



1 Tract 5:

2 Lot(s) 1, 2, 4A and 4B, Koger Executive Center Unit Five, a subdivision in Travis  
3 County, Texas, according to the map or plat of record in Volume 84, Pages 6D-7A of  
4 the Plat Records of Travis County, Texas (cumulatively, tracts referred to as Austin  
5 Oaks PUD),

6 and locally known as 3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724 and 3737  
7 Executive Center Drive and 7601, 7718 and 7719 Wood Hollow Drive, in the City of  
8 Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit A:**  
9 **Zoning Map.**

10 **PART 2.** This ordinance, including exhibits, constitutes the land use plan for the Austin  
11 Oaks PUD. Development of and uses within the Austin Oaks PUD shall conform to the  
12 limitations and conditions set forth in this ordinance and in the land use plan. If this  
13 ordinance and an attached exhibit conflicts, this ordinance controls. Except as otherwise  
14 provided by this ordinance, all other rules, regulations, and ordinances of the City in effect  
15 at the time of permit application apply to development within the Austin Oaks PUD. In this  
16 ordinance, Landowner means the owner of property located within the 31.4 acres of land  
17 described in Part 1, and the owner's successors and assigns.

18 **PART 3.** The attached exhibits are incorporated into this ordinance in their entirety as  
19 though set forth fully in the text of this ordinance. The exhibits are as follows:

20 Exhibit A. Zoning Map

21 Exhibit B. Land Use Plan

22 Exhibit C. Phasing Plan

23 Exhibit D. Permitted Use Table

24 Exhibit E. Park Plan and Park Space

25 Exhibit F. Creek Plan

26 Exhibit G. Streetscape Plan

27 Exhibit H. Tree Plan

28 Exhibit I. Topography and Land Use Plan

1 Exhibit J. Open Space Plan

2 Exhibit K. Tree Survey

3 Exhibit L. Affordable Housing Restrictive Covenants

4 Exhibit M. Affordable Housing Agreement

5 **PART 4. Definitions.**

6 A. Section 25-1-21 is modified to add or revise the following terms:

- 7 1. AO Hotel is a classification for Parcel 6 as shown in **Exhibit B: Land Use**  
8 **Plan.**
- 9 2. AO Mixed Use is a classification for Parcel 9 as shown in **Exhibit B.**
- 10 3. AO Restaurant is a classification for Parcels 4 and 5 as shown in **Exhibit B.**
- 11 4. Mopac Expressway Office Mixed Use is a classification for Parcels 1, 2 and  
12 3 as shown in **Exhibit B.**
- 13 5. Parcel means one of ten separate parcels as shown on **Exhibit B.**
- 14 6. Phasing Plan means the plan of development for the Austin Oaks PUD as  
15 shown in **Exhibit C: Phasing Plan.** Any portion of any parcel may be  
16 developed as a phase and any phase may be implemented at any time.
- 17 7. Site is modified to mean that a site within the Austin Oaks PUD may cross a  
18 public street or right-of-way.
- 19 8. Spicewood Springs Office Mixed Use is a classification for Parcels 7 and 8  
20 as shown in **Exhibit B.**
- 21 9. Streetscape is a classification for the portions of all parcels as shown in  
22 **Exhibit B** and **Exhibit G: Streetscape Plan** and for the public rights-of-  
23 way for Executive Center Drive, Wood Hollow Drive, and Hart Lane located  
24 within, or adjacent to, the Austin Oaks PUD.

25 **PART 5. Land Use.**

1 The following conditions apply:

- 2 A. A mixed-use development is required on Parcel 9 with a commercial ground floor  
3 use and multifamily residential above the ground floor.
- 4 B. Automotive washing shall be considered an accessory use for office uses, may be  
5 used solely for employees or patrons of the buildings, and shall occur only within  
6 structured parking.
- 7 C. The minimum size of any lot within any parcel within the Austin Oaks PUD is  
8 20,000 square feet.
- 9 D. The minimum width of any lot within any parcel within the Austin Oaks PUD is  
10 100 feet.
- 11 E. Total impervious cover within the Austin Oaks PUD is limited to 58% of the  
12 PUD's gross site area. This total impervious cover limit applies to the PUD  
13 overall, not on an individual subdivision or site plan basis. In addition to the  
14 overall limit, land uses within the PUD shall comply with the impervious cover  
15 limits in **Exhibit B**. Impervious cover is limited to 50% within 300 feet of the  
16 offsite springs as shown in **Exhibit B**. Impervious cover in dedicated parkland is  
17 limited to a combined total for all dedicated parkland of 27,000 square feet. Each  
18 subdivision or site plan application shall track the Austin Oaks PUD's  
19 compliance with the impervious cover limits.
- 20 F. No more than a combined total of 250 residential dwelling units shall be  
21 permitted within Parcel 9 and Parcel 6 (a hotel/motel room is not considered a  
22 residential dwelling unit). The maximum number of each type of residential unit  
23 shall be as follows:
- 24 1. The number of efficiency units shall not exceed 125 units.
  - 25 2. The number of one-bedroom units shall not exceed 125 units.
  - 26 3. The number of two-bedroom units shall not exceed 100 units.
- 27 G. Any cell towers or similar communications or information relay facilities  
28 constructed on any parcel within the Austin Oaks PUD shall be screened  
29 concurrently with the construction of, or architecturally incorporated into, a  
30 building to be constructed on such parcel.

1 **PART 6. Open Space and Parkland.**

- 2 A. The Austin Oaks PUD shall include (1) open space and (2) dedicated parkland  
3 for park and recreational purposes in accordance with **Exhibit E: Park Plan and**  
4 **Park Space**. Development of the dedicated parkland will follow the Phasing Plan  
5 as shown in **Exhibit C**. Parkland dedication requirements set forth in this  
6 ordinance shall satisfy all City parkland requirements, including parkland  
7 development fee requirements, for the Austin Oaks PUD, as set forth in **Exhibit**  
8 **E**.
- 9 B. The Austin Oaks PUD shall include at least 11.01 acres of open space, as  
10 generally shown on **Exhibit J: Open Space Plan**, which shall satisfy open space  
11 requirements for any subdivision or site plan submitted within the Austin Oaks  
12 PUD. Areas designated as open space may include, but are not limited to:
- 13 1. Natural and undeveloped areas, landscaped areas, plazas, patios, open air  
14 gathering places, multi-use trails, and detention or water quality facilities  
15 designed and maintained as an amenity;
  - 16 2. Vegetative roofs and other landscaped areas on roofs, if accessible to  
17 building occupants and designed as an amenity; and
  - 18 3. All courtyards and other areas located within any building that are open and  
19 unobstructed from the surface to the sky and that are covered by grass,  
20 ground cover, or other landscaping.

21 **PART 7. Environmental.**

- 22 A. All buildings in the Austin Oaks PUD will achieve a two-star or greater rating  
23 under the Austin Energy Green Building program using the applicable rating  
24 version in effect at the time a rating registration application is submitted for the  
25 building.
- 26 B. Landscaping
- 27 1. At least 75% of trees planted within the street yard shall be from the  
28 Environmental Criteria Manual (ECM) Appendix N (City of Austin Preferred  
29 Plant List). Trees planted within the street yard shall be no less than three inch  
30 caliper in size and eight feet in initial height. If more than ten trees are  
31 required in the street yard, pursuant to the ECM, no more than 30% of planted  
32 trees shall be from the same species.

- 1           2. At least 75% of all non-turf plant materials shall be native to Central Texas or  
2 included in the 5<sup>th</sup> Edition of City of Austin’s “Grow Green Native and  
3 Adapted Landscape Plants” guide (revised 2016). This requirement shall not  
4 apply to plantings within dedicated parkland.

5           C. Tree Protection

- 6           1. The Landowner shall preserve a minimum of 3,150 caliper inches of  
7 Protected and Heritage Trees, calculated together, which represents 75% of  
8 the total caliper inches of Protected and Heritage Trees within the Austin  
9 Oaks PUD. The Landowner shall also preserve a minimum of 7,137 caliper  
10 inches of all trees eight inches in diameter at breast height or larger, which  
11 represents 63% of the total caliper inches of regulated trees within the  
12 Austin Oaks PUD. These requirements apply to the Austin Oaks PUD as a  
13 whole and not on an individual subdivision or site plan basis. Each  
14 subdivision, site plan, and building permit application that includes a tree  
15 removal request shall demonstrate that the Austin Oaks PUD is in  
16 compliance with these requirements.
- 17           2. The Landowner shall remove existing impervious cover and no new  
18 impervious cover shall be placed within the full critical root zone (CRZ) of  
19 Protected and Heritage Trees, except as follows:
- 20           a. Structures and access drives may be located within the outer half of the  
21 CRZ in compliance with ECM Section 3.5.2;
- 22           b. For Parcels 1, 2, 3, 4 and 6, internal drive aisles and surface parking may  
23 be located within the outer half of the CRZ in compliance with ECM  
24 Section 3.5.2 or within the inner half of CRZ as long as at least 75% of  
25 the entire area of the full CRZ is free of impervious cover;
- 26           c. Existing areas of impervious cover may remain within the CRZ of trees  
27 identified as tag numbers 1029, 1038, 1288, 1333, 1334, 2000, 2001,  
28 2016, 2052, 2074, 2094, 2136, and 2173, but no additional impervious  
29 cover may be added within the CRZ;
- 30           d. Sidewalks and multi-use trails are allowed within the CRZ in compliance  
31 with ECM Section 3.5.2.
- 32           3. Mitigation credit shall be granted for removing existing impervious cover  
33 from the CRZ of preserved trees. Mitigation credit shall be defined as the

1 dollar value of the arboricultural services provided to remove the impervious  
2 cover, improve soil health and composition, and reduce compaction within  
3 the CRZ.

4 D. Drainage

- 5 1. The Landowner shall provide a minimum of 20,000 cubic feet of on-site flood  
6 detention, as described in **Exhibit F: Creek Plan**.
- 7 2. Each subdivision or site plan shall demonstrate no adverse flooding impact to  
8 the confluence with Shoal Creek for the 2, 10, 25, and 100-year frequency  
9 storms, based on a PUD-wide analysis utilizing existing impervious cover as  
10 described in Part 10.B.4.

11 E. Riparian Restoration

- 12 1. The Landowner shall remove existing, non-compliant impervious cover from  
13 the critical water quality zone and critical environmental feature buffers  
14 within the Austin Oaks PUD, as illustrated in **Exhibit F**. The areas shall be  
15 restored as described in **Exhibit F**.
- 16 2. The Landowner shall lay back the west creek bank on Parcels 4 and 5, as  
17 illustrated in **Exhibit F**. The resulting inundation bench shall be restored as  
18 described in **Exhibit F**. Laying back the bank as described is a permitted  
19 floodplain modification within the critical water quality zone.

- 20 F. An integrated pest management (IPM) plan that complies with Section 1.6.9.2 (D)  
21 and (F) of the ECM shall be submitted for approval with each site plan application.  
22 The Landowner shall provide copies of the IPM plan to all property owners within  
23 the Austin Oaks PUD.

24 **PART 8. Affordable Housing Program.**

25 In this Part 8, MFI means median family income for the Austin-Round Rock metropolitan  
26 statistical area, as determined annually by the United States Department of Housing and  
27 Urban Development. In order to meet the City's affordable housing goals and to ensure  
28 long term affordability, the Landowner agrees to the following:

29 A. Multifamily Rental Housing

30 At least 10% of the total number of multifamily rental housing units located  
31 within the Austin Oaks PUD will be set aside for occupancy by households with

1 incomes at 60% of or below the MFI for a rental affordability period of forty  
2 years from the date the development achieves full compliance with the terms of  
3 the affordable housing program. The 10% set aside under this section constitutes  
4 the “Affordable Rental Units.” In addition the Landowner agrees to comply with  
5 the following:

- 6 1. Each lot sold or developed for multifamily development use that will include  
7 Affordable Rental Units shall be subject to a restrictive covenant using the  
8 form shown in **Exhibit L: Affordable Housing Restrictive Covenants**  
9 recorded at the time of sale or development in the official public records of  
10 the county where the affordable development is located. The form of the  
11 restrictive covenant may be revised by agreement of the Director of  
12 Neighborhood Housing and Community Development (NHCD) and the  
13 Landowner.
- 14 2. At least 50% of the Affordable Rental Units must contain 2 or more  
15 bedrooms and shall have the same minimum average unit size as the market  
16 rate units located in the same building.
- 17 3. Income qualifications and rents must comply with NHCD compliance  
18 guidelines. For each Affordable Rental Unit, income qualifications shall  
19 include a requirement that households spend no more than 30% of the  
20 household’s gross monthly income on utilities and rental payments.  
21 Compliance with the affordable housing requirements will be monitored by  
22 NHCD.

23 **B. Owner-occupied Housing**

24 At least 10% of the total number of units sold as owner-occupied residential  
25 housing units located within the Austin Oaks PUD will be set aside for  
26 occupancy by households with incomes at 80% of or below MFI for an  
27 affordability period of ninety-nine years for fee-simple ownership units and  
28 community land trust units. The 10% set aside under this section constitutes the  
29 Affordable Ownership Units. In addition the Landowner agrees to comply with  
30 the following:

- 31 1. The Affordable Ownership Units shall have substantially similar  
32 architectural design and restrictions as other residential units offered for sale  
33 to the general public.

1 2. At least 50% of the Affordable Ownership Units must contain 2 or more  
2 bedrooms and shall have the same minimum average unit size as the market  
3 rate units located in the same building.

4 3. Affordable Ownership Units:

5 a. Must be sold to an income eligible household at 80% of or below MFI;  
6 and

7 b. Shall be secured through a restrictive covenant using a form shown in  
8 **Exhibit L** and recorded at the time of sale in the official public records of  
9 the county where the Affordable Ownership Unit is located. The form of  
10 the restrictive covenant may be revised by agreement of the Director of  
11 NHCD and the Landowner. The restrictive covenant shall include, but  
12 not be limited to the following:

13 i. Resale restrictions that require that resale of the affordable unit must  
14 be to a household at 80% of or below MFI;

15 ii. Restrictions that will cap the equity gain to the homeowner that can  
16 be realized upon resale of the affordable unit to maintain the unit's  
17 long term affordability in accordance with NHCD guidelines;

18 iii. Right of First Refusal to the Austin Housing Finance Corporation  
19 (AHFC) or other entity designated by the City that is assignable to  
20 an income-qualified buyer, to ensure long term affordability.

21 C. The Landowner shall execute a blanket restrictive covenant in a form  
22 substantially similar to the form attached in **Exhibit L**. To ensure that Affordable  
23 Ownership and Rental Units are set aside in compliance with Part 8 of this  
24 ordinance, the Landowner shall execute the agreement with the City attached as  
25 **Exhibit M: Affordable Housing Agreement** that establishes the terms for  
26 releasing the blanket restrictive covenant once the Affordable Ownership Units  
27 and Affordable Rental Units have been identified within the Austin Oaks PUD.

28 D. The Landowner shall submit a condo declaration to the Director of NHCD for  
29 review and approval and the declaration shall include provisions related to the  
30 affordable units.

31 E. The Landowner shall file a written report, in a format approved by NHCD, with  
32 the Director of NHCD including the number and location of each Affordable

1 Ownership Unit and Affordable Rental Unit meeting the Affordable Housing  
2 Requirements within the Austin Oaks PUD. The initial report shall be filed not  
3 later 15 calendar days following the date of recordation of a plat or site plan  
4 within the Austin Oaks PUD and shall be updated every six months until the  
5 Austin Oaks PUD is complete.

- 6 F. NHCD shall monitor compliance with the requirements of this ordinance, at a  
7 minimum, through annual audits.

8 **PART 9. Transportation.**

- 9 A. The Landowner shall mitigate transportation impacts as set forth in the  
10 Development Services Department, Transportation Review Section's  
11 Transportation Impact Analysis (TIA) memo dated October 6, 2016, **Exhibit C**,  
12 and **Exhibit G**. The Landowner shall pay 100% of costs, including design and  
13 overhead, of the improvements specified in **Exhibit C**.
- 14 B. The portions of the public rights-of-way of Executive Center Drive, Wood  
15 Hollow Drive, and Hart Lane within, or adjacent to, the Austin Oaks PUD shall  
16 be developed in accordance with **Exhibit G** and as may be required by the TIA  
17 memo and **Exhibit C**.
- 18 C. Cumulative parking tables shall be maintained as shown in **Exhibit B**.

19 **PART 10. Code Modifications.** In accordance with Chapter 25-2, Subchapter B, Article  
20 2, Division 5 (*Planned Unit Development*) of the Code, the following site development  
21 regulations apply to the Austin Oaks PUD instead of otherwise applicable City regulations:

22 A. Zoning

- 23 1. Chapter 25-2, Subchapter E (*Design Standards and Mixed Use*) is modified  
24 as follows:
- 25 a. Subsections 2.2.2.B.–E. of Article 2 (*Site Development Standards*),  
26 Section 2.2 (*Relationship of Buildings to Streets and Walkways*) are  
27 modified so that regulations for the construction of sidewalks, the  
28 supplemental zone, building placement, and off-street parking do not  
29 apply within the Austin Oaks PUD;
- 30 b. Subsection 2.3.1.B. (*Standards*) of Article 2 (*Site Development*  
31 *Standards*), Section 2.3 (*Connectivity Between Sites*) is modified to allow

1 building placement and pedestrian, bicycle, and vehicular connectivity  
2 within the Austin Oaks PUD as designated in **Exhibit B**;

3 c. Section 2.4 (*Building Entryways*) is modified to allow entrances within  
4 the Austin Oaks PUD as designated in **Exhibit G**;

5 d. Subsections 3.2.2.A.–C. of Article 3 (*Building Design Standards*),  
6 Section 3.2 (*Glazing and Facade Relief Requirements*) are modified so  
7 that the regulations do not apply to the AO Hotel on Parcel 6 or the AO  
8 Mixed Use on Parcel 9;

9 e. Subsection 3.3.2. (*Building Design Options*) of Article 3 (*Building*  
10 *Design Standards*), Section 3.3 (*Options to Improve Building Design*) is  
11 modified to require a minimum total of five base points in the aggregate  
12 for all buildings within the Austin Oaks PUD; and

13 f. Subsection 4.2.1.D. (*District Standards*) of Article 4 (*Mixed Use*),  
14 Section 4.2 (*Mixed Use Zoning Districts*) is modified so that the  
15 minimum site area requirements for each dwelling unit within the zoning  
16 districts do not apply within the Austin Oaks PUD.

17 2. Section 25-2-243 (*Proposed District Boundaries Must Be Contiguous*) is  
18 modified to provide that the boundaries of the Austin Oaks PUD may be  
19 noncontiguous.

20 3. Section 25-2-1062 (*Height Limitations and Setbacks for Small Sites*) is  
21 modified to waive compatibility standards to allow for increased heights as  
22 shown on **Exhibit B**.

23 4. Section 25-2-1063 (*Height Limitations and Setbacks for Large Sites*)  
24 modified to waive compatibility standards to allow for increased heights as  
25 shown on **Exhibit B**.

26 5. Section 25-2-1065 (A)-(D) (*Scale and Clustering Requirements*) is modified  
27 to allow massing, clustering, and building placement within the Austin Oaks  
28 PUD as designated in **Exhibit B**.

29 6. Pursuant to Section 25-1-133 (*Notice of Applications and Administrative*  
30 *Decisions*), notice shall be provided prior to approval of an amendment to  
31 Exhibit B under Section 3.1.3 (*Approval Director*) that is not a substantial  
32 amendment described under Subsection 3.1.2 (*Substantial Amendments*) of

1 Chapter 25-2, Subchapter B, Article 2, Division 5 (*Planned Unit*  
2 *Developments*).

3 B. Environmental

- 4 1. ECM Section 2.4.3 (*Buffering*) is modified to allow shrubs used as buffering  
5 elements on Parcels 1 and 4 to be planted in a permeable landscape area at  
6 least three feet wide.
- 7
- 8 2. Section 25-2-1008(A) (*Irrigation Requirements*) is modified such that natural  
9 areas and existing trees where impervious cover is removed shall be  
10 considered undisturbed for purposes of this requirement. Portions of a site  
11 within the Austin Oaks PUD that cannot comply with this code section using a  
12 gravity fed conveyance system are exempt from its requirements.
- 13
- 14 3. Section 25-7-32 (*Director Authorized to Require Erosion Hazard Zone*  
15 *Analysis*) shall not apply to the Austin Oaks PUD. An erosion hazard zone  
16 analysis prepared by Urban Design Group, consisting of a report dated March  
17 30, 2016 and an addendum dated August 15, 2016, was submitted with the  
18 Austin Oaks PUD application and the identified erosion hazard zone shall be  
19 used for future development applications.
- 20
- 21 4. Section 25-7-61(A)(5) (*Criteria for Approval of Development Applications*)  
22 and Drainage Criteria Manual Section 1.2.2.D (*General*) are modified such  
23 that the drainage analysis shall be based on the Austin Oaks PUD boundary  
24 rather than the parcel boundaries. The drainage analysis shall utilize the  
25 Austin Oaks PUD's existing impervious cover, which is 66% of gross site  
26 area, as the benchmark for identifying additional adverse impacts.
- 27
- 28 5. Section 25-8-25(B)(1) and (3) (*Redevelopment Exception in Urban and*  
29 *Suburban Watersheds*) is modified such that impervious cover and vehicle trip  
30 limits shall apply to the Austin Oaks PUD overall rather than by site plan. For  
31 purposes of Section 25-8-25(B)(5), non-compliant development may be  
32 relocated within the critical water quality zone and critical environmental  
33 feature buffers if the degree of encroachment (total square footage and  
34 minimum distance to the protected feature) and overall impact to the protected  
35 feature do not increase.
- 36
- 37 6. Sections 25-8-621 (*Permit Require for Removal of Protected Trees:*  
38 *Exceptions*) and 25-8-641(B) (*Removal Prohibited*) are modified to allow the

1 removal of trees identified in **Exhibit H: Tree Plan**, including those trees  
2 identified as tag numbers 904, 952, 1075, 1094, 1163, 1289, 2008, 2031,  
3 2033, 2037, 2107, 2227 and 2233.

- 4
- 5 7. ECM Section 3.3.2.A (*General Tree Survey Standards*) is modified to allow  
6 **Exhibit K: Tree Survey** to be used for 20 years from the survey date.  
7 Development applications submitted after November 22, 2033 shall require a  
8 new tree survey that complies with the rules and regulations in effect at the  
9 time of application.

10

11 C. Transportation

- 12 1. Section 25-6-472(A) (*Parking Facility Standards*) is modified to allow the  
13 following minimum parking requirements within the Austin Oaks PUD:
- 14 a. 3.5 parking spaces per 1,000 square feet of office;  
15 b. 5 parking spaces per 1,000 square feet of retail uses;  
16 c. 8 parking spaces per 1,000 square feet of restaurant uses; and  
17 d. 1 parking space per each multifamily dwelling unit.
- 18 2. For office, residential, and hotel uses, off-street bicycle parking shall comply  
19 with the requirements of Section 25-6-477 (*Bicycle Parking*), except that a  
20 minimum of 20% of all required bicycle parking spaces shall be located  
21 within 50 feet of any principal building entrance and shall not be obscured  
22 from public view.
- 23 3. Section 25-6-531 (*Off-Street Loading Facility Required*) is modified to  
24 provide that no off-street loading spaces shall be required for buildings in  
25 the AO Restaurant use classification on Parcels 4 and 5.

26 **PART 11. Code Incorporations.** The following code sections, as they exist on the  
27 effective date of this ordinance are (1) incorporated herein as if set forth in full; and (2) shall  
28 be considered as regulations adopted as part of this ordinance.

29 A. Environmental

- 30 1. Section 25-8-25 (*Redevelopment Exception in Urban and Suburban*  
31 *Watersheds*), except as modified in Part 10.B.5;

2. Section 25-8-63(C)(2) (*Impervious Cover Calculations*);
3. Section 25-8-261(B)(3), (D), and (E) (*Critical Water Quality Development*);
4. Section 25-8-262(C) (*Critical Water Quality Zone Crossings*); and
5. ECM Section 1.6.2.E (*Subsurface Ponds*).

**B. General**

1. The Accessory Use provisions of Chapter 25-2, Subchapter C, Article 5 apply within the Austin Oaks PUD;
2. The maximum heights of buildings are subject to the exceptions in Section 25-2-531 (*Height Limit Exceptions*), which shall apply to the Austin Oaks PUD.

**PART 12.** This ordinance takes effect on \_\_\_\_\_, 2017.

**PASSED AND APPROVED**

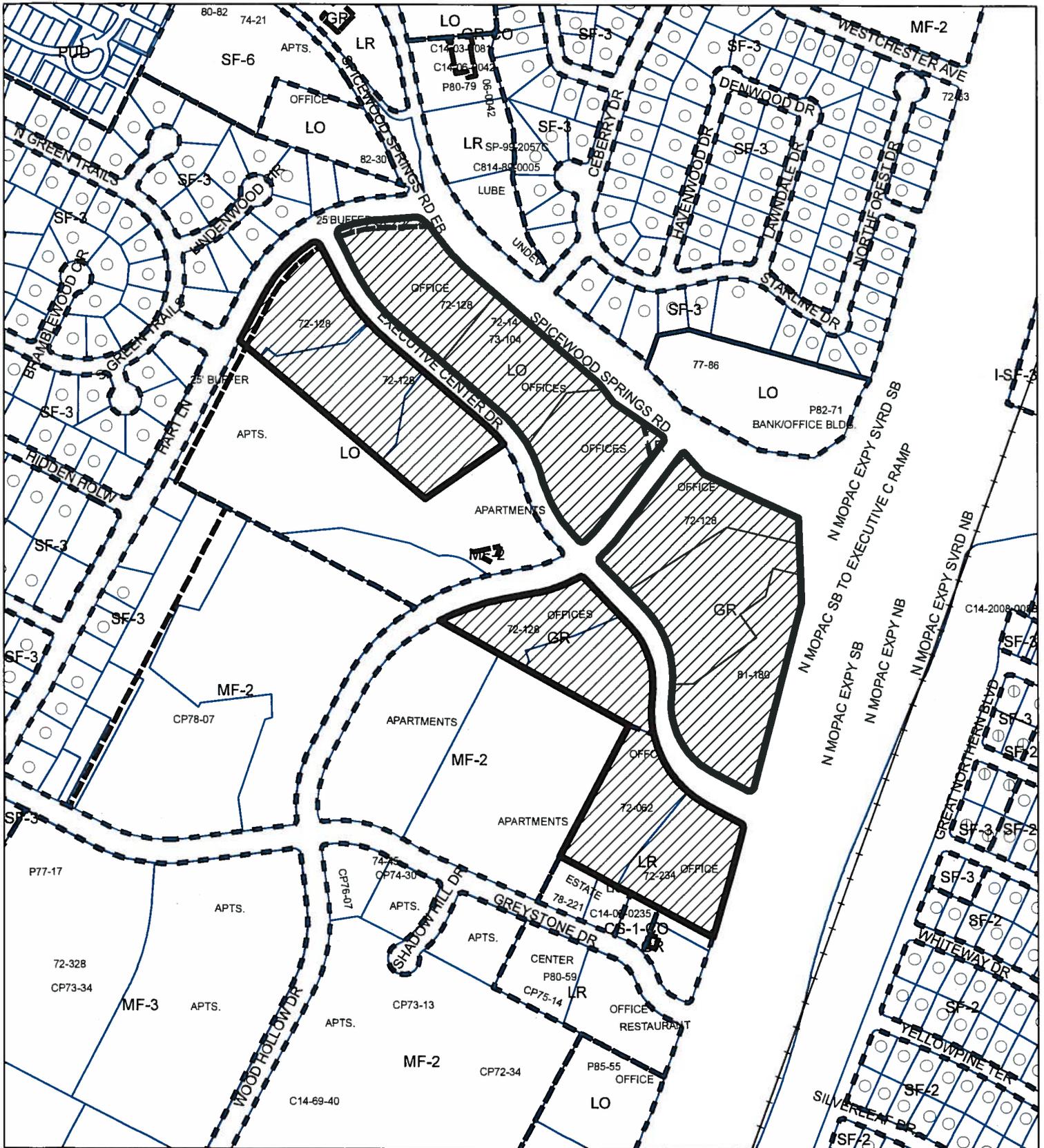
\_\_\_\_\_, 2017

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

**APPROVED:** \_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:** \_\_\_\_\_  
Jannette S. Goodall  
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**PLANNED UNIT DEVELOPMENT**  
**ZONING CASE#: C814-2014-0120**

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.



