

EXHIBIT C

Project Area

08/22

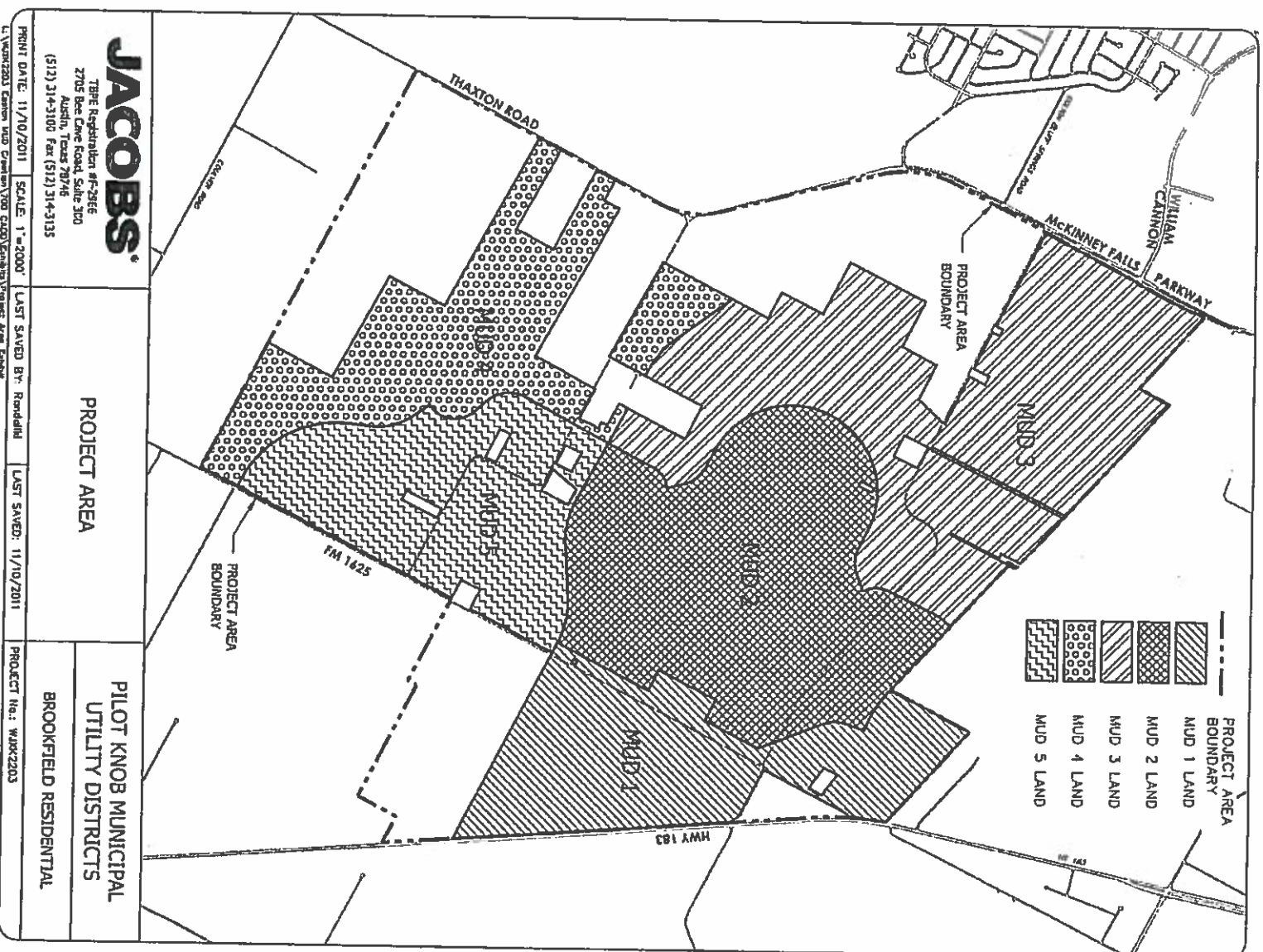


Exhibit A-3

TIER ONE PUD REQUIREMENTS

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:
2.3.1.A.		Meet the objectives of the City code	Pilot Knob PUD meets the objectives of the City code.
2.3.1.B.		Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 (<i>General Intent</i>) than development under the regulations in the Land Development Code. Section 1.1 states that "[t]his division provides the procedures and minimum requirements for a planned unit development zoning district to implement the goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services.	<p>In 2012, five Pilot Knob MUDs were approved. For simplicity through this spreadsheet, the five MUDs will be called the "District" and the Pilot Knob PUD will be called the "Project".</p> <p>Through the MUD consent process, it was agreed that the major water and wastewater facilities would be oversized for the benefit of the City, with no recoverable costs to the Developer, as shown and described in Exhibits M and N of the Consent Agreement</p> <ol style="list-style-type: none">1. Cottonmouth Gravity Interceptor, Offsite Section 22. PK Pumplover Lift Station3. PK Pumpover Force Main4. Cottonmouth Gravity Interceptor South Extension5. Parallel Wende Road Force Main6. South Fork at FM 1625 Lift Station7. South Fork at FM 1625 Force Main8. South Fork at Hwy 183 Lift Station9. South Fork at Hwy 183 Force Main10. North Fork at Hwy 183 Lift Station11. North Fork at Hwy 183 Force Main12. East-West Gravity Interceptor13. 24 inch (O/S) South Zone14. 24 inch (O/S) South Zone
			The pro rata share of these non-recoverable improvements for the benefit of the City totals approximately \$3.76 million in 2012 dollars. In addition to providing these facilities, below is a summary of how the Project provides development standards to meet and exceed the PUD intent goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services.
2.3.1.C.	Open Space	Provide a total amount of open space that equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts, and 20 percent of the nonresidential tracts within the PUD, except that: 1.a detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity; and 2. the required percentage of open space may be reduced for urban property with characteristics that make open space infeasible if other community benefits are provided	<p>Open space provided = a minimum of 300 acres, as described in the MUD consent agreement.</p> <p>Total open space required: 226.75 acres, based on the assumed land uses.</p> <p>Open space and parkland provided = a minimum of 400 acres per the MUD. Additional parkland will be required, depending on the residential density.</p> <p>Of the 400 acres, 185.4 acres are in the floodplain, 20 acres are CEF buffers, and there are zero acres that are additional CWOZ, outside of the floodplain.</p>
2.3.1.D.	Green Building	Comply with the City's Planned Unit Development Green Building Program	All buildings within the PUD will be constructed in a manner to achieve two stars or greater under the City's Austin Energy Green Building Program (or such buildings will be constructed in a manner sufficient to achieve a reasonably equivalent rating under another program approved by the City).
2.3.1.E.	Neighborhood Plans, Historic Areas, Compatibility	Be consistent with applicable neighborhood plans, neighborhood combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses	There are no applicable neighborhood plans, neighborhood combining district regulations, historic areas, or landmark regulations. The PUD is compatible with the adjacent property and land uses.

PILOT KNOB PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

August 1st, 2015

08/24

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:
23.1.F	Environmental Preservation	Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography, and the natural and traditional character of the land	As part of the MUD consent agreements, the project began its preservation of the natural environment by agreeing to implement the City's recommendation of preservation of creek buffers for waterways with a drainage area of 64 to 320 acres, when this was not part of the City's code. Although this is no longer considered environmentally superior, since it has since been incorporated into the City's code, it was considered environmentally superior in 2012 when it was agreed to. In addition, it set a positive precedent for this language being incorporated into the City's code and it being a viable tool that developers could perform. The Pilot Knob PUD includes the restoration of CWQZ areas with the use of native prairie grass and riparian tree species, use of green water quality controls, additional open space, parkland, and trails, as well as incorporation of green building measures such as water saving interior building fixtures and outdoor irrigation systems. These are discussed in more detail in the Tier 2 section below.
23.1.G	Public Facilities	Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities.	The PUD includes the following public facilities: 1. Donation of land for two school sites, which includes bringing water, wastewater, and streets to the two sites at no cost to Del Valle ISD. 2. Donation of up to two usable acres of land to the City for a fire/EMS site. 3. Designation of a ten acre site for a future intermodal transfer station and related public transportation facilities for market price sale to the City/Capital Metro.
23.1.H	Landscaping	Exceed the minimum landscaping requirements of the City Code.	As part of the MUD consent agreement, the project agreed to provide a tree care plan, prepared by a certified arborist to be provided for construction-related impacts within the critical root zone of all trees which are required to be preserved, prior to this requirement being added to the City's code. Landscaping requirements will be exceeded since planted trees for landscape requirements will come from Appendix F of the Environmental Criteria Manual, or as approved by the City. Upon reclaimed water being brought to undeveloped areas of the Project, reclaimed water shall be used for irrigation in open space areas where such use is economically feasible, subject to any applicable water use restrictions imposed by the City. However, no reclaimed water will be used in the floodplain or CWQZ.
23.1.I	Transportation, Connectivity	Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails, and roadways.	Connectivity to the surrounding roadway network is provided in a way to facilitate transportation and mass transit connections. A ten acre site for a future intermodal transfer station and related public transportation facilities will be designated for market price sale to the City/Capital Metro. ROW for arterial street alignments in accordance with the Capital Area Metropolitan Planning Organization (CAMPO) 2035 Transportation Plan or successor plan are being provided. Construction of arterial streets and other transportation improvements identified in the TIA shall be funded, based on a pro-rata share. A minimum of ten miles of trails will be provided. These will be connected to the sidewalks, pedestrian ways, and vehicular transportation network. Where rear property lines of single family residences are adjacent to William Cannon Drive, Slaughter Lane, McKinney Falls Parkway, and FM 1625, funding and construction of aesthetically pleasing walls, subject to review and approval of the City shall be provided.
23.1.J	Prohibit Gated Roadways	Prohibit gated roadways	The PUD will only allow gated roadways for retirement homes and active adult communities, provided that connectivity for pedestrian and bicycle uses is maintained

PILOT KNOB PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

08/26
APRIL 2, 2015

LDC Reference: Chapter 25-2, Subch B, Div. 5	Subject	Code Requirement	Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:
2.3.1.K.	Historical Preservation	Protect, enhance, and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance	There are no structures or sites that are of architectural, historical, archaeological, or cultural significance.
2.3.1.L	PUD Size	Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints	The PUD is approximately 2216.64 acres in size.
2.3.2.A	Commercial Design Standards	Comply with Chapter 25-2, Subchapter E (<i>Design Standards and Aligned Use</i>)	The Pilot Knob PUD will comply with Subchapter E of the City's Land Development Code, with only minor project specific exceptions.
2.3.2.B	Commercial Design Standards	Inside the urban roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 (<i>Design Standards and Aligned Use</i>), comply with the sidewalk standards in Section 2.2.2., (<i>Core Transit Corridors: Sidewalks and Building Placement</i>)	N/A - The project is not located within the urban roadway boundary depicted in Figure 2.
2.3.2.C	Commercial Design Standards	Contain pedestrian-oriented uses as defined in Section 25-2-691(C) (<i>Waterfront Overlay District Uses</i>) on the first floor of a multi-story commercial or mixed use building.	The Pilot Knob PUD will comply with pedestrian-oriented uses on the first floor of a multi-story commercial or mixed use building.

