

**SECOND AMENDED RESTRICTIVE COVENANT
FOR ZONING CASE NO. C14-85-288.8(RCA2)**

Owner: Lantana Tract 28, L.P., a Delaware limited partnership

Address: 2 Post Road West, Westport, CT 06880

City: The City of Austin, a home-rule city, municipal corporation and political subdivision of the State of Texas, in Travis County, Texas.

City Council: The City Council of the City of Austin

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the Owner to the City of Austin, the receipt and sufficiency of which is acknowledged.

WHEREAS, Lantana Tract 28, L.P., a Delaware limited partnership, as owner of all that certain property described in Zoning File No. C14-85-288.8(RCA2), consisting of approximately 26.705 acres of land (the "Original Property"), as more particularly described in the restrictive covenant recorded in the Real Property Records of Travis County, Texas, in Volume 09888, Page 0949, (the "Restrictive Covenant") imposed certain restrictions and covenants on the Original Property by the Restrictive Covenant of record.

WHEREAS, the Restrictive Covenant provided that the covenant could be modified, amended, or terminated by joint action of both (a) a majority of the members of the City Council, and (b) the Owner of the Original Property at the time of such modification, amendment, or termination.

WHEREAS, Lantana Tract 28, L.P., a Delaware limited partnership is the current owner (the "Owner") of the Original Property on the date of this Second Amended Restrictive Covenant ("Amendment") and desires to amend the Restrictive Covenant as to the Original Property.

WHEREAS, the City Council and the Owner agree the Restrictive Covenant should be amended.

NOW, THEREFORE, for and in consideration of the premises and mutual promises, covenants, and agreement hereinafter set forth, the City of Austin and the Owner agree as follows:

1. Paragraph No. 1 of the Restrictive Covenant is deleted in its entirety.
2. Paragraph No. 2 of the Restrictive Covenant is deleted in its entirety.
3. Development of the Original Property shall not exceed a maximum impervious cover of 28 percent of gross site area.

4. Except in the area generally shown on Exhibit "A" attached herein and incorporated into this Restrictive Covenant, all other development on the Original Property is subject to a maximum 4 feet cut and fill.
5. Except in the area generally shown on Exhibit "A", Owner agrees to waive and not enforce its rights under Section 1c of the letter agreement (the "Letter Agreement") between the Owner and the City of Austin, dated July 10, 2001 and attached as Exhibit "B" and incorporated into this restrictive covenant. Except as otherwise provided in this Second Amendment, Owner agrees to waive and not enforce its rights under Section 7 of the Letter Agreement.
6. Development of the Original Property shall comply with the following provisions of the City of Austin Land Development Code in effect on the date of an application for development and any redevelopment shall comply with all City regulations in effect at the time of application for development..
 - a. Chapter 25-8 (*Environment*), Subchapter B, Article 1 (*Tree and Natural Area Protection*); and
 - b. Chapter 25-2 (*Zoning*), Subchapter C, Article 9 (*Landscaping*)
7. Stormwater detention shall be provided in accordance with the Drainage Criteria Manual 1.2.2.D. so that stormwater flows at Vega Avenue shall be reduced from existing conditions by approximately 25 percent for the 2 year storm, 35 percent for the 10 year storm, 40 percent for the 25 year storm and 40 percent for the 100 year storm. This shall be achieved by increasing the storage volume of the shared detention pond with Tract 32 (to be constructed in the approximate location shown on Exhibit "C") by approximately 75 percent.
8. The Original Property is part of the Lantana Project and is subject to the Letter Agreement. The Owner and the City of Austin agree to waive all of the sections of the Letter Agreement, except as otherwise provided in this Second Amendment as to the Original Property.

In addition, the Owner may enforce any right to irrigate or re-irrigate as part of a Save Our Springs (SOS) compliant storm water treatment system in the 40 percent natural rea. Unless otherwise noted above, Owner agrees to comply with City Code.

9. Water quality controls, not including limits on impervious cover, shall be designed in compliance with City Code Section 25-8-213(D) (*Water Quality Control Standards*) and with 25-8-514(A) (*Pollution Prevention Required*) as in effect at the date of an application for development. The City shall not approve a site development application for the Original Property unless compliance with this condition is confirmed.


10. Except as expressly provided for in this Amendment, each and every one of the terms, conditions, and provisions of the Restrictive Covenant, as set forth in the Restrictive Covenant, shall continue in full force and effect on and after the effective date of this Amendment.
11. The City Manager, or his designee, shall execute on behalf of the City, this Amendment as authorized by the City Council of the City of Austin. The Amendment shall be filed in the Official Public Records of Travis County, Texas.