**EXHIBIT A**

# EXHIBIT B

GRAPHIC SCALE  
0 50 100 200  
FEET

- LEGEND**
- AREA 116 ACQUAINTED TO 50% WETLANDS COVER
  - WETLANDS
  - SEEP
  - ROCK AND WETLAND DEF. SETBACK
  - EROSION HAZARD ZONE
  - 100 YEAR FLOODPLAIN
  - CHWZ - CRITICAL WATER QUALITY ZONE
  - PARCEL BOUNDARY

- In addition to the other portions of the Ordinance and the Exhibit, the following provisions shall apply to the City of Austin Critical Hazard (ECHA) have been replaced, observed, satisfied or exceeded and do not apply within the PUD:
1. Section 25-2-2(1)(1) and (2) (Redevelopment Exception in Urban and Suburban Watersheds) are modified to apply to the entirety of the PUD.
  2. Section 25-2-2(1)(2) (Building) is modified as set forth in Section 25-2-2(1)(2)(A) (Building).
  3. Section 25-2-2(1)(3) (Signage) is modified as set forth in Section 25-2-2(1)(3)(A) (Signage).
  4. Section 25-2-2(1)(4) (Signage) is modified as set forth in Section 25-2-2(1)(4)(A) (Signage).
  5. Section 25-2-2(1)(5) (Signage) is modified as set forth in Section 25-2-2(1)(5)(A) (Signage).
  6. Section 25-2-2(1)(6) (Signage) is modified as set forth in Section 25-2-2(1)(6)(A) (Signage).
  7. Section 25-2-2(1)(7) (Signage) is modified as set forth in Section 25-2-2(1)(7)(A) (Signage).
  8. Section 25-2-2(1)(8) (Signage) is modified as set forth in Section 25-2-2(1)(8)(A) (Signage).
  9. Section 25-2-2(1)(9) (Signage) is modified as set forth in Section 25-2-2(1)(9)(A) (Signage).
  10. Section 25-2-2(1)(10) (Signage) is modified as set forth in Section 25-2-2(1)(10)(A) (Signage).
  11. Section 25-2-2(1)(11) (Signage) is modified as set forth in Section 25-2-2(1)(11)(A) (Signage).
  12. Section 25-2-2(1)(12) (Signage) is modified as set forth in Section 25-2-2(1)(12)(A) (Signage).
  13. Section 25-2-2(1)(13) (Signage) is modified as set forth in Section 25-2-2(1)(13)(A) (Signage).
  14. Section 25-2-2(1)(14) (Signage) is modified as set forth in Section 25-2-2(1)(14)(A) (Signage).
  15. Section 25-2-2(1)(15) (Signage) is modified as set forth in Section 25-2-2(1)(15)(A) (Signage).
  16. Section 25-2-2(1)(16) (Signage) is modified as set forth in Section 25-2-2(1)(16)(A) (Signage).
  17. Section 25-2-2(1)(17) (Signage) is modified as set forth in Section 25-2-2(1)(17)(A) (Signage).
  18. Section 25-2-2(1)(18) (Signage) is modified as set forth in Section 25-2-2(1)(18)(A) (Signage).
  19. Section 25-2-2(1)(19) (Signage) is modified as set forth in Section 25-2-2(1)(19)(A) (Signage).
  20. Section 25-2-2(1)(20) (Signage) is modified as set forth in Section 25-2-2(1)(20)(A) (Signage).
  21. Section 25-2-2(1)(21) (Signage) is modified as set forth in Section 25-2-2(1)(21)(A) (Signage).
  22. Section 25-2-2(1)(22) (Signage) is modified as set forth in Section 25-2-2(1)(22)(A) (Signage).
  23. Section 25-2-2(1)(23) (Signage) is modified as set forth in Section 25-2-2(1)(23)(A) (Signage).
  24. Section 25-2-2(1)(24) (Signage) is modified as set forth in Section 25-2-2(1)(24)(A) (Signage).

**REVISED: JANUARY 4, 2017**



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AUSTIN OAKS PUD

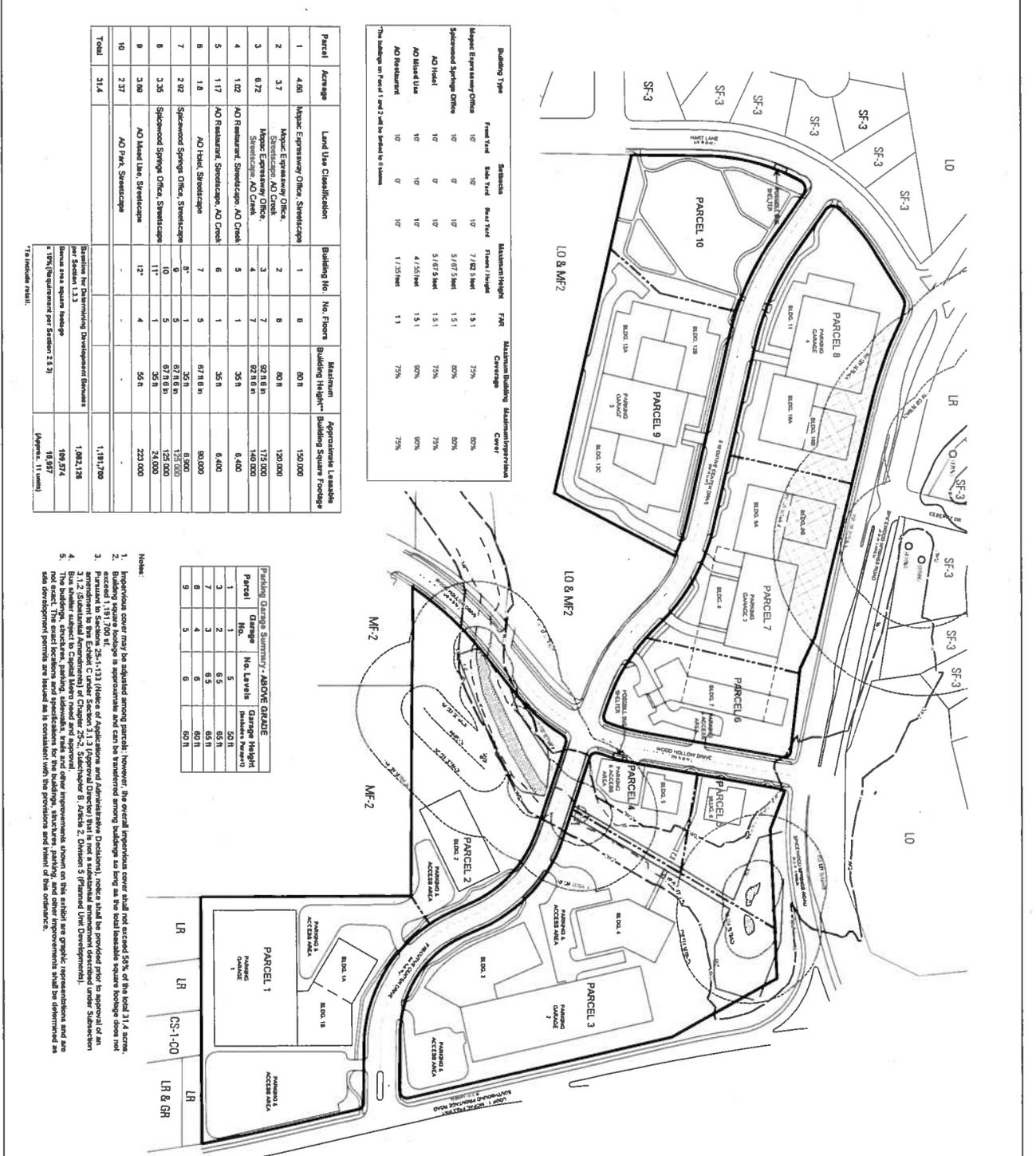
## LAND USE PLAN

AUGUST 30, 2016

UDG JOB NO. 15-464

15/07

CAD NUMBER CHANGES



## EXHIBIT C

### PHASING PLAN

A. The Austin Oaks PUD is divided into ten (10) separate parcels identified on the PUD Land Use plan as specific classifications. The Austin Oaks PUD shall be developed in phases to accommodate the redevelopment of the existing office building and parking improvements. Any one or more parcels may be included in a phase.

B. Within one (1) year of the Effective Date of this Ordinance, the amount of \$420,000.00 shall be deposited with the City which must be used for the installation of a traffic signal at the intersection of Hart Lane and Spicewood Springs Road.

C. The following shall be developed as part of the first phase of the development of the Austin Oaks PUD and shall be completed prior to, and as a condition to, the issuance of a permanent Certificate of Occupancy for the first new building to be constructed within the Austin Oaks PUD:

- (1) Subject to the approval of Texas Department of Transportation ("TxDOT"), the Landowner will offer to enter into an agreement with TxDOT to complete the work for the following three projects that were identified in the TIA: (i) a free eastbound right-turn movement from Spicewood Springs Road to Loop 1 SBFR, (ii) construct a southbound right-turn deceleration lane on Loop 1 SBFR (upstream of Executive Center Drive), and (iii) construct a southbound acceleration lane on Loop 1 SBFR (downstream of Executive Center Drive). The implementation of the construction will be done through an agreement with TxDOT that either (i) allows for the Landowner to design and construct the improvements with TxDOT approval or (ii) permits the Landowner to pay TxDOT to construct the improvements. If TxDOT refuses to enter into such agreement, the Landowner will contribute \$325,000 to the City for the City's implementation of transportation improvements within the area of the Property to provide alternative mitigation.
- (2) Subject to the City's approval, the Landowner will complete the work for the following two projects within the City's right-of-way that were identified in the TIA: (i) extend the westbound left-turn bay of Spicewood Springs Road to Wood Hollow Drive and (ii) provide a right-turn overlap operation at the northbound right-turn movement of Wood Hollow Drive to Spicewood Springs Road. If the City refuses or cannot approve the work set forth in this paragraph, the Landowner will contribute \$60,000 to the City for the City's implementation of transportation improvements within the area of the Property to provide alternative mitigation.

D. The development of the AO Mixed Use Parcel 9 shall occur prior to the construction of 500,000 leasable square feet of commercial space within any one or more new

buildings on the other Parcels within the Austin Oaks PUD and, further, the buildings on AO Mixed Use Parcel 9 must have residential above the ground floor.

E. The park on Parcel 10 shall be dedicated after improvements shown on a site plan are constructed and approved by the City; and prior to the issuance of either (1) a certificate of occupancy for any of the 250 multi-family units or (2) of a building containing the 500,000th square foot of constructed leasable space calculated across all parcels of the Austin Oaks PUD.

F. The Landowner will spend up to \$1,546,500 to redevelop Parcel 10 as a public park. Redevelopment costs may include, but are not limited to, additional soil, landscaping, and shade structures; but may not include costs related to demolition. The Landowner will be responsible for demolition of the building and removal of building infrastructure, including surface parking, and such cost shall not be included in the \$1,546,500 allocated amount. Any remaining portion of the \$1,546,500 not spent on Parcel 10 shall be used to develop parkland to be dedicated on Parcel 8, including for the placement of historic markers or interpretative signage related to the heritage trail as shown in **Exhibit E: Park Plan and Park Space**.

G. Prior to construction of any park facilities on Parcels 8 and 10, the Landowner shall develop a Park Master Plan for Parcels 8 and 10 to submit for approval to the Parks and Recreation Board. The Park Master Plan will be developed with input from neighbors surrounding the Austin Oaks PUD and the Parks and Recreation Department. The Park Master Plan approved by the Parks and Recreation Board may include costs exceeding \$1,546,500; however, the Landowner will only construct a combination of improvements on the public park on Parcel 10 or the heritage park on Parcel 8 totaling \$1,546,500. Proposed utility lines and systems, and necessary connections to such lines and systems to provide services to the buildings and improvements within the Austin Oaks PUD must be shown on the Park Master Plan submitted to the Parks and Recreation Board for approval

H. The AO Creek shall be restored consistent with **Exhibit F: Creek Plan** in phases as follows:

- (1) The parking areas on the southern portion of the creek, south of Executive Center Drive, shall be restored prior to or concurrently with the development of the office on Parcel 2. Such restoration of the parking areas shall be completed prior to, and as a condition to, the issuance of a temporary or permanent Certificate of Occupancy for the primary building constructed on Parcel 2. The southern portion of the creek south of Executive Center Drive, as shown in **Exhibits E** as parkland shall be conveyed to the City as a condition to the issuance of the permanent Certificate of Occupancy for the first building to be constructed on Parcel 2.
- (2) The northern portion of the creek, north of Executive Center Drive, that is located on Parcels 4 and 5 shall be restored prior to or concurrently with the development of improvements on all or any part of either Parcel 4 or 5, and shall be completed prior to, and as a condition to, the issuance of a temporary or permanent Certificate of Occupancy for the first building to be constructed on

either Parcel 4 or 5. The northern portion of the creek, north of Executive Center Drive, that is located on Parcels 4 and 5 and shown in **Exhibits E** as parkland shall be conveyed to the City as a condition of issuance of the permanent Certificate of Occupancy for the first building to be constructed on Parcel 4 or 5.

- (3) The northern portion of the creek, north of Executive Center Drive, that is located on Parcel 3, including the pedestrian bridge with any necessary support piers over the unnamed branch of the creek, shall be restored prior to or concurrently with the development of improvements on all or any part of Parcel 3, and shall be completed prior to, and as a condition to, the issuance of a temporary or permanent Certificate of Occupancy for the first building to be constructed on Parcel 3. The Landowner of Parcel 3 will be responsible for the maintenance of the hard surfaced trails and pedestrian bridge within the creek park for 10 years from the date of the permanent Certificate of Occupancy for the first building to be constructed on Parcel 3; and thereafter the City will be responsible for such maintenance. The pedestrian bridge will be a pre-engineered steel frame bridge with a minimum width of 8 feet. The northern portion of the creek, north of Executive Center Drive, which is located on Parcel 3 and shown in **Exhibits E** as parkland shall be conveyed to the City as a condition of issuance of the permanent Certificate of Occupancy for the first building to be constructed on Parcel 3.
- I. The Streetscape shall be developed in phases as follows:
- (1) The portion of the Streetscape within the northern right-of-way of Executive Center Drive from Hart Lane to Wood Hollow Drive and within the western right-of-way of Wood Hollow Drive from Executive Center Drive to Spicewood Springs Road shall be developed prior to or concurrently with the development of the improvements on all or any part of the AO Hotel Parcel 6 or either of the Spicewood Springs Office Parcels 7 or 8, and shall be completed prior to, and as a condition to, the issuance of the permanent Certificate of Occupancy for the first building to be constructed on AO Hotel Parcel 6 or either of the Spicewood Springs Office Parcels 7 or 8.
  - (2) The portion of the Streetscape within the southern right-of-way of Executive Center Drive from Hart Lane to Wood Hollow Drive shall be developed prior to or concurrently with the development of the improvements on all or any part of the AO Mixed Use Parcel 9, and shall be completed prior to, and as a condition to, the issuance of the permanent Certificate of Occupancy for the primary building to be constructed on the AO Mixed Use Parcel 9.
  - (3) The portion of the Streetscape within the eastern right-of-way of Wood Hollow Drive from Executive Center Drive to Spicewood Springs Road shall be developed prior to or concurrently with the development of the improvements on all or any part of either AO Restaurant Parcels 4 or 5, and shall be completed

prior to, and as a condition to, the issuance of the permanent Certificate of Occupancy for the first building to be constructed on either AO Restaurant Parcel 4 or 5.

- (4) The portion of the Streetscape within the eastern right-of-way of Wood Hollow Drive from Executive Center Drive to the southern boundary of the Austin Oaks PUD shall be developed prior to or concurrently with the development of the improvements on all or any part of the MoPac Expressway Office Parcel 2, and shall be completed prior to, and as a condition to, the issuance of the permanent Certificate of Occupancy for the primary building to be constructed on the MoPac Expressway Office Parcel 2.
- (5) The portion of the Streetscape located outside of the right-of-way of Executive Center Drive and Wood Hollow Drive within each Parcel shall be developed prior to or concurrently with the development of the improvements on each such Parcel, and shall be completed prior to, and as a condition to, the issuance of the permanent Certificate of Occupancy for the primary building constructed on each such Parcel.

J. During construction of any phase, the required parking for then existing uses shall be provided on a cumulative basis on the entire Austin Oaks PUD property.

K. During construction of any phase of the Austin Oaks PUD, a construction office and a sales and leasing office may be located in the retail or garage portions of the building(s) within such phase.

EXHIBIT D

PERMITTED USES TABLE

LAND USE CLASSIFICATION:	Mopac Expressway Office	Spicewood Springs Office	AO Hotel	AO Mixed Use	AO Restaurant
<b>RESIDENTIAL USES</b>					
Condominium Residential	N	N	P	P	N
Multifamily Residential	N	N	N	P	N
<b>COMMERCIAL USES</b>					
Administrative & Business Office	P	P	N	P	N
Art Gallery	N	P	P	P	N
Art Workshop	N	P	P	P	N
Business or Trade School	P	P	N	N	N
Business Support Services	P	P	N	N	N
Cocktail Lounge (maximum Of 5,000 sq ft)	N	N	P	N	N
Commercial Off-Street Parking	P	P	P	P	P
Communication Services	P	P	N	P	N
Consumer Convenience Services	P	P	N	P	N
Consumer Repair Services	P	P	N	P	N
Financial Services	P	P	N	P	N
Food Preparation	P	P	P	P	P
Food Sales	P	P	P	P	P
General Retail Sales (Convenience)	N	P	P	P	N
General Retail Sales (General) (any one venue shall not exceed 15,000 sq. ft.)	N	P	P	P	N
Hotel-Motel	N	N	P	N	N
Indoor Entertainment	P	P	P	P	N
Indoor Sports & Recreation	N	P	N	P	N

LAND USE:	MoPac Expressway	Spicewood Springs	AO Hotel	AO Mixed Use	AO Restaurant
CLASSIFICATION	Office	Office			

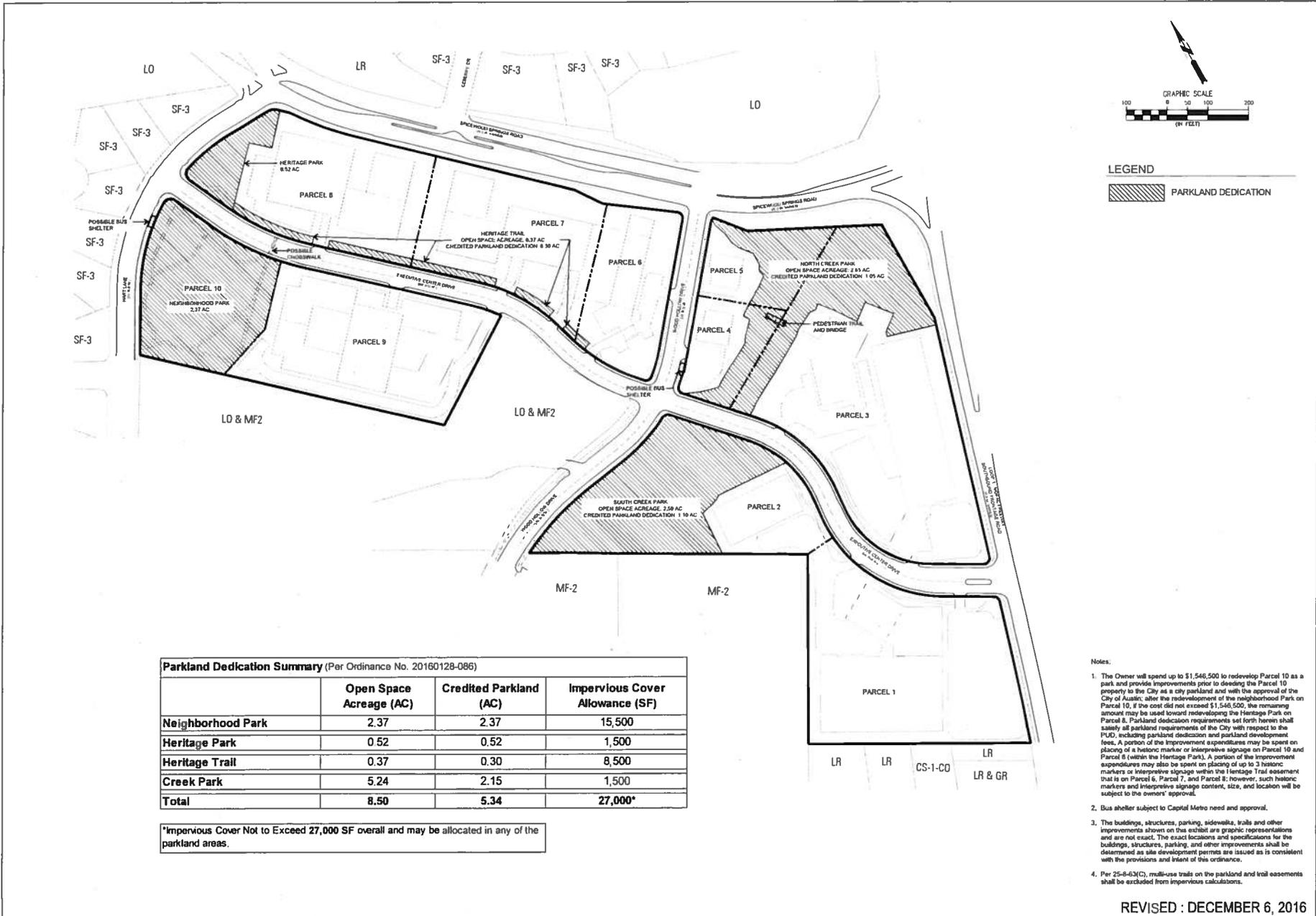
COMMERCIAL USES (continued)

Liquor Sales	N	N	N	N	N
Medical Office (exceeding 5,000 sq. ft. gross floor area)	P	P	N	N	N
Medical Office (not exceeding 5,000 sq. ft. gross floor area)	P	P	N	N	N
Off-Site Accessory Parking	P	P	P	P	P
Personal Improvement Services	P	P	P	P	N
Personal Services	P	P	P	P	N
Pet Services	P	P	P	P	N
Printing & Publishing	P	P	P	P	N
Professional Office	P	P	N	P	N
Research Services	P	P	N	N	N
Restaurant (General)	P	P	P	P	P
Restaurant (Limited)	P	P	P	P	P
Software Development	P	P	P	P	N

CIVIC USES

College and University Facilities	P	P	N	N	N
Communication Services Facilities	P	P	N	N	N
Counseling Services	P	P	N	P	N
Cultural Services	P	P	N	P	N
Day Care Services (Commercial)	P	P	N	P	N
Day Care Services (General)	P	P	N	P	N
Day Care Services (Limited)	P	P	N	P	N
Employee Recreation	P	P	N	N	N
Guidance Services	P	P	N	P	N
Hospital Services (General)	P	P	N	N	N
Hospital Services (Limited)	P	P	N	N	N
Park and Recreation (General)	P	P	P	P	P
Religious Assembly	P	P	P	P	P

Note: "P" means a use is a permitted use, "N" means a use is prohibited.



**Parkland Dedication Summary** (Per Ordinance No. 20160128-086)

	Open Space Acreage (AC)	Credited Parkland (AC)	Impervious Cover Allowance (SF)
Neighborhood Park	2.37	2.37	15,500
Heritage Park	0.52	0.52	1,500
Heritage Trail	0.37	0.30	8,500
Creek Park	5.24	2.15	1,500
<b>Total</b>	<b>8.50</b>	<b>5.34</b>	<b>27,000*</b>

\*Impervious Cover Not to Exceed 27,000 SF overall and may be allocated in any of the parkland areas.

- Notes:
- The Owner will spend up to \$1,546,500 to redevelop Parcel 10 as a park and provide improvements prior to dedicating the Parcel 10 property to the City as a city parkland and with the approval of the City of Austin; after the redevelopment of the neighborhood Park on Parcel 10, if the cost did not exceed \$1,546,500, the remaining amount may be used toward redeveloping the Heritage Park on Parcel 8. Parkland dedication requirements set forth herein shall satisfy all parkland requirements of the City with respect to the PUD, including parkland dedication and parkland development fees. A portion of the improvement expenditures may be spent on placing of a historic marker or interpretive signage on Parcel 10 and Parcel 8 (within the Heritage Park). A portion of the improvement expenditures may also be spent on placing of up to 3 historic markers or interpretive signage within the Heritage Trail easement that is on Parcel 6, Parcel 7, and Parcel 8; however, such historic markers and interpretive signage content, size, and location will be subject to the owners' approval.
  - Bus shelter subject to Capital Metro need and approval.
  - The buildings, structures, parking, sidewalks, trails and other improvements shown on this exhibit are graphic representations and are not exact. The exact locations and specifications for the buildings, structures, parking, and other improvements shall be determined as site development permits are issued as is consistent with the provisions and intent of this ordinance.
  - Per 25-6-63(C), multi-use trails on the parkland and trail easements shall be excluded from impervious calculations.