2.4 TIER TWO PUD REQUIREMENTS

LDC Reference: Chapter 25-2, Subch B, Div. 5	Subject	Code Criteria	Additional Tier Two Requirements Pilot Knob PUD Meets or Exceeds
	Open Space	Provides open space at least 10% above the requirements of Section 2.3.1.A. (Minimum Requirements). Alternatively, within the urban roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (<i>Design Standards and Mixed Use</i>), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department	Open space provided = a minimum of 300 acres, as described in the MUD consent agreement. Total open space required: 226.75 acres, based on the assumed land uses. Ten percent above this requirement totals 249.43 acres. Open space and parkland provided = a minimum of 400 acres per the MUD. Additional parkland will be required, depending on the residential density. Of the 400 acres, 185.4 acres are in the floodplain, 20 acres are CEF buffers, and there are zero acres that are additional CWQZ outside of the floodplain. Parkland requirements will be based on ten acres per 1,000 residents, instead of current Code, which is based on a requirement of five acres per 1,000 residents. A minimum of 100 acres of parkland will be provided, even if the residential density does not require that amount. A minimum of ten miles of publicly accessible trails will be provided. The trails will vary in width between four and 12 feet, and will include a combination of concrete sidewalk, crushed granite, and natural slopes. The trail system will attempt to connect to the McKinney Falls trail. The Parks and Recreation Board Guidelines for Parkland and Recreation Facility Standards For Municipal Utility Districts, adopted November 27, 1984, recommends a fee of \$200 for each residential Living Unit Equivalent (LUE) for the provision of parkland improvements. The PUD will post fiscal or develop parkland improvements totaling at least \$400 per residential LUE. It is estimated that this will total \$3.6 million of parkland improvements, based on the expected density.
	Environment / Drainage	Complies with current code instead of asserting entitlement to follow older code provisions by application of law or agreement	All submissions occurring after the approval of the Pilot Knob PUD propose to comply with current code, in effect at the time of development application, except as amended by the PUD, and not assert entitlements to follow older code provisions.
		Provides water quality controls superior to those otherwise required by code	N/A

PILOT KNOB PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

August 12, 2015
C81246

UDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:
		Uses green water quality controls as described in the Environmental Criteria Manual to treat at least 50 percent of the water quality volume required by code	When the MUD consent agreements were approved in 2012, it was agreed that in all phases of development, the Developer will provide green water quality controls superior to those otherwise required by Austin City Code by providing innovative controls listed in ECM Section 1 6 7 or other as approved by the Watershed Protection Department. Although this item is no longer considered to be environmentally superior, since it has since been incorporated into the City's code, this project set a positive precedent for this language being incorporated into the City's code and it being a viable tool that developers could perform.
		Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size	The Project will use green water quality controls as described in Environmental Criteria Manual (ECM) Section 1 6 7 to treat 100% of the water quality volume required by code. Per ECM Section 1 6 7, green water quality controls may include, but not be limited to biofiltration ponds, rain gardens, and other non-required vegetation.
		Reduces impervious cover by five percent below the maximum otherwise allowed by code or includes off-site measures that lower overall impervious cover within the same watershed by five percent below that allowed by code	N/A
		Provides minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres	As part of the MUD consent agreements, the project began its preservation of the natural environment by agreeing to implement the City's recommendation of preservation of creek buffers for waterways with a drainage area of 64 to 320 acres, when this was not part of the City's code. Although this is no longer considered environmentally superior, since it has since been incorporated into the City's code, it was considered environmentally superior in 2012 when it was agreed to. In addition, it set a positive precedent for this language being incorporated into the City's code and it being a viable tool that developers could perform.
			One hundred percent of the 64 acre drainage areas will be either protected or mitigated per the MUD Consent Agreement. This equates to approximately 39,555 linear feet of buffered headwaters (approximately 88 acres) as shown in Exhibit F-2 of the MUD Consent Agreement. The linear feet of creeks within the PUD which have a drainage area between 32 and 64 acres is 10,900 linear feet. This means that a minimum of 78.3 percent of the drainage areas between 32 and 320 acres will be either protected or mitigated. As noted above, at the time of the MUD approval, there were no requirements for preservation of creek buffers.
		Provides volumetric flood detention as described in the Drainage Criteria Manual	In some instances, the PUD will provide a minimum 50 foot setback for unclassified waterways with a drainage area of 32 acres. However, at this time it is not possible to quantify the exact amount. As an example, Easton Park Section 1C, which is currently in review with the City, has 1,000 linear feet of 50 foot buffer for the unclassified waterway with a drainage area of 32 acres.
		Provides drainage upgrades to off-site drainage infrastructure that does not meet current criteria in the Drainage or Environmental Criteria Manuals, such as storm drains and culverts that provide a public benefit	N/A - Per the MUD consent agreement, "In all phases of development, the Developer agrees to ... 4, provide volumetric flood control detention if feasible."
		Proposes no modifications to the existing 100-year floodplain	N/A
		Uses natural channel design techniques as described in the Drainage Criteria Manual	The Project is required to comply with natural channel design techniques, which are superior to the Drainage Criteria Manual. These are described in Exhibit F of the MUD Consent agreement, as well as restated in Exhibit S of the PUD.

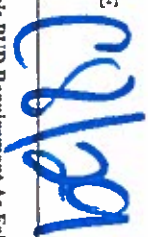
PILOT KNOB PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

August 12, 2015
C8124

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:
		Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.	The Pilot Knob PUD is restoring riparian vegetation for all intermediate and major waterways in the CWQZ. -The condition of all CWQZ for intermediate and major waterways shall be assessed using the Zone 2 functional assessment methodology described in Appendix X of the Environmental Criteria Manual. (Zone 2 is the area from the edge of the active channel to the edge of the CWQZ.) -All CWQZs found to be in "Poor (1)" or "Fair (2)" condition shall be restored to "Good (3)" or "Excellent (4)" condition. CWQZs found to be in "Good (3)" or "Excellent (4)" condition shall not be disturbed except as otherwise allowed by code and this PUD ordinance. -The applicant shall prepare a Riparian Restoration Plan demonstrating that all parameters of the Appendix X "Scoring Zone 2 - Critical Water Quality Zone" table shall be raised to "Good (3)" or "Excellent (4)" condition. -The Zone 2 functional assessment of existing conditions and the Riparian Restoration Plan shall be submitted, reviewed, and approved with each residential subdivision or commercial site plan that includes CWQZ for intermediate and major waterways.
	Removes existing impervious cover from the Critical Water Quality Zone	N/A	
	Preserves all heritage trees, preserves 75% of the caliper inches associated with native protected size trees, and preserves 75% of all of the native caliper inches	N/A	
	Tree plantings use Central Texas seed stock native and with adequate soil volume	The Project will utilize Central Texas seed stock and provide adequate soil volume. Planted trees for landscape requirements will come from Appendix F of the Environmental Criteria Manual, or as approved by the City, which was specified in the MUD consent agreement.	
	Provides at least a 50 Percent increase in the minimum waterway and/or critical environmental feature setbacks required by code.	N/A	
	Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.	N/A	
	Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas	N/A	
	Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use.	N/A	
	Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.	N/A	
	Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area	N/A	

08/28

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:
		Employs other creative or innovative measures to provide environmental protection.	<div>1. An integrated pest management plan will be developed for commercial, residential, and open space areas, and residential property owners will be educated regarding integrated pest management and "Grow Green Earth-Wise" requirements. The IPM will be submitted with each subdivision or site plan application. Copies of the IPM plan will be provided to single family homeowners and all other commercial property owners.</div> <div>2. Restrictive covenants will require toilets, bathroom sink faucets and shower heads that are labeled as meeting the standards of the EPA WaterSense program or a comparable program approved by the Developer and the City, be installed in all residential buildings within the District.</div> <div>3. Restrictive covenants will require that all residential irrigation system components are certified as meeting the standards of the EPA WaterSense program or a comparable program approved by the Developer and the City.</div> <div>4. Land uses that contribute to air or water quality pollutants, such as equipment repair services, equipment sales, exterminating services, recreational equipment maintenance and storage, recreational equipment sales, scrap and salvage, vehicle storage, aviation facilities, basic industry, recycling center, and animal production are prohibited everywhere in the PUD. Multiple other uses are prohibited in the areas within the PUD with residential uses.</div>
Austin Green Builder Program		Provides a rating under the Austin Green Builder Program of three stars or above.	N/A
Art		Provides art approved by the Art in Public Places Program in open spaces, either by providing the art directly or by making a contribution to the City's Art in Public Places Program or a successor program.	The Pilot Knob project will participate in the Art in Public Places program, as specified in the MUD Consent Agreement. Proposed locations are shown on Exhibit R of the PUD
Great Streets		Complies with City's Great Streets Program, or a successor program. Applicable only to commercial, retail, or mixed-use development that is not subject to the requirements of Chapter 25-2, Subchapter E (Design Standards and Mixed Use)	N/A - This Project is subject to the Commercial Design Standards.
Community Amenities		Provides community or public amenities, which may include spaces for community meetings, community gardens or urban farms, day care facilities, non-profit organizations, or other uses that fulfill an identified community need	<div>The PUD includes the following public facilities.</div> <div>1. Donation of land for two school sites, which includes bringing water, wastewater, and streets to the two sites at no cost to Del Valle ISD</div> <div>2. Donation of up to two usable acres of land to the City for a fire/EMS site.</div> <div>3. Designation of a ten acre site for a future intermodal transfer station and related public transportation facilities for market price sale to the City/Capital Metro</div> <div>4. The Parks and Recreation Board Guidelines for Parkland and Recreation Facility Standards For Municipal Utility Districts, adopted November 27, 1984, recommends a fee of \$200 for each residential Living Unit Equivalent (LUE) for the provision of parkland improvements. The PUD will post fiscal or develop parkland improvements totaling at least \$400 per residential LUE. It is estimated that this will total \$3.6 million of parkland improvements, based on the expected density.</div>
		Provides publicly accessible multi-use trail and greenway along creek or waterway.	A minimum of ten miles of publicly accessible trails will be provided. The trails will vary in width between four and 12 feet, and will include a combination of concrete sidewalk, crushed granite, and natural slopes. The trail system will attempt to connect to the McKinney Falls trail
Transportation		Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code	The Pilot Knob project will provide bike lanes in all roads that are primary collector or above, pending Travis County approval. This is in accordance with the MUD consent agreement.
Building Design		Exceeds the minimum points required by the Building Design Options of Section 3.3.2. of Chapter 25-2, Subchapter E (Design Standards and Mixed Use)	The Project will encourage commercial properties to exceed the minimum points required by the Building Design Options of Section 3.3.2. of Chapter 25-2, Subchapter E.



