

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING ORDINANCE NO. 20130627-090 TO MODIFY THE LAND USE PLAN FOR THE PROJECT KNOWN AS THE THINKEAST PLANNED UNIT DEVELOPMENT LOCATED AT 1141 SHADY LANE AND 5300 JAIN LANE IN THE JOHNSTON TERRACE NEIGHBORHOOD PLAN AREA AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

**PART 1.** The thinkEAST Planned Unit Development (the “thinkEAST PUD”) was approved by City Council on June 27, 2013, under Ordinance No. 20130627-090 (the “Original Ordinance”).

**PART 2.** The thinkEAST PUD is comprised of approximately 24.37 acres of land located at 1141 Shady Lane and 5300 Jain Lane and more particularly described by metes and bounds in **Exhibit A** attached and incorporated into this ordinance.

**PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development-neighborhood plan (PUD-NP) combining district to planned unit development-neighborhood plan (PUD-NP) combining district on the property described in Zoning Case No. C814-2012-0128.01.SH, on file at the Planning and Zoning Department, and locally known as 1141 Shady Lane and 5300 Jain Lane, and generally identified by the map in **Exhibit B** attached and incorporated into this ordinance.

**PART 4.** Part 5. of the Original Ordinance (*Use Regulations*), Subsection H is amended to read:

H. The maximum height, as defined by City Code, of a building or structure in Land Use areas 1, 2, 4 and 5 shall not exceed 40 feet or 3 stories. The maximum height, as defined by City Code, of a building or structure in Land Use area 3 shall not exceed 50 feet or 4 stories.

**PART 5.** Exhibit C: (*Land Use Plan*) to the Original Ordinance is replaced with **Exhibit C** attached and incorporated into this ordinance.

**PART 6.** Except as otherwise specifically provided in this ordinance, in all other respects the terms and conditions of Ordinance No. 20130627-090, as amended, remain in effect.

**PART 7.** This ordinance takes effect on \_\_\_\_\_, 2016.

**PASSED AND APPROVED**

\_\_\_\_\_, 2016

§  
§  
§

\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

**ATTEST:** \_\_\_\_\_

Jannette S. Goodall  
City Clerk

C814-2012-0128 SH

**HOLT CARSON, Inc.**  
**PROFESSIONAL LAND SURVEYORS**

1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
TELEPHONE: (512) 442-0990  
FACSIMILE: (512) 442-1084

FIELD NOTE DESCRIPTION OF 22.37 ACRES OF LAND OUT OF THE JESSE C. TANNEHILL SURVEY ABSTRACT No. 22 IN TRAVIS COUNTY, TEXAS, BEING COMPRISED OF ALL OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO COASTAL STATES MARKETING, INC., NOW KNOWN AS EL PASO MERCHANT ENERGY PETROLEUM COMPANY, BY DEED RECORDED IN VOLUME 4131 PAGE 2307 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH ALL OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO EL PASO MERCHANT ENERGY PETROLEUM COMPANY BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 2003017135 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH ALL OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO EL PASO MERCHANT ENERGY PETROLEUM COMPANY BY WARRANTY DEED RECORDED IN DOCUMENT No. 2003135554 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH ALL OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO EL PASO MERCHANT ENERGY PETROLEUM COMPANY BY WARRANTY DEED RECORDED IN DOCUMENT No. 2003264332 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND TOGETHER WITH A PORTION OF THAT CERTAIN STRIP OF LAND LOCALLY KNOWN AS "JAIN LANE" AS ESTABLISHED BY INSTRUMENT RECORDED IN BOOK U PAGE 33 OF THE COMMISSIONERS' COURT MINUTES OF TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN (22.41 ACRE) TRACT OF LAND AS DESCRIBED IN THAT AFFIDAVIT OF OWNERSHIP IDENTITY AND CONSOLIDATED REAL PROPERTY DESCRIPTION AS RECORDED IN DOCUMENT No. 2004096950 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, LESS THAT CERTAIN (1,585 SQUARE FEET) TRACT OF LAND AS CONVEYED TO THE CITY OF AUSTIN BY QUIT CLAIM DEED RECORDED IN DOCUMENT No. 2012076626 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" Iron rod found at the intersection of two fences in the South line of that certain (16.05 acre) tract of land as conveyed to Hugo Anderson by deed recorded in Volume 429 Page 248 of the Deed Records of Travis County, Texas, and in the North line of that certain (7.35 acre) tract of land described as "First Tract" and as conveyed to Otto Friedrich by deed recorded in Volume 376 Page 276 of the Deed Records of Travis County, Texas, for the Southeast corner of that certain (3.2 acre) tract of land as conveyed to J.E. Hamby, et ux, by deed recorded in Volume 569 Page 15 of the Deed Records of Travis County, Texas, and for the Southeast corner of that certain (2.024 acre) tract of land as conveyed to Paubia Gutierrez by deed recorded in Volume 13304 Page 3132 of the Real Property Records of Travis County, Texas, and for an angle corner of that certain (11.256 acre) tract of land as conveyed to James H. Crockett by deed recorded in Volume 8775 Page 500 of the Deed Records of Travis County, Texas, and for an angle corner of that certain tract of land as conveyed to Stephen Craig Anderson and Rodney Milton Anderson by Warranty Deed recorded in Volume 13127 Page 2576 of the Real Property Records of Travis County, Texas, and being an angle corner of that certain tract of land as conveyed to El Paso Merchant Energy Petroleum Company by Special Warranty Deed recorded in Document No. 2003017135 of the Official Public Records of Travis County, Texas, and being the PLACE OF BEGINNING of the herein described tract;

