

**WHISPER VALEY PUD EXHIBIT D-1
RESIDENTIAL DISTRICT
SITE DEVELOPMENT REGULATIONS
(Base Zoning District LR-MU)**

BUILDING TYPE	Single Family Detached Estate Lots	Single Family Detached Large Lot	Single Family Detached Medium Lot	Single Family Detached Small Lot	Single Family Attached 2 & 3 Units	Single Family Attached 4 Units Min.	Multifamily Three or more dwelling units within one or more buildings	Commercial⁴	
DISTRICT	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	
Minimum Lot Size	9,000 SF	6,300 SF 5,400 SF on OS	4,500 SF	3,150 SF	2,000 SF/Unit	1,200 SF/Unit	4,500	5,750	
Minimum Lot Width²	75	60	50	35	25	20	50	50	
Minimum Lot Depth								115	
Front Loaded	120	105	100	Not permitted ¹	80	60	Not permitted ¹		
Rear Loaded	NA	100	90	90	80	60	90		
On Open Space	NA	90	90	90	80	60	90		
Maximum Height	35	35	35	35	45	45	45	40	
Maximum Height Accessory Use	25	25	25	25					
Accessory Use Setback	5	5	3	0 or 3					
Minimum Front Yard									
Principal Structure	20	15	15	12	12	5	5	0 ³	
Front Load Garage	20	20	20	Not permitted ¹	18	18			
Side Load Garage	15	15	10	Not permitted	10	10			
Porch	12	9	9	5	5	5			
Minimum Side Yard									
Interior Side	7.5	5	4	3	0	0	10	0	
Corner Street Side	12.5	10	10	7.5	12	10	15	0	
Minimum Rear Yard									
Principal Structure	20	15	15	5	15	15	5	5	
Rear Loaded	NA	5	5	5	5	5	5	5	
Side Drive Loaded Garage	8	5	5						
Maximum Building Coverage	45%	40%	40%	55%	70%	70%	70%	90%	
Maximum Impervious Cover	55%	55%	55%	55%	65%	65%	65%	85%	
FAR								.75:1	.75:1

Notes:

- 1 Front loaded garages are not permitted.
- 2 Minimum lot width is measured at front building setback line.
- 3 When fronting on the Local Urban Retail/Mixed Use Street Section.
- 4 Mixed Use, Civic and Industrial Uses shall be built to Commercial Use standards of this PUD
- 5 Commercial Uses within the Residential District shall be limited to :
 - o A maximum of 10,000 square feet for commercial uses within a center located solely on collector streets or at the

WHISPER VALLEY PUD EXHIBIT D-2
MIXED USE DISTRICT
 SITE DEVELOPMENT REGULATIONS
 (Base Zoning District GR-V)

BUILDING TYPE	Single Family Detached Estate Lots	Single Family Detached Large Lot	Single Family Detached Medium Lot	Single Family Detached Small Lot	Single Family Attached 2 & 3 Units	Single Family Attached 4 Units Min.	Multifamily Three or more dwelling units within one or more buildings	Commercial ⁶	Mixed Use Vertical Mixed Use (VMU)
DISTRICT	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use
Minimum Lot Size					2,000 SF/ Unit	1,200 SF/ Unit	8,000	5,750	5,750
Minimum Lot Width²					25	20	80	50	50
Minimum Lot Depth								115	100
Front Loaded					80	60	Not permitted ¹		Not permitted ¹
Rear Loaded					80	60	90		90
On Open Space					80	60	90		90
Maximum Height					45	55	60	60	60
Minimum Front Yard									
Principal Structure					12	5	5	0 ³ or 25	0 ³ or 10
Front Load Garage					18	18			
Side Load Garage					10	10			
Porch					5	5			
Minimum Side Yard									
Interior Side					0	0	10	0 or 5	0 or 5
Corner Street Side					12	10	5	5	0 or 5
Minimum Rear Yard									
Principal Structure					5	5	5	5	5
Rear Loaded					5	5	5		5
Building Setback									
Braker Lane					30	30	30	30	30
Taylor Road					30	30	30	30	30
Maximum Building Coverage					70%	70%	70%	90%	90%
Maximum Impervious Cover					70%	70%	70%	90%	90%
FAR							N/A	2:1	N / A

Notes:

- 1 Front loaded garages are not permitted.
- 2 Minimum lot width is measured at front building setback line.
- 3 When fronting on the Local Urban Retail/Mixed Use Street Section.
- 6 Any Mixed Use project that is not a Vertical Mixed Use (VMU) shall be built per Commercial Use standards of this PUD

 Not Applicable

WHISPER VALLEY PUD EXHIBIT D-3
COMMERCIAL DISTRICT
 SITE DEVELOPMENT REGULATIONS
 (Base Zoning District CS-V)

BUILDING TYPE	Single Family Detached Estate Lots	Single Family Detached Large Lot	Single Family Detached Medium Lot	Single Family Detached Small Lot	Single Family Attached 2 & 3 Units	Single Family Attached 4 Units Min.	Multifamily Three or more dwelling units within one or more buildings	Commercial ⁴	Mixed Use Vertical Mixed Use (VMU)
DISTRICT	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial
Minimum Lot Size								5,750	5,750
Minimum Lot Width²								50	50
Minimum Lot Depth								115	100
Front Loaded									Not permitted ¹
Rear Loaded									90
On Open Space									90
Maximum Height⁵								90	90
Minimum Front Yard									
Principal Structure								0 ³ or 25	0 ³ or 10
Front Load Garage									
Side Load Garage									
Porch									
Minimum Side Yard									
Interior Side								0	0 or 5
Corner Street Side								10	0 or 5
Minimum Rear Yard									
Principal Structure								5	5
Rear Loaded									5
Building Setback									
Braker Lane								30	30
Taylor Road								30	30
Maximum Building Coverage								90%	90%
Maximum Impervious Cover								90%	90%
FAR								2:1	N / A

Notes:

- 1 Front loaded garages are not permitted.
- 2 Minimum lot width is measured at front building setback line.
- 3 When fronting on the Local Urban Retail/Mixed Use Street Section.
- 4 Mixed Use, Civic and Industrial Uses shall be built to Commercial Use standards of this PUD
- 5 90 foot building height maximums for Areas PA-13, PA-14 and PA-18 shall be limited to 60 feet until improvements to the portions of Taylor Lane that are directly adjacent to the PUD are constructed on a minimum of a MAD4

 Not Applicable

WHISPER VALLEY PUD C814-2009-0094

Exhibit D Compatibility Standards and Regulations

A. Compatibility Standards

Within the boundaries of the Whisper Valley PUD, Subchapter C, Article 10 (*Compatibility Standards*) does not apply, except as modified below:

1. When a use that is permitted in a SF-6 or less restrictive zoning district (i.e., a multifamily, commercial, or industrial use) is across the street or adjoining property on which a use permitted in a SF-5 or more restrictive zoning district is located (i.e., a single family residential use), the massing and scale of such multifamily, commercial or industrial use shall be appropriate in relationship to the single family residential use. The massing of buildings and the appropriate scale relationship of a building to another building may be accomplished by:

- (1) avoiding the use of a continuous or unbroken wall plane;

- (2) using an architectural feature or element that:

- (a) creates a variety of scale relationships;

- (b) creates the appearance or feeling of a residential scale; or

- (c) is sympathetic to a structure on an adjoining property; or

- (3) using material consistently throughout a project and that is human in scale; or

- (4) using a design technique or element that:

- (a) creates a human scale appropriate for a residential use; or

- (b) prevents the construction of a structure in close proximity to a single family residential use that is:

- (i) significantly more massive than the single family residential use; or

- (ii) antithetical to an appropriate human scale; and

- (c) allows the construction of a structure, including a multi-family structure, that exhibits a human scale and massing that is appropriate for a residential use.

2. A 25-foot vegetative buffer area shall be provided and maintained between single family residential uses and any commercial, civic, industrial, or multifamily uses. The buffer is measured from the property line of a single family residential use to a building developed with a commercial, civic, industrial, or multifamily use. (Figure 1). Mixed use buildings are excluded provided they contain residential uses.

Improvements permitted within the 25-foot vegetative buffer zone are: hike and bike trails, pedestrian trails, sidewalks, solid fences, utility easements and improvements, or those improvements that may otherwise be required by the City of Austin or specifically authorized in this ordinance.

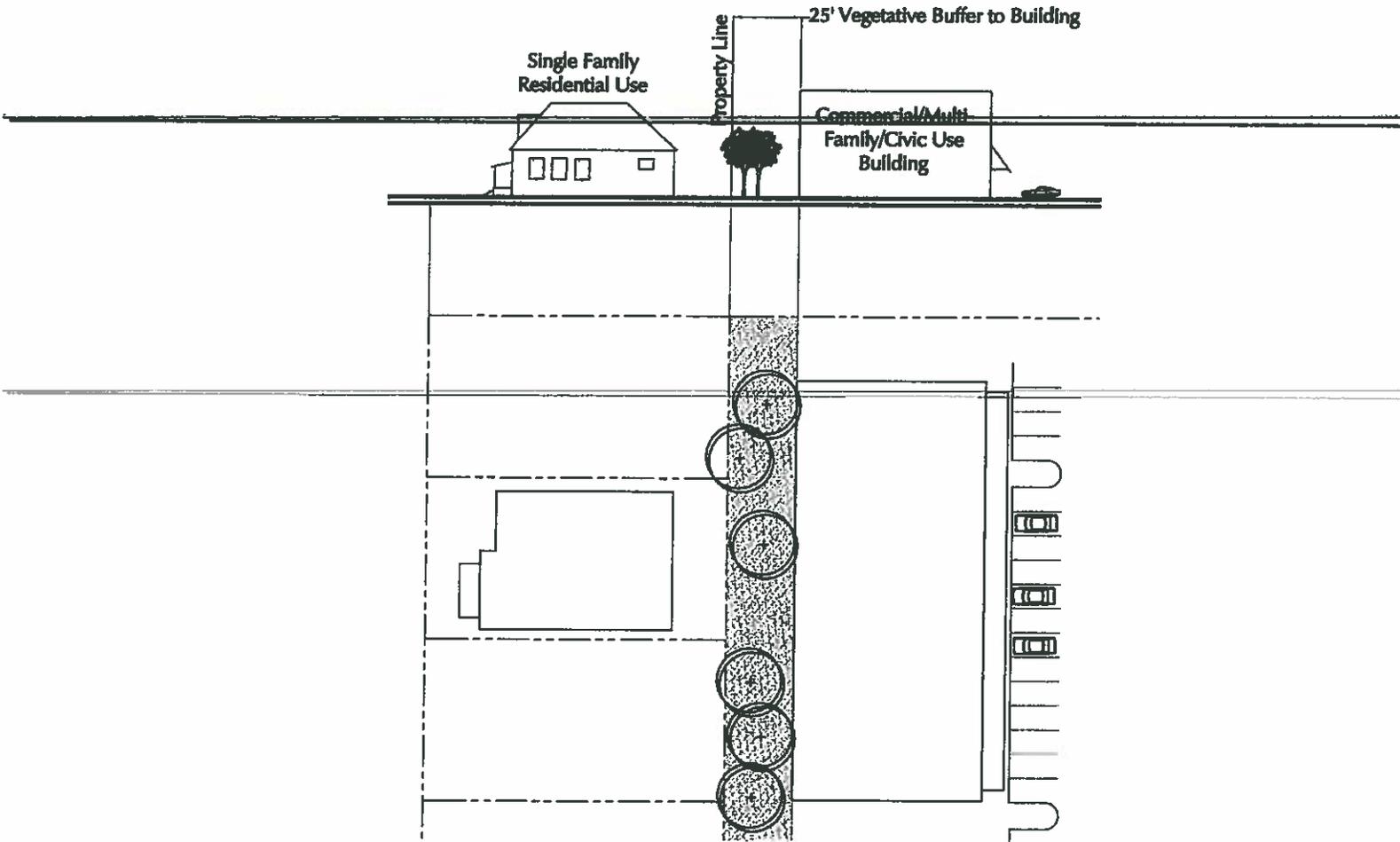


FIGURE 1: 25 foot vegetative buffer between a Residential Use and Commercial and Civic Use buildings.

