Additional Permitted Uses

Administrative and Business Offices	Research Services
Art Gallery	Restaurant (General)
Art Workshop	Restaurant (Limited)
Business or Trade School	Software Development
Business Support Services	Theater
Cocktail Lounge	College and University Facilities
Commercial Off-Street Parking	Community Recreation (Private)
Communications Services	Community Recreation (Public)
Consumer Convenience Services	Counseling Services
Consumer Repair Services	Cultural Services
Financial Services	Day Care Services (Commercial)
Food Sales	Family Home
General Retail Sales (Convenience)	Group Home, Class II
General Retail Sales (General)	Guidance Services
Hotel-Motel	Hospital Services (Limited)
Indoor Entertainment	Local Utility Services
Indoor Sports and Recreation	Private Primary Educational Facilities
Medical Offices - exceeding 5,000 sf gross floor area	Private Secondary Educational Facilities
Medical Offices - not exceeding 5,000 sf gross floor area	Safety Services
Off-Site Accessory Parking	Administrative Services
Outdoor Sports and Recreation	Pet Services
Personal Improvement Services	Printing and Publishing
Personal Services	Professional Offices

Prohibited Uses

Drive Thru Services

VICINITY MAP

N.T.S.

SITE DEVELOPMENT CRITERIA TABLE 1

	MF-6
MINIMUM LOT SIZE (square feet):	8,000
MINIMUM LOT WIDTH:	50
MAXIMUM DWELLING UNITS PER LOT:	–
MAXIMUM HEIGHT:	*
MINIMUM SETBACKS:	
FRONT YARD:	**
STREET SIDE YARD:	**
INTERIOR SIDE YARD:	**
REAR YARD:	**
MAXIMUM BUILDING COVERAGE:	70%
MAXIMUM IMPERVIOUS COVER:	***
MAXIMUM FLOOR AREA RATIO:	–

* SEE TABLE ON SHEET 1 OF THE LAND USE PLAN FOR PARCEL HEIGHTS.

** SET BACKS WILL BE GOVERNED BY COMMERCIAL DESIGN STANDARDS FOR BUILDING PLACEMENTS OR STANDARD MF-6 IF NOT APPLICABLE.

*** SEE NOTE 3 FOR MAXIMUM IMPERVIOUS COVER

SITE DEVELOPMENT CRITERIA TABLE 2
(Applicable to Area 7 only)

Regulation	Applicable to Townhouse Use in Area 7
Min Lot Area[2]	975 SF
Minimum Lot Width[3]	15'
Minimum Lot Depth[3]	30'
Minimum Setbacks:	
Front Yard	0'
Street Side Yard	0'
Interior Side Yard	0'
Rear Yard	0'
Maximum Building Height	*
Maximum Impervious Cover	**
Maximum Building Coverage	70%
Maximum Floor to Area Ratio	–
Maximum Units Townhouse Group[4]	10
Maximum Units Per Acre	80

*See Height Table on Page 1 of this PUD Plan.
**Refer to PUD Note 3

NOTES.

1. See Development Criteria Table 2 applies to townhouse use in Area 7
2. No building shall be constructed on any lot less than 975 square feet. A lot shall not contain more than one townhouse. A Townhouse lot shall either have access on a public street or right-of-way or through a dedicated access easement with a minimum width of 20 feet.
3. The lot width (as described in the table above) shall be defined as the width of the lot at the building foundation.
4. The lot depth (as described in the table above) shall be defined as the portion of the lot including the front yard and the building foundation.
5. A Townhouse Group is defined as a series of townhouses constructed on a single building foundation.
6. Resident townhouse parking shall be accommodated in a garage or at the rear of the townhouse.
7. An average of two hundred square feet of open space shall be required for each townhouse. The open space may include area within a townhouse lot or common open space accessible to a group of townhouses.
8. At least 1,700 square feet site area is required for each townhouse

PUD NOTES:

1. THE MF-6 SITE DEVELOPMENT STANDARDS ARE APPLICABLE TO THE SOUTHSHORE PUD. CRITERIA SPECIFICED IN THE SITE DEVELOPMENT CRITERIA TABLES (SHOWN HEREIN) SUPERSEDE THE PROPOSED BASE DISTRICT REQUIREMENTS. SITE DEVELOPMENT CRITERIA TABLE 1, SITE DEVELOPMENT CRITERIA TABLE 2, AND THE ACCOMPANYING NOTES SHALL SERVE AS THE DEVELOPMENT STANDARDS FOR ALL USES.
2. ALL LAND USES PERMITTED IN THE MF-6 BASE DISTRICT ARE ALLOWED. LAND USES LISTED IN THE ADDIRONAL PERMITTED USES TABLE SHALL BE PERMITTED WITHIN THE PUD.
3. IMPERVIOUS COVER SHALL BE RESTRICTED TO 14.80 ACRES OR 74% OF GROSS SITE AREA.
4. THE TOTAL NUMBER OF RESIDENTIAL UNITS WITHIN THE PUD SHALL BE LIMITED TO 1200.
5. STRUCTURES LOCATED WITHIN AREA 7 OF THE PUD LAND USE PLAN SHALL BE SUBJECT TO A SETBACK OF 20 FEET FROM THE SOUTHERN PROPERTY LINE OF AREA 7. AT SUCH TIME THE CITY OF AUSTIN DETERMINES TO CONSTRUCT AN EXTENSION OF ELMONT DRIVE, AN EASEMENT OR STREET DEED WITHIN THE 20 FOOT SETBACK WILL BE PREPARED TO ALLOW FOR THE CONNECTION OF ELMONT DRIVE BETWEEN ARENA DRIVE AND TAHNIN FORD ROAD.

MODIFICATIONS TO CODE:

THE PUD SPECIFIC PERFORMANCE STANDARD IDENTIFIED HEREIN SHALL APPLY IN LIEU OF OTHERWISE APPLICABLE CODE SECTIONS, CITY REGULATIONS OR THE CITY POLICIES:

1. MODIFICATION TO SECTION 25-1-21 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR SITE DEVELOPMENT TO COMPLY WITH DEVELOPMENT STANDARDS ON AN OVERALL CONTIGUOUS BASIS, RATHER THAN TRACT BY TRACT.
2. MODIFICATION TO SECTION 25-2-243 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR THE PUD AREA TO BE CONSIDERED CONTIGUOUS IN ONE ZONING APPLICATION.
3. MODIFICATION TO SCECTION 25-4-681 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR ADDITIONAL PERMITTED USES AS INDICATED ON THE PUD PLAN.
4. MODIFICATION TO SECTION 25-8-392 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR CONSTRUCTION OF A REGIONAL WET POND WITHIN THE BOUNDARIES OF THE CRITICAL WATER QUALITY ZONE.
5. MODIFICATION TO SECTION 25-2-741(C) OF THE LAND DEVELOPMENT CODE TO ALLOW FOR THE MAXIMUM HEIGHTS OF AREAS 2, 3, 4 AND 6 TO EXCEED 60 FEET OR THE HEIGHT OF THE EXISTING MF-3 BASE ZONING DISTRICT.

Planning & Development Review

PUD APPROVAL

CASE NUMBER C814-2006-0067 SOUTH SHORE DISTRICT PUD

APPROVED BY COMMISSION / TEXAS AND PLANNING COMMISSION ON

____ FOR IN _____ (DATE) ____ (YEAR)

APPROVED BY COUNCIL ON December 17 (DATE) 2009 (YEAR)

UNDER SECTIONS 25-2-144 AND 25-2, SUBCHAPTER B, DIVISION 5, SUBPART A, SUBPART B, SUBPART C (2.5), SUBPART D AND

2009121?-126 OF CHAPTER 25-2 OF THE CITY CODE.

Stephen Rye
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

FINAL ORDINANCE NUMBER

Rev. 1: _____
Rev. 2: _____
Rev. 3: _____

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TBPE Registration Number F1046
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LAND USE PLAN NOTES

SOUTH SHORE DISTRICT P.U.D.

GRAYCO PARTNERS

PLOTTING SCALE: 1" = 1'
DATE PLOTTED: 11/20/08
FILE: S:\Projects\Grayco Partners LP\1788 South Shore PUD\Exhibits\Land Use Plan\
DRAWN BY: DBK
DESIGNED BY: RJR
REVIEWED BY: RJR
PROJECT NO.: 1788-01.02

SHEET 2 OF 3

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