LDC Reference: Chapter 23-2, Subch. B, Div. 5		Subject	Code Requirement	Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:
	Parking Structure Frontage		In a commercial or mixed-use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) in ground floor spaces.	The Pilot Knob PUD will encourage commercial properties to provide at least 75 percent of the building frontage of all parking structures to be designed for pedestrian-oriented uses in ground floor spaces.
	Affordable Housing		Provides for affordable housing or participation in programs to achieve affordable housing.	The Pilot Knob PUD has agreed to meet the following affordable housing goals: 1. Ten percent of the rental units within the Project will be set aside for households with an income level of 60% or less of the median family income (MFI) in the Austin metropolitan statistical area for a period of 40 years from the effective date of the MUD. 2. Ten percent of the owner-occupied units within the Project will be priced, at the time of their initial offering for sale, at a price that is affordable to a household with an income level of 80% of the MFI in the Austin metropolitan statistical area. 3. The Developer will make a financial contribution to the City's affordable housing program equal to two percent of the total "hard" construction cost reimbursements actually received by the Developer out of the proceeds of bonds issued by the District and the other Pilot Knob Districts, up to a maximum total contribution of \$8 million.
	Historic Preservation		Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements	N/A - There are no historic structures or landmarks on the Project site
	Accessibility		Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	The Project will meet all accessibility requirements and seek to exceed these requirements to be sensitive to the needs of persons with disabilities.
	Local Small Business		Provides space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.	It is the intent of the Pilot Knob PUD to meet this requirement. However, due to the large size (2216.64 acres) and early stages of the development of the PUD, it is too early to be able to quantify this goal.

08/20
August 12, 2015

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
25-1-21 and 30-1-21 DEFINITIONS	Unless a different definition is expressly provided, in this title:...	Sections 25-1-21 and 30-1-21 (<i>Definitions</i>) are modified to add or revise the following terms:
		ACCESS LOT means a lot on a plat that provides joint access for lots that are to be served by only an alley.
		ACTIVE ADULT COMMUNITY is a planned community for residents who have retired from an active working life.
	(4) AMPHITHEATER means an outdoor or open-air structure or manmade area specifically designed and used for assembly of 50 or more people and the viewing of an area capable of being used for entertainment and performance	AMPHITHEATER means the use of a site for the presentation of plays, motion pictures, concerts, or other performances in a seated outdoor area for up to 2,000 people.
		BUFFER ZONE is a setback from the centerline of a BUFFERED WATERWAY in which development is restricted per the provisions of this PUD ordinance.
		BUFFERED WATERWAY is a waterway having a contributing drainage area of less than 320 acres but more than 64 acres.
		COMMON COURTYARD means a lot on a plat that provides street frontage and common green area for lots that are served by only an alley.
		COMMUNITY CENTER means the use of a site for the provision of meeting, recreational, or social activities primarily for the use of neighborhood residents.
		CONSENT AGREEMENT refers collectively to those agreements included as Exhibit B in City of Austin Ordinance Nos. 2012032-031 through -035.
		DISTRICT(s) refers to one (or more) of the Pilot Knob Municipal Utility Districts.
		EMPLOYMENT CENTER means the land use areas identified on Exhibit C: Land Use Plan as EC. The Employment Center land use areas provide for larger scale commercial and employment uses. Regional retail and residential uses, as well as mixed-use buildings, are also permitted.
		Section 25-1-21(39) (<i>Definitions</i>) is modified for the term flag lot, such that the minimum width of the flag is ten (10) feet for a lot abutting a common open space and an access lot and is to be overlaid with a joint use access easement. Driveway access will be restricted to the joint use access easements.
	(39) FLAG LOT means a lot that abuts a street by means of a strip of land that does not comply with the requirements of this chapter for minimum lot width.	LAND USE AREA means the following use categories into which the PUD is divided and as identified on Exhibit C: Land Use Plan - Town Center, Mixed Residential, Employment Center, and Open Space.
		MIXED RESIDENTIAL AREA means the land use areas identified on Exhibit C: Land Use Plan, as MR-1 and MR-2. The Mixed Residential land use areas allow a wide diversity of residential building types, including single family, multi-family as well as sites for office, commercial, civic, and mixed use buildings.
		MANSSION HOUSE means a structure on one lot designed to appear like a large single family residence, but that is divided into four to six units, each with an individual entry.
		OPEN SPACE means the land use areas identified on Exhibit C: Land Use Plan as OS. The Open Space land use areas are intended to provide a continuous system of open space for the Pilot Knob PUD community, and include community facilities. Mixed-use buildings are permitted.
		PLAYFIELD means an outdoor sodded or pervious area used for noncommercial recreational uses. Typical uses include baseball, football and soccer fields.
		ROW HOUSE means an attached two or three-story townhouse on its own lot.
		SHOP HOUSE means a row house with a ground level workspace or commercial space and upper level living space.
		TOWN CENTER means the land use area identified on Exhibit C: Land Use Plan as TC-1. The Town Center land use area is a mixed-use district providing neighborhood retail/commercial and service uses along a pedestrian-oriented shopping street and multiple sites for higher density office, residential housing, and civic uses. Mixed use buildings are permitted.
		YARD HOUSE means a detached single-family residence. An accessory dwelling unit may be constructed over the garage.

18/21
Amended 12/1/15

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE CODE MODIFICATION
25-1, ARTICLE 14. PARKLAND DEDICATION.	(A) Except as provided in Subsections (B) and (C), the parkland dedication requirements apply to: (1) residential subdivisions; (2) site plans with three or more dwelling units; and (3) residential building permits, as provided under Section 25-1-606 (Dedication of Land or Payment In-Lieu at Building Permit)	Chapter 25-1, Article 14. <i>Parkland Dedication</i> ., is modified pursuant to the provisions of Article VIII of the Consent Agreement, such that Exhibit D: Conceptual Parks and Open Space Plan shall satisfy all parkland dedication requirements. In addition, parkland and open space shall be tracked using the attached Exhibit E: Park Land and Open Space Tracking Sheet. Modifications to this document may be made, if agreed upon by the City and the Applicant, without requiring a PUD amendment.
25-2-243 PROPOSED DISTRICT BOUNDARIES MUST BE CONTIGUOUS	(A) Except as provided in Subsection (B), the boundaries of the districts proposed in a zoning or rezoning application must be contiguous. (B) The boundaries of the districts proposed in a zoning application may be noncontiguous if the zoning is initiated by the Council or the Land Use Commission.	Section 25-2-243 (<i>Proposed District Boundaries Must be Contiguous</i>) is modified to allow the property within the PUD to be noncontiguous.
25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SUBPART B, SECTION 2.1	2.1 Compliance Required. An applicant who seeks to have property designated as a PUD zoning district must demonstrate that the proposed development complies with this division.	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.1 is modified to allow additional land area that is located within the Project Area, as defined by the Consent Agreement, to be amended into this PUD, without having to demonstrate additional compliance and superiority with this division.
25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SUBPART B, SECTION 2.3.1. D	Minimum Requirements. All PUDs must: comply with the City's Planned Unit Development Green Building Program;	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.1.D is modified to allow either: a. All buildings within the PUD be constructed in a manner sufficient to achieve a rating of two stars or greater under the City's Austin Energy Green Building Program, or b. Such buildings be constructed in a manner sufficient to achieve a reasonably equivalent rating under another program approved by the City.
25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SUBPART B, SECTION 2.3.1. J	Minimum Requirements. All PUDs must: prohibit gated roadways;	Chapter 25-2, Article 2, Division 5, Subpart B, Section 2.3.1. J is modified to allow gated roadways for all retirement home and active adult communities, provided that connectivity for pedestrian and bicycle uses is maintained.
25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SUBPART B, SECTION 2.3.2.A AND	Additional Requirements. In addition to the requirements contained in Section 2.3.1 (<i>Minimum Requirements</i>), a PUD containing a retail, commercial, or mixed use development must: comply with Chapter 25-2, Subchapter E (<i>Design Standards And Mixed Use</i>).	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.2 and Chapter 25-2, Subchapter E are modified as follows:
25-2, SUBCHAPTER E		1. A "block" is clarified as follows: a. A "block" is a parcel of land defined by streets, internal circulation routes and/or by publicly-accessible pedestrian ways. A "block" may be defined on up to two sides by external property lines, provided that internal circulation routes (ICRS) are stubbed out to an external property line. b. A "block" may be measured to and from property lines, right-of-way lines or publicly-accessible pedestrian ways (i.e., easement boundaries). c. There may be up to 20 blocks which may be greater than five acres and less than 10 acres each. 2. All roadways within the PUD and the PUD Planning Area are considered "Suburban Roadways" for purposes of applying Chapter 25-2, Subchapter E regulations, with the exception of Slaughter Lane, which is considered a "Core Transit Corridor". 3. Chapter 25-2, Subchapter E, Article 2, Section 2.2.2.B.1.b, is modified such that this requirement is subject to Travis County approval.
25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SUBPART B, SECTION 2.5	PLANNED UNIT DEVELOPMENT STANDARDS; DEVELOPMENT BONUSES	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.5 is superseded by Article V, Section 5.12 and Exhibit L of the approved Consent Agreement approved as Ordinance Nos. 20120322-031 through -035.
25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SUBPART C, SECTION 3.2	PLANNED UNIT DEVELOPMENT REGULATIONS. 3.2.2.C. For residential uses, a land use plan must include: for multifamily development, the maximum floor to area ratio;	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart C, Subsection 3.2.2.C is modified such that the site development regulations of Exhibit C: Land Use Plan & Density Table, Exhibit F: Permitted Land Uses, and Exhibit G: Site Development Regulations shall apply.
	3.2.3. Nonresidential Uses. For non- residential uses, a land use plan must include:	

