PUD NOTES:

1. 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.

2. THE MF-6 SITE DEVELOPMENT STANDARDS ARE APPLICABLE TO SOUTHSHORE 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.

3. 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.

4. IMPERVIOUS COVER SHALL BE RESTRICTED TO 14.90 ACRES OR 74% OF GROSS SITE AREA.

5. 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.

6. 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.

7. 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.

8. 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).

9. THIS SITE WILL PARTICIPATE IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM OR RECEIVE A DETENTION WAIVER, AND WILL NOT SEEK NOR ACCEPT COST REIMBURSEMENT OR PARTICIPATION FROM THE CITY OF AUSTIN.

10. THE FULLY DEVELOPED ONE HUNDRED (100) YEAR FLOODPLAIN SHALL BE CONTAINED WITHIN DRAINAGE EASEMENTS. NO BUILDINGS ARE PERMITTED IN THE 100 YEAR FLOODPLAIN.

11. ANY REQUIRED EASEMENTS SHALL BE DEDICATED BY FINAL PLAT OR SEPARATE INSTRUMENT.

12. LANDSCAPING FOR ANY DEVELOPMENT WITHIN THE PUD WILL EXCEED THE LANDSCAPE REQUIREMENTS SET FORTH IN THE LDC, AND ECM SECTION 2, IN EFFECT AT THE TIME OF APPROVAL OF THIS PUD BY 10% ABOVE THE STANDARD REQUIREMENT. A LANDSCAPE COMPLIANCE PLAN SHALL BE PROVIDED WITH THE SUBMITTAL OF ALL SITE PLANS. AT LEAST 80% OF THE LANDSCAPE AREA SHALL UTILIZE PLANT MATERIAL RECOMMENDED IN THE CITY OF AUSTIN "PREFERRED PLANT LIST" AND THE GREEN GROW NATIVE AND ADAPTIVE LANDSCAPE PLANT GUIDE. THE REMAINING 20% OF THE LANDSCAPE AREAS SHALL USE NON-INVASIVE SPECIES.

13. ALL BUILDING SHALL BE REQUIRED TO MEET THE STANDARDS OF A 2 STAR GREEN BUILDER RATING WITH 25% ABOVE ENERGY CODE REQUIREMENTS AS ADOPTED AT THE TIME OF APPROVAL OF THE PUD

14. ALL ELECTRIC UTILITIES IN OR ADJACENT TO ARENA DRIVE AND TOWN CREEK DRIVE SHALL BE LOCATED IN A NON-EXCLUSIVE MANNER IN THE RIGHT-OF-WAY OF THESE DRIVES, AND NO ELECTRIC UTILITIES IN OR ADJACENT TO ARENA DRIVE OR TOWN CREEK DRIVE SHALL BE REQUIRED TO BE LOCATED IN ANY OTHER AREA OF THE PUD. IF ELECTRIC UTILITIES LOCATED IN OR ADJACENT TO ARENA DRIVE OR TOWN CREEK DRIVE AS A RESULT OF THIS NOTE ARE REQUIRED TO BE RELOCATED IN THE FUTURE DUE TO A RECONFIGURATION OF EITHER OR BOTH DRIVES, THE PROPERTY OWNER ACCEPTS FULL FINANCIAL RESPONSIBILITY FOR SUCH RELOCATION

15. THE WATER QUALITY POND SHALL BE DESIGNED AS A REGIONAL WET POND FULLY IN ACCORDANCE WITH EXISTING CITY OF AUSTIN DESIGN CRITERIA, AND SHALL BE DESIGNED TO CAPTURE APPROXIMATELY ONE HUNDRED (100) ACRES OF OFFSITE DRAINAGE AREA. SHOULD THE REGIONAL WET POND NOT BE APPROVED BY THE CITY OF AUSTIN, ALTERNATIVE WATER QUALITY CONTROLS APPROVED BY THE ENVIRONMENTAL RESOURCE MANAGEMENT STAFF SHALL BE IMPLEMENTED WITHIN THE PUD WHICH MEETS OR EXCEEDS POLLUTANT REMOVAL EFFICIENCIES AS REQUIRED BY CODE. ADDITIONAL TREATMENT OF A PORTION OF THE ONSITE DRAINAGE AREA SHALL BE PROVIDED BY UTILIZING THE WET POND, VEGETATIVE FILTER STRIPS, RAIN GARDENS, BERMS, OR OTHER INNOVATIVE WATER QUALITY METHODS, OR ANY COMBINATION THEREOF. THE WATER QUALITY CONTROL METHODS EMPLOYED TO TREAT ONSITE WATER, INCLUDING ARENA DRIVE, TOWN CREEK DRIVE, AND ALL DRIVEWAYS WITHIN THE AREA BOUNDED BY RIVERSIDE DRIVE, TINNIN FORD ROAD AND LAKESHORE BLVD., SHALL RESULT IN POLLUTANT REMOVAL EFFICIENCIES MEETING OR EXCEEDING THE STANDARDS ACHIEVED IN THE TREATMENT OF OFFSITE WATER.

16. ALL STRUCTURES WITHIN THE PUD SHALL COMPLY WITH THE CITY COMMERCIAL DESIGN STANDARDS AT THE TIME OF PUD APPROVAL, UNLESS A VARIANCE, WAIVER OR ALTERNATIVE COMPLIANCE TO SUCH REGULATIONS IS GRANTED PURSUANT TO A PROCESS ALLOWED BY THE CITY CODE.

