**ATTEST:** Stephanie Hall for

Myrna Rios  
City Clerk

**ORDINANCE NO. 20070503-050**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY COMMONLY KNOWN AS LAKESHORE PUD LOCATED AT 2201 LAKESHORE DRIVE IN THE RIVERSIDE NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT.**

**UPDATE  
ACREAGE**

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

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence medium density-neighborhood plan (MF-3-NP) combining district to planned unit development-neighborhood plan (PUD-NP) combining district on approximately 50.1 acres of land, described in Zoning Case No. C814-06-0109, on file at the Neighborhood Planning and Zoning Department.

**Update to current  
legal description  
and add 2.3368  
acre tract**

Tract A, Kassuba Beach Subdivision, Phase One, Tract A, Kassuba Subdivision, Phase Two, Tract A, Kassuba Beach Subdivision, Phase Three, Tract A, Kassuba Beach Subdivision, Phase Four, a subdivision in the City of Austin, Travis County, according to the maps or plats of record in June 29, Page 16, Volume 38, Page 42, Volume 50, Page 1, and Volume Page 33, respectively, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2201 Lakeshore Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** This ordinance, together with the attached Exhibits A through C-1, are the land use plan for the Lakeshore planned unit development district (the "PUD") created by this ordinance. The PUD shall conform to the limitations and conditions set forth in this ordinance and in the Lakeshore planned unit development land use plan. Except as otherwise specifically provided by this ordinance and land use plan, all other rules, regulations and ordinances of the City, including Ordinance No. 20061116-057 (establishing the Riverside neighborhood plan combining district), in effect on the effective date of this ordinance apply to the PUD.

**and Ordinance No.  
20070503-050**

**PART 3.** 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: Zoning Map  
Exhibit B: Land Use Plan  
Exhibit C: Grow Green Native and Adapted Landscape Plants  
Exhibit C-1 Invasive Species/Problem Plants  
Exhibit D: **Field Notes Describing 2.3368 acre tract to be added to PUD.**

**PART 4.** In accordance with Section 25-2-411 (A) (*Planned Unit Development District Regulations*) of the City Code, development of the Property must comply with the use and site development regulations set out in the land use plan and this ordinance.

A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by WHM Transportation Engineering Consultants, Inc., dated May 2007, or as amended and approved by the Director of the Watershed Protection and Development Review Department. All development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Watershed Protection and Development Review Department, dated May 3, 2007. The TIA shall be kept on file at the Watershed Protection and Development Review Department.

B. All residential and commercial development shall comply with Austin Energy Green Building Program (GBP) multifamily rating system for a minimum ~~two~~<sup>three</sup> star rating. Certification from the GBP shall be met as specified by the version of the rating system current at the time of design.

C. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, a landscape plan shall be submitted to the Watershed Protection and Development Review Department for review and approval. Ninety percent of the total plant material used, exclusive of turf, shall be native to Central Texas or on the Grow Green Native and Adapted Landscape Plants list, attached as Exhibit "C". Plants on the Invasive Species/Problem Plants list, attached as Exhibit "C-1", may not be included.

D. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, an Integrated Pest Management (IPM) plan shall be submitted to the Watershed Protection and Development Review Department for review and approval. The IPM plan shall comply with the guidelines in Section 1.6.9.2 (D) and (F) of the Environmental Criteria Manual that are in effect on the date of this covenant.

Except for the 2.3368 acre tract described under Exhibit D,

E. Chapter 25-4, Article 3, Division 5 (*Parkland Dedication*) is modified to provide for the following parkland dedication requirement for residential development in the Lakeshore PUD.

and hotel

1) Except as otherwise provided in this section, a payment instead of the dedication of land in an amount of \$650 per residential unit is required. If parkland dedication regulations subsequently adopted by the City establishes a per unit amount that is less than \$650, the payment requirement is reduced to the amount established in the regulations.

OR HOTEL

2) Payment shall be submitted before approval of a site plan.

3) Payment is required for all residential units included on a site plan, except that payment is not required for the first 380 units developed on the property.

4) A credit equal to 50 percent of the payment that is due under this section shall be granted for expenditures related to on-site recreational improvements, facilities and amenities in accordance with City criteria effective on May 14, 2007. Any payment in excess of a credit allowed under this subsection shall be reimbursed by the City.

5) The City shall use payments made under this section for public park and recreational purposes within one mile of the Lakeshore PUD.

6) The foregoing shall satisfy all City of Austin requirements regarding parkland dedication/payment instead of dedication. Existing or future City parkland dedication requirements that may otherwise be applicable to the project do not apply.

F. The 2.3368 acre tract described in Exhibit D is required to comply with Title 25, Article 14 (*Parkland Dedication*) as amended.

G. All new buildings located on the 2.3368 acre tract described in Exhibit D shall use alternative water sources either onsite sources or municipal reclaimed water, for all non-potable uses such as irrigation, cooling and toilet/urinal flushing applications. This may be achieved either through a) the installation of an onsite water reuse system as defined in Chapter 15-13 of the City Code designed to capture rainwater and A/C condensate in a storage cistern with a volume equivalent to one inch times the rooftop, or b) through the extension of and connection to the City's reclaimed water system.

H. New buildings will comply with AEGB STEL 5 (Bird Collision Deterrence)

I. A minimum of one (1) additional EV charging station will be provided.

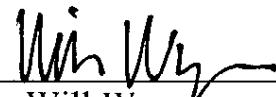
J. All Heritage Trees on the Property will be preserved, unless the tree is dead, diseased, or poses an imminent hazard.

**PART 5.** This ordinance takes effect on May 14, 2007.

**PASSED AND APPROVED**

May 3, 2007

§  
§  
§



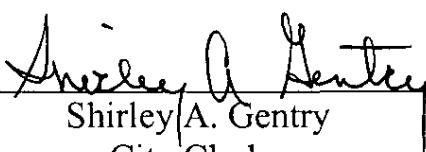
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

