Revised
Item #83
PAZ

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 425 WEST RIVERSIDE DRIVE FROM COMMERCIAL LIQUOR SALES-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-1-V-NP) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. 425 West Riverside Drive Planned Unit Development (the Riverside PUD) is comprised of approximately 1.3954 acres of land located generally at 425 West Riverside Drive and more particularly described by metes and bounds in **Exhibit A** incorporated into this Ordinance (the "Property").

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from commercial liquor sales-vertical mixed use building-neighborhood plan (CS-1-V-NP) combining district to planned unit development (PUD) district on the property described in Zoning Case No. C814-2017-0001, on file at the Planning and Zoning Department and locally known as 425 West Riverside Drive, and generally identified in the map attached as **Exhibit B**.

PART 3. This ordinance, including exhibits, constitutes the land use plan for the Riverside PUD. Development of and uses within the Riverside PUD shall conform to the limitations and conditions set forth in this ordinance and in the land use plan. If this ordinance and an attached exhibit conflicts, this ordinance controls. Except as otherwise specifically modified by this ordinance, all other rules, regulations, and ordinances of the City in effect at the time of permit application apply to development within the Riverside PUD. In this ordinance, Landowner means the owner of property located within the 1.3954 acres of land described in **Exhibit A**, or the owner's successors and assigns.

PART 4. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A: Legal Description of the Riverside PUD

Exhibit B: Zoning Map

Exhibit C: Land Use Plan

Exhibit D. Land Use Plan Notes

Exhibit E. Street Cross Sections

Exhibit F. Open Space

Exhibit G. Tree Planting Details

PART 5. Land Use.

A. Except as specifically restricted under this ordinance in Part 5 or as modified in Part 10, the Riverside PUD may be developed and used in accordance with the regulations established for commercial liquor sales (CS-1) district, waterfront overlay (WO), and other applicable requirements of City Code.

B. The maximum height of a building or structure within the Riverside PUD shall be limited to no more than 195 feet.

C. The maximum floor-to-area ratio (FAR) is 6 to 1 (364,698 SF).

D. The minimum setbacks are as follows:

1. Front Yard – 0 feet
2. Street Side Yard – 0 feet
3. Interior Side Yard – 0 feet
4. Rear Yard – 0 feet

E. The total combined square footage of all cocktail lounges within the Riverside PUD shall not exceed 5,000 square feet.

F. The following uses are prohibited uses within the Riverside PUD:

Alternative financial services	Adult oriented businesses
Automotive repair services	Bail bond services
Exterminating services	Funeral services
Pawn shops	

G. Automotive washing shall be considered an accessory use for office uses, provided it (1) be used solely for the employees or patrons of the buildings, and (2) occurs within structured parking.

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H. The Land Use Commission has permitted pedestrian oriented uses above the ground floor of a structure within the Riverside PUD in accordance with Section 25-2-691 (D)(2) (*Waterfront Overlay District and Subdistrict Uses*).

PART 6. Open Space.

A. The Landowner shall provide for at least 9,000 square feet of open space within the Riverside PUD, as generally shown on **Exhibit F: Open Space**. The open space shall include one or more of the following amenities in compliance with City Code Chapter 25-2, Subchapter E, Article 2, Section 2.7.3.A (*Standards*):

1. Landscape area;

2. Patio or plaza;

3. Water quality and storm detention ponds (rain garden) designed as an amenity; and

4. Multi-use trail.

B. The open space shall also include a green roof designed in accordance with Environmental Criteria Manual (ECM) Appendix W (*Vegetated* ("*Green*") *Roof Performance Standards*).

PART 7. Environmental.

A. Green Building Rating

All buildings in the Riverside PUD shall achieve a two-star or greater rating under the Austin Energy Green Building program using the applicable rating version in effect at the time a rating registration application is submitted for the building.

B. Landscaping

1. The Landowner shall include at least 100 caliper inches of street trees within the Riverside PUD.

2. All planted trees shall be native species selected from ECM Appendix F (*Descriptive Categories of Tree Species*).

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3. The Landowner shall provide at least 1,000 cubic feet of soil volume per tree for the required 100 caliper inches of street trees within the Riverside PUD. Up to 25 percent of the soil volume may be shared with adjacent trees in continuous plantings. Load-bearing soil cells shall be used to meet the soil volume requirement if necessary. The City Arborist, however, may reduce the minimum soil volume requirement if needed due to utility conflicts or other constructability issues.

4. The Landowner shall comply with the tree selection and soil composition criteria in **Exhibit G: Tree Planting Details** within the Riverside PUD.