EXECUTED to be effective the 11th day of December, 2014.

OWNER:

LANTANA TRACT 28, LP, a Delaware limited partnership

By: **GREEN/LION GP TWO, LLC**, a
Delaware limited liability company,
its general partner

By: 
MICHAEL D. CROCKETT
Senior Vice President

CITY OF AUSTIN:

By: _____
SUE EDWARDS,
Assistant City Manager,
City of Austin

APPROVED AS TO FORM:

Assistant City Attorney
City of Austin

THE STATE OF Texas

§

§

COUNTY OF Travis

§

This instrument was acknowledged before me on this the 11th day of December, 2014, by Michael D. Crockett, a Senior Vice President of GREEN/LION GP TWO, LLC, a Delaware limited liability company, general partner of Lantana Tract 28, L.P. a Delaware limited partnership.



Tess M. Starbuck
Notary Public, State of Texas

THE STATE OF TEXAS

§

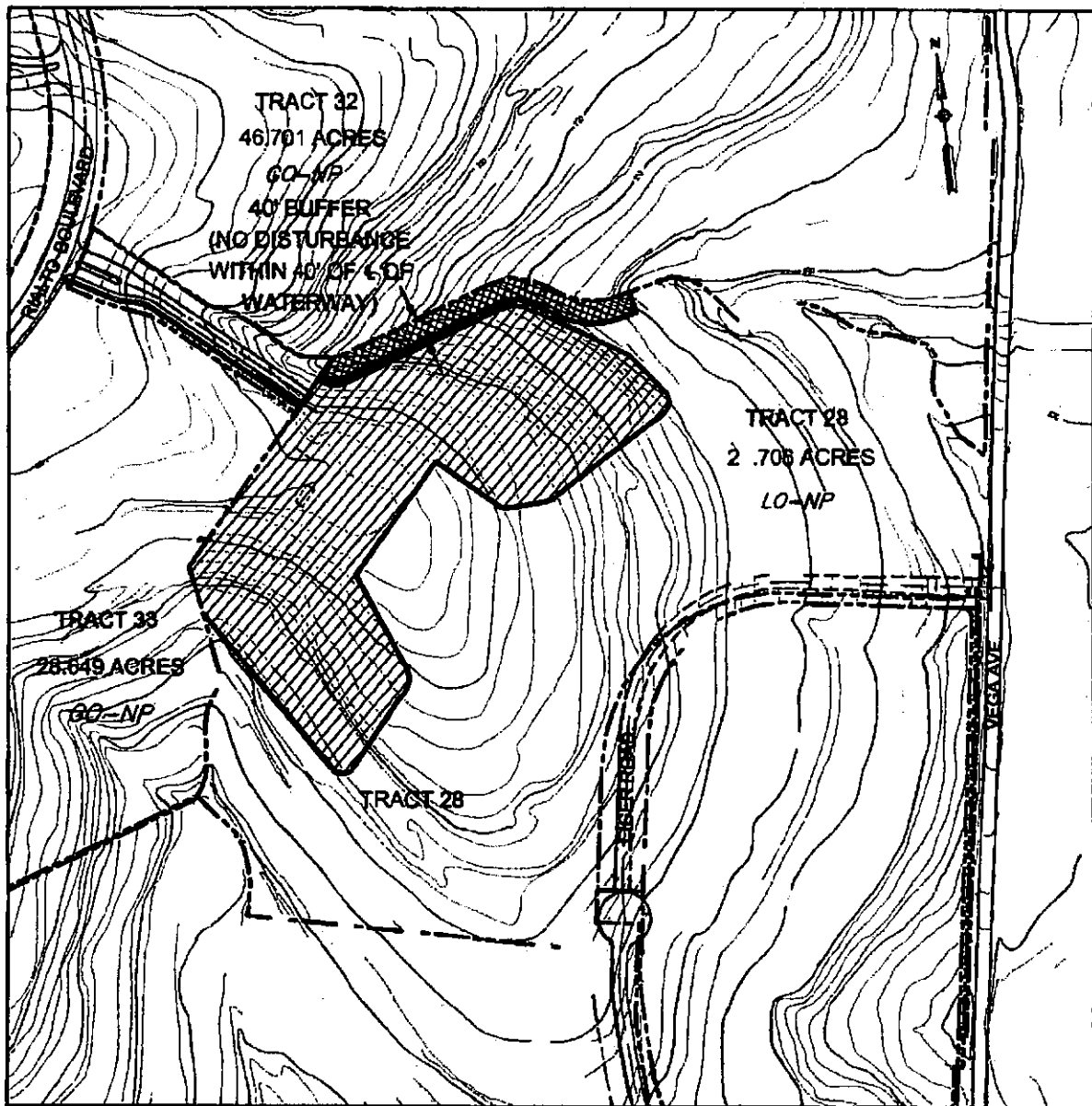
§

COUNTY OF TRAVIS

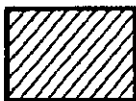
§

This instrument was acknowledged before me on this the _____ day of December, 2014, by Sue Edwards, as Assistant City Manager of the City of Austin, a municipal corporation, on behalf of said municipal corporation.