17. PUBLIC ACCESS SHALL BE PROVIDED VIA SIDEWALKS CONNECTING ARENA DRIVE AND LAKESHORE BOULEVARD; PROVIDED HOWEVER, PUBLIC ACCESS MAY BE RESTRICTED TO ANY INDIVIDUAL BUILDINGS, GARAGES OR RECREATIONAL AMENITIES.

18. ANY BUILDINGS LOCATED WITHIN AREA 2 OR AREA 3 SHALL COMPLY WITH THE FOLLOWING RESTRICTIONS:
    a. THE PRIMARY PUBLIC FRONT ENTRANCE TO SUCH BUILDINGS SHALL BE ORIENTED TOWARD ARENA DRIVE;
    b. ALL PARKING FOR SUCH BUILDINGS SHALL BE LOCATED EITHER: (I) SUB-GRADE OR PARTIALLY SUB-GRADE; OR (II) WRAPPED BY LIVING UNITS OR OTHER USABLE SQUARE FOOTAGE WITHIN THE PROJECT, SUCH AS RETAIL OR OFFICE SPACE, A SALES OFFICE, MANAGEMENT OFFICE, LEASING OFFICE, RECREATIONAL FACILITIES OR OTHER AMENITIES WITHIN THE BUILDING OR ANY OTHER "PEDESTRIAN ORIENTED USE" AS DEFINED BY CITY CODE; PROVIDED, HOWEVER, A PORTION OF ANY PARKING GARAGE FACING IN AN EASTERLY OR WESTERLY DIRECTION MAY BE EXCLUDED FROM THE FOREGOING REQUIREMENTS AS LONG AS SUCH GARAGE IS ARCHITECTURALLY INTEGRATED WITH THE ASSOCIATED BUILDING; AND
    c. A BUILDING BASEWALL IS REQUIRED THAT MAY NOT EXCEED A HEIGHT OF 40 FEET. THAT PORTION OF A STRUCTURE BUILT ABOVE 40 FEET AND ORIENTED TOWARD ARENA DRIVE MUST FIT WITHIN AN ENVELOPE DELINEATED BY A 70 DEGREE ANGLE STARTING AT 40 FEET WITH THE BASE OF THE ANGLE BEING A HORIZONTAL PLANE EXTENDING FROM THE LINE PARALLEL TO AND AWAY FROM THE SURFACE OF LAKESHORE BOULEVARD TO A MAXIMUM HEIGHT OF 90 FEET
    d. BUILDING COVERAGE SHALL NOT EXCEED 60% FROM THE 50 FOOT PRIMARY WATERFRONT OVERLAY BOUNDARY TO 180 FEET FROM THE LAKESHORE BOULEVARD PROPERTY LINE.
    e. THE STRUCTURES SHALL INCORPORATE PEDESTRIAN ORIENTED USES AT THEIR NORTHERN-MOST ENDS. THESE PEDESTRIAN ORIENTED USES MAY INCLUDE BUT NOT BE LIMITED TO KIOSKS OR OTHER AREAS PROVIDING FOR THE SALE AND CONSUMPTION OF REFRESHMENTS WITH INDOOR OR OUTDOOR SEATING.

19. ANY BUILDING LOCATED WITHIN AREA 4 SHALL COMPLY WITH THE FOLLOWING RESTRICTIONS:
    a. THE PRIMARY PUBLIC FRONT ENTRANCE TO SUCH BUILDING MAY NOT BE ORIENTED TOWARD LAKESHORE DRIVE, AND THE BUILDING SHALL GENERALLY HAVE A NORTH/SOUTH ORIENTATION EXCEPT ALONG THE SOUTHERN PORTION OF THE BUILDING ADJACENT TO ARENA DRIVE;
    b. ALL PARKING FOR SUCH BUILDING SHALL BE LOCATED EITHER: (I) SUB-GRADE OR PARTIALLY SUB-GRADE; OR (II) WRAPPED BY LIVING UNITS OR OTHER USABLE SQUARE FOOTAGE WITHIN THE PROJECT, SUCH AS RETAIL OR OFFICE SPACE, A SALES OFFICE, MANAGEMENT OFFICE, LEASING OFFICE, RECREATIONAL FACILITIES OR OTHER AMENITIES WITHIN THE BUILDING OR ANY OTHER "PEDESTRIAN ORIENTED USE" AS DEFINED BY CITY CODE; PROVIDED, HOWEVER, A PORTION OF ANY PARKING GARAGE FACING IN AN EASTERLY OR WESTERLY DIRECTION MAY BE EXCLUDED FROM THE FOREGOING REQUIREMENTS AS LONG AS SUCH GARAGE IS ARCHITECTURALLY INTEGRATED WITH THE ASSOCIATED BUILDING; AND
    c. A BUILDING BASEWALL IS REQUIRED THAT MAY NOT EXCEED A HEIGHT OF 40 FEET. THAT PORTION OF A STRUCTURE BUILT ABOVE 40 FEET AND ORIENTED TOWARD ARENA DRIVE MUST FIT WITHIN AN ENVELOPE DELINEATED BY A 70 DEGREE ANGLE STARTING AT 40 FEET WITH THE BASE OF THE ANGLE BEING A HORIZONTAL PLANE EXTENDING FROM THE LINE PARALLEL TO AND AWAY FROM THE SURFACE OF LAKESHORE BOULEVARD TO A MAXIMUM HEIGHT OF 90 FEET
    d. THE SETBACK SHALL EXTEND 100 FEET FROM THE LAKESHORE BOULEVARD PROPERTY LINE AND THE BUILDING COVERAGE SHALL NOT EXCEED 60% FROM THE 50 FOOT PRIMARY WATERFRONT OVERLAY BOUNDARY TO 300 FEET FROM THE LAKESHORE BOULEVARD LINE.