3. A 100 feet wide buffer area measured from a property line of a single family residential use or a multifamily use (including a vertical mixed use) to an industrial use building shall be provided and maintained. (Figure 2):
 - i. To the extent any of the 25 foot vegetative buffer described in subpart 2 above is contained within the 100 foot buffer described in the subpart 3, then the provisions of subpart 2 shall control with respect to that 25 feet (i.e., a total of 100' buffer with the first 25' being vegetative).
 - ii. Improvements permitted within the 100-foot wide buffer zone are: hike and bike trails, pedestrian trails, sidewalks, solid fences, detention, water quality and drainage facilities consisting primarily of earthen structures, utility easements and improvements, streets, alleys, driveways, surface parking facilities limited to 12 parking spaces or fewer, or those improvements that may otherwise be required by the City of Austin or specifically authorized in this ordinance.

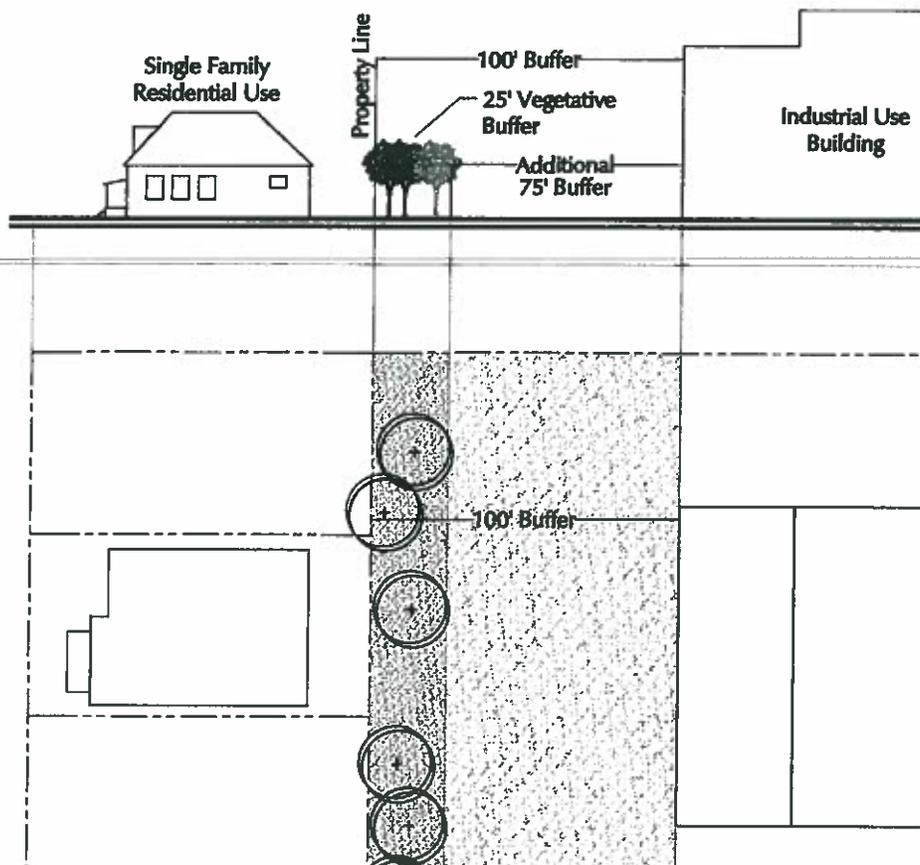


FIGURE 2: 25 foot vegetative buffer with an additional 75-foot wide buffer area for a total of 100 feet between a Residential Use and Industrial Use buildings.

4. Height restrictions between Land Use Categories are as follows:
- i. Within 70 feet of a single family detached residential lot located in the R Land Use Category, a building in the C Land Use Category may not exceed a height of 40 feet.
 - ii. Between 70 feet and 120 feet from a single family detached residential lot, a building in the C Land Use Category may not exceed a height of 50 feet.
 - iii. Beyond 120 feet of a single family residential lot a building in a C Land Use Category may be constructed to the permitted height as specified in on Table D-3.

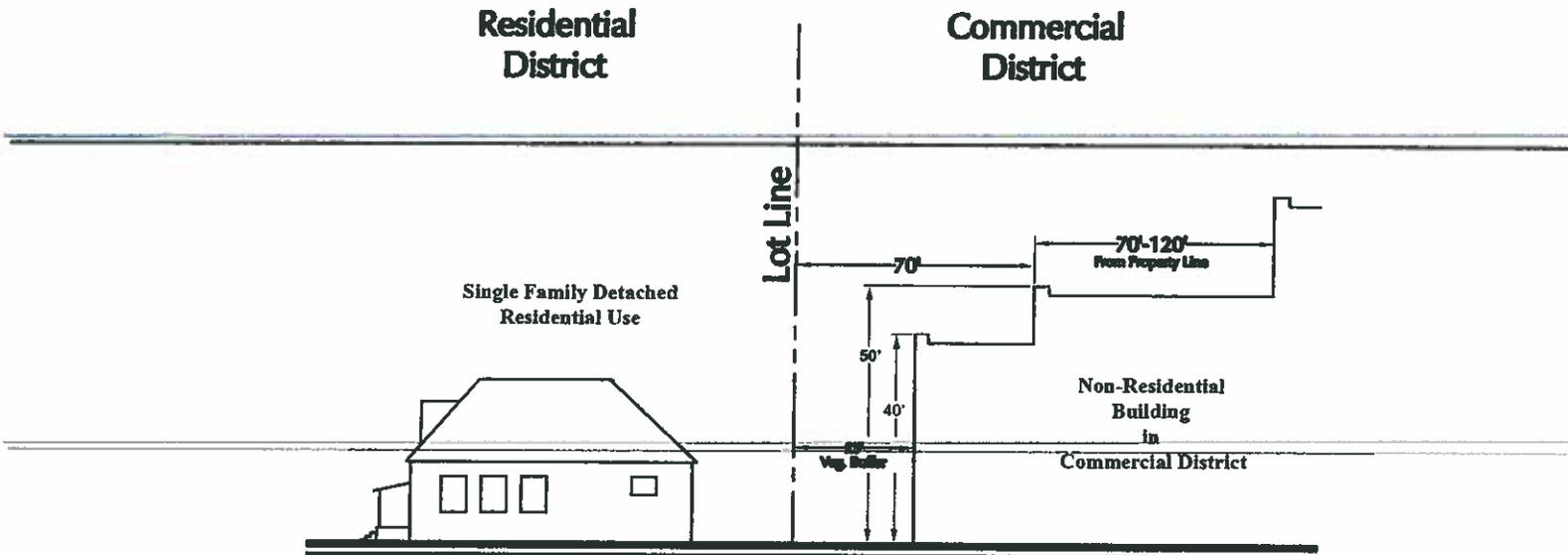


FIGURE 3: Height Restrictions between Single Family Detached Residential Use within a Residential District and Commercial Use Building within a Commercial District.

- iv. Within 50 feet of a single family residential lot a building in the MU Land Use Category may not exceed 15 feet above the height of the applicable single family residential building type's permitted height as specified on Table D-1.
- v. Beyond 50 feet of a single family residential lot, a building in the MU Land Use Category may be constructed to the permitted height as specified on Table D-2.

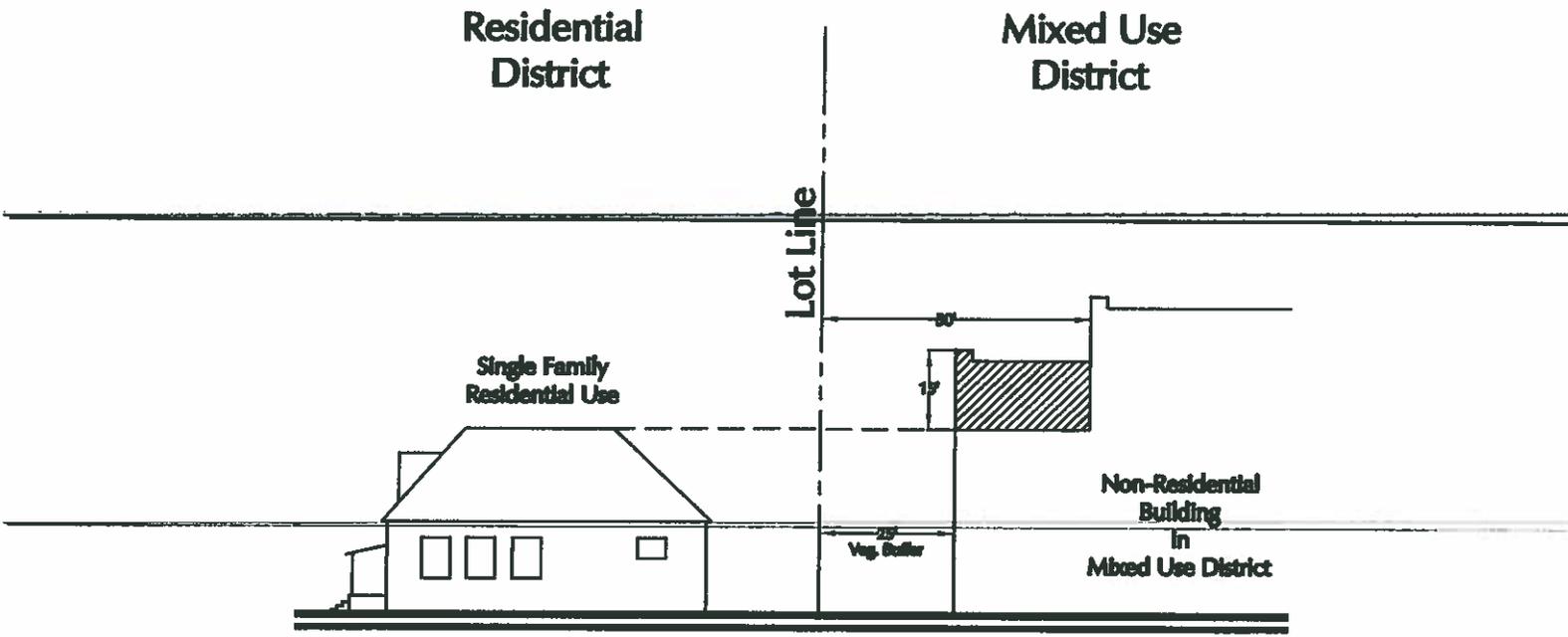


FIGURE 4: Height Restrictions between Single Family Residential Use within a Residential District and a Mixed Use Building within a Mixed Use District.

- vi. Within 50 feet of a single family residential lot in the MU Land Use Category, a building in the C Land Use Category may not exceed 15 feet above the height of the applicable residential building type's permitted height as specified on Table D-2.
- vii. Between 50 feet and 100 feet from a single family residential lot in the MU Land Use Category, a building in the C Land Use Category may not exceed 30 feet above the height of the applicable single family residential building type's permitted height as specified on Table D-2.
- viii. Beyond 100 feet of a single family residential lot in the MU Land Use Category, a building in the C Land Use Category may be constructed to the permitted height as specified on Table D-3.