end of Page 1

Exhibit A

THENCE entering the interior of said Hugo Anderson (16.05 acre) tract with the East line of said Gutierrez (2.024 acre) tract and with a Westerly line of said Stephen and Rodney Anderson tract, N 29 deg. 45' 31" E 236.82 ft. to a ½" iron pipe found at a chain-link fence corner post for the Northeast corner of said Gutierrez (2.024 acre) tract, and for the Southeast corner of a twenty-five foot (25') wide "Roadway" strip of which title was reserved and retained in said deed recorded in Volume 569 Page 15 of the Deed Records of Travis County, Texas, and for an angle corner of said Stephen and Rodney Anderson tract, same being an angle corner of this tract;

THENCE with the South line of said 25 ft. "Roadway" strip and with the common line of said Stephen and Rodney Anderson tract and Gutierrez (2.024 acre) tract, N 58 deg. 50' 36" W 355.68 ft. to a spindle set in the interior of the improved Shady Lane and in the Westerly line of said Hugo Anderson (16.05 acre) tract, and for the Northwest corner of said Gutierrez (2.024 acre) tract and for the Northwest corner of that certain tract of land as conveyed to the City of Austin by Street Deed recorded in Volume 9647 Page 182 of the Real Property Records of Travis County, Texas, same being an angle corner of this tract;

THENCE with the most Westerly line of said Stephen and Rodney Anderson tract and with the West line of said Hugo Anderson (16.05 acre) tract, N 72 deg. 35' 00" E 34.23 ft. to a spindle set in the interior of the improved Shady Lane for the Southwest corner of that certain tract of land as conveyed to Fidel Estrada, Jr. by deed recorded in Volume 3709 Page 1867 of the Deed Records of Travis County, Texas, and being an angle corner of said Stephen and Rodney Anderson tract, same being an angle corner of this tract;

THENCE re-entering the interior of said Hugo Anderson (16.05 acre) tract with the common line of said Stephen and Rodney Anderson tract and said Estrada tract and with the North line of said 25 ft. "Roadway" strip, S 58 deg. 50' 36" E 332.27 ft. to a ½" iron pipe found at the base of an old fence corner post for the Southeast corner of said Estrada tract and for an angle corner of said Stephen and Rodney Anderson tract, and being an angle corner of this tract;

THENCE continuing across the interior of said Hugo Anderson (16.05 acre) tract, N 29 deg. 22' 23" E 163.88 ft. to a ½" iron pipe found at an old fence corner post for an angle corner of said Stephen and Rodney Anderson tract and for the Northeast corner of said Hamby (3.2 acre) tract and for the Northeast corner of that certain (one acre) tract of land as conveyed to F. F. Gooding by deed recorded in Volume 812 Page 583 of the Deed Records of Travis County, Texas, and for the Northeast corner of that certain tract of land as conveyed to William A. Gouldie by deed recorded in Volume 8450 Page 753 of the Deed Records of Travis County, Texas, and being an angle corner of this tract;

THENCE along an old wire fence, S 60 deg. 30' 37" E 108.21 ft. to a ½" iron pipe found in the centerline of a small creek for an angle corner of said Stephen and Rodney Anderson tract and for the Southeast corner of that certain tract of land as conveyed to Steven DePaz by deed recorded in Volume 10938 Page 977 of the Real Property Records of Travis County, Texas, and being an angle corner of this tract;

THENCE with the common line of said Stephen and Rodney Anderson tract and said DePaz tract, N 30 deg. 09' 08" E at 188.83 ft. passing a PK nail found in asphalt in the South line of Jain Lane, a thirty-foot (30') wide Right-of-Way as established by instrument dated April, 1930, and recorded in Book U Page 33 of the Commissioners' Court Minutes of Travis County, Texas, and continuing with the same course for a total distance of 203.63 ft. to a spindle found in the centerline of Jain Lane an angle corner of this tract;

THENCE with the centerline of "Jain Lane", N 59 deg. 58' 10" W 142.22 ft. to a ½" iron rod found with a plastic cap imprinted with "Carson and Bush Professional Surveyors" at a point of intersection with the Westerly projection of the North line of that certain (3.08 acre) tract of land as conveyed to Coastal States Marketing, Inc., now known as El Paso Merchant Energy Petroleum Company, by deed recorded in Volume 4131 Page 2307 of the Deed Records of Travis County, Texas, and the South line of the Southern Pacific Railroad, and being a Northwesterly angle corner of this tract;

THENCE with the South line of the Southern Pacific Railroad, N 73 deg. 02' 50" E 753.42 ft. to a ¾" iron rod found with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the Northeast corner of said (3.08 acre) tract and for the Northwest corner of that certain tract of land as conveyed to El Paso Merchant Energy Petroleum Company by Warranty Deed recorded in Document No. 2003135554 of the Official Public Records of Travis County, Texas;