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 3640 Southeridge Road  
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 512.347.0040

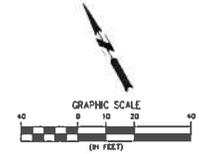
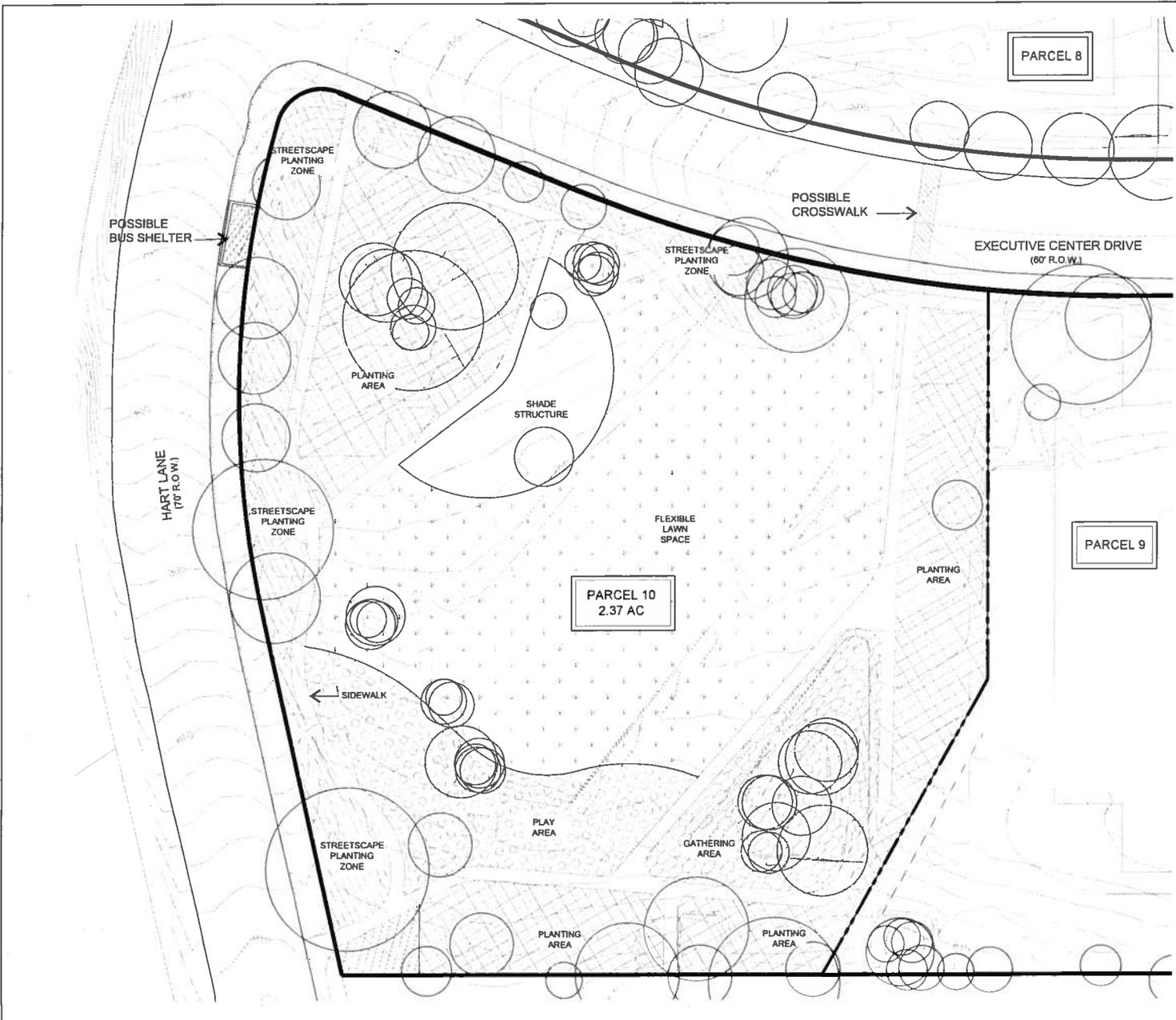
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 Austin, Texas 78745  
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AUSTIN OAKS PUD  
**AO PARK PLAN  
 AND PARK SPACE**

DATE	ISSUE	DATE

PAGE 1 OF 2  
 AUGUST 30, 2016  
 UDG JOB NO. 15-564  
 1"=100'  
 CASE NUMBER C84-261-870

REVISED : DECEMBER 6, 2016



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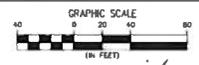
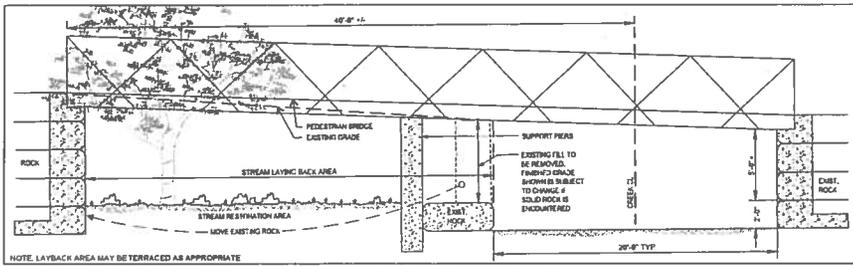
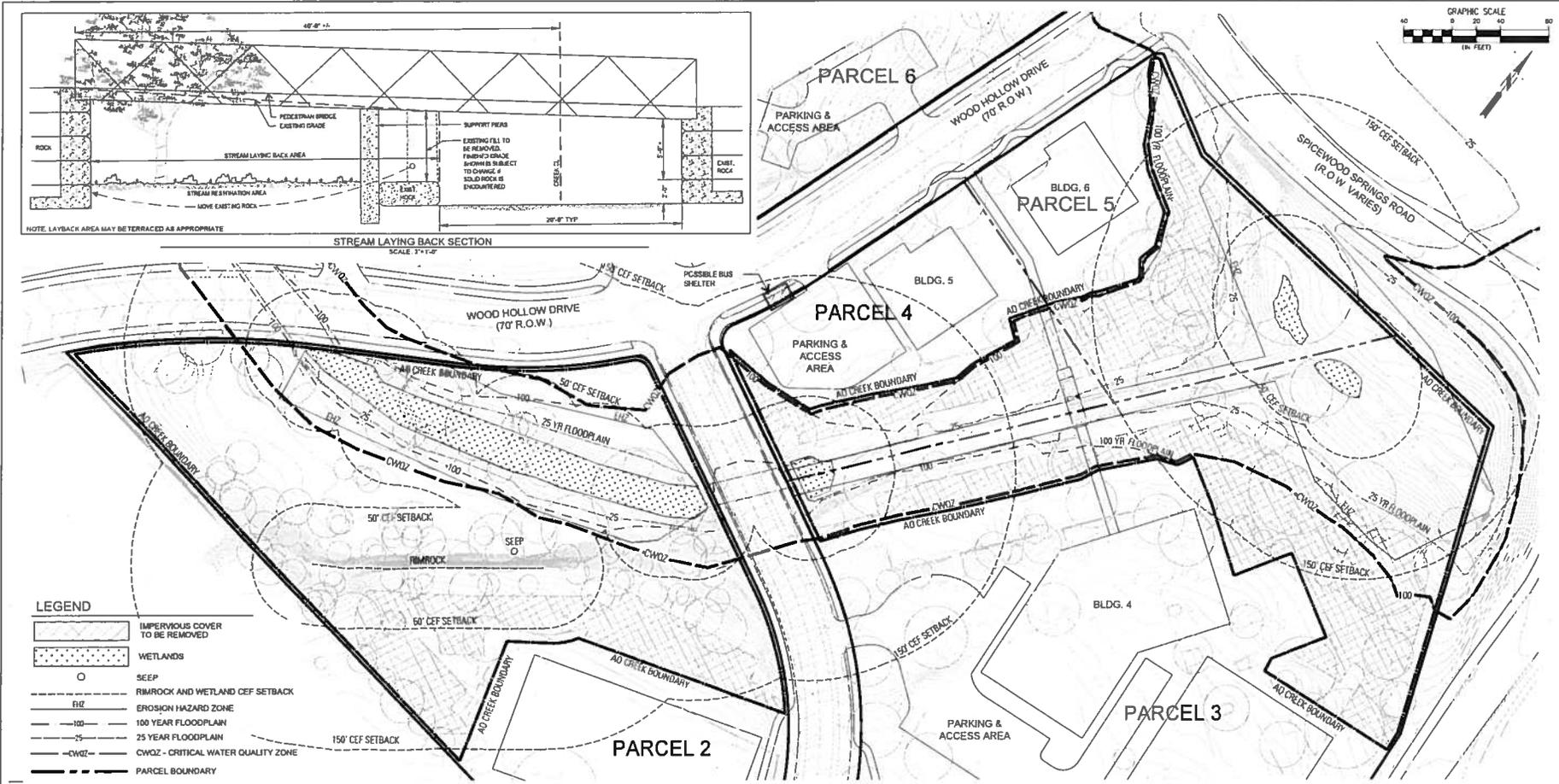
AUSTIN OAKS PUD  
**AO PARK PLAN  
 AND PARK SPACE**

DATE	ISSUE	BY

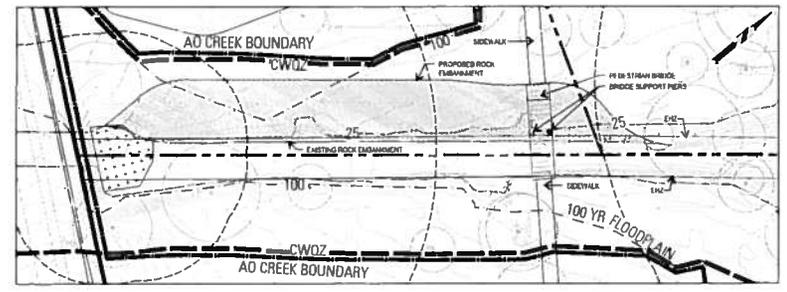
EXHIBIT G  
 PAGE 2 OF 2  
 AUGUST 30, 2016  
 UDG JOB NO. 15-064  
 1'-2"  
 CASP NUMBER C214-701-6-070

- Notes:
- The Owner will spend up to \$1,546,500 to redevelop Parcel 10 as a park and provide improvements prior to dedicating the Parcel 10 property to the City as a city parkland and with the approval of the City of Austin; after the redevelopment of the neighborhood Park on Parcel 10, if the cost did not exceed \$1,546,500, the remaining amount may be used toward redeveloping the Heritage Park on Parcel 8. Parkland dedication requirements set forth herein shall satisfy all parkland requirements of the City with respect to the PUD, excluding parkland dedication and parkland development fees. A portion of the improvement expenditures may be spent on placing of a historic marker or interpretive signage on Parcel 10 and Parcel 8 (within the Heritage Park). A portion of the improvement expenditures may also be spent on placing of up to 3 historic markers or interpretive signage within the Heritage Trail assessment that is on Parcel 6, Parcel 7, and Parcel 8; however, such historic markers and interpretive signage content, size, and location will be subject to the owners' approval.
  - Bus shelter subject to Capital Metro need and approval.
  - The buildings, structures, parking, sidewalks, trails and other improvements shown on the exhibit are graphic representations and are not exact. The exact locations and specifications for the buildings, structures, parking, and other improvements shall be determined as site development permits are issued as is consistent with the provisions and intent of the ordinance.
  - Per 25-9-63(C), multi-use trails on the parkland and trail easements shall be excluded from impervious calculations.

REVISED : DECEMBER 6, 2016



- Notes:
- Construction within the CWOZ and CEF buffer shall include the removal of existing surface parking lots and restoration of such areas. A restoration plan shall be submitted to the City for review and approval and implemented with such site plan for Parcels 2, 3, 4, and 5. The restoration plan shall be approved if it complies with the following: (i) planting and seeding pursuant to the standard specification 609, and (ii) revegetation shall be adequate to achieve a score of "Good (3)" in maturity for the following parameters of Environmental Criteria Manual Appendix X "Scoring, Zone 1 - Floodplain Health" gap frequency, soil compaction, structural diversity, and tree demography. The identified Zone 1 parameters shall apply to all restored areas within the CWOZ and CEF buffers. Restoration of existing parking lot areas within the AO Creek Plan, and outside of the CWOZ or CEF buffer, shall be planted and seeded pursuant to standard specification 609e. The restoration plan shall be implemented prior to certificate of occupancy, and restoration shall be considered complete if the goals of the restoration plan have been met following a one year warranty period.
  - Construction of the pedestrian bridge to be pre-engineered steel frame with concrete decking at a minimum of 8 ft wide and shall allow for pier supports on the inundation bench. The pedestrian bridge is to be constructed as part of Parcel 3 and maintained by the Owner for ten years from the date of installation and maintained by the City thereafter.
  - The West side of the unnamed creek bank on Parcels 4 and 5 will be laid back to create an inundation bench as shown on this Exhibit F, unless uniform cohesive bedrock prevents excavation to the depth shown. The Owner will not be required to excavate further if blasting or cutting of bedrock is required. The inundation bench will be restored pursuant to Note 1 above, unless subsurface conditions such as shallow bedrock make restoration infeasible as determined by Watershed Protection Department staff. The design shall accommodate a minimum of 10 feet at the top of the bank for a future trail or other permitted improvements. To the extent the Owner is unable to achieve 20,000 cubic feet of detention storage by laying back the West side of the unnamed creek bank on Parcels 4 and 5, the Owner will create a dual-use detention/parland area within the AO Creek boundary on the East side of the unnamed creek bank such that a total of at least 20,000 cubic feet of detention is provided.
  - Except as provided in Note 3 above, the existing stable banks, including the sections consisting of stacked limestone boulders, shall remain undisturbed except for enhancements and repairs, including, but not limited to, any work required to eliminate existing flumes which direct untreated runoff directly to the creek area. The construction in the CWOZ may also include hard surfaced paths/trails/walkways, a pedestrian bridge with support piers, and access and utility easements, including utility lines and systems and necessary connections to such lines and systems to provide services to the buildings and improvements within the PUD pursuant to, City Code Sections 25-6-261 (Critical Water Quality Zone Development) and 25-6-262 (Critical Water Quality Zone Street Crossings).
  - Bus shelter subject to Capital Metro need and approval.
  - The buildings, structures, parking, sidewalks, trails and other improvements shown on this exhibit are graphic representations and are not exact. The exact locations and specifications for the buildings, structures, parking, and other improvements shall be determined as site development permits are issued as is consistent with the provisions and intent of this ordinance.



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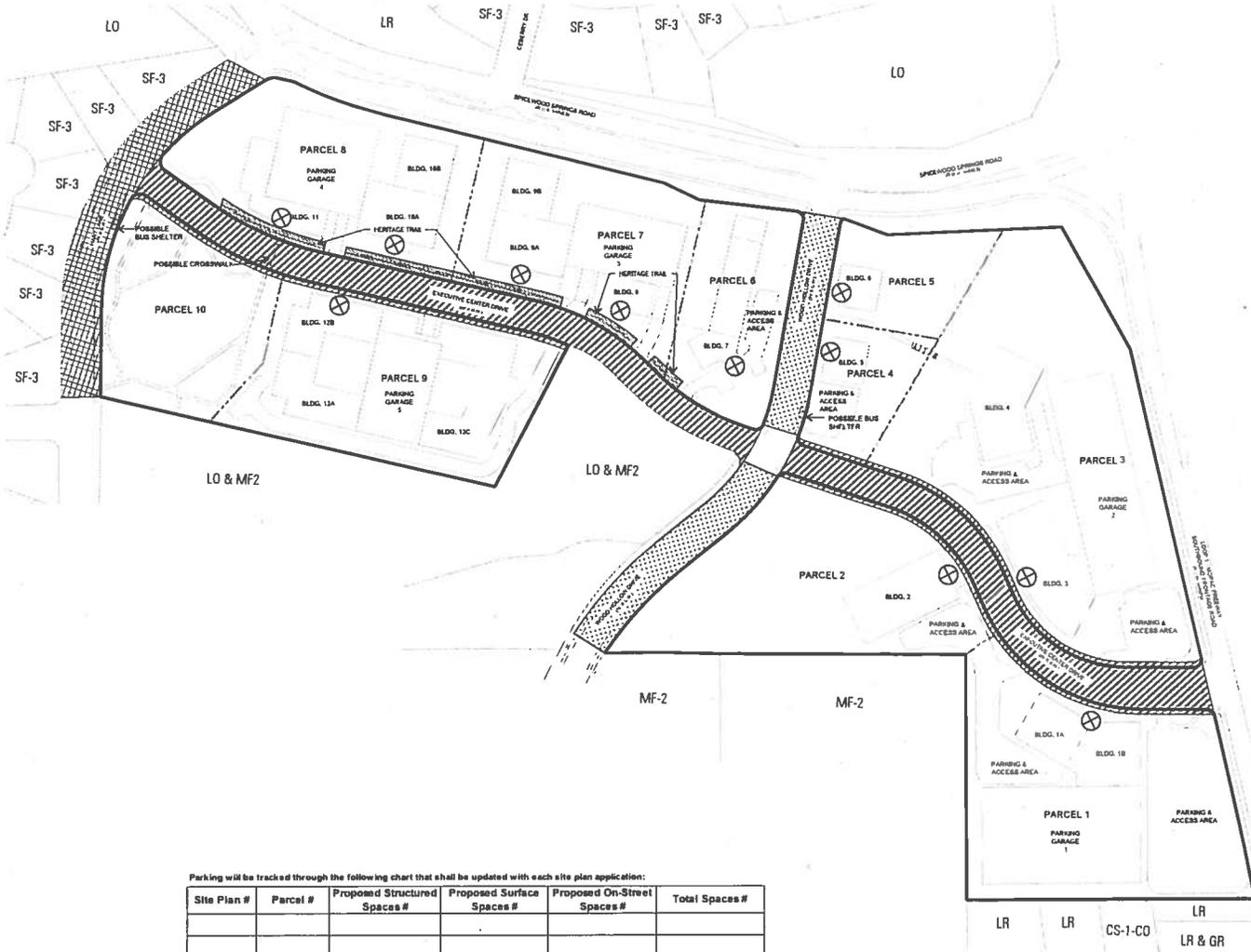
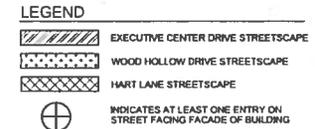
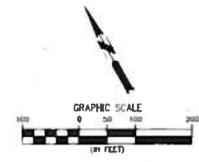
**TBG**  
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1700 Rosswood Street, Suite 600  
Austin, Texas 78702  
P.O. Box 180000, Fort Worth, TX 76168  
512.347.0948

AUSTIN DMS PUD  
AO CREEK PLAN

NO.	DATE	BY	REV.

AUGUST 30, 2016  
UDG JOB NO. 15-864  
1"=30'  
CASE NUMBER: C814-20-14570

REVISED: SEPTEMBER 15, 2016



Parking will be tracked through the following chart that shall be updated with each site plan application:

Site Plan #	Parcel #	Proposed Structured Spaces #	Proposed Surface Spaces #	Proposed On-Street Spaces #	Total Spaces #

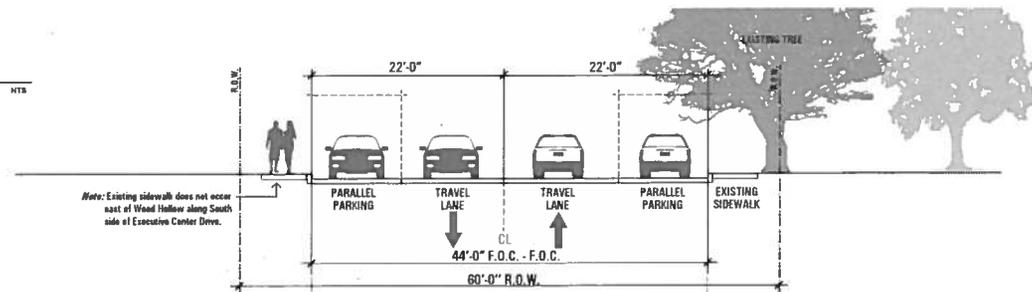
- NOTES:**
- AT THE TIME OF SITE PLAN, A PUBLIC ACCESS/SIDEWALK EASEMENT WILL BE PROVIDED FOR THE PORTION OF THE HERITAGE TRAIL LOCATED WITHIN THE PARCEL FOR WHICH A SITE DEVELOPMENT PERMIT PLAN IS BEING SOUGHT.
  - AT THE TIME OF SITE PLAN (AND AT THE OWNER'S DISCRETION) A PEDESTRIAN PATHWAY WITHIN A PUBLIC EASEMENT THAT IS A MINIMUM OF 8' WIDE WILL BE LOCATED FROM EXECUTIVE CENTER DRIVE TO SPRICEWOOD SPRINGS ROAD ON EITHER PARCEL 7 OR PARCEL 8, WITH SPECIFIC LOCATION SUBJECT TO OWNER DISCRETION.
  - STREETSCAPE DESIGN WITHIN R.O.W. ARE SUBJECT TO TRAFFIC IMPACT ANALYSIS IMPROVEMENTS AND CITY APPROVAL.
  - BUS SHELTER SUBJECT TO CAPITAL METRO NEED AND APPROVAL.
  - THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.

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 512.347.0040

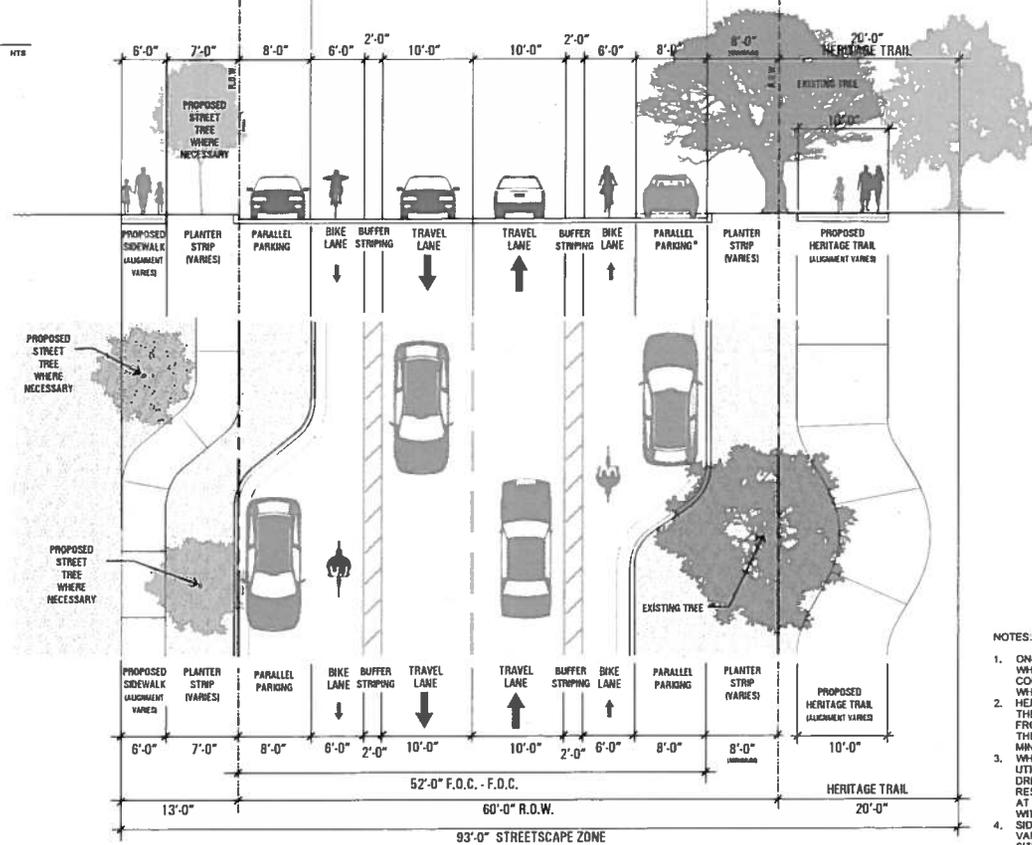
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 512.451.9777 Fax 512.451.9000  
 Austin Public Hearing, San Antonio

AUSTIN DMS PUD  
**STREETSCAPE PLAN**

EXECUTIVE CENTER DRIVE - **EXISTING** CONDITIONS



EXECUTIVE CENTER DRIVE - **PROPOSED** CONDITIONS



NOTES:

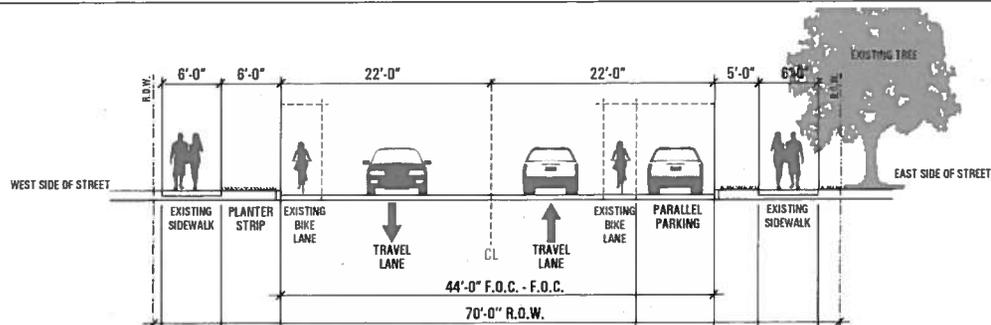
- ON-STREET PARALLEL PARKING MAY BE LOCATED WHERE NOT IN CONFLICT WITH EXISTING SITE CONDITIONS. EXISTING SIDEWALK TO BE REMOVED WHERE PARALLEL PARKING OCCURS.
- HERITAGE TRAIL (10 FT WIDE) EXTENDS ALONG THE NORTH SIDE OF EXECUTIVE CENTER DRIVE FROM HART LANE TO WOOD HOLLOW. THEREAFTER, THE SIDEWALK WIDTH IS 6 FT MINIMUM TO MOPAC FRONTAGE.
- WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, DRIVEWAYS AND OTHER REQUIRED REGULATORY RESTRICTIONS, STREET TREES SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP.
- SIDEWALK AND PLANTER STRIP ALIGNMENT WILL VARY DEPENDING ON EXISTING TREES AND OTHER SITE CONDITIONS.
- POSSIBLE STREET AND CURB VARIATION TO ALLOW FOR ON-STREET PARKING AND LANDSCAPE BUMPOUTS, AT OWNER'S DISCRETION.



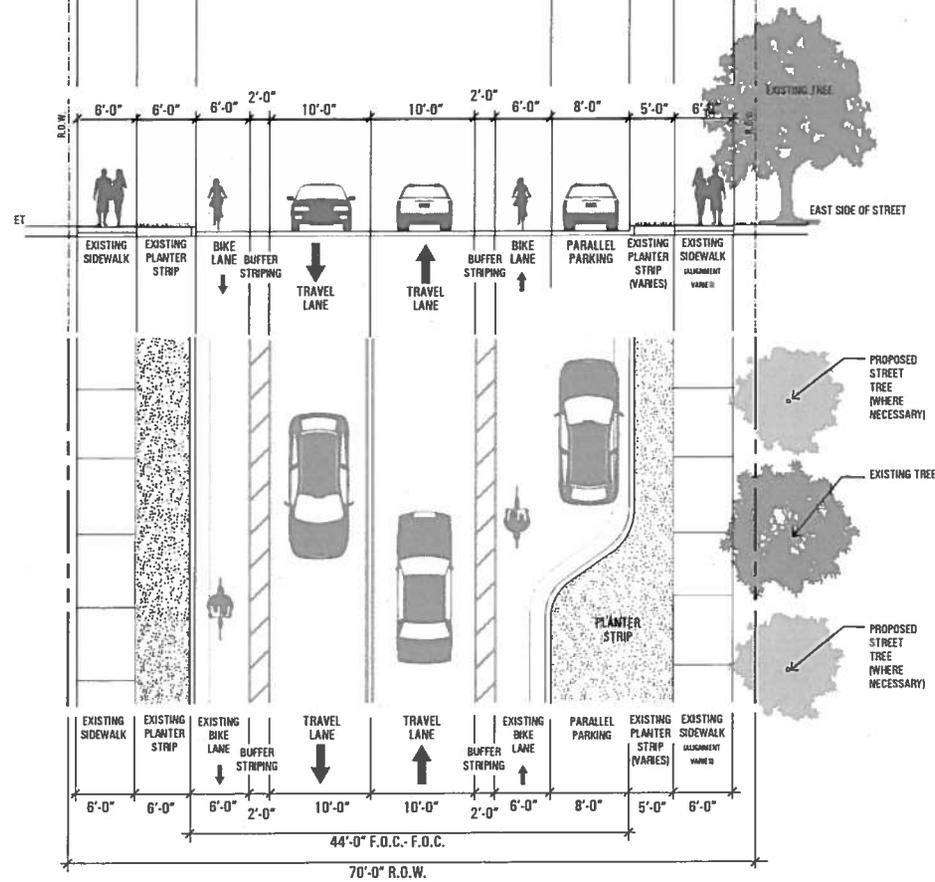
AUSTIN OAKS PUD  
STREETSCAPE PLAN

DATE	BY	CHKD
DESIGN BY		
CHECKED BY		
DATE		
REVISIONS BY		

WOOD HOLLOW DRIVE - **EXISTING** CONDITIONS



WOOD HOLLOW DRIVE - **PROPOSED** CONDITIONS



NOTES:

- WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, DRIVEWAYS AND OTHER REQUIRED REGULATORY RESTRICTIONS, STREET TREES SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP.
- SIDEWALK AND PLANTER STRIP ALIGNMENT WILL VARY DEPENDING ON EXISTING TREES AND OTHER SITE CONDITIONS.
- POSSIBLE STREET AND CURB VARIATION TO ALLOW FOR ON-STREET PARKING AND LANDSCAPE BUMPOUTS, AT OWNERS DISCRETION.