20. IF AN AT-GRADE PEDESTRIAN CROSS-WALK IS PERMITTED BY THE CITY OF AUSTIN ON LAKESHORE DRIVE AT ANY POINT DIRECTLY ADJACENT TO THE PROJECT, THE OWNER OF THE PROJECT SHALL BE RESPONSIBLE FOR PAYING THE FOLLOWING REASONABLE COSTS ASSOCIATED WITH SUCH PEDESTRIAN CROSSWALK: PAVING, LIGHTING, STRIPING AND SIGNALIZATION.

21. THE AREA AROUND THE PROPOSED WET POND WILL HAVE TREES AND OTHER APPROPRIATE LANDSCAPING TO ENHANCE AESTHETICS (AND THE OVERALL SITE WILL HAVE LANDSCAPING PROVIDED AT 10% ABOVE WHAT IS REQUIRED BY THE ECM SECTION 2).

22. TREE MITIGATION AT LEAST 10% ABOVE THE STANDARD REQUIREMENT WILL BE PROVIDED.

23. A FENCE BORDERING THE WET POND WILL ONLY BE CONSTRUCTED AS REQUIRED BY THE CITY OF AUSTIN DESIGN CRITERIA.

24. THE PROPOSED WET POND SHALL INCLUDE VARIOUS AMENITIES AND ENHANCEMENTS SUCH AS BENCHES, A TRAIL (IN ACCORDANCE WITH NOTE 29), LANDSCAPING (IN ACCORDANCE WITH NOTE 21) AND EDUCATIONAL SIGNAGE. THE WET POND SHALL BE DESIGNED WITH NON-LINEAR CURVING EDGES AND LAYERED VEGETATION. THE WET POND SHALL BE MAINTAINED BY THE OWNER. THE DESIGN OF THE WET POND SHALL BE SUBJECT TO CITY OF AUSTIN APPROVAL.

25. ARENA DRIVE WILL BE REQUIRED TO FOLLOW THE CORE TRANSIT CORRIDOR CRITERIA OF THE COMMERCIAL DESIGN STANDARDS.

26. AN INTEGRATED PEST MANAGEMENT PLAN (IPM) WILL BE PROVIDED FOR THE ENTIRE PUD AREA.

27. GATES WILL BE PROHIBITED ON ALL ROADWAYS.

28. EXISTING TREES ALONG LAKESHORE DRIVE, WHICH WERE DONATED BY THE LCRA, SHALL REMAIN UNLESS REMOVAL OF TREES IS REQUIRED TO CONSTRUCT ANY DESIGNATED DRIVEWAYS OR APPROVED FOR REMOVAL OR RELOCATION BY THE CITY ARBORIST. NO MORE THAN 5 (FIVE) TREES TOTALING 110 CALIPER INCHES MAY BE REMOVED IN ORDER TO CONSTRUCT THE TWO DRIVEWAY APPROACHES ON LAKESHORE DRIVE. AS APPROVED BY THE CITY ARBORIST, 2 (TWO) OF THE 5 (FIVE) TREES WILL BE TRANSPLANTED (TREES 138 AND 148) UTILIZING METHODOLOGY APPROVED BY THE CITY ARBORIST, AND THE REMAINING 3 (THREE) MAY BE REMOVED (TREES 137, 139 AND 147). AN AGREEMENT, THE FORM OF WHICH WILL BE APPROVED BY THE CITY ARBORIST, SHALL BE EXECUTED PURSUANT TO THIS NOTE TO ENSURE THE SURVIVABILITY FOR A MINIMUM OF 2 (TWO) YEARS OF THE TRANSPLANTED TREES.

29. A PUBLICLY ACCESSIBLE WALKING TRAIL SHALL BE CONSTRUCTED AND MAINTAINED ALONG THE WET POND, TO BE POSITIONED ACCORDING TO ACCESSIBILITY STANDARDS PER CITY OF AUSTIN APPROVAL. THE TRAIL WILL CONNECT THROUGH THE PROJECT FROM ARENA TO LAKESHORE DRIVE.

30. AT THE CITY'S OPTION, EITHER:
    a. PROVIDE 10% OF THE MF UNITS (ABOVE EXISTING MF-3 DENSITY) AT 80% OF MFI;
    b. PROVIDE $1,500,000 IN FUNDS TO THE AUSTIN HOUSING FINANCE CORPORATION OR ANOTHER DESIGNATED ENTITY TO PROVIDE AFFORDABLE HOUSING FOR SENIOR CITIZENS AT ANOTHER LOCATION; OR
    c. A VALUE EQUIVALENT COMBINATION OF EITHER OF THE OPTIONS LISTED ABOVE.

31. PUBLIC FACILITIES SHALL BE PROVIDED A MINIMUM OF 1,000 SQUARE FEET OF USABLE SPACE FOR EITHER FIRE PROTECTION, EMERGENCY SERVICE OR POLICE FACILITIES, ON A RENT-FREE BASIS, FOR 25 YEARS.

32. COMMUNITY AMENITIES SHALL BE PROVIDED A MINIMUM OF 1,000 SQUARE FEET OF USABLE SPACE FOR EITHER COMMUNITY MEETINGS, DAYCARE FACILITIES OR NON-PROFIT ORGANIZATIONS, ON A RENT-FREE BASIS, FOR 25 YEARS.

33. ONE INDEPENDENT RETAIL OR RESTAURANT SMALL BUSINESS WHOSE PRINCIPAL PLACE OF BUSINESS IS WITHIN THE AUSTIN METROPOLITAN STATISTICAL AREA SHALL BE PROVIDED USABLE SPACE AT A 15% BELOW THE CURRENT MARKET RENTAL RATE AT THE TIME OF LEASE EXECUTION.

34. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST STRUCTURE, A CONTRIBUTION OF $25,000 SHALL BE MADE TO THE AUSTIN PARKS FOUNDATION FOR THE PRESERVATION OF THE NORWOOD HOUSE.

35. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST STRUCTURE, A CONTRIBUTION OF $225,000 SHALL BE MADE TO THE AUSTIN PARKS FOUNDATION OR OTHER APPROPRIATE ENTITY, TOWARD EITHER:
    a. THE CONSTRUCTION OF ADDITIONAL TRAIL FACILITIES ADJACENT TO LADY BIRD LAKE; OR
    b. A STUDY TO DETERMINE THE FEASIBILITY OF BUILDING A PEDESTRIAN AND BIKE BRIDGE ACROSS LADY BIRD LAKE EAST OF IH-35.

36. BUILDING DESIGN, INCLUDING PROPOSED BASE WALLS AND ANGLED STEPBACKS, SHALL EXCEED THE MIMIMUM POINTS REQUIRED BY THE BUILDING DESIGN OPTIONS OF CODE.

37. MIXED-USE BUILDINGS SHALL CONTAIN PEDESTRIAN-ORIENTED USES ON THE FIRST FLOOR AS DEFINED IN SEC 25-2-691(C).

38. ACCESSIBILITY FOR PERSONS WITH DISABILITIES SHALL BE PROVIDED TO A DEGREE EXCEEDING APPLICABLE LEGAL REQUIREMENTS BY INCREASING THE AMOUNT OF ON SITE RESIDENTIAL UNITS TO BE FULLY ACCESSIBLE (TYPE A UNITS) UNDER CURRENT APPLICABLE LEGAL REQUIREMENTS AT A LEVEL OF 2.5% EXCEEDING BASELINE REQUIREMENTS.

39. ART APPROVED BY THE ART IN PUBLIC PLACES PROGRAM SHALL BE PROVIDED IN 5 LOCATIONS ON THE SITE.

40. SUBJECT TO ANY LIMITATIONS DUE TO THE AMERICANS WITH DISABILITIES ACT, THE PUD SHALL INCLUDE A PUBLICLY-ACCESSIBLE PERVIOUS PATHWAY PERPENDICULAR TO AND LOCATED BETWEEN LAKESHORE DRIVE AND THE FIRST STRUCTURES SOUTH OF LAKESHORE ACROSS AREAS 1, 2 AND 3. THIS PATHWAY MAY BE LOCATED WITHIN THE SETBACK ESTABLISHED BY THE WATERFRONT OVERLAY, AND THE PATHWAY WILL NOT BE INCLUDED WITHIN THE CALCULATION OF IMPERVIOUS COVER FOR THE SITE. A DRINKING FOUNTAIN AND NECESSARY SERVICE LINES SHALL BE LOCATED ALONG THE PATHWAY AND WILL NOT BE INCLUDED WITHIN THE CALCULATION OF IMPERVIOUS COVER FOR THE SITE.

41. 41. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST STRUCTURE, A CONTRIBUTION OF $25,000 SHALL BE MADE TO CAPITAL METRO FOR THE PURPOSE OF IMPROVEMENTS TO BUS STOPS IN THE IMMEDIATE AREA.

42. THE TOTAL NUMBER OF RESIDENTIAL UNITS WITHIN THE PUD SHALL BE LIMITED TO 1200.

43. THE PUD SHALL INCLUDE 3 (THREE) SPACES DEDICATED TO THE AUSTIN CARSHARE PROGRAM OR SUCCESSOR PROGRAM, TO BE PROVIDED FREE OF CHARGE TO THE PROGRAM. THE USE OF THE SPACE, AND THE DURATION OF SUCH USE, SHALL BE AT THE SOLE DISCRETION OF THE PROGRAM.

MODIFICATIONS TO CODE:

THE PUD SPECIFIC PERFORMANCE STANDARD IDENTIFIED HEREIN SHALL APPLY IN LIEU OF OTHERWISE APPLICABLE CODE SECTIONS, CITY REGULATIONS OR THE CITY POLICIES:

1. MODIFICATION TO SECTION 25-1-21 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR SITE DEVELOPMENT TO COMPLY WITH DEVELOPMENT STANDARDS ON AN OVERALL CONTIGUOUS BASIS, RATHER THAN TRACT BY TRACT.
2. MODIFICATION TO SECTION 25-2-243 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR THE PUD AREA TO BE CONSIDERED CONTIGUOUS IN ONE ZONING APPLICATION.
3. MODIFICATION TO SCECTION 25-4-491 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR ADDITIONAL PERMITTED USES AS INDICATED ON THE PUD PLAN.
4. MODIFICATION TO SECTION 25-8-392 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR CONSTRUCTION OF A REGIONAL WET POND WITHIN THE BOUNDARIES OF THE CRITICAL WATER QUALITY ZONE.
5. MODIFICATION TO SECTION 25-2-741(C) OF THE LAND DEVELOPMENT CODE TO ALLOW FOR THE MAXIMUM HEIGHTS OF AREAS 2, 3 AND 4 TO EXCEED 60 FEET OR THE HEIGHT OF THE EXISTING MF-3 BASE ZONING DISTRICT.