THENCE continuing with the South line of the Southern Pacific Railroad, N 73 deg. 02' 50" E 612.18 ft. to a currently inundated point on a concrete drainage channel for the Northeast corner of said El Paso tract (Document No. 2003135554) and for the North common corner of Lots 10 and 11, Block C, Pecan Grove, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 59 Page 3 of the Plat Records of Travis County, Texas, and for a Northwesterly corner of that certain (49.99 acre) tract of land as conveyed to Joe Stanzel and Victor Stanzel by deed recorded in Volume 3099 Page 196 of the Deed Records of Travis County, Texas, and being the Northeast corner of this tract;

THENCE with the common line of said El Paso tract (Document No. 2003135554) and said Pecan Grove, S 30 deg. 19' 41" W at 322.14 ft. passing a ½" iron rod found for the West common corner of Lot 9 and Lot 10, Block C, Pecan Grove, and at 577.10 ft. passing a ½" iron rod found for the West common corner of Lot 6 and Lot 7, Block C, Pecan Grove, and continuing along the same course for a total distance of 936.44 ft. to a spindle found in asphalt paving for a Southeasterly corner of this tract and being in the curving North right-of-way line of Jain Lane;

THENCE with the North right-of-way line of Jain Lane (as described in the aforementioned Commissioners' Court Book U Page 33), the following three (3) courses;

- 1) along a curve to the left with a radius of 71.79 ft. for an arc length of 13.18 ft. and which chord bears S 49 deg. 43' 19" W 13.16 ft. to a spindle found in asphalt for a point of reverse curvature;
- 2) along a curve to the right with a radius of 46.14 ft. for an arc length of 60.86 ft. and which chord bears S 82 deg. 14' 51" W 56.54 ft. to a spindle found in asphalt for a point of tangency;
- 3) N 59 deg. 58' 10" W 10.19 ft. to a spindle found for an angle corner of this tract;

THENCE crossing the interior of "Jain Lane", S 29 deg. 58' 06" W at 30.00 ft. passing a ½" iron pipe found for the Northeast corner of that certain (0.432 acre) tract of land as conveyed to El Paso Merchant Energy Petroleum Company by Warranty Deed recorded in Document No. 2003264332 of the Official Public Records of Travis County, Texas, and continuing with the same course for a total distance of 216.48 ft. to a PK nail found in concrete at the base of a fence corner post for an angle corner in the West line of Lot 3, Block B, of said Pecan Grove and for an angle corner of the aforementioned El Paso tract (Document No. 200317135) and for the South corner of said El Paso (0.432 acre) tract, and being an angle corner of this tract;

THENCE with the common line of said Stephen and Rodney Anderson tract and said Pecan Grove, the following two (2) courses;

- 1) S 17 deg. 10' 06" E 83.36 ft. to a ½" iron pipe found;
- 2) S 18 deg. 31' 39" W 381.02 ft. to a ½" iron rod found in the West line of Lot 10, Pecan Grove, for the Southeast corner of said Stephen and Rodney Anderson tract and for the Northeast corner of that certain tract of land as conveyed to the City of Austin by Warranty Deed recorded in Volume 11297 Page 1112 of the Real Property Records of Travis County, Texas, and being the Southeast corner of this tract, and from which a chiseled "X" found in concrete for the Southeast corner of said City of Austin tract bears S 18 deg. 32' 48" W 132.41 ft.;

THENCE with the North line of said City of Austin tract, S 80 deg. 56' 48" W 37.40 ft. to a point in an Easterly deed line of that certain (23.32 acre) tract of land as conveyed to the City of Austin in September, 1946, by deed recorded in Volume 828 Page 5 of the Deed Records of Travis County, Texas, and being the Southeast corner of that certain (1,585 square feet) tract of land as conveyed to the City of Austin by Quit Claim Deed recorded in Document No. 2012076626 of the Official Public Records of Travis County, Texas, same being an angle corner of this tract, and from which a ½" iron rod found for an angle corner of said El Paso Merchant Energy (22.41 acre) tract bears S 80 deg. 58' 48" W 11.32 ft.;

THENCE with the East line of said City of Austin (1,585 square feet) tract, N 03 deg. 16' 30" E 286.50 ft. to a ½" iron pipe found at an old fence corner post for a common angle corner of said Stephen and Rodney Anderson tract and said City of Austin (23.32 acre) tract, same being an angle corner of this tract;

THENCE with the common line of said Stephen and Rodney Anderson tract and City of Austin (23.32 acre) tract and along old wire fence remnants, N 60 deg. 09' 07" W 123.14 ft. to a ½" iron pipe found at the end of said old wire fence for a common angle corner of said Stephen and Rodney Anderson tract and said City of Austin (23.32 acre) tract, and being an angle corner of this tract;

THENCE, S 29 deg. 49' 25" W 244.60 ft. to a ½" iron pipe found at an old fence corner post for an angle corner of said Stephen and Rodney Anderson tract and for the Northeast corner of the aforementioned Friedrich (7.35 acre) tract, and being an angle corner of this tract, and from which a ½" iron rod found at a chain-link fence corner post for an angle corner of said City of Austin (23.32 acre) tract bears S 29 deg. 39' 06" W 325.33 ft.;

THENCE with a Southerly or Southwesterly line of said Stephen and Rodney Anderson tract, N 58 deg. 52' 07" W 687.85 ft. to the **PLACE OF BEGINNING** containing 22.37 acres of land.