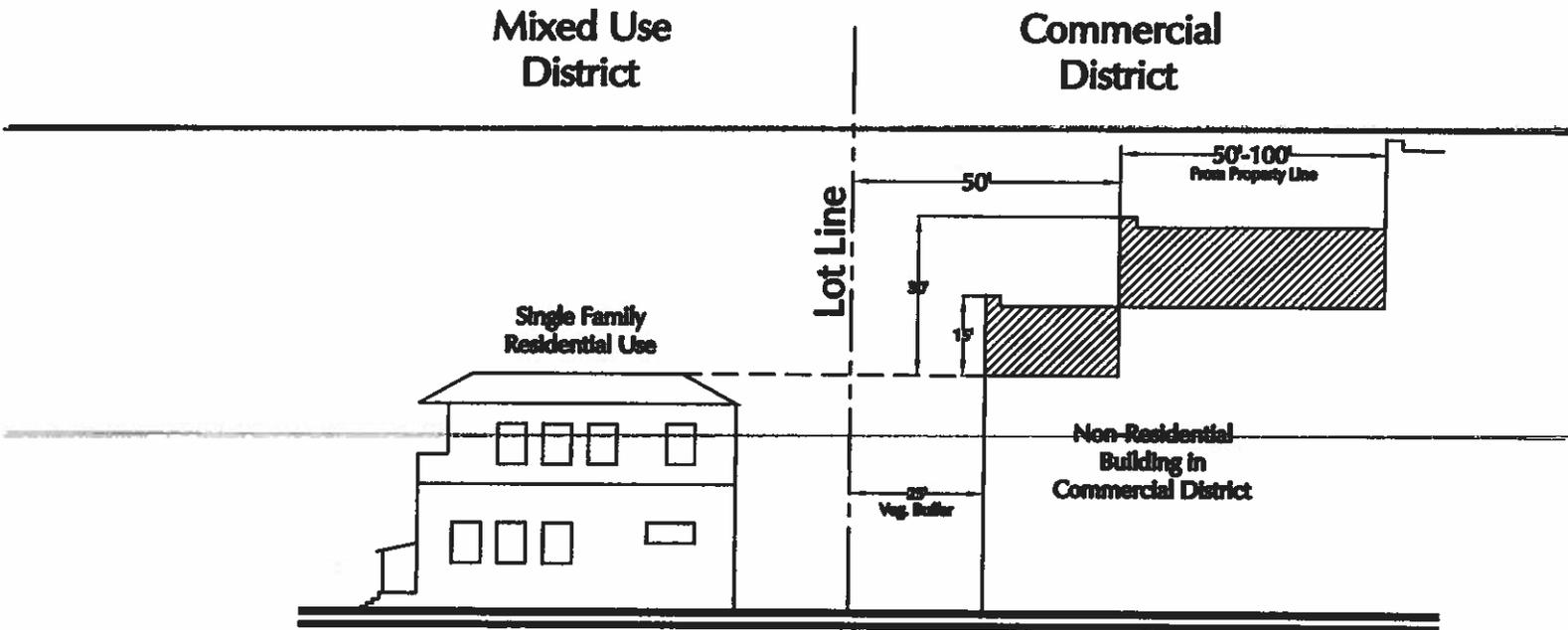


FIGURE 5: Height Restrictions between Single Family Residential Use within a Mixed Use District and a Building within a Commercial District.

5. Screening Requirements

i. Each area on a property that is used for a following activity shall be screened from the view of adjacent property that is used for a single family or multifamily residential use (including a vertical mixed use):

- (1) off-street parking containing more than 12 spaces;
- (2) the placement of mechanical equipment;
- (3) storage; or
- (4) refuse collection.

ii. A person may comply with this subsection by providing a yard, fence, berm, or vegetation. ~~If a fence is provided, the height of the fence may not exceed six feet, except as otherwise permitted by Section 25-2-899 (Fences As Accessory Uses).~~

iii. The owner must maintain a fence, berm, or vegetation provided under this such section.

6. The noise level of mechanical equipment may not exceed 70 decibels at the property line.

7. The use of highly reflective surfaces, including reflective glass and reflective metal roofs with a pitch of more than a run of seven to a rise of 12, is prohibited. This prohibition does not apply to solar panels and copper or painted metal roofs.

8. Dumpsters and permanently placed refuse receptacles must be located at least 25 feet from adjacent residential uses. The location of and access to dumpsters or any other refuse receptacles must comply with the Transportation Criteria Manual.

9. Subsection C of Section 25-2-1006 (A) (1) (2) (*Visual Screening*) does not apply to the PUD.

10. Residential Lot Definitions

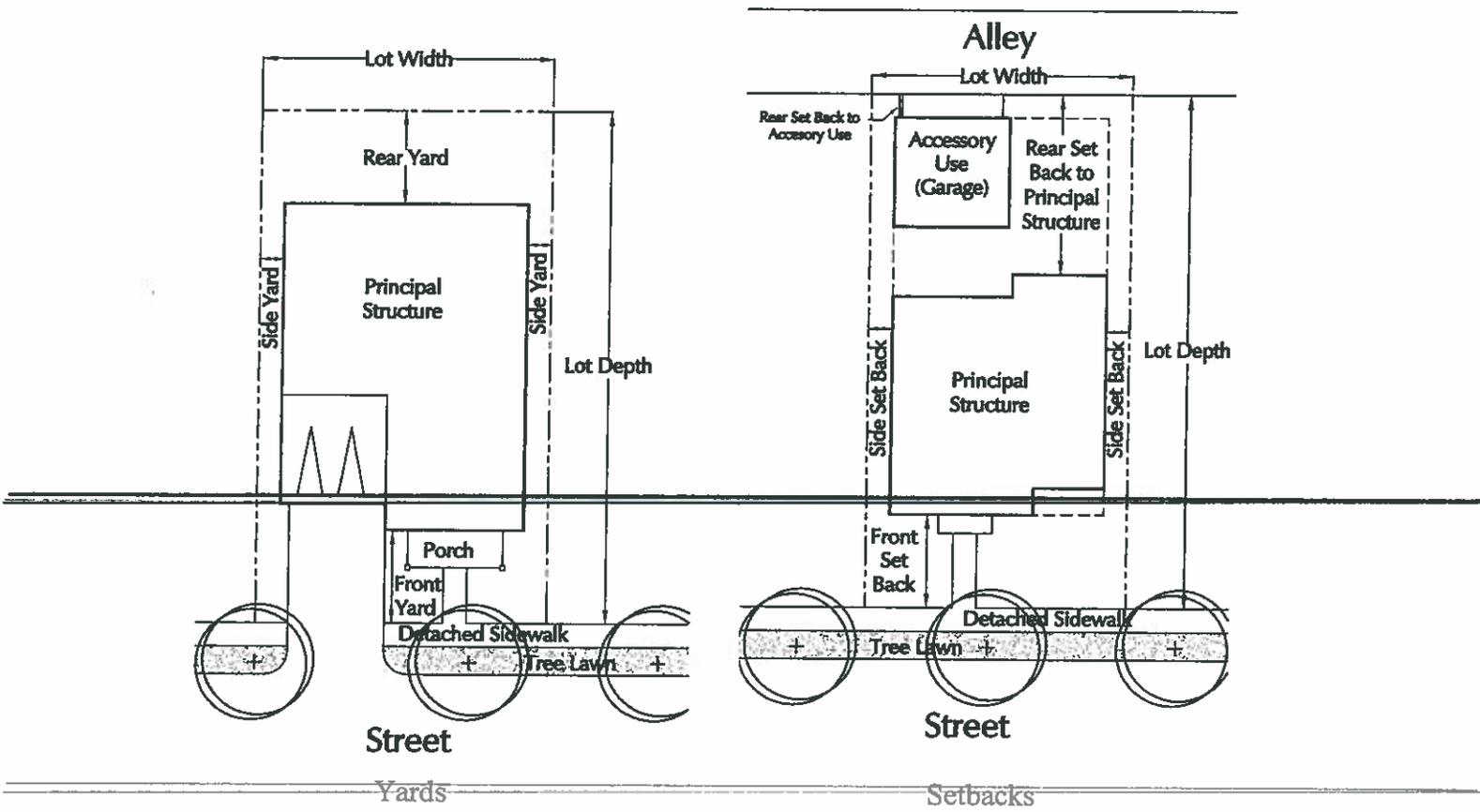


FIGURE 6: Lot Definitions

11. General Restaurant uses in a Residential Districts

General Restaurant use located in a Residential District will be (i) at the intersection of two collector streets or a collector and an arterial or solely on an arterial; or at the intersection of a collector and a neighborhood street, and (ii) have a minimum lot size of 40,000 square feet, with a 55 feet building setback as measured from any single family detached lot. In any event a General Restaurant use in a Residential District will have to outdoor music.

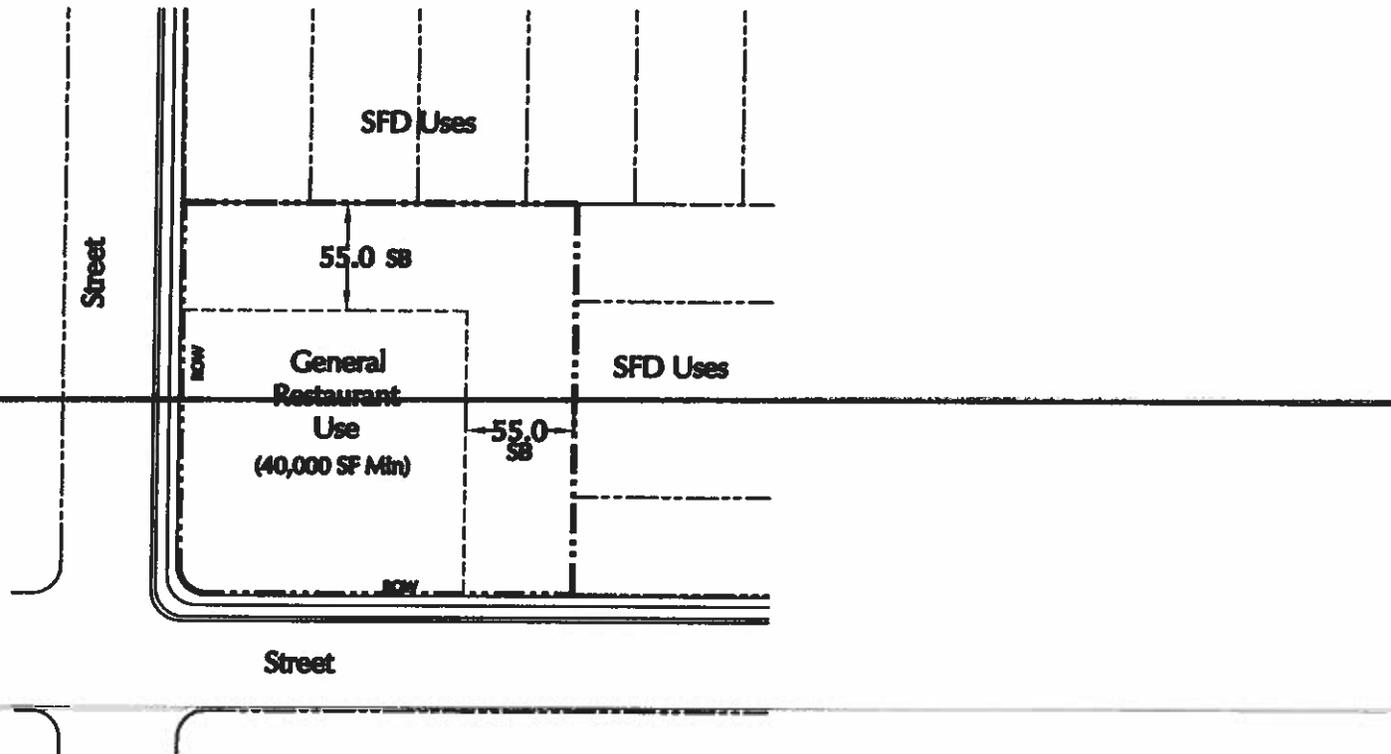


FIGURE 7: General Restaurant Uses

B. Additional Regulations for Residential and Mixed Use Districts

1. A commercial off-street parking use may not exceed one acre in site size. Not more than one commercial off-street parking Use site may be located in a block. A site must be screened from the street by low hedges or walls not less than three feet and not more than four feet in height.
2. A residential use with street level living space must have a finished first floor elevation not less than eighteen inches above the elevation of the sidewalk at the front lot line. A residential use may not front at ground level on a square.
3. A telecommunications tower must be located on top of a building or be an architectural component of the building. Free standing towers are prohibited.