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[Signature]

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	B. the maximum floor area ratio, which may not be greater than the maximum floor to area ratio permitted in the most restrictive base zoning district in which proposed use is permitted; D. the minimum front yard and street side yard setbacks, which must be not less than the greater of: 1) 25 feet for a front yard, and 15 feet for a street side yard; or 2) those required by Subchapter C, Article 10 (<i>Compatibility Standards</i>); E. the number of curb cuts or driveways, which must be the minimum necessary for adequate access to the site;	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart C, Subsection 3.2.3 B is modified such that the site development regulations of Exhibit C: Land Use Plan & Density Table, Exhibit F: Permitted Land Uses, and Exhibit G: Site Development Regulations shall apply. Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart C, Subsection 3.2.3 D is modified such that the site development regulations of Exhibit G: Site Development Regulations shall apply.
25-2-491 PERMITTED, CONDITIONAL, AND PROHIBITED USES.	(A) The table in Subsection (C) provides the permitted and conditional uses for each base district. "P" means a use is a permitted use, "C" means a use is a conditional use, and "X" means a use is prohibited. Endnotes provide additional information.	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart C, Subsection 3.2.3 E is modified such that the number of curb cuts or driveways shall not apply to this PUD. Section 25-2-491 (<i>Permitted, Conditional, and Prohibited Uses</i>) and Section 25-2-492 (<i>Site Development Regulations</i>) shall be replaced with Exhibit F: Permitted Land Uses.
25-2-492 SITE DEVELOPMENT REGULATIONS.	(A) The table in Subsection (D) establishes the principal site development regulations for each zoning district.	Section 25-2-491 (<i>Permitted, Conditional, and Prohibited Uses</i>) and Section 25-2-492 (<i>Site Development Regulations</i>) shall be replaced with Exhibit C: Land Use Plan & Density Table, Exhibit F: Permitted Land Uses, and Exhibit G: Site Development Regulations shall apply.
25-2-517 REQUIREMENTS FOR AMPHITHEATERS.	(A) Construction of an amphitheater that is associated with a civic or residential use requires a site plan approved under Section 25-5, Article 3 (Land Use Commission Approved Site Plans), regardless of whether the amphitheater is part of a principal or accessory use. Review of the site plan is subject to the criteria in Section 25-5-145 (Evaluation Criteria) and the notice requirements of Section 25-5-144 (Public Hearing and Notice).	Section 25-2-517 (Requirements for Amphitheaters) is modified such that a Land Use Commission approval is not required.
25-2-812(C)(2) MOBILE FOOD ESTABLISHMENTS.	(C) A mobile food establishment: (2) is permitted in all commercial and industrial zoning districts, except in a neighborhood office (NO), limited office (LO), or general office (GO) zoning district;	Section 25-2-812(C)(2) (<i>Mobile Food Establishments</i>) is modified so that a mobile food establishment is permitted within all areas of the PUD.
25-2-1006(A)(1) AND (2) VISUAL SCREENING	(A) The following features must be at least partially and periodically obscured from view from the street by landscaping, or by the use of landscaping along with berms, walls, or decorative fences: (1) a water quality control facility under Chapter 25-8, Subchapter A (<i>Water Quality</i>); (2) a stormwater drainage facility under Chapter 25-7 (<i>Drainage</i>);	Sections 25-2-1006(A)(1) and (2) (<i>Visual Screening</i>) are modified so that in the case of green water quality facilities and green stormwater drainage facilities, only the structural components of the facilities are subject to the visual screening requirements of this section.
25-2-1032(A)(1) TREES REQUIRED. (Division 4. Additional Requirements for Residential Subdivisions.)	(A) Each single family lot in a residential subdivision shall contain: (1) at least two trees of at least two different species listed in the Environmental Criteria Manual, Appendix F (<i>Descriptive Categories of Tree Species</i>) if the lot is in a single family residence small lot (SF4a) zoning district; (2) at least three trees of at least two different species listed in the Environmental Criteria Manual, Appendix F (<i>Descriptive Categories of Tree Species</i>) if the lot is in any zoning district other than SF4a.	Section 25-2-1032(A)(1) (<i>Trees Required</i>) is modified so that lots having an area of 2,500 sf or less require only one tree to be planted.
25-2-1051 APPLICABILITY. (ARTICLE 10. COMPATIBILITY	(A) Except as provided in Section 25-2-1052 (Exceptions) or another specific provision of this title, this article applies to the following uses:	This subsection applies to compatibility standards within the PUD.

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STANDARDS)	(A)(1) A use in a townhouse and condominium residence (SF-6) or less restrictive zoning district and to a civic use described in Subsection (B) that is located on property: (a) across the street from or adjoining property; (i) in an urban family residence (SF-5) or more restrictive zoning district; (ii) on which a use permitted in an SF-5 or more restrictive zoning district is located, other than a dwelling permitted by Section 25-2-894 (Accessory Uses For A Principal Commercial Use); or (iii) in a traditional neighborhood (TN) zoning district; or (b) located 540 feet or less from property in: (i) an SF-5 or more restrictive zoning district; (ii) a TN district; or (iii) a development reserve (DR) zoning district.	A. Except as provided in this subsection, Chapter 25-2, Subchapter C, Article 10 (<i>Compatibility Standards</i>) does not apply within the PUD.
	(A)(2) A use listed in Subsections 1.2.2(k)-(Q) of Subchapter F (Residential Design and Compatibility Standards), if the owner has agreed to comply with the requirements of this article in a manner prescribed by the director under Subsection 1.3.3 of Subchapter F. (B) In Subsection (A), a civic use is a: (1) college and university facilities use; (2) community recreation (private) use; (3) community recreation (public) use; (4) day care services (commercial) use; (5) park and recreation services (special) use; (6) private primary educational facilities use; (7) a private secondary educational facilities use; (8) a public primary educational facilities use; (9) a public secondary educational facilities use; or (10) a religious assembly use. (C) Under this article, residential property in a planned unit development (PUD) zoning district is treated as property in an SF-5 zoning district if the PUD land use plan establishes the density for the residential area at 12.44 units per acre or less.	B. Notwithstanding Subsection A of this subsection, development outside of the PUD triggers the compatibility standards of Chapter 25-2, Subchapter C, Article 10 (<i>Compatibility Standards</i> for development within the PUD).
25-4-62(2) EXPIRATION OF APPROVED PRELIMINARY PLAN.	An approved preliminary plan expires five years after the date the application for approval of the preliminary plan is submitted.	Section 25-4-62(2) (<i>Expiration of Approved Preliminary Plan</i>) is modified to provide that an approved preliminary plan covering land in the PUD expires 10 years after the date of the application for its approval is filed.
25-4-132(B) and 30-2-132(B) EASEMENTS AND ALLEYS.	(B) Off-street loading and unloading facilities shall be provided on all commercial and industrial lots, except in the area described in Subsection (C). The subdivision shall note this requirement on a preliminary plan and a plat.	Subsection (B) of Sections 25-4-132 and 30-2-132 (<i>Easements and Alleys</i>) are modified to provide that off-street loading and unloading facilities shall be provided on all commercial and industrial lots, except as modified in Exhibit H: Off Street, Parking Regulations and Ratios.

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CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
25-4-174 and 30-2-174 LOT SIZE.	(A) In the zoning jurisdiction, the site development regulations for the zoning district in which a lot is located determine minimum lot area and minimum lot width. (B) In the extraterritorial jurisdiction, residential lot requirements are as follows: (1) minimum lot area is: (a) in a subdivision served by a public wastewater system or central wastewater disposal unit: (i) 5,750 square feet; or (ii) 6,900 square feet for a corner lot; or (b) in a subdivision with private on-site sewage facilities, as determined by Texas Administrative Code Title 30, Chapter 285 (On-Site Sewage Facilities); (2) minimum lot width is: (a) 50 feet for an interior lot; (b) 60 feet for a corner lot; or (c) 33 feet for a lot on a cul-de-sac or curved street; and (3) minimum lot frontage, including a flag lot, is: (a) 20 feet; or (b) if a culvert is required for a driveway approach, 30 feet. (C) The director may reduce the minimum lot frontage prescribed by Subsection (B) if the director determines that access to the lot is restricted to a joint use driveway. (C) A small lot subdivision must comply with the following requirements: (1) Minimum lot area is: (a) 3,600 square feet, except for a corner lot; and (b) 4,500 square feet for a corner lot. (2) Minimum lot width is: (a) 40 feet for an interior lot, or 35 feet if access to the lot is provided by a joint access driveway at the front of the lot or by a paved alley or paved private access easement at the rear of the lot; (b) 50 feet for a corner lot, or 45 feet if access to the lot is provided by a joint access driveway at the front of the lot or by a paved alley or paved private access easement at the rear of the lot; and (c) 40 feet for a lot on a cul-de-sac or curved street, except it may be 33 feet at the front lot line. (3) Minimum front yard setback is 15 feet. (4) Minimum street side yard setback is ten feet. (5) A lot may have one zero lot line. (6) The combined side yard setbacks of a lot may be not less than seven feet. (7) Except for a patio or patio cover, the minimum distance between structures on adjoining lots is seven feet. The minimum distance between a patio or patio cover and the roof line of a structure on an adjoining lot is six feet. (8) The wall of a structure built adjacent to a zero lot line or within three feet of a common side lot line must be solid and opaque and may not contain an opening. (9) Minimum rear yard setback is five feet.	Sections 25-4-174 and 30-2-174 (Lot Size) shall be replaced by Exhibit G: Site Development Regulations.
25-4-232 and 30-2-232 SMALL LOT SUBDIVISIONS.	<p>Sections 25-4-232(C)(1 through 21) and 30-2-232(C)(1 through 21) (Small Lot Subdivisions) shall be replaced by Exhibit G: Site Development Regulations.</p> <p>Sections 25-4-232(C)(22) and 30-2-232(C)(22) are modified so that maintenance of a common area or access easement is the responsibility of the adjoining property owner, the homeowners' association, or the MUD, in accordance with the required Declaration of Covenants, Easements, and Restrictions.</p> <p>Sections 25-4-232(D)(2) and 30-2-232(D)(2) are modified so that it shall include a description of the requirements of Exhibit G: Site Development Regulations, and an imposition of those requirements as a restriction running with the land.</p> <p>Sections 25-4-232(D)(5) and 30-2-232(D)(5) are modified so that it has provisions obligating the adjoining property owner, the homeowners' association, or MUD to maintain common areas and access easements.</p>	