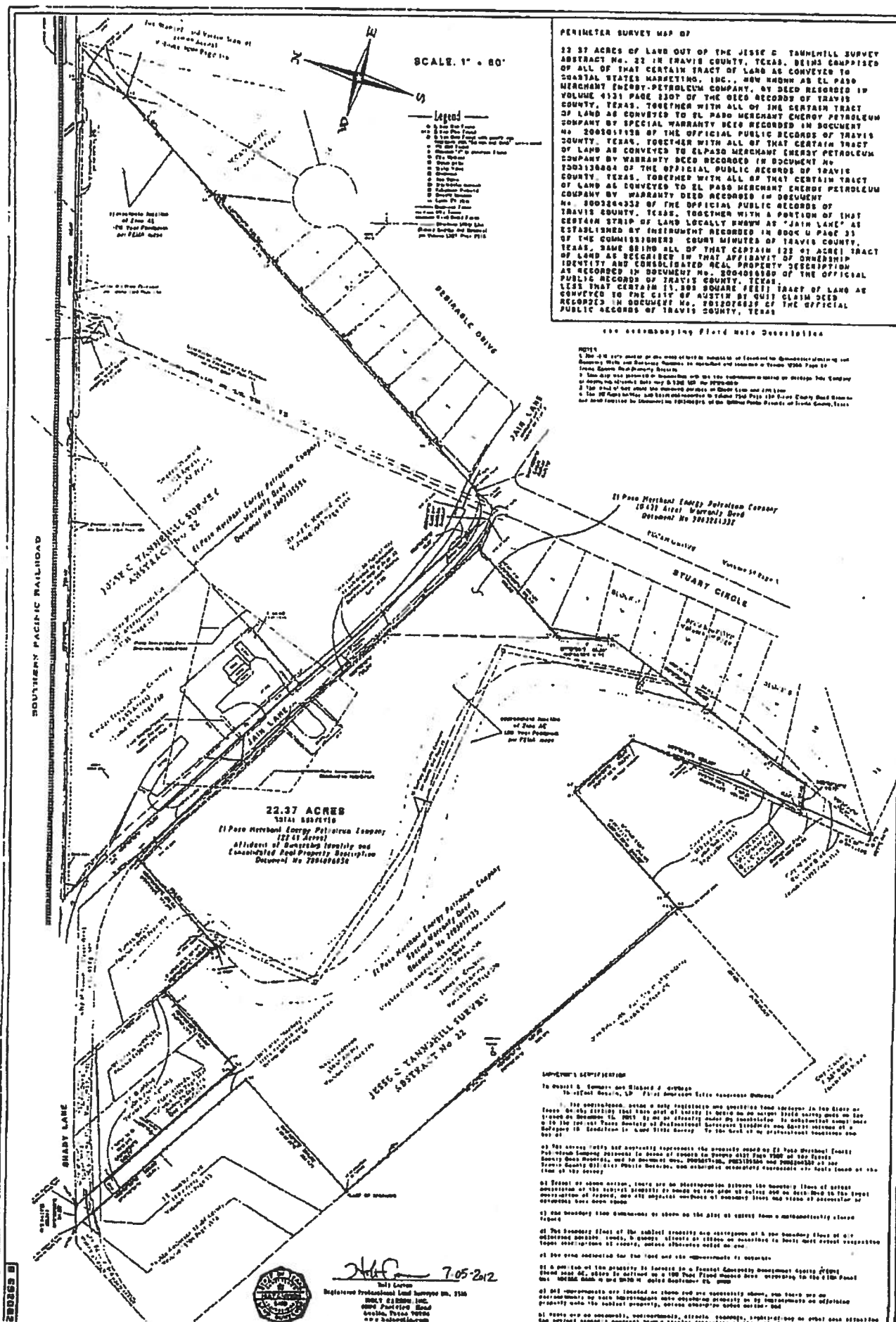
SURVEYED: December 15, 2011



Holt Carson  
Registered Professional Land Surveyor No. 5168

see accompanying map: B 692002





# HOLT CARSON, INC.

## PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD  
AUSTIN, TEXAS 78704  
TELEPHONE: (512) 442-0990  
FACS/MILE: (512) 442-1084  
www.hciaustin.com