4. Garage Placement Criteria

- i. Rear-Alley loaded garages
 - 1. Attached or Detached garages permitted
- ii. Front-Loaded Side Drive garages
 - 1. Attached or Detached garages permitted
- iii. Front-Loaded Recessed garages

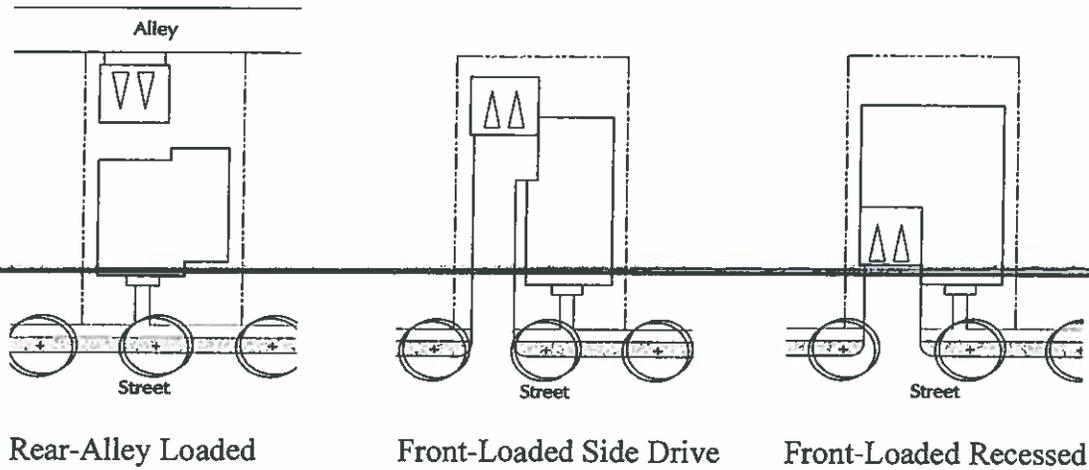


FIGURE 8: Garage Placement Examples

C. Additional Regulations for Commercial District

1. Parking Areas

- a. Parking lots and cars should not be dominant visual elements of the site, Large expansive paved areas located between the street and building shall be avoided in favor of smaller multiple lots separated by landscaping and buildings.
- b. Parking areas should be buffered from public view through the use of berming, landscaped hedges, and/or decorative low walls.
- c. Landscape islands should be located every 15 spaces, and paved walkways between rows of parking should terminate at building entrances.

2. Pedestrian and Vehicular Circulation

Whisper Valley PUD

- a. Where feasible, establish off-street open space/greenway links between commercial districts and adjacent neighborhoods and public facilities.
- b. Whenever pedestrian and vehicular traffic meet, paving and signage need to alert drivers to the presence of pedestrians.
- c. Streets and pathways should lead directly to visual anchors and/or focal points.
- d. Circulation features should be designed to signal the user to the entrance or exit from the Commercial District or individual parcel. The entry /exit function is a critical means of defining a sequence of movement throughout the Whisper Valley commercial planning areas.

3. Urban Design

- a. Pedestrian activities such as “al fresco” dining along the sidewalk should be promoted to enhance the character of the commercial district.

- b. Where appropriate, use formal streetscape treatments such as parkway strips between street and sidewalk, regularly spaced canopy trees, and special paving to denote pedestrian zones.
- c. Create pedestrian areas in a “Main Street” format that encourages pedestrian activity while accommodating vehicular requirements.

- d. The use of pedestrian promenades characterized by outdoor plaza elements between buildings should create unity, cohesiveness and a sense of space while promoting walkable pedestrian activity centers.
- e. Building entries should incorporate pedestrian elements and amenities such as seating, lighting, and hardscape elements that help create or enhance special pedestrian areas.

4. Architectural Character

- a. Modern vernacular shall be promoted within the Commercial Districts of Whisper Valley.
- b. Varying facade elements, such as inset window areas, entries and/or projections of building volumes should always be considered.

5. Building Scale and Massing

- a.* Building mass should be broken down where possible. Horizontal breaks and vertical projections will effectively reduce the perceived scale of buildings.
- b.* Consider the use of “stepped-down” buildings to break up larger structures, particularly those over 3 stories in height.
- c.* Buildings should contribute to pedestrian comfort and enjoyment. Buildings adjacent to sidewalks should provide human scale and relationships

6. Service, Loading and Special Equipment Areas

- a.* All storage areas shall be located on the side or rear portions of buildings.
 - b.* No service, storage, maintenance, or loading areas shall extend into a setback area.
 - c.* Loading areas shall be entirely located on-site. Off-site vehicle loading is not permitted.
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**WHISPER VALLEY PUD C814-2009-0094
ZONING USE SUMMARY TABLE
EXHIBIT E**

Land Use	Residential District	Mixed Use District	Commercial District	Open Space District
RESIDENTIAL USES				
Bed & Breakfast (Group 1)	P ¹	P	P	NP
Bed & Breakfast (Group 2)	P ¹	P	P	NP
Condominium Residential	P ¹	P	P ²	NP
Duplex Residential	P	NP	NP	NP
Group Residential	P ¹	P	P	NP
Mobile Home Residential	NP	NP	NP	NP
Multifamily Residential	P ¹	P	P ²	NP
Retirement Housing (Small Site)	NP	P	NP	NP
Retirement Housing (Large Site)	NP	P	NP	NP
Single-Family Attached Residential	P	P	P ²	NP
Single-Family Residential	P	NP	NP	NP
Small Lot Single-Family Residential	P	NP	NP	NP
Townhouse Residential	P ¹	P	P ²	NP
Two-Family Residential	P	NP	NP	NP
COMMERCIAL USES				
Administrative and Businesses Offices	P ³	P	P	NP
Agricultural Sales and Services	NP	NP	NP	NP
Art Gallery	P ⁴	P	P	NP
Art Workshop	P ⁴	P	P	NP

P = Permitted

NP = Not Permitted

C = Conditional Use

Land Use	Residential District	Mixed Use District	Commercial District	Open Space District
Automotive Rentals	NP	C	P ⁵	NP
Automotive Repair Services	NP	C	P ⁶	NP
Automotive Sales	NP	NP	C	NP
Automotive Washing (of any type)	C	P	P	NP
Bail Bond Services	NP	NP	NP	NP
Building Maintenance Services	NP	P	P	NP
Business or Trade School	NP	P	P	NP
Business Support Services	NP	P	P	NP
Campground	NP	NP	NP	NP
Carriage Stable	NP	NP	NP	NP
Cocktail Lounge	NP	C	P ¹⁴	NP
Commercial Blood Plasma Center	NP	C	P	NP
Commercial Off-Street Parking	NP	P	P	NP
Communication Services	NP	P	P	NP
Construction Sales and Services	NP	C	P	NP
Consumer Convenience Services	P ⁴	P	P	NP
Consumer Repair Services	P ⁴	P	P	NP
Convenience Storage	NP	P	P	NP
Drop-Off Recycling Collection Facility	NP	C	P	NP
Electronic Prototype Assembly	NP	C	P	NP
Electronic Testing	NP	C	P	NP
Equipment Repair Services	NP	NP	C	NP
Equipment Sales	NP	NP	P	NP
Exterminating Services	NP	C	P	NP
Financial Services	P ⁴	P	P	NP

P = Permitted

NP = Not Permitted

C = Conditional Use

Land Use	Residential District	Mixed Use District	Commercial District	Open Space District
Food Preparation	NP	P	P	NP
Food Sales	P ⁴	P	P	NP
Funeral Services	NP	NP	P	NP
General Retail Services (Convenience)	P ⁴	P	P	NP
General Retail Services (General)	NP	P	P	NP
Hotel-Motel	NP	P	P	NP
Indoor Entertainment	NP	P	P	NP
Indoor Sports and Recreation	P	P	P	P
Kennels	NP	P ⁷	P	NP
Laundry Services	NP	C	P	NP
Liquor Sales	NP	C	P ¹⁴	NP
Marina	NP	NP	NP	NP
Medical Offices – exceeding 5000 sq. ft. gross floor area	NP	C	P	NP
Medical Offices – not exceeding 5000 sq. ft. gross floor area	NP	P	P	NP
Monument Retail Sales	NP	NP	P	NP
Off-Site Accessory Parking	C	C	C	NP
Outdoor Entertainment	NP	P	P	P
Outdoor Sports and Recreation	P	P	P	P
Pawn Shop Services	NP	NP	NP	NP
Personal Improvement Services	P ⁴	P	P	NP
Personal Services	P ⁴	P	P	NP
Pet Services	P ⁴	P	P	NP
Plant Nursery	NP	P	P	NP
Printing and Publishing	NP	C	P	NP

P = Permitted

NP = Not Permitted

C = Conditional Use

Land Use	Residential District	Mixed Use District	Commercial District	Open Space District
Professional Office	P ³	P	P	NP
Recreational Equipment Maint & Storage	NP	C	P	NP
Recreational Equipment Sales	NP	NP	P	NP
Research Assembly Services	NP	C	P	NP
Research Services	NP	C	P	NP
Research Testing Services	NP	C	C	NP
Research Warehousing Services	NP	C ⁸	C ⁸	NP
Restaurant (General)	P ^{4, 13}	P	P	NP
Restaurant (Limited)	P ⁴	P	P	NP
Scrap and Salvage	NP	NP	NP	NP
Service Station	C ⁹	P	P	NP
Software Development	NP	P	P	NP
Special Use Historic	NP	NP	NP	NP
Stables	P ¹	NP	NP	P
Theatre	NP	P	P	NP
Vehicle Storage	NP	NP	NP	NP
Veterinary Services	C	P	P	NP
INDUSTRIAL USES				
Basic Industry	NP	NP	NP	NP
Custom Manufacturing	NP	C ¹⁰	P	NP
General Warehousing and Distribution	NP	NP	NP	NP
Light Manufacturing	NP	C ¹⁰	P	NP
Limited Warehousing and	NP	P	P	NP

