

[illegible]

- [illegible]

- [illegible]

## CRITERIA TABLE

[illegible]

\* SEE TABLE DN SHEET 1 ON TAC CARD USE PLANS FOR ORACLE HEIGHTS.  
 \*\* SET PLANS WILL BE GOVERNED BY COMMERCIAL DESIGN STANDARDS FOR BUILDING PLACEMENTS.  
 \*\*\* SEE 404C & FOR WAREHOUSE INTERIORS COVER



### VICINITY MAP

## 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 SOUTHSORE 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, HERMS, 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 30 FEET.
  - d. BUILDING COVERAGE SHALL NOT EXCEED 80% 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 30 FEET.
  - d. THE SETBACK SHALL EXTEND 100 FEET FROM THE LAKESHORE BOULEVARD PROPERTY LINE AND THE BUILDING COVERAGE SHALL NOT EXCEED 80% 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 LTRA, 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 MF1;
  - 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 \$25,000 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 STEPPEDS, SHALL EXCEED THE MINIMUM 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. 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:

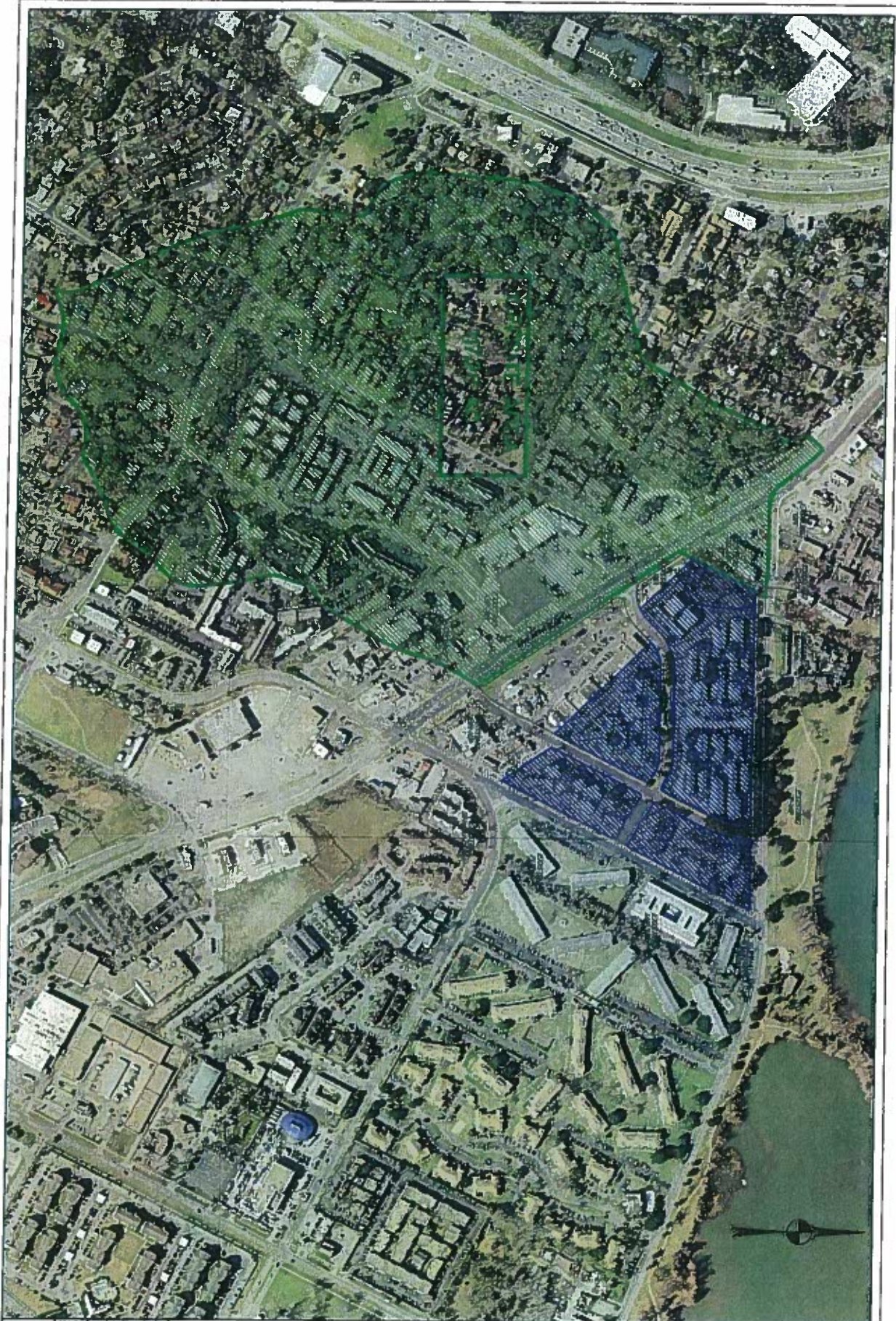
THE PUD SPECIFIC PERFORMANCE STANDARD IDENTIFIED HEREIN SHALL APPLY IN LIEU OF OTHERWISE APPLICABLE CODE SECTIONS, CITY REGULATIONS OR THE CITY POLICIES:

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 SECTION 25-4-401 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR ADDITIONAL PERMITTED USES AS INDICATED ON THE PUD PLAN.
4. MODIFICATION TO SECTION 25-8-302 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 25-2-241(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.









**EXH**  
SHEET

SCALE 1"=500' DATE 12/05/00  
PLAN SHEET 1 OF 1  
DRAWN BY: DM  
DESIGNED BY: DM  
REVIEWED BY: DM  
PROJECT NO. 1700-0432