**FIELD NOTE DESCRIPTION OF 1.926 ACRES OF LAND OUT OF THE JESSE C. TANNEHILL SURVEY ABSTRACT No. 22 IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (1.923 ACRE) TRACT OF LAND AS CONVEYED TO DERALD PHILLIP GUTIERREZ BY WARRANTY DEED RECORDED IN DOCUMENT No. 2011025780 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING at a ½" iron rod found at the intersection of two fences in the South line of that certain (16.05 acre) tract of land as conveyed to Hugo Anderson by deed recorded in Volume 429 Page 248 of the Deed Records of Travis County, Texas, and in the North line of that certain (7.35 acre) tract of land described as "First Tract" and as conveyed to Otto Friedrich by deed recorded in Volume 376 Page 276 of the Deed Records of Travis County, Texas, for the Southeast corner of that certain (3.2 acre) tract of land as conveyed to J.E. Hamby, et ux, by deed recorded in Volume 569 Page 15 of the Deed Records of Travis County, Texas, and for the Southeast corner of that certain (2.024 acre) tract of land as conveyed to Paubla Gutierrez by deed recorded in Volume 13304 Page 3132 of the Real Property Records of Travis County, Texas, and for the Southeast corner of that certain (1.923 acre) tract of land as conveyed to Derald Phillip Gutierrez by Warranty Deed recorded in Document No. 2011025780 of the Official Public Records of Travis County, Texas, and for an angle corner of that certain (11.256 acre) tract of land as conveyed to James H. Crockett by deed recorded in Volume 8775 Page 500 of the Deed Records of Travis County, Texas, and for an angle corner of that certain tract of land as conveyed to Stephen Craig Anderson and Rodney Milton Anderson by Warranty Deed recorded in Volume 13127 Page 2576 of the Real Property Records of Travis County, Texas, and being an angle corner of that certain tract of land as conveyed to El Paso Merchant Energy Petroleum Company by Special Warranty Deed recorded in Document No. 2003017135 of the Official Public Records of Travis County, Texas, and for an angle corner of that certain (22.41 acre) tract of land as described in that Affidavit of Ownership Identity and Consolidated Real Property Description as recorded in Document No. 2004096950 of the Official Public Records of Travis County, Texas, and being the Southeast corner and PLACE OF BEGINNING of the herein described tract, and from which a ½" iron pipe found at an old fence corner post for the Northeast corner of said Friedrich (7.35 acre) tract and for an angle corner of said (22.41 acre) tract bears S 58 deg. 52' 07" E 687.85 ft.;

end of Page 1

Page 2 of 2  
1.926 ACRES

THENCE with the common line of said Friedrich (7.35 acre) tract and said Gutierrez (1.923 acre) tract, N 59 deg. 02' 18" W 362.66 ft. to a square-head bolt found in the East right-of-way line of Shady Lane for the Southwest corner of said Gutierrez (1.923 acre) tract and for the Southeast corner of that certain (4,428 square feet) tract of land as conveyed to the City of Austin by Street Deed recorded in Volume 9647 Page 182 of the Real Property Records of Travis County, Texas, and being the Southwest corner of this tract;

THENCE with the East right-of-way line of Shady Lane and with the West line of said Gutierrez (1.923 acre) tract and with the East line of said City of Austin (4,428 square feet) tract, the following two (2) courses;

- 1) N 29 deg. 43' 22" E 87.47 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for a point of curvature;
- 2) along a curve to the right with a radius of 270.00 ft. for an arc length of 158.42 ft. and which chord bears N 46 deg. 34' 26" E 156.16 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the South line of a twenty-five feet (25') wide "Roadway" strip of which title was reserved and retained in said deed recorded in Volume 569 Page 15 of the Deed Records of Travis County, Texas, for the Northwest corner of said Gutierrez (1.923 acre) tract and for the Northeast corner of said City of Austin (4,428 square feet) tract, and being the Northwest corner of this tract, and from which a spindle found in the interior of the improved Shady Lane for an angle corner of said (22.41 acre) tract bears N 58 deg. 50' 36" W 38.13 ft.;

THENCE with the common line of said Gutierrez (1.923 acre) tract and said (22.41 acre) tract, S 58 deg. 50' 36" E 317.55 ft. to a 1/2" iron pipe found at a chain-link fence corner post for the Northeast corner of said Gutierrez (1.923 acre) tract and for the Southeast corner of said twenty-five (25') wide "Roadway" strip and for an angle corner of said (22.41 acre) tract and being the Northeast corner of this tract;

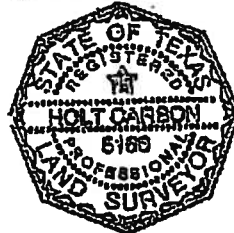
THENCE with the common line of said Gutierrez (1.923 acre) tract and said (22.41 acre) tract, S 29 deg. 45' 31" W 236.82 ft. to the PLACE OF BEGINNING, containing 1.926 acres of land

