

8/22/13
Agenda
#99

Late Backup ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY COMMONLY KNOWN AS THE 211 SOUTH LAMAR PUD LOCATED AT 211 SOUTH LAMAR BOULEVARD AND 1211 WEST RIVERSIDE DRIVE FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT AND GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING (CS-V) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

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 general commercial services (CS) district and general commercial services-vertical mixed use building (CS-V) combining district to planned unit development (PUD) district on the property described in Zoning Case No. C814-2012-0160, on file at the Planning and Development Review Department, consisting of approximately a 0.93 acre in Travis County, Texas, shown in Exhibit "A" (the "Property"). The Property is locally known as 211 South Lamar Boulevard and 1211 West Riverside Drive and generally identified on the map attached as Exhibit "B".

PART 2. This ordinance and the attached Exhibits A through D are the land use plan (the "Land Use Plan") for the 211 South Lamar planned unit development district (the "PUD") created by this ordinance. Development of and uses within the PUD shall conform to the limitations and conditions set forth in this ordinance and in the Land Use Plan. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise provided by this ordinance and the Land Use Plan, all other rules, regulations and ordinances of the City apply to the PUD.

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: Legal description of the Property
- Exhibit B: Zoning Map
- Exhibit C: Land Use Plan
- Exhibit D: Plant list

PART 4. Except as otherwise provided in this ordinance, the Property shall be developed according to the general commercial services (CS) district and the Butler Shores sub-

1 district site development regulations and performance standards of the code, including the
2 provisions of Subchapter E (*Design Standards and Mixed Use*) requirements for a Core
3 Transit Corridor, Section 25-2-721 (*Waterfront Overlay (WO) Combining District*
4 *Regulations*) and Section 25-2-733 (*Butler Shores Sub-district Regulations*).

- 5
6 A. Driveways along South Lamar Boulevard and Lee Barton Drive will be
7 permitted during the site development permit process and will conform to the
8 Transportation Criteria Manual. Vehicle egress from the Property to South
9 Lamar Boulevard is prohibited.
- 10
11 B. The Joint Use Access Easement recorded in Travis County, Texas in the
12 Official Public Records as Document No. 2013137002 is applicable to this
13 PUD.
- 14
15 C. Gated roadways within the PUD are not allowed. Private resident parking areas
16 may be secured with a gate.
- 17
18 D. At least 1,000 square feet of usable first floor retail space shall be offered to the
19 Austin Parks and Recreation Department ("PARD") on a 'rent-free' basis for a
20 public 'storefront' or retail space for a period of 25 years beginning on the date
21 a certificate of occupancy is issued for the residential portion of the PUD.
22 PARD shall be responsible for electric and utility charges for the space for the
23 term period. Owner shall provide PARD with two on-site parking spaces in the
24 parking garage.
- 25
26 E. The project will provide two public dedicated spaces for electric vehicle
27 charging within the project's parking garage. The electric vehicle charging
28 spaces will be available for use by residents of the project and patrons of the
29 retail lease space.
- 30
31 F. The project will achieve a minimum of 13 points under the building design
32 options of Section 3.3.2 of Chapter 25-2, Subchapter E (*Design Standards and*
33 *Mixed Use*). It will achieve the points in the following manner:
- 34
35 1. The project will achieve a 3 star rating under the Austin Green Building
36 program. (3 points)
- 37
38 2. The project will have 2 liner stores in the project's ground floor retail
39 area. (2 points)
- 40

3. The project will have facade articulation through a use of a change in materiality, a change in repeating pattern of wall recesses and projections, or a change in plane. (1 point)
4. A primary entrance will be demarked by integral planters, enhanced exterior light fixtures, and architectural details. (1 point)
5. The project will have a distinct roof design. (1 point)
6. 100% of the glazing used on the ground floor facade facing streets or parking will have a visible transmittance of 0.6 or higher. (1 point)
7. 75% of the facade facing the principal street will be storefront with a minimum of 2 separate entrances. (2 points)
8. The project will have a sustainable roof as outlined in Section 3.3.2 of Chapter 25-2, Subchapter E. (2 points)

G. 2.5 percent of residential units in the project shall be fully accessible type A dwelling units, as defined in the 2009 International Building Code (the "IBC") and will meet the technical requirements defined in Section 1003 of the IBC. To the extent that the foregoing calculation results in a fraction, the number shall be rounded up.

H. The Project will have the following design characteristics:

1. The project will utilize a "U-shaped" design with the open portion of the "U" facing in a southerly direction. The open portion of the "U" will be on the second level of the above-grade structure and will be a private courtyard and amenity deck.
2. The project will have two basic building blocks described as follows:
 - a. The first building block will have a maximum height of 96 feet and will be situated (1) along the entire length of the project's South Lamar Boulevard Edge; (2) along the entire length of the project's Riverside Drive Edge; and (3) along the project's Lee Barton Drive edge generally from the Project's Riverside Drive edge to a point no closer than 48 feet (excluding balconies) from the project's southern property line along Lee Barton Drive; and

1
2 b. The second building block will have a maximum height of 78 feet
3 and will be (1) on the exterior side of the "U"; (2) situated along a
4 portion of the project's Riverside Drive edge (although will not
5 extend all the way to the project's South Lamar Boulevard edge),
6 wrapping the project's Riverside Drive/Lee Barton Drive corner,
7 and extending along the project's Lee Barton Drive edge to the
8 approximate terminus of the first building block described in
9 subpart a above;

10
11 3. The area on the Lee Barton Drive edge between the southern property
12 line and the southern edge of the two building blocks described in
13 paragraph b, above may not be fully enclosed, but it may contain a roof
14 or shelter structure as long as the roof or shelter structure's height is 35
15 feet, as defined by City Code. The terms of the restriction in this
16 subsection shall not apply to the elevator providing access to the Paggi
17 House, mechanical equipment, landscaping, outdoor furniture, grills, or
18 similar items.

19
20 4. The most southerly vertical structure of the project (i.e., the wall closest
21 to the existing Bridges on the Park condominium) will have the following
22 characteristics.

23
24 a. The portion of the wall from the site's southwestern corner (i.e.,
25 adjacent to South Lamar Boulevard) to a point (the "measuring
26 point") approximately 54 feet to the east of the project's
27 southwestern corner (being intended that the measuring point be
28 directly across from the easternmost edge of the existing recessed
29 window on the most northerly face of the Bridges on the Park
30 condominium) must (A) be set back at least 7.5 feet from the site's
31 most southerly property line at the measuring point location (the
32 "setback location") and (B) extend in generally a straight line
33 (running generally east and west) from the setback location to a
34 point on the site's most westerly boundary line (i.e., adjacent to
35 South Lamar Boulevard);

36
37 b. The setback required by subsection a above shall not be applicable
38 to any portion of the project parking garage;

1 c. The portion of the wall identified in subpart a, above shall have a
2 light reflective surface.
3

4 I. The project shall provide one independent retail, restaurant or local franchisee
5 whose principal place of business is in the Austin standard metropolitan
6 statistical area usable space at a rent 15% below the prevailing market rent
7 when the lease or other arrangement for providing the space is executed. Before
8 execution, the owner shall submit the lease or other arrangement to the director
9 of Neighborhood Housing and Community Development Department for
10 approval.

11
12 J. Parking for the adjacent historic Paggi House shall be provided in the project's
13 parking garage. The required 38 parking spaces for the Paggi House restaurant
14 will be provided in the project's parking garage. If the use of the Paggi House
15 changes, the City of Austin parking code requirements shall continue to be
16 provided in the parking garage. If the use of the Paggi House changes, then the
17 City of Austin parking requirement applicable to the new use will apply.
18 Parking for the new use will be in the structured parking garage.