**SOUTH SHORE DISTRICT P.U.D.**  
**GRAYCO PARTNERS**

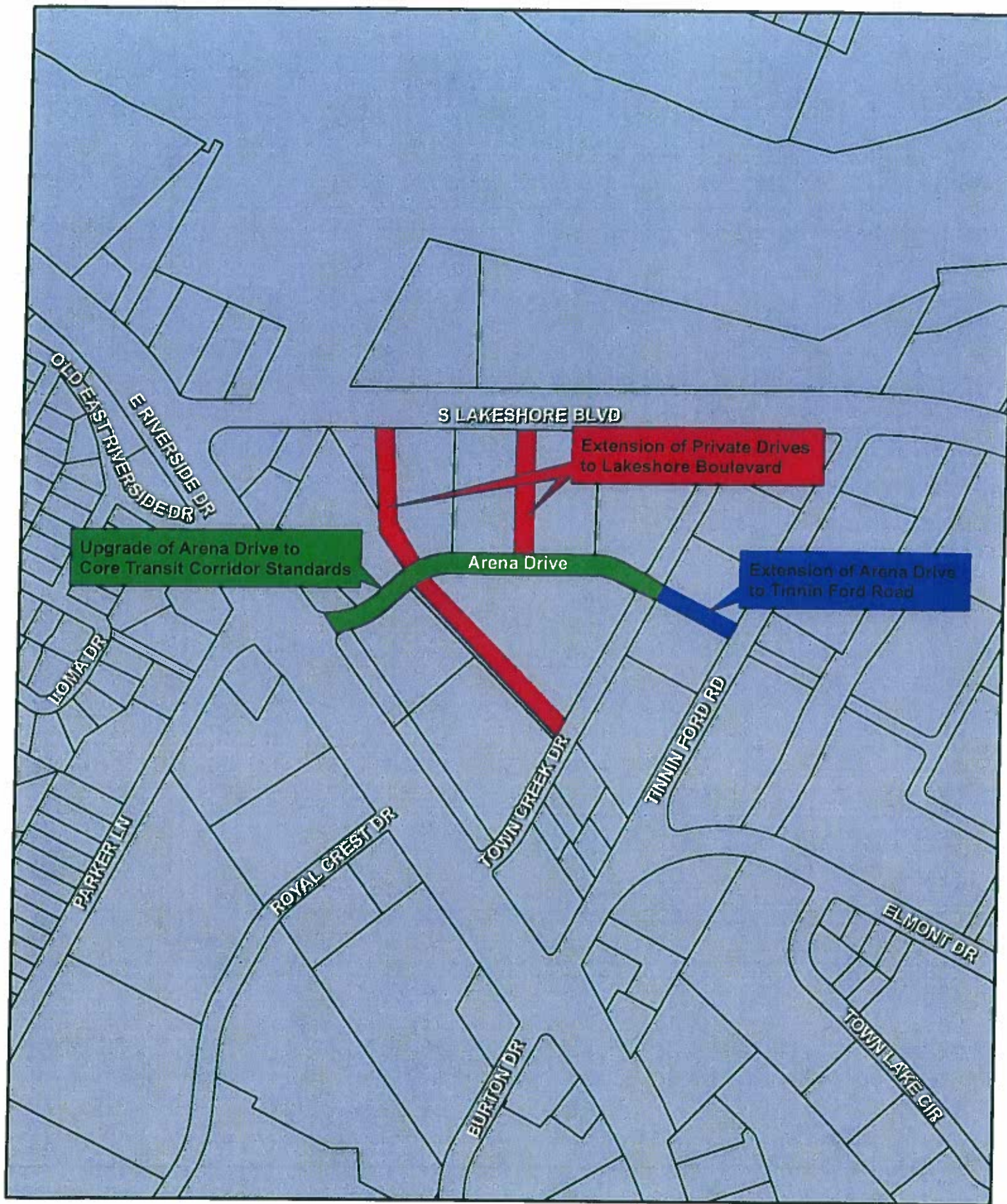
**DRAINAGE AREA EXHIBIT**

**Bury+Partners**  
ENGINEERING SOLUTIONS  
801 West North Street, Suite 200, Austin, Texas 78701  
Tel: (512) 451-1011 Fax: (512) 451-1015  
bury@partners.com Copyright 2000