P = Permitted

NP = Not Permitted

C = Conditional Use

Land Use	Residential District	Mixed Use District	Commercial District	Open Space District
Distribution				
Recycling Center	NP	NP	C	NP
Resource Extraction	C	C	P	NP
AGRICULTURAL USES				
Urban Farm	P ¹¹	P ¹¹	P ¹¹	NP
All Other Agricultural	P ¹¹	P ¹¹	P ¹¹	NP
CIVIC USES				
Administrative Services	P	P	P	NP
Aviation Facilities	NP	NP	NP	NP
Camp	P	P	P	P
Cemetery	NP	NP	NP	NP
Club or Lodge	P ⁴	P	P	P
College and University Facilities	NP	P	P	NP
Communication Service Facilities	P	P	P	NP
Community Events	C	C	P	P
Community Recreation (Private)	P	P	P	P
Community Recreation (Public)	P	P	P	P
Congregate Living	C	P	P	NP
Convalescent Services	NP	P	P	NP
Convention Center	NP	P	P	NP
Counseling Services	NP	P	P	NP
Cultural Services	P	P	P	P
Day Care Services (Commercial)	P ⁴	P	P	NP
Day Care Services (General)	P ⁴	P	P	NP
Day Care Services (Limited)	P	P	P	NP
Detention Facilities	NP	NP	NP	NP

P = Permitted

NP = Not Permitted

C = Conditional Use

Land Use	Residential District	Mixed Use District	Commercial District	Open Space District
Employee Recreation	NP	P	P	NP
Family Home	NP	P	P	NP
Group Home, Class I (General)	NP	P	P	NP
Group Home, Class I (Limited)	C	P	P	NP
Group Home, Class II	NP	C	C	NP
Guidance Services	C	P	P	NP
Hospital Services (General)	NP	C	P	NP
Hospital Services (Limited)	NP	NP	P	NP
Local Utility Services	P	P	P	P
Maintenance and Service Facilities	NP	NP	C	NP
Major Public Facilities	P ^{1,2}	C	C	NP
Major Utility Facilities	C	C	C	NP
Military Installations	NP	NP	NP	NP
Park and Recreation Services (General)	P	P	P	P
Park and Recreation Services (Special)	NP	C	P	P
Postal Facilities	C	P	P	NP
Private Primary Education Facilities	P ¹	P	P	NP
Private Secondary Education Facilities	P ¹	P	P	NP
Public Primary Education Facilities	P ¹	P	P	NP
Public Secondary Education Facilities	P ¹	P	P	NP
Railroad Facilities	NP	NP	NP	NP
Religious Assembly	P	P	P	P
Residential Treatment	C	C	C	NP
Safety Services	P ¹	P	P	NP

P = Permitted

NP = Not Permitted

C = Conditional Use

Land Use	Residential District	Mixed Use District	Commercial District	Open Space District
Telecommunication Tower	C	P ¹	P	C
Transitional Housing	NP	NP	C	NP
Transportation Terminal	P ¹	P	P	P ¹⁵
All other Civic Uses				C

P = Permitted

NP = Not Permitted

C = Conditional Use

Notes:

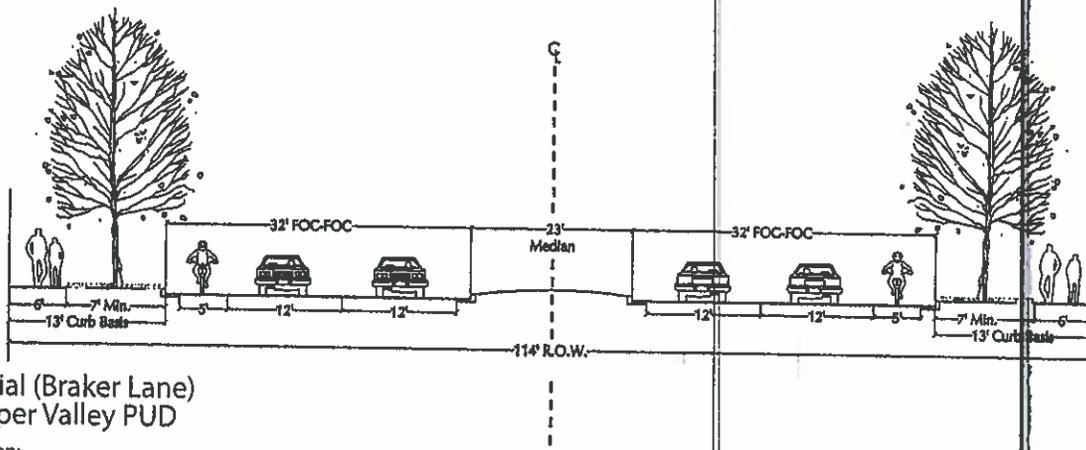
General Notes:

- If not explicitly listed as a single family use, the use will follow the multifamily building type standards
- Civic and Industrial uses are to be treated as Commercial uses/buildings. Civic Uses will follow the LR-MU site development regulations on Exhibit D-1 if located within open space
- Industrial Uses are subject to LDC 25-2-648
- Commercial Uses within the Residential District shall be limited to :
 - A maximum of 10,000 gross square feet for commercial uses within a center located at the intersection of a collector street and a neighborhood street. Each maximum area must be separated by 0.25 miles.
 - A maximum of 30,000 gross square feet for commercial uses within a center located at the intersection of a two collector streets. Each maximum area must be separated by 0.25 miles.
 - A maximum of 65,000 gross square feet for commercial uses within a center located at the intersection of a collector and an arterial street. Each maximum area must be separated by 0.25 miles.

Specific Notes:

- ¹ Refer to Exhibit D for compatibility requirements related to this use.
- ² Only as part of a Vertical Mixed Use
- ³ No individual use shall exceed 25,000 square feet
- ⁴ No individual use shall exceed 5,000 square feet
- ⁵ 25-3-105(A) An automotive rental use may keep not more than 20 vehicles on site.
- ⁶ 25-3-105(B) An automotive repair services use may not exceed 2,400 square feet of gross building area
- ⁷ Only in an enclosed structure
- ⁸ Must be stored indoors
- ⁹ 25-3-105(H) A service station use may have the capability of fueling not more than 12 vehicles at one time and is subject to compatibility requirements in Exhibit D
- ¹⁰ No outside storage and no individual use shall exceed 100,000 square feet
- ¹¹ Only if an existing use, per Development Agreement
- ¹² Only use allowed is a regional wastewater treatment plant per cost reimbursement agreement with City

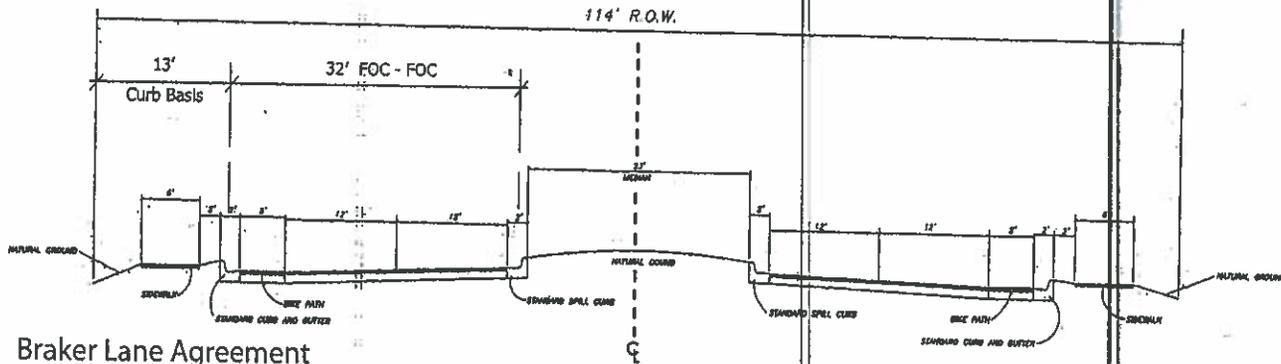
- ¹³ A General Restaurant use located in a Residential District will be (i) at the intersection of two collector streets or a collector and an arterial or solely on an arterial; or at the intersection of a collector and a neighborhood street, and (ii) have a minimum lot size of 40,000 square feet, with a 55 feet building setback as measured from any single family detached lot. In any event a General Restaurant use in a Residential District will have no outdoor amplified music. See Exhibit D Whisper Valley Site Development Regulations, Section A.11, Figure 7.
- ¹⁴ The cumulative maximum gross square feet of Cocktail Lounge and Liquor Sales uses are permitted in each of the Commercial District Planning Areas (PA) up to the maximum shown. Additional square footage beyond these maximums requires a Conditional Use Permit (CUP):
- | | |
|-------|-----------|
| PA 2 | 10,000 sf |
| PA 8 | 10,000 sf |
| PA 13 | 10,000 sf |
| PA 14 | 10,000 sf |
| PA 18 | 10,000 sf |
- ¹⁵ Limited to four (4) acres of impervious cover over five (5) acres per location shown on Land Use Plan.



① Arterial (Braker Lane)
Whisper Valley PUD

Condition:

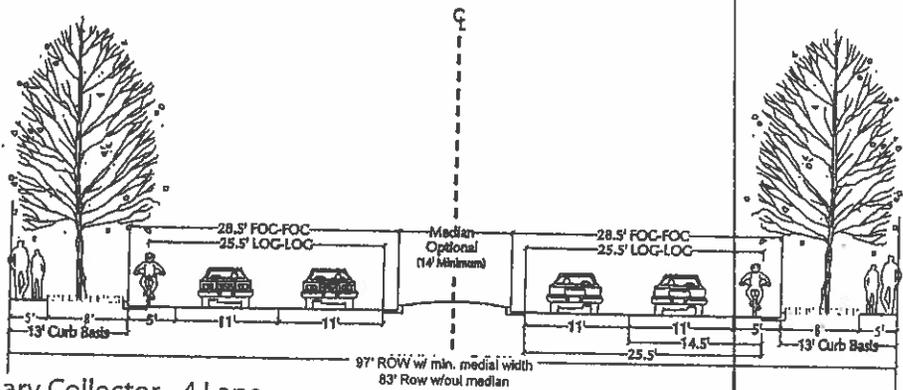
The connection of Braker Lane to FM 973 at the proposed location is allowed if: 1) the first phase of Braker Lane extension must also include a connection to Taylor Lane; or 2) a secondary road of at least 2 lanes in width provides a connection from Braker Lane to FM 973. The secondary connection can be within the 25 or 100 year floodplain, but not within the 2 year floodplain and the second phase of the Braker Lane extension must include a connection to Taylor Lane.



