



# The Grove at Shoal Creek Planned Unit Development Land Use Plan

May 2015

Sheet 1 of 2

2121 E. Sixth Street, Ste 203  
Austin, Texas 78702  
P 512.900.7888  
F 303.892.1186

www.norris-design.com



TRACTS A & E	
Condominium Residential	
Duplex Residential	
Retirement Housing (Small Site)	
Single-Family Attached Residential	
Single-Family Residential	
Small Lot Single-Family Residential	
Townhouse Residential	
Two-Family Residential	
Short-Term Rental	
Religious Assembly	

TRACT C	
All permitted uses for Tracts A & E	
Multifamily Residential	
Congregate Living	
Community Garden	
Urban Farm	
Public Primary Education Facilities	
Public Secondary Education Facilities	

TRACT B	
All permitted uses for Tract D	
Automotive Rentals	
Automotive Sales	
Automotive Washing (of any type)	
Business or Trade School	
Business Support Services	
Cocktail Lounge	
Commercial Off-Street Parking	
Consumer Convenience Services	
Consumer Repair Services	
Exterminating Services	
Food Sales	
General Retail Sales (Convenience)	
General Retail Sales (General)	
Hotel-Motel	
Indoor Entertainment	
Indoor Sports & Recreation	
Liquor Sales	
Off-Site Accessory Parking	
Outdoor Sports & Recreation	
Personal Improvement Services	
Printing & Publishing	
Research Services	
Restaurant (General)	
Restaurant (Limited)	
Theater	
College & University Facilities	
Community Recreation (Private)	
Community Recreation (Public)	
Hospital Services (Limited)	
Safety Services	

TRACT D	
All permitted uses for Tract C, except the uses below will be permitted as live-work units only.	
Administrative & Business Offices	
Art Gallery	
Art Workshop	
Financial Services	
Medical Offices (all sizes)	
Off-site Accessory Parking	
Personal Services	
Pet Services	
Professional Office	
Software Development	
Community Garden	
Urban Farm	
Counseling Services	
Cultural Services	
Day Care Services (Commercial)	
Day Care Services (General)	
Day Care Services (Limited)	
Private Primary Education Facilities	
Private Secondary Education Facilities	

TRACT F&G	
All permitted uses for Tract C	
Administrative & Business Offices	
Art Gallery	
Art Workshop	
Financial Services	
Medical Offices (all sizes)	
Off-site Accessory Parking	
Personal Services	
Pet Services	
Professional Office	
Software Development	
Community Garden	
Urban Farm	
Counseling Services	
Cultural Services	
Day Care Services (Commercial)	
Day Care Services (General)	
Day Care Services (Limited)	
Private Primary Education Facilities	
Private Secondary Education Facilities	

## OPEN SPACE

Park (Private Ownership, Privately - Maintained, Publicly Accessible)

Drainage, Detention & Water Quality Facilities

The Grove at Shoal Creek

### PUD Open Space Requirement

Tract	Tract Acreage	Requirement	Required per Tier 1 (Acres)	Required per Tier 2 (Acres)	Provided (Acres)
A	7.02	10%	0.70	0.77	
B	33.77	20%	6.75	7.43	
C	10.82	10%	1.08	1.19	
D	10.23	10%	1.02	1.13	
E	6.17	10%	0.62	0.68	
F	3.42	10%	0.34	0.38	
G	4.33	10%	0.43	0.48	
<b>TOTAL</b>	<b>75.76</b>		<b>10.95</b>	<b>12.05</b>	<b>17*</b>

\*Park space only, does not include all Open Space

### GENERAL NOTES:

- Overall project impervious cover capped at 65%.
- Total residential units on the site capped at 1515.
- Driveway and trail locations shown on the Land Use Plan are approximate and will be determined at the time of Site Plan.
- The Open Space areas shown on the Land Use Plan are shown only to demonstrate compliance with Tier 1 and Tier 2 requirements and are not intended to represent all of the Open Space and Park Space that will be provided in the Project. The boundaries of the Open Space shown are approximate and will be determined at the time of Site Plan.

## SITE DEVELOPMENT REGULATIONS

	TRACT A	TRACT B	TRACT C	TRACT D	TRACT E	TRACT F	TRACT G
Minimum Lot Size in s.f.	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Minimum Lot Width	30'	30'	30'	30'	30'	30'	30'
Maximum Dwelling Units per acre	25	75	25	40	25	40	40
Maximum Height	40'	65**	40'	40'	35'	40'	60'
Minimum Setbacks from Public Streets							
Front Yard	10'	0'	10'	0'	10'	0'	0'
Street Side Yard	10'	0'	10'	0'	10'	0'	0'
Minimum Interior Yard Setbacks							
Interior Side Yard	0'	0'	0'	0'	0'	0'	0'
Rear Yard	0'	0'	0'	0'	0'	0'	0'
Maximum Building Coverage	50%	70%	50%	65%	50%	65%	65%
Maximum Impervious Cover	70%	80%	70%	75%	70%	75%	75%
Maximum Floor Area Ratio	0.75:1	-	0.75:1	1:1	0.75:1	1:1	1:1

\* Up to 10% of Tract B permitted to be up to 75' in height