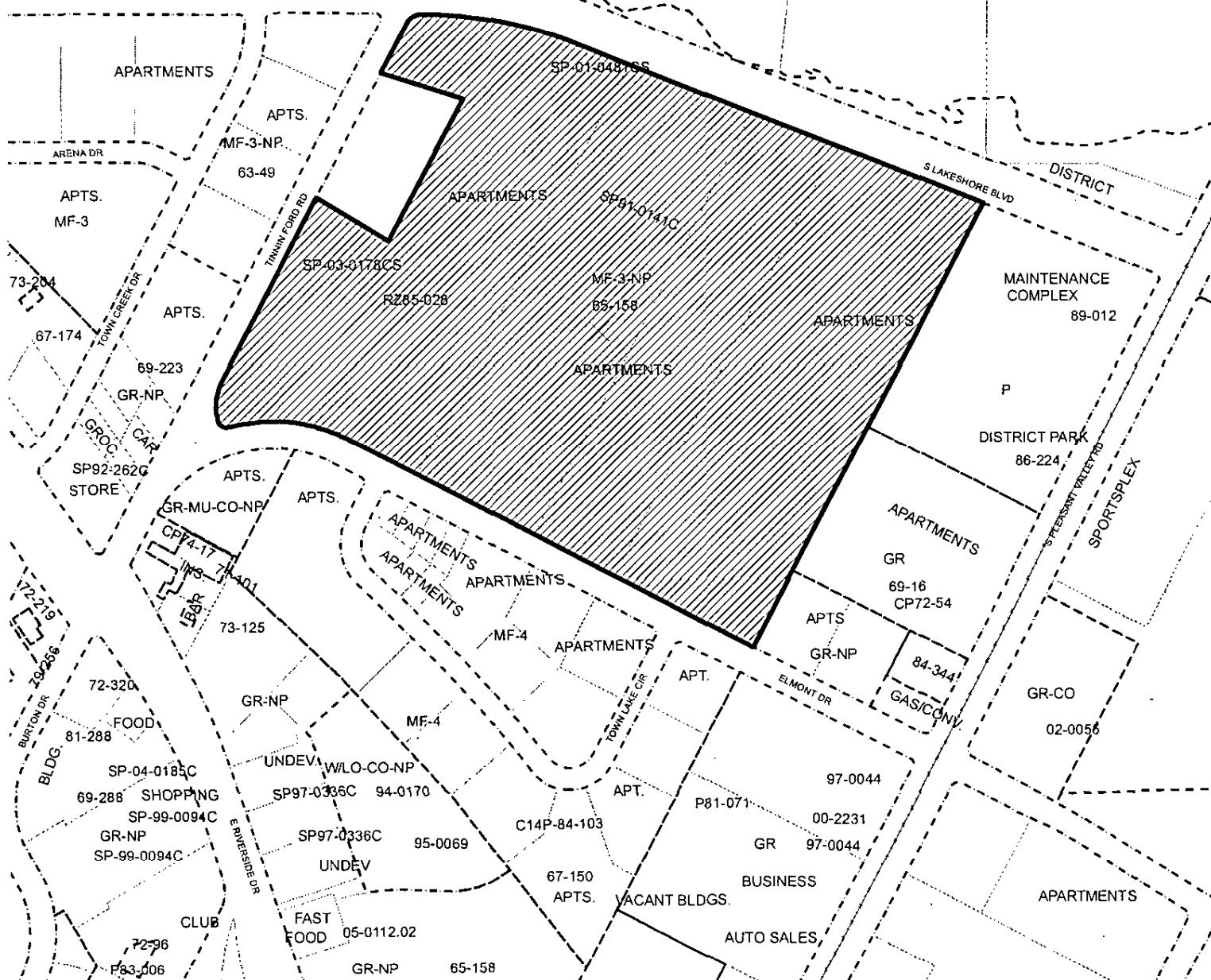
**ATTEST:**



Shirley A. Gentry  
City Clerk

CODE MODIFICATIONS INCLUDED WITH  
PUD AMENDMENT APPLICATION TO BE  
ADDED TO PUD ORDINANCE

## UPDATE TO INCLUDE 2 ACRE PARCEL WITHIN THE PUD.



PLANNED UNIT DEVELOPMENT EXHIBIT A



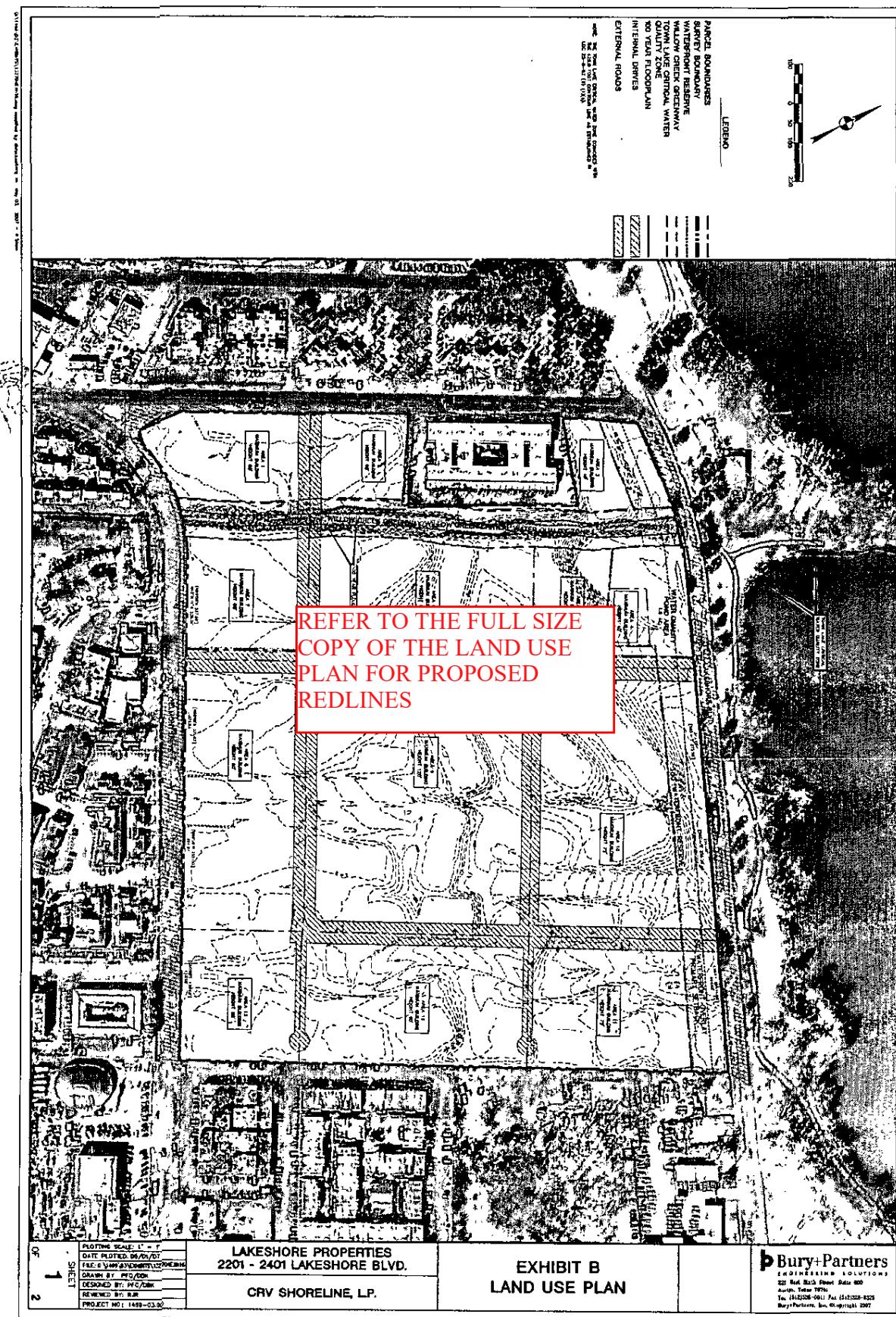
-  Subject Tract
-  Zoning Boundary
-  Pending Cases

CASE#: C814-06-0109  
ADDRESS: 2217, 2227 & 2336 S LAKESHORE BLVD  
SUBJECT AREA: 50.150  
GRID: K20  
MANAGER: R. HEIL



1" = 400' OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.  
No warranty is made by the City of Austin regarding specific accuracy or completeness



100

SITE DEVELOPMENT CRITERIA TABLE	
1	WATER
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100	WATER

**NOTE: DEVELOPMENT CRITERIA TABLE 2**

REFER TO THE FULL SIZE  
COPY OF THE LAND USE  
PLAN FOR PROPOSED  
REDLINES

111

PLOTTING SCALE: 1" = 1'  
 DATE PLOTTED: 04/01/07  
 FILE #14469-03-00  
 DRAWN BY: DMR  
 DESIGNED BY: DMR  
 REVIEWED BY: PM  
 PROJECT NO.: 14469-03-00

LAKESHORE PROPERTIES  
 2201 - 2401 LAKESHORE BLVD.

CRV SHORELINE, L.P.

EXHIBIT B  
 LAND USE PLAN  
 NOTES

**b** **Bury+Partners**  
 ENGINEERING SOLUTIONS  
 221 West Sixth Street, Suite 600  
 Austin, Texas 78701  
 Tel: (512)467-7070 Fax: (512)467-4260  
 Bury+Partners, Inc. ©Copyright 2007

## EXHIBIT C

### Grow Green Native and Adapted Landscape Plants

#### Trees

Ash, Texas <i>Fraxinus texensis</i>	Oak, Escarpment Live <i>Quercus fusiformis</i>
Arizona Cypress <i>Cupressus arizonica</i>	Oak, Lacey <i>Quercus glaucoidea</i>
Big Tooth Maple <i>Acer grandidentatum</i>	Oak, Monterey (Mexican White) <i>Quercus polymorpha</i>
Cypress, Bald <i>Taxodium distichum</i>	Oak, Shumard <i>Quercus shumardii</i>
Cypress, Montezuma <i>Taxodium mucronatum</i>	Oak, Texas Red <i>Quercus texana</i> ( <i>Quercus buckleyi</i> )
Elm, Cedar <i>Ulmus crassifolia</i>	Pecan <i>Carya illinoiensis</i>
Elm, Lacebark <i>Ulmus parvifolia</i>	Soapberry <i>Sapindus drummondii</i>
Honey Mesquite <i>Prosopis glandulosa</i>	
Oak, Bur <i>Quercus macrocarpa</i>	
Oak, Chinquapin <i>Quercus muehlenbergii</i>	
Oak, Southern Live <i>Quercus virginiana</i>	

#### Small Trees/Large Shrubs

Anacacho Orchid Tree <i>Bauhinia congesta</i>	Persimmon, Texas <i>Diospyros texana</i>
Buckeye, Mexican <i>Ungnadia speciosa</i>	Pistachio, Texas <i>Pistacia texana</i>
Buckeye, Rec <i>Aesculus pavia</i>	Plum, Mexican <i>Prunus mexicana</i>
Carolina Buckthorn <i>Rhamnus caroliniana</i>	Pomegranate <i>Punica granatum</i>
Cherry Laurel <i>Prunus caroliniana</i>	Redbud, Mexican <i>Cercis canadensis 'mexicana'</i>
Crape Myrtle <i>Lagerstroemia indica</i>	Redbud, Texas <i>Cercis canadensis var. 'texensis'</i>
Desert Willow <i>Chilopsis linearis</i>	Retama Jerusalem Thorn <i>Parkinsonia aculeata</i>
Dogwood, Roughleaf <i>Cornus drummondii</i>	Senna, Flowering <i>Cassia corymbosa</i>
Escarpment Black Cherry <i>Prunus serotina</i> var. <i>eximia</i>	Smoke Tree, American <i>Cotinus obovatus</i>
Eve's Necklace <i>Sophora affinis</i>	Sumac, Flameleaf <i>Rhus lanceolata</i>
Goldenball Leadtree <i>Leucaena retusa</i>	Viburnum, Rusty Blackhaw <i>Viburnum rufidulum</i>
Holly, Possumhaw <i>Ilex decidua</i>	Viburnum, Sandankwa <i>Viburnum suspensum</i>
Holly, Yaupon <i>Ilex vomitoria</i>	
Mountain Laurel, Texas <i>Sophora secundiflora</i>	

## Shrubs

Abelia, Glossy *Abelia grandiflora*  
Agarita *Berberis trifoliata*  
Agave (Century Plant) *Agave sp.*  
American Beautyberry *Callicarpa americana*  
Artemisia *Artemisia 'Powis Castle'*  
Barbados Cherry *Malpighia glabra*  
Barberry, Japanese *Berberis thunbergii 'Atropurpurea'*  
Basket Grass (Sacahuista) *Nolina texana*  
Black Dalea *Dalea frutescens*  
Bush Germander *Teucrium fruticans*  
Butterfly Bush *Buddleia davidii*  
Butterfly Bush, Wooly *Buddleia marrubiifolia*  
Coralberry *Symporicarpos orbiculatus*  
Cotoneaster *Cotoneaster sp.*  
Eleagnus *Eleagnus pungens*  
Esperanza/Yellow Bells *Tecoma stans*  
Flame Acanthus *Anisacanthus quadrifidus var. wrightii*  
Fragrant Mimosa *Mimosa borealis*  
Holly, Burford *Ilex cornuta 'Burfordii'*  
Holly, Dwarf Chinese *Ilex cornuta 'Rotunda nana'*  
Holly, Dwarf Yaupon *Ilex vomitoria 'Nana'*  
Jasmine, Primrose *Jasminum mesnyi*  
Kidneywood *Eysenhardtia texana*  
Lantana, Native *Lantana horrida*  
Mistflower, Blue (Blue Boneset) *Eupatorium coelestinum*  
Mistflower, White (Shrubby White Boneset) *Ageratina havanense*  
Mock Orange *Philadelphus coronarius*  
Nandina *Nandina domestica 'Compacta nana' 'Gulf Stream'*  
Oleander *Nerium oleander*  
Palmetto *Sabal minor*  
Prickly Pear *Opuntia engelmannii var. lindheimeri*  
Rose, Belinda's Dream *Rosa 'Belinda's Dream'*  
Rose, Lamarne *Rosa 'Lamarne'*  
Rose, Livin' Easy *Rosa 'Livin' Easy'*  
Rose, Marie Pavie *Rosa 'Marie Pavie'*  
Rose, Martha Gonzales *Rosa 'Martha Gonzales'*  
Rose, Mutabilis *Rosa 'Mutabilis'*  
Rose, Nearly Wild *Rosa 'Nearly Wild'*  
Rose, Old Blush *Rosa 'Old Blush'*  
Rose, Perle d'or *Rosa 'Perle d'or'*  
Rock Rose *Pavonia lasiopetala*  
Rosemary *Rosmarinus officinalis*  
Sage, Mountain *Salvia regla*  
Sage, Texas (Cenizo) *Leucophyllum frutescens*  
Senna, Lindheimer *Cassia lindheimeriana*  
Southern Wax Myrtle *Myrica cerifera*  
Sumac, Evergreen *Rhus virens*  
Sumac, Fragrant (Aromatic) *Rhus aromatica*  
Texas Sotol *Dasyliion texanum*  
Turk's Cap *Malvaviscus arboreus*  
Yucca, Paleleaf *Yucca pallida*  
Yucca, Red *Hesperaloe parviflora*  
Yucca, softleaf *Yucca recurvifolia*  
Yucca, Twistleaf *Yucca rupicola*

