

Whisper Valley PUD

Austin, Texas

Exhibit C-2

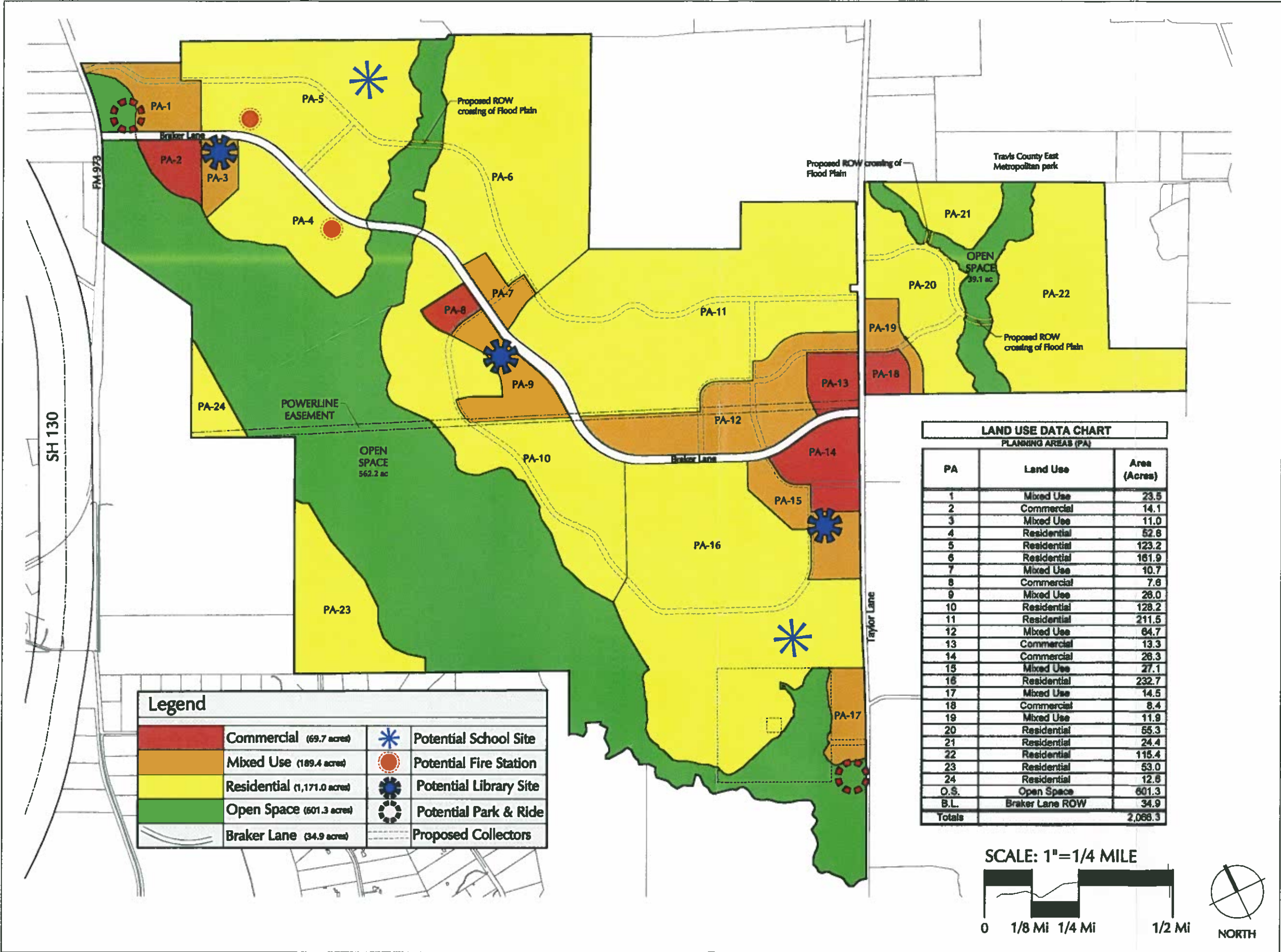
Whisper Valley Land Use Plan

Notes:

C1/77

Submittal Date:

03-25-2010

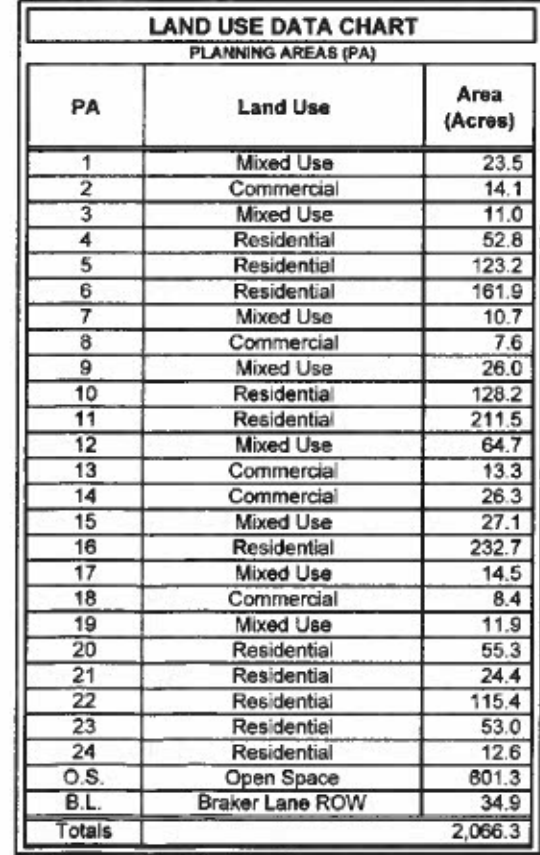




PARK IMPROVEMENT PLAN

Land Use Plan

BOOK REVIEW



A compass rose with a circle and two intersecting lines. One line is vertical, and the other is horizontal. The top half of the vertical line is shaded black. Below the circle, the word "NORTH" is written in bold, uppercase letters.

Notes:

1. Reference Zoning Use Summary Table and Site Development Regulations Table for additional PUD regulations and Whisper Valley and Indian Hills Annexation and Development Agreement Resolution Number 20080515-016.
2. Only one of each of the reserved sites for potential fire, library and park and ride will be developed.
3. Alternate street sections approved by Travis County Commissioners Court on December 15, 2009.