SURVEYED: May 23, 2012

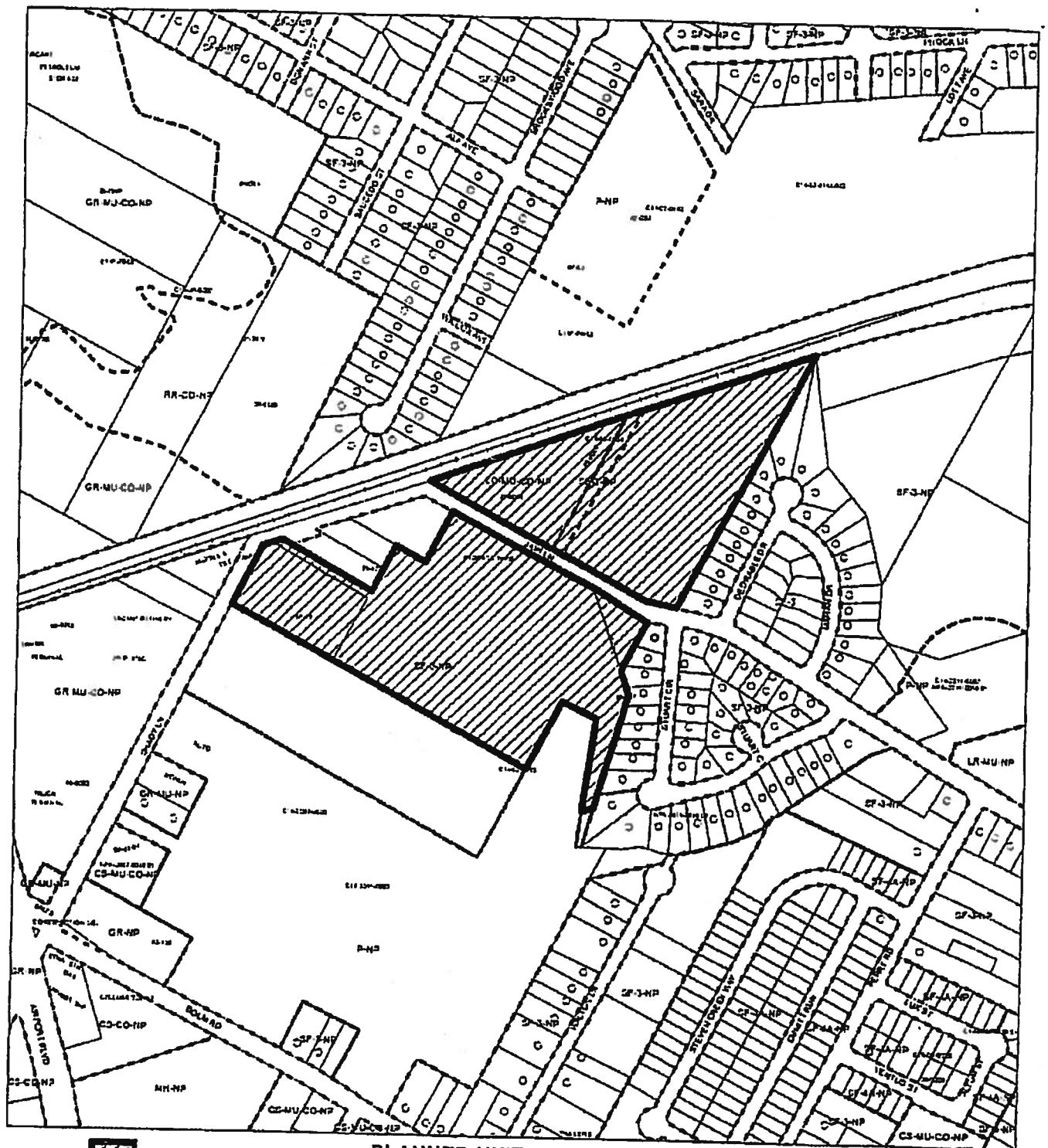





Holt Carson

Registered Professional Land Surveyor No. 5166







-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

# PLANNED UNIT DEVELOPMENT

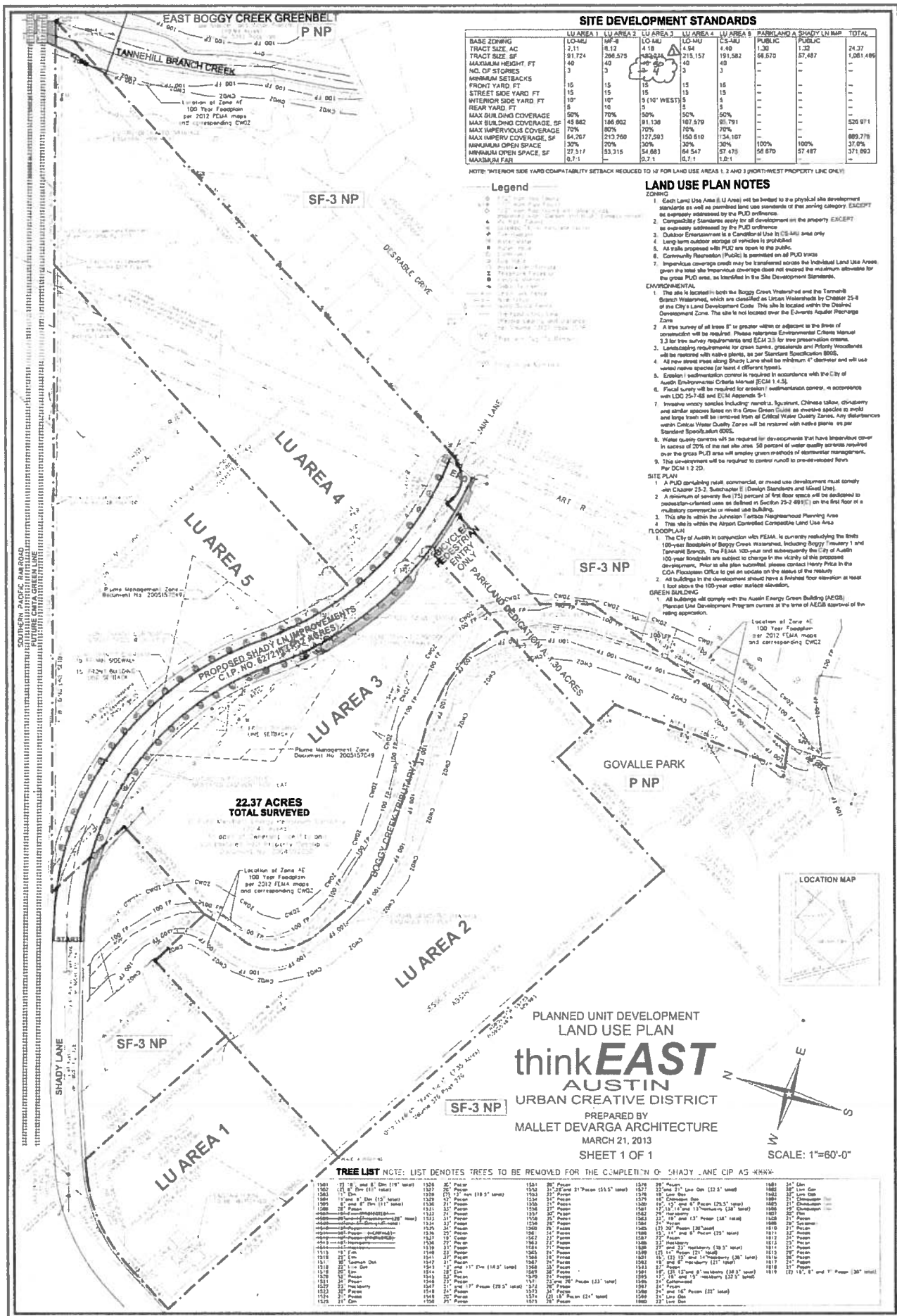
ZONING CASE#: C814-2012-0128.SH

1" = 400'

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.





SITE DEVELOPMENT STANDARDS

	LU AREA 1	LU AREA 2	LU AREA 3	LU AREA 4	LU AREA 5	PARKLAND A SHADY LN MAP	TOTAL
BASE ZONING	LO-AU	MF-8	LO-AU	LO-AU	CS-AU	PUBLIC	
TRACT SIZE, AC	2.11	18.12	4.18	4.40	1.30	1.32	24.37
TRACT SIZE, SF	91,724	208,575	182,734	215,157	56,570	57,487	1,081,496
MAXIMUM HEIGHT, FT	40	40	40	40	40	40	
NO. OF STORIES	3	3	3	3	3	3	
MINIMUM SETBACKS							
FRONT YARD, FT	15	15	15	15	15	15	
STREET SIDE YARD, FT	10	10	10	10	10	10	
INTERIOR SIDE YARD, FT	5	5	5	5	5	5	
REAR YARD, FT	5	5	5	5	5	5	
MAX BUILDING COVERAGE, SF	50%	70%	50%	50%	50%	50%	526,971
MAX IMPERVIOUS COVERAGE, SF	45,862	146,002	91,368	107,579	28,285	28,743	899,778
MAX IMPERVIOUS COVERAGE, %	50%	70%	50%	50%	50%	50%	
MAXIMUM OPEN SPACE, SF	45,862	146,002	91,368	107,579	28,285	28,743	899,778
MAXIMUM OPEN SPACE, %	50%	30%	50%	50%	50%	50%	
MAXIMUM FSI	0.71	0.71	0.71	0.71	0.71	0.71	

NOTE: INTERIOR SIDE YARD COMPATIBILITY SETBACK REDUCED TO 4' FOR LAND USE AREAS 1, 2 AND 3 (NORTHWEST PROPERTY LINE ONLY)

LAND USE PLAN NOTES

1. Each Land Use Area (LU Area) will be subject to the physical site development standards as well as permitted land use standards of the zoning category. EXCEPT as otherwise addressed by the PUD ordinance.
2. Compatibility Standards apply for all development on the property EXCEPT as otherwise addressed by the PUD ordinance.
3. Outdoor Entertainment is a Conditional Use in CS-AU areas only.
4. Long term outdoor storage of vehicles is prohibited.
5. All trails proposed with PUD are open to the public.
6. Community Recreation (Public) is permitted on all PUD tracts.