## Perennials

Black-eyed Susan *Rudbeckia hirta*  
Bulbine *B. frutescens* or *caulescens*  
Bush Morning Glory *Ipomoea fistulosa*  
Butterfly Weed *Asclepias tuberosa*  
Butterfly Weed 'Mexican' *Asclepias curassivica*  
Cast Iron Plant *Aspidistra elatior*  
Chile Pequin *Capsicum annuum*  
Cigar Plant *Cuphea micropetala*  
Columbine, Red *Aquilegia canadensis*  
Columbine, Yellow *Aquilegia chrysanthra 'Texas Gold'*  
Coreopsis *Coreopsis lanceolata*  
Daisy, Blackfoot *Melampodium leucanthum*  
Daisy, Copper Canyon *Tagetes lemmonii*  
Damiantia *Crysactina mexicana*  
Fall Aster *Aster oblongifolius*  
Fern, River *Thelypteris kunthii*  
Firebush *Hamelia patens*  
Gaura *Gaura lindeheimeri*  
Gayfeather *Liatris mucronata*  
Gregg Dalea *Dalea greggii*  
Hibiscus, Perennial *Hibiscus moscheutos*, *Hibiscus coccineus*  
Honeysuckle, Mexican *Justicia spicigera*  
Hymenoxys (Four Nerve Daisy)  
*Tetraneuris scaposa*  
Indigo Spires *Salvia 'Indigo Spires'*  
Iris, Bearded *Iris albicans*  
Iris, Butterfly/Bicolor (African) *Dietes sp.*  
Lamb's Ear *Stachys byzantina*  
Lantana *Lantana x hybrida* (many varieties)  
Lantana, Trailing *Lantana montevidensis*  
Marigold, Mexican Mint *Tagetes lucida*  
Obedient Plant, Fall *Physostegia virginiana*  
Oregano, Mexican *Poliomintha longiflora*  
Penstemon *Penstemon sp.*  
Phlox, Fragrant *Phlox pilosa*  
Pink Skullcap *Scutellaria suffrutescens*  
Plumbago *Plumbago auriculata*  
Poinciana, Red Bird of Paradise, Pride of Barbados  
*Caesalpinia pulcherrima*  
Primrose, Missouri *Oenothera macrocarpa*  
Purple Coneflower *Echinacea purpurea*  
Ruellia *Ruellia brittoniana*  
Sage, Cedar *Salvia roemeriana*  
Sage, Jerusalem *Phlomis fruticosa*  
Sage, Majestic *Salvia guaranitica*  
Sage, Mealy Blue *Salvia farinacea*  
Sage, Mexican Bush *Salvia leucantha*  
Sage, Penstemon, Big Red Sage *Salvia penstemonoides*  
Sage, Russian *Perovskia atriciplifolia*  
Sage, Scarlet or 'Tropical' *Salvia coccinea*  
Salvia, Gregg (Cherry Sage) *Salvia greggii*  
Shrimp Plant *Justicia brandegeana*  
Texas Betony *Stachys coccinea*  
Verbena, Prairie *Verbena bipinnatifida*  
Yarrow *Achillea millefolium*  
Zexmenia *Wedelia texana*

## Ornamental Grasses

Bluestem, Big *Andropogon gerardii*  
Bluestem, Bushy *Andropogon glomeratus*  
Bluestem, Little *Schizachyrium scoparium*  
Fountain Grass, Dwarf *Pennisetum alopecuroides*  
Indian Grass *Sorghastrum nutans*  
Inland Sea Oats *Chasmanthium latifolium*

Mexican Feathergrass (Wiregrass) *Stipa tenuissima*  
Muhly, Bamboo *Muhlenbergia dumosa*  
Muhly, Big *Muhlenbergia lindheimeri*  
Muhly, Deer *Muhlenbergia rigens*  
Muhly, Gulf *Muhlenbergia capillaris*  
Muhly, Seep *Muhlenbergia reverchonii*  
Sideoats Grama *Bouteloua curtipendula*  
Wild Rye *Elymus canadensis*

## Vines

Asian Jasmine *Trachelospermum asiaticum*  
Carolina Jessamine *Gelsemium sempervirens*  
Coral Vine *Antigonon leptopus*  
Crossvine *Bignonia capreolata*  
Fig Vine *Ficus pumila*

Honeysuckle, Coral *Lonicera sempervirens*  
Lady Banksia Rose *Rosa banksiae*  
Passion Vine *Passiflora incarnata*  
Trumpet Vine *Campsis radicans*  
Virginia Creeper *Parthenocissus quinquefolia*

## Groundcover

Aztec Grass *Ophiopogon japonicus*  
Frogfruit *Phyla incisa*  
Horseherb *Calyptocarpus vialis*  
Leadwort *Plumbago Ceratostigma plumbaginoides*  
Liriope *Liriope muscari*  
Monkey Grass (Mondo Grass)  
*Ophiopogon japonicus*  
Oregano *Origanum vulgare*  
Periwinkle, Littleleaf *Vinca minor*  
Pigeonberry *Rivina humilis*

Purple Heart *Secreasea pallida*  
Santolina (Lavender Cotton) *Santolina chamaecyparissus*  
Sedge, Berkeley *Carex tumulicola*  
Sedge, Meadow *Carex perdentata*  
Sedge, Texas *Carex texensis*  
Sedum (Stonedrop) *Sedum nuttallianum*  
Silver Ponyfoot *Dichondra argentea*  
Wooly Stemodia *Stemodia lanata*  
(*Stemodia tomentosa*)

## Turf Grasses

Bermuda 'Tif 419', 'Sahara', 'Baby', 'Common'  
Buffalo '609', 'Stampede', 'Prairie'  
St. Augustine 'Baby', 'Common', 'Raleigh', 'Delmar'

Zoysia, Fine Leaf 'Matrella', 'Emerald', 'Zorro'  
Zoysia, Coarse Leaf 'Japonica', 'Jamur', 'El Toro', 'Palis

## EXHIBIT C-1

### Invasive Species/Problem Plants

#### PLANTS TO AVOID

##### **INVASIVES**

(Plants that are non-native to the Central Texas ecosystem and tend to out-compete native species)

##### **Do Not Plant**

(Travel by seeds, berries, and spores so can be transported long distances. They have already invaded preserves and greenbelts):

- Arizona Ash
- Chinaberry
- Chinese Pistache
- Chinese Tallow
- Chinese Privet
- Elephant Ear
- Holly Fern
- Japanese Honeysuckle
- Ligustrum, Wax Leaf
- Mimosa
- Mulberry, Paper
- Nandina (large, berrying varieties)
- Photinia, Chinese
- Pyracantha
- Tamarisk
- Tree of Heaven

##### **Do Not Plant Near Parks/Preserves/Greenbelts**

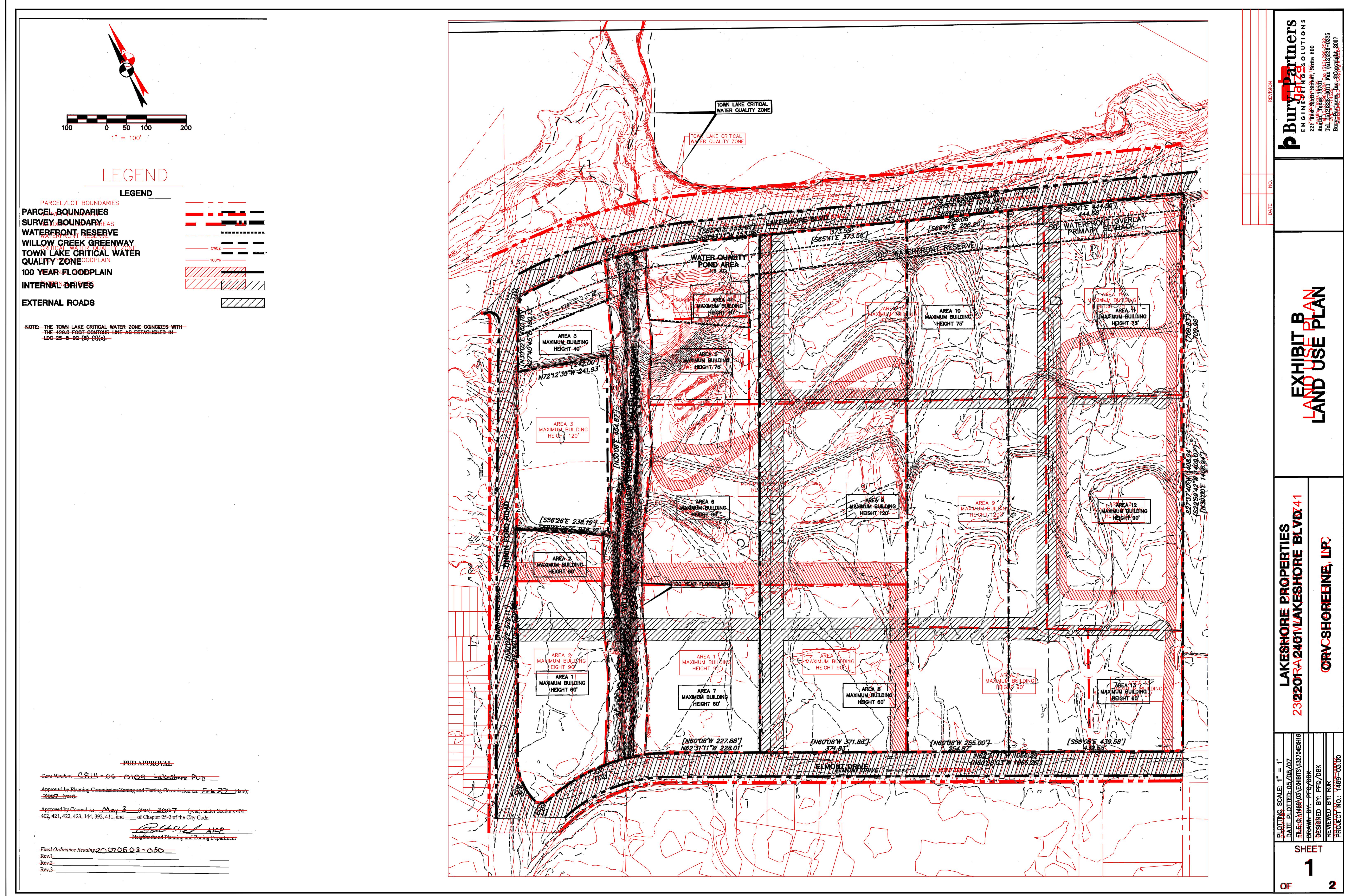
(travel by runners, rhizomes, and stems so only invade neighboring areas):

- Bamboo
- English Ivy
- Vinca (Periwinkle)

##### **PROBLEM TREES AND SHRUBS**

(Typically fast-growing, highly adaptable, but often have weak wood and are short-lived. Most are susceptible to insect and disease problems.)