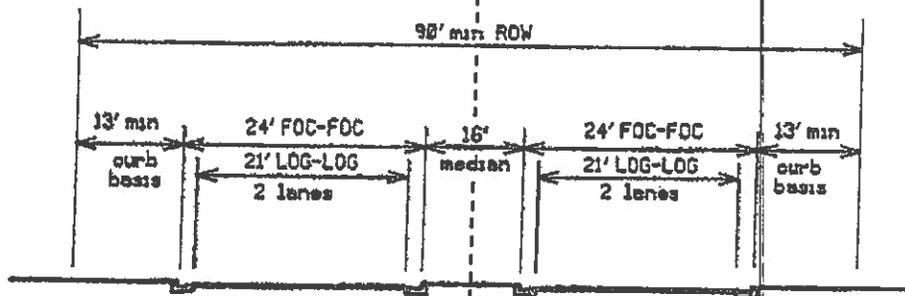
Braker Lane Agreement
Travis County

Handwritten signature/initials

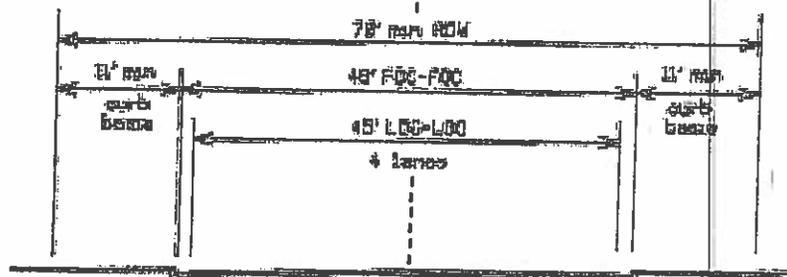
Whisper Valley PUD Austin, Texas
Street Section Comparison
1. Arterial
Notes:
Submittal Date:
02/12/2009
09/16/2009
12/07/09

② Primary Collector - 4 Lane
Whisper Valley PUD Plan



Primary Collector 4 Lanes with Median
City of Austin Department of Public Works and Transportation
Figure 1-33 Primary Collector 4-Lane Divided



Primary Collector 4 Lanes without Median
City of Austin Department of Public Works and Transportation
Figure 1-31 Primary Collector 4-Lanes

NOTES:

- Without Median
FOC-FOC = 54'
LOG-LOG = 51'
- Owner may choose to use either a WVP Street Standard or a TCM City Street Standard
- Landscaping within the curb basis will be in accordance with minimum City landscaping requirements
- Trees will be planted in the planting zone per Urban Roadway Standards of the Commercial Design Standards.

Whisper Valley PUD

Austin, Texas

Street Section Comparison

2. Primary Collector- 4 Lane

Notes:

Submission Date:

02/12/2009

09/16/2009

10/30/09

03/26/10

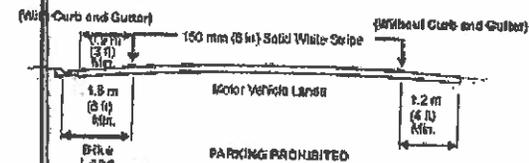
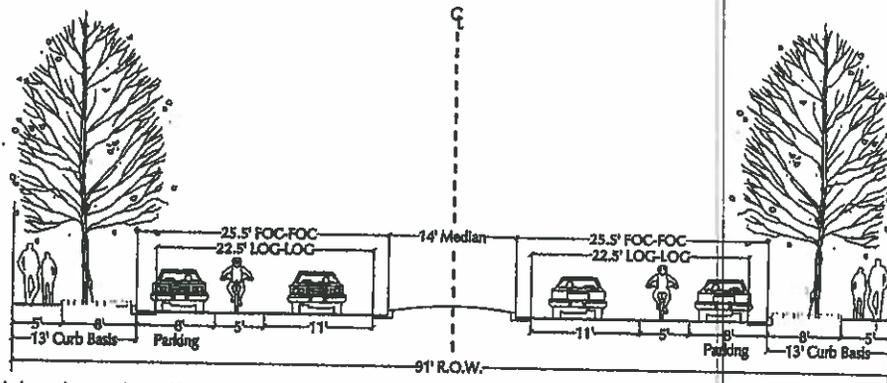


Figure 6 (3) Typical Bike Lane Cross Sections
from AASHTO Guide for the Development of Bicycle Facilities, 1999

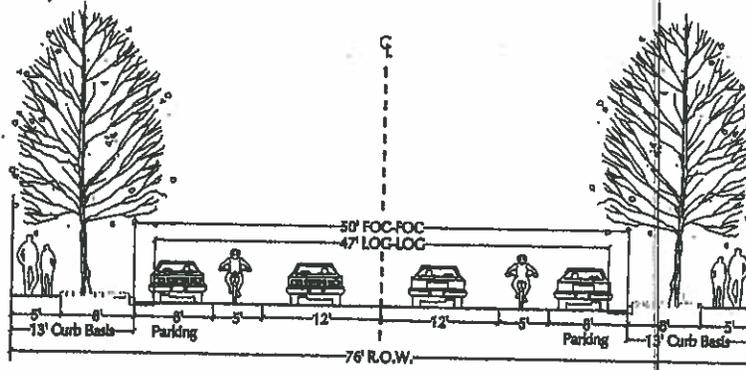
5/15



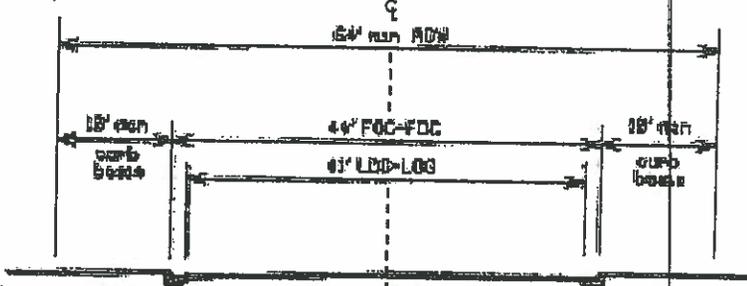
TAURUS



3a Neighborhood Collector - 2 Lane with median
Whisper Valley PUD Plan



3b Collector - 2 Lane without median
Whisper Valley PUD Plan



Neighborhood Collector
City of Austin Department of Public Works and Transportation
Figure 1-28 Neighborhood Collector

NOTES:

- 14' median allows for a 12' left turn lane and a tapered down 2' median to maintain lane separation
- Lanes are one (1) foot narrower when median is provided. The median provides lane separation allowing for narrower lane.
- Owner may choose to use either a WVP Street Standard or a TCM City Street Standard
- Landscaping within the curb basis will be in accordance with minimum City landscaping requirements
- Trees will be planted in the planting zone per Urban Roadway Standards of the Commercial Design Standards.

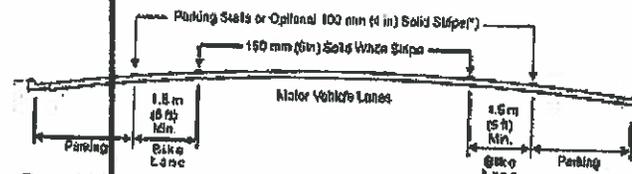
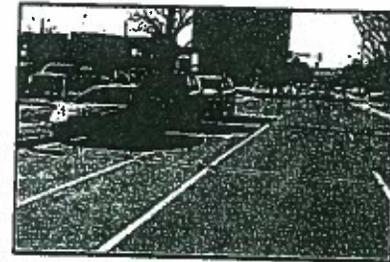


Figure 6 (1) Typical Bike Lane Cross Sections
from AASHTO Guide for the Development of Bicycle Facilities, 1999



Example of Typical Bike Lane Cross Section
from AASHTO Guide for the Development of
Bicycle Facilities, 1999

Whisper Valley PUD

Austin, Texas

Street Section Comparison

3. Neighborhood Collector - 2 Lane

Notes:

Submittal Date:

02/12/2009

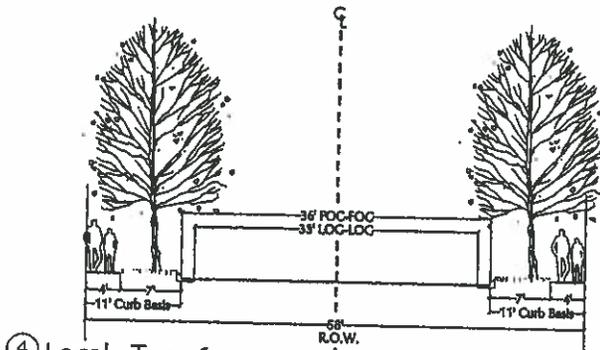
09/16/2009

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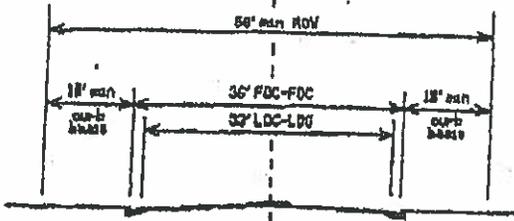


TAURUS

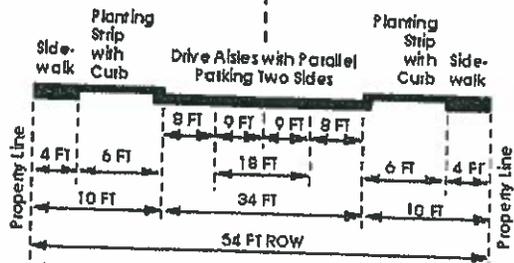
C/P



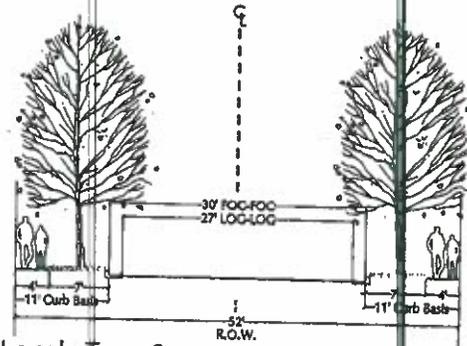
④ Local - Type 1
Whisper Valley PUD Plan



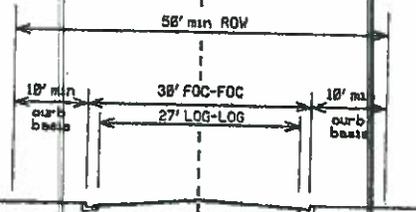
Local (SF 3-6) Figure 1-23
City of Austin Transportation and Public Services
Department
*Transportation Criteria Manual, Sept. 2003
Supplement*



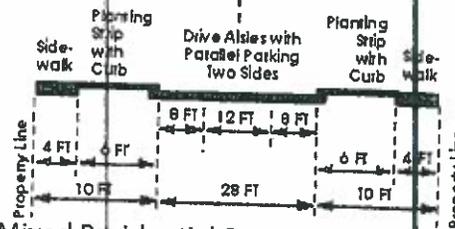
Mixed Residential Avenue
City of Austin
*TND Street Classifications and
Streetscape Standards*



⑤ Local - Type 2a
Whisper Valley PUD Plan



Local (SF 1 & 2) Figure 1-22
City of Austin Transportation and Public Services Department
Transportation Criteria Manual, Sept. 2003 Supplement



Mixed Residential Street
City of Austin
TND Street Classifications and Streetscape Standards

NOTES:

- Owner may choose to use either a WWP Street Standard or a TCM City Street Standard
- Landscaping within the curb basis will be in accordance with minimum City landscaping requirements

**Whisper
Valley
PUD**

Austin, Texas

Street Section
Comparison

- 4. Local - Type 1
- 5. Local - Type 2a

Notes:

Submittal Date:

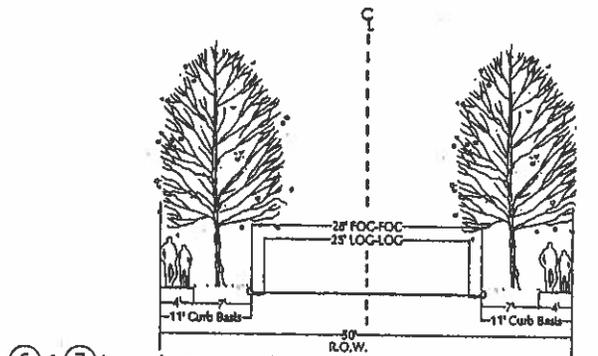
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09/16/2009