Drawing P: Wasque Valley-Wasque Valley - Old Forge Area A/C, upper Mustang (Pon_20) (Jul 1-24-A)-A-C (D) and Blue Penn dog
Mar 26, 2010 - 2:04 pm
Copyright: 2010 Maxter Kumpier Inc

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

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

Notes:

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

C1
79

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

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

Notes:

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

Not Applicable

C1/80

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

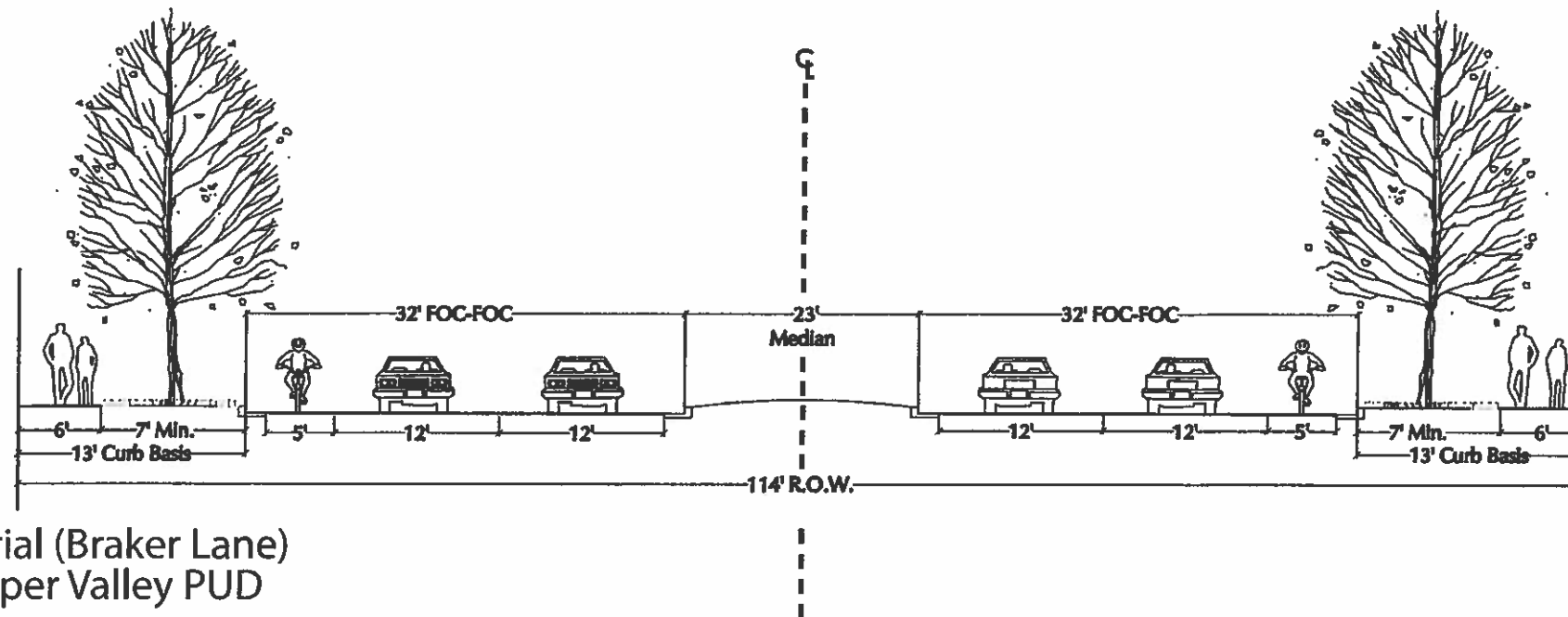
BUILDING TYPE	Single Family Detached Estate Lots	Single Family Detached Large Lot	Single Family Detached Medium Lot	Single Family Detached Small Lot	Single Family Attached 2 & 3 Units	Single Family Attached 4 Units Min.	Multifamily Three or more dwelling units within one or more buildings	Commercial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

C1/81

Notes:

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

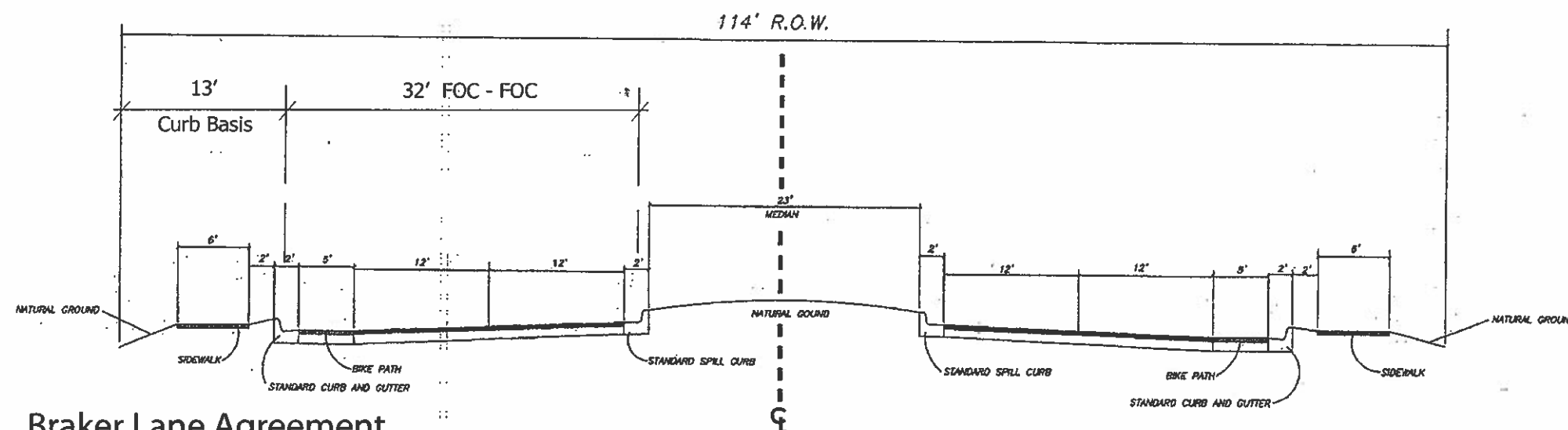
Not Applicable



① Arterial (Braker Lane) Whisper Valley PUD

Condition:

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



Braker Lane Agreement
Travis County

Whisper Valley PUD

Austin, Texas

Street Section
Comparison

1. Arterial

Notes:

C/B

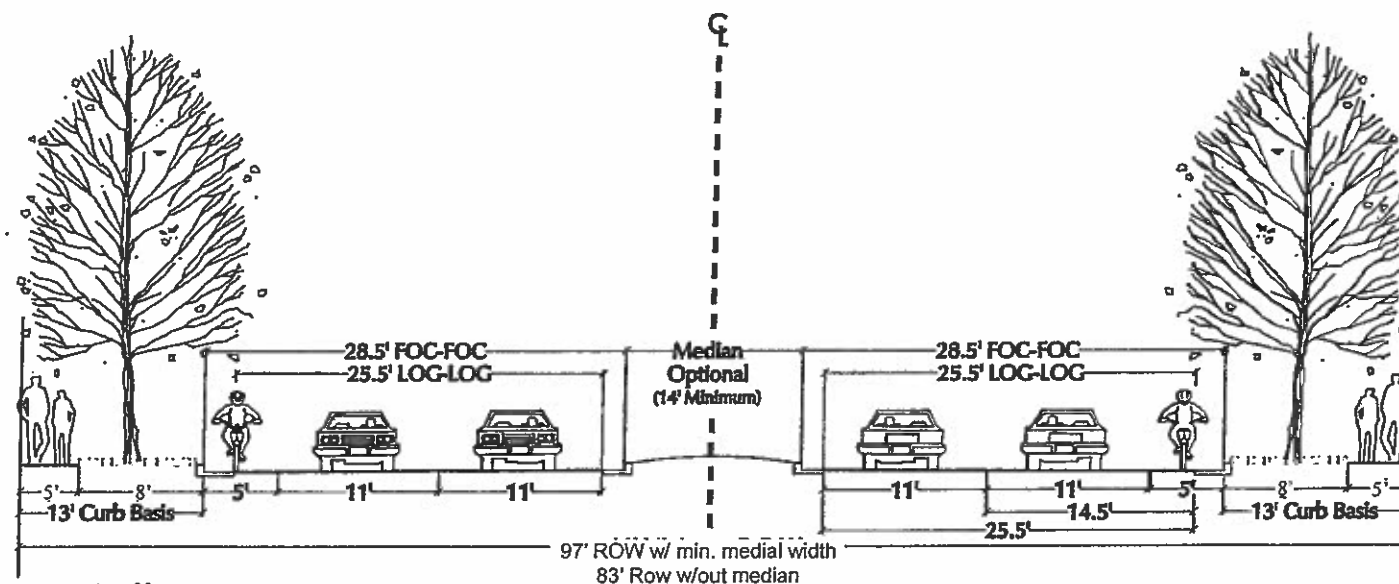
Submittal Date:

02/12/2009

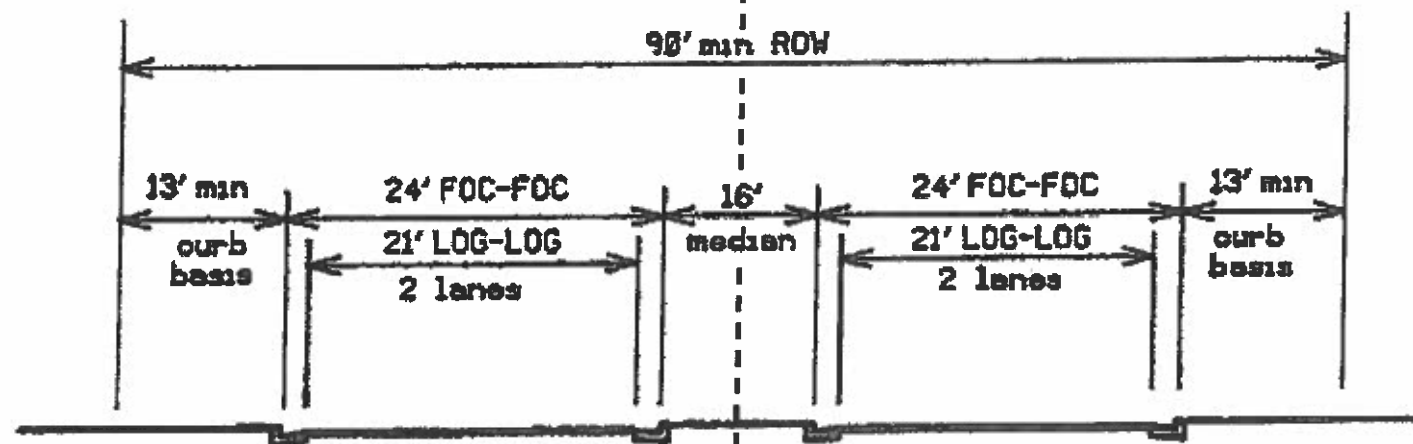
09/16/2009

12/07/09

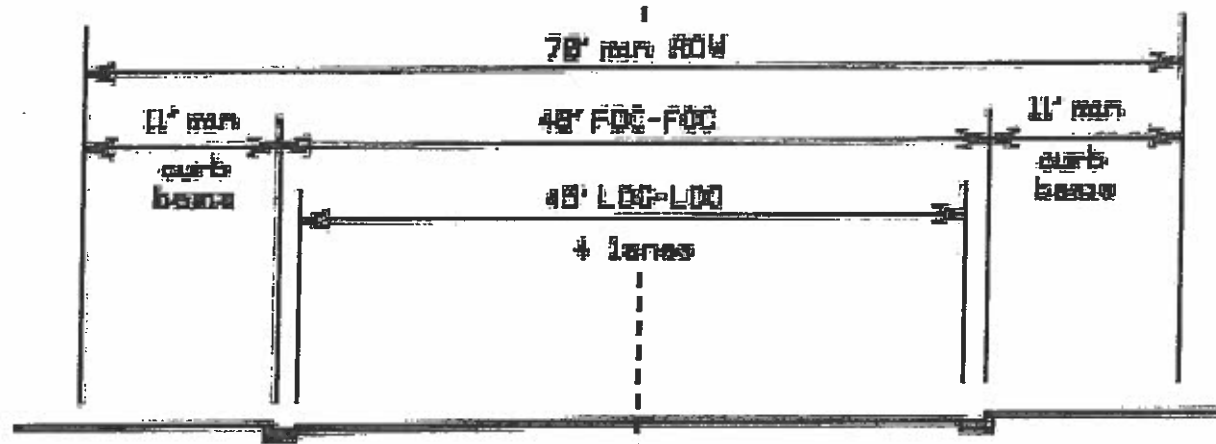




② Primary Collector - 4 Lane
Whisper Valley PUD Plan



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



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

NOTES:

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

Whisper Valley PUD

Austin, Texas

Street Section Comparison

2. Primary Collector- 4 Lane

Notes:

C/84

Submittal Date:

02/12/2009

09/16/2009

10/30/09

03/26/10

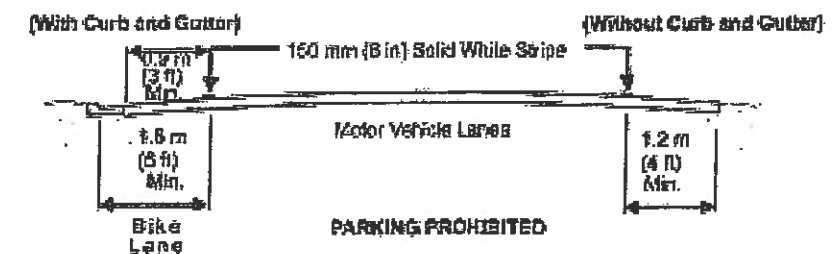
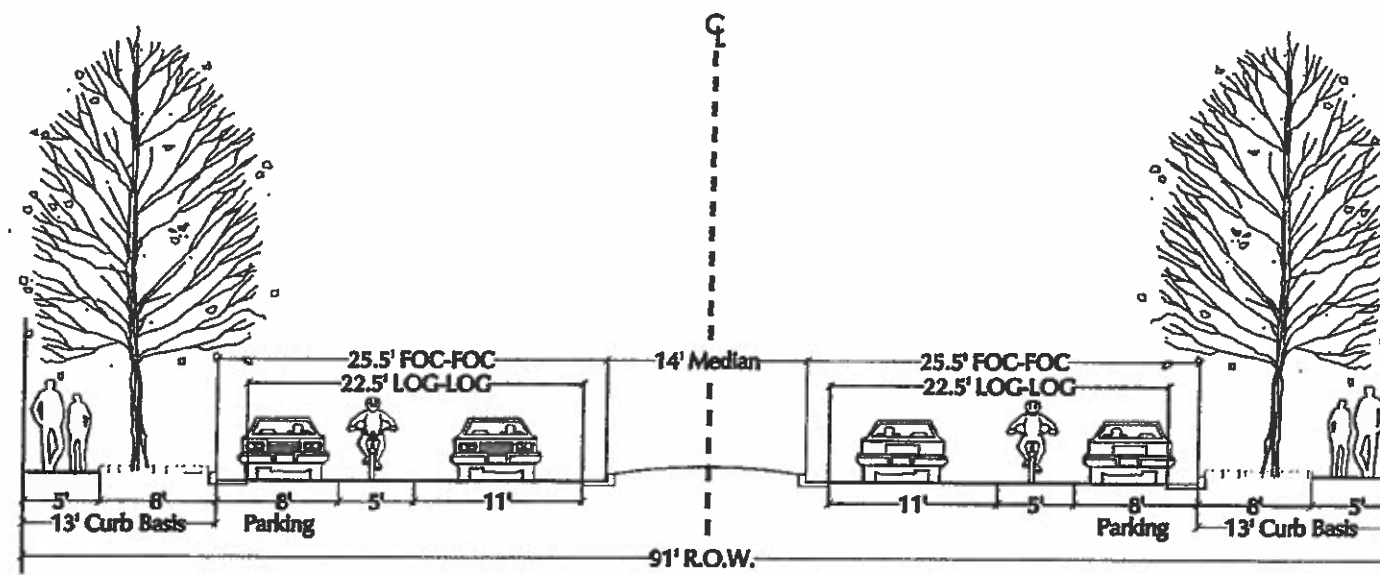


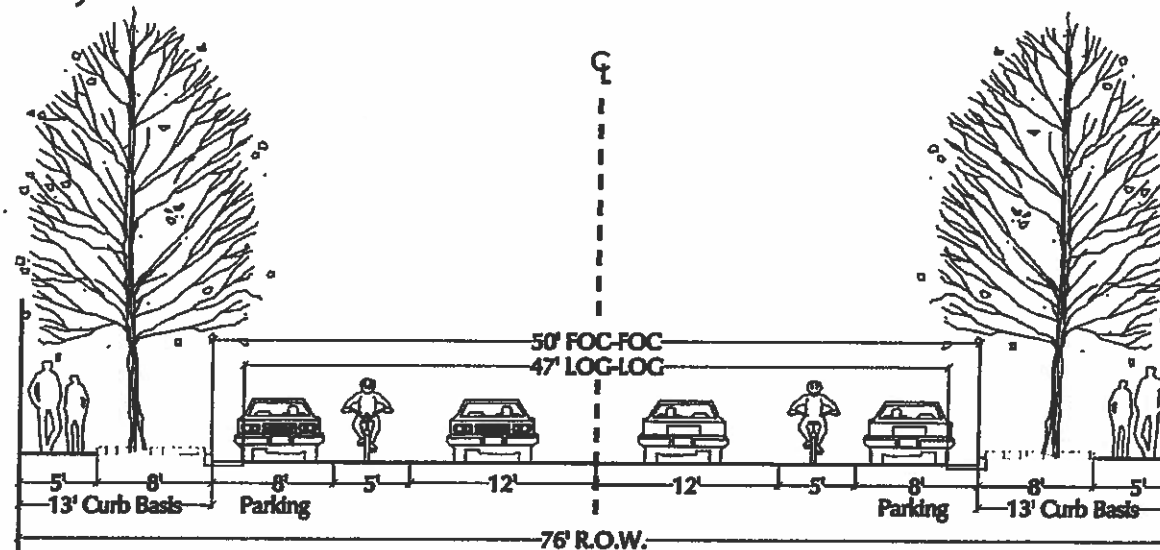
Figure 6 (3) Typical Bike Lane Cross Sections
from AASHTO Guide for the Development of Bicycle Facilities, 1999



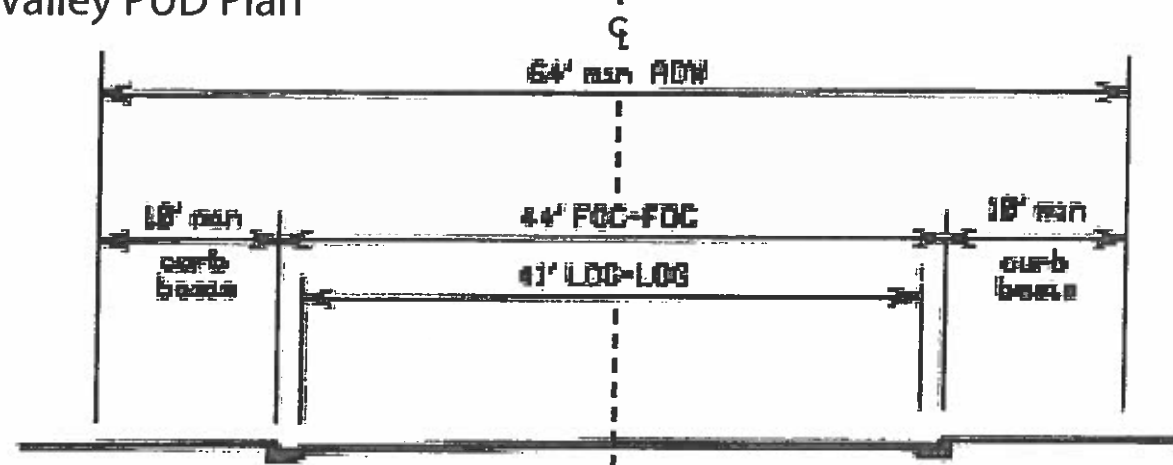
TAURUS



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



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



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

NOTES:

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

Whisper Valley PUD

Austin, Texas

Street Section Comparison

3. Neighborhood Collector - 2 Lane

Notes:

C/85

Submittal Date:

02/12/2009

09/16/2009

03/26/10

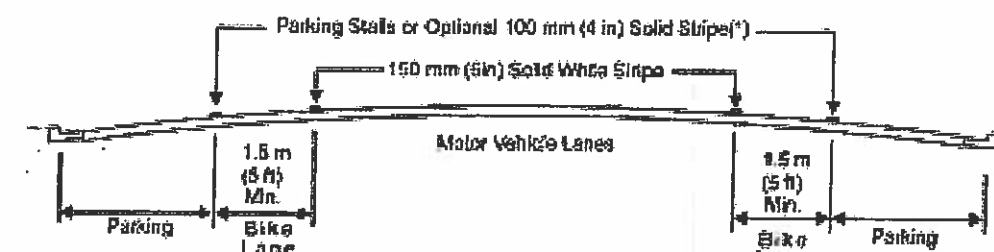
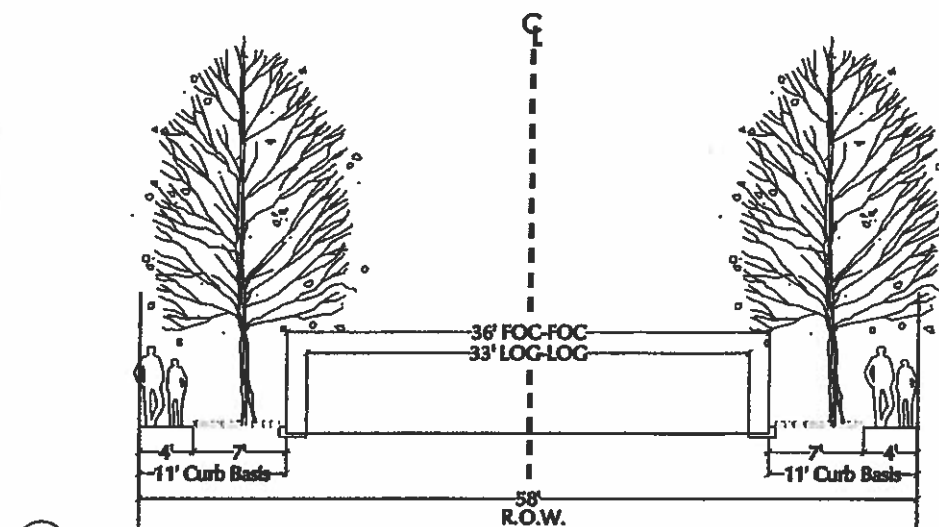


Figure 6 (1) Typical Bike Lane Cross Sections
from AASHTO Guide for the Development of Bicycle Facilities, 1999

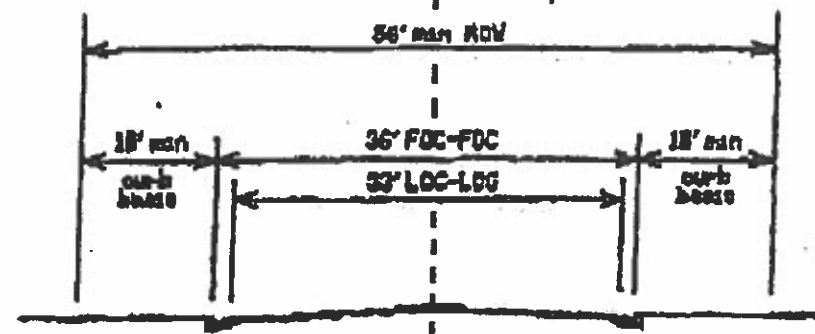


Example of Typical Bike Lane Cross Section
from AASHTO Guide for the Development of Bicycle Facilities, 1999

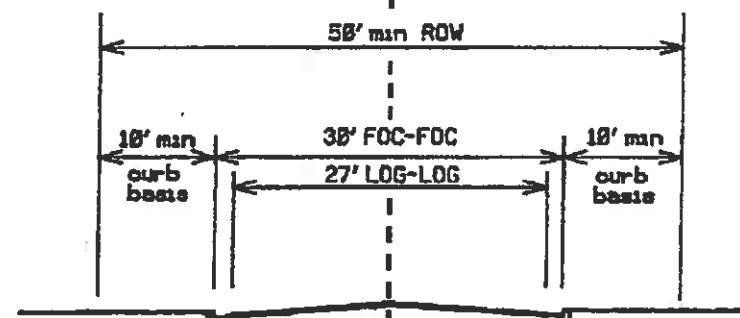




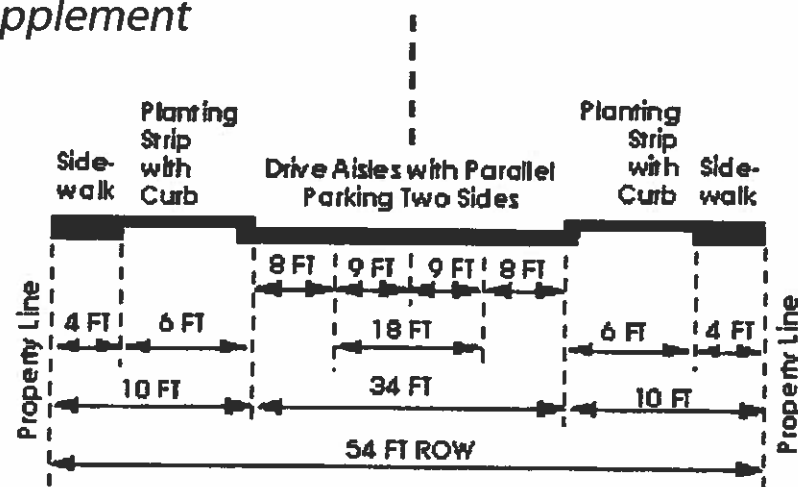
④ Local - Type 1
Whisper Valley PUD Plan



⑤ Local - Type 2a
Whisper Valley PUD Plan

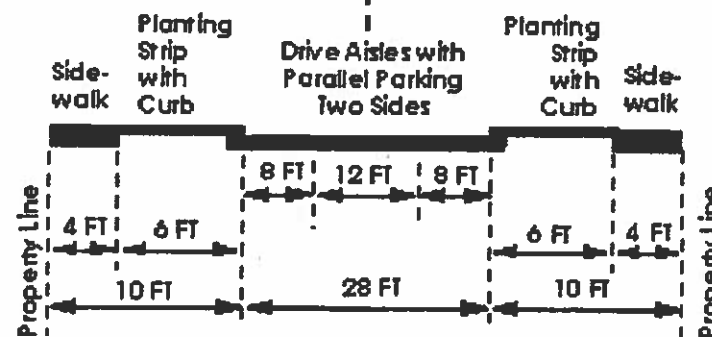


Local (SF 3-6) Figure 1-23
City of Austin Transportation and Public Services
Department
*Transportation Criteria Manual, Sept. 2003
Supplement*