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	excluding drainage easements. (10) Minimum setback is ten feet between a rear access easement and a building or fence. (11) Maximum building coverage is 55 percent. (12) Maximum impervious cover is 65 percent. (13) Maximum building height is 35 feet. (14) A lot may have not more than one dwelling unit. (15) Two off-street parking spaces are required for each dwelling unit. (16) A maintenance easement is required in the dominant side yard of a lot. (17) A use easement is required in the subordinate side yard of a lot. (18) A lot that is less than 50 feet wide and that fronts on a collector street must have a paved alley or paved private access easement along the rear property line. (19) Minimum pavement width of a private access easement is 25 feet. In the extrajurisdictional jurisdiction, the minimum pavement width is 25 feet or the width required by the county, whichever is greater. (20) A lot may not front on an arterial street. (21) Underground utility service to all lots is required. (22) Maintenance of a common area or access easement is the responsibility of the adjoining property owner or the homeowners' association. In accordance with the required Declaration of Covenants, Easements, and Restrictions.	
	(D) The director may not record a plat of a small lot subdivision unless a Declaration of Covenants, Easements, and Restrictions or similar document has been approved by the city attorney, recorded, and referenced on the plat. The document must contain the following: (2) a description of the requirements of Subsections (C)(1) through (14) and an imposition of those requirements as a restriction running with the land; and (5) provisions obligating the adjoining property owner or the homeowners' association to maintain common areas and access easements.	
25-4-233 and 30-2-233 SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION.	(E) A lot must comply with the following requirements: (1) Minimum site area is 7,000 square feet. (2) Minimum lot area is 3,000 square feet. (3) Minimum lot width is: (a) 25 feet, except for a lot on a cul-de-sac or curved street; and (b) 20 feet on a cul-de-sac or curved street. (4) A lot may have not more than one dwelling unit. (5) Maximum height is 35 feet. (6) Minimum front yard setback is 25 feet. (7) Minimum street side yard setback is 15 feet. (8) Minimum interior side yard setback is	Sections 25-4-233(E) and 30-2-233(E) (Single-Family Attached Residential Subdivision) shall be replaced by Exhibit G: Site Development Regulations. Sections 25-4-233(F)(1) and 30-2-233(F)(1) are modified so that it must require that development and use of the lots comply with Exhibit G: Site Development Regulations.

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	five feet, except between attached units. (9) Minimum rear yard setback is 10 feet. (10) Maximum building coverage is 40 percent. (11) Maximum impervious coverage is 45 percent. (12) At least two off-street parking spaces are required for a dwelling. The driveway may count as one of the spaces.	
25-6-2 DRIVEWAY APPROACHES DESCRIBED.	(F) A plat of a single family attached subdivision may not be recorded unless a Declaration of Covenants, Easements, and Restrictions or similar document has been approved by the city attorney, recorded, and referenced on the plat. The document must: (1) require that development and use of the lots comply with this title;	Section 25-6-2(A) (<i>Driveway Approaches Described</i>) is modified to provide that a Type 1 driveway approach is a concrete driveway approach that provides access from a roadway to property on which a yard house, row house, shop house, or mansion house with a driveway that serves four or fewer parking spaces is located. Section 25-6-2(B) (<i>Driveway Approaches Described</i>) is modified to provide that a Type 2 driveway approach is a concrete driveway approach that provides access from a roadway other than a principal roadway to a property used for a purpose other than a yard house, row house, shop house, or mansion house with a driveway that serves four or fewer parking spaces.
25-6-113(A) TRAFFIC IMPACT ANALYSIS REQUIRED.	(A) Except as otherwise provided in Section 25-6-117 (<i>Waiver Authorized</i>), a person submitting a site plan application or a zoning or rezoning application must submit a traffic impact analysis to the department if the expected number of trips generated by a project exceeds 2,000 vehicle trips per day.	Section 25-6-113(A) (<i>Traffic Impact Analysis Required</i>) is modified. That certain Traffic Impact Analysis (TIA) prepared by Jacobs, dated January 2015, was submitted to the City of Austin and Travis County for review and approval. Prior to full purpose annexation, the TIA may be amended, as required by Travis County. After full purpose annexation, the approved TIA may be amended, as required by the City of Austin. The TIA and its subsequent amendments shall be kept on file at the Planning and Development Review Department. Cost estimates for traffic improvements must be approved by Travis County and will be provided with every phasing agreement. In accordance with the recommendation of the approved TIA, as amended for each preliminary plan/final plat.
25-6-116 DESIRABLE OPERATING LEVELS FOR CERTAIN STREETS.	Traffic on a residential local or collector street is operating at a desirable level if it does not exceed the following levels...	Section 25-6-116 (<i>Desirable Operating Levels for Certain Streets</i>) does not apply within the PUD.
25-6-117(D)(1) WAIVER AUTHORIZED.	(D) The traffic generated from a proposed development for which the requirement to submit a traffic impact was waived may not: (1) in combination with existing traffic, exceed the desirable operating level established in Section 25-6-116 (<i>Desirable Operating Levels for Certain Streets</i>), or	Section 25-6-117(D)(1) (<i>Waiver Authorized</i>) does not apply within the PUD.
25-6-141(B)(1) ACTION ON APPLICATION.	(B) Except as provided in Subsection (C), the council or director shall deny an application if the traffic impact analysis or neighborhood traffic analysis demonstrates that: (1) the projected traffic generated by the project, combined with existing traffic, exceeds the desirable operating level established in Section 25-6-116 (<i>Desirable Operating Levels for Certain Streets</i>) on a residential local or collector street in the traffic impact analysis study area or the neighborhood traffic analysis study area; or	Section 25-6-141(B)(1) (<i>Action on Application</i>) does not apply within the PUD.
25-6-171 and 30-3-71 STANDARDS FOR DESIGN AND CONSTRUCTION.	(A) Except as provided in Subsections (B) and (C), a roadway, street, or alley must be designed and constructed in accordance with the Transportation Criteria Manual and City of Austin Standards and Standard Specifications.	Sections 25-6-171 and 30-3-71 (<i>Standards for Design and Construction</i>) are modified to provide that Travis County may administratively approve the use of innovative or alternate roadway designs that are not listed in the Transportation Criteria Manual and City of Austin Standards and Standard Specifications.
25-6-172 and 30-3-72 ARTERIAL STREETS.	An arterial street must comply with the Transportation Plan.	Sections 25-6-172 and 30-3-72 (<i>Arterial Streets</i>) do not apply to development within the PUD.

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25-6-292(C) DESIGN AND CONSTRUCTION STANDARDS.	(C) Access to a lot from an alley must be approved by the city manager.	Section 25-6-292(C) <i>Design and Construction Standards</i> is modified to provide that direct vehicular access from a lot to an alley is permitted in all areas of the PUD.
CHAPTER 25-6, ARTICLE 7. OFF-STREET PARKING AND LOADING.		Section 25-6, Article 7 (<i>Off-Street Parking and Loading</i>) is modified and shall be replaced by Exhibit H: Off Street Parking and Loading Regulations.
CHAPTER 25-6, APPENDIX A. TABLES OF OFF-STREET PARKING AND LOADING REQUIREMENTS.		Section 25-6, Appendix A (<i>Tables of Off-Street Parking and Loading Requirements</i>) is modified and shall be replaced by Exhibit H: Off Street Parking and Loading Regulations.
25-7-153 and 30-4-153 DETENTION BASIN MAINTENANCE AND INSPECTION.	(G) Until the City accepts a residential basin for maintenance, the record owner(s) of the residential basin and the residential development served shall maintain the residential basin in accordance with the DCM standards.	Sections 25-7-153 and 30-4-153 (<i>Detention Basin Maintenance and Inspection</i>) are modified to provide that a detention basin located in an open space or right-of-way land use area, prior to full purpose annexation of the area, will be financed, operated and maintained by the Property Owner or Developer or District(s). The Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Facilities shown in Exhibit I, shall be used for each development application, where applicable. Modifications to this agreement may be made, if agreed upon by the City and the Applicant, without requiring a PUD amendment. Upon full purpose annexation by the City, the City will accept and maintain all detention basins on the Property.
25-8-42 and 30-5-42 ADMINISTRATIVE VARIANCES	(B)(7) The director of the Watershed Protection Department may grant a variance from a requirement of Section 25-8-341 (<i>Cut Requirements</i>) or Section 25-8-342 (<i>Fill Requirements</i>), for a cut or fill of not more than eight feet in the desired development zone.	Sections 25-8-42(B)(7) and 30-5-42(B)(7) are modified to allow the director of the Watershed Protection Department to grant a variance from a requirement of Section 25-8-341 (<i>Cut Requirements</i>) or Section 25-8-342 (<i>Fill Requirements</i>), for a cut or fill of not more than 15 feet in the desired development zone, as shown in the attached Exhibit O: Cut/Fill Exhibit. The application must meet the requirement of findings, as required in Section 25-8-42 and 30-5-42.
25-8-64 and 30-5-64 IMPERVIOUS COVER ASSUMPTIONS	(B)(5) for each lot not more than 10,000 square feet in size, 2,500 square feet of impervious cover is assumed.	Sections 25-8-64(B)(5) and 30-5-64(B)(5) are modified as follows: For lots smaller than 3,300 sf, impervious cover is assumed at 75% for each lot.
25-8-92 and 30-5-92 CRITICAL WATER QUALITY ZONES ESTABLISHED.	(B) In the suburban watersheds, a critical water quality zone is established along each waterway classified under Section 25-8-91 (<i>Waterway Classifications</i>). (1) for a minor waterway, the boundaries of the critical water quality zone are located 100 feet from the centerline of the waterway; (4) The critical water quality zone boundaries may be reduced to not less than 50 feet from the centerline of a minor waterway, 100 feet from the centerline of an intermediate waterway, and 150 feet from the centerline of a major waterway if the overall surface area of the critical water quality zone is the same or greater than the surface area that would be provided without the reduction, as prescribed in the Environmental Criteria Manual.	In accordance with the Consent Agreement, Sections 25-8-92(B)(1) and 30-5-92(B)(1) are modified such that for a minor waterway, the boundaries of the critical water quality zone are located 50 feet from the centerline of the waterway. Section 25-8-92(B)(4) and 30-5-92(B)(4) are modified such that for a minor waterway, the minor waterway may be reduced and replaced on a one to one basis using one of the methods listed below: a) Providing a 50 foot setback from the centerline of waterways having a contributing drainage area of less than 64 acres, as long as it is an extension of a CWOZ for a minor waterway, and/or b) Increasing the buffer width established by the 50' centerline setback (total width of 100 feet centered on the waterway) to an average width of 200' for waterways having a contributing drainage area of less than 320 acres. The added buffer width does not need to be centered on the waterway centerline. c) If the mitigation area is an intermediate or major waterway, then it must be restored to "Good" or "Excellent" condition, as specified in the code modification to Section 25-8-261(G) and 30-5-261(G). c) Additional mitigation methodologies may be presented to and reviewed for approval by the Watershed Protection Department, which may include but not be limited to such factors as the preservation of otherwise unprotected riparian zones or other features having superior environmental value.

