

Exhibit H

Applicant's Proposed Environmental Code Modifications

Zoning	Code Reference	Code Section	Description
	25-2-551(B)(1)(a)	Lake Austin District Regulations	Shoreline setback
	25-2-551(B)(3)(a)	Lake Austin District Regulations	No structures allowed in the shoreline s
	25-2-551(C)(2)	Lake Austin District Regulations	Impervious cover on slopes
	25-2-551(E)(2)	Lake Austin District Regulations	Construction on slopes over 35% prohi
	25-2-893(G)(3)(i)	Accessory Uses For a Principle Residential Use	Only non-mechanized access is allowe
	25-2-1066(B)	Compatibility Screening Requirements	Shoreline access must be screen from
	25-2-1176(A)(1)	Site Development Regulations for Docks, Marinas, and Other Uses	Dock may not extend beyond 30 from t
	25-2-1176(A)(2)	Site Development Regulations for Docks, Marinas, and Other Uses	Dock may not exceed 20% of the shore
	25-2-1176(A)(5)(b)	Site Development Regulations for Docks, Marinas, and Other Uses	Size of cluster dock based on number
Site Plans	25-5-81	Site Plan Expiration	Site Plans expire 3 years approval-Pro
Environmental & Water Quality	$\begin{array}{c} 25\text{-}8\text{-}92(A)(1)(a)\\ 25\text{-}8\text{-}93(B)(1)\\ 25\text{-}8\text{-}185(A)(2)\\ \hline \text{Article 6}\\ 25\text{-}8\text{-}213(B)(1)\\ 25\text{-}8\text{-}213(C)(3)\\ \hline \text{Article 7}\\ 25\text{-}8\text{-}261(C)(1)\\ 25\text{-}8\text{-}261(C)(2)\\ 25\text{-}8\text{-}261(G)\\ 25\text{-}8\text{-}262(B)(3)\\ 25\text{-}8\text{-}262(B)(3)\\ 25\text{-}8\text{-}262(B)(4)\\ 25\text{-}8\text{-}262(B)(4)\\ 25\text{-}8\text{-}262(B)(4)\\ 25\text{-}8\text{-}281(C)(1)(b)\\ 25\text{-}8\text{-}281(C)(1)(b)\\ 25\text{-}8\text{-}281(C)(2)(b)\\ 25\text{-}8\text{-}282(A)\\ 25\text{-}8\text{-}341\\ 25\text{-}8\text{-}342\\ 25\text{-}8\text{-}364(B)\\ \end{array}$	Critical Water Quality Zones Established Water Quality Transition Zones Established Overland Flow Water Quality Controls Water Quality Control Standards Water Quality Control Standards Critical Water Quality Control Standards Critical Water Quality Zone Restrictions Critical Water Quality Zone Restrictions Critical Water Quality Zone Restrictions Critical Water Quality Zone Restrictions Critical Water Quality Zone Street Crossings Critical Environmental Features Critical Environmental Features Critical Environmental Features Wetland Protection Cut over 4' Fill over 4' Filoodplain Modification	Establishes the beginning of a CWQZ Establishes the extent of the WQTZ Maintain infiltration and recharge of sec Proposes to waive entire section Treat first 1/2 inch WSR location of WQ in 40% buffer Proposes to waive entire section Single access in the CWQZ CWQZ restoration Floodplain Modification does not meet Crossing of minor waterway by collector Crossing of minor waterway by residen Street or driveway crossings of the CW Establishes the width of a CEF buffer Establishes buffer for point recharge fe Prohibits construction within a CEF buf Protects existing wetlands Cut over 4' is prohibited, PUD proposes Fill over 4' is prohibited, PUD proposes Prohibits floodplain modification unless
	Article 11	Water Supply Rural Requirements	Proposes to waive entire section
	25-8-451(A)(B)	Applicability; Compliance	Establishes the rule
	25-8-452(B)	Water Quality Transition Zone	Only allows certain types of development
	25-8-453(A)	Uplands Zone	Impervious cover is based on Net Site
	25-8-453(D)(1)(a)	Uplands Zone	Allowed 20% NSA 10.54 ac. Proposed
	25-8-453(D)(2)	Uplands Zone	40% of Uplands must be retained or re
Trees	25-8-601(A)	Tree and Natural Area Protection	Establishes the rule
	25-8-604(C)	Development Application Requirements	Removal of Protected tree requires app
	25-8-604(D)	Development Application Requirements	Heritage tree removal requires a variar
	25-8-621	Permit Required for Removal of Protected Trees; Exceptions	Project may not remove protected tree
	25-8-641	Removal Prohibited	Removal of Heritage tree is prohibited,

oreline setback

% prohibited

allowed

en from view of property in an SF-5 or more restrictive zoning district with

0 from the shoreline.