- Arizona Ash
- Azalea (not adapted to Austin soils)
- Boxelder
- Camellia
- Chinaberry
- Chinese Privet
- Chinese Tallow
- Cottonwood
- Ligustrum
- Lombardy Poplar
- Mimosa
- Mulberry, Paper
- Photinia, Chinese
- Siberian Elm
- Silver Maple
- Sweetgum
- Sycamore
- Tree of Heaven



**PUD NOTES:**

- DEVELOPMENT OF THE PUD IS GOVERNED BY (I) THE ZONING ORDINANCE APPROVING THE PUD ZONING BASE DISTRICT FOR THE PROPERTY, (II) THE PUD LAND USE PLAN, AND (III) THE RULES AND REGULATIONS SET FORTH IN THE LDC IN EFFECT AT THE TIME OF APPROVAL OF THIS PUD. IN THE EVENT OF CONFLICT, THE ZONING ORDINANCE AND PUD LAND USE PLAN SHALL CONTROL.
- THE MF-6 SITE DEVELOPMENT STANDARDS ARE APPLICABLE TO LAKESHORE PUD. CRITERIA SPECIFIED IN THE SITE DEVELOPMENT CRITERIA TABLES (SHOWN HEREIN) SUPERSEDE THE PROPOSED BASE DISTRICT REQUIREMENTS. SITE DEVELOPMENT CRITERIA TABLE 1 AND THE ACCOMPANYING NOTES SHALL SERVE AS THE DEVELOPMENT STANDARDS FOR ALL USES (INCLUDING CONDOMINIUM) EXCEPT FOR TOWNHOUSES. SITE DEVELOPMENT CRITERIA TABLE 2 AND THE ACCOMPANYING NOTES SHALL SERVE AS THE DEVELOPMENT STANDARDS FOR TOWNHOUSES.
- ALL LAND USES PERMITTED IN THE MF-6 BASE DISTRICT ARE ALLOWED. LAND USES LISTED IN THE ADDITIONAL PERMITTED USES TABLE SHALL BE PERMITTED WITHIN THE PUD.
- THE OVERALL IMPERVIOUS COVER SHALL NOT EXCEED 80% OF THE NET SITE AREA OF THE LAND WITHIN THE PUD. AN IMPERVIOUS COVER TRACKING TABLE SHALL BE PROVIDED WITH EACH SITE PLAN SUBMITTAL. TRAILS, SIDEWALKS, PLANTER STRIPS AND OTHER LANDSCAPE IMPROVEMENTS SHALL BE CREDITED AS "PERVIOUS COVER."
- APPROVAL OF THIS PUD DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE LDC IN THE PRELIMINARY PLAN, FINAL PLAT, OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY OR SET FORTH IN THE ORDINANCE APPROVING THIS PUD OR IN THE PUD LAND USE PLAN. SUCH APPROVAL DOES NOT RELIEVE THE ENGINEER OF OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT MAY ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH AND WELFARE.
- CITY OF AUSTIN WATER AND WASTEWATER UTILITIES SHALL BE EXTENDED TO EACH PARCEL SHOWN ON THE PUD LAND USE PLAN. THE OWNER, AT ITS EXPENSE, SHALL BE RESPONSIBLE FOR PROVIDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS, OFFSITE MAIN EXTENSION, SYSTEM UPGRADES, UTILITY ADJUSTMENTS AND UTILITY RELOCATION TO SERVE EACH PARCEL. NO BUILDING SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN SHALL BE APPROVED BY THE AUSTIN WATER UTILITY. CONSTRUCTION OF PUBLIC WATER AND WASTEWATER FACILITIES SHALL BE INSPECTED BY THE CITY. THE OWNER OR SITE PLAN APPLICANT SHALL PAY ALL ASSOCIATED AND APPLICABLE CITY FEES.
- PRIOR TO CONSTRUCTION, APPROVAL OF A SITE PLAN AND ASSOCIATED DRAINAGE PLANS BY THE DIRECTOR OF THE CITY OF AUSTIN'S WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT IS REQUIRED FOR ALL DEVELOPMENT, UNLESS OTHERWISE EXEMPT UNDER THE CITY OF AUSTIN LAND DEVELOPMENT CODE (LDC).
- THE WATER QUALITY POND SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER QUALITY POND SHALL BE DESIGNED AS A WET POND OR EQUIVALENTLY APPROVED POND IN LIEU OF A SEDIMENTATION/FILTRATION POND AS DETERMINED BY THE CITY OF AUSTIN.
- THIS SITE WILL PARTICIPATE IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM.
- NO BUILDINGS SHALL ENCROACH ON THE WILLOW CREEK GREENWAY, DEFINED AS A FIFTY (50) FOOT SETBACK FROM THE CENTERLINE OF WILLOW CREEK, AS PER THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL. TRAILS, LANDSCAPE IMPROVEMENTS, AND UNDERGROUND UTILITIES SHALL BE PERMITTED WITHIN THE WILLOW CREEK GREENWAY, PROVIDED SUCH IMPROVEMENTS ARE LOCATED AT LEAST THIRTY (30) FEET FROM THE CENTERLINE OF THE CREEK AND OUTSIDE OF THE CREEK HIGH BANK. THE CRITICAL WATER QUALITY ZONE SHALL BE CONTAINED WITHIN THE WILLOW CREEK GREENWAY. SECTION 25-8-261(3) IS MODIFIED TO ALLOW VEHICULAR DRIVES, PEDESTRIAN BRIDGES AND UTILITIES TO CROSS THE WILLOW CREEK GREENWAY/CRITICAL WATER QUALITY ZONE.
- THE FULLY DEVELOPED ONE HUNDRED (100) YEAR FLOODPLAIN SHALL BE CONTAINED WITHIN DRAINAGE EASEMENTS. NO BUILDINGS ARE PERMITTED IN THE 100 YEAR FLOODPLAIN.
- ANY REQUIRED EASEMENTS SHALL BE DEDICATED BY FINAL PLAT OR SEPARATE INSTRUMENT.
- LANDSCAPING FOR ANY DEVELOPMENT WITHIN THE PUD WILL MEET OR EXCEED THE LANDSCAPE REQUIREMENTS SET FORTH IN THE LDC, IN EFFECT AT THE TIME OF APPROVAL OF THIS PUD. A LANDSCAPE COMPLIANCE PLAN SHALL BE PROVIDED WITH THE SUBMITTAL OF ALL SITE PLANS. AT LEAST 80% OF THE LANDSCAPED AREA SHALL UTILIZE PLANT MATERIAL RECOMMENDED IN THE CITY OF AUSTIN "PREFERRED PLANT LIST" AND THE GREEN GROW NATIVE AND ADAPTIVE LANDSCAPE PLANT GUIDE.
- OWNER SHALL DEDICATE A 100-FOOT SETBACK FROM THE RIGHT-OF-WAY OF LAKESHORE BLVD, REFERRED HEREIN AS THE WATERFRONT RESERVE. THE WATERFRONT RESERVE SHALL INCLUDE THE 50-FOOT WATERFRONT OVERLAY SETBACK ALONG THE PROPERTY FRONTING LAKESHORE BLVD. AND AN ADDITIONAL 50-FOOT SETBACK, CONSTRUCTION OF SIDEWALKS, HIKE AND BIKE TRAILS, LANDSCAPE AND IRRIGATION IMPROVEMENTS (INCLUDING BENCHES AND OVERHEAD STRUCTURES), A WET WATER QUALITY POND AND ASSOCIATED FACILITIES, ACCESS ROADS AND INTERNAL DRIVES, AND UNDERGROUND UTILITIES SHALL BE PERMITTED WITHIN THE WATERFRONT RESERVE.
- A MINIMUM SIX (6) FOOT WIDE HIKE AND BIKE TRAIL SHALL BE BUILT ALONG THE WATERFRONT RESERVE AND MADE AVAILABLE TO THE GENERAL PUBLIC. THE TRAIL SHALL BE BUILT CONCURRENTLY WITH PHASES OF THE PUD FRONTING THE WATERFRONT RESERVE, AS THEY ARE CONSTRUCTED.
- A MINIMUM TWELVE (12) FOOT WIDE HIKE AND BIKE TRAIL CONNECTION SHALL BE PROVIDED BETWEEN LAKESHORE BLVD. AND ELMONT DR. WITHIN THE WILLOW CREEK GREENWAY AND MADE AVAILABLE TO THE GENERAL PUBLIC. THE TRAIL SHALL BE BUILT CONCURRENTLY WITH PHASES OF THE PUD FRONTING THE WILLOW CREEK GREENWAY, AS THEY ARE CONSTRUCTED.
- ALL EXISTING CLASS A CATEGORY TREES LARGER THAN SIX (6) INCHES IN CALIPER AND LOCATED WITHIN THE WATERFRONT RESERVE SHALL BE PRESERVED OR RELOCATED. CLASS A CATEGORY TREES LARGER THAN SIX (6) INCHES LOCATED WITHIN THE WILLOW CREEK GREENWAY SHALL BE PRESERVED WHENEVER REASONABLY PRACTICAL. WHERE TREES MUST BE REMOVED, ONSITE MITIGATION SHALL BE PROVIDED AT 1.5:1 ON A CALIPER INCH REPLACEMENT BASIS.
- A MINIMUM OF 75% OF THE NET USABLE FLOOR AREA OF THE GROUND LEVEL OF A STRUCTURES, EXCLUSIVE OF A PARKING GARAGE, ADJACENT AND FRONTING TO THE WATERFRONT RESERVE AND THE WILLOW CREEK GREENWAY SHALL BE USED FOR PEDESTRIAN-ORIENTED USES AS DESCRIBED BY 25-2-691(C).
- PRIVATE OPEN SPACE IN THE FORM OF A COMMUNITY PARK OF NO LESS THAN 20,000 SQUARE FEET SHALL BE PROVIDED WITHIN THE PUD AND MADE AVAILABLE TO GENERAL PUBLIC. THE COMMUNITY PARK SHALL BE PRIVATELY OWNED AND MAINTAINED AND SHALL BE BUILT CONCURRENTLY WITH PHASES OF THE PUD FRONTING THE PARK, AS THEY ARE CONSTRUCTED.
- A MINIMUM OF ONE INTERNAL DRIVE SHALL PROVIDE VEHICULAR AND PEDESTRIAN CONNECTIVITY BETWEEN LAKESHORE BLVD. AND ELMONT DR. A MINIMUM OF FIVE (5) TEN (10) FOOT WIDE SIDEWALKS AND EIGHT (8) FOOT WIDE PLANTER STRIPS SHALL BE BUILT ON BOTH ONE SIDE OF THE INTERNAL DRIVE AND MADE ACCESSIBLE TO THE GENERAL PUBLIC.
- THREE-INCH (MINIMUM) CALIPER CLASS A SHADE TREES, OR AS OTHERWISE APPROVED BY THE CITY OF AUSTIN ARBORIST, SHALL BE PLANTED AT A MINIMUM OF FIFTY (50) FOOT SPACING, ALONG BOTH SIDES OF THE INTERNAL DRIVES SHOWN ON THE PUD LAND USE PLAN. SIDEWALKS SHALL BE INCLUDED ALONG BOTH SIDES OF THE INTERNAL DRIVES SHOWN ON THE PUD LAND USE PLAN.
- ALL INTERNAL DRIVES SHOWN ARE PRIVATE AND MAY BE RELOCATED AS NEEDED AT THE TIME OF SITE DEVELOPMENT PERMIT. ALL DRIVEWAYS WILL BE SUBJECT TO THE REQUIREMENTS OF TABLE 5-2 OF THE TCM, AS SHOWN AT THE TIME OF APPROVAL OF THIS PUD.
- SIDEWALKS ARE REQUIRED FOR ALL COLLECTOR STREETS (LAKESHORE BLVD, ELMONT DR. AND TINNIN FORD RD.), UNLESS OTHERWISE WAIVED BY THE DIRECTOR OF THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT.
- ALL BUILDINGS SHALL BE REQUIRED TO MEET THE STANDARDS OF A TWO-STAR RATING UNDER THE CITY'S GREEN BUILDING PROGRAM'S MULTI-FAMILY RATING SYSTEM, AS ADOPTED AT THE TIME OF APPROVAL OF THIS PUD.
- AN INTEGRATED PEST MANAGEMENT (IPM) PLAN WILL BE DEVELOPED AND IMPLEMENTED FOR THIS PROJECT USING CITY OF AUSTIN STANDARDS, AS ADOPTED AT THE TIME OF APPROVAL OF THIS PUD.
- PRIOR TO CERTIFICATE OF OCCUPANCY OF ANY PARCEL OR LOT, OWNER SHALL RECORD COVENANTS, CONDITIONS AND RESTRICTIONS (CCRS) FOR THE PHASE OR SECTION OF THE DEVELOPMENT IN WHICH THE PARCEL OR LOTS ARE LOCATED. THE CCR'S SHALL PROVIDE FOR A MANDATORY PROPERTY OWNER'S ASSOCIATION WITH THE RESPONSIBILITY TO MAINTAIN COMMON AREAS.
- AREAS DESIGNATED FOR PUBLIC USE (WATERFRONT RESERVE, WILLOW CREEK GREENWAY, COMMUNITY PARK, AND VEHICULAR AND PEDESTRIAN CONNECTIONS BETWEEN LAKESHORE BLVD. AND ELMONT DRIVE) SHALL BE ACCESSIBLE NO LATER THAN SIX YEARS AFTER RE-DEVELOPMENT AND BUILT CONCURRENTLY WITH PHASES OF THE PUD FRONTING THE DESIGNATED AREAS.
- SECTION 25-4-171 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE IS MODIFIED TO PROVIDE THAT ALL LOTS WITHIN THE LAKESHORE PUD SHALL ABUT EITHER A) A DEDICATED PUBLIC STREET OR B) A PRIVATE INTERNAL DRIVE WITH A DEDICATED ACCESS EASEMENT WITH A MINIMUM WIDTH OF 20 FEET.
- FOR LOTS FUNCTIONING AS PRIVATE INTERNAL DRIVES, THE MINIMUM LOT WIDTH SHALL BE 25 FEET.
- A PARKING FACILITY MAY BE LOCATED ANYWHERE WITHIN THE BOUNDARIES OF THE PUD REGARDLESS OF WHERE THE USE IS LOCATED WITHIN THE PUD.
- THE PUD WILL COMPLY WITH CURRENT CODE AS OUTLINED IN CHAPTER 25-6 (TRANSPORTATION) FOR PARKING REQUIREMENTS.

