

Late Backup

1. Any trails established in the Preserve Open Space (P-OS) District north of Bridge Point Parkway will be accessible to the public.
2. Applicants shall add a tabulation table (as adopted per this PUD Ordinance) to each site development permit and subdivision application submittal which will show the current standing of the overall site development regulations. City staff shall review the table provided with each application and verify that it is in accordance with the site development regulations outlined in Exhibit D (PUD Notes and Exhibits).
3. Driveway locations, trail locations, dock and other improvements shown on the Land Use Plan and any other Exhibits are schematic and will be determined at the time of site development permit or subdivision. Revisions to Exhibit C (Land Use Plan) to reflect the final locations determined during the permit review process will not be required.
4. Zoning districts and land uses outside of the PUD that would otherwise trigger the requirements of Chapter 25-2, Article 10 (Compatibility Standards) to apply shall cause such compatibility standards to apply to development within the PUD as modified by the PUD Ordinance and Exhibit E (Compatibility Height and Setback Map).
5. Within the Office Mixed Use (O-MU) and Commercial (C) Districts, all commercial buildings shall provide pedestrian access from the public right-of-way. All primary building entrances must be shaded via a canopy, awning, or approved shade device. A shaded pedestrian walk shall be provided from the public right of way or private street sidewalks or trails to the primary entrance. Shading for building entries and sidewalks shall meet the standards and definitions of Chapter 25, Section 2, Subchapter E, Sections 2.8 (Shade and Shelter) and 5 (Definitions, see 'Awning').
6. Access gates shall not impede access to or along the trails shown on Exhibit F (On Site Multi-Modal Transportation).
7. The location of sidewalks adjacent to private streets and internal drives may vary based on topography and site constraints and shall meander so that trees greater than 19" are preserved.
8. Except as provided herein, building height for all individual buildings shall follow the definition of building height in Section 25-1-21(49) (Definitions; Height). Notwithstanding the foregoing, for a stepped or terraced building, the building height of each segment is determined individually. A stepped or terraced building is any building where the floors are offset. See Stepped Building Height Measurement Diagram on Exhibit D for reference of how height is calculated with respect to stepped buildings.
9. All site development permits for the PUD must include a sheet to show compliance with Exhibit E (Compatibility Height and Setbacks).
10. As reflected within and subject to the conditions of an alternative method of compliance approved by the Austin Fire Department, an increase in distance and proximity to the fire apparatus access road, hydrant location, and water supply requirements of Sections 25-12-171 (International Fire Code), 25-12-173 (Local Amendments to the Fire Code), and Fire Protection Criteria Manual 4.4.0 (General Provisions for Fire Safety) for development within the Dock (D) District may be approved.
11. The PUD shall implement an outdoor lighting plan to minimize light pollution using "dark sky" design guidelines and techniques. When operated, light fixtures must not produce an intense glare or direct illumination across the property line, except for the boat dock lighting, which may be installed across property lines where authorized by applicable City regulations. All lights shall be a LED source and a height beam shall be controlled to direct the light downward. All exterior light fixtures must be fully shielded. All luminaries shall be directed down, diffused, and/or indirectly off an opaque surface. The maximum intensity measured at the property line shall be 0.5 foot candles. This excludes dock navigation and safety lighting required by the city.
12. The Property HOA shall establish curfew time(s) after which total outdoor lighting lumens shall be reduced by at least 30% or extinguished. Exceptions to include lighting reductions that are not required for any of the following:
 - i. With the exception of landscape lighting, lighting for residential properties including multiple residential properties not having common areas.
 - ii. When the outdoor lighting consists of only one luminaire.
 - iii. Code required lighting for steps, stairs, walkways, and building entrances.
 - iv. When in the opinion of the City, lighting levels must be maintained.
 - v. Dock navigation lighting
 - vi. Motion activated lighting.
 - vii. Lighting governed by special use permit in which times of operation are specifically identified.
13. Upon completion of the initial parkland improvements the owner will reserve 1/10 of an acre or 4,356 SF of impervious cover for future parkland improvements or modifications. The reservation of impervious cover will expire 10 years from dedication of the initial parkland improvements.