7. Impervious coverage credit may be transferred across the Individual Land Use Areas, given the total site impervious coverage does not exceed the maximum allowable for the gross PUD area, as indicated in the Site Development Standards.
- ENVIRONMENTAL
1. This site is located in both the Bogg Creek Watershed and the Tannehill Branch Watershed, which are designated as Urban Watersheds by Chapter 25-4 of the City of Austin Land Development Code. This site is located within the Designated Development Zone. This site is not located over the Edwards Aquifer Recharge Zone.
2. A tree survey of all trees 8" or greater within or adjacent to the limits of conservation will be required. Please reference Environmental Criteria Manual 2.3 for tree survey requirements and ECMA 2.3 for tree preservation criteria.
3. Landscaping requirements for green banks, grasslands and Priority Woodlands will be required with native plants, as per Standards Specification 6005.
4. All new street trees along Shady Lane shall be minimum 4" diameter and will use various native species (at least 4 different types).
5. Erosion / sedimentation control is required in accordance with the City of Austin Environmental Criteria Manual (ECM 1.4.3).
6. Fecal Survey will be required for erosion / sedimentation control, in accordance with LDC 25-4 and ECMA Appendix 5-1.
7. Invasive species including: nectar, ligustrum, Chinese tallow, privet, and similar species listed on the Green Green Guide as invasive species to avoid and large trees will be removed from all Critical Water Quality Zones. Any disturbance within Critical Water Quality Zones will be required with native plants, as per Standards Specification 6005.
8. Water quality controls will be required for developments that have impervious cover in excess of 20% of the total site area. 50 percent of water quality controls installed over the gross PUD area will employ green methods of stormwater management.
9. This development will be required to control runoff to pre-developed levels. Per DCM 12.2D.