**UDG**  
Urban Design Group PC  
11000 Southwest Freeway, Suite 100  
Dallas, Texas 75241  
512.347.0140

**T B G**  
Landscape Architecture Planning  
7707 Westheimer Road, Suite 100  
Houston, Texas 77063  
281.294.4444 Fax 281.294.4444  
www.tbgsolutions.com

AUSTIN OAKS PUD  
**STREETSCAPE PLAN**

DATE	BY	REV

PAGE 3 OF 5

AUGUST 30, 2016

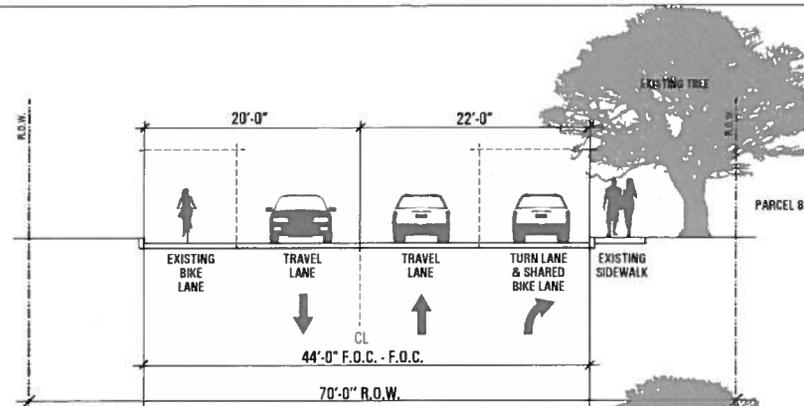
UDG JOB NO. 15-064

CASE NUMBER C14-2014-04130

AUSTIN OAKS PUD

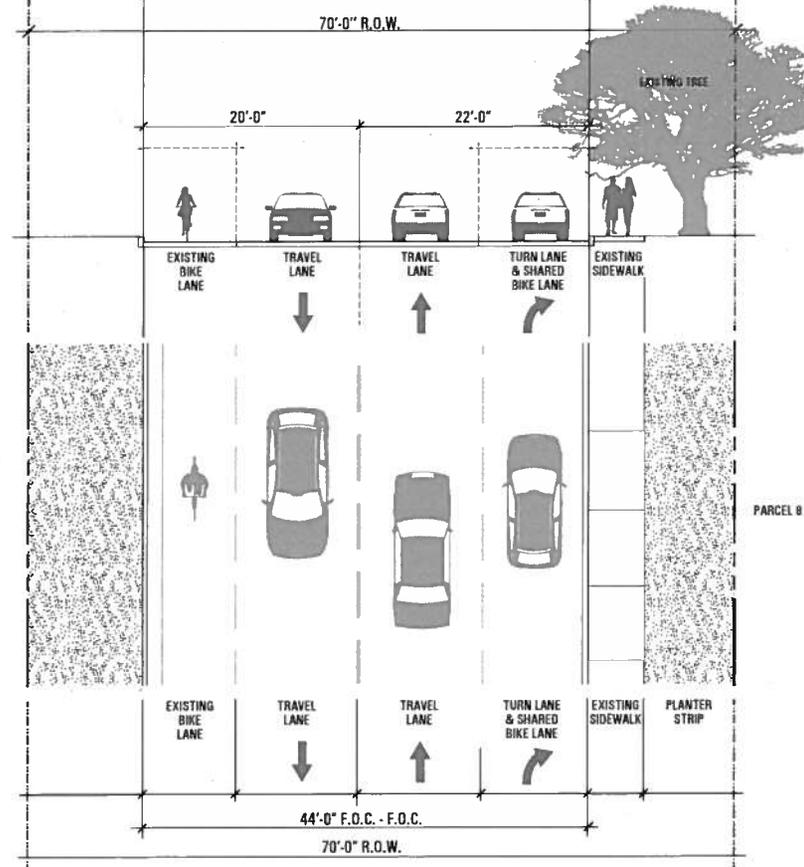
HART LANE- **EXISTING** CONDITIONS AT PARCEL 8

NTS



HART LANE- **PROPOSED** CONDITIONS AT PARCEL 8

NTS



LOCATION MAP

PLAN OF HART LANE STREETScape ALONG PARCEL 8



NOTES:

- WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, DRIVEWAYS AND OTHER REQUIRED REGULATORY RESTRICTIONS, STREET TREES SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP ALONG PARCEL 8 FRONTAGE.

**UDG**  
Urban Design Group, P.C.  
19000 Katy Road, Suite 200  
Spring, Texas 77059  
512.347.0140

**TBG**  
Landscape Architecture  
1700 Technology Blvd, Suite 200  
Austin, Texas 78759  
512.379.9191 Fax 512.379.9192  
www.tbgroup.com www.tbgroup.com

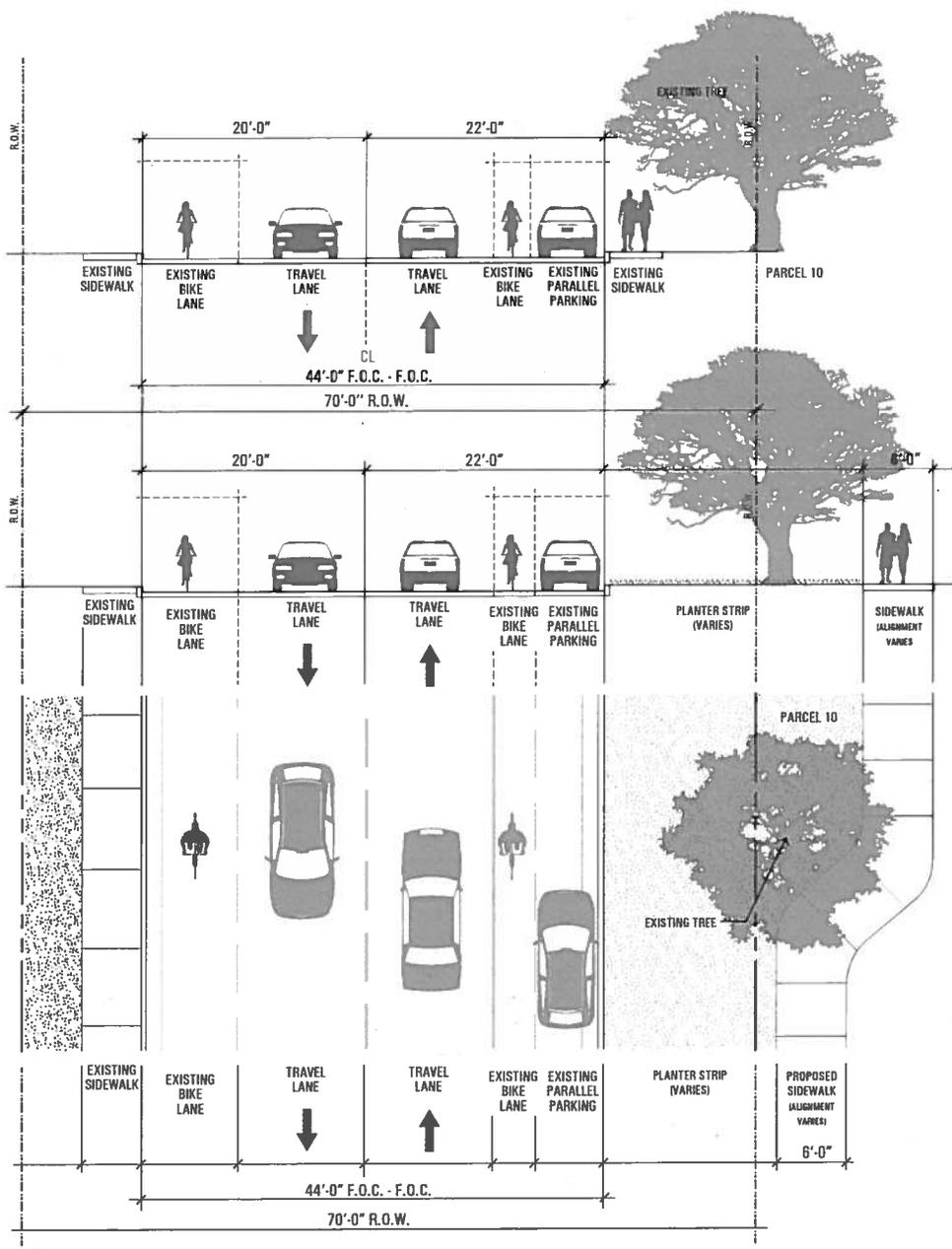
DATE	BY	CHK'D
08/24/16	CHEN	

HART LANE - **EXISTING** CONDITIONS AT PARCEL 10  
NTB

HART LANE - **PROPOSED** CONDITIONS AT PARCEL 10  
NTB



LOCATION MAP  
PLAN OF HART LANE STREETScape ALONG PARCEL 10



- NOTES:
- WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, DRIVEWAYS AND OTHER REQUIRED REGULATORY RESTRICTIONS, STREET TREES SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP ALONG PARCEL 10 FRONTAGE.
  - SIDEWALK AND PLANTER STRIP ALIGNMENT WILL VARY DEPENDING ON EXISTING TREES AND OTHER SITE CONDITIONS.

AUSTIN OAKS PUD

STREETSCAPE PLAN

AUSTIN OAKS PUD

AUGUST 30, 2016

UOG JOB NO. 15-064

CASE NUMBER: 0814-26144120

PAGES OF 5

UOG

Urban Design Group PC  
11000 Lakewood Blvd, Suite 300  
Austin, Texas 78758  
800.254.4411 Fax 512.347.0840

T B G

Landscape Architecture Firm  
11000 Lakewood Blvd, Suite 300  
Austin, Texas 78758  
800.254.4411 Fax 512.347.0840

DATE	BY	REV

AUSTIN OAKS PUD



- TREES LEGEND:**
- 70 EXISTING HERITAGE TREES ON-SITE
  - 57 HERITAGE TREES PRESERVED
  - 97 EXISTING PROTECTED TREES ON-SITE
  - 66 PROTECTED TREES PRESERVED
  - 566 NON PROTECTED/REGULATORY TREES ON-SITE
  - 327 NON PROTECTED/REGULATORY TREES PRESERVED
  - 13 HERITAGE TREES - TO BE REMOVED
  - 31 PROTECTED TREES TO BE REMOVED
  - 239 NON-PROTECTED/REGULATORY TREES TO BE REMOVED

**UG**  
 Urvak Storage Group PC  
 3660 Shakeridge Road  
 Suite 8101  
 Austin, TX 78746  
 512.347.0840

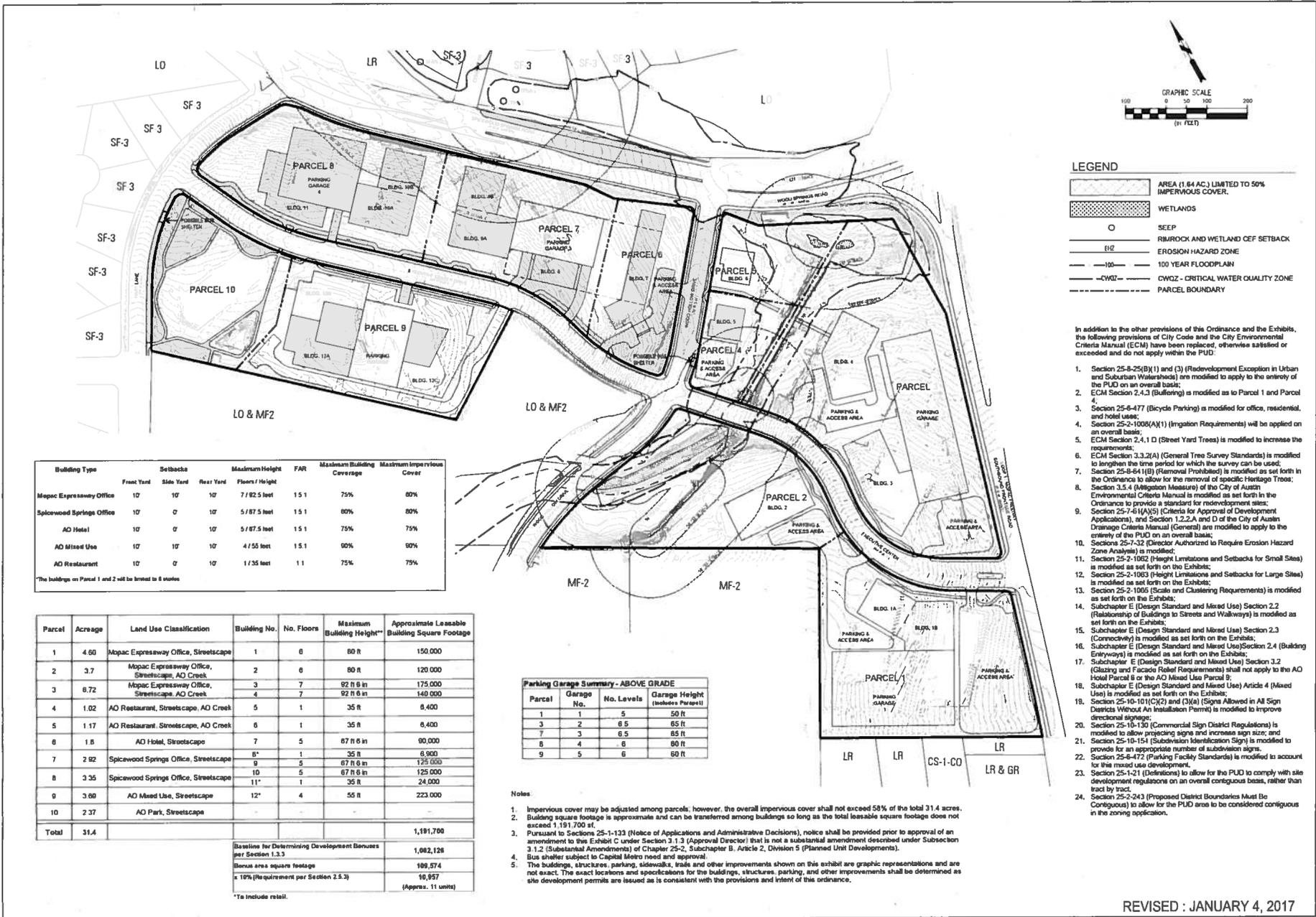
**T B G**  
 Landscape Architecture  
 1700 Westwood Drive, Suite 400  
 Austin, Texas 78741  
 512.347.7444  
 www.tbglandscape.com

AUSTIN OAKS PUD

TREE PLAN

DATE	ISSUE	BY

AUGUST 30, 2016  
 UDG JOB NO. 15-064  
 1'-0"  
 CASE NUMBER C314-2014-0120



**LEGEND**

- [Hatched Box] AREA (1.64 AC) LIMITED TO 50% IMPERVIOUS COVER.
- [Dotted Box] WETLANDS
- [Circle] SEEP
- [Line] RIMROCK AND WETLAND CEJ SETBACK
- [Line] EROSION HAZARD ZONE
- [Line] 100 YEAR FLOODPLAIN
- [Line] CWDZ - CRITICAL WATER QUALITY ZONE
- [Dashed Line] PARCEL BOUNDARY

In addition to the other provisions of this Ordinance and the Exhibits, the following provisions of City Code and the City Environmental Criteria Manual (ECM) have been replaced, otherwise satisfied or exceeded and do not apply within the PUD:

1. Section 25-8-25(B)(1) and (3) (Redevelopment Exception in Urban and Suburban Watersheds) are modified to apply to the entirety of the PUD on an overall basis;
2. ECM Section 2.4.3 (Bulfinch) is modified to apply to Parcel 1 and Parcel 4;
3. Section 25-6-477 (Bicycle Parking) is modified for office, residential, and hotel uses;
4. Section 25-2-1006(A)(1) (Irrigation Requirements) will be applied on an overall basis;
5. ECM Section 2.4.1.D (Street Yard Trees) is modified to increase the requirements;
6. ECM Section 3.3.2(A) (General Tree Survey Standards) is modified to lengthen the time period for which the survey can be used;
7. Section 25-8-64(B) (Removal Prohibited) is modified as set forth in the Ordinance to allow for the removal of specific Heritage Trees;
8. Section 3.5.4 (Mitigation Measures) of the City of Austin Environmental Criteria Manual is modified as set forth in the Ordinance to provide a standard for redevelopment sites;
9. Section 25-7-6(A)(5) (Criteria for Approval of Development Applications), and Section 1.2.2.A and D of the City of Austin Drainage Criteria Manual (General) are modified to apply to the entirety of the PUD on an overall basis;
10. Sections 25-7-32 (Director Authorized to Require Erosion Hazard Zone Analysis) is modified;
11. Section 25-2-1062 (Height Limitations and Setbacks for Small Sites) is modified as set forth on the Exhibits;
12. Section 25-2-1063 (Height Limitations and Setbacks for Large Sites) is modified as set forth on the Exhibits;
13. Section 25-2-1065 (Scale and Clustering Requirements) is modified as set forth on the Exhibits;
14. Subchapter E (Design Standard and Mixed Use) Section 2.2 (Relationship of Buildings to Streets and Walkways) is modified as set forth on the Exhibits;
15. Subchapter E (Design Standard and Mixed Use) Section 2.3 (Connectivity) is modified as set forth on the Exhibits;
16. Subchapter E (Design Standard and Mixed Use) Section 2.4 (Building Entrances) is modified as set forth on the Exhibits;
17. Subchapter E (Design Standard and Mixed Use) Section 3.2 (Cladding and Facade Panel Requirements) shall not apply to the AO Hotel Parcel 8 or the AO Mixed Use Parcel 9;
18. Subchapter E (Design Standard and Mixed Use) Article 4 (Mixed Use) is modified as set forth on the Exhibits;
19. Section 25-10-101(C)(2) and (3)(a) (Signs Allowed in All Sign Districts Without An Installation Permit) is modified to improve directional signage;
20. Section 25-10-130 (Commercial Sign District Regulations) is modified to allow projecting signs and increase sign size; and
21. Section 25-10-151 (Subdivision Identification Sign) is modified to provide for an appropriate number of subdivision signs;
22. Section 25-6-472 (Parking Facility Standards) is modified to account for the mixed use development;
23. Section 25-1-21 (Definitions) is modified to allow for the PUD to comply with site development regulations on an overall contiguous basis, rather than tract by tract;
24. Section 25-2-243 (Proposed District Boundaries Must Be Contiguous) to allow for the PUD area to be considered contiguous in the zoning application.

Building Types	Front Yard	Side Yard	Rear Yard	Maximum Height	FAR	Maximum Building Coverage	Maximum Impervious Cover
Mopac Expressway Office	10'	10'	10'	7 / 82.5 feet	1.51	75%	80%
Spicewood Springs Office	10'	0'	10'	5 / 87.5 feet	1.51	80%	80%
AO Hotel	10'	0'	10'	5 / 87.5 feet	1.51	75%	75%
AO Mixed Use	10'	10'	10'	4 / 55 feet	1.51	90%	90%
AO Restaurant	10'	0'	10'	1 / 35 feet	1.1	75%	75%

The buildings on Parcel 1 and 2 will be limited to 8 stories.

Parcel	Acrage	Land Use Classification	Building No.	No. Floors	Maximum Building Height**	Approximate Leaseable Building Square Footage
1	4.60	Mopac Expressway Office, Streetscape	1	8	80 ft	150,000
2	3.7	Mopac Expressway Office, Streetscape, AO Creek	2	6	80 ft	120,000
3	8.72	Mopac Expressway Office, Streetscape, AO Creek	3	7	92 ft 6 in	175,000
4	1.02	AO Restaurant, Streetscape, AO Creek	4	1	35 ft	8,400
5	1.17	AO Restaurant, Streetscape, AO Creek	6	1	35 ft	8,400
6	1.8	AO Hotel, Streetscape	7	5	87 ft 6 in	90,000
7	2.92	Spicewood Springs Office, Streetscape	8*	1	35 ft	8,900
8	3.35	Spicewood Springs Office, Streetscape	9	5	87 ft 6 in	125,000
9	3.89	AO Mixed Use, Streetscape	10	5	87 ft 6 in	125,000
10	2.37	AO Park, Streetscape	11*	1	35 ft	24,000
10	2.37	AO Park, Streetscape	12*	4	55 ft	223,000
<b>Total</b>	<b>31.4</b>					<b>1,191,700</b>

Baselines for Determining Development Bonuses per Section 1.3.3	
Bonus area square footage	1,082,128
x 10% (Requirement per Section 2.3.3)	108,213
	16,957 (Approx. 11 units)

\*To include retail.

**Parking Garage Summary - ABOVE GRADE**

Parcel	Garage No.	No. Levels	Garage Height (includes Permit)
1	1	5	50 ft
3	2	6.5	65 ft
7	3	6.5	65 ft
8	4	6	60 ft
9	5	6	60 ft

- Notes**
1. Impervious cover may be adjusted among parcels, however, the overall impervious cover shall not exceed 58% of the total 31.4 acres.
  2. Building square footage is approximate and can be transferred among buildings so long as the total leaseable square footage does not exceed 1,191,700 sq. ft.
  3. Pursuant to Sections 25-1-133 (Notice of Applications and Administrative Decisions), notice shall be provided prior to approval of an amendment to this Exhibit C under Section 3.1.3 (Approval Director) that is not a substantial amendment described under Subsection 3.1.2 (Substantial Amendments) of Chapter 25-2, Subchapter B, Article 2, Division 5 (Planned Unit Developments).
  4. Bus shelter subject to Capital Metro need and approval.
  5. The buildings, structures, parking, sidewalks, trails and other improvements shown on this exhibit are graphic representations and are not exact. The exact locations and specifications for the buildings, structures, parking, and other improvements shall be determined as site development permits are issued as is consistent with the provisions and intent of this ordinance.

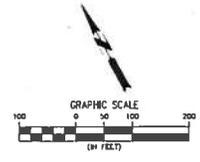
**UDG**  
Urban Drainage Group PC  
14000 North Loop West, Suite 100  
Austin, Texas 78751  
817.224.9111 www.udg.com

**TBG**  
Landscape Architecture  
1700 South Lamar, Suite 100  
Austin, Texas 78746  
512.347.0040

AUSTIN OASIS PUD  
**TOPOGRAPHY AND LAND USE PLAN**

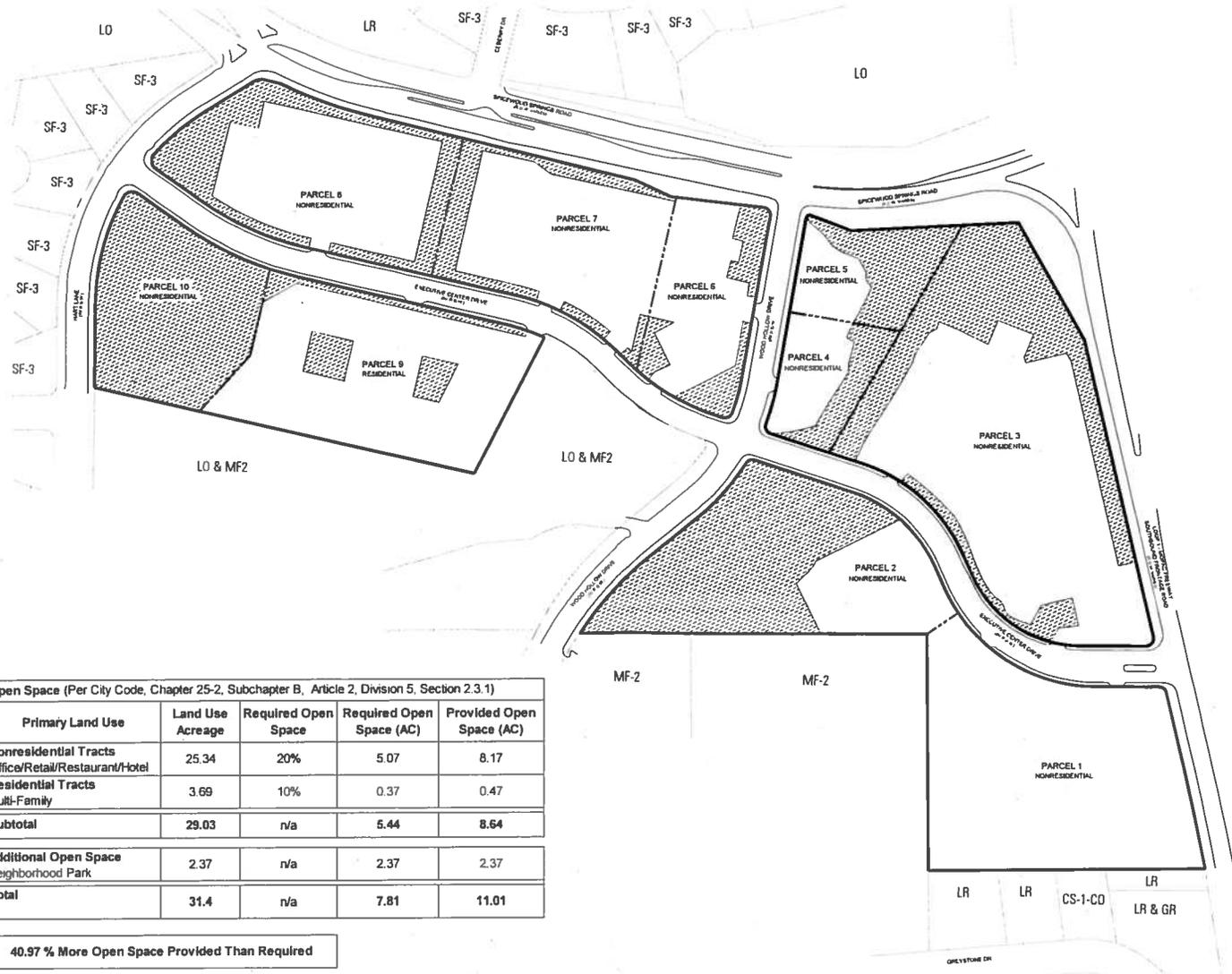
AUGUST 30, 2016  
UDG JOB NO. 16-564  
1"=100'  
CASF NUMBER: CSA-2014-1100

REVISED : JANUARY 4, 2017



**LEGEND**

PROVIDED OPEN SPACE



Open Space (Per City Code, Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.3.1)				
Primary Land Use	Land Use Acreage	Required Open Space	Required Open Space (AC)	Provided Open Space (AC)
Nonresidential Tracts				
Office/Retail/Restaurant/Hotel	25.34	20%	5.07	8.17
Residential Tracts				
Multi-Family	3.69	10%	0.37	0.47
<b>Subtotal</b>	<b>29.03</b>	<b>n/a</b>	<b>5.44</b>	<b>8.64</b>
Additional Open Space				
Neighborhood Park	2.37	n/a	2.37	2.37
<b>Total</b>	<b>31.4</b>	<b>n/a</b>	<b>7.81</b>	<b>11.01</b>

**40.97 % More Open Space Provided Than Required**

**NOTES**

1. OPEN SPACE REQUIREMENTS FOR THE PROPERTY ARE PROVIDED AND CALCULATED ON AN OVERALL P.U.D. BASIS AND EXCEED THE MINIMUM REQUIREMENTS OF CITY CODE. THEREFORE, INDIVIDUAL PARCELS DO NOT HAVE TO ACHIEVE OPEN SPACE REQUIREMENTS AT THE TIME OF SITE PLAN.
2. THIS EXHIBIT INCLUDES PRIMARY OPEN SPACE AREAS. IT DOES NOT INCLUDE ADDITIONAL OPEN SPACE AREAS INCIDENTAL TO THE PROPERTY LOCATED BETWEEN BUILDINGS, PARKING AREAS AND STREETS ALL OF WHICH WOULD FURTHER INCREASE THE OVERALL OPEN SPACE PROVIDED.