19
20 K. The elevator providing access to the Paggi House for persons with disabilities
21 shall be located in a site adjacent to Lee Barton Drive. This elevator will be
22 available for use prior to the start of construction on the project, or in the
23 alternative, if the Paggi House does not operate as a restaurant during
24 construction of the project, the elevator will be available for use by persons
25 with disabilities upon the reopening of the Paggi House restaurant.
26

27 L. The project will utilize concrete and/or steel construction, and will meet or
28 exceed all applicable Waterfront Overlay design standards.
29

30 M. Development of the Property may not exceed 175 residential units and 11,000
31 square feet of non-residential ground floor space.
32

33 **PART 5: Open Space and Parkland.**
34

35 A. The owner will establish and set forth in the site development permit the size
36 and configuration of a public plaza. The public plaza will be counted towards
37 the open space requirements and must meet the dimensional standards of
38 Subchapter E, Subsection 2.7.3.A.3.
39

- 1 B. In accordance to Chapter 25-2, Subchapter E, Section 2.7 (*Private Common*
2 *Open Space and Pedestrian Amenities*), the minimum amount of open space
3 within the project shall be 4,636 square feet.
4

5 **PART 6. Environmental.**
6

- 7 A. Development of the PUD within Austin Energy's service area, shall comply
8 with the requirements of the Austin Energy Green Building Program (GBP)
9 multifamily, single family, or commercial rating system for a minimum three-
10 star rating. Certification from the GBP shall be based on the version in effect at
11 the time rating applications are submitted for individual buildings.
12
- 13 B. At the time an application for approval of a site plan is submitted for
14 development of the Property, or any portion of the Property, an Integrated Pest
15 Management (IPM) plan that follows the Grow Green Program shall be
16 submitted to Planning Development and Review Department for approval.
17
- 18 C. The PUD shall meet the minimum City of Austin landscaping requirements.
19 Landscaping within the entire PUD area shall utilize plant material
20 recommended in Exhibit D.
21
- 22 D. All landscaping within the PUD shall be irrigated by storm water runoff that is
23 conveyed to rain gardens or through the use of rainwater harvesting (or a
24 combination of both). If necessary, owner may supplement the landscape
25 irrigation with potable water.
26
- 27 E. The project will preserve trees 1709, 1711, 1712, 3001, 3002, 3003, 3004, and
28 3005 as noted on the Land Use Plan. The half-critical root zones as shown on
29 the Land Use Plan will remain undisturbed. The project will develop and adopt
30 a formal tree care plan as part of the site development permit process that
31 incorporates the following construction phase protections: tree pruning is
32 allowed as necessary to remove limbs extending into the building envelope (but
33 not to exceed ¼ of the canopy), chain-link fencing around the half critical root
34 zone, use of an air spade to loosen compacted soils and backfilling with quality
35 topsoil, use of mulch at the base of trees, vitamins injected into tree trunks, and
36 regular watering and washing of tree leaves. The development and adoption of
37 the tree care plan, shall be done in concert with a certified arborist that has
38 experience in Travis County, Texas
39

1 F. The project will provide and maintain the three curb inlet filters in the existing
2 inlets on South Lamar Boulevard, Riverside Drive and Lee Barton Drive,
3 adjacent to the site.
4

5 **PART 7. Water Quality**

6
7 The PUD shall meet or exceed all current land development code requirements with
8 respect to on-site water quality treatment as reviewed and approved by the City of
9 Austin at the time of site development permit application. The owner shall construct
10 and maintain in perpetuity rain gardens, or other City of Austin approved water
11 quality facilities, on or adjacent to South Lamar Boulevard, or another location
12 mutually agreed upon by the city and the owner, that provide water quality treatment
13 for currently untreated off-site areas with a minimum drainage area of 10,500 square
14 feet and a minimum 1,150 cubic feet of treatment volume which is an amount greater
15 than 25% of the project area.
16

17 If the water quality facilities treating off-site runoff are removed at the direction of the
18 City of Austin, the owner of the site at that time shall provide payment of an amount
19 equal to 25% of the total fee calculated based on the current Environmental Criteria
20 Manual's Appendix T (request for fee in lieu) at the time of this PUD's approval. The
21 calculated fee shall be based on the full build out of the development without
22 redevelopment considerations as payment into the Urban Watersheds Structural
23 Control Fund. Payment shall be made by the owner within 180 days of receipt of
24 notice from the City of Austin following the removal of said water quality facilities.
25

26 **PART 8. Public Facilities.**

27
28 The project will contain a room for a meeting space of at least 250 square feet. The
29 room will be available free of charge to residents of the project, community
30 neighborhood groups and non-profit organizations for a minimum of 25 years
31 beginning on the date a certificate of occupancy is issued for the residential portion of
32 the PUD. Use of the room by community neighborhood groups and non-profit
33 organizations shall be on a reservation basis, and shall be subject to reasonable rules
34 and regulations imposed by the owner of the property or any homeowner's association
35 for the project.
36

37 **PART 9. Affordable Housing Program.**

38
39 The project will comply with the requirements for affordable housing options in
40 accordance with the established PUD regulations. Participation may be by either

1 providing on-site units or paying a fee-in-lieu providing the units. Payment will be
2 made prior to approval and release of the site plan. If the site plan is revised to
3 increase square footage, the project will have to pay additional fees for the additional
4 square footage above baseline, in accordance with the PUD regulations.
5

6 **PART 10. Transportation and Bicycle Plan.**
7

8 A. The owner will provide funding in an amount approved by the City of Austin
9 Transportation Department for pedestrian improvements in the following
10 locations:
11

- 12 1. A sidewalk on Lee Barton Drive from the northern terminus of the
13 sidewalk adjacent to the bridges condominium project to the southeastern
14 edge of the site (sidewalk presumed to be located within the currently
15 paved portion of Lee Barton Drive);
16
- 17 2. A sidewalk along the southern edge of Riverside Drive from the corner of
18 Lee Barton Drive and Riverside Drive to the western terminus of the
19 existing sidewalk on the southern edge of Riverside Drive located just
20 east of the existing (on the effective date of this ordinance) railroad
21 overpass;
22
- 23 3. Creation of a pedestrian crosswalk across Lee Barton Drive at the
24 intersection of Lee Barton Drive and Riverside Drive.
25

26 All improvements must be approved by the City of Austin and the City of
27 Austin will be responsible for construction of such improvements. Funding
28 shall be provided prior to the issuance of a certificate of occupancy for the
29 residential portion of the project.
30

31 B. The project will provide the following bicycle facilities:
32

- 33 1. Bicycle parking for retail patrons of the project at a level equal to or
34 exceeding the greater of:
35
 - 36 a. 120% of code required bicycle parking for such retail area; or,
 - 37 b. 10 bicycle parking spaces.
38

1 All bicycle parking spaces shall be located on the ground floor of
2 the parking garage, within the public plaza area or within the
3 planting or supplemental zone along any of the adjacent roadways;
4

5 2. Bicycle parking for the residents of the project. Bicycle parking shall be
6 provided in a secure location within the project's parking garage; and,
7