Notary Public, State of Texas



LEGEND



AREA SUBJECT TO SETTLEMENT LETTER - ALLOWED UP TO 12' CUT OR FILL AND CONSTRUCTION ON SLOPES PER SECTION 1e OF LETTER AGREEMENT.

NOTE: ALL OTHER AREAS ALLOWED UP TO 4' CUT OR FILL.

LJA Engineering, Inc.

5318 Highway 290 West
Suite 150
Austin, Texas 78735



Phone 512.439.4700
Fax 512.439.4718
FRN-F-1386

TRACT 28 CONCEPTUAL SITE PLAN
AREA SUBJECT TO
SETTLEMENT LETTER

SCALE: 1" = 300'

DECEMBER 09, 2014

Exhibit "A"



City of Austin

Founded by Congress, Republic of Texas, 1839

Municipal Building, Eighth at Colorado, P.O. Box 1088, Austin, Texas 78761 Telephone 512-499-2

FILED

July 10, 2001

William H. Armstrong, III
Stratus Properties Inc.
98 San Jacinto Blvd., Suite 220
Austin, Texas 78701

Re: The project commonly known as "Lantana," described in the Patton Ranch Revised Preliminary Plan, number C8-84-102(88), approved on August 23, 1988.

Dear Mr. Armstrong:

This letter will memorialize our agreement and avoid a dispute between the City and Stratus Properties Inc., concerning the application of Chapter 245 of the Texas Local Government Code to the project described above. The City and Stratus Properties Inc., agree that the first permit for the project was filed on July 17, 1984, and that the rules and regulations in effect on that date shall govern the project, except as modified and clarified herein. The parties further agree that, except as modified or clarified herein, the project will be subject to those rules and regulations that would be exempt from Chapter 245.

1. Excluding development within (1) Lantana Phase 1, Section 2, (2) Rialto Park at Lantana, and (3) Lantana Lot 6, Block A, the Comprehensive Watershed Ordinance (Ordinance No. 860508-V) will be the base ordinance governing development in "Lantana," with the subject to the following exceptions, modifications and clarifications:
 - a. The definition of "Minor Waterway," "Intermediate Waterway," and "Major Waterway" as identified in Williamson Creek Watershed Ordinance No. 810319-M shall govern.
 - b. Delete Section 13-15-223(e), (f).
 - c. Replace Section 13-15-232 with Section 103.3 of Williamson Creek Watershed Ordinance No. 810319-M, but delete Subsection 103.3(c)(5) of Ordinance No. 810319-M. (C.W.W.E.)
 - d. Modify Section 13-15-235 to:
 - 1) replace the term "four (4)" with "twelve (12)" in Subsections (a) and (b),
 - 2) delete the phrase "but must be placed in a manner consistent with Section 13-15-237" in Subsection (a),
 - 3) delete the phrase "consistent with Section 13-15-237" in Subsection (b),
 - 4) delete the language in Subsection (c), and replace it with the sentence, "Cut and fill for roadways may extend outside of the allowable roadway clearing widths to the extent necessary to achieve a 3 to 1 slope ratio without

Exhibit "B"