**UDG**  
Urban Design Group PC  
3640 Slaughter Road  
Austin, TX 78746  
512.347.0040

**T B G**  
Landscape Architecture  
1905 Slaughter Road, Suite 100  
Austin, Texas 78749  
512.347.0040 Fax 512.347.0040  
Austin, Dallas, Houston, San Antonio

**AUSTIN OAKS PUD  
OPEN SPACE PLAN**

DATE	NOSE	BY
REVISION		
DESIGN		
CHECKED		
DATE		
NO. & NO. IN		

AUGUST 30, 2016

UDG JOB NO. 15-864

1'-10"

CADD NUMBER C814-7014-010



VICINITY MAP 11.1

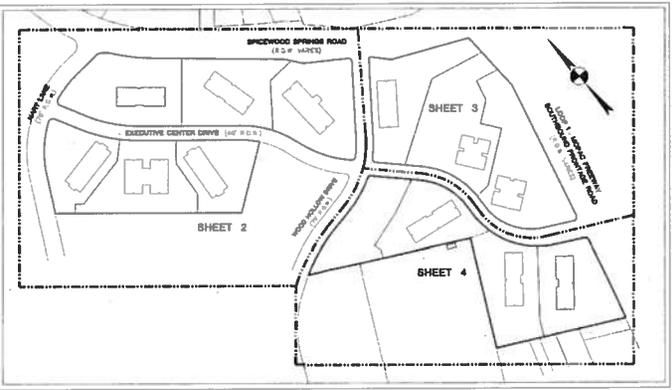
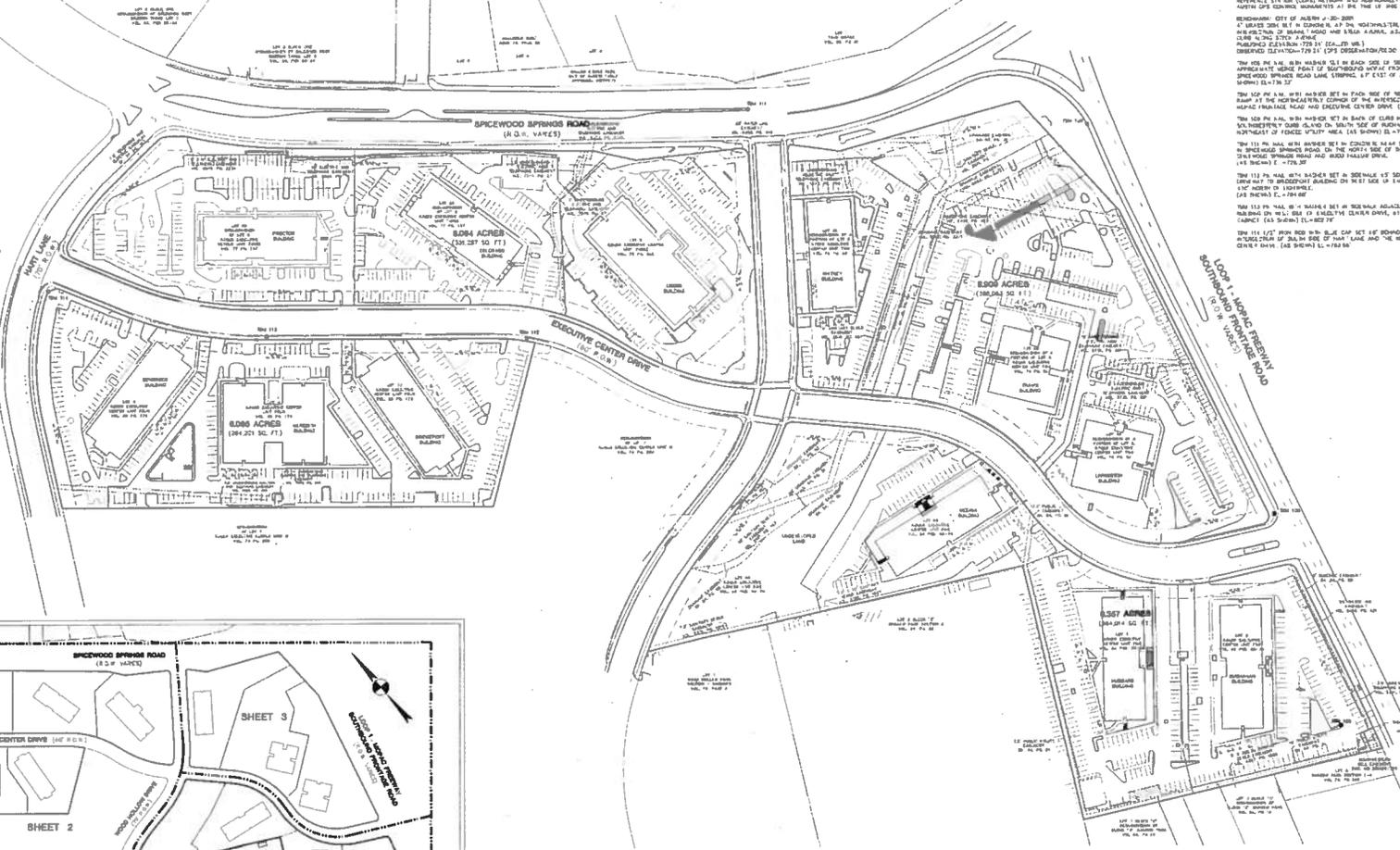
LEGAL DESCRIPTION:  
LOT 3 OF 1000M EXECUTIVE CENTER UNIT THREE, A SUBDIVISION OF RECORDS IN VOLUME 73, PAGE 122 OF THE PLAT RECORDS.  
LOTS 6A AND 6B OF THE RESUBDIVISION OF LOT 6 MOORE EXECUTIVE CENTER UNIT THREE, A SUBDIVISION OF RECORDS IN VOLUME 73, PAGE 187 OF THE PLAT RECORDS.  
LOTS 6, 8 AND 10 OF MOORE EXECUTIVE CENTER UNIT FOUR, A SUBDIVISION OF RECORDS IN VOLUME 88, PAGE 178 OF THE PLAT RECORDS.  
LOTS 3A, 3B AND 3C OF THE RESUBDIVISION OF A PORTION OF LOT 3, MOORE EXECUTIVE CENTER UNIT TWO, A SUBDIVISION OF RECORDS IN VOLUME 76, PAGE 30 OF THE PLAT RECORDS.  
LOTS 1, 2, 4A AND 4B OF MOORE EXECUTIVE CENTER UNIT FIVE, A SUBDIVISION OF RECORDS IN VOLUME 84, PAGES 60-74 OF THE PLAT RECORDS.  
ALL OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

- GENERAL NOTES:
- 1) ONLY WORK EVIDENCE OF IMPROVEMENTS AND UTILITIES IS SHOWN. NORTH
  - 2) CONTIGUOUS TO MOORE ROAD IS SHOWN WHERE THE BASED UPON ADJACENT MAPS BY PROFESSIONAL SURVEYORS OF PHOTOGRAPHY IS "EACH OF 22.5' AND 17.4' WIDENED TO 40' WIDENED BY SURVEYORS, INC.
  - 3) SEE SHEET THREE (3) FOR TREE LIST
  - 4) SEE SHEET 4 FOR LINE AND CLAVE TANT
  - 5) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT BUREAU CLAIMS

BOUNDARY MARKING NOTE:  
THE BOUNDARY MARKING OF THE SURVEY IS IN THE NORTH IS THE TEXAS STATE PLANE COORDINATE SYSTEM. GENERAL TIME AND DATE OF SURVEYING: INTERIOR DATA SYSTEMS (CONFORMAL) UTM/STATIONING REFERENCE: STATION (2005) OF 100M.



BOUNDARY MARKING INFORMATION:  
ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) BY MEANS OF THE STATE PLANE COORDINATE SYSTEM. APPROXIMATE STATION, CURVE, INTERSECTION AND ADDITIONALLY REFERENCED TO CITY OF AUSTIN GPS CONTROL MONUMENTS AT THE TIME OF THIS SURVEY.  
BOUNDARY MARKING: CITY OF AUSTIN J-20-2009  
A RECORD OF THE SURVEY IS ON FILE WITH THE COUNTY CLERK'S OFFICE OF TRAVIS COUNTY, TEXAS. THE RECORD IS AVAILABLE FOR REVIEW AT THE PUBLIC RECORDS DEPARTMENT, 700 W. WASHINGTON ST., AUSTIN, TEXAS 78701.  
THE SURVEY IS A SUBDIVISION OF THE SURVEY OF MOORE EXECUTIVE CENTER UNIT THREE, A SUBDIVISION OF RECORDS IN VOLUME 73, PAGE 122 OF THE PLAT RECORDS.  
THE SURVEY IS A SUBDIVISION OF THE SURVEY OF MOORE EXECUTIVE CENTER UNIT FOUR, A SUBDIVISION OF RECORDS IN VOLUME 88, PAGE 178 OF THE PLAT RECORDS.  
THE SURVEY IS A SUBDIVISION OF THE SURVEY OF MOORE EXECUTIVE CENTER UNIT TWO, A SUBDIVISION OF RECORDS IN VOLUME 76, PAGE 30 OF THE PLAT RECORDS.  
THE SURVEY IS A SUBDIVISION OF THE SURVEY OF MOORE EXECUTIVE CENTER UNIT FIVE, A SUBDIVISION OF RECORDS IN VOLUME 84, PAGES 60-74 OF THE PLAT RECORDS.



KEY MAP 11.1.5

CERTIFICATION:  
I, JOHN I. BLAND, A REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE SURVEY IS ACCURATE AND CORRECT AS SHOWN ON THIS SURVEY MAP. THE SURVEY WAS CONDUCTED ON OCTOBER AND NOVEMBER 2013 AND PHOTOGRAPHY WAS CONDUCTED UNDER MY SUPERVISION.  
DATE: 11/22/13  
JOHN I. BLAND  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1086  
BURY & ASSOCIATES, P.C.  
275 WEST SOUTH STREET, SUITE 600  
AUSTIN, TEXAS 78701





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199 15' Oak	199 15' Oak	199 15' Oak	199 15' Oak
200 15' Oak	200 15' Oak	200 15' Oak	200 15' Oak



**BURY**  
 21100 Burnham Road, Suite 200  
 Austin, Texas 78758  
 Tel: 512.333.7663 Fax: 512.333.7664  
 www.bury.com

**BOUNDARY, TOPOGRAPHIC AND TREE SURVEY**  
 OF ALL 199+ ACRES OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF THE TRACT DESCRIBED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN DOCUMENT NO. 201122826 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**SPiRE REALTY GROUP, LP**  
**AUSTIN OAKS - MOPAC AT SPICEWOOD SPRINGS**

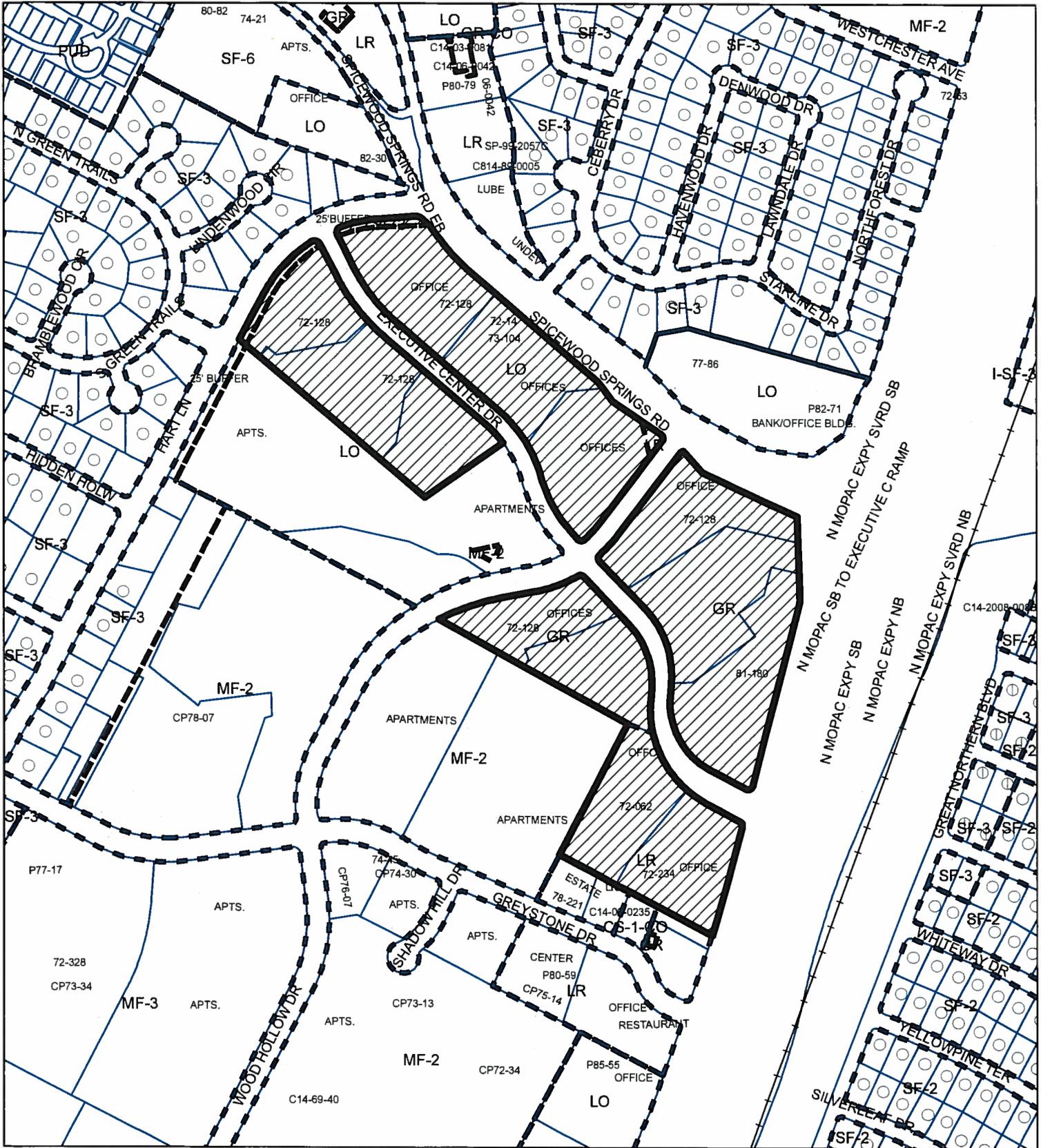
Sheet 1 of 3  
 Date: 11/27/13  
 Title: BOUNDARY, TOPOGRAPHIC AND TREE SURVEY  
 Drawn by: AMB  
 Approved by: JTB  
 Project No.: 211003337-0002

**SHEET 3**  
 OF 4



**EXHIBIT L**  
**AFFORDABLE HOUSING RESTRICTIVE COVENANTS**  
**(PENDING)**

**EXHIBIT M**  
**(PENDING)**



**PLANNED UNIT DEVELOPMENT**

**ZONING CASE#: C814-2014-0120**

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.



**EXHIBIT A**



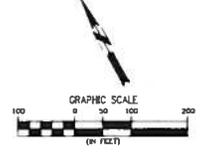
DATE	BY

AUGUST 30, 2016

UJG JOB NO. 15-964

15-107

CASE NUMBER C244-7814-0209

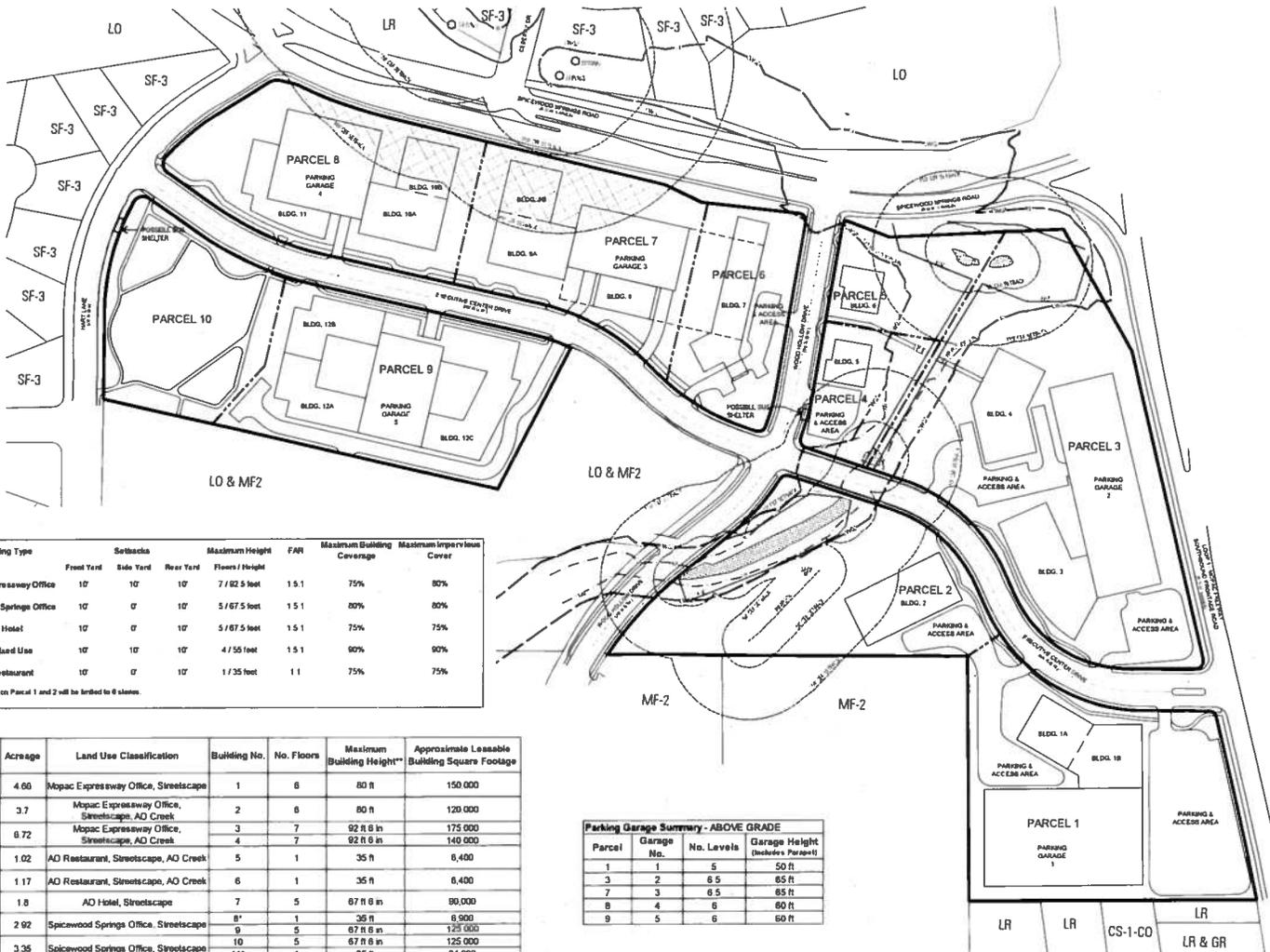


LEGEND

- [Hatched Box] AREA (1.64 AC.) LIMITED TO 50% IMPERVIOUS COVER.
- [Dotted Box] WETLANDS
- [Circle with 'O'] SEEP
- [Line with 'R'] RIMROCK AND WETLAND CEF SETBACK
- [Line with 'E'] EROSION HAZARD ZONE
- [Line with '100'] 100 YEAR FLOODPLAIN
- [Line with 'CWQZ'] CWQZ - CRITICAL WATER QUALITY ZONE
- [Dashed Line] PARCEL BOUNDARY

In addition to the other provisions of this Ordinance and the Exhibit, the following provisions of City Code and the City Environmental Criteria Manual (ECM) have been replaced, otherwise satisfied or exceeded and do not apply within the PUD:

1. Section 25-8-25(B)(1) and (3) (Redevelopment Exception in Urban and Suburban Watersheds) are modified to apply to the entirety of the PUD on an overall basis;
2. ECM Section 2.4.3 (Buffering) is modified as to Parcel 1 and Parcel 4;
3. Section 25-6-477 (Bicycle Parking) is modified for office, residential, and hotel uses;
4. Section 25-2-1008(A)(1) (Language Requirements) will be applied on an overall basis;
5. ECM Section 2.4.1 D (Street Yard Trees) is modified to increase the requirements;
6. ECM Section 3.3.2(A) (General Tree Survey Standards) is modified to lengthen the time period for which the survey can be used;
7. Section 25-8-64(B) (Removal Prohibited) is modified as set forth in the Ordinance to allow for the removal of specific Heritage Trees; Section 3.5.4 (Mitigation Hierarchy) of the City of Austin Environmental Criteria Manual is modified as set forth in the Ordinance to provide a standard for redevelopment sites;
8. Section 25-7-61(A)(5) (Criteria for Approval of Development Applications), and Section 1.2.2.A and D of the City of Austin Drainage Criteria Manual (General) are modified to apply to the entirety of the PUD on an overall basis;
9. Sections 25-7-32 (Director Authorized to Require Erosion Hazard Zone Analysis) is modified;
10. Section 25-2-1062 (Height Limitations and Setbacks for Small Sites) is modified as set forth on the Exhibit;
11. Section 25-2-1065 (Scale and Clustering Requirements) is modified as set forth on the Exhibit;
12. Section 25-2-1063 (Height Limitations and Setbacks for Large Sites) is modified as set forth on the Exhibit;
13. Subchapter E (Design Standard and Mixed Use) Section 2.2 (Relationship of Buildings to Streets and Walkways) is modified as set forth on the Exhibit;
14. Subchapter E (Design Standard and Mixed Use) Section 2.3 (Connectivity) is modified as set forth on the Exhibit;
15. Subchapter E (Design Standard and Mixed Use) Section 2.4 (Building Entrances) is modified as set forth on the Exhibit;
16. Subchapter E (Design Standard and Mixed Use) Section 3.2 (Cladding and Facade Panel Requirements) shall not apply to the AO Hotel Parcel 8 or the AO Mixed Use Parcel 9;
17. Subchapter E (Design Standard and Mixed Use) Article 4 (Mixed Use) is modified as set forth on the Exhibit;
18. Section 25-10-101(C)(2) and (3)(a) (Signs Allowed in All Sign Districts Without An Installation Permit) is modified to improve directional signage;
19. Section 25-10-103 (Commercial Sign District Regulations) is modified to allow projecting signs and increase sign size; and
20. Section 25-10-154 (Subdivision Identification Sign) is modified to provide for an appropriate number of subdivision signs;
21. Section 25-6-472 (Parking Facility Standards) is modified to account for this mixed use development;
22. Section 25-1-21 (Delegation) is allowed for the PUD to comply with site development regulations on an overall contiguous basis, rather than tract by tract;
23. Section 25-2-243 (Proposed District Boundaries Must Be Contiguous) to allow for the PUD area to be considered contiguous in the zoning application.



Building Type	Front Yard	Side Yard	Rear Yard	Maximum Height	FAR	Maximum Building Coverage	Maximum Impervious Cover
Mopac Expressway Office	10'	10'	10'	7 / 82.5 feet	1.5:1	75%	80%
Spicewood Springs Office	10'	0'	10'	5 / 67.5 feet	1.5:1	80%	80%
AO Hotel	10'	0'	10'	5 / 67.5 feet	1.5:1	75%	75%
AO Mixed Use	10'	10'	10'	4 / 55 feet	1.5:1	90%	90%
AO Restaurant	10'	0'	10'	1 / 35 feet	1:1	75%	75%

\*The buildings on Parcel 1 and 2 will be limited to 8 stories.

Parcel	Acres	Land Use Classification	Building No.	No. Floors	Maximum Building Height**	Approximate Leasable Building Square Footage
1	4.60	Mopac Expressway Office, Streetscape	1	8	80 ft	150,000
2	3.7	Mopac Expressway Office, Streetscape, AO Creek	2	8	80 ft	120,000
3	0.72	Mopac Expressway Office, Streetscape, AO Creek	3	7	92 ft 6 in	175,000
4	1.02	AO Restaurant, Streetscape, AO Creek	4	7	92 ft 6 in	140,000
5	1.17	AO Restaurant, Streetscape, AO Creek	5	1	35 ft	6,400
6	1.17	AO Restaurant, Streetscape, AO Creek	6	1	35 ft	6,400
7	1.8	AO Hotel, Streetscape	7	5	87 ft 6 in	80,000
8	2.92	Spicewood Springs Office, Streetscape	8*	1	35 ft	6,900
9	3.35	Spicewood Springs Office, Streetscape	9	5	87 ft 6 in	125,000
10	2.37	AO Mixed Use, Streetscape	10	5	87 ft 6 in	125,000
11	3.68	AO Mixed Use, Streetscape	11*	1	35 ft	24,000
12	2.37	AO Park, Streetscape	12*	4	55 ft	223,000
<b>Total</b>	<b>31.4</b>					<b>1,191,700</b>

Parcel	Garage No.	No. Levels	Garage Height (includes Permits)
1	1	5	50 ft
3	2	6.5	65 ft
7	3	6.5	85 ft
8	4	6	80 ft
9	5	6	60 ft

- Notes:
1. Impervious cover may be adjusted among parcels; however, the overall impervious cover shall not exceed 58% of the total 31.4 acres.
  2. Building square footage is approximate and can be transferred among buildings so long as the total leasable square footage does not exceed 1,191,700 sq. ft.
  3. Pursuant to Sections 25-1-133 (Notice of Applications and Administrative Decisions), notice shall be provided prior to approval of an amendment to this Exhibit C under Section 3.1.3 (Approval Director) that is not a substantial amendment described under Subsection 3.1.2 (Substantial Amendments) of Chapter 25-2, Subchapter B, Article 2, Division 5 (Planned Unit Developments).
  4. Bus shelter subject to Capital Metro need and approval.
  5. The buildings, structures, parking, sidewalks, trails and other improvements shown on this exhibit are graphic representations and are not exact. The exact locations and specifications for the buildings, structures, parking, and other improvements shall be determined as site development permits are issued as is consistent with the provisions and intent of this ordinance.

Baseline for Determining Development Bonuses per Section 1.3.3	
Basement area square footage	1,082,128
± 10% (Requirement per Section 2.5.3)	109,574
	10,967
	(Approx. 11 units)

\*To include retail.

REVISED : JANUARY 4, 2017

## EXHIBIT C

### PHASING PLAN

A. The Austin Oaks PUD is divided into ten (10) separate parcels identified on the PUD Land Use plan as specific classifications. The Austin Oaks PUD shall be developed in phases to accommodate the redevelopment of the existing office building and parking improvements. Any one or more parcels may be included in a phase.

B. Within one (1) year of the Effective Date of this Ordinance, the amount of \$420,000.00 shall be deposited with the City which must be used for the installation of a traffic signal at the intersection of Hart Lane and Spicewood Springs Road.

C. The following shall be developed as part of the first phase of the development of the Austin Oaks PUD and shall be completed prior to, and as a condition to, the issuance of a permanent Certificate of Occupancy for the first new building to be constructed within the Austin Oaks PUD:

- (1) Subject to the approval of Texas Department of Transportation ("TxDOT"), the Landowner will offer to enter into an agreement with TxDOT to complete the work for the following three projects that were identified in the TIA: (i) a free eastbound right-turn movement from Spicewood Springs Road to Loop 1 SBFR, (ii) construct a southbound right-turn deceleration lane on Loop 1 SBFR (upstream of Executive Center Drive), and (iii) construct a southbound acceleration lane on Loop 1 SBFR (downstream of Executive Center Drive). The implementation of the construction will be done through an agreement with TxDOT that either (i) allows for the Landowner to design and construct the improvements with TxDOT approval or (ii) permits the Landowner to pay TxDOT to construct the improvements. If TxDOT refuses to enter into such agreement, the Landowner will contribute \$325,000 to the City for the City's implementation of transportation improvements within the area of the Property to provide alternative mitigation.
- (2) Subject to the City's approval, the Landowner will complete the work for the following two projects within the City's right-of-way that were identified in the TIA: (i) extend the westbound left-turn bay of Spicewood Springs Road to Wood Hollow Drive and (ii) provide a right-turn overlap operation at the northbound right-turn movement of Wood Hollow Drive to Spicewood Springs Road. If the City refuses or cannot approve the work set forth in this paragraph, the Landowner will contribute \$60,000 to the City for the City's implementation of transportation improvements within the area of the Property to provide alternative mitigation.

D. The development of the AO Mixed Use Parcel 9 shall occur prior to the construction of 500,000 leasable square feet of commercial space within any one or more new

buildings on the other Parcels within the Austin Oaks PUD and, further, the buildings on AO Mixed Use Parcel 9 must have residential above the ground floor.

E. The park on Parcel 10 shall be dedicated after improvements shown on a site plan are constructed and approved by the City; and prior to the issuance of either (1) a certificate of occupancy for any of the 250 multi-family units or (2) of a building containing the 500,000th square foot of constructed leasable space calculated across all parcels of the Austin Oaks PUD.

F. The Landowner will spend up to \$1,546,500 to redevelop Parcel 10 as a public park. Redevelopment costs may include, but are not limited to, additional soil, landscaping, and shade structures; but may not include costs related to demolition. The Landowner will be responsible for demolition of the building and removal of building infrastructure, including surface parking, and such cost shall not be included in the \$1,546,500 allocated amount. Any remaining portion of the \$1,546,500 not spent on Parcel 10 shall be used to develop parkland to be dedicated on Parcel 8, including for the placement of historic markers or interpretative signage related to the heritage trail as shown in **Exhibit E: Park Plan and Park Space**.

G. Prior to construction of any park facilities on Parcels 8 and 10, the Landowner shall develop a Park Master Plan for Parcels 8 and 10 to submit for approval to the Parks and Recreation Board. The Park Master Plan will be developed with input from neighbors surrounding the Austin Oaks PUD and the Parks and Recreation Department. The Park Master Plan approved by the Parks and Recreation Board may include costs exceeding \$1,546,500; however, the Landowner will only construct a combination of improvements on the public park on Parcel 10 or the heritage park on Parcel 8 totaling \$1,546,500. Proposed utility lines and systems, and necessary connections to such lines and systems to provide services to the buildings and improvements within the Austin Oaks PUD must be shown on the Park Master Plan submitted to the Parks and Recreation Board for approval

H. The AO Creek shall be restored consistent with **Exhibit F: Creek Plan** in phases as follows:

- (1) The parking areas on the southern portion of the creek, south of Executive Center Drive, shall be restored prior to or concurrently with the development of the office on Parcel 2. Such restoration of the parking areas shall be completed prior to, and as a condition to, the issuance of a temporary or permanent Certificate of Occupancy for the primary building constructed on Parcel 2. The southern portion of the creek shown in **Exhibit E: Park Plan and Park Space** as parkland shall be conveyed to the City as a condition to the issuance of the permanent Certificate of Occupancy for the first building to be constructed on Parcel 2.
- (2) The northern portion of the creek, north of Executive Center Drive, that is located on Parcels 4 and 5 shall be restored prior to or concurrently with the development of improvements on all or any part of either Parcel 4 or 5, and shall be completed prior to, and as a condition to, the issuance of a temporary or permanent Certificate of Occupancy for the first building to be constructed on

either Parcel 4 or 5. The northern portion of the creek that is located on Parcels 4 and 5 and shown in **Exhibit E: Park Plan and Park Space** as parkland shall be conveyed to the City as a condition of issuance of the permanent Certificate of Occupancy for the first building to be constructed on Parcel 4 or 5.