he shoreline frontage of the lot

number of dwelling units

oval-Project proposes 10 years

ge of seeps and springs

ot meet requirements

collector or arterial, no private drives

residential or commercial if no other option

the CWQZ

narge features

CEF buffer

roposes cut to 28' roposes fill to 28' unless it protects public health/provide EV benefit

velopment within the WQTZ let Site Area roposed 14.4% GSA 19.86 ac. ed or restored to a natural state

ires approval of City Arborist/Land Use Commission a variance ed tree unless identified with Preliminary Plan hibited, requires approval of City Arborist/Land Use Commission

Exhibit I

Acreage 138.19 land 6.467 water 138.19 land 6.467 water 138.19 land 6.467 water Use Commercial, Multi-Family, Mixed Use Single Family Commercial, Multi-Family, Mixed Use Water Quality Treatment ½" plus for 100% of site None required (-20% impervious cover) 100% of water quality volume treated, with 75% treated distributed green controls Drainage Current code Current code Yes, 5000 ft ² of stratutes; proposed in floodplain and treat and		Current Code	Current PUD (LA Watershed Ord.)	Proposed PUD Amendment
Water Quality Treatment %" plus for 100% of site None required (<20% impervious cover) 100% of water quality volume treated, with 75% treated distributed green controls Drainage Current code Ves. 5.00 ff of structures proposed infloodplain Impervious Cover 20% Not Site Area NSA = 52.69 acres Lake Austin regulations tet to Single-Family use per Ordinance 18.86 acres 18.86 acres 18.86 acres 18.86 acres 18.86 acres 18.86 acres 100% of water quality volume treated, with 75% treates 18.86 acres 100% of water quality volume treated	Acreage			
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Floodplain Variance No No Yes, 5.000 ft ² of structures proposed in floodplain use per Ordinance Impervious Cover 20% Net Site Area NSA = 52.69 acres plus 2 acres (Champion) Lake Austin regulations lied to Single-Tamily use per Ordinance 18.68 acres max plus 1 20% = 10.54 acres plus 2 acres (Champion) Total = 21.68 acres plus 2 acres (Champion) 18.68 acres max plus 2 Creek Buffers 18.81 acres 30.2 acres 30.2 acres Creek Buffers Ves, variance required for 1 creek cressing for protected, 150° None required 2 creek crossings 2 creek crossings Erosion Hazard Zone Current code Nor required 2 creek crossings 2 creek crossings, but will clear span 10-year storm elevation CeFs protected, 150° CeFs protected, 150° buffer Identification required but no protection most CEFs. 201 a cres (crossings 201 a cres (crossings 201 acres (cres for Valle) 27-ac Current code Open Space 6.9 acres 27.92 + 6.8 (Coldwatar) Total = 21.80 acres (65%) 201 to 241 it up to 5.31 cares (cres for Valle) 27-ac Fill Curfill Unlimited under buildings and road right-of-way, 4' elsewhere accessing a cres structural and sola acres (cres/) Total = 21.80 acres (cres/) 201 to 241 it up to 5.31 care	Water Quality Treatment	1/2" plus for 100% of site	None required (<20% impervious cover)	
Impervious Cover 20% Nat Site Area NSA = 52.69 acres plus 2 acres (Champion) Total = 12.64 Lake Austin regulations tido to Single-Family use per Ordinance Impervious Cover based on slope" 16.92 acres (Champion) Total = 21.86 acres plus 2 acres (Champion) Total = 21.86 acres +3 acres for road Limits of Disturbance 18.81 acres 30.2 acres plus 2 acres (Champion) Total = 12.64 +3 acres for road Creek Buffers Yes, current code Non required 2 creek crossings 2 creek orossings. 2 creek orossings. 2 cr	Drainage	Current code	Current code	Current code
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Creek Buffers Yes, current code None required Some, but not current code CW/Q2 Crossings Yes; variance required for 1 creek crossing for private drive crossing for private drive for fridepool for trees with the exception of a few trese fill crene code for trees with the exception of a few trees for	Impervious Cover	NSA = 52.69 acres 20% = 10.54 acres plus 2 acres (Champion)	use per Ordinance Impervious Cover based on slope* 16.92 acres + 1.23 acres = 18.15 acres plus 2 acres (Champion)	18.86 acres max plus +3 acres for road Total = 21.86 acres reduction of 2 acres (Champion)