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

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



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

NOTES:

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

Whisper Valley PUD

Austin, Texas

Street Section Comparison

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

Notes:

C/26

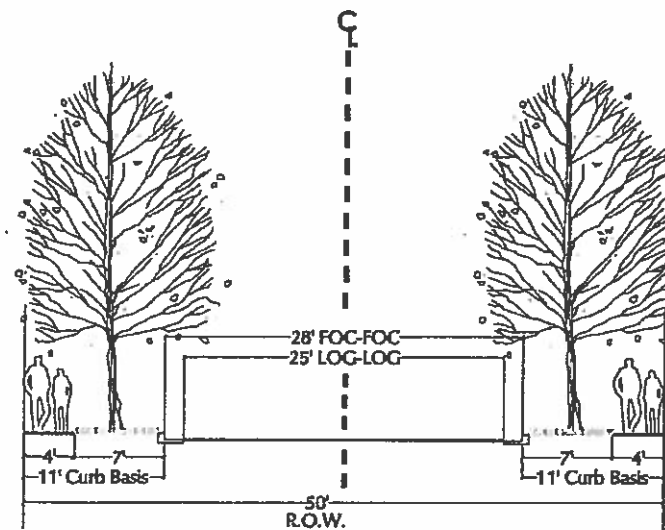
Submittal Date:

02/12/2009

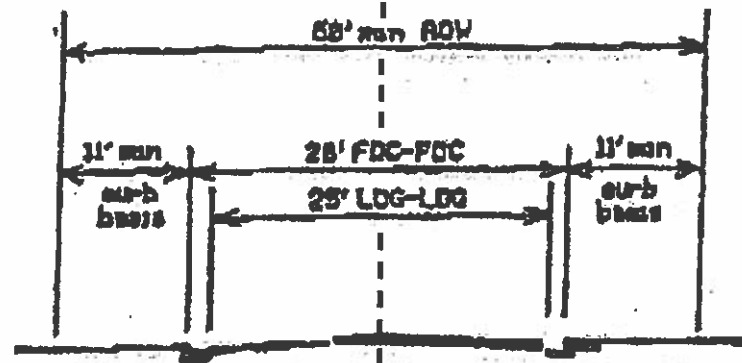
09/16/2009



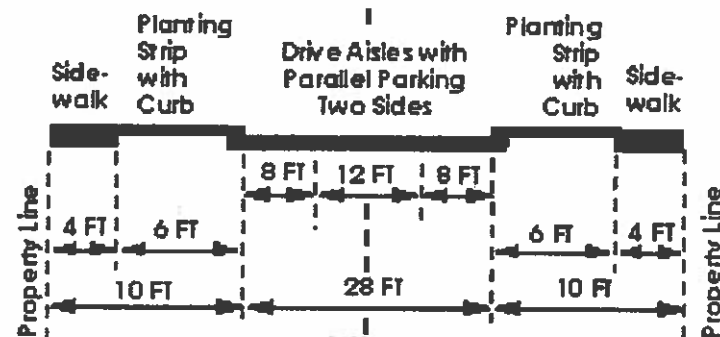
TAURUS



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



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



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

Whisper Valley PUD

Austin, Texas

Street Section Comparison

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

Notes:

cl/8x

Submittal Date:

02/12/2009

09/16/2009

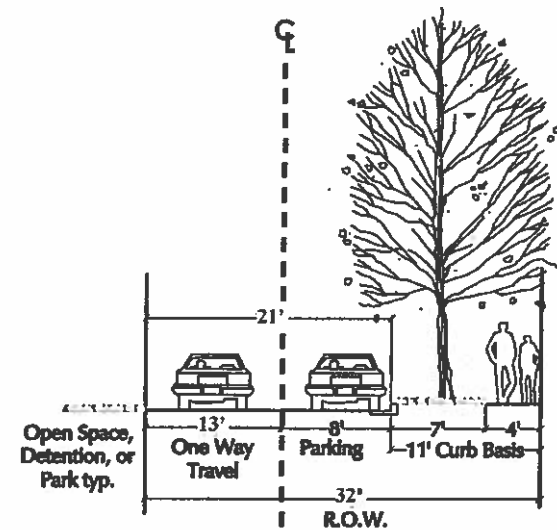
10/30/09

NOTES:

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



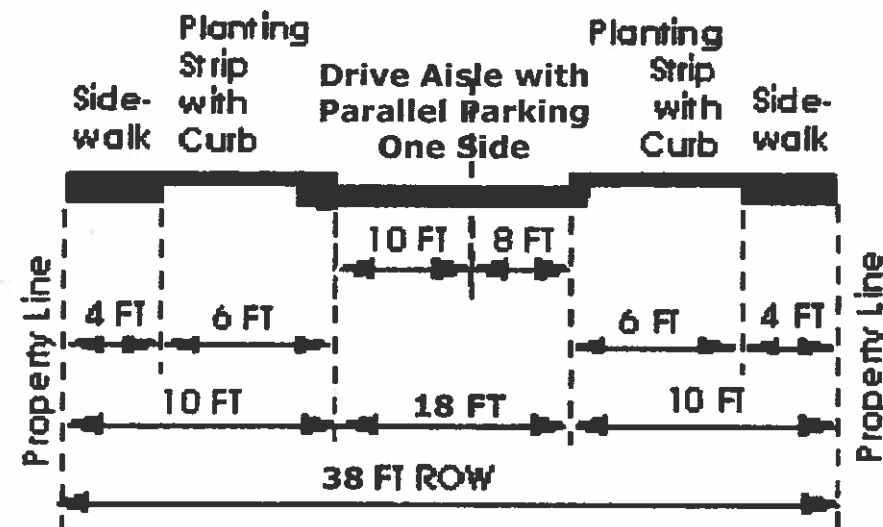
TAURUS



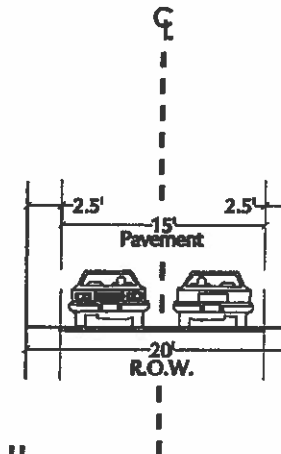
⑧ Local - One Way Whisper Valley PUD Plan

Conditions:

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



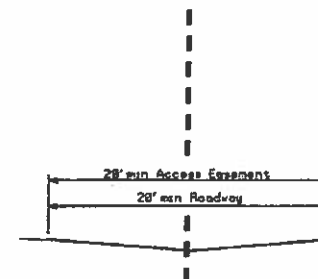
Mixed residential One Way
City of Austin
TND Street Classification and Streetscape Standards