**SITE DEVELOPMENT CRITERIA TABLE 1**

AREA NO.	BUILDING HEIGHT (FT.)
1	90
2	90
3	120
4	40
5	75
6	90
7	90
8	90
9	120
10	75
11	75
12	90
13	90

\*SECTION 25-2-531 (HEIGHT LIMIT EXCEPTIONS)  
SHALL APPLY TO THE PUD.**SITE AREA TABLE**

LAND USE	AREA (AC.)
WATERFRONT RESERVE	2.4 3.1
WILLOW CREEK GREENWAY	2.7 2.9
WATER QUALITY POND	1.6
BUILDABLE AREA	43.4 43.7
TOTAL LAND AREA	50.4 51.3

**ADDITIONAL PERMITTED USES TABLE**

ALL LAND USES PERMITTED IN THE MF-6 ZONING BASE DISTRICT OR LISTED BELOW ARE ALLOWED WITHIN THE LAKESHORE PUD AS PERMITTED BY PUD NOTE 3.

ADMINISTRATIVE AND BUSINESS OFFICES	LIQUOR SALES *
ART GALLERY	MEDICAL OFFICES (NOT EXCEEDING 5,000 S.F.)
ART WORKSHOP	PERSONAL IMPROVEMENT SERVICES
COCKTAIL LOUNGE *	PERSONAL SERVICES
FOOD SALES	PROFESSIONAL OFFICE
GENERAL RETAIL SALES (CONVENIENCE)	RESTAURANT (GENERAL)
GENERAL RETAIL SALES (GENERAL)	RESTAURANT (LIMITED)
DAY CARE SERVICES (COMMERCIAL)	HOTEL-MOTEL
FOOD PREPARATION	OUTDOOR SPORTS AND RECREATION
OFF-SITE ACCESSORY PARKING	PERFORMANCE VENUE

\* THE COMBINED TOTAL SQUARE FOOTAGE OF COCKTAIL LOUNGE OR LIQUOR SALES SHALL BE LIMITED TO A MAXIMUM OF 9,000 SQUARE FEET OF SPACE, DIVIDED AMONG NO MORE THAN THREE SITES WITH A MAXIMUM OF 3,000 SQUARE FEET OF SPACE EACH.

**SITE DEVELOPMENT CRITERIA TABLE 2**

MINIMUM LOT AREA (3)	1,500 SF
MINIMUM LOT WIDTH (4)	20 FT
MINIMUM LOT DEPTH (5)	30 FT
MINIMUM FRONT SETBACK	5 FT
MAXIMUM FRONT SETBACK	15 FT
MINIMUM STREET SIDE SETBACK	10 FT
MINIMUM INTERIOR SIDE YARD SETBACK	0
MINIMUM REAR YARD SETBACK	5 FT
MAXIMUM BUILDING HEIGHT	45 FT
MAXIMUM BUILDING COVERAGE	80%
MAXIMUM FLOOR AREA RATIO	NO LIMIT
MAXIMUM IMPERVIOUS COVER	90%
MAXIMUM UNITS IN TOWNHOUSE GROUP (6)	10
MAXIMUM UNITS PER ACRE	30

NOTES:

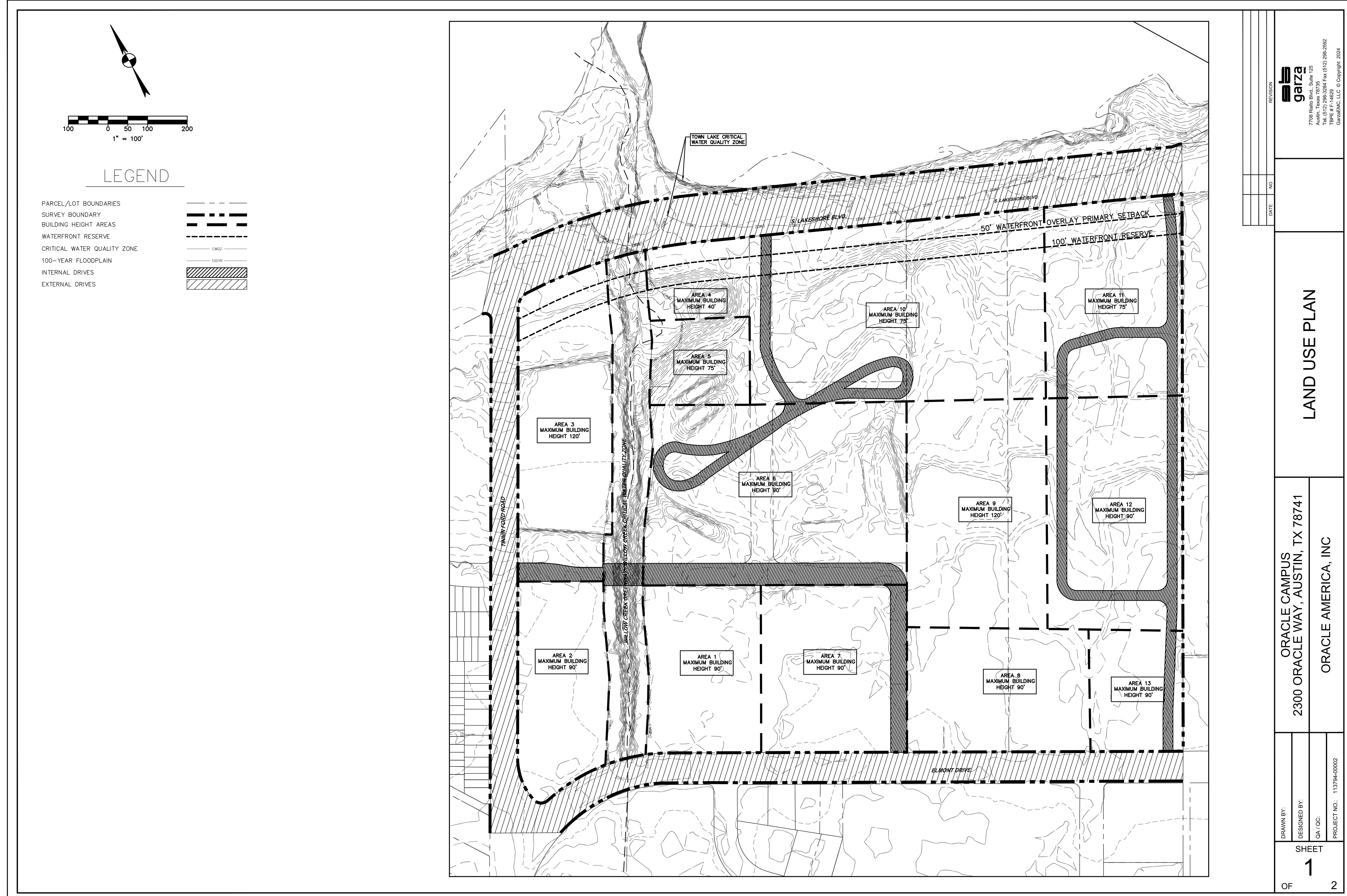
- SITE DEVELOPMENT CRITERIA TABLE 2 APPLIES TO TOWNHOUSES ONLY.
- TOWNHOUSES SHALL BE USED FOR THE FOLLOWING PURPOSES: 1) SINGLE FAMILY ATTACHED DWELLING UNITS, PROVIDED THAT NO DWELLING UNIT IS CONSTRUCTED ABOVE ANOTHER DWELLING UNIT; 2) TEMPORARY BUILDINGS FOR USES INCIDENTAL TO CONSTRUCTION ON THE PREMISES; AND 3) ANY ADDITIONAL USES PERMITTED WITHIN MF-6 OR LISTED IN THE ADDITIONAL PERMITTED USES TABLE SHOWN HEREIN.
- NO BUILDING SHALL BE CONSTRUCTED ON ANY LOT LESS THAN 1,500 SQUARE FEET. A LOT SHALL NOT CONTAIN MORE THAN ONE TOWNHOUSE. A TOWNHOUSE LOT SHALL EITHER HAVE ACCESS ON A PUBLIC STREET OR RIGHT-OF-WAY OR THROUGH A DEDICATED ACCESS EASEMENT WITH A MINIMUM WIDTH OF 20 FEET.
- THE LOT WIDTH (AS DESCRIBED IN THE TABLE ABOVE) SHALL BE DEFINED AS THE WIDTH OF THE LOT AT THE BUILDING FOUNDATION.
- THE LOT DEPTH (AS DESCRIBED IN THE TABLE ABOVE) SHALL BE DEFINED AS THE PORTION OF THE LOT INCLUDING THE FRONT YARD AND THE BUILDING FOUNDATION.
- A TOWNHOUSE GROUP IS DEFINED AS A SERIES OF TOWNHOUSES CONSTRUCTED ON A SINGLE BUILDING FOUNDATION.
- RESIDENT TOWNHOUSE PARKING SHALL BE ACCOMMODATED IN A GARAGE OR AT THE REAR OF THE TOWNHOUSE.
- FINISHED FLOOR ELEVATION OF THE FIRST FLOOR OF A TOWNHOUSE SHALL BE AT LEAST 15 INCHES ABOVE THE ELEVATION OF THE SIDEWALK AT THE FRONT OF THE UNIT.
- AN AVERAGE OF TWO HUNDRED SQUARE FEET OF OPEN SPACE SHALL BE REQUIRED FOR EACH TOWNHOUSE. THE OPEN SPACE SHALL INCLUDE AREA WITHIN A TOWNHOUSE LOT OR COMMON OPEN SPACE ACCESSIBLE TO A GROUP OF TOWNHOUSES.