SITE PLAN

1. A PUD containing retail, commercial, or mixed use development must comply with Chapter 23-2, Subchapter E (Design Standards and Visual Quality).
2. A minimum of seventy-five (75) percent of first floor space will be dedicated to pedestrian-oriented uses as defined in Section 75-2.49(1) on the first floor of a multi-story commercial or mixed use building.
3. This site is within the Johnson Terrace Neighborhood Planning Area.
4. This site is within the Airport Corridor Compatible Land Use Area.

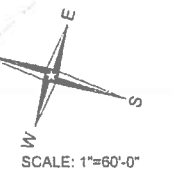
FLOODPLAIN

1. The City of Austin in conjunction with FEMA, is currently updating the 100-year floodplain of Bogg Creek Watershed, including Bogg Creek, Tannehill Branch, and the FMEA 100-year and subsequently the City of Austin 100-year floodplain are subject to change in the vicinity of this project. Prior to site plan approval, please contact Heavy Price in the CDA Floodplain Office to get an update on the status of the study.
2. All buildings in the development should have a finished floor elevation at least 1 foot above the 100-year water surface elevation.

GREEN BUILDING

1. All buildings will comply with the Austin Energy Green Building (AEGB) Program Unit Development Program current at the time of AEGB approval of the rating application.

LOCATION MAP



PLANNED UNIT DEVELOPMENT  
LAND USE PLAN  
**thinkEAST**  
AUSTIN  
URBAN CREATIVE DISTRICT  
PREPARED BY  
MALLET DEVARGA ARCHITECTURE  
MARCH 21, 2013  
SHEET 1 OF 1

TREE LIST NOTE: LIST DENOTES TREES TO BE REMOVED FOR THE COMPLETION OF SHADY LANE CIP AS SHOWN

1301	22' 8" DBH (18' tall)	1325	20' Pecan	1341	20' Pecan	1357	20' Pecan	1373	24' Oak
1302	22' 8" DBH (18' tall)	1326	20' Pecan	1342	21' Pecan (15.5' tall)	1374	22' Oak (12.5' tall)	1380	24' Oak
1303	22' 8" DBH (18' tall)	1327	20' Pecan	1343	21' Pecan	1375	22' Oak	1381	24' Oak
1304	22' 8" DBH (18' tall)	1328	20' Pecan	1344	21' Pecan	1376	22' Oak	1382	24' Oak
1305	22' 8" DBH (18' tall)	1329	20' Pecan	1345	21' Pecan	1377	22' Oak	1383	24' Oak
1306	22' 8" DBH (18' tall)	1330	20' Pecan	1346	21' Pecan	1378	22' Oak	1384	24' Oak
1307	22' 8" DBH (18' tall)	1331	20' Pecan	1347	21' Pecan	1379	22' Oak	1385	24' Oak
1308	22' 8" DBH (18' tall)	1332	20' Pecan	1348	21' Pecan	1380	22' Oak	1386	24' Oak
1309	22' 8" DBH (18' tall)	1333	20' Pecan	1349	21' Pecan	1381	22' Oak	1387	24' Oak
1310	22' 8" DBH (18' tall)	1334	20' Pecan	1350	21' Pecan	1382	22' Oak	1388	24' Oak
1311	22' 8" DBH (18' tall)	1335	20' Pecan	1351	21' Pecan	1383	22' Oak	1389	24' Oak
1312	22' 8" DBH (18' tall)	1336	20' Pecan	1352	21' Pecan	1384	22' Oak	1390	24' Oak
1313	22' 8" DBH (18' tall)	1337	20' Pecan	1353	21' Pecan	1385	22' Oak	1391	24' Oak
1314	22' 8" DBH (18' tall)	1338	20' Pecan	1354	21' Pecan	1386	22' Oak	1392	24' Oak
1315	22' 8" DBH (18' tall)	1339	20' Pecan	1355	21' Pecan	1387	22' Oak	1393	24' Oak
1316	22' 8" DBH (18' tall)	1340	20' Pecan	1356	21' Pecan	1388	22' Oak	1394	24' Oak
1317	22' 8" DBH (18' tall)	1341	20' Pecan	1357	21' Pecan	1389	22' Oak	1395	24' Oak
1318	22' 8" DBH (18' tall)	1342	20' Pecan	1358	21' Pecan	1390	22' Oak	1396	24' Oak
1319	22' 8" DBH (18' tall)	1343	20' Pecan	1359	21' Pecan	1391	22' Oak	1397	24' Oak
1320	22' 8" DBH (18' tall)	1344	20' Pecan	1360	21' Pecan	1392	22' Oak	1398	24' Oak
1321	22' 8" DBH (18' tall)	1345	20' Pecan	1361	21' Pecan	1393	22' Oak	1399	24' Oak
1322	22' 8" DBH (18' tall)	1346	20' Pecan	1362	21' Pecan	1394	22' Oak	1400	24' Oak
1323	22' 8" DBH (18' tall)	1347	20' Pecan	1363	21' Pecan	1395	22' Oak		
1324	22' 8" DBH (18' tall)	1348	20' Pecan	1364	21' Pecan	1396	22' Oak		
1325	22' 8" DBH (18' tall)	1349	20' Pecan	1365	21' Pecan	1397	22' Oak		