**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

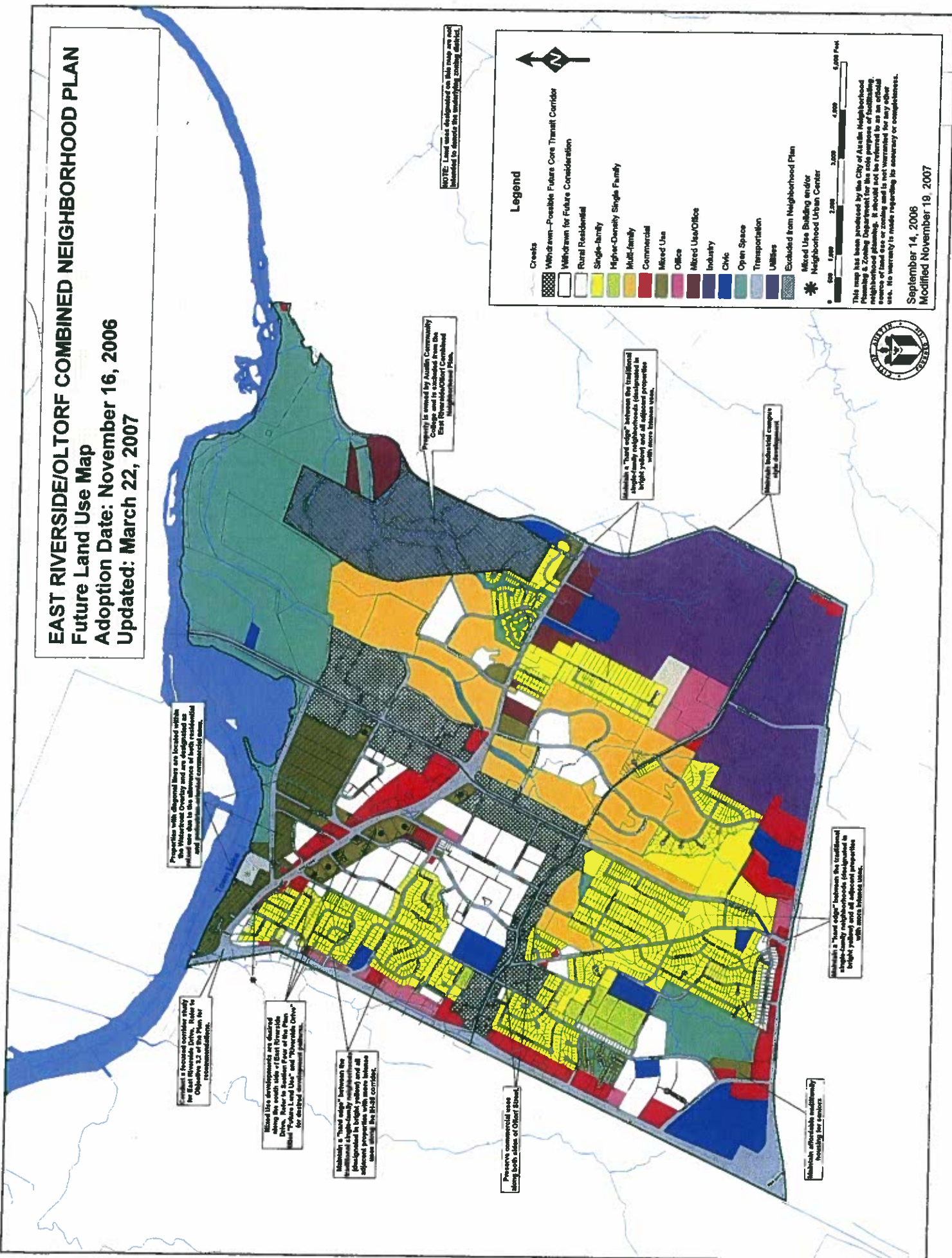


# EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN

## Future Land Use Map

Adoption Date: November 16, 2006

Updated: March 22, 2007











**Lakeshore PUD**

**Southshore PUD**

**AMLI Town Lake**

Google

30°14'42.77" N 97°43'12.38" W 1235 ft  
elev 449 ft  
May 2003  
Eye alt 48.3 ft



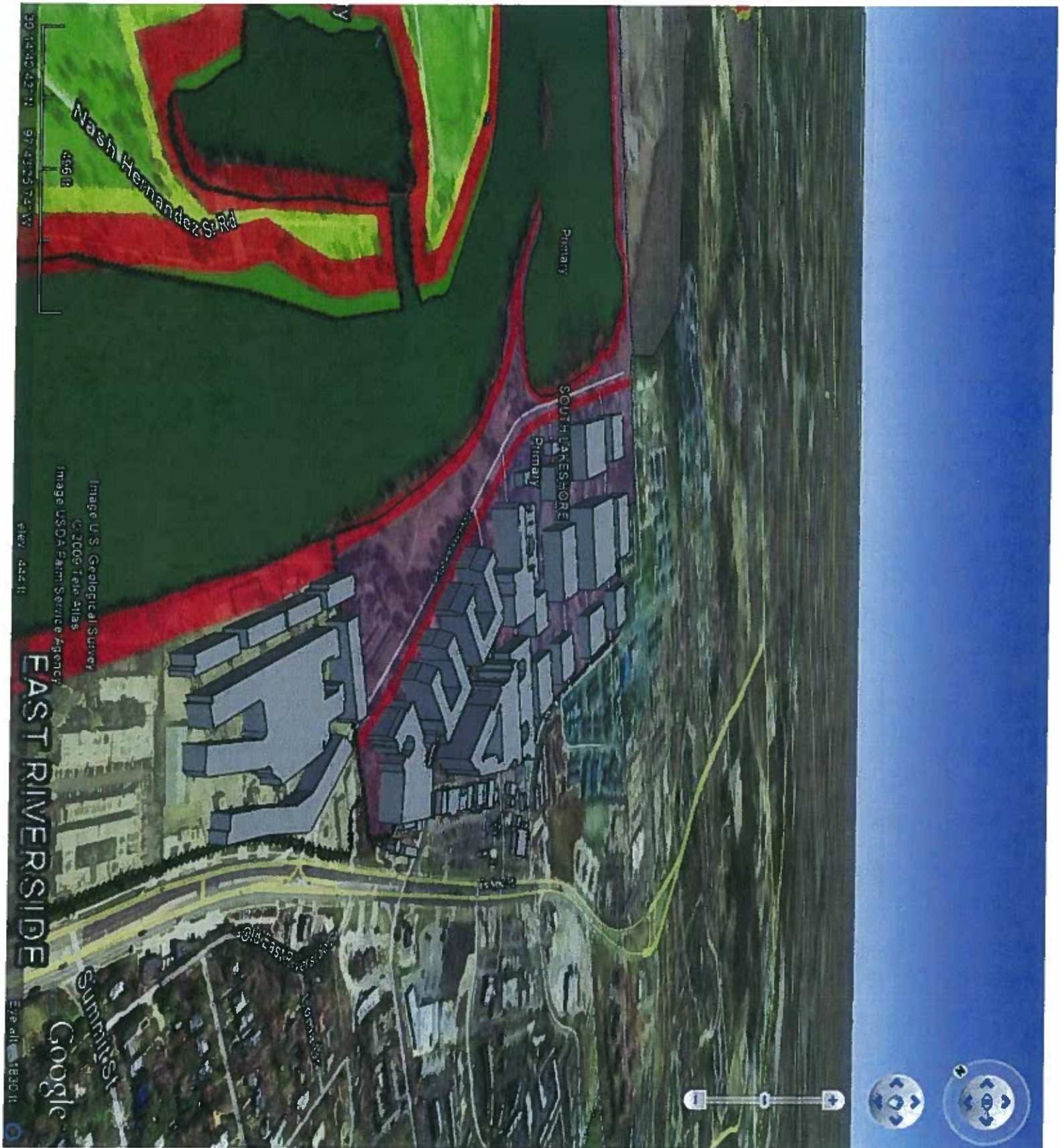
Lady Bird Lake

Southshore PUD

Lakeshore PUD







30 14405.427 N 97 4325.747 W

896 ft

Nash Hernandez St Rd

Primary

SOUTH LAKESHORE

Primary

Image U.S. Geological Survey

© 2006 Tele Atlas

Image USDA Farm Service Agency

elev. 444 ft

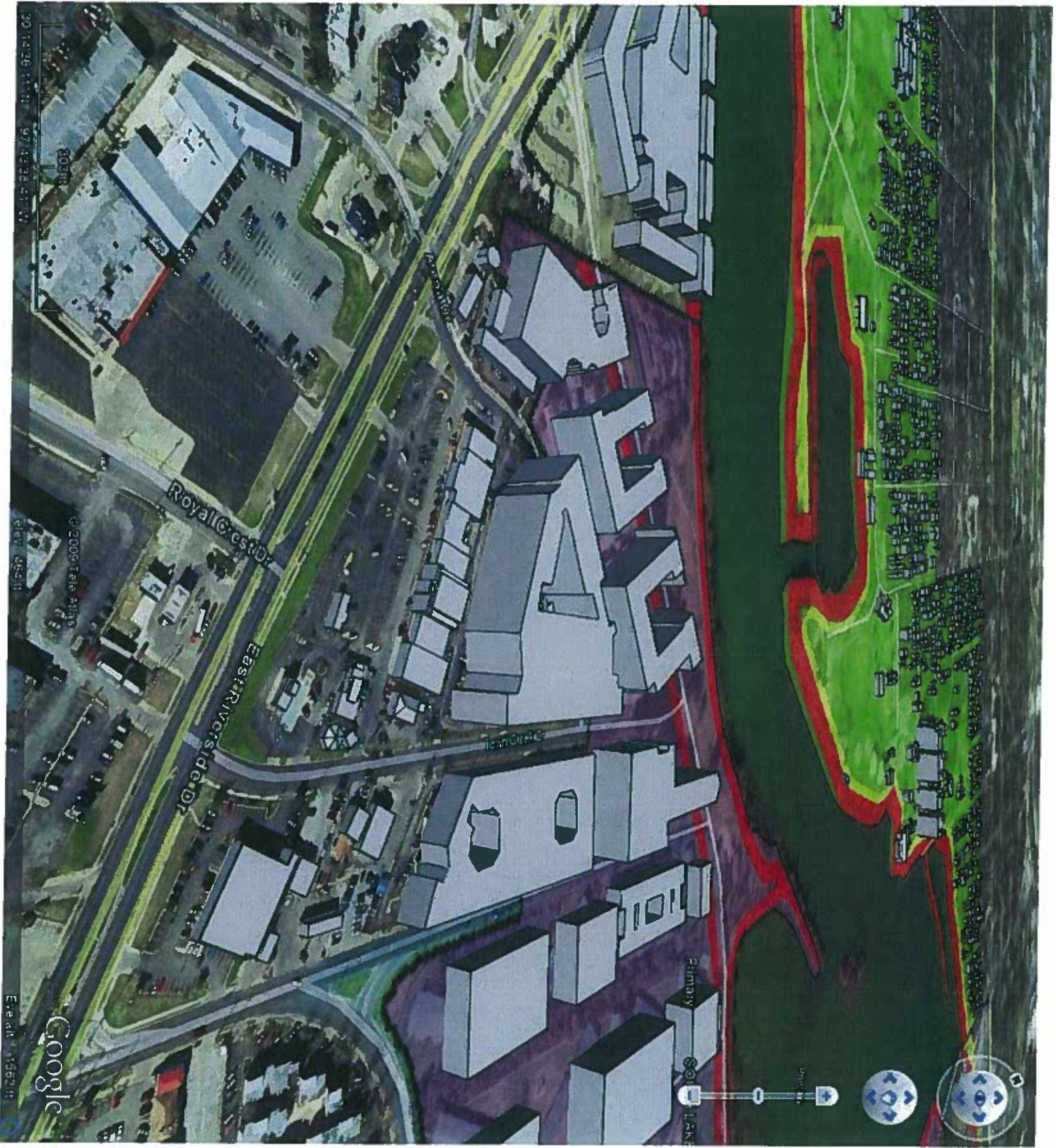
EAST RIVERSIDE

Summit

Google

Eye alt 1830 ft





2014/26 11:11 97.4532 47.00

©2009 Tele Atlas

Eye alt: 11562 ft

Google

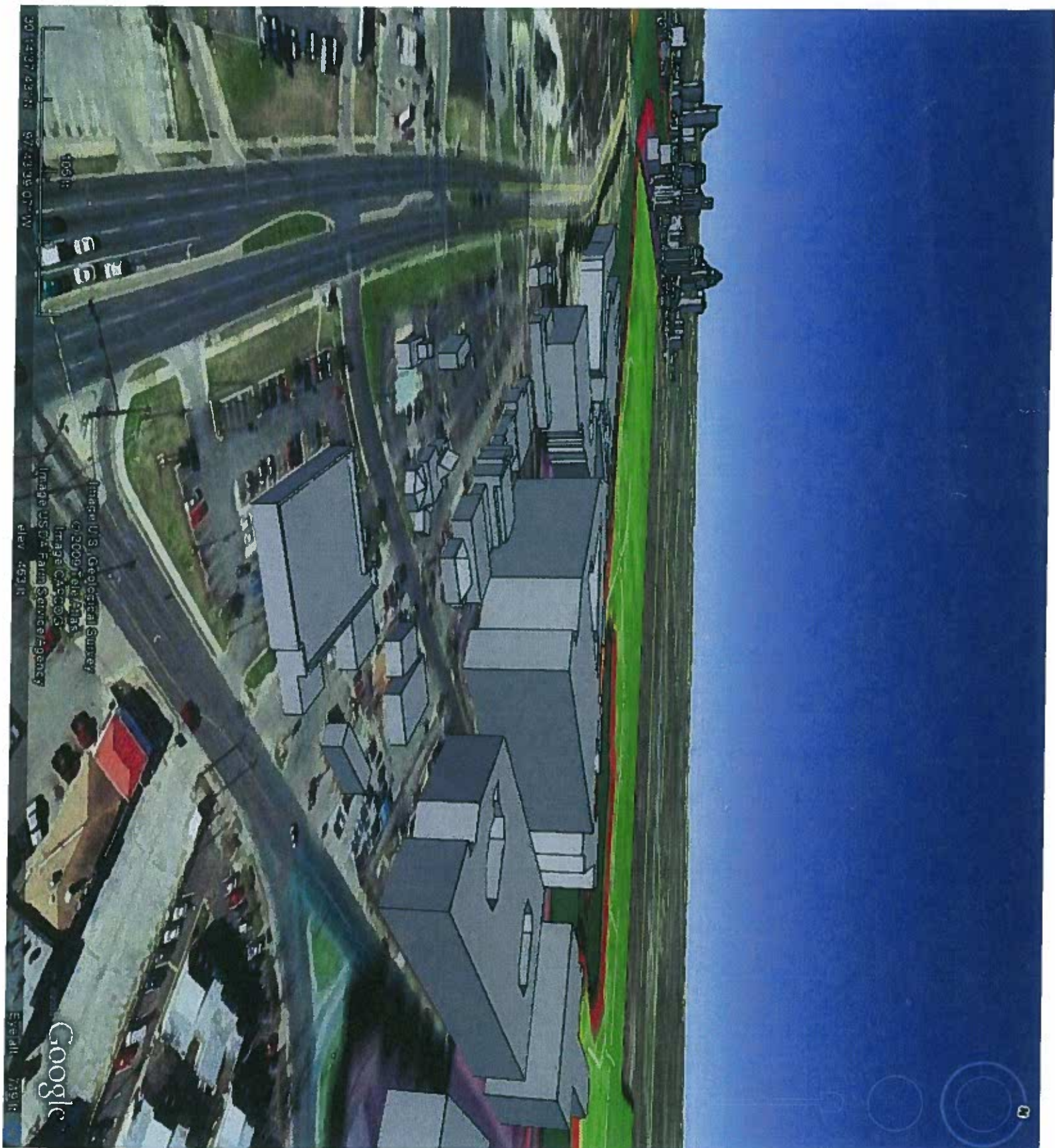
Royal Crest Dr

East Riverside Dr

Lawrence Dr

Primary School Lake





30°14'27.43"N 87°43'35.07"W

105 ft

Image U.S. Geological Survey

© 2009 Data/Atlas

Image CA 5003

Image USDA Farm Service Agency

elev. 463 ft

Google

Eye Alt 739 ft



## 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](http://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

Your Name (please print)

Blake Coleman

☒ I am in favor  
☐ I object

Your address(es) affected by this application

1818 S. Lakeshore Blvd # 12

Signature

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



## 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](http://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

*CHAPLES MORRISON*

Your Name (please print)

*1117 WEST 6TH 78703*

Your address(es) affected by this application

*Chm Morrison*

9-15-08

Signature

Date

Comments:

☒ I am in favor  
☐ I object

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

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](http://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: Steve Rye, 512-974-7604

Public Hearing:

February 10, 2009 Planning Commission

Your Name (please print)