- structural support; provided, however, that in no event shall cut and fill violate the setback requirements of Subsection (e) below,"
- 5) delete the sentence "Techniques to be used are to be specified with the final plat," in Subsection (d),
 - 6) delete the phrase "and approved by the Director of the Office of Land Development Services" in Subsection (d), and
 - 7) add Subsection (e) to state "No cut and fill shall occur within one hundred (100) feet of the centerline of a minor waterway or within one hundred fifty (150) feet of a critical environmental feature, unless otherwise allowed under this Section, Section 13-15-239, or Section 103.3 of Williamson Creek Watershed Ordinance No. 810319-M. All utilities may be located outside the Critical Water Quality Zone within one hundred (100) feet of the centerline of a minor waterway."
- e. Delete Section 13-15-237, but include the construction on slopes criteria identified in Section 104.2(c) of Williamson Creek Watershed Ordinance No. 810319-M.
 - f. Delete Section 13-15-238, Section 13-15-277 and Section 13-15-287 and replace with the following:
 Structural water quality controls shall be required for all development with impervious cover exceeding twenty (20) percent of the net site area, and shall consist of retention/irrigation basins. The design of the retention/irrigation basins and associated irrigation areas shall be based on the parameters presented in the LCRA Nonpoint Source Pollution Control Technical Manual, Third Edition, dated July 10, 1998. In particular, capture volume for the basins, which will include and satisfy the requirements for stream bank erosion control, will be solely based on Table B-5, Appendix B of the manual. The capture volume will also be deemed to satisfy the City of Austin's 2-year detention requirements. The irrigation area shall be sized in accordance with the formula presented in Appendix C, part 1.g.ii.(3) of the manual. As a clarification, water quality irrigation areas, including irrigation lines and limited removal of vegetation for irrigation purposes, shall be allowed within any required natural areas if/as necessary to reasonably meet the irrigation area requirements. Any disturbance of required natural areas shall be restored to preserve the aesthetic quality of the natural area to the greatest extent feasible. Installation of irrigation lines and associated removal of vegetation for irrigation purposes will not be allowed within the 50-foot roadway vegetative buffer adjacent to Southwest Parkway.
 - g. In Section 13-15-239(a), add the phrase "wastewater lines," to the first sentence between the phrases "other than for" and "yards or hiking trails". Also, the Lantana Southwest Preliminary Plan (C8-84-102.03) is exempt from the provisions of Section 13-15-239 as long as the street and lot configuration and general land use remain substantially consistent with the approved preliminary plan.
 - h. Delete Section 13-15-248(a).
 - i. Delete Section 13-15-274, but include Section 104.2(a), (b) of Williamson Creek Watershed Ordinance No. 810319-M. (104.2)
 - j. Delete Section 13-15-275, Section 13-15-276, Section 13-15-285 and Section 13-15-286, and replace with the following:

For commercial tracts, the calculated impervious cover shall not exceed forty (40) percent of net site area in the uplands zone, exclusive of adjacent right-of-way impervious cover within the Williamson Creek Watershed. In all cases, right-of-way

impervious cover for adjacent, existing streets (Southwest Parkway, William Cannon Drive, Vega Avenue) shall not be calculated as part of the allowable impervious cover for any commercial tract. For the portion of the Lantana Southwest Preliminary Plan (C8-84-102.03) covered by this document, the calculated impervious cover shall not exceed twenty-five (25) percent of net site area in the uplands zone.

2. As a clarification, the requirements identified in Sections 13-15-223(a), 13-15-223(b)2., and 13-15-223(d) of the Comprehensive Watershed Ordinance will be satisfied by the FM Properties Operating Co. USFW 10(a) Permit Environmental Assessment/Habitat Conservation Plan, dated July 25, 1994, by SWCA, Inc., in conjunction with the report entitled Topography, Geology, and Soils of the Lantana Tract, Oak Hill Vicinity, Travis County, Texas, dated November 28, 1994, including Addendum Nos. 1, 2, 3 and 4, by Charles Woodruff, Jr., Consulting Geologist.
3. As a clarification, the tree survey described in Section 13-15-223(b)1 will only be required at the site development permitting stage of the development process.
4. Development will consist of raised curb and gutter street cross sections approved with the Preliminary Plan for Patton Ranch (C8-84-102), as revised, including an associated enclosed storm sewer drainage system.
5. Concentrated storm runoff will be dispersed and discharged, wherever practicable, to vegetated buffer areas or grass-lined swales. There will be no requirements for calculated pollutant removal performance standards associated with vegetated buffer areas or retention/irrigation basins.
6. The modifications and clarifications to the Comprehensive Watershed Ordinance described herein shall extend to and control all related references in other sections of the ordinance, so as to allow the modifications and clarifications to be fully implemented.
7. Further, if provisions contained in other sections of the City's Land Development Code and criteria manuals relating to cut and fill, construction on slopes, impervious cover, critical environmental features, water quality, and two-year detention impose different or more restrictive requirements than those contained in the Comprehensive Watershed Ordinance as modified and clarified herein, then the Comprehensive Watershed Ordinance as modified and clarified herein controls.
8. This project predates the Hill Country Roadway requirements. However, Stratus Properties Inc., in order to avoid a dispute regarding the application of those requirements, agrees that development in the project will comply with the height, setback, building materials, and landscaping provisions of the Hill Country Roadway requirements, within 1000 feet of Southwest Parkway, as that ordinance provides. Site plans within the project shall be reviewed administratively. Planning Commission review and approval of any site plan required to develop all or part of this project will not be sought or required, and Stratus Properties Inc. agrees not to assert any claim in litigation or otherwise that Chapter 245 entirely exempts the project from compliance with the agreed upon Hill Country Roadway requirements.