CWQ2 Crossings Yes: variance required for 1 creek crossing to private drive crossing to private drive crossing to private drive crossing to private drive courrent code 2 creek crossings 2 creek crossings, but vill clear span 10-year storm elevation Erosion Hazard Zone Current code Not required Disturbance is located within some buffers for the rea private starter have no typics publier and two features have no buffer. Overall layout does apply protection most CEFs. Park 7.9 acres 22.13 acres (6.47 water)=19.64 acres Open Space 6.9 acres 27.92 + 6.88 (Coldwater) 60.94 acres Cutrfill Unlimited under buildings and road right-of-way. 4' elsewhere Unlimited under buildings, up to 19' granted for Bridgepoint Paikway and limited amounts for driveways to access lots 20 to 24 ft: up to 0.27-ac Cut / 0.27-ac Fill 12 to 20 ft: up to 1.63-ac Cut / 0.27-ac Fill 12 to 20 ft: up to 1.63-ac Cut / 0.27-ac Fill 12 to 20 ft: up to 1.63-ac Cut / 0.27-ac Fill 12 to 20 ft: up to 1.63-ac Cut / 0.27-ac Fill 12 to 20 ft: up to 1.63-ac Cut / 0.27-ac Fill 12 to 20 ft: up to 1.63-ac Cut / 0.27-ac Fill 12 to 20 ft: up to 1.63-ac Cut / 0.27-ac Fill 13 to 20 ft: up to 1.63-ac Cut / 0.27-ac Fill 14 to 12 ft: up to 3.1-acres Cut / 6.80-acres fill Construction on Slopes - Roads/idriveways <= 15% unless accessing >-2 acres. under 15% unsisse accessing >-2 acres. under 15% slopes and specific design criteria on slopes over 25% for hardship only Current code ft trees with the exception of a few trees have been identified by the applicant's arborist as bein porided, although areas i	Limits of Disturbance	18.81 acres	30.2 acres	35.16 acres
CWU2 Crossings crossing for private drive 2 creek crossings elevation Erosion Hazard Zone Current code Not required Current code Critical Environmental Features (CEF) CEFs protected, 150' buffer Identification required but no protection Disturbance is located within some buffer. Overall layout does apply protection most CEFs. Park 7.9 acres 27.92 + 6.88 (Coldwater) 60.94 acres Open Space 6.9 acres 27.92 + 6.88 (Coldwater) 60.94 acres Cutfill Unlimited under buildings and road right-of-way, 4 elsewhere Unlimited under buildings. up to 19' granted arounts for driveways to access lots 20 to 24 ft: up to 1.65-ac Cut / 0.27-ac Fill 12 to 20 to 27 ac cut / 0.27-ac Fill 12 to 20 to 27 ac cut / 0.27-ac Fill 12 to 20 to 24 ft: up to 1.65-ac Cut / 0.27-ac Fill 12 to 20 to 21 cut put o1.65-ac Cut / 0.27-ac Fill 12 to 20 to 21 cut put o1.65-ac Cut / 0.27-ac Fill 14 to 12 true to 5.31-acres Cut / 6.09-acres Fill Up to 28' for fire land but cut/fill above 4' for the entir PUD shall not exceed 7.23 acres tor cut and 9.08 acres interacong and stabilization . Slopes s 25% = None Tree Protection Heritage trees and 8' plus 19' plus protected, no Heritage Current code for trees with the exception of a few trees have been identified by the applicant's achorist as bein pow health. Poilution Prevention Measures Current code Current code (Stommater Pollution Prevention Plar require	Creek Buffers	Yes, current code	None required	• •
Critical Environmental Features (CEF) CEFs protected, 150' buffer Identification required but no protection Disturbance is located within some buffers for the roa Two features have no upspope buffer and two features have no buffer. Overall ayout does apply protection mest CEFs. Park 7.9 acres 27.92 + 6.88 (Coldwater) 26.11 acres (6.47 water)=19.64 acres Open Space 6.9 acres 27.92 + 6.88 (Coldwater) Cold acres Cut/fill Unlimited under buildings and road right-of-way, 4' elsewhere Unlimited under buildings, up to 19' granted for Bridgepoint Parkway and limited amounts for driveways to access lots 20 to 24 ft: up to 0.27a.cc Cut / 0.29.acres Fill 4 to 121: up to 3.1-acres (Cut / 0.40.acres Fill Up to 28' for fill above 4' for the entir PUD shall not exceed 7.23 acres for cut and 9.08 acres fill Construction on Slopes • Roads/driveways Emitted by allowed impervious cover on slopes of residential units 15-25% = Max 10% of slope area with terracing and stabilization • Slopes >25% = None Limited by allowed impervious cover on slopes and specific design criteria on slopes over 25% for hardship only No information since building lexouts have not beer provided, although areas identified for building includ slopes over 35%, • Slopes >25% = None Tree Protection Heritage trees and 8' plus 19'' plus protected, no Heritage Current code for trees with the exception of a few trees have been identified for ver 5 acres disturbed) Pollution Prevention Measures C	CWQZ Crossings	•	2 creek crossings	