J. B. Hightower

☒ I am in favor  
☐ I object

Your address(es) affected by this application

1818 S. Lakeshore Blvd #19

Signature

Date

John B. Hightower

2/2/09

Comments:

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

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Steve Rye, }

P. O. Box 1088

Austin, TX 78767-8810



## 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](http://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

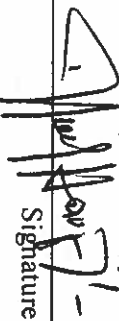
Your Name (please print)

Barren E. Harp

☒ I am in favor  
☐ I object

Your address(es) affected by this application

1201 Timm Ford Rd #35 Austin TX 78741



Signature

09/24/08

Date

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



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

*Dawn Hyndman*  
Your Name (please print)

☒ I am in favor  
☐ I object

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

*Kawana Hyndman*  
Signature  
9/3/08  
Date

Comments: The only way I'd be in

favor of rezoning is if I was  
still placed in this surround-  
ing area. I am not familiar  
with Austin, I have no means  
of transportation, and I have  
an disability also I have  
no way to move myself or  
my things or the finances  
to do so. Thank you for listening

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



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

Carol Ann Oederstrom

Your Name (please print)

1801 S. Rakestraw Blvd #261 Austin TX 78741

Your address(es) affected by this application  
(512) 461-6572

*Carole Ann Pedott*

9/19/08

**Signature**

Date \_\_\_\_\_

[illegible]

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

g and Zoning Department we need to be promised housing of the same price as the same price as the same. During 5,000 when will question the case of it.



## 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](http://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:** Steve Rye, 512-974-7604

**Public Hearing:**

February 10, 2009 Planning Commission

Your Name (please print)

Amy LABADINOS

☐ I am in favor  
☒ I object

Your address(es) affected by this application

1333 Stone #142

Amy Labadinos

Signature

02-12-09

Date

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Steve Rye,}

P. O. Box 1088

Austin, TX 78767-8810



## 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](http://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: Steve Rye, 512-974-7604

Public Hearing:

February 10, 2009 Planning Commission

Your Name (please print)

Shane Settabler

☐ I am in favor  
☒ I object

Your address(es) affected by this application

1818 Lakeshore Blvd #37, Austin, TX 78741

Signature

*Shane Settabler*

Date

2-5-09

Comments:

Go around our property, less meet and better for everyone.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Steve Rye, }

P. O. Box 1088

Austin, TX 78767-8810



September 17, 2009

*Re: Bike Parking and Facilities Recommendations for the Grayco, South Shore PUD*

Dear City of Austin Council Members,

The Austin Bicycle Advisory Council (BAC) would like to express our support for the inclusion of specific mandates for bicycle parking facilities and employee showers in the Grayco Town Lake Investments South Shore Planned Unit Development. We understand that these requirements may be included in the PUD Ordinance, or by way of Public Restrictive Covenant, or a combination of both.

The South Shore PUD's location and direct access to the Town Lake Hike and Bike Trail makes it ideally suited for bicycle and "End-of-Trip" facilities. "End-of-Trip" facilities can be defined as support facilities for bicycling, such as bicycle parking or shower and changing facilities. With the Town Lake Trail, residents and employees alike will have access to a safe route completely dedicated to bicyclists and pedestrians, connecting them to numerous points of interest within the City.

The BAC would like for the following language to be included in the requirements for the development of the South Shore PUD:

**1. BICYCLE LANES:**

- a. Provide bicycle lanes as recommended per the City of Austin adopted bicycle plan. Additionally, it is recommended that Sharrows (shared lane markings) be installed on both sides of the Private Drives which run north/south from Arena Drive to South Lakeshore Blvd. It is recommended to install bicycle lanes on both sides of Town Creek Drive based on both the estimated car trips and the cost estimates that favor bike lanes, and that the TIA memo be amended accordingly regarding fiscal and recommended improvement. Additionally, the bicycle program will amend the bicycle plan to add Tinnin Ford, but we do not recommend removing Town Creek from the plan, further warranting the bicycle lanes as originally planned. We understand that currently bicycle lanes are proposed on South Lakeshore Blvd, Tinnin Ford Drive, and Arena Drive, along with fiscal posting for the developers pro rata share of the cost of those bicycle lanes. We also understand that a bike trail has been proposed around the Wet Pond at the Northwest corner of the property and that the developer is proposing to fund portions of the bicycle facility installation above and beyond the required amount (which will be outlined in the TIA and/or the Staff Report) and that the estimates for a pro rata share by the developer would include any required signs and the cost of resurfacing any streets which would need it to accommodate the bicycle lanes.
- b. The City's Right of Way along the PUD's street frontage on South Lakeshore Drive does not currently have a sidewalk, because the numerous existing protected oak trees make its construction infeasible. A pedestrian crosswalk has been proposed by the Developer to provide a safe means to cross South Lakeshore Drive. There is also a Capital Metro bus stop along this street frontage, with no sidewalks connecting to it. We would support the construction of a trail within the PUD's 50'-0" waterfront overlay setback to further enhance bicycle and pedestrian connectivity to and through the neighborhood to the Town Lake Hike and Bike Trail to the North.

**2. BICYCLE PARKING REQUIREMENTS:**

- a. Bicycle parking spaces shall be required at 10% of required motor vehicle parking. This requirement exceeds the bicycle parking required by current City Code.
- b. Of the bicycle parking spaces required above, one-half shall be a "CLASS I" racks/parking spaces, as defined by the City of Austin Transportation Criteria Manual

or a locked bicycle storage room (with a means to secure individual bicycles within the room).

- c. Review and approval of bicycle parking placement by the City of Austin Bicycle Program is required prior to site plan approval,
  - i. OR, the PUD may follow the requirements for bicycle parking placement as per the Oregon Bicycle and Pedestrian Planning and Design Manual, published by Oregon Department of Transportation.

**3. END-OF-TRIP FACILITIES REQUIREMENTS:**

- a. Any buildings that contain a cocktail lounge use and/or contain cumulative GR uses larger than 5,000 square feet in size shall trigger a shower requirement (showers may be located outside of building in a common area accessible to all buildings triggering this requirement). Any buildings that contain a cocktail lounge use and/or cumulative GR uses larger than 20,000 square feet shall have one shower facility each for both sexes at a minimum. Showers shall be separately accessible from commercial/retail toilet facilities. Any buildings that contain a cocktail lounge use and/or cumulative GR uses larger than 5,000 square feet, but less than 20,000 square feet in size shall contain one unisex shower. Any shower requirement shall be accompanied by an associated changing/personal item storage area.