8 3. If elected by the City of Austin within two (2) years of the issuance of a
9 certificate of occupancy for the residential portion of the project, a public
10 "bike share kiosk" in a location mutually acceptable to the City of Austin
11 and the owner in the project's public plaza area or the planting or
12 supplemental zone along Riverside Drive. The "bike share kiosk" shall be
13 sized as desired by the City of Austin (but not to exceed 10 bike parking
14 spaces without the consent of the owner) and shall be operated and
15 maintained by the City of Austin consistent with other "bike share
16 kiosks" in the general proximity of the project. The owner of the site shall
17 be responsible for the cost of the "bike share kiosk."
18

19 C. The project will incorporate ground floor structured parking that is screened
20 from public view on the South Lamar Boulevard edge, the Riverside Drive edge
21 and the Lee Barton Drive edge. No structured parking shall be provided above
22 grade other than ground floor parking. All additional structured parking shall be
23 provided below grade. Interior ground floor parking spaces will not be visible
24 from the adjacent project on the southern boundary of the project.
25

26 D. The proposed parking in the Lee Barton drive R.O.W. will require approval
27 from the Austin Transportation Department during the site development permit
28 process.
29

30 **PART 11. Art.**
31

32 The PUD shall provide art approved by the art in public places program in a
33 prominent open space, either by providing the art directly, making a
34 contribution to the city's art in public places program (or a successor program)
35 or with the consent of the art in public places program (or successor program).
36 The project may meet this requirement by entering into an arrangement with
37 The Contemporary Austin or successor entity for art to be displayed on a
38 seasonal or rotating basis in a prominent open space, on a pedestal constructed
39 and maintained by the owner.
40

1 **PART 12. Code Modifications.** In accordance with Chapter 25-2, Subchapter B, Article
2 2, Division 5 (Planned Unit Development) of the Code, the following site development
3 regulations apply to the PUD instead of otherwise applicable City regulations:
4

- 5 A. Section 25-6, Appendix A (*Tables of Off-Street Parking and Loading*
6 *Requirements*) is modified to require that the minimum off-street parking is 60
7 percent for the entire Property.
8
- 9 B. Development shall meet alternative equivalent compliance standards at the time
10 of site planning for the following Chapter 25-2, Subchapter E (*Design*
11 *Standards and Mixed Use*), Article 2 provisions:
12
- 13 1. Core Transit Corridor Sidewalk Standards (§2.2.2)
 - 14 a. Tree Spacing (§2.2.2.B)
 - 15 b. Supplemental Zone Width (§2.2.2.C.1)
 - 16 c. General Building Placement (§2.2.2.D.1)
 - 17 2. Continuous Shaded Sidewalk (§2.2.3.E.3)
 - 18 3. Connectivity (§2.3)
 - 19 4. Parking Reductions (§2.4)
 - 20 5. Private Common Open Space and Pedestrian Amenities (§2.7.3C & D)
- 21
- 22 C. Subject to approval by the Austin Transportation Department, the
23 Transportation Criteria Manual, Section 9.3.0 (*Loading*) is modified to allow
24 maneuvering for loading/unloading facilities in the public right-of-way along
25 Lee Barton Drive.
26
- 27 D. Section 25-2-692(H) (*Waterfront Overlay (WO) Subdistrict Uses*) is modified to
28 require that the cumulative amount of pedestrian-oriented uses, defined in
29 Section 25-2-691(C) (*Waterfront Overlay (WO) District Uses*), shall be a
30 minimum of 75 percent of the cumulative frontage along South Lamar
31 Boulevard, Riverside Drive and Lee Barton Drive. None of the pedestrian
32 oriented uses along Riverside Drive or South Lamar Boulevard shall consist of
33 residential uses.
34
- 35 E. Section 25-2-492 (*Site Development Regulations*) is modified to allow a
36 maximum structure height of 96 feet and Section 25-2-492 (*Site Development*
37 *Regulations*) is modified to require no minimum front yard setback, street side
38 yard setback, interior side yard setback and rear yard setback, except as
39 modified below:
40

1
2 Building setbacks for South Lamar Boulevard:
3

- 4 1. 5-feet at ground level, structural columns, retaining
5 walls, steps, handrails and similar pedestrian oriented
6 facilities may be located in the setback area;
7
8 2. 8 feet for all floors above the first level and between the
9 southwestern corner of the Property and a point 100 foot,
10 north of the southwestern corner (the "100 foot point");
11 and,
12
13 3. 0-feet for all floors above the first level and north of the
14 100 foot point.
15

16 The setbacks for floors above the first level and between the
17 southwestern corner of the site and the 100' point shall not be
18 applicable to balconies or canopies or similar improvements
19 other than the primary westerly structural wall of the project in
20 that location and adjacent stairwells.
21

- 22 G. Section 25-2-492 (*Site Development Regulations*) is modified to allow for a
23 maximum floor area ratio of 5:1 over the entire site.
24

25 **PART 13.** Development of the Property shall comply with the following use regulations:
26

- 27 A. Except as provided in Subsection C, all permitted uses, conditional uses and
28 pedestrian-oriented uses in the general commercial services (CS) district,
29 waterfront overlay (WO) district and Butler Shores subdistrict, as provided in
30 Section 25-2-491 (*Permitted, Conditional and Prohibited Uses*); Section 25-2-
31 691 (*Waterfront Overlay (WO) District Uses*); and, Section 25-2-692(H) Butler
32 Shores subdistrict are permitted and conditional uses of the Property.
33

- 34 B. The following are additional permitted uses:
35

36 Condominium residential

37 Multifamily residential

38 Cocktail lounge (not to exceed 5,000 square feet)

39 Liquor Sales (not to exceed 2,500 square feet)
40

1 C. The following are prohibited uses:
2

- | | |
|------------------------------------|--|
| Agricultural sales and services | Alternative financial services |
| Automotive rentals | Automotive repair services |
| Automotive sales | Automotive washing (of any type) |
| Bail bond services | Bed & breakfast (Group 1) |
| Bed & breakfast (Group 2) | Business or trade school |
| Campground | Commercial blood plasma center |
| Congregate living | Construction sales and services |
| Convenience storage | Custom manufacturing |
| Electronic prototype assembly | Drop-off recycling collection facility |
| Electronic testing | Equipment repair services |
| Equipment sales | Exterminating services |
| Funeral services | Hospital services (general) |
| Hospital services (Limited) | Hotel-motel |
| Kennels | Limited warehousing and distribution |
| Maintenance and service facilities | Monument retail services |
| Outdoor entertainment | Outdoor sports and recreation |
| Pawn shop services | Plant nursery |
| Printing and publishing | Research services |
| Residential treatment | Service station |
| Theater | Transitional housing |
| Vehicle storage | Veterinary services |

3
4 D. Pursuant to Section 25-2-691 (C) (*Waterfront Overlay (WO) District Uses*) and
5 Section 25-2-692 (H) (*Waterfront Overlay (WO) Subdistrict Uses*), the
6 following are additional pedestrian-oriented uses:
7

- 8 Personal improvement services
9 Financial services
10 Liquor Sales (not to exceed 2,500 square feet)
11 Personal services
12 Administrative business offices for on-site sales and leasing
13 Administrative business offices if an owner resides on-site.
14

15 **PART 14.** This ordinance takes effect on _____, 2013.
16

17 **PASSED AND APPROVED**
18

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, 2013§

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____

Karen M. Kennard
City Attorney

Jannette S. Goodall
City Clerk

0.933 ACRE
221 SOUTH LAMAR
PAGGI HOUSE

FN. NO. 11-421(KWA)
DECEMBER 15, 2011
BPI NO. R010879110001

DESCRIPTION

OF A 0.933 ACRE TRACT OF LAND OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 1.155 ACRE TRACT OF LAND CONVEYED TO PAGGI HOUSE, LLC BY DEED OF RECORD IN DOCUMENT NO. 2011016777 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.933 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the intersection of the easterly right-of-way line of South Lamar Boulevard (120' R.O.W.), with the southerly right-of-way line of West Riverside Drive (120' R.O.W.), being the northwesterly corner of said 1.155 acre tract, for the northwesterly corner hereof;