SITE
SITE
SITE
TINNIN FORD RD
TOWN CREEK DR
ARENA DR
S LAKESHORE BLVD
RIVERSIDE DR E
ROYAL CREST DR
PARKER LN
ELMONT DR
TOWN LAKE CIR
IH-35
0 125 250 500 Feet

EXH

SHEET

SCALE: 1"=400' DATE: 12/05/08

FILE: [illegible]

DRAWN BY: DBK

DESIGNED BY: RR

REVIEWED BY: RR

PROJECT NO.: 1799-01.02

SOUTH SHORE DISTRICT P.I.D.

GRAYCO PARTNERS

DRAINAGE AREA EXHIBIT

Bury+Partners

ENGINEERING SOLUTIONS

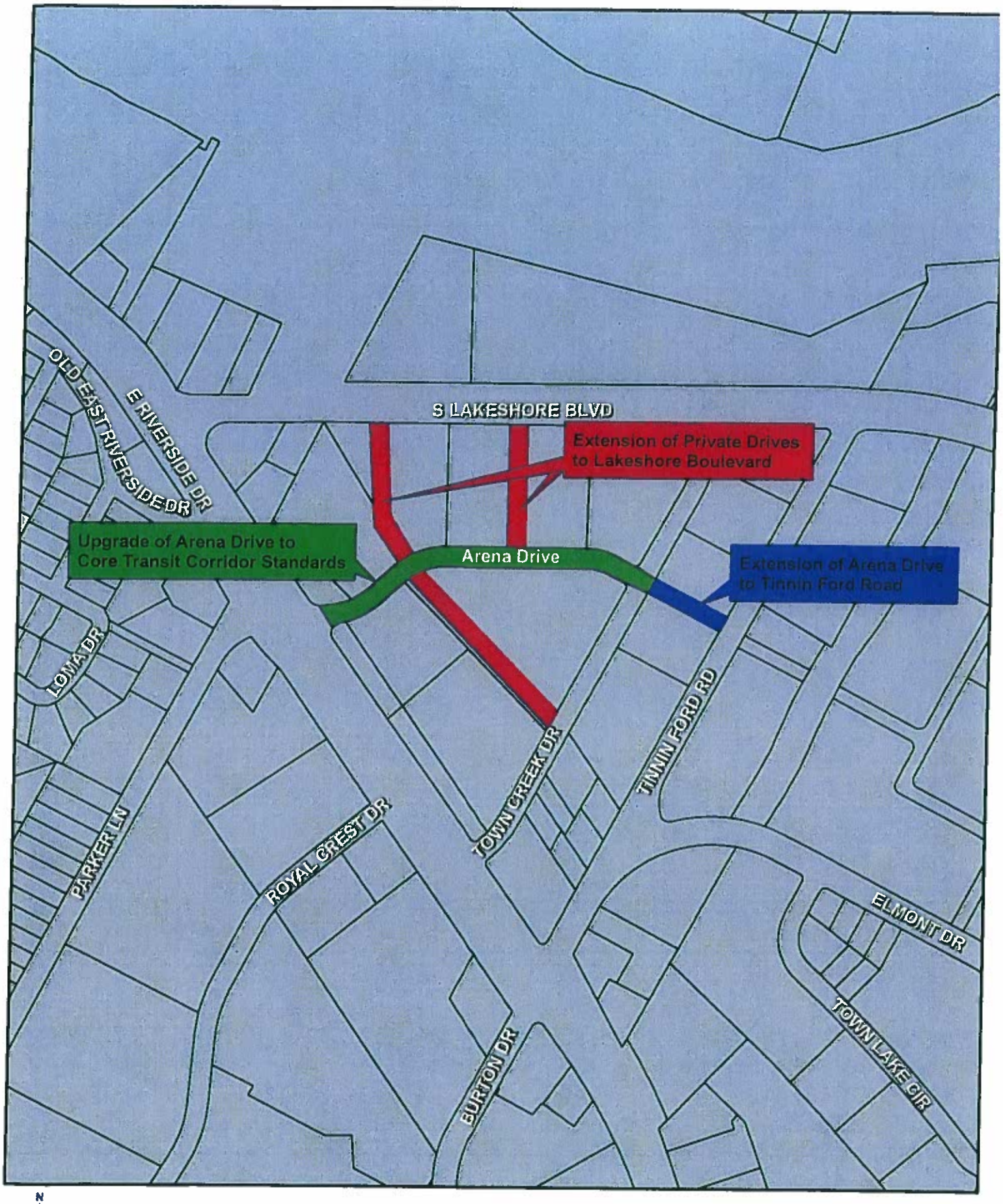
[illegible]

Tel. [illegible] Fax [illegible]

Bury+Partners, Inc. ©Copyright [illegible]

SHEET 1 OF 1	PLOTTING SCALE: 1" = 1'	SOUTH SHORE DISTRICT	ELEVATION EXHIBIT	Bury+Partners ENGINEERING SOLUTIONS
	DRAWN BY: LKS	GRAYCO PARTNERS		
	DESIGNED BY: RJR			
	REVIEWED BY: RJR			
	PROJECT NO.: 1163-01.00			