The climate in Austin, Texas is such that the provision of "End-of-Trip" facilities is vital to encourage ridership for the future employees of the retail and commercial components of the South Shore PUD. Providing these employees a safe place to secure their bicycles, showers and dressing rooms to change into work clothes, and lockers to secure their belongings for the day would be viewed as an amenity to many potential retail and commercial space leasees.

Since 2006, reported bike theft in Austin has increased an average of 17% per year. Austin City Council recently passed two ordinances to address this issue: Bike Plan Ordinance No. 20090611-075 and the Theft Resolution No. 20090521-037. By providing Class I bicycle storage in the Bicycle Parking Requirements, the future residents and employees will have a safe and protected location to secure their bicycles from theft or vandalism. This reinforces the recommendations made in the 2009 City of Austin Bicycle Plan and in City Ordinances recognizing the need for long-term parking facilities to accommodate cyclists who expect to secure their bicycles for longer than two hours.

Grayco Town Lake Investments has previously agreed to seek a Three-Star Rating through the Austin Energy Green Building Program. The facilities proposed by the BAC augment the Developer's commitment to environmentally responsible planning and development. The BAC's proposed PUD language is directly related to the requirements of Site Credit 5b, Bicycle Use published in the Austin Energy Green Building Program Commercial Guidebook, with enhancements that are specific to the South Shore PUD. Adopting these recommendations will aid in achieving a Three-Star Rating.

The Austin Bicycle Advisory Council works with the City's Department of Public Works Bicycle and Pedestrian Program Coordinator to "advise the Bicycle and Pedestrian Program and all other departments of the City, and other jurisdictions which address transportation issues, on all matters related to the use of bicycles". The BAC is comprised of nine full-standing members and ten alternates selected to represent a complete cross-section of Austin cyclists - acting as a neighborhood association for the bicycling community. Many of our members serve in other organizations which support bicycle advocacy, including: Urban Transportation Commission, TXDOT Bicycle Advisory Council, League of Bicycling Voters, Austin Cycling Association, Yellow Bike Project, and neighborhood associations throughout the City. Part of our role is to recommend improvements during critical planning stages that will encourage cycling.



The BAC feels that the requirements listed above for the South Shore PUD supports the Department of Public Works Bicycle and Pedestrian Program's goal to incorporate the bicycle into the City's transportation system. The bike lanes will increase access to the development for a larger skill variety of riders. Secure, convenient bike storage will encourage non-car trips by both employees and customers reducing the need for expensive car parking and the impact on the surrounding road network. End-of-Trip facilities will help the employers maintain a desirable, professional workplace for the growing number of alternative transportation users.

The South Shore PUD will set a precedent for future re-development projects of this scope and creating clear, attainable standards for End-of-Trip cycling facilities will inform future development projects on how to best meet the needs of the cycling public. With the City Council's approval to adopt the proposed language into the South Shore PUD zoning requirements, we can continue to bolster the bike friendly attributes within our great city. Thank you for your time and consideration in this matter.

Sincerely,

The Austin Bicycle Advisory Council

Points of Contact: C. Denise Shaw (512-560-8655) and Eileen Schaubert (512-426-4851)





PUD NOTES:

1. DEVELOPMENT OF THE PUD IS GOVERNED BY (1) THE ZONING ORDINANCE APPROVING THE PUD ZONING BASE DISTRICT FOR THE PROPERTY, (2) THE PUD LAND USE PLAN, AND (3) 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-8 SITE DEVELOPMENT STANDARDS ARE APPLICABLE TO SOUTHSIDE PUD CRITERIA SPECIFICALLY 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-8 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 14% OF GROSS SITE AREA.
5. APPROVAL OF THIS PUD DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE LAND DEVELOPMENT CODE (LDC) IN THE PRELIMINARY PLAN, FINAL PLAN, 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 AREA 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 AREA. 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 PLANNING AND DEVELOPMENT REVIEW DEPARTMENT IS REQUIRED FOR ALL DEVELOPMENT, UNLESS OTHERWISE EXEMPT UNDER THE CITY OF AUSTIN LAND DEVELOPMENT CODE (LDC).
9. THIS PROJECT WILL PARTICIPATE IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM OR THE PROPERTY OWNER(S) OR SITE PLAN APPLICANT MAY APPLY FOR 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 PLAN OR SEPARATE INSTRUMENT.
12. LANDSCAPING FOR ANY DEVELOPMENT WITHIN THE PUD WILL EXCEED THE LANDSCAPE REQUIREMENTS SET FORTH IN THE LDC AND ENVIRONMENTAL CRITERIA MANUAL (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 GROW GREEN NATIVE AND ADAPTED LANDSCAPE PLANT GUIDE. THE REMAINING 20% OF THE LANDSCAPE AREAS SHALL USE NON-INVASIVE SPECIES.
13. ALL BUILDINGS SHALL BE REQUIRED TO MEET THE CITY'S PUD GREEN BUILDER PROGRAM AT A 3 STAR 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 NET POND FULLY IN ACCORDANCE WITH EXISTING CITY OF AUSTIN DESIGN CRITERIA, AND SHALL BE DESIGNED TO CAPTURE APPROXIMATELY ONE HUNDRED (100) ACRES OF OFF-SITE DRAINAGE AREA. SHOULD THE REGIONAL NET 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 THE ENTIRE OFF-SITE DRAINAGE AREA SHALL BE PROVIDED BY UTILIZING THE NET POND, VEGETATIVE FILTER STRIPS, RAFT CARBENS, BERMS, OR OTHER INNOVATIVE WATER QUALITY METHODS, OR ANY COMBINATION THEREOF. THE WATER QUALITY CONTROL METHODS EMPLOYED TO TREAT ON-SITE WATER, INCLUDING ARENA DRIVE, TOWN CREEK DRIVE, AND ALL DRIVEWAYS WITHIN THE AREA BOUNDED BY RIVERSIDE DRIVE, TOWN FORD ROAD, AND LAKESHORE BLVD., SHALL RESULT IN POLLUTANT REMOVAL EFFICIENCIES MEETING OR EXCEEDING THE STANDARDS ACHIEVED IN THE TREATMENT OF OFF-SITE 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 ACTIVITIES.
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: (1) SUB-GRADE OR PARTIALLY SUB-GRADE, OR (2) WRAPPED BY LYNNIC 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 20 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 70% FROM THE 50 FOOT PRIMARY WATERFRONT OVERLAY BOUNDARY TO 180 FEET FROM THE LAKESHORE BOULEVARD PROPERTY LINE FOR AREA 2, AND THE NORTHERN FACADE OF THE BUILDING ON AREA 2 SHALL OPEN TO A COURTYARD OR PRIVATE AMENITY DECK EITHER AT GRADE OR ON TOP OF ANY PARKING PODIUM STRUCTURE. THE MAXIMUM HEIGHT OF SUCH PARKING PODIUM STRUCTURE SHALL BE 32 FEET AS MEASURED PER SECTION 25-1-21(46) OF THE LDC.
  - 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 ARTS PROVIDING FOR THE SALE AND CONSUMPTION OF REFRESHMENTS WITH INDOOR OR OUTDOOR SEATING.
19. BUILDING COVERAGE SHALL NOT EXCEED 50% FROM THE 30 FOOT WATERFRONT OVERLAY BOUNDARY TO 180 FEET FROM THE LAKESHORE BOULEVARD PROPERTY LINE FOR AREA 3, AND THE NORTHERN FACADE OF THE BUILDING ON AREA 3 SHALL OPEN TO A COURTYARD OR PRIVATE AMENITY DECK EITHER AT GRADE OR ON TOP OF ANY PARKING PODIUM STRUCTURE. THE MAXIMUM HEIGHT OF SUCH PARKING PODIUM STRUCTURE SHALL BE 32 FEET AS MEASURED PER SECTION 25-1-21(46) OF THE LDC.
20. 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 BOULEVARD, 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 BUILDINGS SHALL BE LOCATED EITHER: (1) SUB-GRADE OR PARTIALLY SUB-GRADE, OR (2) WRAPPED BY LYNNIC 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 20 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 50% FROM THE 50 FOOT PRIMARY WATERFRONT OVERLAY BOUNDARY TO 300 FEET FROM THE LAKESHORE BOULEVARD PROPERTY LINE.
  - e. FOR THE BUILDINGS LOCATED ON AREA 4, AT LEAST 80% OF THE NET FRONTAGE LENGTH OF THE PROPERTY WITHIN THE PUD ALONG LAKESHORE BOULEVARD SHALL NOT CONSIST OF CONTINUOUS BUILDING FACADE, PROVIDED THAT SUCH CALCULATION SHALL BE APPLICABLE TO A HEIGHT OF 35 FEET FROM THE BASE OF THE BUILDINGS.
20. IF AN AT-GRADE PEDESTRIAN CROSSWALK IS PERMITTED BY THE CITY OF AUSTIN ON LAKESHORE BOULEVARD AT ANY POINT DIRECTLY ADJACENT TO THE PROJECT, THE PROPERTY OWNER(S) OF THE PROJECT SHALL BE RESPONSIBLE FOR PAYING THE FOLLOWING REASONABLE COSTS ASSOCIATED WITH SUCH PEDESTRIAN CROSSWALK: PAVING, LIGHTING, STRIPING, SIGNALIZATION AND ADA RAMPS.
21. THE AREA AROUND THE PROPOSED NET POND WILL HAVE TREES AND OTHER APPROPRIATE LANDSCAPING TO ENHANCE AESTHETICS. THE OVERALL SITE WILL HAVE LANDSCAPING PROVIDED AT 10% ABOVE WHAT IS REQUIRED BY THE ENVIRONMENTAL CRITERIA MANUAL SECTION 2.
22. TREE MITIGATION AT LEAST 10% ABOVE THE STANDARD REQUIREMENT WILL BE PROVIDED.
23. A FENCE BORDERING THE NET POND WILL ONLY BE CONSTRUCTED AS REQUIRED BY THE CITY OF AUSTIN DESIGN CRITERIA.
24. THE PROPOSED NET 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 NET POND SHALL BE DESIGNED WITH NON-LINEAR CURVING EDGES AND LAYERED VEGETATION. THE NET POND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S). THE DESIGN OF THE NET 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. CATES WILL BE PROHIBITED ON ALL ROADWAYS AND ANY DRIVEWAYS THAT ARE DEDICATED FOR PUBLIC USE.
28. EXISTING TREES ALONG LAKESHORE BOULEVARD, WHICH WERE DONATED BY THE LORA, 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 3 (THREE) TREES EXCEEDING 110 CALIPER INCHES MAY BE REMOVED IN ORDER TO CONSTRUCT THE TWO DRIVEWAY APPROACHES ON LAKESHORE BOULEVARD. 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 131, 139 AND 147) AS SHOWN ON LAND USE PLAN PAGE 1. 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.

MODIFICATIONS TO CODE:

- THE PUD SPECIFIC PERFORMANCE STANDARD IDENTIFIED HEREIN SHALL APPLY IN LIEU OF OTHERWISE APPLICABLE CODE SECTIONS, CITY REGULATIONS OR THE CITY POLICES:
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 SECTION 25-8-491 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 NET POND WITHIN THE BOUNDARIES OF THE CRITICAL WATER QUALITY ZONE.
  5. MODIFICATION TO SECTION 25-2-141(1) OF THE LAND DEVELOPMENT CODE TO ALLOW FOR THE MAXIMUM HEIGHTS OF AREAS 2, 3 AND 4 TO EXCEED 80 FEET OR THE HEIGHT OF THE EXISTING MF-8 BASE ZONING DISTRICT.
  6. MODIFICATION TO SECTION 25-2-492 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR AREA 6 TO EXCEED 98 FEET MF-8 BASE DISTRICT HEIGHT.

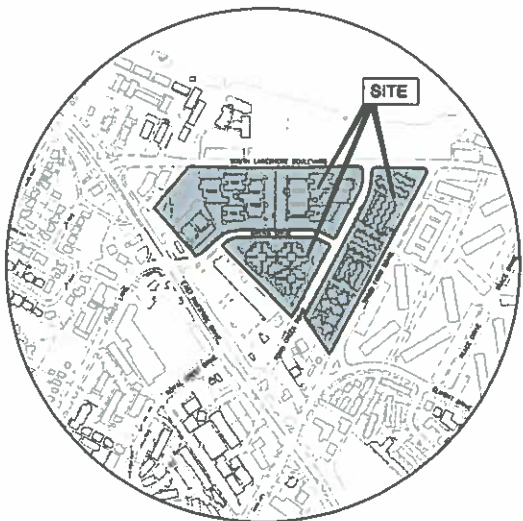
Additional Permitted Uses

Administrative and Business Offices	Research Services
Art Gallery	Restaurant (General)
Art Workshop	Restaurant (Limited)
Business or Trade School	Software Development
Business Support Services	Theater
Cocktail Lounge	College and University Facilities
Commercial Off-Street Parking	Community Recreation (Private)
Communications Services	Community Recreation (Public)
Consumer Convenience Services	Counseling Services
Consumer Repair Services	Cultural Services
Financial Services	Day Care Services (Commercial)
Food Sales	Family Home
General Retail Sales (Convenience)	Group Home, Class II
General Retail Sales (General)	Guidance Services
Hotel/Motel	Hospital Services (Limited)
Indoor Entertainment	Local Utility Services
Indoor Sports and Recreation	Private Primary Educational Facilities
Medical Offices - exceeding 5,000 sf gross floor area	Private Secondary Educational Facilities
Medical Offices - not exceeding 5,000 sf gross floor area	Safety Services
Off-Site Accessory Parking	Administrative Services
Outdoor Sports and Recreation	Pet Services
Personal Improvement Services	Printing and Publishing
Personal Services	Professional Office