- (3) The northern portion of the creek, north of Executive Center Drive, that is located on Parcel 3, including the pedestrian bridge with any necessary support piers over the unnamed branch of the creek, shall be restored prior to or concurrently with the development of improvements on all or any part of Parcel 3, and shall be completed prior to, and as a condition to, the issuance of a temporary or permanent Certificate of Occupancy for the first building to be constructed on Parcel 3. The Landowner of Parcel 3 will be responsible for the maintenance of the hard surfaced trails and pedestrian bridge within the creek park for 10 years from the date of the permanent Certificate of Occupancy for the first building to be constructed on Parcel 3; and thereafter the City will be responsible for such maintenance. The pedestrian bridge will be a pre-engineered steel frame bridge with a minimum width of 8 feet. The northern portion of the creek that is located on Parcel 3 and shown in **Exhibit E: Park Plan and Park Space** as parkland shall be conveyed to the City as a condition of issuance of the permanent Certificate of Occupancy for the first building to be constructed on Parcel 3.
- I. The Streetscape shall be developed in phases as follows:
    - (1) The portion of the Streetscape within the northern right-of-way of Executive Center Drive from Hart Lane to Wood Hollow Drive and within the western right-of-way of Wood Hollow Drive from Executive Center Drive to Spicewood Springs Road shall be developed prior to or concurrently with the development of the improvements on all or any part of the AO Hotel Parcel 6 or either of the Spicewood Springs Office Parcels 7 or 8, and shall be completed prior to, and as a condition to, the issuance of the permanent Certificate of Occupancy for the first building to be constructed on AO Hotel Parcel 6 or either of the Spicewood Springs Office Parcels 7 or 8.
    - (2) The portion of the Streetscape within the southern right-of-way of Executive Center Drive from Hart Lane to Wood Hollow Drive shall be developed prior to or concurrently with the development of the improvements on all or any part of the AO Mixed Use Parcel 9, and shall be completed prior to, and as a condition to, the issuance of the permanent Certificate of Occupancy for the primary building to be constructed on the AO Mixed Use Parcel 9.
    - (3) The portion of the Streetscape within the eastern right-of-way of Wood Hollow Drive from Executive Center Drive to Spicewood Springs Road shall be developed prior to or concurrently with the development of the improvements on all or any part of either AO Restaurant Parcels 4 or 5, and shall be completed prior to, and as a condition to, the issuance of the permanent Certificate of

Occupancy for the first building to be constructed on either AO Restaurant Parcel 4 or 5.

- (4) The portion of the Streetscape within the eastern right-of-way of Wood Hollow Drive from Executive Center Drive to the southern boundary of the Austin Oaks PUD shall be developed prior to or concurrently with the development of the improvements on all or any part of the MoPac Expressway Office Parcel 2, and shall be completed prior to, and as a condition to, the issuance of the permanent Certificate of Occupancy for the primary building to be constructed on the MoPac Expressway Office Parcel 2.
- (5) The portion of the Streetscape located outside of the right-of-way of Executive Center Drive and Wood Hollow Drive within each Parcel shall be developed prior to or concurrently with the development of the improvements on each such Parcel, and shall be completed prior to, and as a condition to, the issuance of the permanent Certificate of Occupancy for the primary building constructed on each such Parcel.

J. During construction of any phase, the required parking for then existing uses shall be provided on a cumulative basis on the entire Austin Oaks PUD property.

K. During construction of any phase of the Austin Oaks PUD, a construction office and a sales and leasing office may be located in the retail or garage portions of the building(s) within such phase.

## EXHIBIT D

### PERMITTED USES TABLE

LAND USE CLASSIFICATION:	Mopac Expressway Office	Spicewood Springs Office	AO Hotel	AO Mixed Use	AO Restaurant
<b>RESIDENTIAL USES</b>					
Condominium Residential	N	N	P	P	N
Multifamily Residential	N	N	N	P	N
<b>COMMERCIAL USES</b>					
Administrative & Business Office	P	P	N	P	N
Art Gallery	N	P	P	P	N
Art Workshop	N	P	P	P	N
Business or Trade School	P	P	N	N	N
Business Support Services	P	P	N	N	N
Cocktail Lounge (maximum Of 5,000 sq ft)	N	N	P	N	N
Commercial Off-Street Parking	P	P	P	P	P
Communication Services	P	P	N	P	N
Consumer Convenience Services	P	P	N	P	N
Consumer Repair Services	P	P	N	P	N
Financial Services	P	P	N	P	N
Food Preparation	P	P	P	P	P
Food Sales	P	P	P	P	P
General Retail Sales (Convenience)	N	P	P	P	N
General Retail Sales (General) (any one venue shall not exceed 15,000 sq. ft.)	N	P	P	P	N
Hotel-Motel	N	N	P	N	N
Indoor Entertainment	P	P	P	P	N
Indoor Sports & Recreation	N	P	N	P	N

LAND USE:	MoPac Expressway	Spicewood Springs	AO Hotel	AO Mixed Use	AO Restaurant
CLASSIFICATION	Office	Office			

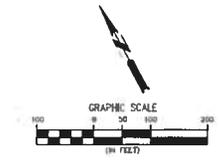
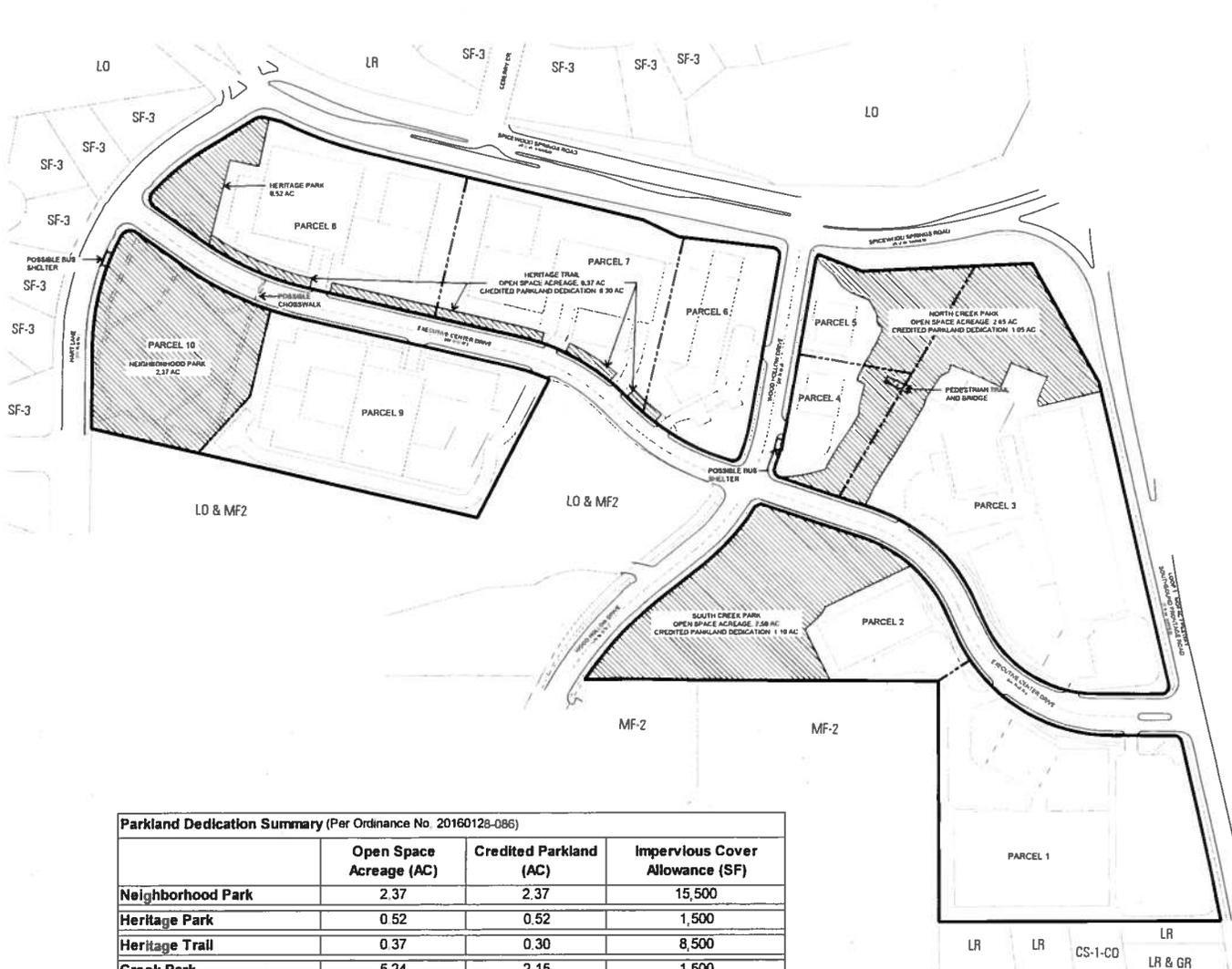
COMMERCIAL USES (continued)

Liquor Sales	N	N	N	N	N
Medical Office (exceeding 5,000 sq. ft. gross floor area)	P	P	N	N	N
Medical Office (not exceeding 5,000 sq. ft. gross floor area)	P	P	N	N	N
Off-Site Accessory Parking	P	P	P	P	P
Personal Improvement Services	P	P	P	P	N
Personal Services	P	P	P	P	N
Pet Services	P	P	P	P	N
Printing & Publishing	P	P	P	P	N
Professional Office	P	P	N	P	N
Research Services	P	P	N	N	N
Restaurant (General)	P	P	P	P	P
Restaurant (Limited)	P	P	P	P	P
Software Development	P	P	P	P	N

CIVIC USES

College and University Facilities	P	P	N	N	N
Communication Services Facilities	P	P	N	N	N
Counseling Services	P	P	N	P	N
Cultural Services	P	P	N	P	N
Day Care Services (Commercial)	P	P	N	P	N
Day Care Services (General)	P	P	N	P	N
Day Care Services (Limited)	P	P	N	P	N
Employee Recreation	P	P	N	N	N
Guidance Services	P	P	N	P	N
Hospital Services (General)	P	P	N	N	N
Hospital Services (Limited)	P	P	N	N	N
Park and Recreation (General)	P	P	P	P	P
Religious Assembly	P	P	P	P	P

Note: "P" means a use is a permitted use, "N" means a use is prohibited.



**LEGEND**  
 PARKLAND DEDICATION

**Parkland Dedication Summary (Per Ordinance No. 20160128-086)**

	Open Space Acreage (AC)	Credited Parkland (AC)	Impervious Cover Allowance (SF)
Neighborhood Park	2.37	2.37	15,500
Heritage Park	0.52	0.52	1,500
Heritage Trail	0.37	0.30	8,500
Creek Park	5.24	2.15	1,500
<b>Total</b>	<b>8.50</b>	<b>5.34</b>	<b>27,000*</b>

\*Impervious Cover Not to Exceed 27,000 SF overall and may be allocated in any of the parkland areas.

- Notes:**
- The Owner will spend up to \$1,546,500 to redevelop Parcel 10 as a park and provide improvements prior to dedicating the Parcel 10 property to the City as a city parkland and with the approval of the City of Austin, after the redevelopment of the neighborhood Park on Parcel 10. If the cost did not exceed \$1,546,500, the remaining amount may be used toward redeveloping the Heritage Park on Parcel 8. Parkland dedication requirements set forth herein shall satisfy all parkland requirements of the City with respect to the PUD, including parkland dedication and parkland development fees. A portion of the improvement expenditures may be spent on placing of a historic marker or interpretive signage on Parcel 10 and Parcel 8 (within the Heritage Park). A portion of the improvement expenditures may also be spent on placing of up to 3 historic markers or interpretive signage within the Heritage Trail easement that is on Parcel 6, Parcel 7, and Parcel 8; however, such historic markers and interpretive signage content, size, and location will be subject to the owners' approval.
  - Bus shelter subject to Capital Metro need and approval.
  - The buildings, structures, parking, sidewalks, trails and other improvements shown on this exhibit are graphic representations and are not exact. The exact locations and specifications for the buildings, structures, parking, and other improvements shall be determined as site development permits are issued as is consistent with the provisions and intent of this ordinance.
  - Per 25-8-43(C), multi-use trails on the parkland and trail easements shall be excluded from impervious calculations.

**UDG**  
 Urban Design Group PC  
 11000 Lyndon B. Johnson Fwy, Suite 100  
 Austin, Texas 78755  
 512.347.0840

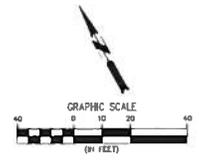
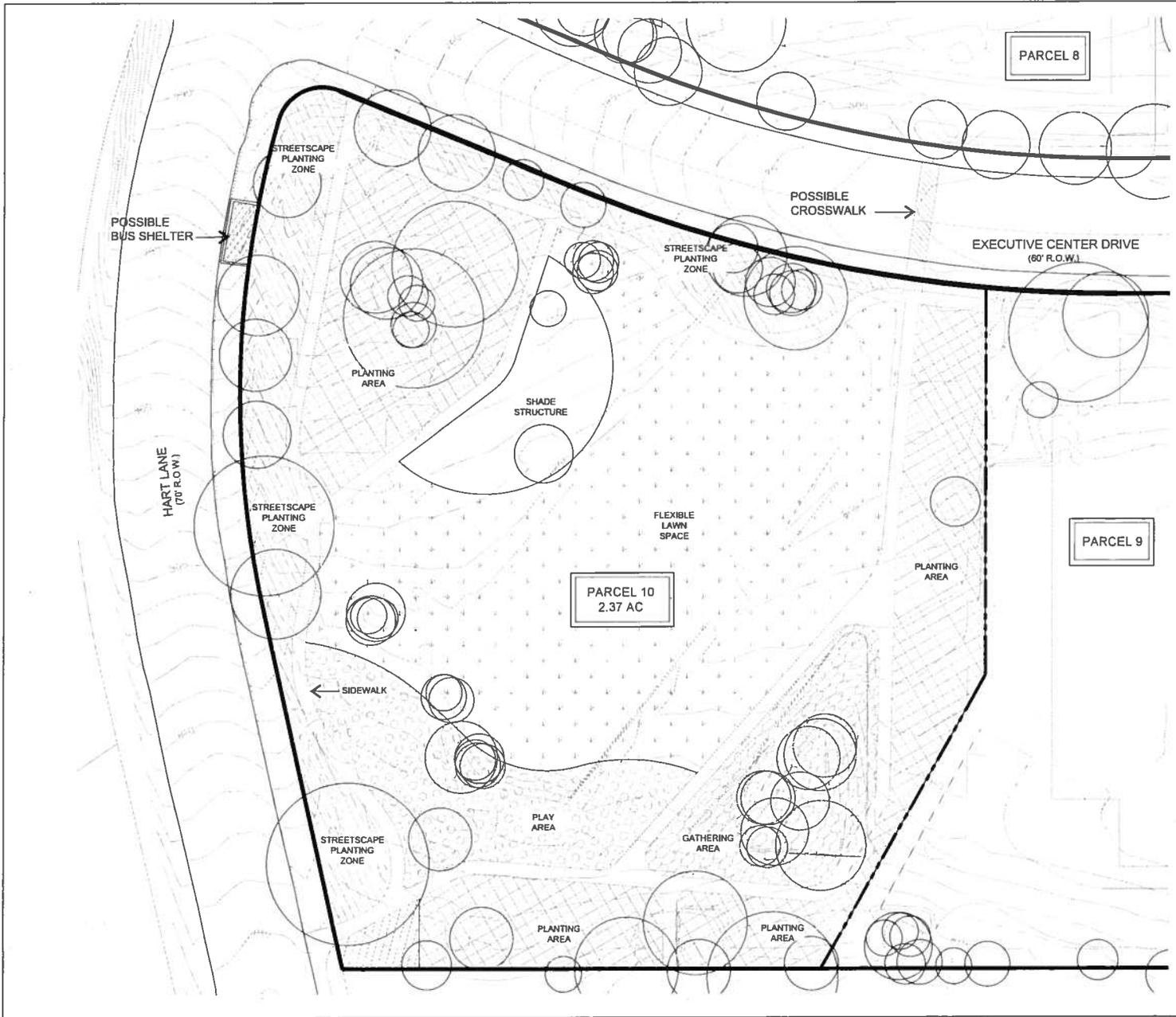
**TBG**  
 Landscape Architecture  
 1700 Westwood Drive, Suite 100  
 Austin, Texas 78759  
 512.347.0840

AUSTIN OAKS PUD  
 AO PARK PLAN  
 AND PARK SPACE

DATE	BY	CHK'D

PAGE 1 OF 2  
 AUGUST 30, 2016  
 UDG JOB NO. 15-864  
 1"=100'  
 CASE NUMBER: 014-7914-010

REVISED : DECEMBER 6, 2016



**UJG**  
 Urban Design Group PC  
 3640 Sanger Road  
 Suite F 101  
 Austin, TX 78746  
 512.347.0640

**T B G**  
 Landscape Architecture  
 1700 Exposition Blvd, Suite 100  
 Austin, Texas 78758  
 512.452.4171 Fax 512.452.4180  
 Austin, Dallas, Houston, San Antonio

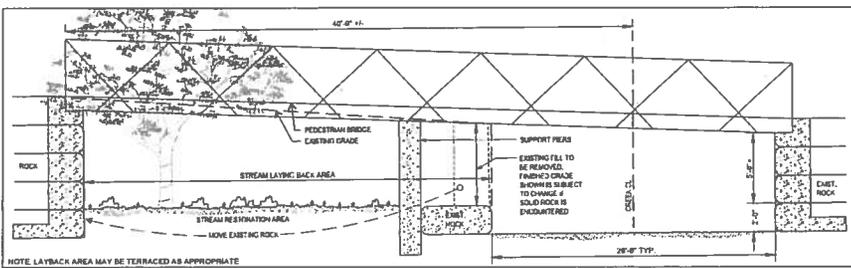
AUSTIN DMS PUD  
**AO PARK PLAN  
 AND PARK SPACE**

DATE	ISSUE	BY

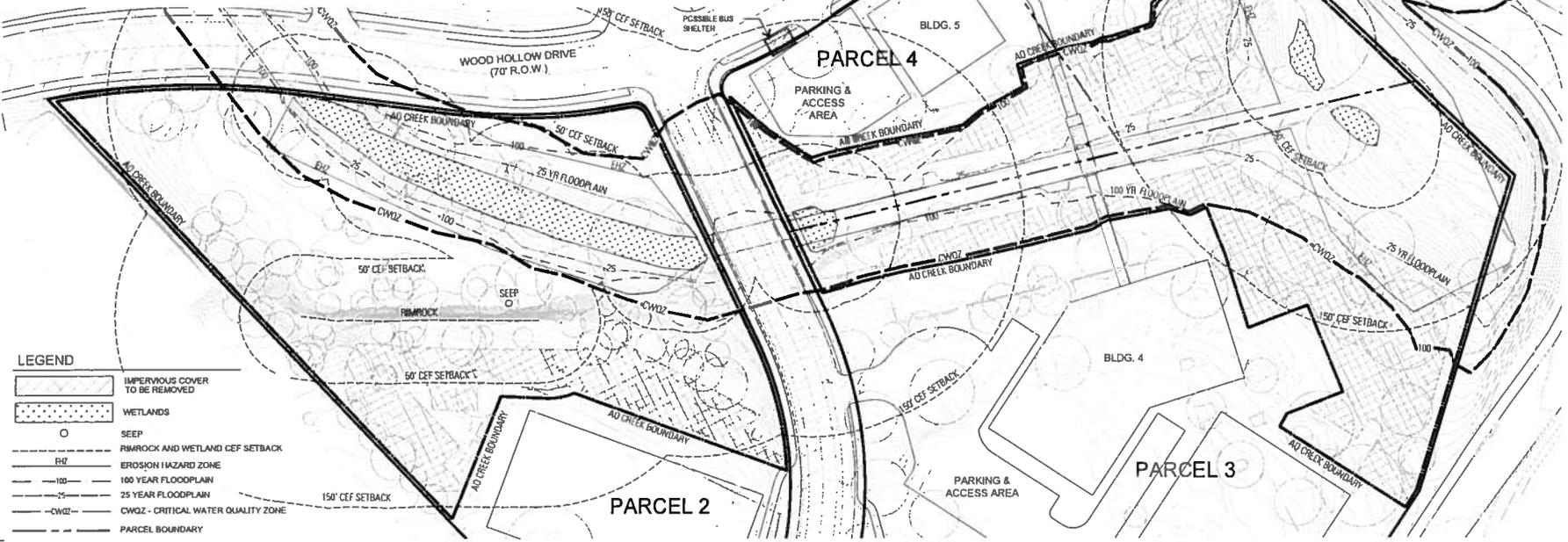
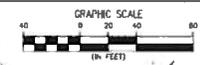
**EXHIBIT G**  
 PAGE 2 OF 2  
 AUGUST 30, 2016  
 UJG JOB NO. 15-864  
 1"=20'  
 CASE NUMBER C84-761-8100

- Notes:
- The Owner will spend up to \$1,546,500 to redevelop Parcel 10 as a park and provide improvements prior to dedicating the Parcel 10 property to the City as a city parkland and with the approval of the City of Austin; after the redevelopment of the neighborhood Park on Parcel 10. If the cost did not exceed \$1,546,500, the remaining amount may be used toward redeveloping the Heritage Park on Parcel 8. Parkland dedication requirements set forth herein shall satisfy all parkland requirements of the City with respect to the PUD, including parkland dedication and parkland development fees. A portion of the improvement expenditures may be spent on placing of a historic marker or interpretive signage on Parcel 10 and Parcel 8 (within the Heritage Park). A portion of the improvement expenditures may also be spent on placing of up to 3 historic markers or interpretive signage within the Heritage Trail easement that is on Parcel 6, Parcel 7, and Parcel 8; however, such historic markers and interpretive signage content, size, and location will be subject to the owners' approval.
  - Bus shelter subject to Capital Metro need and approval.
  - The buildings, structures, parking, sidewalks, trails and other improvements shown on this exhibit are graphic representations and are not exact. The exact locations and specifications for the buildings, structures, parking, and other improvements shall be determined as site development permits are issued as is consistent with the provisions and intent of this ordinance.
  - Per 25-8-63(C), multi-use trails on the parkland and trail easements shall be excluded from impervious calculations.

REVISED : DECEMBER 6, 2016



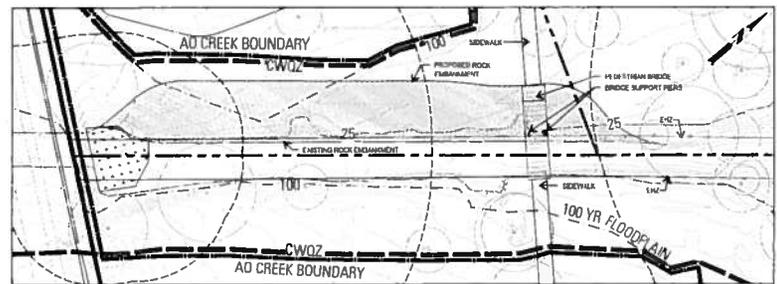
STREAM LAYING BACK SECTION  
SCALE 3" = 1'-0"



**LEGEND**

[Hatched Box]	IMPERVIOUS COVER TO BE REMOVED
[Dotted Box]	WETLANDS
[Circle]	SEEP
[Dashed Line]	RM/ROCK AND WETLAND CEF SETBACK
[Dashed Line]	EROSION HAZARD ZONE
[Dashed Line]	100 YEAR FLOODPLAIN
[Dashed Line]	25 YEAR FLOODPLAIN
[Dashed Line]	CWQZ - CRITICAL WATER QUALITY ZONE
[Dashed Line]	PARCEL BOUNDARY

- Notes:**
- Construction within the CWQZ and CEF buffer shall include the removal of existing surface parking lots and restoration of such areas. A restoration plan shall be submitted to the City for review and approval and implemented with each site plan for Parcels 2, 3, 4, and 5. The restoration plan shall be approved if it complies with the following: (i) planting and seeding pursuant to the standard specification 802a, and (ii) revegetation shall be adequate to achieve a score of "Good" (7) or maturity for the following parameters of Environmental Criteria Manual Appendix X "Scoring: Zone 1 - Floodplain Health": gap frequency, soil compaction, structural diversity, and tree demography. The identified Zone 1 parameters shall apply to all restored areas within the CWQZ and CEF buffers. Restoration of existing parking lot areas within the AD Creek Plan, and outside of the CWQZ or CEF buffer, shall be planted and seeded pursuant to standard specification 809a. The restoration plan shall be implemented prior to certificate of occupancy, and restoration shall be considered complete if the goals of the restoration plan have been met following a one year warranty period.
  - Construction of the pedestrian bridge to be pre-engineered steel frame with concrete decking at a minimum of 8 ft wide and shall allow for pier supports on the inundation bench. The pedestrian bridge is to be constructed as part of Parcel 3 and maintained by the Owner for ten years from the date of installation and maintained by the City thereafter.
  - The West side of the unnamed creek bank on Parcels 4 and 5 will be laid back to create an inundation bench as shown on this Exhibit H, unless uniform cohesive bedrock prevents excavation to the depth shown. The Owner will not be required to excavate further if blasting or cutting of bedrock is required. The inundation bench will be restored pursuant to Note 1 above, unless subsurface conditions such as shallow bedrock make restoration infeasible as determined by Watershed Protection Department staff. The design shall accommodate a minimum of 10 feet at the top of the bank for a future trail or other permitted improvements. To the extent the Owner is unable to achieve 20,000 cubic feet of detention storage by laying back the West side of the unnamed creek bank on Parcels 4 and 5, the Owner will create a dual-use detention/parkland area within the AD Creek boundary on the East side of the unnamed creek bank such that a total of at least 20,000 cubic feet of detention is provided.
  - Except as provided in Note 3 above, the existing stable banks, including the sections consisting of stacked limestone boulders, shall remain undisturbed except for enhancements and repairs, including, but not limited to, any work required to eliminate existing flumes which direct untreated runoff directly to the creek area. The construction in the CWQZ may also include hard surfaced paths/trails/healthways, a pedestrian bridge with support piers, and access and utility easements, including utility lines and systems and necessary connections to such lines and systems to provide services to the buildings and improvements within the PLD pursuant to, City Code Sections 25-8-281 (Critical Water Quality Zone Development) and 25-8-282 (Critical Water Quality Zone Street Crossings).
  - Bus shelter subject to Capital Metro need and approval.
  - The buildings, structures, parking, sidewalks, trails and other improvements shown on this exhibit are graphic representations and are not exact. The exact locations and specifications for the buildings, structures, parking, and other improvements shall be determined as site development permits are issued as is consistent with the provisions and intent of this ordinance.