THENCE, S70°34'16"E, leaving the easterly right-of-way line of South Lamar Boulevard, along the southerly right-of-way line of West Riverside Drive, being the northerly line of said 1.155 acre tract, for the northerly line hereof, a distance of 237.80 feet to a 1/2 inch iron rod with cap set at the intersection of the southerly right-of-way line of West Riverside Drive with the westerly right-of-way line of Lee Barton Road (55' R.O.W.), being the northeasterly corner of said 1.155 acre tract, for the northeasterly corner hereof;

THENCE, S30°07'58"W, leaving the southerly right-of-way line of West Riverside Drive, along the westerly right-of-way line of Lee Barton Road, being a portion of the easterly line of said 1.155 acre tract, for the easterly line hereof, a distance of 202.08 feet to a 1/2 inch iron rod with cap set, for the southeasterly corner hereof;

THENCE, leaving the westerly right-of-way line of Lee Barton Road, over and across said 1.155 acre tract, for a portion of the southerly line hereof, the following two (2) courses and distances:

- 1) N59°52'02"W, a distance of 90.00 feet to a 1/2 inch iron rod with cap set for an angle point;
- 2) N77°39'09"W, a distance of 5.54 feet to a PK nail set at an angle point in the northerly line of Bridges on the Park, a condominium of record in Document Nos. 2006117044 and 2007092434 of said Official Public Records, being an angle point in the southerly line of said 1.155 acre tract, for an angle point hereof;

THENCE, along the northerly line of said Bridges on the Park, northerly along the southerly line of said 1.155 acre tract, for a portion line of of the southerly line hereof, the following three (3) courses and distances:

STON OF 1/4" IRON ROD
SET TO P. OF HOUSE
AT S. CORNER OF
E. OF TRAVIS COUNTY

11-421(KWA) 10/11

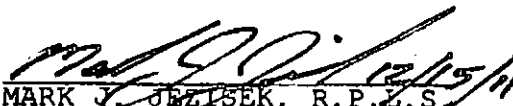
- 1) N67°20'15"W, a distance of 70.79 feet to PK nail set for an angle point;
- 2) N21°20'12"E, a distance of 11.03 feet to a punch hole found in concrete for an angle point;
- 3) N68°33'11"W, a distance of 40.69 feet to a PK nail set on said easterly right-of-way line of South Lamar Boulevard, being the northwesterly corner of said Bridges on the Park, for the southwesterly corner of said 1.155 acre tract and hereof;

THENCE, N21°01'42"E, along said easterly right-of-way line of South Lamar Boulevard, being the westerly line of said 1.155 acre tract, for the westerly line hereof, a distance of 166.15 feet to the **POINT OF BEGINNING**, and containing 0.933 acre (40,643 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS IS THE EASTERLY LINE OF THAT CERTAIN 0.718 ACRE TRACT CONVEYED TO PISCES FOODS, L.L.C. BY DEED OF RECORD IN VOLUME 13400, PAGE 422 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

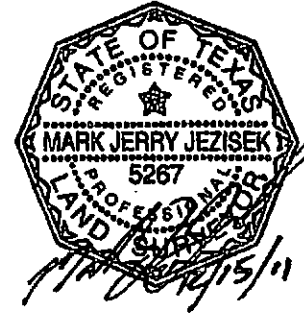
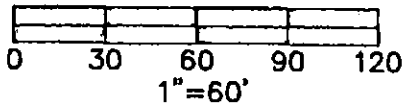
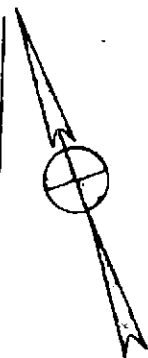
I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION

BURY+PARTNERS, INC.
221 W. SIXTH STREET
SUITE 600
AUSTIN, TEXAS, 78701


MARK J. JEZISEK, R.P.L.S.
NO. 5267
STATE OF TEXAS



CITY OF AUSTIN



WEST RIVERSIDE DRIVE
(120' R.O.W.)

SOUTH LAMAR BOULEVARD
(120' R.O.W.)

LEE BARTON ROAD
(55' R.O.W.)

P.O.B.

S70°34'16"E 237.80'

N21°01'42"E 166.15'

0.933 ACRE
(40,643 SQ. FT.)

1.155 ACRES
PAGGI HOUSE, LLC
DOCUMENT NO. 2011016777

S30°07'58"W 202.08'

S21°01'42"W 190.17'

ISAAC DECKER
LEAGUE

BRIDGES ON THE PARK,
A CONDOMINIUM
DOCUMENT NO. 2006117044
DOCUMENT NO. 2007092434

S30°07'58"W 135.88'

6.975 ACRES TRACT B
CITY OF AUSTIN
(PITCH AND PUTT
GOLF COURSE)

Bury+Partners

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. © Copyright 2011

SKETCH TO ACCOMPANY DESCRIPTION
OF A 0.933 ACRE TRACT OF LAND OUT OF THE ISAAC DECKER
LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY,
TEXAS, BEING A PORTION OF THAT CERTAIN 1.155 ACRE
TRACT OF LAND CONVEYED TO PAGGI HOUSE, LLC BY DEED
OF RECORD IN DOCUMENT NO. 2011016777 OF THE OFFICIAL
PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**PAGGI HOUSE,
LLC**

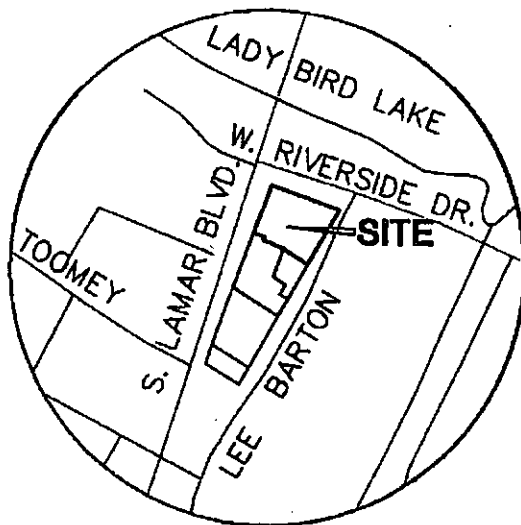
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FN No.: 11-421(KWA) D.

DRAWN BY: KWA

PROJ. No: R0108791-10001



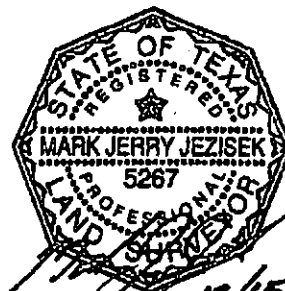
VICINITY MAP
N.T.S.