SITE DEVELOPMENT CRITERIA TABLE

	MF-8
MINIMUM LOT SIZE (square feet):	8,000
MINIMUM LOT WIDTH:	50
MAXIMUM DWELLING UNITS PER LOT:	-
MAXIMUM HEIGHT:	*
MINIMUM SETBACKS:	
FRONT YARD:	**
STREET SIDE YARD:	**
INTERIOR SIDE YARD:	**
REAR YARD:	**
MAXIMUM BUILDING COVERAGE:	70%
MAXIMUM IMPERVIOUS COVER:	***
MAXIMUM FLOOR AREA RATIO:	-

- \* SEE TABLE ON SHEET 1 OF THE LAND USE PLAN FOR PARCEL HEIGHTS
- \*\* SET BACKS WILL BE GOVERNED BY COMMERCIAL DESIGN STANDARDS FOR BUILDING PLACEMENTS OR STANDARD MF-6 IF NOT APPLICABLE
- \*\*\* SEE NOTE 4 FOR MAXIMUM IMPERVIOUS COVER



VICINITY MAP

N.T.S

**Bury+Partners**  
ENGINEERING SOLUTIONS  
221 West 30th Street, Suite 800  
Austin, Texas 78701  
Tel: (512) 225-0111 Fax: (512) 225-0225  
TDD: (512) 225-0111  
BuryPartners, Inc. Copyright 2009

LAND USE PLAN NOTES

SOUTH SHORE DISTRICT PUD.

GRAYCO PARTNERS

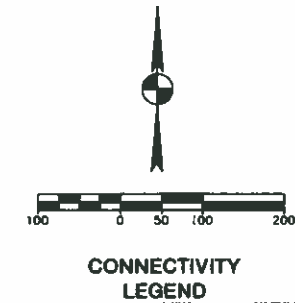
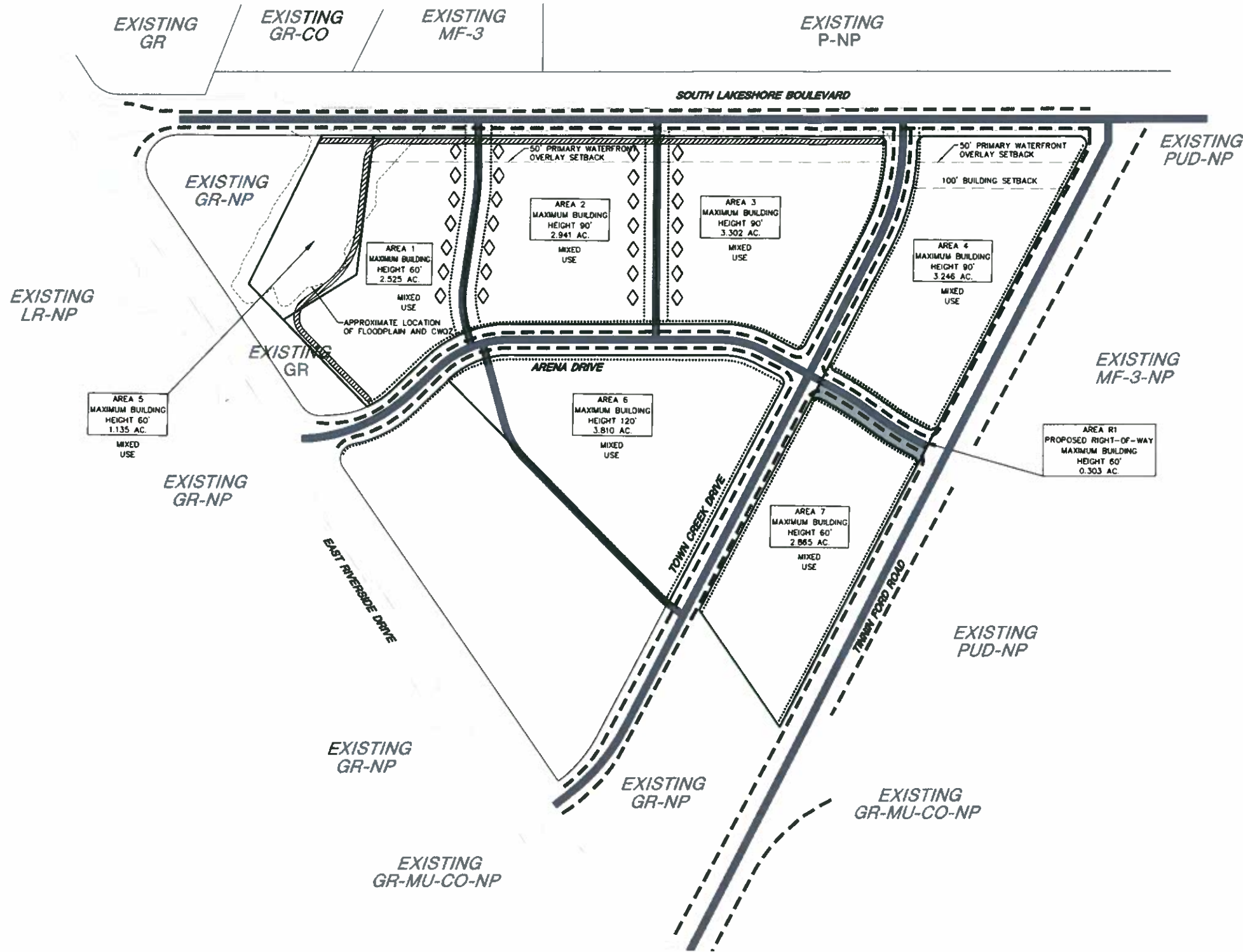
PLOTTING SCALE: 1" = 1'
DATE PLOTTED: 11/20/08
FILE: C:\V\PROJECTS\BURY+PARTNERS\LAND USE PLAN\1739014\HOUSEPLAN-2.dwg
DRAWN BY: DBK
DESIGNED BY: RJR
REVIEWED BY: RJR
PROJECT NO. 1789-01-22

SHEET

2

OF

3



**LAND USE PLAN  
CONNECTIVITY**

**SOUTH SHORE REDEVELOPMENT P.U.D.**

**GRAYCO PARTNERS**

PLOTTING SCALE: 1" = 1'  
DATE PLOTTED: 09/22/09  
FILE: C:\Users\jburke\Documents\Grayco\SSR\SSR\_LandUsePlan.dwg  
DRAWN BY: JLB  
DESIGNED BY: RJR  
REVIEWED BY: RJR  
PROJECT NO. 1789-01.00

SHEET

**3**

OF

**3**