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**LAND USE NOTES**

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ORACLE AMERICA, INC

DRAWN BY:  
DESIGNED BY:  
QA/QC:  
PROJECT NO.: 113794-0002  
SHEET 2 OF 2  
Page 31 of 38



**PUD NOTES:**

- DEVELOPMENT OF THE PUD IS GOVERNED BY (I) THE ZONING ORDINANCE APPROVING THE PUD ZONING BASE DISTRICT FOR THE PROPERTY, (II) THE PUD LAND USE PLAN, AND (III) THE RULES AND REGULATIONS SET FORTH IN THE LDC IN EFFECT AT THE TIME OF APPROVAL OF THIS PUD. IN THE EVENT OF CONFLICT, THE ZONING ORDINANCE AND PUD LAND USE PLAN SHALL CONTROL.
- THE MF-6 SITE DEVELOPMENT STANDARDS ARE APPLICABLE TO LAKESHORE PUD. CRITERIA SPECIFIED IN THE SITE DEVELOPMENT CRITERIA TABLES (SHOWN HEREIN) SUPERSEDE THE PROPOSED BASE DISTRICT REQUIREMENTS. SITE DEVELOPMENT CRITERIA TABLE 1 AND THE ACCOMPANYING NOTES SHALL SERVE AS THE DEVELOPMENT STANDARDS FOR ALL USES (INCLUDING CONDOMINIUM) EXCEPT FOR TOWNHOUSES. SITE DEVELOPMENT CRITERIA TABLE 2 AND THE ACCOMPANYING NOTES SHALL SERVE AS THE DEVELOPMENT STANDARDS FOR TOWNHOUSES.
- ALL LAND USES PERMITTED IN THE MF-6 BASE DISTRICT ARE ALLOWED. LAND USES LISTED IN THE ADDITIONAL PERMITTED USES TABLE SHALL BE PERMITTED WITHIN THE PUD.
- THE OVERALL IMPERVIOUS COVER SHALL NOT EXCEED 80% OF THE NET SITE AREA OF THE LAND WITHIN THE PUD. AN IMPERVIOUS COVER TRACKING TABLE SHALL BE PROVIDED WITH EACH SITE PLAN SUBMITTAL. TRAILS, SIDEWALKS, PLANTER STRIPS AND OTHER LANDSCAPE IMPROVEMENTS SHALL BE CREDITED AS "PERVIOUS COVER."
- APPROVAL OF THIS PUD DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE LDC IN THE PRELIMINARY PLAN, FINAL PLAT, OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY OR SET FORTH IN THE ORDINANCE APPROVING THIS PUD OR IN THE PUD LAND USE PLAN. SUCH APPROVAL DOES NOT RELIEVE THE ENGINEER OF OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT MAY ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH AND WELFARE.
- CITY OF AUSTIN WATER AND WASTEWATER UTILITIES SHALL BE EXTENDED TO EACH PARCEL SHOWN ON THE PUD LAND USE PLAN. THE OWNER, AT ITS EXPENSE, SHALL BE RESPONSIBLE FOR PROVIDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS, OFFSITE MAIN EXTENSION, SYSTEM UPGRADES, UTILITY ADJUSTMENTS AND UTILITY RELOCATION TO SERVE EACH PARCEL. NO BUILDING SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN SHALL BE APPROVED BY THE AUSTIN WATER UTILITY. CONSTRUCTION OF PUBLIC WATER AND WASTEWATER FACILITIES SHALL BE INSPECTED BY THE CITY. THE OWNER OR SITE PLAN APPLICANT SHALL PAY ALL ASSOCIATED AND APPLICABLE CITY FEES.
- PRIOR TO CONSTRUCTION, APPROVAL OF A SITE PLAN AND ASSOCIATED DRAINAGE PLANS BY THE DIRECTOR OF THE CITY OF AUSTIN'S WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT IS REQUIRED FOR ALL DEVELOPMENT, UNLESS OTHERWISE EXEMPT UNDER THE CITY OF AUSTIN LAND DEVELOPMENT CODE (LDC).
- THE WATER QUALITY POND SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER QUALITY POND SHALL BE DESIGNED AS A WET POND OR EQUIVALENTLY APPROVED POND IN LIEU OF A SEDIMENTATION/FILTRATION POND AS DETERMINED BY THE CITY OF AUSTIN.
- THIS SITE WILL PARTICIPATE IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM.
- NO BUILDINGS SHALL ENCROACH ON THE WILLOW CREEK GREENWAY, DEFINED AS A FIFTY (50) FOOT SETBACK FROM THE CENTERLINE OF WILLOW CREEK, AS PER THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL. TRAILS, LANDSCAPE IMPROVEMENTS, AND UNDERGROUND UTILITIES SHALL BE PERMITTED WITHIN THE WILLOW CREEK GREENWAY, PROVIDED SUCH IMPROVEMENTS ARE LOCATED AT LEAST THIRTY (30) FEET FROM THE CENTERLINE OF THE CREEK AND OUTSIDE OF THE CREEK HIGH BANK. THE CRITICAL WATER QUALITY ZONE SHALL BE CONTAINED WITHIN THE WILLOW CREEK GREENWAY. SECTION 25-8-261(3) IS MODIFIED TO ALLOW VEHICULAR DRIVES, PEDESTRIAN BRIDGES AND UTILITIES TO CROSS THE WILLOW CREEK GREENWAY/CRITICAL WATER QUALITY ZONE.
- THE FULLY DEVELOPED ONE HUNDRED (100) YEAR FLOODPLAIN SHALL BE CONTAINED WITHIN DRAINAGE EASEMENTS. NO BUILDINGS ARE PERMITTED IN THE 100 YEAR FLOODPLAIN.
- ANY REQUIRED EASEMENTS SHALL BE DEDICATED BY FINAL PLAT OR SEPARATE INSTRUMENT.
- LANDSCAPING FOR ANY DEVELOPMENT WITHIN THE PUD WILL MEET OR EXCEED THE LANDSCAPE REQUIREMENTS SET FORTH IN THE LDC, IN EFFECT AT THE TIME OF APPROVAL OF THIS PUD. A LANDSCAPE COMPLIANCE PLAN SHALL BE PROVIDED WITH THE SUBMITTAL OF ALL SITE PLANS. AT LEAST 80% OF THE LANDSCAPED AREA SHALL UTILIZE PLANT MATERIAL RECOMMENDED IN THE CITY OF AUSTIN "PREFERRED PLANT LIST" AND THE GREEN GROW NATIVE AND ADAPTIVE LANDSCAPE PLANT GUIDE.
- OWNER SHALL DEDICATE A 100-FOOT SETBACK FROM THE RIGHT-OF-WAY OF LAKESHORE BLVD, REFERRED HEREIN AS THE WATERFRONT RESERVE. THE WATERFRONT RESERVE SHALL INCLUDE THE 50-FOOT WATERFRONT OVERLAY SETBACK ALONG THE PROPERTY FRONTING LAKESHORE BLVD. AND AN ADDITIONAL 50-FOOT SETBACK, CONSTRUCTION OF SIDEWALKS, HIKE AND BIKE TRAILS, LANDSCAPE AND IRRIGATION IMPROVEMENTS (INCLUDING BENCHES AND OVERHEAD STRUCTURES), A WET WATER QUALITY POND AND ASSOCIATED FACILITIES, ACCESS ROADS AND INTERNAL DRIVES, AND UNDERGROUND UTILITIES SHALL BE PERMITTED WITHIN THE WATERFRONT RESERVE.
- A MINIMUM SIX (6) FOOT WIDE HIKE AND BIKE TRAIL SHALL BE BUILT ALONG THE WATERFRONT RESERVE AND MADE AVAILABLE TO THE GENERAL PUBLIC. THE TRAIL SHALL BE BUILT CONCURRENTLY WITH PHASES OF THE PUD FRONTING THE WATERFRONT RESERVE, AS THEY ARE CONSTRUCTED.
- A MINIMUM TWELVE (12) FOOT WIDE HIKE AND BIKE TRAIL CONNECTION SHALL BE PROVIDED BETWEEN LAKESHORE BLVD. AND ELMONT DR. WITHIN THE WILLOW CREEK GREENWAY AND MADE AVAILABLE TO THE GENERAL PUBLIC. THE TRAIL SHALL BE BUILT CONCURRENTLY WITH PHASES OF THE PUD FRONTING THE WILLOW CREEK GREENWAY, AS THEY ARE CONSTRUCTED.
- ALL EXISTING CLASS A CATEGORY TREES LARGER THAN SIX (6) INCHES IN CALIPER AND LOCATED WITHIN THE WATERFRONT RESERVE SHALL BE PRESERVED OR RELOCATED. CLASS A CATEGORY TREES LARGER THAN SIX (6) INCHES LOCATED WITHIN THE WILLOW CREEK GREENWAY SHALL BE PRESERVED WHENEVER REASONABLY PRACTICAL. WHERE TREES MUST BE REMOVED, ONSITE MITIGATION SHALL BE PROVIDED AT 1.5:1 ON A CALIPER INCH REPLACEMENT BASIS.
- A MINIMUM OF 75% OF THE NET USABLE FLOOR AREA OF THE GROUND LEVEL OF A STRUCTURE, EXCLUSIVE OF A PARKING GARAGE, ADJACENT AND FRONTING THE WATERFRONT RESERVE AND THE WILLOW CREEK GREENWAY SHALL BE USED FOR PEDESTRIAN-ORIENTED USES AS DESCRIBED BY 25-2-691(C).
- PRIVATE OPEN SPACE IN THE FORM OF A COMMUNITY PARK OF NO LESS THAN 20,000 SQUARE FEET SHALL BE PROVIDED WITHIN THE PUD AND MADE AVAILABLE TO GENERAL PUBLIC. THE COMMUNITY PARK SHALL BE PRIVATELY OWNED AND MAINTAINED AND SHALL BE BUILT CONCURRENTLY WITH PHASES OF THE PUD FRONTING THE PARK, AS THEY ARE CONSTRUCTED.
- A MINIMUM OF ONE INTERNAL DRIVE SHALL PROVIDE PEDESTRIAN CONNECTIVITY BETWEEN LAKESHORE BLVD. AND ELMONT DR. A MINIMUM OF TEN (10) FOOT WIDE SIDEWALKS SHALL BE BUILT ON ONE SIDE OF THE INTERNAL DRIVE AND MADE ACCESSIBLE TO THE GENERAL PUBLIC.
- THREE-INCH (MINIMUM) CALIPER CLASS A SHADE TREES, OR AS OTHERWISE APPROVED BY THE CITY OF AUSTIN ARBORIST, SHALL BE PLANTED AT A MINIMUM OF FIFTY (50) FOOT SPACING, ALONG BOTH SIDES OF THE INTERNAL DRIVES SHOWN ON THE PUD LAND USE PLAN. SIDEWALKS SHALL BE INCLUDED ALONG BOTH SIDES OF THE INTERNAL DRIVES SHOWN ON THE PUD LAND USE PLAN.
- ALL INTERNAL DRIVES SHOWN ARE PRIVATE AND MAY BE RELOCATED AS NEEDED AT THE TIME OF SITE DEVELOPMENT PERMIT. ALL DRIVEWAYS WILL BE SUBJECT TO THE REQUIREMENTS OF TABLE 5-2 OF THE TCM, AS SHOWN AT THE TIME OF APPROVAL OF THIS PUD.
- SIDEWALKS ARE REQUIRED FOR ALL COLLECTOR STREETS (LAKESHORE BLVD, ELMONT DR, AND TINNIN FORD RD.), UNLESS OTHERWISE WAIVED BY THE DIRECTOR OF THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT.
- ALL BUILDINGS SHALL BE REQUIRED TO MEET THE STANDARDS OF A TWO-STAR RATING UNDER THE CITY'S GREEN BUILDING PROGRAM'S MULTI-FAMILY RATING SYSTEM, AS ADOPTED AT THE TIME OF APPROVAL OF THIS PUD.
- AN INTEGRATED PEST MANAGEMENT (IPM) PLAN WILL BE DEVELOPED AND IMPLEMENTED FOR THIS PROJECT USING CITY OF AUSTIN STANDARDS, AS ADOPTED AT THE TIME OF APPROVAL OF THIS PUD.
- PRIOR TO CERTIFICATE OF OCCUPANCY OF ANY PARCEL OR LOT, OWNER SHALL RECORD COVENANTS, CONDITIONS AND RESTRICTIONS (CCRs) FOR THE PHASE OR SECTION OF THE DEVELOPMENT IN WHICH THE PARCEL OR LOTS ARE LOCATED. THE CCR'S SHALL PROVIDE FOR A MANDATORY PROPERTY OWNER'S ASSOCIATION WITH THE RESPONSIBILITY TO MAINTAIN COMMON AREAS.
- AREAS DESIGNATED FOR PUBLIC USE (WATERFRONT RESERVE, WILLOW CREEK GREENWAY, COMMUNITY PARK, AND VEHICULAR AND PEDESTRIAN CONNECTIONS BETWEEN LAKESHORE BLVD. AND ELMONT DRIVE) SHALL BE ACCESSIBLE AND BUILT CONCURRENTLY WITH PHASES OF THE PUD FRONTING THE DESIGNATED AREAS.
- SECTION 25-4-171 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE IS MODIFIED TO PROVIDE THAT ALL LOTS WITHIN THE LAKESHORE PUD SHALL ABUT EITHER A) A DEDICATED PUBLIC STREET OR B) A PRIVATE INTERNAL DRIVE WITH A DEDICATED ACCESS EASEMENT WITH A MINIMUM WIDTH OF 20 FEET.
- FOR LOTS FUNCTIONING AS PRIVATE INTERNAL DRIVES, THE MINIMUM LOT WIDTH SHALL BE 25 FEET.
- A PARKING FACILITY MAY BE LOCATED ANYWHERE WITHIN THE BOUNDARIES OF THE PUD REGARDLESS OF WHERE THE USE IS LOCATED WITHIN THE PUD.
- THE PUD WILL COMPLY WITH CURRENT CODE AS OUTLINED IN CHAPTER 25-6 (TRANSPORTATION) FOR PARKING REQUIREMENTS.

**SITE DEVELOPMENT CRITERIA TABLE 1**

AREA NO.	BUILDING HEIGHT (FT.)
1	90
2	90
3	120
4	40
5	75
6	90
7	90
8	90
9	120
10	75
11	75
12	90
13	90

\*SECTION 25-2-531 (HEIGHT LIMIT EXCEPTIONS)  
SHALL APPLY TO THE PUD.

**SITE AREA TABLE**

LAND USE	AREA (AC.)
WATERFRONT RESERVE	3.1
WILLOW CREEK GREENWAY	2.9
WATER QUALITY POND	1.6
BUILDABLE AREA	43.7
TOTAL LAND AREA	51.3

**ADDITIONAL PERMITTED USES TABLE**

ALL LAND USES PERMITTED IN THE MF-6 ZONING BASE DISTRICT OR LISTED BELOW ARE ALLOWED WITHIN THE LAKESHORE PUD AS PERMITTED BY PUD NOTE 3.