STREAM LAYING BACK AREA  
SCALE 1" = 30'-0"

REVISED: SEPTEMBER 15, 2016

**UG**  
Urban Edge Group PC  
10000 Research Blvd, Suite 200  
Austin, Texas 78758  
(512) 330-0101 Fax (512) 330-0100  
www.uggroup.com

**TBG**  
Landscape Architecture  
1700 Research Blvd, Suite 200  
Austin, Texas 78758  
(512) 330-0101 Fax (512) 330-0100  
www.tbgroup.com

AUSTIN OAKS PUD  
AO CREEK PLAN

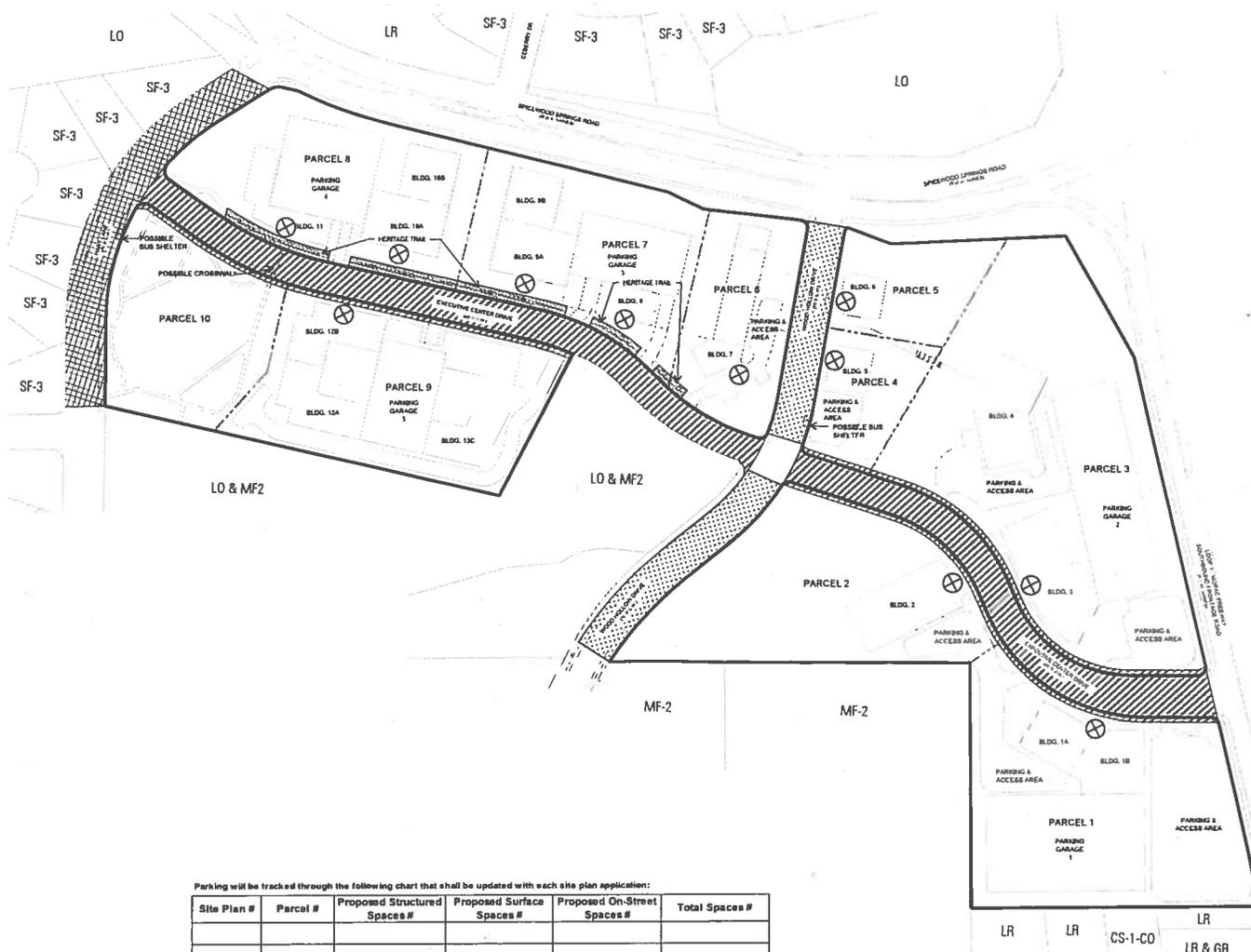
NO.	DATE	BY

AUGUST 30, 2016

UGG JOB NO. 15-864

1'-0"

CAD NUMBER: C04-2014-009



**LEGEND**

- EXECUTIVE CENTER DRIVE STREETSCAPE
- WOOD HOLLOW DRIVE STREETSCAPE
- HART LANE STREETSCAPE
- INDICATES AT LEAST ONE ENTRY ON STREET FACING FACADE OF BUILDING

Parking will be tracked through the following chart that shall be updated with each site plan application:

Site Plan #	Parcel #	Proposed Structured Spaces#	Proposed Surface Spaces#	Proposed On-Street Spaces#	Total Spaces #

- NOTES**
- AT THE TIME OF SITE PLAN, A PUBLIC ACCESS/SIDEWALK EASEMENT WILL BE PROVIDED FOR THE PORTION OF THE HERITAGE TRAIL LOCATED WITHIN THE PARCEL FOR WHICH A SITE DEVELOPMENT PERMIT PLAN IS BEING SOUGHT.
  - AT THE TIME OF SITE PLAN (AND AT THE OWNER'S DISCRETION) A PEDESTRIAN PATHWAY WITHIN A PUBLIC EASEMENT THAT IS A MINIMUM OF 8' WIDE WILL BE LOCATED FROM EXECUTIVE CENTER DRIVE TO SPICEWOOD SPRINGS ROAD ON EITHER PARCEL 7 OR PARCEL 8, WITH SPECIFIC LOCATION SUBJECT TO OWNER DISCRETION.
  - STREETSCAPE DESIGN WITHIN R.O.W. ARE SUBJECT TO TRAFFIC IMPACT ANALYSIS IMPROVEMENTS AND CITY APPROVAL.
  - BUS SHELTER SUBJECT TO CAPITAL METRO NEED AND APPROVAL.
  - THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.

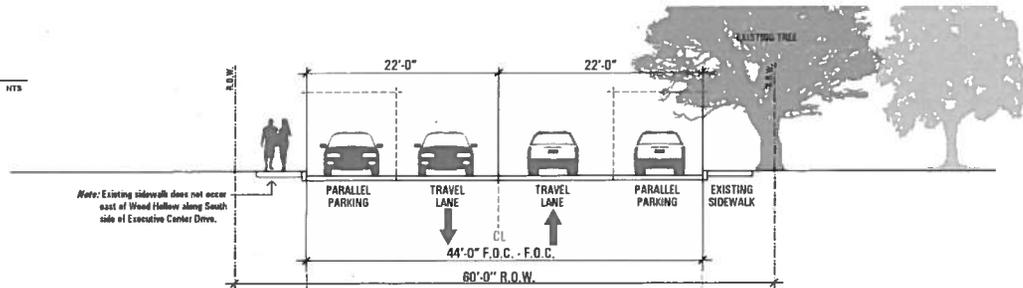
**UDG**  
 Urban Design Group PC  
 3641 Silverridge Road  
 Suite F 101  
 Austin, TX 78746  
 512.347.0040

**TBG**  
 Landscape Architecture  
 7707 Hamilton Street, Suite 100  
 Austin, Texas 78755  
 (512) 895-1111 Fax (512) 895-1112  
 www.tbgroup.com

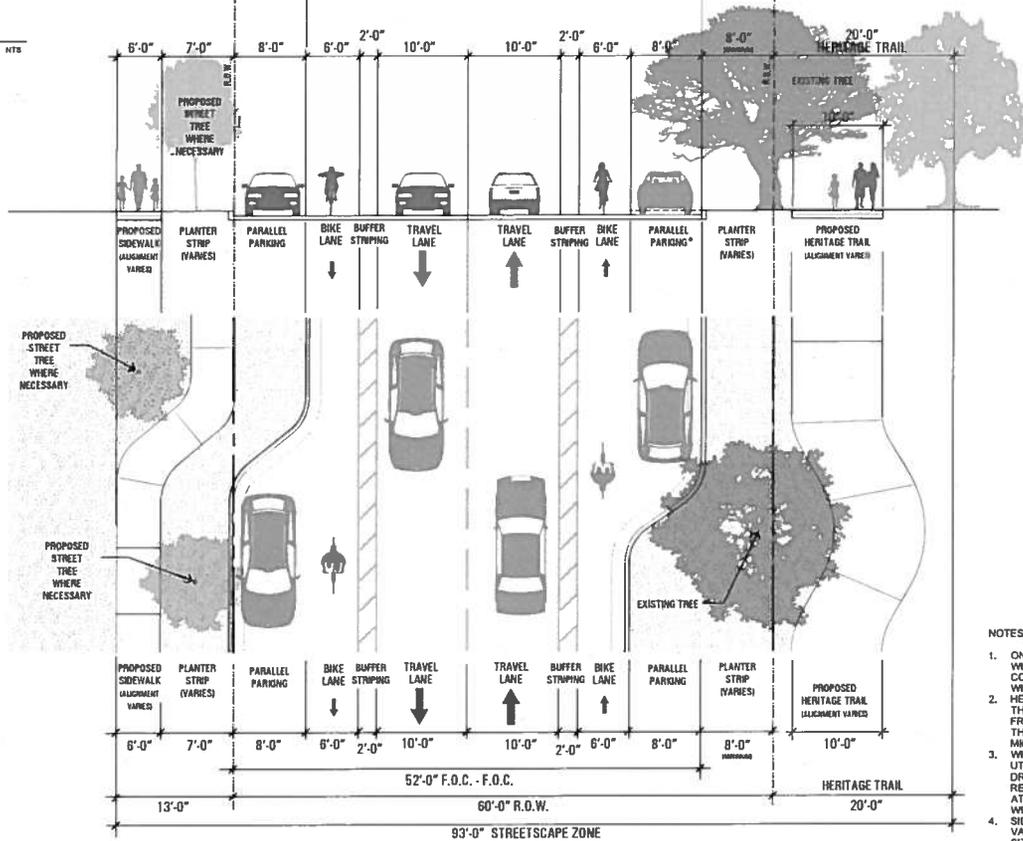
AUSTIN OAKS PUD  
**STREETScape PLAN**

DATE	NAME	EXT.

EXECUTIVE CENTER DRIVE - **EXISTING** CONDITIONS



EXECUTIVE CENTER DRIVE - **PROPOSED** CONDITIONS



NOTES

1. ON-STREET PARALLEL PARKING MAY BE LOCATED WHERE NOT IN CONFLICT WITH EXISTING SITE CONDITIONS. EXISTING SIDEWALK TO BE REMOVED WHERE PARALLEL PARKING OCCURS.
2. HERITAGE TRAIL (10 FT WIDE) EXTENDS ALONG THE NORTH SIDE OF EXECUTIVE CENTER DRIVE FROM HART LANE TO WOOD HOLLOW. THEREAFTER, THE SIDEWALK WIDTH IS 8 FT MINIMUM TO MOPAC FRONTAGE. WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, DRIVEWAYS AND OTHER REQUIRED REGULATORY RESTRICTIONS, STREET TREES SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP.
3. SIDEWALK AND PLANTER STRIP ALIGNMENT WILL VARY DEPENDING ON EXISTING TREES AND OTHER SITE CONDITIONS.
4. POSSIBLE STREET AND CURB VARIATION TO ALLOW FOR ON-STREET PARKING AND LANDSCAPE BIPOUTS, AT OWNER'S DISCRETION.

AUSTIN OAKS 15-864

**UDG**  
Urban Design Group PC  
13466 Summeridge Road  
Austin, TX 78716  
512.347.0840

**T B G**  
Landscape Architecture Firm  
1700 Guadalupe Street, Suite 100  
Austin, Texas 78701  
512.476.9171 Fax 512.476.9172  
Austin Office: 512.476.9171

AUSTIN OAKS PUD  
**STREETSCAPE PLAN**

DATE	BY	CHECKED BY

PAGE 2 OF 5

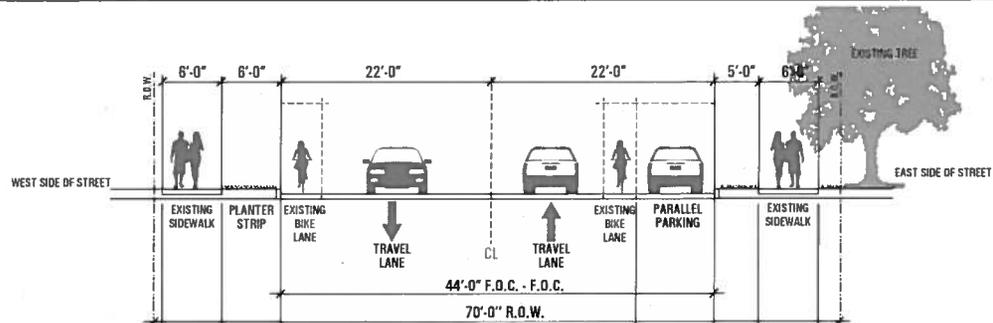
AUGUST 30, 2016

UDG JOB NO. 15-864

CASE NUMBER: C814-387-147B

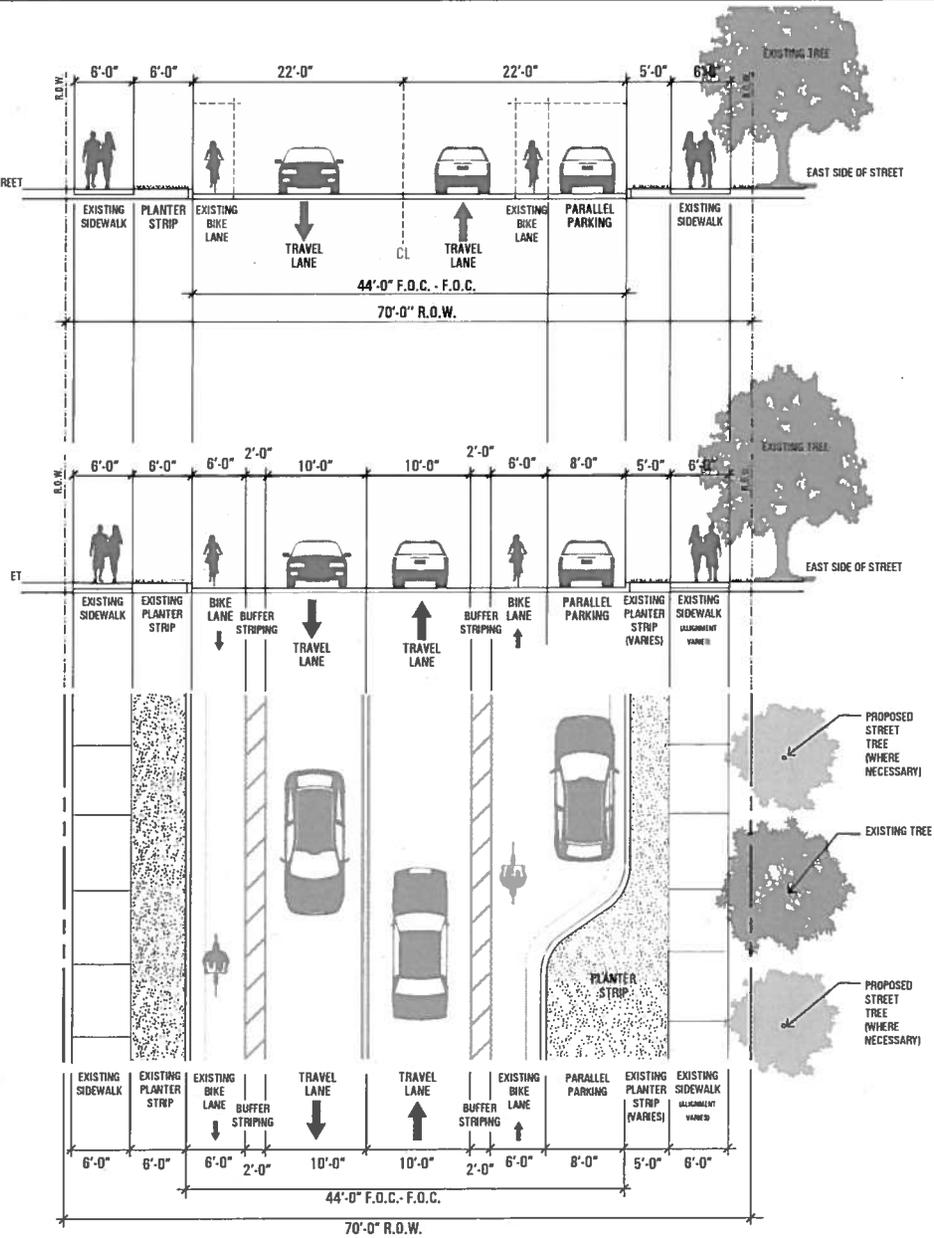
WOOD HOLLOW DRIVE - **EXISTING** CONDITIONS

NTS



WOOD HOLLOW DRIVE - **PROPOSED** CONDITIONS

NTS



NOTES:

1. WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, DRIVEWAYS AND OTHER REQUIRED REGULATORY RESTRICTIONS, STREET TREES SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP.
2. SIDEWALK AND PLANTER STRIP ALIGNMENT WILL VARY DEPENDING ON EXISTING TREES AND OTHER SITE CONDITIONS.
3. POSSIBLE STREET AND CURB VARIATION TO ALLOW FOR ON-STREET PARKING AND LANDSCAPE BUMPOUTS, AT OWNERS DISCRETION.

AUSTIN OAKS 15-64

**UDG**  
Urban Design Group PC  
10000 North Loop West, Suite 1000  
Austin, TX 78754  
512.347.0840

**T B G**  
Landscape Architecture  
1700 South Loop West, Suite 100  
Austin, Texas 78754  
512.347.0840

AUSTIN OAKS PUD  
**STREETSCAPE PLAN**

DATE:	DATE:	DATE:
DRAWN BY:	DESIGNED BY:	CHECKED BY:
APPROVED BY:	REVIEWED BY:	

PAGE 1 OF 5

AUGUST 30, 2016

UDG JOB NO. 15-64

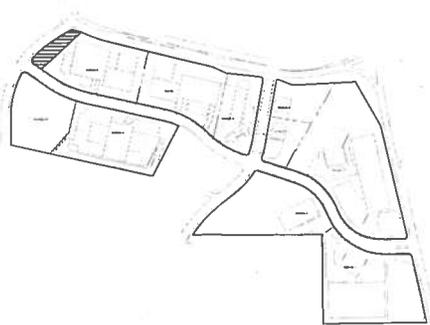
CASE NUMBER C814-38-42-18

HART LANE- EXISTING CONDITIONS AT PARCEL B

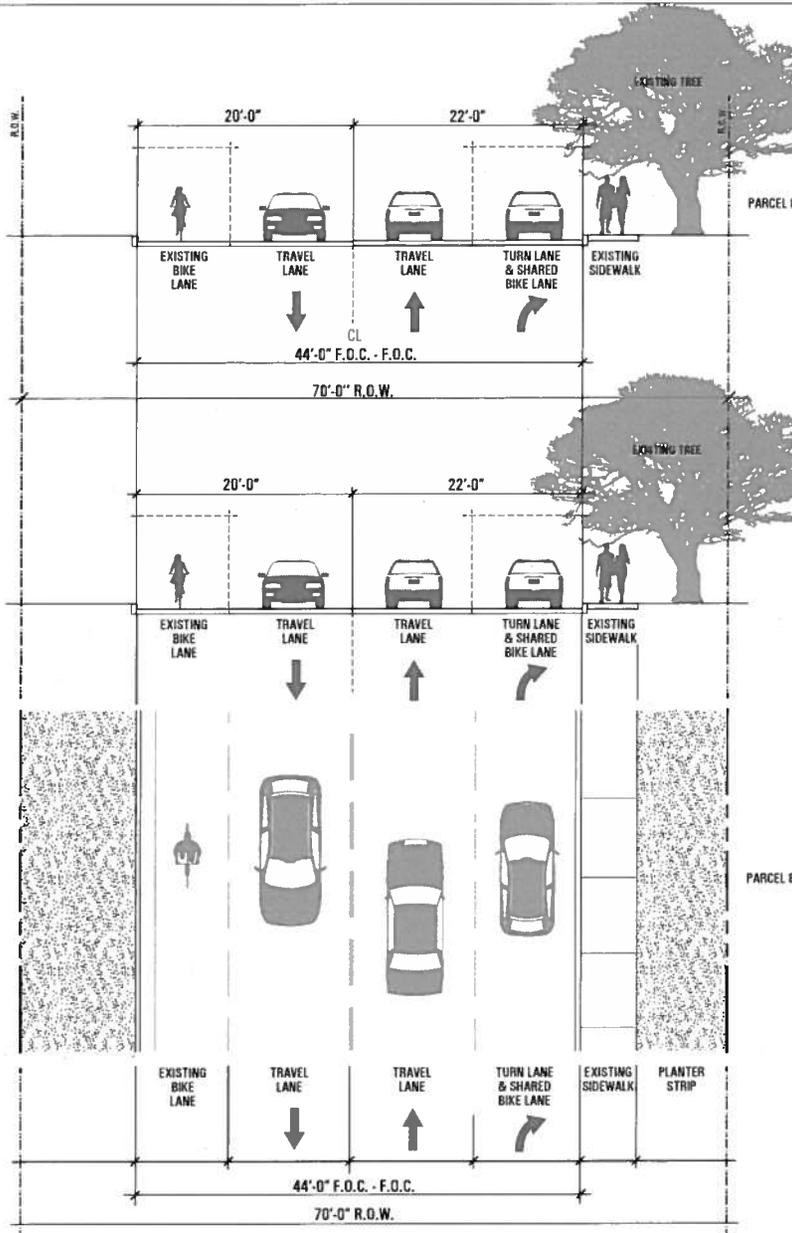
NTS

HART LANE- PROPOSED CONDITIONS AT PARCEL B

NTS



LOCATION MAP  
PLAN OF HART LANE STREETScape ALONG PARCEL B



- NOTES:  
1. WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, DRIVEWAYS AND OTHER REQUIRED REGULATORY RESTRICTIONS, STREET TREES SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP ALONG PARCEL B FRONTAGE.

**UDG**  
Urban Design Group P.C.  
1100 North Loop West, Suite 100  
36641 Northridge Road  
Austin, TX 78746  
512.347.0840

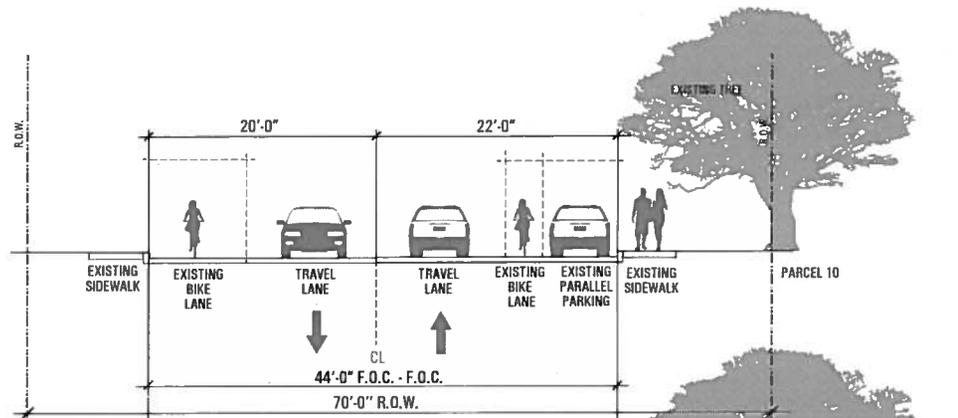
**T B G**  
Landscape Architecture, Planning  
1100 North Loop West, Suite 100  
Austin, Texas 78746  
512.347.0840 Fax: 512.347.0840  
Austin, Dallas, Houston, San Antonio

AUSTIN OAKS PUD  
STREETScape PLAN

DATE:	DATE:	DATE:
REVISION:	REVISION:	REVISION:
BY:	BY:	BY:
CHECKED BY:	CHECKED BY:	CHECKED BY:
DATE:	DATE:	DATE:

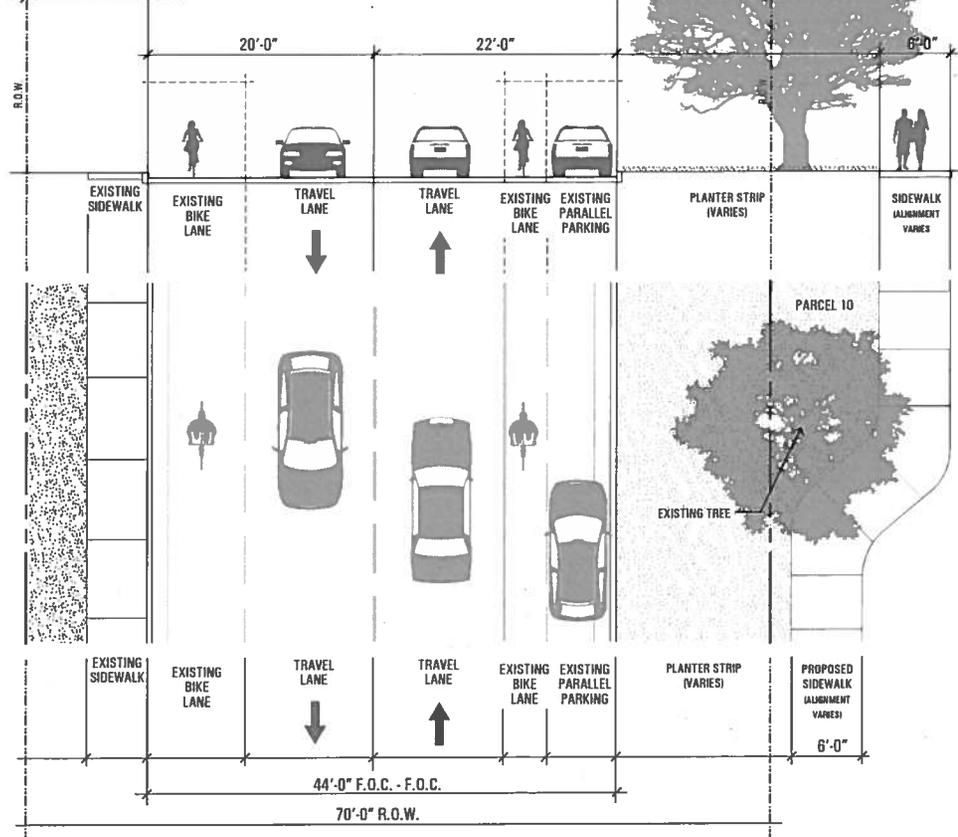
HART LANE - **EXISTING** CONDITIONS AT PARCEL 10

NTA



HART LANE - **PROPOSED** CONDITIONS AT PARCEL 10

NTA



LOCATION MAP

PLAN OF HART LANE - STREETSCAPE ALONG PARCEL 10



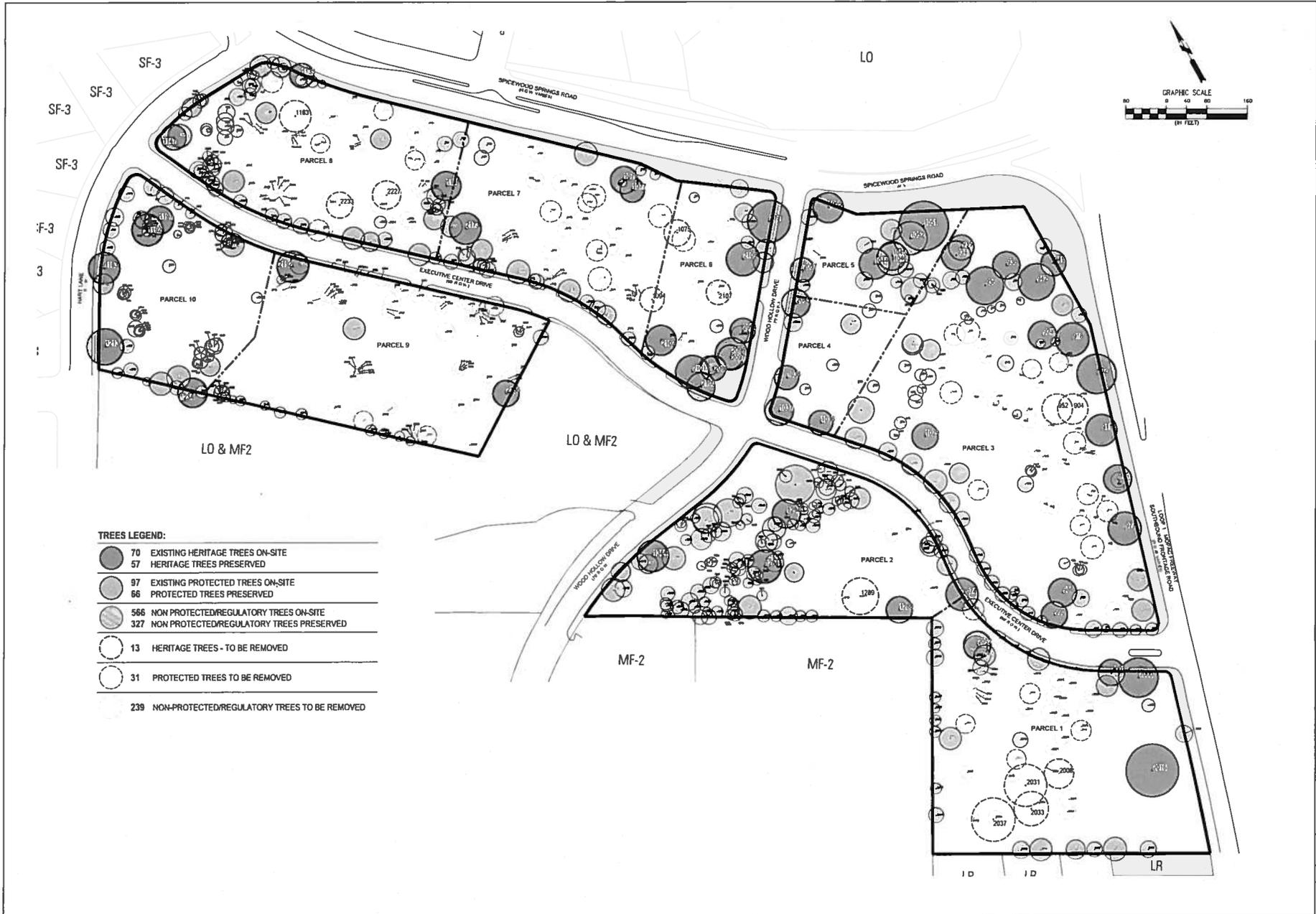
NOTES

1. WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, DRIVEWAYS AND OTHER REQUIRED REGULATORY RESTRICTIONS, STREET TREES SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP ALONG PARCEL 10 FRONTAGE.
2. SIDEWALK AND PLANTER STRIP ALIGNMENT WILL VARY DEPENDING ON EXISTING TREES AND OTHER SITE CONDITIONS.