Critical Environmental Features (CEF) CEFs protected, 150' buffer Identification required but no protection Two features have no upslope buffer and two features have no buffer. Overall layout does apply protection most CEFs. Park 7.9 acres 27.92 + 6.88 (Coldwater) 60.94 acres Open Space 6.9 acres 27.92 + 6.88 (Coldwater) 60.94 acres Cut/fill Unlimited under buildings and road right-of-way, 4' elsewhere Unlimited under buildings, up to 19' granted for Bridgepoint Parkway and limited amounts for driveways to access lots 20 to 24 ft: up to 0.73-acr Eill 12 to 20 ft: up to 0.73-acres Cut / 2.01-acr Eill Up to 28' for fire land but cut/fill above 4' for the entit pub to 38' for fire land but cut/fill above 4' for the entit pub shall not exceed 7.23 acres for cut and 9.08 acres fill Construction on Slopes • Roads/driveways = 15%, unless<br accessing >/= 2 acres, under 15%, slope os 7 residential units is 15-25% = Max 10% of slope area terracing and stabilization · Slopes >25% on None Limited by allowed impervious cover on slopes and specific design criteria on slopes over 25% for hardship only Current code for trees with the exception of a few trees have been identified by the applicant's arborist as bein poor health. Tree Protection Heritage trees and 8' plus 19'' plus protected, no Heritage Current code (Stormwater Pollution Prevention poor health. Current code per Environmental Criteria Manual 1.6.2 (Single Family Development) Cluster dock (1 slip per residence), not wider than 30'	Erosion Hazard Zone	Current code	Not required	Current code
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Erosion ControlCurrent codeCurrent coderequired if over 5 acres disturbed)Pollution Prevention MeasuresCurrent codeNone (Single Family Development)Current code per Environmental Criteria Manual 1.6.2Boat DockCluster dock (1 slip per residence), not wider than 20% of the shoreline, not longer than 30' into the lake12 Docks (2 slips)Cluster dock with 42 slips, wider than 20% of shorelin and longer than 75' into the lakeDock Access Across Steep SlopesNo, mechanized access and construction on slopes over 35% is prohibitedNo, construction on slopes over 35% was prohibitedYes, mechanized access via elevator or tram	Tree Protection	Heritage trees and 8" plus	19" plus protected, no Heritage	have been identified by the applicant's arborist as bein
MeasuresCurrent code(Single Family Development)Current code per Environmental Criteria Manual 1.6.2Boat DockCluster dock (1 slip per residence), not wider than 20% of the shoreline, not longer than 30' into the lake12 Docks (2 slips)Cluster dock with 42 slips, wider than 20% of shorelin and longer than 75' into the lakeDock Access Across Steep SlopesNo, mechanized access and construction on slopes over 35% is prohibitedNo, construction on slopes over 35% was prohibitedYes, mechanized access via elevator or tram	Erosion Control	Current code	Current code	
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Dock Access Across Steep Slopes construction on slopes over 35% is prohibited No, construction on slopes over 35% was prohibited Yes, mechanized access via elevator or tram	Boat Dock	wider than 20% of the shoreline, not		
Dredging Up to 25 cubic yards per project Up to 25 cubic yards per project Up to 25 cubic yards		construction on slopes over 35% is	· · · · · · · · · · · · · · · · · · ·	Yes, mechanized access via elevator or tram
	Dredging	Up to 25 cubic yards per project	Up to 25 cubic yards per project	Up to 25 cubic yards

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