ADMINISTRATIVE AND BUSINESS OFFICES	LIQUOR SALES *
ART GALLERY	MEDICAL OFFICES (NOT EXCEEDING 5,000 S.F.)
ART WORKSHOP	PERSONAL IMPROVEMENT SERVICES
COCKTAIL LOUNGE *	PERSONAL SERVICES
FOOD SALES	PROFESSIONAL OFFICE
GENERAL RETAIL SALES (CONVENIENCE)	RESTAURANT (GENERAL)
GENERAL RETAIL SALES (GENERAL)	RESTAURANT (LIMITED)
DAY CARE SERVICES (COMMERCIAL)	HOTEL-MOTEL
FOOD PREPARATION	OUTDOOR SPORTS AND RECREATION
OFF-SITE ACCESSORY PARKING	PERFORMANCE VENUE

\* THE COMBINED TOTAL SQUARE FOOTAGE OF COCKTAIL LOUNGE OR LIQUOR SALES SHALL BE LIMITED TO A MAXIMUM OF 9,000 SQUARE FEET OF SPACE, DIVIDED AMONG NO MORE THAN THREE SITES WITH A MAXIMUM OF 3,000 SQUARE FEET OF SPACE EACH.

**SITE DEVELOPMENT CRITERIA TABLE 2**

MINIMUM LOT AREA (3)	1,500 SF
MINIMUM LOT WIDTH (4)	20 FT
MINIMUM LOT DEPTH (5)	30 FT
MINIMUM FRONT SETBACK	5 FT
MAXIMUM FRONT SETBACK	15 FT
MINIMUM STREET SIDE SETBACK	10 FT
MINIMUM INTERIOR SIDE YARD SETBACK	0
MINIMUM REAR YARD SETBACK	5 FT
MAXIMUM BUILDING HEIGHT	45 FT
MAXIMUM BUILDING COVERAGE	80%
MAXIMUM FLOOR AREA RATIO	NO LIMIT
MAXIMUM IMPERVIOUS COVER	90%
MAXIMUM UNITS IN TOWNHOUSE GROUP (6)	10
MAXIMUM UNITS PER ACRE	30

NOTES:

- SITE DEVELOPMENT CRITERIA TABLE 2 APPLIES TO TOWNHOUSES ONLY.
- TOWNHOUSES SHALL BE USED FOR THE FOLLOWING PURPOSES: 1) SINGLE FAMILY ATTACHED DWELLING UNITS, PROVIDED THAT NO DWELLING UNIT IS CONSTRUCTED ABOVE ANOTHER DWELLING UNIT; 2) TEMPORARY BUILDINGS FOR USES INCIDENTAL TO CONSTRUCTION ON THE PREMISES; AND 3) ANY ADDITIONAL USES PERMITTED WITHIN MF-6 OR LISTED IN THE ADDITIONAL PERMITTED USES TABLE SHOWN HEREIN.
- NO BUILDING SHALL BE CONSTRUCTED ON ANY LOT LESS THAN 1,500 SQUARE FEET. A LOT SHALL NOT CONTAIN MORE THAN ONE TOWNHOUSE. A TOWNHOUSE LOT SHALL EITHER HAVE ACCESS ON A PUBLIC STREET OR RIGHT-OF-WAY OR THROUGH A DEDICATED ACCESS EASEMENT WITH A MINIMUM WIDTH OF 20 FEET.
- THE LOT WIDTH (AS DESCRIBED IN THE TABLE ABOVE) SHALL BE DEFINED AS THE WIDTH OF THE LOT AT THE BUILDING FOUNDATION.
- THE LOT DEPTH (AS DESCRIBED IN THE TABLE ABOVE) SHALL BE DEFINED AS THE PORTION OF THE LOT INCLUDING THE FRONT YARD AND THE BUILDING FOUNDATION.
- A TOWNHOUSE GROUP IS DEFINED AS A SERIES OF TOWNHOUSES CONSTRUCTED ON A SINGLE BUILDING FOUNDATION.
- RESIDENT TOWNHOUSE PARKING SHALL BE ACCOMMODATED IN A GARAGE OR AT THE REAR OF THE TOWNHOUSE.
- FINISHED FLOOR ELEVATION OF THE FIRST FLOOR OF A TOWNHOUSE SHALL BE AT LEAST 15 INCHES ABOVE THE ELEVATION OF THE SIDEWALK AT THE FRONT OF THE UNIT.
- AN AVERAGE OF TWO HUNDRED SQUARE FEET OF OPEN SPACE SHALL BE REQUIRED FOR EACH TOWNHOUSE. THE OPEN SPACE SHALL INCLUDE AREA WITHIN A TOWNHOUSE LOT OR COMMON OPEN SPACE ACCESSIBLE TO A GROUP OF TOWNHOUSES.

**LAND USE NOTES**

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2300 ORACLE WAY, AUSTIN, TX 78741  
ORACLE AMERICA, INC

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DESIGNED BY:  
QA/QC:  
PROJECT NO.: 113794-00002  
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garza  
7708 Radio Blvd, Suite 125  
Austin, Texas 78735  
Tel: (512) 298-3234 Fax: (512) 298-2592  
TBPE #1-14629  
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## CODE MODIFICATIONS

1. Section 25-1-21(105) (*Definitions*) is modified to allow a site to cross a public street or right-of-way.
2. Section 25-2-491(C) (*Permitted, Conditional, and Prohibited Uses*) is modified to allow the following additional uses as permitted uses of the Property: Hotel-Motel, Food Preparation, Off-Site Accessory Parking, Outdoor Sports and Recreation, and Performance Venue.
3. Section 25-2-517(A) (*Requirements for Amphitheaters*) is modified to allow a site plan to be approved administratively that is for the construction of an amphitheater that is associated with a commercial, civic, or residential use.
4. Section 25-2-721(E)(2) (*Waterfront Overlay (WO) Combining District Regulations*) is modified to allow new buildings within the Property to have similar distinctive building top designs as the existing buildings located on the Property.
5. Section 25-2-741(C) (*South Lakeshore Subdistrict Regulations*) is modified such that the maximum height shall be established by the PUD Land Use Plan.
6. Section 25-2-894(B) (*Accessory Uses for a Principal Commercial Use*) is modified such that the fitness center, innovation center, and conference center, are permitted as accessory uses of the primary use regardless of the size and location of the use.
7. Section 25-4-153 (*Block Length*) is modified to allow for the street connectivity as shown on the Land Use Plan.
8. Section 25-5-81(B) (*Site Plan Expiration*) is modified such that a site plan expires five (5) years after the date of its approval, unless Section 25-5-81 subsections (C), (D), or (E) are met.
9. Section 25-2, Subchapter E, Article 2.7 (*Private Common Open Space and Pedestrian Amenities*) is modified such that the open space requirement for the Property shall be satisfied through the 20,000 SF Community Park as reflected in Note 20 of the Land Use Plan.
10. Section 25-6-55 (*Dedication of Right-of-Way*) is modified to remove the requirement to dedicate Waterloo City Lane, Lady Bird Lane, Oracle Way, and Violet Crown Lane as public right-of-way.



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Zoning Case No. C814-06-0109

### **RESTRICTIVE COVENANT**

**OWNER:** CRV SHORELINE, L.P., a Delaware limited partnership

**ADDRESS:** 301 Congress Avenue, Suite 500  
Austin, Texas 78701

**CONSIDERATION:** Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

**PROPERTY:** Approximately 50.15 acres of land being more particularly described in Exhibit "A" attached and incorporated into this covenant.

WHEREAS, the Owner of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Property, its heirs, successors, and assigns.

1. **Parkland Dedication Fee.** The project to be constructed on the Property ("Project") shall be subject to the following parkland dedication requirement for residential development:

- a) Except as otherwise provided in this section, a payment instead of the dedication of land in an amount of \$650.00 per residential unit is required ("Payment"). If parkland dedication regulations subsequently adopted by the City of Austin establishes a per unit amount that is less than \$650.00, the Payment is reduced to the amount established in the regulations.
- b) Payment shall be submitted before approval of a site plan for the Project.
- c) Payment is required for all residential units included on a site plan for the Project, except that Payment is not required for the first 380 units developed on the Property.
- d) A credit equal to 50% of the Payment that is due under this Section 1 shall be granted for expenditures related to on-site recreational improvements, facilities and amenities in accordance with City of Austin criteria effective on May 14, 2007. Any Payment in excess of a credit allowed under this subsection shall be reimbursed by the City.
- e) The City of Austin shall use payments made under this section for public park and recreational purposes within one mile of the Property.
- f) The foregoing satisfies all City of Austin requirements regarding parkland dedication (including payment instead of land). Existing or future City parkland dedication requirements that may otherwise be applicable to the project do not apply.

5-3-07  
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2. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
3. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.
4. If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
5. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination.

EXECUTED this the 3rd day of May, 2007 ("Effective Date").

**OWNER:**

**CRV SHORELINE, L.P.,**  
a Delaware limited partnership

By: Cypress V GPREIT, LLC, a  
Delaware limited liability company,  
General Partner

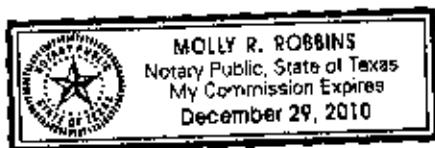
By:   
M. Timothy Clark, President

APPROVED AS TO FORM:

  
Alan Thomas  
Assistant City Attorney  
City of Austin

THE STATE OF TEXAS  
COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 30 day of May, 2007, by M. Timothy Clark, President of Cypress V GPREIT, LLC, a Delaware limited liability company, General Partner of CRV Shoreline, L.P., a Delaware limited partnership, in behalf of the limited liability company and limited partnership.



Molly R. Robbins  
Notary Public, State of Texas

After Recording, Please Return to:  
City of Austin  
Department of Law  
P. O. Box 1088  
Austin, Texas 78767  
Attention: Diana Minter, Legal Assistant

**EXHIBIT "A"**

**PROPERTY DESCRIPTION**

The subject property consists of Tract A, KASSUBA BEACH SUBDIVISION, PHASE ONE, recorded in Volume 29, Page 16 of the Travis County Plat Records; Tract A, KASSUBA BEACH SUBDIVISION, PHASE TWO, recorded in Volume 38, Page 42 of the Travis County Plat Records, Tract A, KASSUBA BEACH SUBDIVISION, PHASE THREE, recorded in Volume 50, Page 1 of the Travis County Plat Records; and Tract A, KASSUBA BEACH SUBDIVISION, PHASE FOUR, recorded in Volume 64, Page 33 of the Travis County Plat Records.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

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DANA DEBEAUVOIR COUNTY CLERK  
TRAVIS COUNTY TEXAS