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH CAP SET
- ⊙ IRON PIPE FOUND
- △ P.K. NAIL WITH WASHER SET
- P.O.B. POINT OF BEGINNING

LINE TABLE

LINE	BEARING	LENGTH
L1	N59°52'02"W	90.00
L2	N77°39'09"W	5.54
L3	N67°20'15"W	70.79
L4	N21°20'12"E	11.03
L5	N68°33'11"W	40.69



Bury+Partners

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
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SKETCH TO ACCOMPANY DESCRIPTION
OF A 0.933 ACRE TRACT OF LAND OUT OF THE ISSAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 1.155 ACRE TRACT OF LAND CONVEYED TO PAGGI HOUSE, LLC BY DEED OF RECORD IN DOCUMENT NO. 2011016777 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PAGGI HOUSE, LLC

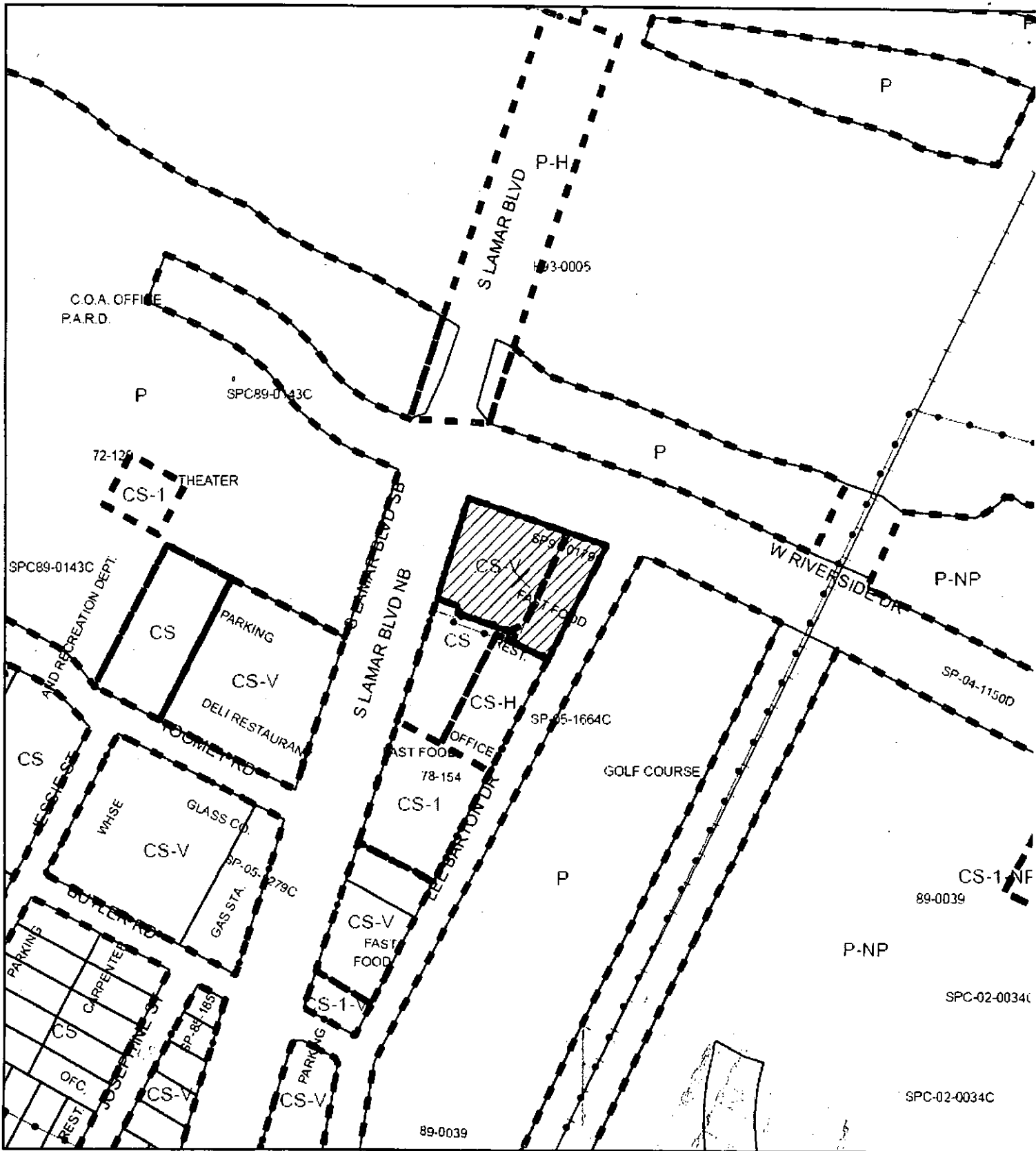
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DRAWN BY: KWA




PROJ. No: R0108791-10001



ZONING

ZONING CASE#: C814-2012-0160



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

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.

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



Exhibit B

NOTES

1. THE SIZE AND COMPOSITION OF THE SUBDIVISION SHALL BE THE RESULT OF THE PROVISIONS OF THE SUBDIVISION ACT AND THE PROVISIONS OF THE SUBDIVISION ACT AND THE PROVISIONS OF THE SUBDIVISION ACT.
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3. THE PROVISIONS OF THE SUBDIVISION ACT AND THE PROVISIONS OF THE SUBDIVISION ACT AND THE PROVISIONS OF THE SUBDIVISION ACT SHALL BE THE RESULT OF THE PROVISIONS OF THE SUBDIVISION ACT AND THE PROVISIONS OF THE SUBDIVISION ACT AND THE PROVISIONS OF THE SUBDIVISION ACT.