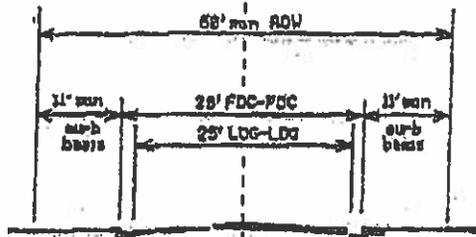


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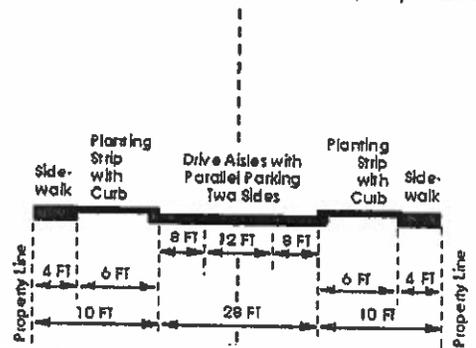
C/N



⑥ & ⑦ Local - Type 2b
Whisper Valley PUD Plan



Local (SF 1 & 2) Figure 1-45
City of Austin
Transportation Criteria Manual, Sept. 2003 Supplement



Mixed Residential Street
City of Austin
TND Street Classifications and Streetscape Standards

CH/2

Whisper Valley PUD

Austin, Texas

Street Section Comparison

- 6. Local - Type 2b
- 7. Local - Type 2b

Notes:

Submittal Date:

02/12/2009

09/16/2009

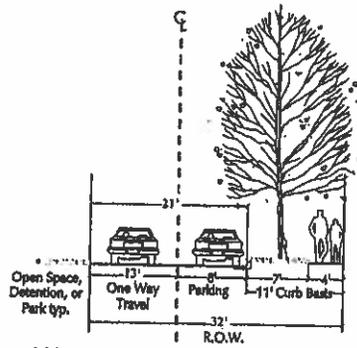
10/30/09

NOTES:

- Owner may choose to use either a WVP Street Standard or a TCM City Street Standard
- Landscaping within the curb basins will be in accordance with minimum City landscaping requirements



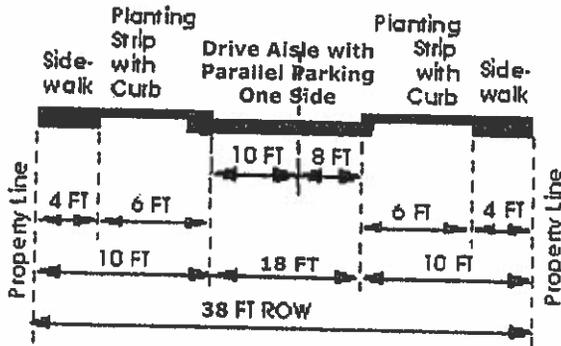
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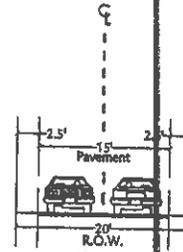
⑧ Local - One Way
Whisper Valley PUD Plan

Conditions:

1. Parking lane may be on either side of roadway.
2. Maximum length shall be 300' of roadway
3. Two points of access and no deadends
4. Consideration of off-street parking shall be given
5. Signoff from ESD #12 and the Fire Marshall is required at preliminary plan review
6. A deed restriction via the HOA shall enforce no parking on the roadway



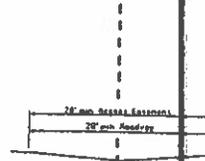
Mixed residential One Way
City of Austin
TND Street Classification and Streetscape Standards



⑨ Access Alley
Whisper Valley PUD Plan

Conditions regarding alleys serving lots fronting on common open space:

1. Alleys will be part of a Joint Use Access Easement
2. Buildings adjacent to the alleys are limited to three (3) stories
3. Alleys are not intended for fire protection access
4. Lots will be designed to meet fire protection code requirements for interior sideyards (when less than 5'), access, hose length, and fire hydrant locations
5. Signoff from ESD #12 and Fire Marshall is required at preliminary plan review
6. Adequate off-street parking for visitors will be provided
7. Flag lots with a minimum width of 10 feet may only be used with lots utilizing alley and fronting on common open space
8. On lots fronting on common open space, each flag will connect to a public street through the common open space



Alley Figure 1-44
City of Austin
Transportation Criteria Manual, Sept. 2003 Supplement

NOTES:

- Owner may choose to use either a WVP Street Standard or a TCM City Street Standard
- Landscaping within the curb basis will be in accordance with minimum City landscaping requirements

Whisper Valley PUD

Austin, Texas

Street Section Comparison

8. Local - One Way
9. Alley

Notes:

Submittal Date:

02/12/2009

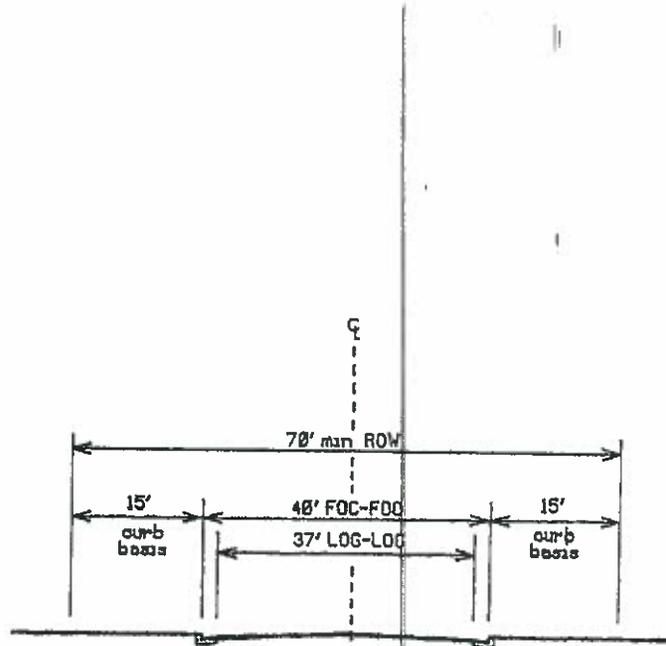
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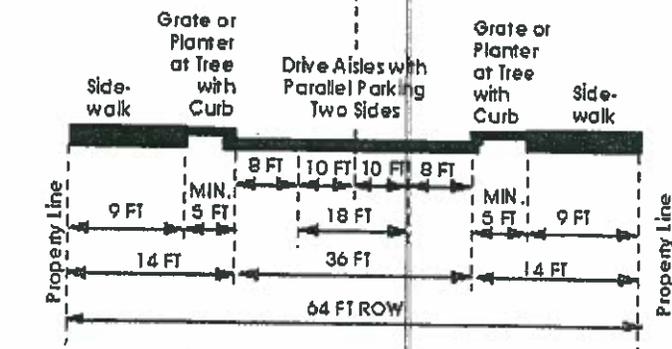
12/07/09



W/D



Alternative Commercial Collector, Figure 1-52
 City of Austin Transportation and Public Services Department
Transportation Criteria Manual, Sept. 2003 Supplement



Neighborhood Center Main Street
 City of Austin
TND Street Classifications and Streetscape Standards

NOTES:

Whisper Valley PUD

Austin, Texas

Street Section Comparison

10. Local Urban Retail/MU

Notes:

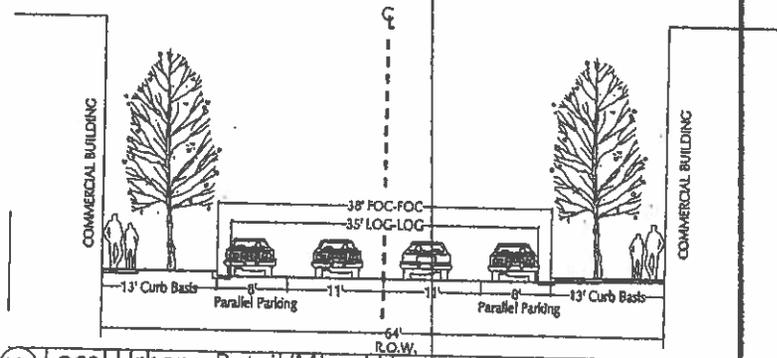
Submittal Date:

02/12/2009

09/16/2009



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10a Local Urban - Retail/Mixed Use
Parallel parking both sides

10b NOT USED

10c NOT USED

NOTES:

- This section typically will apply to Mixed Use and Commercial zones.
- 38' FOC-FOC & 35' LOG-LOG using parallel parking.
- Sidewalks shall be a minimum of 5' in width.
- Owner may choose to use either a WVP Street Standard or a TCM City Street Standard
- Landscaping within the curb basins will be in accordance with minimum City landscaping requirements
- Trees will be planted in the planting zone per Urban Roadway Standards of the Commercial Design Standards.
- Commercial or Mixed Use Buildings adjacent to this Local Urban Retail/Mixed Use Street Section will follow the build to lines for either the Core Transit Corridor or Urban Roadway Standards of the Commercial Design Standards.

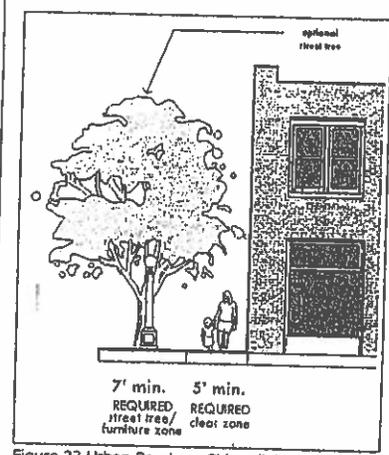


Figure 23 Urban Roadway Sidewalk Width Requirements from City of Austin Site Development Standards, Subchapter E: Design Standards and Mixed Use, Amended 2007

Whisper Valley PUD

Austin, Texas

Street Section Comparison

10, Local Urban Retail/MU

Notes:

Submittal Date:

02/12/2009

09/16/2009

10/30/09

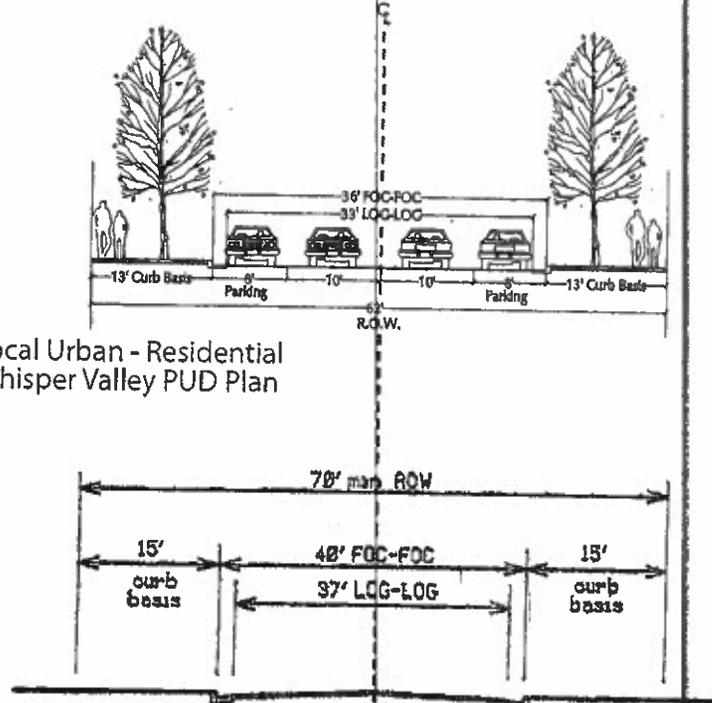
12/07/09

03/26/10

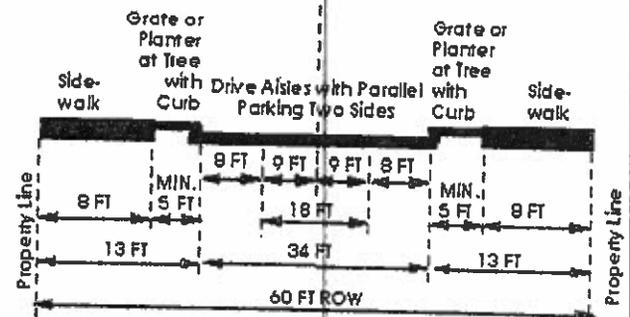


CH/D

⑪ Local Urban - Residential
Whisper Valley PUD Plan



Alternative Neighborhood Collector, Figure 1-50
City of Austin Transportation and Public Services Department
Transportation Criteria Manual, Sept. 2003 Supplement



Neighborhood Center Avenue
City of Austin
TND Street Classifications and Streetscape Standards

NOTES:

- This section typically will apply to Mixed Use street-oriented residential zones
- Lower design speeds and shorter block lengths allow for narrower lane.
- Sidewalks shall be a minimum of 5' in width.
- Owner may choose to use either a WVP Street Standard or a TCM City Street Standard
- Landscaping within the curb basis will be in accordance with minimum City landscaping requirements
- Trees will be planted in the planting zone per Urban Roadway Standards of the Commercial Design Standards.