DATE	NO.	REVISION	APPROVED



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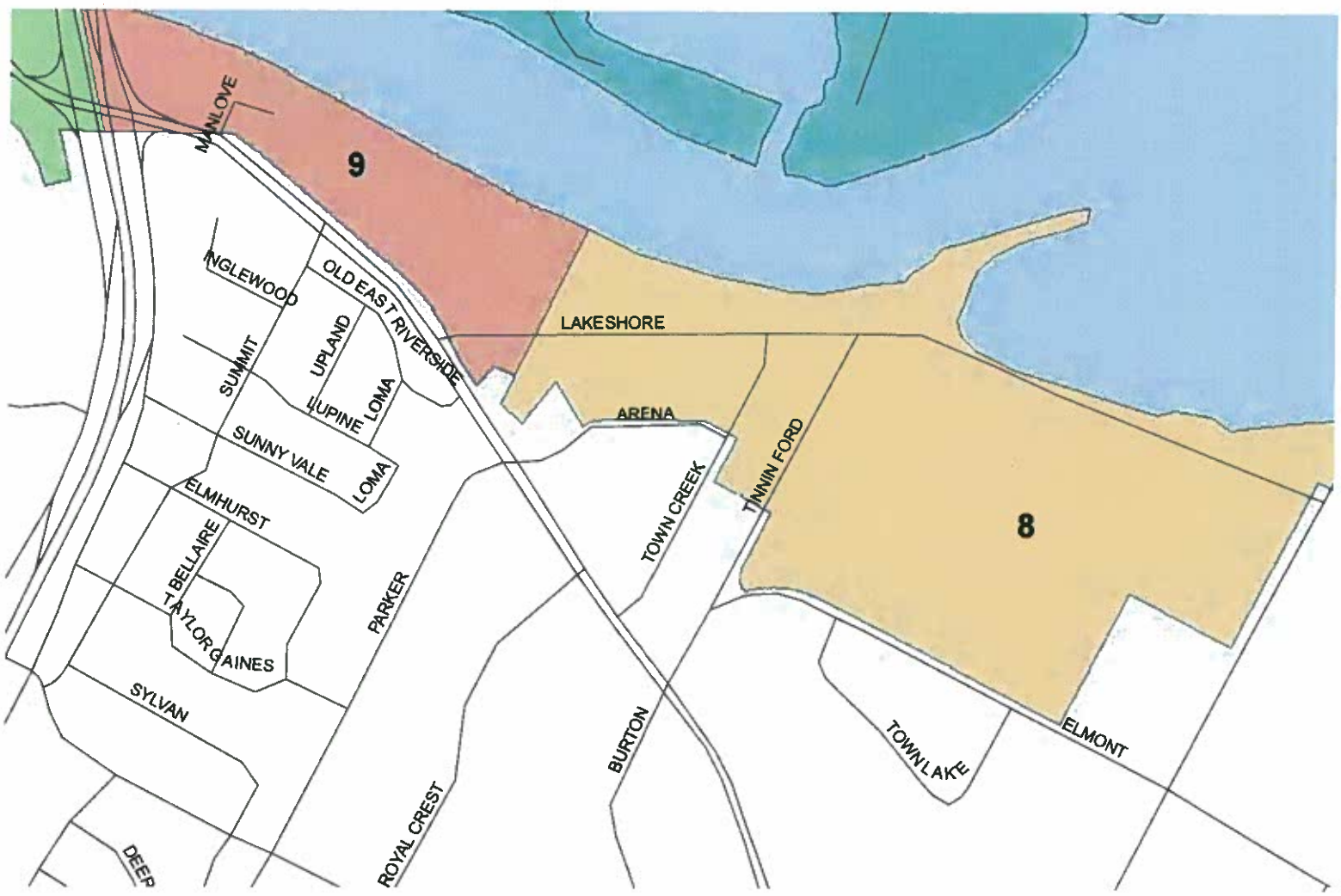
Southshore PUD Road Connectivity Exhibit

FIGURE 1

SOUTH SHORE PUD TIA
BIKE LANE CONSTRUCTION



South Lakeshore Sub-District of the Waterfront Overlay

§ 25-2-741 SOUTH LAKESHORE SUBDISTRICT REGULATIONS

(A) This section applies in the South Lakeshore subdistrict of the WO combining district.

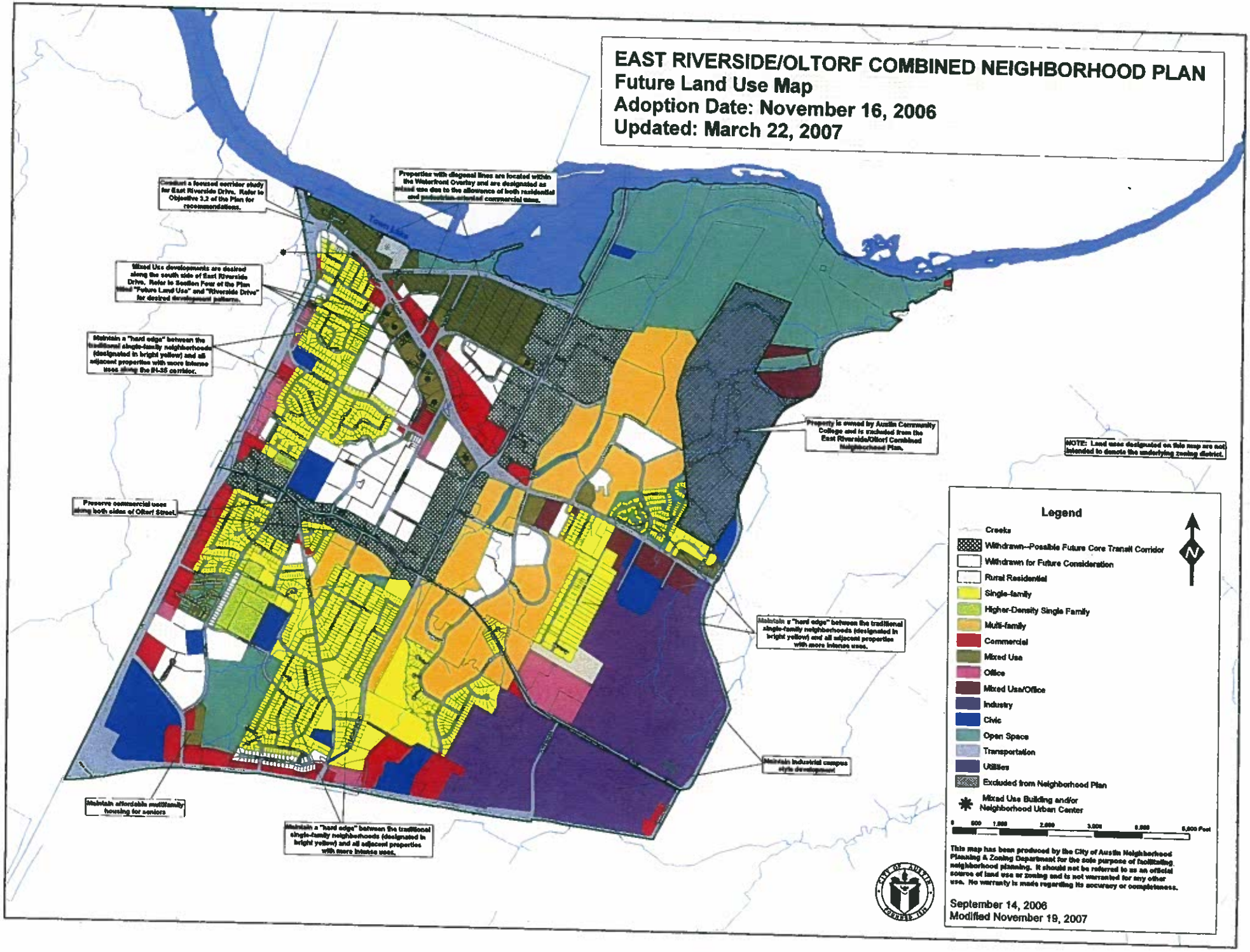
(B) The primary setback lines are located:

(1) 65 feet landward from the Town Lake shoreline; and

(2) 50 feet south of Lakeshore Boulevard.

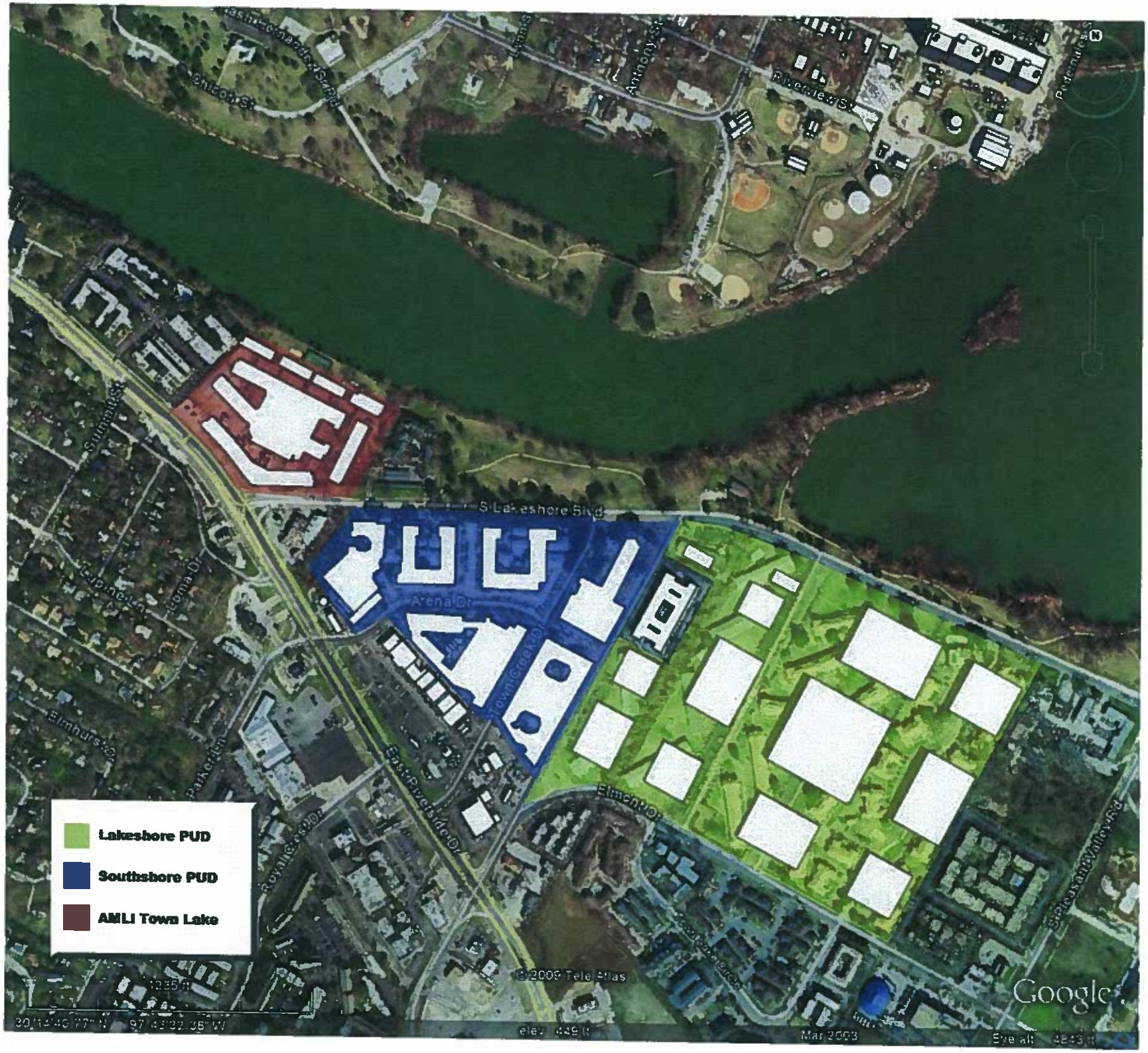
Source: Section 13-2-702(h); Ord. 990225-70; Ord. 031211-11

EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN
Future Land Use Map
Adoption Date: November 16, 2006
Updated: March 22, 2007



JIFFY LUBE
FUTURE TRANSIT-ORIENTED DEVELOPMENT
MUZNY CAR WASH
WALGREENS

40′
60′
120′
90′
75′
S LAKESHORE BLVD
SITE
ARENA DR
TOWN CREEK DR
TINNIN FORD RD
PARKER LN
RIVERSIDE DR E
ROYAL CREST DR
ELMONT DR
TOWN LAKE CIR
N
S
E
W
40′
60′
75′
90′
120′


Lakeshore PUD
Southshore PUD
AMLI Town Lake
S Lakeshore Blvd
Arena Dr
Town Creek Dr
East Riverside Dr
Elmont Dr
Royal Crest Dr
Parkside Ln
Elmhurst Dr
Summit St
Loma Dr
Chicon St
Anthony St
Riverside St
Pleasant Valley Rd
© 2009 Tele Atlas
Google
Mar 2003

Lady Bird Lake
S Lakeshore Blvd
Avenal Dr
Elmont Dr
East Riverside Dr
Royal Crest Dr
S Pleasant Valley
Southshore PUD
Lakeshore PUD
© 2009 Tele Atlas
Google

Primary
SOUTH LAKESHORE
Primary
Nash Hernandez Sr Rd
496 ft
Image U.S. Geological Survey
© 2009 Tele Atlas
Image USDA Farm Service Agency
EAST RIVERSIDE
Summit St
Google

Royal Crest Dr
East Riverside Dr
© 2009 Tele Atlas
Google

Image U.S. Geological Survey
© 2009 Tele Atlas
Image © 2009
Image USDA Farm Service Agency
Google

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-2008-0087
Contact: Stephen Rye, 512-974-7604
Public Hearing:
September 23, 2008 Planning Commission

☒ **I am in favor**
☐ **I object**

Blake Coleman
Your Name *(please print)*

1818 S. Lakeshore Blvd #12
Your address(es) affected by this application

Signature

9/13/08
Date

Comments: I think this would be great for the area.

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Stephen Rye}
P. O. Box 1088
Austin, TX 78767-8810

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Public Hearing:
September 23, 2008 Planning Commission

☑ I am in favor
☐ I object

CHARLES MORRISON
Your Name *(please print)*

1717 WEST 6TH 78703
Your address(es) affected by this application

Signature: _____ Date: 9-15-08

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Stephen Rye}
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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For additional information on the City of Austin's land development process, visit our website:

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Case Number: C814-2008-0087
Contact: Steve Rye, 512-974-7604
Public Hearing:
February 10, 2009 Planning Commission

☑ **I am in favor**
☐ **I object**

J. B. Hightower
Your Name *(please print)*

1818 S. Lakeshore Blvd #19
Your address(es) affected by this application

John B Hightower — 2/2/09
Signature — Date

Comments: Please force Grayco to demolish the crime plagued fivetrap apartments they emptied. Transients live there, drug deals go on there. This is a crime blight on our neighborhood. Help!

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☑ **I am in favor**
☐ **I object**

Carmen E. Harp
Your Name *(please print)*

1201 Tinnin Ford Rd #35 Austin TX 78741
Your address(es) affected by this application

Signature

09/24/08
Date

Comments:

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Dawnna Hyndman
Your Name *(please print)*

☐ I am in favor
☐ I object

1801 S. LakeShore #160 Austin 78741
Your address(es) affected by this application

Dawnna Hyndman 9/13/08
Signature Date

Comments: The only way I'd be in favor of rezoning is if I was still placed in this surrounding area. I am not familiar with Austin, I have no means of transportation, and I'm on disability also I have no way to move myself or my things or the finances to do so. thankyou for listening

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☐ I am in favor
☑ I object

Carol Ann Cederstrom
Your Name *(please print)*

1801 S. Lakeshore Blvd #161 Austin TX 78741
Your address(es) affected by this application (512) 461-6570

Carol Ann Cederstrom — 9/19/08
Signature — Date

Comments: This move will be the 2nd time I've moved for this project in the last 1½ yrs. I lived at 1200 South Lakeshore for 9 yrs. prior to the destruction of Lakeshore Apts. Now, because someone with money wants to live on the water, the City of Austin is willing to destroy the homes of poorer residents. I'm concerned because no one questioned the fact that several barnswallow homes have already been destroyed, squirrel homes and other animals since this project began. This is not to mention the trees at the Lakeshore site. If we are interested in green living this is not the goal of this project - it's money. Since this project I've seen residents moved out that like me cannot afford higher rent - some had no place to go even though they worked. You will move on but - because money is better for you - despite destroying my building we need to be promised housing at the same price and same living space.

When will Austin take care of its own?

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☒ **I object**

AMY LAGADINOS
Your Name *(please print)*

1333 Avenue #142
Your address(es) affected by this application

Amy L
Signature

02-12-09
Date

Comments:

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Shane Sayrahder
Your Name *(please print)*

1818 S Lakeshore Blvd #37, Austin, TX 78741
Your address(es) affected by this application

Signature — Date: 2-3-09

Comments: Go around our property! Less money and better for everyone!

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