C814-2012-0160

Page 2 of 4	DRAWN BY: JWS
	DESIGNED BY: JWS
	REVIEWED BY: CLR
	PROJECT NO.: 108796-10001

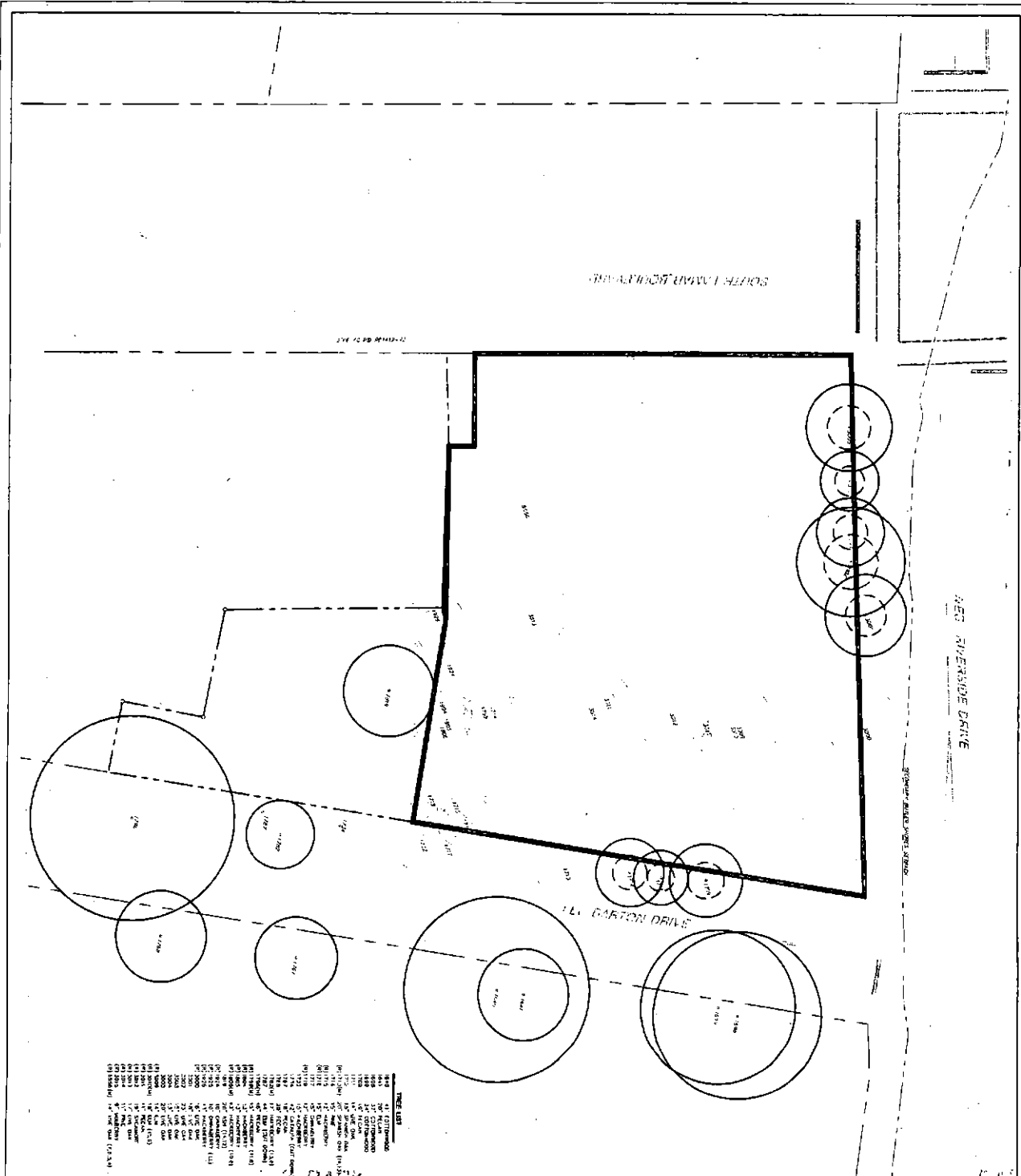
211 SOUTH LAMAR

POST PAGGI, LLC

LAND USE PLAN NOTES

Bury+Partners

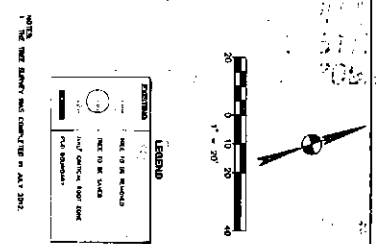
221 East Kirk Street, Suite 400
 Austin, Texas 78701
 Tel: (512) 222-4400 Fax: (512) 222-4422
 TDD: (512) 222-4400
 Bury+Partners, Inc. 90499901 0211



TREE LIST

NO.	DATE	TYPE	SIZE	LOCATION
01	11/11/2008	SPRING	12"	111
02	11/11/2008	SPRING	12"	112
03	11/11/2008	SPRING	12"	113
04	11/11/2008	SPRING	12"	114
05	11/11/2008	SPRING	12"	115
06	11/11/2008	SPRING	12"	116
07	11/11/2008	SPRING	12"	117
08	11/11/2008	SPRING	12"	118
09	11/11/2008	SPRING	12"	119
10	11/11/2008	SPRING	12"	120
11	11/11/2008	SPRING	12"	121
12	11/11/2008	SPRING	12"	122
13	11/11/2008	SPRING	12"	123
14	11/11/2008	SPRING	12"	124
15	11/11/2008	SPRING	12"	125
16	11/11/2008	SPRING	12"	126
17	11/11/2008	SPRING	12"	127
18	11/11/2008	SPRING	12"	128
19	11/11/2008	SPRING	12"	129
20	11/11/2008	SPRING	12"	130
21	11/11/2008	SPRING	12"	131
22	11/11/2008	SPRING	12"	132
23	11/11/2008	SPRING	12"	133
24	11/11/2008	SPRING	12"	134
25	11/11/2008	SPRING	12"	135
26	11/11/2008	SPRING	12"	136
27	11/11/2008	SPRING	12"	137
28	11/11/2008	SPRING	12"	138
29	11/11/2008	SPRING	12"	139
30	11/11/2008	SPRING	12"	140
31	11/11/2008	SPRING	12"	141
32	11/11/2008	SPRING	12"	142
33	11/11/2008	SPRING	12"	143
34	11/11/2008	SPRING	12"	144
35	11/11/2008	SPRING	12"	145
36	11/11/2008	SPRING	12"	146
37	11/11/2008	SPRING	12"	147
38	11/11/2008	SPRING	12"	148
39	11/11/2008	SPRING	12"	149
40	11/11/2008	SPRING	12"	150
41	11/11/2008	SPRING	12"	151
42	11/11/2008	SPRING	12"	152
43	11/11/2008	SPRING	12"	153
44	11/11/2008	SPRING	12"	154
45	11/11/2008	SPRING	12"	155
46	11/11/2008	SPRING	12"	156
47	11/11/2008	SPRING	12"	157
48	11/11/2008	SPRING	12"	158
49	11/11/2008	SPRING	12"	159
50	11/11/2008	SPRING	12"	160
51	11/11/2008	SPRING	12"	161
52	11/11/2008	SPRING	12"	162
53	11/11/2008	SPRING	12"	163
54	11/11/2008	SPRING	12"	164
55	11/11/2008	SPRING	12"	165
56	11/11/2008	SPRING	12"	166
57	11/11/2008	SPRING	12"	167
58	11/11/2008	SPRING	12"	168
59	11/11/2008	SPRING	12"	169
60	11/11/2008	SPRING	12"	170
61	11/11/2008	SPRING	12"	171
62	11/11/2008	SPRING	12"	172
63	11/11/2008	SPRING	12"	173
64	11/11/2008	SPRING	12"	174
65	11/11/2008	SPRING	12"	175
66	11/11/2008	SPRING	12"	176
67	11/11/2008	SPRING	12"	177
68	11/11/2008	SPRING	12"	178
69	11/11/2008	SPRING	12"	179
70	11/11/2008	SPRING	12"	180
71	11/11/2008	SPRING	12"	181
72	11/11/2008	SPRING	12"	182
73	11/11/2008	SPRING	12"	183
74	11/11/2008	SPRING	12"	184
75	11/11/2008	SPRING	12"	185
76	11/11/2008	SPRING	12"	186
77	11/11/2008	SPRING	12"	187
78	11/11/2008	SPRING	12"	188
79	11/11/2008	SPRING	12"	189
80	11/11/2008	SPRING	12"	190
81	11/11/2008	SPRING	12"	191
82	11/11/2008	SPRING	12"	192
83	11/11/2008	SPRING	12"	193
84	11/11/2008	SPRING	12"	194
85	11/11/2008	SPRING	12"	195
86	11/11/2008	SPRING	12"	196
87	11/11/2008	SPRING	12"	197
88	11/11/2008	SPRING	12"	198
89	11/11/2008	SPRING	12"	199
90	11/11/2008	SPRING	12"	200

PARK
 2009117044
 201007092434



ACCOMPANY DEPARTMENT
 OF LAND OUT OF THE ISS
 THE CITY OF AUSTIN, TEXAS
 PORTION OF THAT CERTAIN 1.155
 ACRES OF LAND OWNED BY
 POST PAGGI, LLC