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25-8-231 and 30-5-231 WATER QUALITY CONTROL, MAINTENANCE AND INSPECTION.	(G) Until the City accepts a residential pond for maintenance, the record owner(s) of the residential pond and the residential development served shall maintain the residential pond in accordance with the ECM standards.	d) Buffer zones shall be tracked utilizing Exhibit J, Buffer Zone Transfer figure and Exhibit K, Setback/Waterway Buffer Zone Transferring and Receiving Restrictive Covenant. Modifications to Exhibit K may be made, if agreed upon by the Director of Watershed Protection and the Applicant, without requiring a PUD amendment. Sections 25-8-231 and 30-5-231 (<i>Water Quality Control Maintenance and Inspection</i>) are modified to provide that a water quality control facility located in an open space or right-of-way land use area, prior to full purpose annexation of the area, will be financed, operated and maintained by the Property Owner or Developer or District(s). The Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Facilities shown in Exhibit I shall be used for each development application, where applicable. Modifications to this agreement may be made, if agreed upon by the City and the Applicant, without requiring a PUD amendment. Upon full purpose annexation by the City, the City will accept and maintain all detention basins on the Property.
25-8-261(B)(3) and 30-5-261(B)(3) CRITICAL WATER QUALITY ZONE DEVELOPMENT.	In all watersheds, development is prohibited in a critical water quality zone except as provided in this Division. Development allowed in the critical water quality zone under this Division shall be revegetated and restored within the limits of construction as prescribed by the Environmental Criteria Manual. (B)(3)(e) A hard surfaced trail that does not cross the critical water quality zone may be located within the critical water quality zone only if: located not less than 50 feet from the centerline of a minor waterway, 100 feet from the centerline of an intermediate waterway, and 150 feet from the centerline of a major waterway if within a watershed other than an urban watershed and not crossing the Critical Water Quality Zone.	Sections 25-8-261 and 30-5-261 (Critical Water Quality Zone Development) are modified as follows: (B)(3)(e) is modified to allow a hard surfaced trail to run parallel to the creek closer than otherwise allowed by this section to provide below-grade crossings under major arterial roadways, as long as the length of trail within the otherwise restricted area is limited to that necessary based on functionality, accessibility standards, or making a transition between within and outside the restricted zone and is placed outside the erosion hazard zone. If it is not feasible to place the trail outside of the erosion hazard zone, then the creek bank may be armored to the extent necessary to protect the trail from erosion damage. (G)(2) is clarified such that ecological restoration or enhancement of creek corridors as required in the PUD that result in floodplain modifications shall be as follows: • The condition of all CWQZ for intermediate and major waterways shall be assessed using the Zone 2 functional assessment methodology described in Appendix X of the Environmental Criteria Manual. (Zone 2 is the area from the edge of the active channel to the edge of the CWQZ) • All CWQZs found to be in "Poor (1)" or "Fair (2)" condition shall be restored to "Good (3)" or "Excellent (4)" condition; CWQZs found to be in "Good (3)" or "Excellent (4)" condition shall not be disturbed except as otherwise allowed by code and this PUD ordinance. • The applicant shall prepare a Riparian Restoration Plan demonstrating that all parameters of the Appendix X "Scoring: Zone 2 - Critical Water Quality Zone" table shall be raised to "Good (3)" or "Excellent (4)" condition. • The Zone 2 functional assessment of existing conditions and the Riparian Restoration Plan shall be submitted, reviewed, and approved with each residential subdivision or commercial site plan that includes the CWQZ for intermediate and major waterways. Sections 25-8-262 and 30-5-262 (<i>Critical Water Quality Zone Street Crossings</i>) are modified as follows: • The existing crossing of Cottonmouth Creek by Cotton Bluff Springs Road may be modified, realigned, shifted or replaced without triggering restrictions under section (B)(1). • With the realignment of FM 1625, section (B)(2)(a) is modified to allow the intermediate waterway portion of North Fork Dry Creek to be crossed by one collector street or larger classification roadway at a minimum spacing of 1,000 feet. • Section (B)(3)(a) and (B)(4) are modified such that roadways, including locals and residentials, may cross a minor critical water quality zone at a minimum spacing of 900 feet. • These locations are shown on Exhibit L: Proposed Waterway Crossings. They may be modified administratively and additional crossings may be approved by the director.
25-8-262 and 30-5-262 CRITICAL WATER QUALITY ZONE STREET CROSSINGS.	(A) In an urban watershed, an arterial, collector, or residential street may cross a critical water quality zone of any waterway. (B) This subsection applies in a watershed other than an urban watershed. (1) A major waterway critical water quality zone may be crossed by an arterial street identified in the Transportation Plan. (2) An intermediate waterway critical water quality zone may be crossed by an arterial or collector street, except: (a) a collector street crossing must be at least 2,500 feet from a collector or arterial street crossing on the same waterway; or (b) in a water supply suburban or water supply rural watershed, or the Barton Springs	

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
	<p>Zone, a collector street crossing must be at least one mile from a collector or arterial street crossing on the same waterway.</p> <p>(3) A minor waterway critical water quality zone may be crossed by an arterial and collector streets, except:</p> <p>(a) a collector street crossing must be at least 1,000 feet from a collector or arterial street crossing on the same waterway; or</p> <p>(b) in a water supply suburban or water supply rural watershed, or the Barton Springs Zone, a collector street crossing must be at least 2,000 feet from a collector or arterial street crossing on the same waterway.</p> <p>(4) A minor waterway critical water quality zone may be crossed by a residential or commercial street if necessary to provide access to property that cannot otherwise be safely accessed.</p> <p>(C) In all watersheds, multi-use trails may cross a critical water quality zone of any waterway</p> <p>(D) Notwithstanding subsections (A) and (B) and except in the Barton Springs Zone, a street or driveway may cross the critical water quality zone if the street or driveway is located in a center or corridor as identified on the growth concept map of the Imagine Austin Comprehensive Plan, as adopted by Ordinance No. 20120614-058, and if the proposed crossing:</p> <p>(1) is necessary to facilitate the development or redevelopment of a designated corridor or center as recommended in the Imagine Austin Comprehensive Plan, Chapter 4 (Shaping Austin: Building the Complete Community), growth concept map and related definitions; and</p> <p>(2) maintains the quality and quantity of recharge if located in a center or corridor designated as a sensitive environmental area in the Edwards Aquifer recharge zone, Edwards Aquifer contributing zone, or the South Edwards Aquifer recharge zone, as determined by the director of the Watershed Protection Department.</p>	<p>Sections 25-8-282 and 30-5-282 (<i>Wetland Protection</i>) are modified to add that wetland provision and mitigation are tracked using Exhibit M: Wetland Transfers and Exhibit N: Wetland Transferring and Receiving Restrictive Covenant, so that mitigation for a removed wetland may occur in a current phase of development in order to provide mitigation for removal in a future phase of development.</p>
25-8-282 and 30-5-282 WETLAND PROTECTION	<p>(A) Wetlands must be protected in all watersheds except in the bounded by Interstate 35, Riverside Drive, Barton Springs Road, Lamar Boulevard, and 15th Street.</p> <p>(B) Protection methods for wetlands include:</p> <p>(1) appropriate setbacks that preserve the wetlands or wetland functions;</p> <p>(2) wetland mitigation, including wetland replacement;</p> <p>(3) wetland restoration or enhancement; or</p> <p>(4) use of a wetlands for water quality controls.</p> <p>(C) The director of the Watershed Protection Department may approve:</p> <p>(1) the removal and replacement of a wetland; or</p> <p>(2) the elimination of setbacks from a wetland that is proposed to be used as a water quality control.</p>	