C1/10

Whisper Valley PUD

Austin, Texas

Street Section Comparison

11. Local Urban Residential

Notes:

Submittal Date:

02/12/2009

09/16/2009

10/30/09

03/26/10



Whisper Valley PUD

Austin, Texas

Exhibit C-2

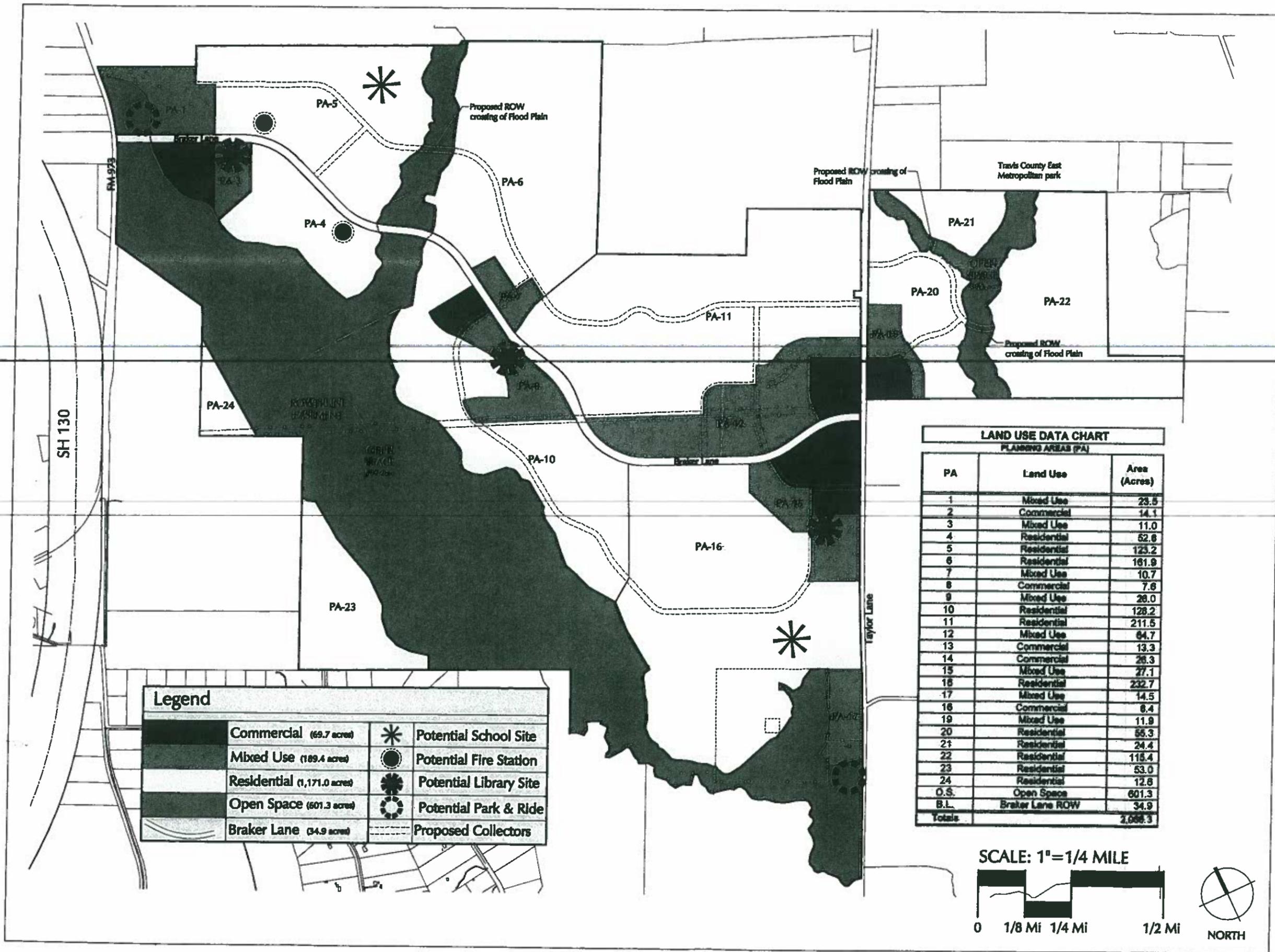
Whisper Valley Land Use Plan

Notes:

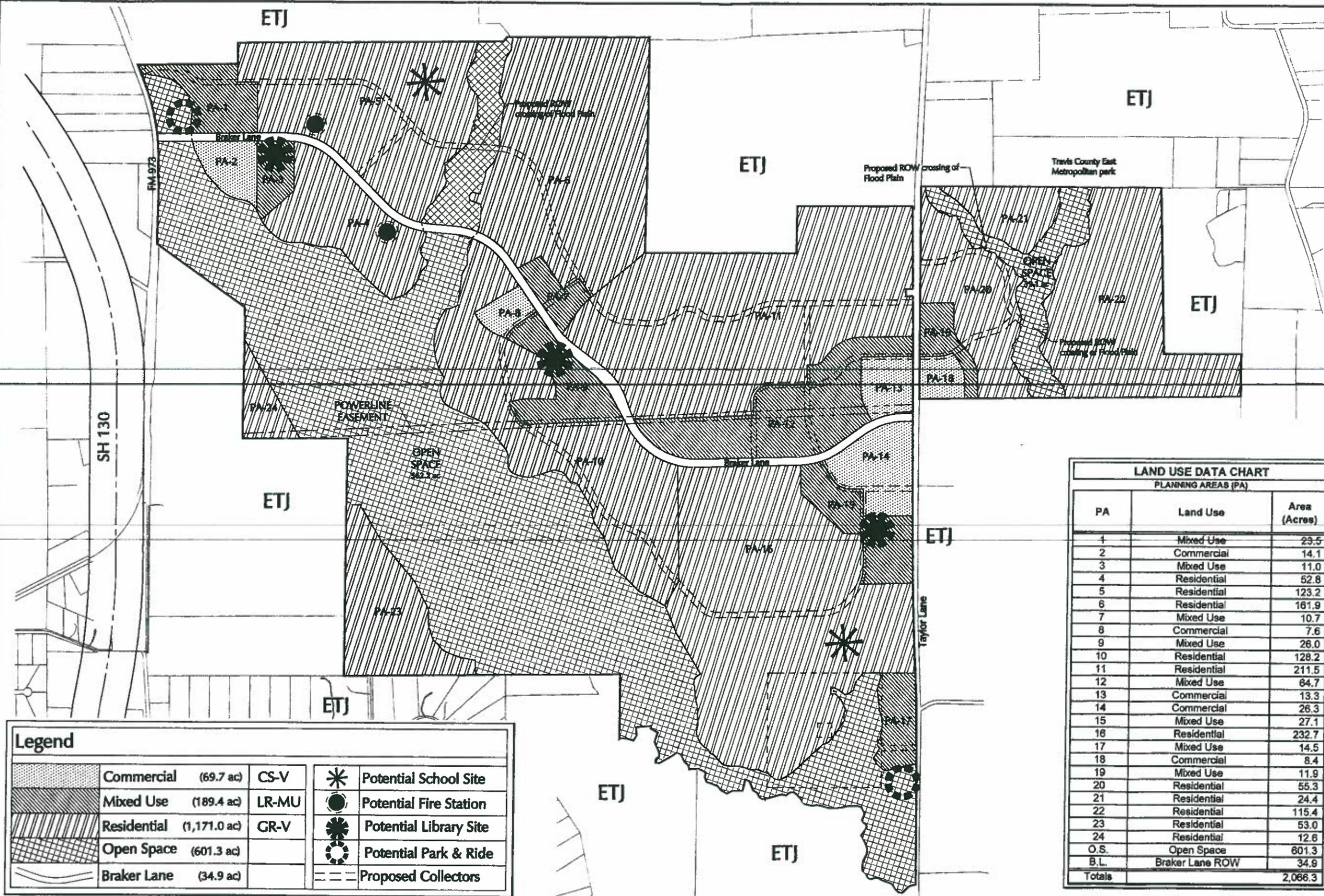
CH/T

Submittal Date:

03-25-2010



C1
 78

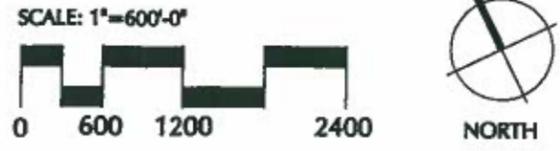


LAND USE DATA CHART PLANNING AREAS (PA)		
PA	Land Use	Area (Acres)
1	Mixed Use	23.5
2	Commercial	14.1
3	Mixed Use	11.0
4	Residential	52.8
5	Residential	123.2
6	Residential	161.9
7	Mixed Use	10.7
8	Commercial	7.6
9	Mixed Use	26.0
10	Residential	128.2
11	Residential	211.5
12	Mixed Use	64.7
13	Commercial	13.3
14	Commercial	26.3
15	Mixed Use	27.1
16	Residential	232.7
17	Mixed Use	14.5
18	Commercial	8.4
19	Mixed Use	11.9
20	Residential	55.3
21	Residential	24.4
22	Residential	115.4
23	Residential	53.0
24	Residential	12.6
O.S.	Open Space	601.3
B.L.	Braker Lane ROW	34.9
Totals		2,066.3

Legend				
	Commercial (69.7 ac)	CS-V		Potential School Site
	Mixed Use (189.4 ac)	LR-MU		Potential Fire Station
	Residential (1,171.0 ac)	GR-V		Potential Library Site
	Open Space (601.3 ac)			Potential Park & Ride
	Braker Lane (34.9 ac)			Proposed Collectors

Notes:

1. Reference Zoning Use Summary Table and Site Development Regulations Table for additional PUD regulations and Whisper Valley and Indian Hills Annexation and Development Agreement Resolution Number 20080513-016.
2. Only one of each of the reserved sites for potential fire, library and park and ride will be developed.
3. Alternate street sections approved by Travis County Commissioners Court on December 15, 2009.



WHISPER VALLEY PUD
 AUSTIN, TEXAS
 PARK IMPROVEMENT PLAN

DATE:	09/001
REV. BY:	DB
REV. NO.:	BLD
DATE:	11/11/2009
DATE:	03/26/2010

Drawing: P:\Whisper Valley\Whisper Valley - 061009\AutoCAD\Cad\Layout\Planning\Plan - 2010\04-24-11-PUD Land Use Plan.dwg
 Date: 04/24/2010 2:20:00 PM
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