Page 3 of 4

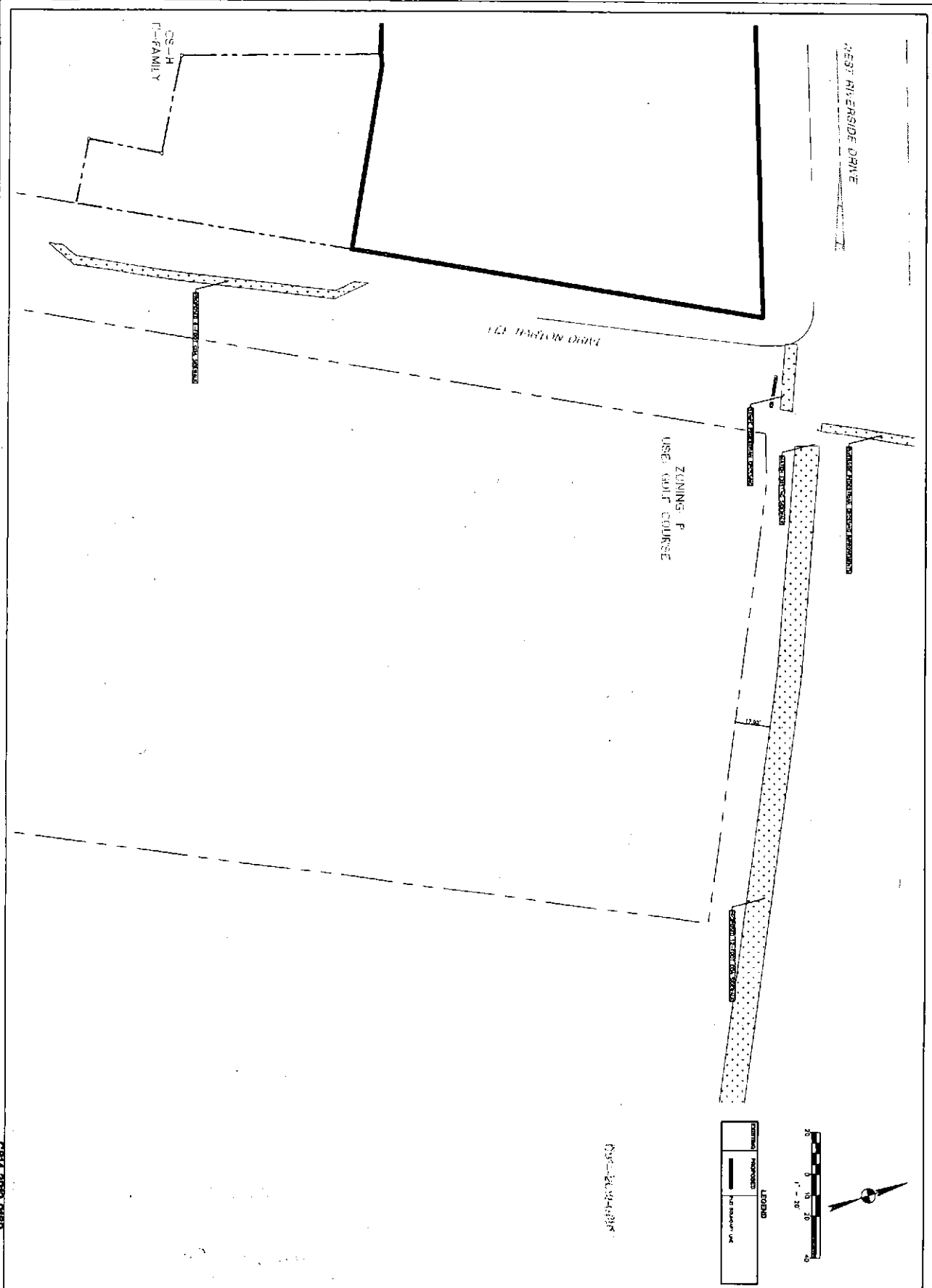
DRAWN BY: PSD
DESIGNED BY: JPS
REVIEWED BY: JPS
PROJECT NO.: 108791-10003

211 SOUTH LAMAR
POST PAGGI, LLC (A) D
DRAWN

ENV. TREE
 PUD EXHIBIT

Bury+Partners
 621 Ave. Park Street, Suite 606
 Austin, Texas 78701
 Tel: (512) 222-0911 Fax: (512) 222-0905
 1995 Registration Number F-1194
 Bury+Partners, Inc. 05/11/2001 013

CBM-2012-0163



08/20/2018

Page 4 of 4 SHEET	DRAWN BY: PSD
	DESIGNED BY: JRS
	REVIEWED BY: JRS
	PROJECT NO.: 108791-10003

211 SOUTH LAMAR
POST PAGGI, LLC

OFFSITE PEDESTRIAN IMPROVEMENTS

Bury+Partners

221 West Sixth Street, Suite 800
Austin, Texas 78701
Tel: (512) 202-4801 Fax: (512) 202-4802
NSPE Registration Number P-1562
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Exhibit D- DRAFT

CITY OF AUSTIN PREFERRED PLANT LIST

Other plants may be used if approved by the City of Austin. This list is a guide and is not meant to be exclusive. Any other native or well adapted plant may be used if drawings are sealed by a registered Texas Landscape Architect.

EVERGREEN TREES

Arizona Cypress	Cupressus arizonica
Cherry Laurel	Prunus caroliniana
Deodar Cedar	Cedrus deodara
Live Oak	Quercus virginiana
Mountain Laurel	Sophora secundiflora
Texas Madrone	Arbutus texana
Yaupon Holly	Ilex vomitoria

DECIDUOUS TREES

American Elm	Ulmus americana
American Smoketree	Cotinus obovatus
Arizona Walnut	Juglans major
Bald Cypress	Taxodium distichum
Bigtooth Maple	Acer grandidentatum
Blackjack Oak	Quercus marilandica
Bradford Pear	Pyrus calleryana 'Bradford'
Bur Oak	Quercus macrocarpa

Cedar Elm	<i>Ulmus crassifolia</i>
Chinese Pistache	<i>Pistacia chinensis</i>
Chinquapin Oak	<i>Quercus Muhlenbergii</i>
Crape Myrtle*	<i>Lagerstroemia indica</i>
Desert Willow	<i>Chilopsis linearis</i>
Drake Elm	<i>Ulmus parvifolia</i> 'Drake'
Durand Oak	<i>Quercus sinuata</i>
Eastern Walnut	<i>Juglans nigra</i>
Escarpment Cherry	<i>Prunus serotina</i>
Eve's Necklace	<i>Sophora affinis</i>
Flameleaf Sumac	<i>Rhus copallina</i> and <i>R. glabra</i>
Fragrant Ash	<i>Fraxinus cuspidata</i>
Golden Rain Tree	<i>Koelreuteria bipinnata</i> and <i>K. paniculata</i>
Honey Mesquite	<i>Prosopis glandulosa</i>
Kidneywood	<i>Eysenhardtia texana</i>
Lacey Oak	<i>Quercus glaucooides</i> and <i>Q. laceyi</i>
Little Walnut	<i>Juglans microcarpa</i>
Mexican Buckeye	<i>Ungnadia speciosa</i>
Mexican Plum	<i>Prunus mexicana</i>
Orchid Tree	<i>Bauhinia</i> spp.
Pecan	<i>Carya illinoensis</i>

Possumhaw	<i>Ilex decidua</i>
Post Oak	<i>Quercus stellata</i>
Red Buckeye	<i>Aesculus pavia</i>
Rusty Blackhaw	<i>Viburnum rufidulum</i>
Shin Oak	<i>Quercus sinuata brevifolia</i>
Shumard Oak	<i>Quercus shumardii</i>
Texas Ash	<i>Fraxinus texensis</i>
Texas Persimmon	<i>Diospyros texana</i>
Texas Redbud	<i>Cercis canadensis</i> var.
Texas Red Oak	<i>Quercus texana</i>
Vitex, Lilac Tree	<i>Vitex Agnus-castus</i>
Western Soapberry	<i>Sapindus Drummondii</i>