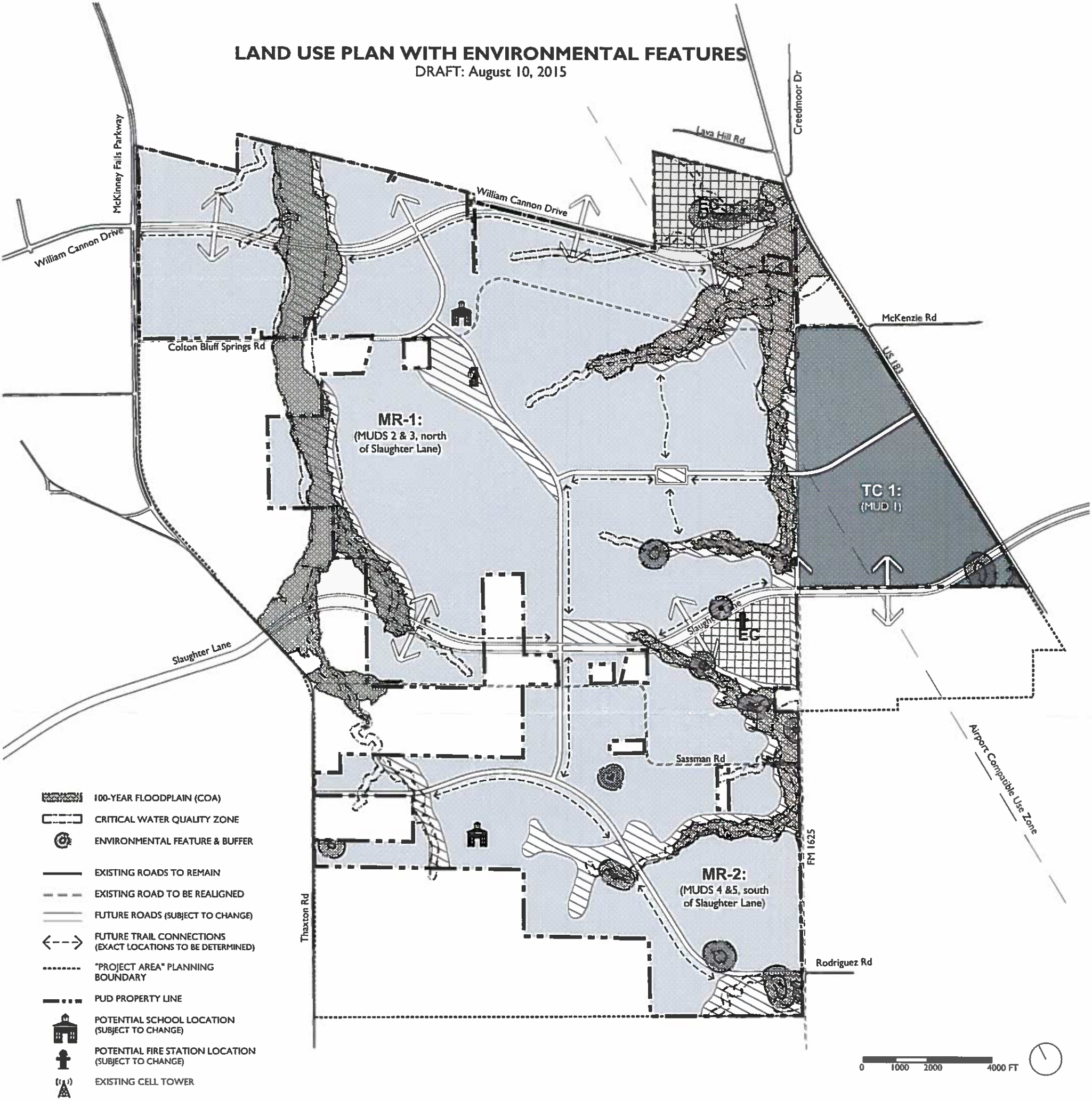
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August 1, 2015
28140

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
25-8-392 and 30-5-392 UPLANDS ZONE.		Sections 25-8-392 and 30-5-392 (<i>Uplands Zone</i>) are modified to allow 65 percent impervious cover ("Total PUD Impervious Cover") based on gross site area of the Property. Based on a gross site area of 2216.64 acres, the PUD is allowed a total impervious cover of 1440.86 acres. The maximum allowable impervious cover for each individual site within the Property is based on Exhibit P: Impervious Cover Map.
25-8-642 ADMINISTRATIVE VARIANCE.		Section 25-8-642 (<i>Administrative Variance</i>) is modified as follows: 1. Removal of a heritage tree may be reviewed and granted administratively if required for the construction of either William Cannon Drive or Slaughter Lane. Areas of potential impact are shown in Exhibit C: Potential Protected and Heritage Tree Impact Areas. 2. Relocation of a heritage tree is not considered removal.
25-9-1 APPLICABILITY. (ARTICLE 1. UTILITY SERVICE, Division 1, General Provisions.)	This article applies in the planning jurisdiction of the City unless stated otherwise in this article.	Section 25-9-1 (<i>Applicability</i>) is modified such that if the provisions of Subchapter 25-9 conflict with those included within the Consent Agreement, the provisions of the Consent Agreement govern.
25-10-23(8)(7) HAZARDOUS SIGNS DESCRIBED AND PROHIBITED.	(B) A person may not install, maintain, or use a sign that: (7) has less than nine feet of clearance and is located within a triangle formed by connecting the intersection point of two streets and the points 45 feet from the intersection point on the street frontage property line of each intersecting street;	Section 25-10-23(8)(7) (<i>Hazardous Signs Described and Prohibited</i>) is modified to provide that a person may not install, maintain, or use a sign that has less than nine feet of clearance and that is located within the sign safety triangle established in Figure 6-6 of the Transportation Criteria Manual.
25-10-81 SIGN DISTRICTS DESCRIBED; HIERARCHY ESTABLISHED.	Sign districts are described and established in the following hierarchy, with the historic sign district as the first district and the commercial sign district as the last district.	Section 25-10-81 (<i>Sign Districts Described: Hierarchy Established</i>) is modified to provide that the PUD is divided into the sign districts that correspond to the land use areas set forth in Exhibit C: Land Use Plan and Density Table.
25-10-123 EXPRESSWAY CORRIDOR SIGN DISTRICT REGULATIONS.	(A) This section applies to an expressway corridor sign district. (B) This subsection prescribes regulations for freestanding signs. (1) One freestanding sign is permitted on a lot. Additional freestanding signs may be permitted under Section 25-10-131 (Additional Freestanding Signs Permitted). (2) The sign area may not exceed: (a) on a lot with not more than 86 linear feet of street frontage, 60 square feet; or (b) on a lot with more than 86 linear feet of street frontage, the lesser of: (i) 0.7 square feet for each linear foot of street frontage, or (ii) 300 square feet. (3) The sign height may not exceed the greater of: (a) 35 feet above frontage street pavement grade; or (b) 20 feet above grade at the base of the sign.	Section 25-10-123 (<i>Expressway Corridor Sign District Regulations</i>) is modified to provide that: a) the two Employment Centers (EC) districts are each considered one site for the purpose of signage; and b) one freestanding sign is permitted for each 250 feet of street frontage.
	(C) A roof sign may be permitted instead of a freestanding sign under Section 25-10-132 (Roof Sign Instead Of Freestanding Sign). (D) Wall signs are permitted. (E) One commercial flag for each curb cut is permitted. (F) For signs other than freestanding signs or roof signs, the total sign area for a lot may not exceed 20 percent of the facade area of the first 15 feet of the building.	

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
25-10-130 COMMERCIAL SIGN DISTRICT REGULATIONS.	(A) This section applies to a commercial sign district. (B) One freestanding sign is permitted on a lot. Additional freestanding signs may be permitted under Section 25-10-131 (Additional Freestanding Signs Permitted). (C) A roof sign may be permitted instead of a freestanding sign under Section 25-10-132 (Roof Sign Instead Of Freestanding Sign). (D) Wall signs are permitted. (E) One commercial flag for each curb cut is permitted. (F) This subsection prescribes the maximum sign area. (1) For signs other than freestanding signs, the total sign area for a lot may not exceed 20 percent of the facade area of the first 15 feet of the building. (2) For a freestanding sign, the sign area may not exceed the lesser of (a) 0.7 square feet for each linear foot of street frontage; or (b) for a sign other than a multi-tenant sign, 200 square feet; or (c) for a multi-tenant sign, 250 square feet. (G) The sign height may not exceed the greater of: (1) 30 feet above frontage street pavement grade; or (2) 6 feet above grade at the base of the sign.	Section 25-10-130 (<i>Commercial Sign District Regulations</i>) is modified to provide that: A. In the Town Center (TC), each tenant may have a wall sign that is a projecting sign; B. The Employment Centers (EC), as well as the Town Center (TC) are each considered one site for the purpose of signage; C. In the Employment Centers (EC) and in the Town Center (TC), one freestanding sign is permitted for each 250 feet of street frontage; D. A projecting sign described in Subsection (4) (a) must comply with Subsection (D) of Section 25-10-129 (<i>Downtown Signage District Regulations</i>), and the occupant of a Row House or Shop House may have a wall sign or a projecting sign.
25-10-191 SIGN SETBACK REQUIREMENTS.	(D) A sign support more than 24 inches and not more than 36 inches in diameter must be set back at least five feet from the street right-of-way. (E) A sign support more than 36 inches in diameter must be set back at least 12 feet from the street right-of-way. (F) Except for a wall sign, a sign within 12 feet of a street right-of-way must have either: (1) a height of not more than 30 inches; or (2) a clearance of at least nine feet.	Section 25-10-191(D) (<i>Sign Setback Requirements</i>) is modified to provide that a sign support more than 24 inches and not more than 36 inches in diameter must be set back so that it is not located within the sight safety triangle as established in Figure 6-6 of the Transportation Criteria Manual. Section 25-10-191(E) (<i>Sign Setback Requirements</i>) is modified to provide that a sign support more than 36 inches in diameter must be set back so that it is not located within the sight safety triangle as established in Figure 6-6 of the Transportation Criteria Manual. Section 25-10-191 (F) (<i>Sign Setback Requirements</i>) is modified to provide that a sign is permitted within 12 feet of a street right-of-way if it is not located within the sight safety triangle as established in Figure 6-6 of the Transportation Criteria Manual.