⑨ Access Alley Whisper Valley PUD Plan

Conditions regarding alleys serving lots fronting on common open space:

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



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

NOTES:

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

Whisper Valley PUD

Austin, Texas

Street Section Comparison

8. Local - One Way
9. Alley

Notes:

cl
48

Submittal Date:

02/12/2009

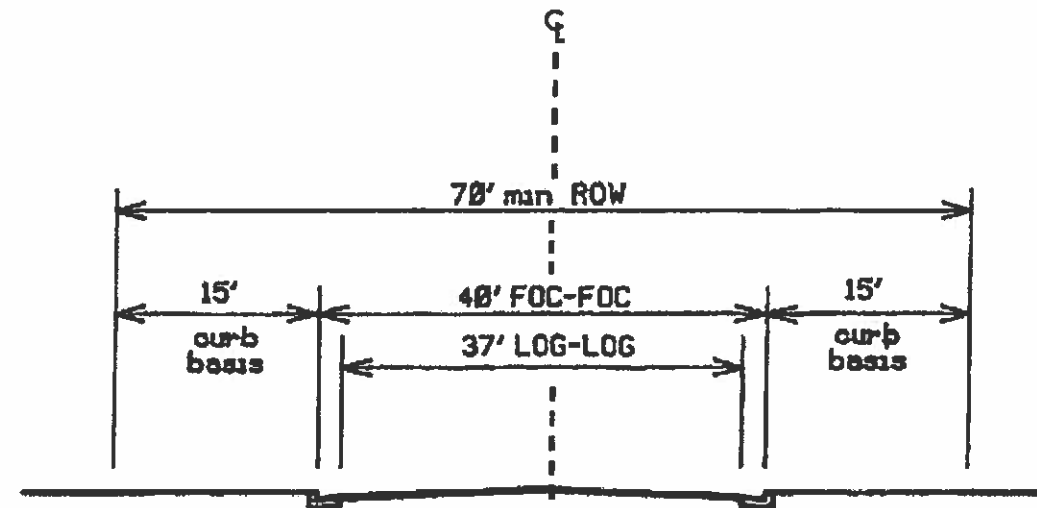
09/16/2009

10/30/09

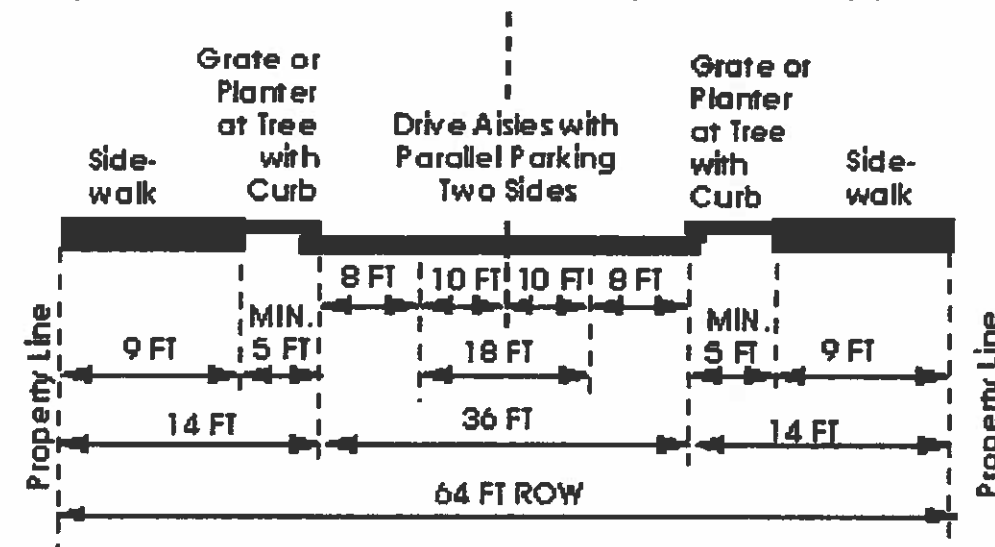
12/07/09



TAURUS



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



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

NOTES:

Whisper Valley PUD

Austin, Texas

Street Section Comparison

10. Local Urban Retail/MU

Notes:

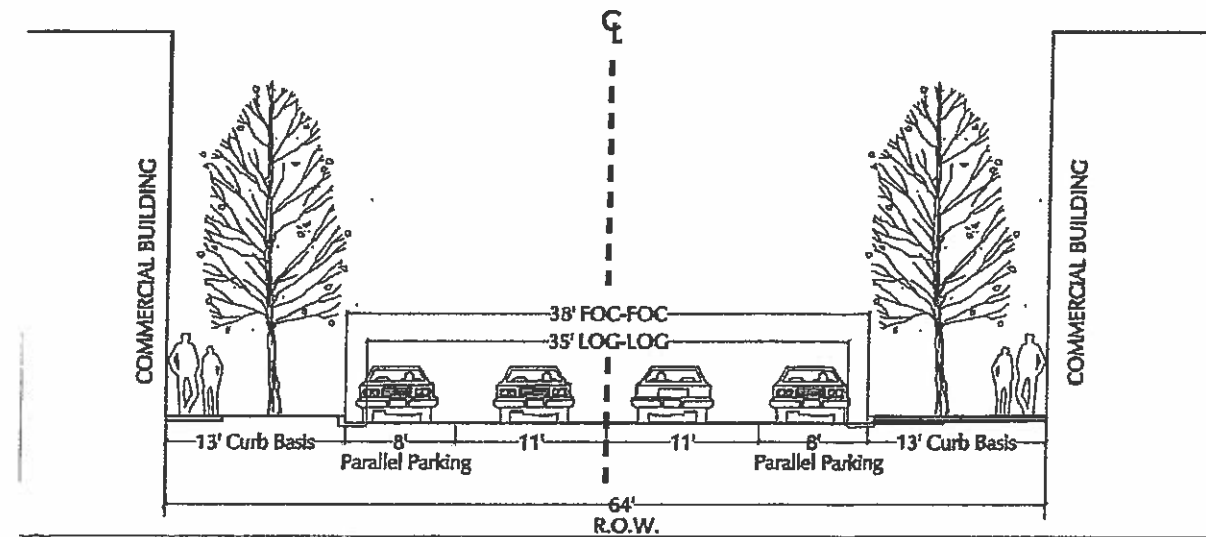
C/89

Submittal Date:

02/12/2009

09/16/2009





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

10b NOT USED

10c NOT USED

NOTES:

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

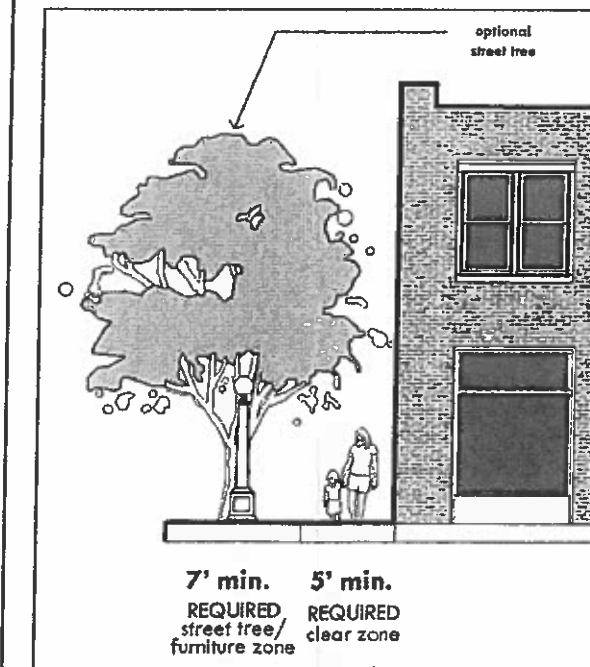


Figure 23 Urban Roadway Sidewalk Width Requirements
from *City of Austin Site Development Standards, Subchapter E: Design Standards and Mixed Use, Amended 2007*

Whisper Valley PUD

Austin, Texas

Street Section Comparison

10. Local Urban Retail/MU

Notes:

C/AO

Submittal Date:

02/12/2009

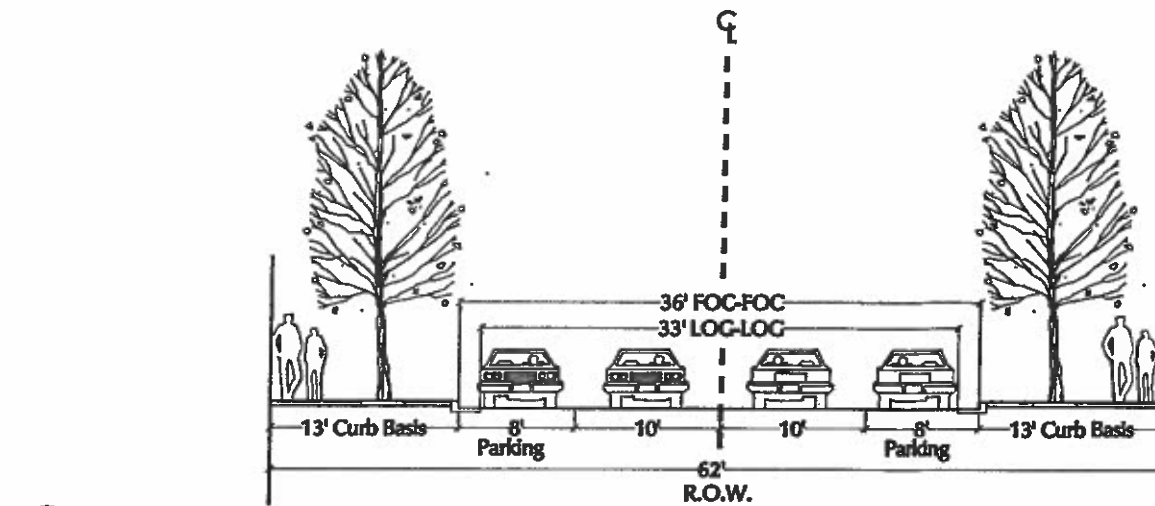
09/16/2009

10/30/09

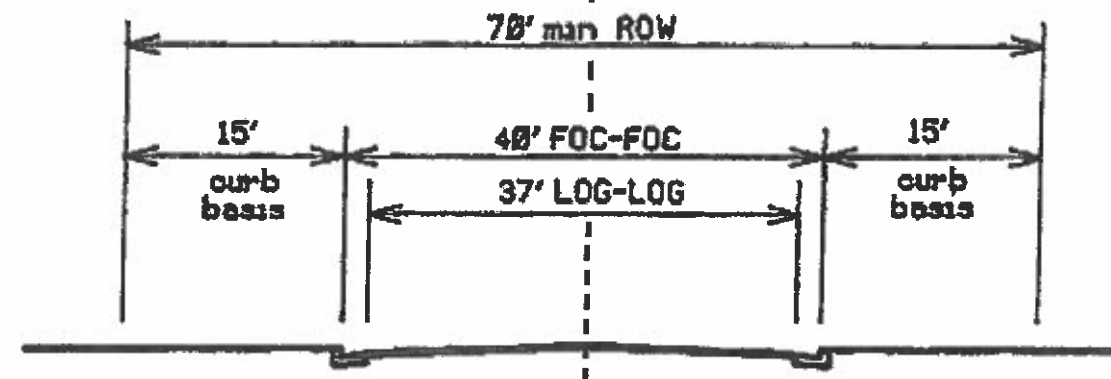
12/07/09

03/26/10

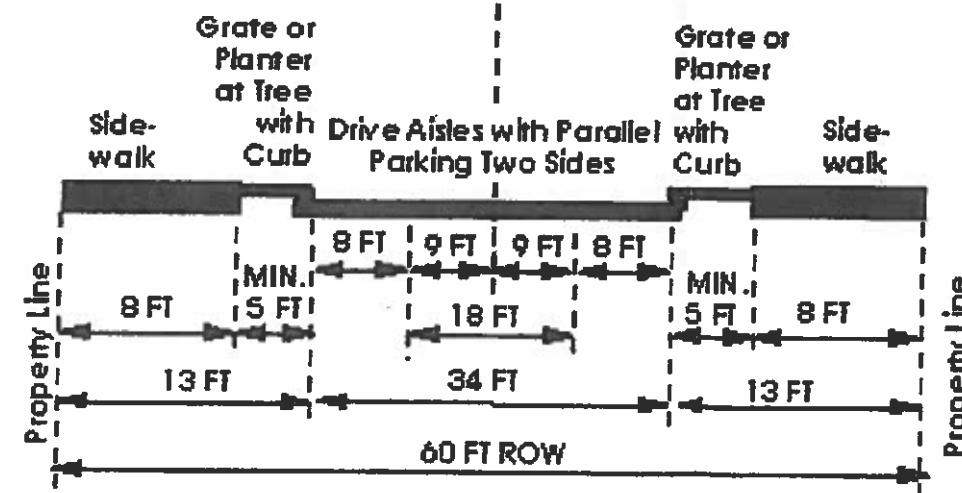




⑪ Local Urban - Residential
Whisper Valley PUD Plan



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



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

NOTES:

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

Whisper Valley PUD

Austin, Texas

Street Section Comparison

11. Local Urban Residential

Notes:

CL
91

Submittal Date:

02/12/2009

09/16/2009

10/30/09

03/26/10



TAURUS