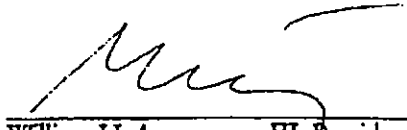
If this letter accurately describes your understanding of our agreement, please indicate your agreement by signing below.

Very truly yours,

Stratus Properties Inc.



Lisa Y. Gordon, Assistant City Manager



William H. Armstrong, III, President

xc: Mayor and City Council
Mike Heitz, Director

L C R A

NONPOINT SOURCE POLLUTION CONTROL TECHNICAL MANUAL



**B. R. (BOB)
CRITENDON P.E.**
Engineer

P.O. BOX 220
AUSTIN, TEXAS 78767-0220
(512) 473-3200 Ext. 2091
1-800-776-5272
Fax: (512) 473-3501

LOWER COLORADO RIVER AUTHORITY

Effective: July 10, 1998

Third Edition

LOWER COLORADO RIVER AUTHORITY

7. Streambank Erosion Control Requirements

The basic design approach to controlling streambank erosion is to detain post-development runoff long enough so that the pre-development bankfull flooding condition is approximately maintained for all storm events. This approach requires reducing both the peak and the frequency of bankfull conditions. In the absence of a detailed hydrologic analysis, a simplified approach of detaining and releasing the pre-development 1-year 3-hour design storm over a 24-hour period will be accepted. Table B-5 presents stormwater detention volumes necessary to meet streambank erosion prevention requirements for a range of impervious cover values. Typically, a single water quality BMP or series of BMPs can serve to meet streambank erosion control detention requirements.

TABLE B-5.

Streambank Erosion Control Required Detention Volumes

| Impervious Cover Percentage | Detention Volume (in.) |
|--------------------------------|---------------------------|
| 20% | 0.53 |
| 30% | 0.66 |
| 40% | 0.79 |
| 50% | 0.92 |
| 60% | 1.05 |
| 70% | 1.18 |
| 80% | 1.31 |
| 90% | 1.44 |
| 100% | 1.57 |

- (2) **Pump and Wet Well System** - A reliable pump, wet well, and rainfall sensor system must be used distribute the water quality volume. System specifications must be approved by LCRA. The irrigated water may require additional pretreatment to ensure that TSS concentrations are within the acceptable specifications for the irrigation system.
- (3) **Irrigation System** - Generally a spray irrigation system is required to provide an adequate flow rate for timely distribution of the water quality volume. Alternative irrigation approaches are acceptable but must be approved by LCRA. In the absence of site-specific soil test results documenting a different infiltration rate, the land area required for irrigation shall be as follows:

Formula: $A = V * 1.25$

where: A = Required irrigation area (square feet)

V = Water Quality Volume to be irrigated (cubic feet)

- (4) **Offline Design** - The pond shall be designed as an offline facility with a splitter structure to isolate the water quality volume. The splitter box shall be designed to convey the 25-year event without causing overtopping of the pond sideslopes.
- (5) **Detention Time** - The irrigation schedule should allow for complete drawdown of the water quality volume within 2 dry days.
- (6) **Safety Considerations** - Safety is provided either by fencing of the facility or by managing the contours of the pond to eliminate dropoffs and other hazards. Earthen sideslopes should not exceed 3:1 (h:v) and should terminate on a flat safety bench area. Landscaping can be used to impede access to the facility. The primary spillway opening must not permit access by small children. Outfall pipes above 48 inches in diameter should be fenced.
- (7) **Landscaping Plan** - A landscaping plan shall be provided indicating how aquatic and terrestrial areas will be stabilized.

TRACT 28

TRACT 32

PROPOSED DRAINAGE
EASEMENT

FACILITIES

VEGA AVENUE

SCALE: 1" = 100'

TRACT 32 - POND 20

LJA Engineering Inc.
5318 Highway 290 West
Exhibit "C" Suite 150 Austin, Texas 78735

LJA
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

DATE: 8/22/14

AFTER RECORDING RETURN TO:

City of Austin Law Department
P.O. Box 1088
Austin, Texas 78767-1088
Attn: J. Collins, Paralegal