EVERGREEN SHRUBS

Agarita	<i>Berberis trifoliolata</i>
Barbados Cherry*	<i>Malpighia glabra</i>
Burford Holly	<i>Ilex cornuta</i> 'Burfordii'
Dwarf Burford Holly	<i>Ilex cornuta</i> 'Burfordii nana'
Dwarf Chinese Holly	<i>Ilex cornuta</i> 'Rotunda nana'
Dwarf Yaupon Holly	<i>Ilex vomitoria</i> 'Nana'
Elaeagnus	<i>Elaeagnus pungens</i>

Evergreen Sumac	<i>Rhus virens</i>
Indian Hawthorn*	<i>Raphiolepis indica</i>
Mountain Laurel	<i>Sophora secundiflora</i>
Nandina	<i>Nandina domestica</i>
Oleander*	<i>Nerium oleander</i>
Pampas Grass*	<i>Cortaderia selloana</i>
Red Yucca	<i>Hesperaloe parviflora</i>
Rock Cotoneaster	<i>Cotoneaster horizontalis</i>
Rosemary*	<i>Rosmarinus officinalis</i>
Sacahuista, Bear Grass	<i>Nolina texana</i>
Shore Juniper	<i>Juniperus conferta</i>
Silverleaf Cotoneaster	<i>Cotoneaster glaucophyllus</i>
Texas Sage	<i>Leucophyllum frutescens</i>
Texas Sotol	<i>Dasyliirion texanum</i>
Wax Myrtle	<i>Myrica cerifera</i>

**SEMI-EVERGREEN
SHRUBS****

Cast Iron Plant*	<i>Aspidistra elatior</i>
Glossy Abelia	<i>Abelia grandiflora</i>
Muhly Grass	<i>Muhlenbergia lindheimeri</i>
Pineapple Guava*	<i>Feijoa sellowiana</i>
Pomegranate*	<i>Punica granatum</i>
Primrose Jasmine*	<i>Jasminum mesnyi</i>

DECIDUOUS SHRUBS

Althaea	<i>Hibiscus syriacus</i>
----------------	--------------------------

American Beautyberry
Aromatic Sumac
Arrowwood
Black Dalea
Butterfly Bush
Flame Acanthus
Poosumhaw Holly
Texas Lantana*
Trailing Lantana*

Callicarpa americana
Rhus aromatica
Viburnum dentatum
Dalea frutescens
Buddleia Davidii
Anisacanthus Wrightii
Ilex decidua
Lantana horrida and
Lantana montevidensis

DECIDUOUS SHRUBS

Althaea

Hibiscus syriacus

American Beautyberry

Callicarpa americana

Aromatic Sumac

Rhus aromatica

Arrowwood

Viburnum dentatum

Black Dalea

Dalea frutescens

Butterfly Bush

Buddleia Davidii

Flame Acanthus

Anisacanthus Wrightii

Poosumhaw Holly

Ilex decidua

Texas Lantana*

Lantana horrida and
L. camara

Trailing Lantana*

Lantana montevidensis

EVERGREEN VINES & GROUNDCOVERS

Asian Jasmine*

Trachelospermum asiaticum

Bigleaf Periwinkle

Plumbago auriculata

1988
L.P.S.

Vinca major

Carolina Jessamine

Gelsemium sempervirens

Coral Honeysuckle

Lonicera sempervirens

Cross Vine

Bignonia capreolata

Damianita

Chrysactinia mexicana

English Ivy

Hedera helix

Fig Vine*

Ficus pumila

Lady Banksia Rose

Rosa banksiae

Liriope

Liriope muscari

Littleleaf Periwinkle

Vinca minor

Monkey Grass

Ophiopogon japonicus

Oregano

Origanum vulgare

Santolina

Santolina chamaecyparissus

Stonecrop

Sedum spp.

**DECIDUOUS VINES &
GROUNDCOVERS**

Boston Ivy

Parthenocissus
tricuspidata 'Veitchii'

Bush Morning Glory

Ipomoea leptophylla

Coral Vine

Antigonon leptopus

Cypress Vine

Ipomoea quamoclit

Gregg Dalea*

Dalea greggii

Mustang Grape
Vitis mustangensis

Old Man's Beard
Clematis Drummondii

Passion Vine*
Passiflora incarnata

Sweet Autumn Clematis
Clematis paniculata

Trumpet Vine
Campsis radicans

Virginia Creeper
Parthenocissus quinquefolia

FLOWERING PERNNIALS

Artemisia
Artemisia ludoviciana

Black-eyed Susan
Rudbeckia hirta

Blackfoot Daisy
Melampodium leucanthum

Butterfly Weed
Asclepias tuberosa

Canna Lily
Canna X generalis

Cedar Sage
Salvia roemeriana

Cherry Sage
Salvia greggii

Cigar Plant
Cuphea micropetala

Coreopsis
Coreopsis lanceolata

Daylily
Hemerocallis fulva

Fall Aster

Aster spp.

Firebush*

Hamelia patens

Gayfeather

Liatris spp.

Heartleaf Hibiscus

Hibiscus cardiophyllus

Hinckley's Columbine

Aquilegia Hinckleyana

Hymenoxys

Hymenoxys scaposa

Lamb's Ears

Stachys byzantina

Maximillian Sunflower

Helianthus maximiliana

Mealy Blue Sage

Salvia farinacea

Mexican Bush Sage

Salvia leucantha

Mexican Heather*

Cuphea hyssopifolia

Mexican Marigold Mint

Tagetes lucida

Mexican Oregano

Poliomintha longiflora

Oxeye Daisy

Chrysanthemum leucanthemum

Peruvian Verbena*

Verbena peruviana

Pink Skullcap

Scutellaria suffrutescens

Plumbago*
Plumbago auriculata

Purple Coneflower
Echinacea purpurea

Rose Mallow
Pavonia lasiopetala

Scarlet Sage
Salvia coccinea

Spiderwort
Tradescantia x Andersoniana

Turk's Cap
Malvaviscus arboreus
'Drummondii'

Yarrow
Achillea millefolium

White Mistflower
Eupatorium Wrightii

Wild Petunia
Ruellia nudiflora

Zexmenia
Wedelia hispida

TURF & LOW GRASSES

Bermuda
Cynodon dactylon

Blue Grama
Bouteloua gracilis

Buffalograss
Buchloe dactyloides

Little Bluestem
Schizachyrium scoparium

Side Oats Gramma
Bouteloua curtipendula

Plants for Austin Biofiltration and Rain Gardens

Tall Plants

Cherry Laurel
Eastern Gamagrass
Maximilian Sunflower
Possumhaw Holly
Red Buckeye
Switchgrass

Medium Plants

American Beautyberry
Bicolor Iris
Big Bluestem
Big Muhly
Bushy Bluestem
Cherokee Sedge
Chili Pequin
Indian Grass
Little Bluestem
Obedient Plant
Prairie Wildrye
Purple Muhly
Turks Cap

Low Plants

Black-eyed Susan
Blue Mistflower
Cherry Sage
Coreopsis
Deer Muhly
Gulf Coast Muhly
Gulf Coast Penstemon
Horseherb
Inland Sea Oats
Liriope
Meadow Sedge
Missouri Violet
Monkey Grass
Pigeonberry
River Fern
Spiderwort
Tropical Sage
Water Clover
Zexmenia

M
Pige
River F
Spiderwort
Tropical Sage
Water-Clover
Zexmenia