AUSTIN OAKS PUD  
STREETSCAPE PLAN

DATE	ISSUE	BY
08-11-15	DESIGN	PT



**TREES LEGEND:**

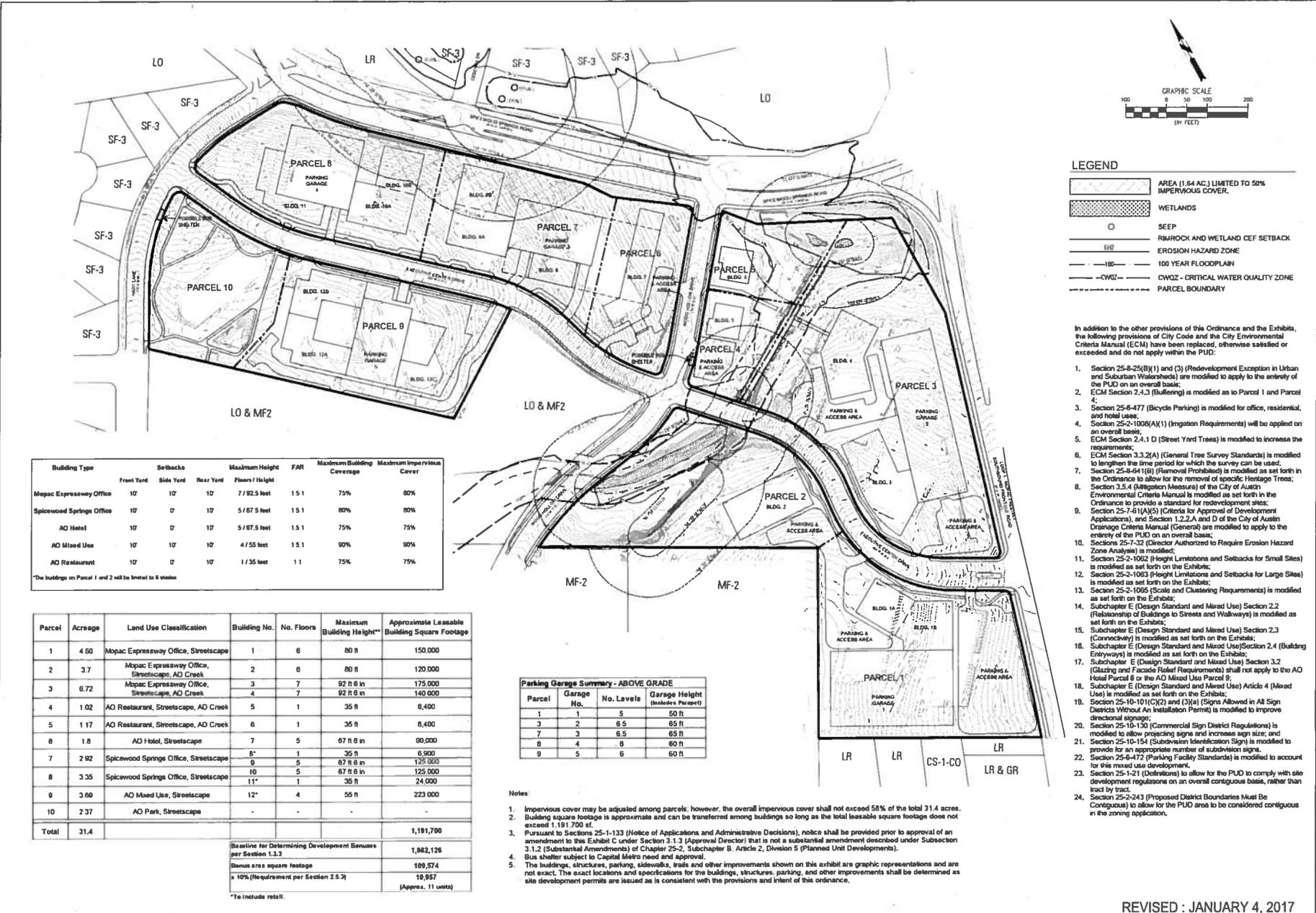
- 70 EXISTING HERITAGE TREES ON-SITE
- 57 HERITAGE TREES PRESERVED
- 97 EXISTING PROTECTED TREES ON-SITE
- 66 PROTECTED TREES PRESERVED
- 566 NON PROTECTED/REGULATORY TREES ON-SITE
- 327 NON PROTECTED/REGULATORY TREES PRESERVED
- 13 HERITAGE TREES - TO BE REMOVED
- 31 PROTECTED TREES TO BE REMOVED
- 239 NON-PROTECTED/REGULATORY TREES TO BE REMOVED

**UDG**  
 Urban Design Group PC  
 3641 Sunnyside Road  
 Austin, TX 78746  
 512.347.0040

**TBG**  
 Landscape Architects Planners  
 1700 Burnside Street, Suite 200  
 Austin, Texas 78704  
 512.344.0171 Fax 512.344.0244  
 www.tbga.com

AUSTIN OAKS PUD		
TREE PLAN		
DATE:	ISSUE:	BY:

AUGUST 30, 2016		
UDG JOB NO. 15-864		
1"-8"		
CASE NUMBER: 2014-20-4-001		



Building Type	Setbacks	Maximum Height	FAR	Maximum Building Coverage	Maximum Impervious Cover
Mopac Expressway Office	10' Front Yard 10' Side Yard 10' Rear Yard	7 / 82.5 feet	1.5:1	75%	80%
Spicewood Springs Office	10' Front Yard 0' Side Yard 10' Rear Yard	5 / 87.5 feet	1.5:1	80%	80%
AO Hotel	10' Front Yard 0' Side Yard 10' Rear Yard	5 / 87.5 feet	1.5:1	75%	75%
AO Mixed Use	10' Front Yard 10' Side Yard 10' Rear Yard	4 / 55 feet	1.5:1	90%	90%
AO Restaurant	10' Front Yard 0' Side Yard 10' Rear Yard	1 / 35 feet	1:1	75%	75%

\*The buildings on Parcel 1 and 2 will be limited to 8 stories

Parcel	Acres	Land Use Classification	Building No.	No. Floors	Maximum Building Height*	Approximate Leasable Building Square Footage
1	4.60	Mopac Expressway Office, Streetscape	1	8	80 ft	150,000
2	3.7	Mopac Expressway Office, Streetscape, AD Creek	2	8	80 ft	120,000
3	6.72	Mopac Expressway Office, Streetscape, AD Creek	3	7	92 ft 6 in	175,000
4	1.02	AO Restaurant, Streetscape, AD Creek	4	7	92 ft 6 in	140,000
5	1.17	AO Restaurant, Streetscape, AD Creek	5	1	35 ft	6,400
6	1.8	AO Restaurant, Streetscape, AD Creek	6	1	35 ft	6,400
7	2.92	AO Hotel, Streetscape	7	5	87 ft 6 in	90,000
8	3.35	Spicewood Springs Office, Streetscape	8	5	87 ft 6 in	125,000
9	3.68	Spicewood Springs Office, Streetscape	9	5	87 ft 6 in	125,000
10	2.37	AO Mixed Use, Streetscape	10	5	87 ft 6 in	125,000
11	1.02	AO Restaurant, Streetscape, AD Creek	11	1	35 ft	24,000
12	3.68	AO Mixed Use, Streetscape	12	4	55 ft	223,000
13	2.37	AO Park, Streetscape	-	-	-	-
<b>Total</b>	<b>31.4</b>					<b>1,191,700</b>

Parcel	Garage No.	No. Levels	Garage Height (Maximum Permitted)
1	1	5	50 ft
3	2	8.5	85 ft
7	3	8.5	85 ft
8	4	6	60 ft
9	5	6	60 ft

- Notes:**
- Impervious cover may be adjusted among parcels; however, the overall impervious cover shall not exceed 50% of the total 31.4 acres.
  - Building square footage is approximate and can be transferred among buildings so long as the total leasable square footage does not exceed 1,191,700 sq. ft.
  - Pursuant to Sections 25-1-133 (Notice of Applications and Administrative Decisions), notice shall be provided prior to approval of an amendment to this Exhibit C under Section 2.1.3 (Approval Director) that is not a substantial amendment described under Subsection 3.1.2 (Substantial Amendments) of Chapter 25-2, Subchapter B, Article 2, Division 5 (Planned Unit Developments).
  - Bus shelter subject to Capital Metro need and approval.
  - The buildings, structures, parking, sidewalks, trails and other improvements shown on this exhibit are graphic representations and are not exact. The exact locations and specifications for the buildings, structures, parking, and other improvements shall be determined as site development permits are issued as is consistent with the provisions and intent of this ordinance.

Baselines for Determining Development Bonuses per Section 1.3.3	
Bonus area square footage	1,882,128
10% Requirement per Section 2.5.3	188,213
	(Approx. 11 units)

\*To include retail.

REVISED : JANUARY 4, 2017



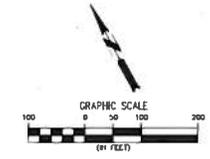
AUSTIN DMS PUD  
TOPOGRAPHY AND  
LAND USE PLAN

AUGUST 30, 2016

UDG JOB NO. 15-861

1"=100'

CAD NUMBER: CML-16-001



**LEGEND**

PROVIDED OPEN SPACE

**UDG**  
Urban Design Group PC  
11000 South Loop West, Suite 500  
Austin, Texas 78748  
512.347.0540

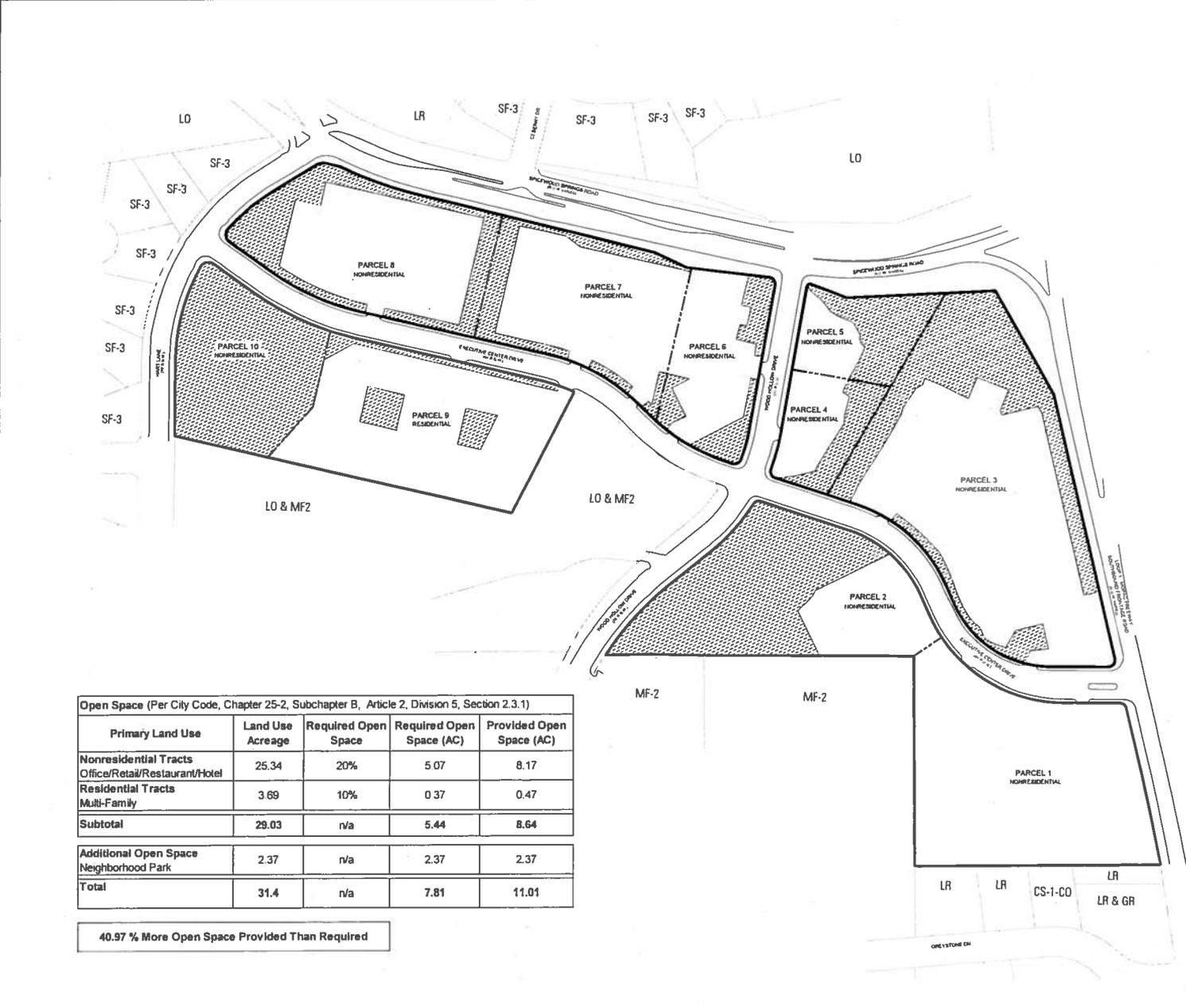
**TBG**  
Landscape Architecture Firm  
1700 South Loop West, Suite 500  
Austin, Texas 78748  
512.347.0540

AUSTIN OMS PUD

**OPEN SPACE PLAN**

DATE	NO.	BY

AUGUST 30, 2016  
UDG JOB NO. 15-864  
1'-00"  
CASE NUMBER: C344-2614-870



Open Space (Per City Code, Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.3.1)				
Primary Land Use	Land Use Acreage	Required Open Space	Required Open Space (AC)	Provided Open Space (AC)
Nonresidential Tracts Office/Retail/Restaurant/Hotel	25.34	20%	5.07	8.17
Residential Tracts Multi-Family	3.69	10%	0.37	0.47
<b>Subtotal</b>	<b>29.03</b>	<b>n/a</b>	<b>5.44</b>	<b>8.64</b>
Additional Open Space Neighborhood Park	2.37	n/a	2.37	2.37
<b>Total</b>	<b>31.4</b>	<b>n/a</b>	<b>7.81</b>	<b>11.01</b>

**40.97 % More Open Space Provided Than Required**

- NOTES**
1. OPEN SPACE REQUIREMENTS FOR THE PROPERTY ARE PROVIDED AND CALCULATED ON AN OVERALL P.U.D. BASIS AND EXCEED THE MINIMUM REQUIREMENTS OF CITY CODE. THEREFORE, INDIVIDUAL PARCELS DO NOT HAVE TO ACHIEVE OPEN SPACE REQUIREMENTS AT THE TIME OF SITE PLAN.
  2. THIS EXHIBIT INCLUDES PRIMARY OPEN SPACE AREAS. IT DOES NOT INCLUDE ADDITIONAL OPEN SPACE AREAS INCIDENTAL TO THE PROPERTY LOCATED BETWEEN BUILDINGS, PARKING AREAS AND STREETS ALL OF WHICH WOULD FURTHER INCREASE THE OVERALL OPEN SPACE PROVIDED.



**LEGAL DESCRIPTION:**

LOT 3 OF WOOD EXECUTIVE CENTER UNIT THREE, A SUBDIVISION OF RECORD BY VOLUME 73, PAGE 322 OF THE PLAT RECORDS;

LOTS 24 AND 40 OF THE REDEVOPMENT OF LOT 8 WOOD EXECUTIVE CENTER UNIT THREE, A SUBDIVISION OF RECORD IN VOLUME 73, PAGE 187 OF THE PLAT RECORDS;

LOTS 6, 9 AND 10 OF WOOD EXECUTIVE CENTER UNIT FOUR, A SUBDIVISION OF RECORD IN VOLUME 80, PAGE 178 OF THE PLAT RECORDS;

LOTS 34, 38 AND 39 OF THE REDEVOPMENT OF A PORTION OF LOT 3, WOOD EXECUTIVE CENTER UNIT THREE, A SUBDIVISION OF RECORD IN VOLUME 73, PAGE 30 OF THE PLAT RECORDS;

LOTS 1, 2, 4A AND 4B OF WOOD EXECUTIVE CENTER UNIT FIVE, A SUBDIVISION OF RECORD IN VOLUME 84, PAGES 80-71 OF THE PLAT RECORDS;

ALL OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

**GENERAL NOTES:**

- 1) UNIT NUMBER AND DATE OF APPROVALS AND UTILITIES IS SHOWN HEREIN
- 2) UTILITIES ARE SHOWN TO BE IN ACCORD WITH THE BASED UPON AS-BUILT MAPS AND RECORDS, BUT NOT GUARANTEED BY SURFACE, INC.
- 3) SEE SHEET 1 FOR THE 2013 FAS 481
- 4) SEE SHEET 1 FOR THE 2013 FAS 481
- 5) THIS SURVEY WAS PREPARED IN WHOLE OR IN PART BY A LICENSED SURVEYOR

**BEARING BASIS NOTE:**

ALL BEARS OF BEARINGS OF THE SURVEY IS ON THE NORTH BY TRAVIS PLANE COORDINATE SYSTEM, EARTH TIE, AND BEARING MEASUREMENT DATA OBTAINED FROM A GPS SURVEY CONDUCTED BY SURFACE, INC. IN 2010.

**REMARKS:**

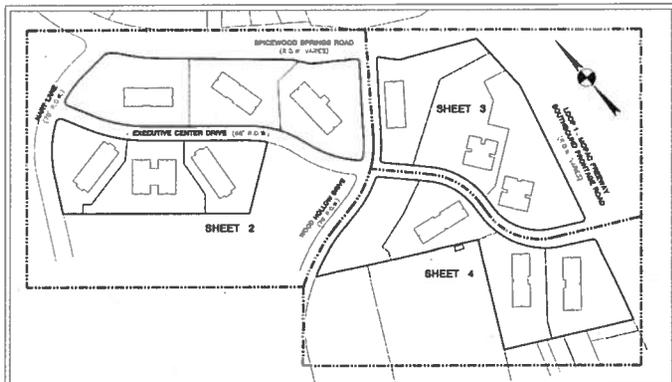
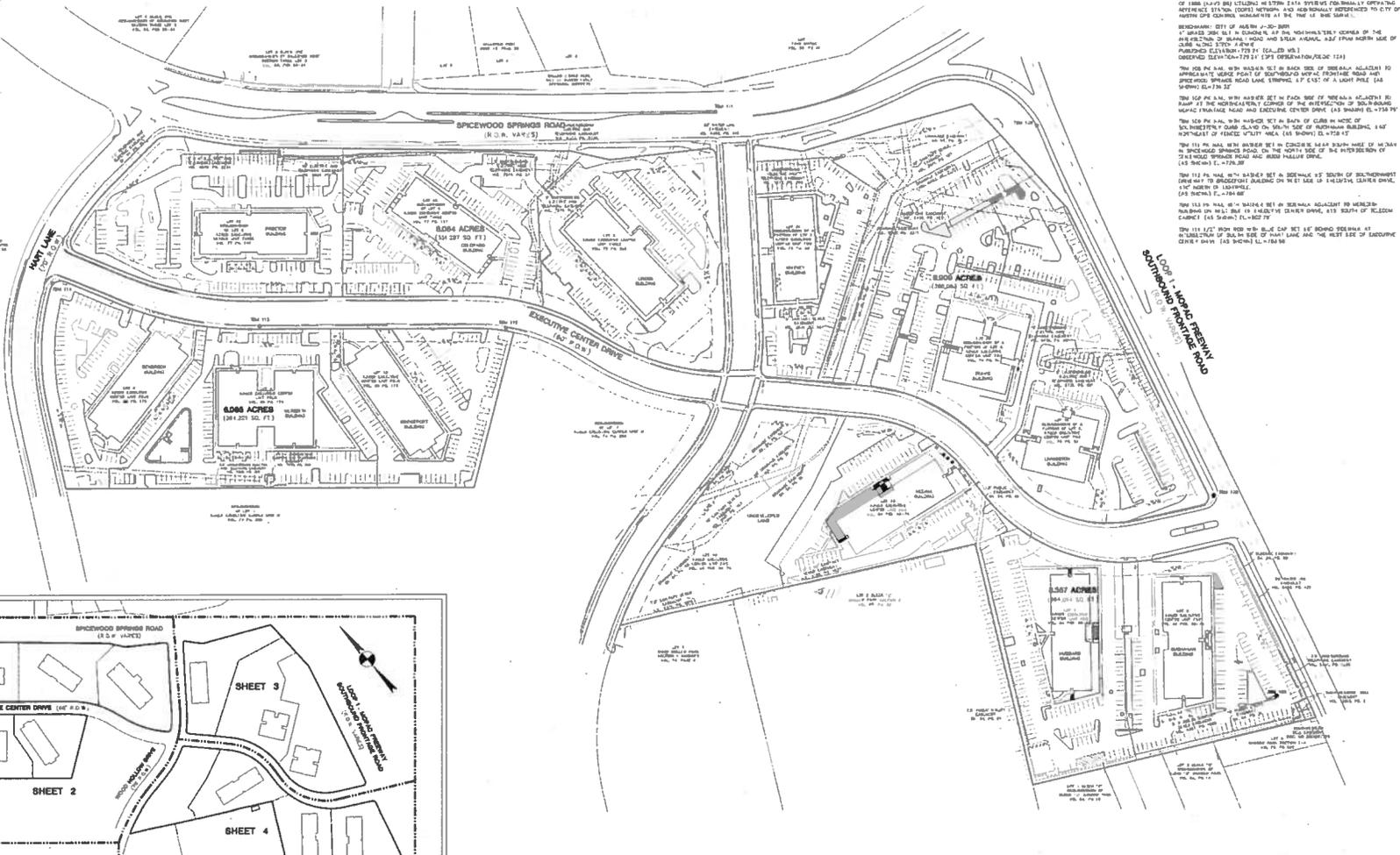
1) THE SURVEY WAS CONDUCTED ON THE 11th DAY OF NOVEMBER, 2013, AT APPROXIMATELY 10:00 AM. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT, CHAPTER 81, SUBCHAPTER A, SECTION 81.001, TEXAS GOVERNMENT CODE.

2) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT, CHAPTER 81, SUBCHAPTER A, SECTION 81.001, TEXAS GOVERNMENT CODE.

3) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT, CHAPTER 81, SUBCHAPTER A, SECTION 81.001, TEXAS GOVERNMENT CODE.

4) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT, CHAPTER 81, SUBCHAPTER A, SECTION 81.001, TEXAS GOVERNMENT CODE.

5) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT, CHAPTER 81, SUBCHAPTER A, SECTION 81.001, TEXAS GOVERNMENT CODE.



**CERTIFICATION:**

I, JAMES B. BLAND, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT, CHAPTER 81, SUBCHAPTER A, SECTION 81.001, TEXAS GOVERNMENT CODE, AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT, CHAPTER 81, SUBCHAPTER A, SECTION 81.001, TEXAS GOVERNMENT CODE.

DATE: 11/22/13

Professional Seal of James B. Bland, Registered Professional Land Surveyor, State of Texas, License No. 112213.









**LINE TABLE**

LINE NO.	BEARING	DISTANCE	BEARING
1	N 89° 58' 00" E	10.00	
2	S 89° 58' 00" E	10.00	
3	S 00° 00' 00" E	10.00	
4	S 89° 58' 00" W	10.00	
5	N 89° 58' 00" W	10.00	
6	N 00° 00' 00" W	10.00	
7	N 89° 58' 00" E	10.00	
8	S 89° 58' 00" E	10.00	
9	S 00° 00' 00" E	10.00	
10	S 89° 58' 00" W	10.00	
11	N 89° 58' 00" W	10.00	
12	N 00° 00' 00" W	10.00	
13	N 89° 58' 00" E	10.00	
14	S 89° 58' 00" E	10.00	
15	S 00° 00' 00" E	10.00	
16	S 89° 58' 00" W	10.00	
17	N 89° 58' 00" W	10.00	
18	N 00° 00' 00" W	10.00	
19	N 89° 58' 00" E	10.00	
20	S 89° 58' 00" E	10.00	
21	S 00° 00' 00" E	10.00	
22	S 89° 58' 00" W	10.00	
23	N 89° 58' 00" W	10.00	
24	N 00° 00' 00" W	10.00	
25	N 89° 58' 00" E	10.00	
26	S 89° 58' 00" E	10.00	
27	S 00° 00' 00" E	10.00	
28	S 89° 58' 00" W	10.00	
29	N 89° 58' 00" W	10.00	
30	N 00° 00' 00" W	10.00	

**CORNER TABLE**

CORNER NO.	BEARING	DISTANCE	BEARING
1	N 89° 58' 00" E	10.00	
2	S 89° 58' 00" E	10.00	
3	S 00° 00' 00" E	10.00	
4	S 89° 58' 00" W	10.00	
5	N 89° 58' 00" W	10.00	
6	N 00° 00' 00" W	10.00	
7	N 89° 58' 00" E	10.00	
8	S 89° 58' 00" E	10.00	
9	S 00° 00' 00" E	10.00	
10	S 89° 58' 00" W	10.00	
11	N 89° 58' 00" W	10.00	
12	N 00° 00' 00" W	10.00	
13	N 89° 58' 00" E	10.00	
14	S 89° 58' 00" E	10.00	
15	S 00° 00' 00" E	10.00	
16	S 89° 58' 00" W	10.00	
17	N 89° 58' 00" W	10.00	
18	N 00° 00' 00" W	10.00	
19	N 89° 58' 00" E	10.00	
20	S 89° 58' 00" E	10.00	
21	S 00° 00' 00" E	10.00	
22	S 89° 58' 00" W	10.00	
23	N 89° 58' 00" W	10.00	
24	N 00° 00' 00" W	10.00	
25	N 89° 58' 00" E	10.00	
26	S 89° 58' 00" E	10.00	
27	S 00° 00' 00" E	10.00	
28	S 89° 58' 00" W	10.00	
29	N 89° 58' 00" W	10.00	
30	N 00° 00' 00" W	10.00	

- LEGEND**
- 1. LOT AND BLOCK
  - 2. LOT AND BLOCK
  - 3. LOT AND BLOCK
  - 4. LOT AND BLOCK
  - 5. LOT AND BLOCK
  - 6. LOT AND BLOCK
  - 7. LOT AND BLOCK
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  - 26. LOT AND BLOCK
  - 27. LOT AND BLOCK
  - 28. LOT AND BLOCK
  - 29. LOT AND BLOCK
  - 30. LOT AND BLOCK



Scale: 1" = 20' Date: 12/22/13  
 File: H:\01563\01563\01563\0001.DWG  
 Database: AUSTIN Oaks  
 Drawn by: AJM  
 Approved by: JTB  
 Project: No. 02193363/0002

**SPIRE REALTY GROUP, LP**  
**AUSTIN OAKS - MOPAC AT SPICEWOOD SPRINGS**

**BOUNDARY, TOPOGRAPHIC AND TREE SURVEY**  
 OF 31.395 ACRES OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF THOSE TRACTS OF LAND CONVEYED TO 2011 AUSTIN OAKS, LTD. AS DESCRIBED IN DEED OF RECORD IN DOCUMENT NO. 2011073626 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**BURY**  
 221 West Sixth Street, Suite 600  
 Austin, Texas 78701  
 Tel: 479-258-4111 Fax: 479-258-4123  
 TYPED BY: BURY  
 DRAWN BY: BURY

**EXHIBIT L**  
**AFFORDABLE HOUSING RESTRICTIVE COVENANTS**  
**(PENDING)**

**EXHIBIT M**  
**(PENDING)**