LAND USE PLAN WITH ENVIRONMENTAL FEATURES
DRAFT: August 10, 2015



- 100-YEAR FLOODPLAIN (COA)
- CRITICAL WATER QUALITY ZONE
- ENVIRONMENTAL FEATURE & BUFFER
- EXISTING ROADS TO REMAIN
- EXISTING ROAD TO BE REALIGNED
- FUTURE ROADS (SUBJECT TO CHANGE)
- FUTURE TRAIL CONNECTIONS (EXACT LOCATIONS TO BE DETERMINED)
- "PROJECT AREA" PLANNING BOUNDARY
- PUD PROPERTY LINE
- POTENTIAL SCHOOL LOCATION (SUBJECT TO CHANGE)
- POTENTIAL FIRE STATION LOCATION (SUBJECT TO CHANGE)
- EXISTING CELL TOWER

PROPOSED LAND USE AREAS	APPROXIMATE ACREAGE	PROPOSED MAXIMUM DENSITY	PROPOSED PERMITTED USES
MR - MIXED RESIDENTIAL	~ 1,400 AC	Up to: 9,300 DUs; 550,000 SF Civic/Commercial	MIX OF SINGLE FAMILY RESIDENTIAL (DETACHED & ATTACHED), MULTI-FAMILY RESIDENTIAL, NEIGHBORHOOD-SERVING COMMERCIAL AND CIVIC USES
EC - EMPLOYMENT CENTER	~ 90 AC	Up to: 1,500 DUs; 750,000 SF Civic/Commercial/Industrial	MIX OF EMPLOYMENT, CIVIC, SINGLE AND MULTI-FAMILY RESIDENTIAL USES, LIGHT INDUSTRIAL, HOTEL, COMMERCIAL
TC - TOWN CENTER	~ 200 AC	Up to: 3,500 DUs; 4,000,000 SF Civic/Commercial	MIX OF COMMERCIAL, CIVIC, MULTI-FAMILY AND ATTACHED SINGLE FAMILY RESIDENTIAL USES AT AN URBAN DENSITY, HOTEL
OS - OPEN SPACE	~ 360 AC	Up to: 50,000 SF Civic/Commercial	GREENWAYS, TRAILS, PARKS AND RECREATIONAL AREAS, WITH CIVIC AND LIMITED COMMERCIAL USES PERMITTED

NOTES:

1. A fire station site will be donated to the City of Austin within the PUD, as described in Exhibit E of the Pilot Knob MUD Consent Agreement.
2. The only existing roads within the Project Area are Colton Bluff Springs Road, Sassman Road and FM 1625.
3. A 10-acre intermodal transit station will be located along Slaughter Lane in or near the Town Center (TC) area.
4. Open Space boundaries and roadway alignments are subject to change and will be finalized at final plat.
5. So long as uses are permitted in a land use area, residential maximum allowable densities may be transferred from one land use area to another provided that the overall PUD maximums are not exceeded.

EXHIBIT C

REC'D 8-12-2015
8/12/15

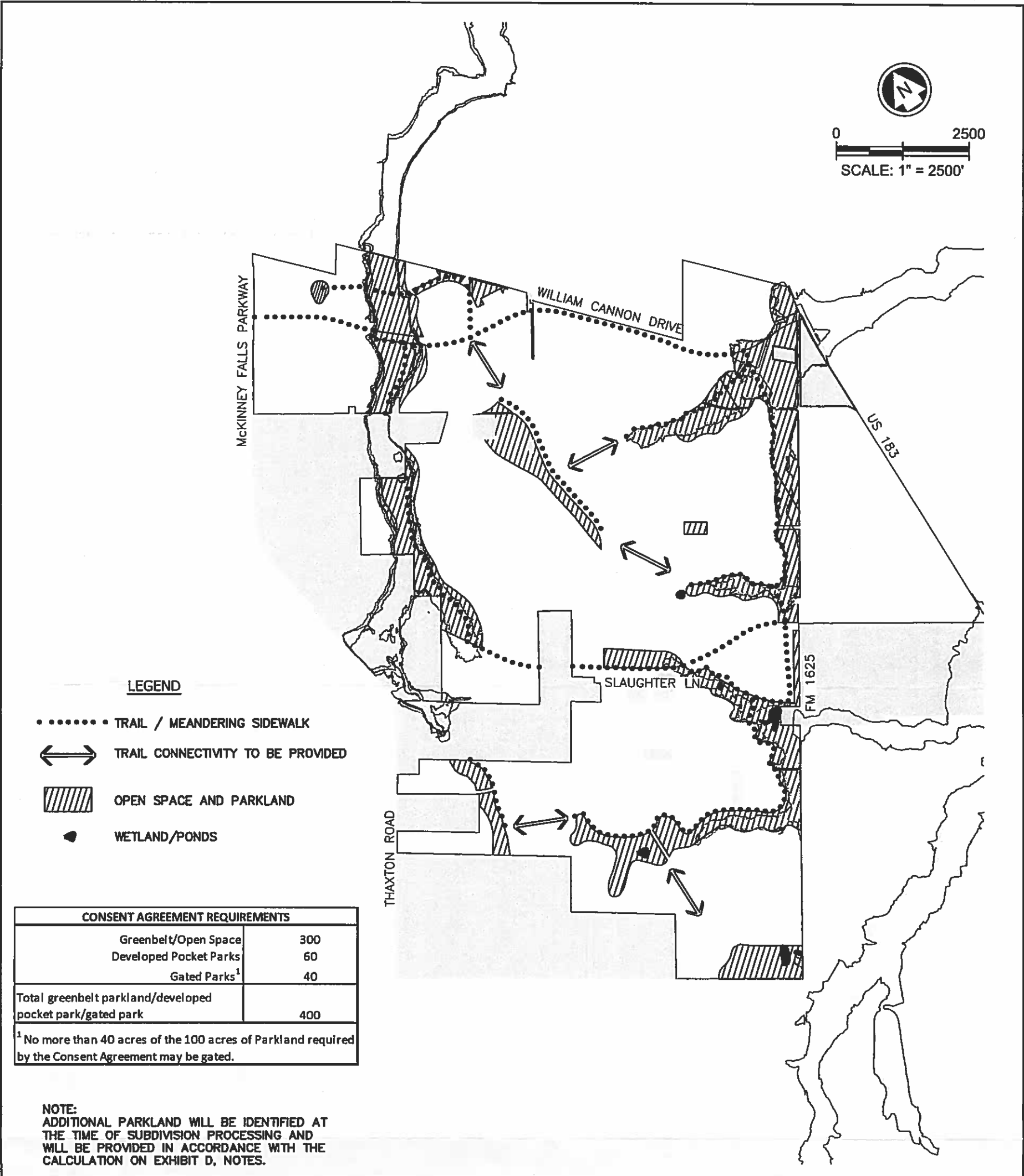


EXHIBIT D
CONCEPTUAL PARKS AND OPEN SPACE PLAN
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS

02/14/15

REC'D 8-11-2015

L:\JOB\Brookfield - Easton\BRP13001-01 - Pilot Knob PUD\CAD\Exhibits\Open Space - Park Land Area Exhibit - Exhibit D

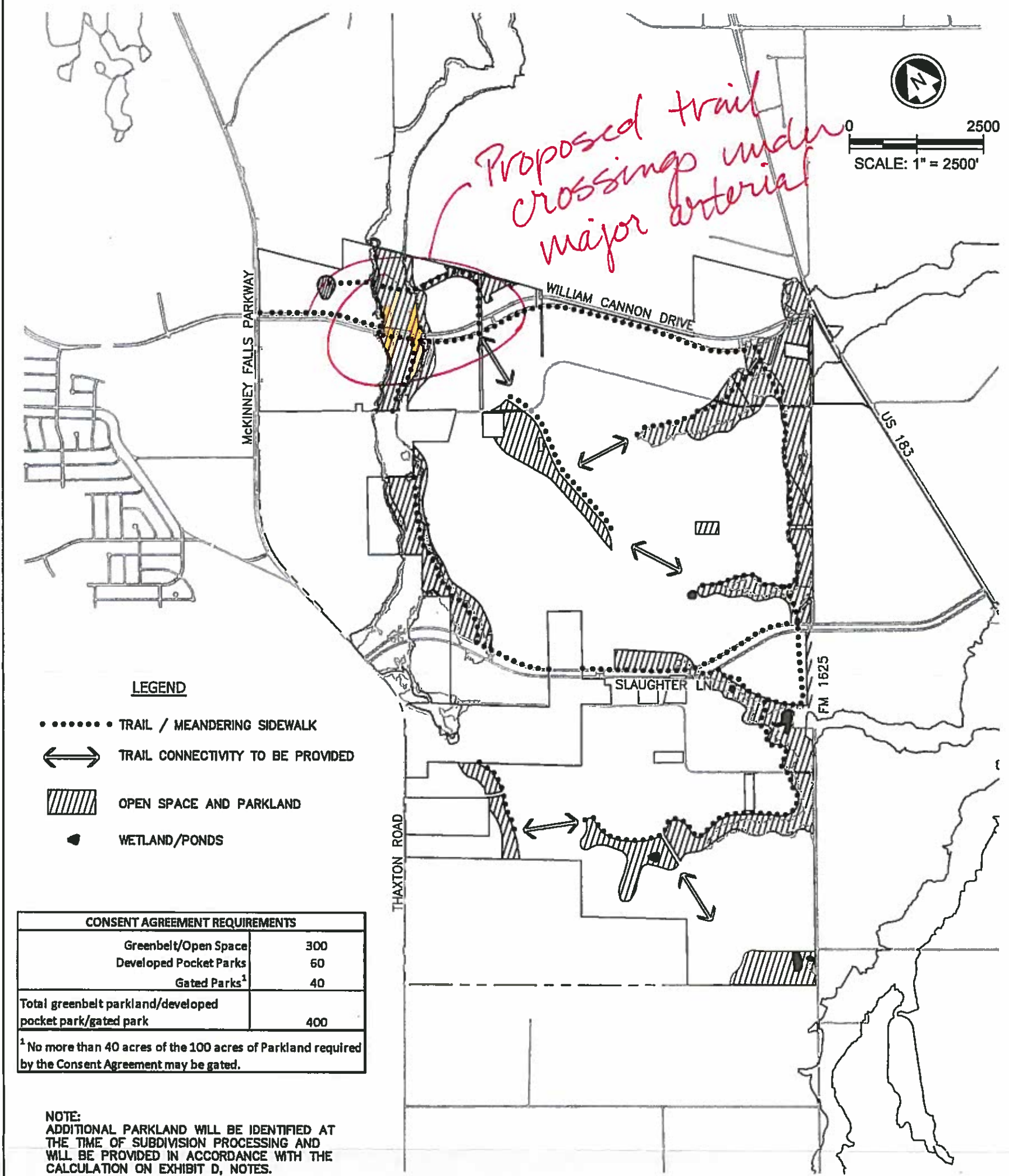


EXHIBIT D-1
CONCEPTUAL PARKS AND OPEN SPACE PLAN
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS

D-1

REC'D 8-12-2015

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