5. The Landowner shall provide at least 4,300 square feet of landscaped area within the Riverside PUD, including a minimum of 2,500 square feet of green roof designed in accordance with ECM Appendix W (*Vegetated ("Green") Roof Performance Standards*), 800 square feet of landscaped area, and 1,000 square feet of either rain garden(s) or additional landscaped area.

6. The Landowner shall select all planted landscape materials from the "Grow Green Native and Adapted Landscape Plants" guide. The planted landscape materials shall be drought tolerant, and shall be non-toxic. All planting beds shall include a diverse mix of evergreen and deciduous shrubs, perennials, and groundcover. At least 15% of planted landscape materials shall be pollinator-friendly species as identified by the Lady Bird Johnson Wildflower Center.

7. The Landowner shall use rainwater harvesting and air conditioning condensate as the primary water sources for all landscape irrigation within the Riverside PUD. Potable and/or reclaimed water shall only be used as a backup supply if the primary sources are depleted. Reclaimed water shall not be used for irrigation within water quality controls.

C. Water Quality

1. The Landowner shall use green storm water quality controls, as described in ECM Section 1.6.7 (*Green Storm Water Quality Infrastructure*), to treat 100% of the required water quality volume within the Riverside PUD.

2. The Landowner shall include a rainwater harvesting system in Riverside PUD sized to at least meet the irrigation demands of the required on-site landscaping and adjacent street trees for a 28-day period (using July demand), as demonstrated by a water balance.

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3. Up to 25% of the required water quality capture volume may be treated by a rainwater harvesting system designed to draw down over more than 48 hours without needing to increase the total capture volume, as long as a water balance demonstrates that the volume will be utilized within a maximum of 28 days (using July demand).

4. The Landowner shall provide water quality treatment for a portion of Barton Springs Road by constructing at least 800 square feet of rain garden(s) in the Barton Springs Road right-of-way.

D. Reclaimed Water

1. The Landowner shall install a reclaimed water line along Riverside Drive between South 1st Street and Barton Springs Road.

2. The Landowner shall construct any building within the Riverside PUD using a reclaimed water system to allow acceptance of reclaimed water supply from the City for non-potable water uses within the building.

E. Other Environmental Elements

1. The Landowner shall participate in the Office of Sustainability's Carbon Impact Statement Pilot Program and achieve a minimum score of 9 points for the Riverside PUD.

2. The Landowner shall submit for approval an integrated pest management (IPM) plan that complies with ECM Section 1.6.9.2(D) and (F) with each site plan application. The Landowner shall provide copies of the IPM plan to all future tenants or renters within the Riverside PUD.

PART 8. Affordable Housing Program.

In this Part 8, MFI means median family income for the Austin-Round Rock metropolitan statistical area, as determined annually by the United States Department of Housing and Urban Development. NHCD may adopt guidelines and processes to enforce the affordability restrictions applicable to the Riverside PUD.

A. Non-residential Fee-in-lieu

1. A development fee equal to $6 per non-residential bonus area square foot shall be paid to the Neighborhood Housing and Community Development

(NHCD) Department Housing Trust Fund prior to issuance of the building's final Certificate of Occupancy.

2. These funds shall be restricted to use in the South Central Waterfront Regulating District and within a one mile radius of the South Central Waterfront Regulating District for a period of not less than ten years from payment. If after ten years from payment, or if the South Central Waterfront Regulating District is not established prior to payment of funds, the use of those funds shall no longer be restricted.

If a residential use is included in the Riverside PUD, the Landowner agrees to the following:

B. Multifamily Rental Housing

Residential rental units equal to at least 12% of the residential rental bonus area square footage shall be rented to households whose income is no more than 50% of MFI and remain affordable for 40 years from the issuance of the building's final Certificate of Occupancy.

C. Owner-occupied Housing

Residential ownership units equal to at least 12% of the residential ownership bonus area square footage must be sold to households whose income is no more than 80% of MFI for an affordability period of (1) ninety-nine years for fee-simple ownership units governed by a condominium declaration and community land trust units or (2) forty years for fee-simple units not governed by a condominium declaration.

PART 9. Transportation.

A. The Landowner shall mitigate transportation impacts as set forth in the Development Services Department, Transportation Review Section's Transportation Impact Analysis (TIA) memo dated February 8, 2018. The Landowner shall pay 100% of costs including design and overhead, of the improvements specified in the TIA memo.

B. The Landowner shall comply with a Transportation Demand Management (TDM) plan approved by the Director of the Austin Transportation Department (ATD) to reduce vehicular trips to and from the Riverside PUD. The TDM plan may implement both on-site and off-site demand measures. The TDM program shall be applicable and enforceable against the Landowner. The deadline for submission of

approval of the TDM plan is prior to approval of the first site development permit on the Riverside PUD property. Prior to issuance of a certificate of occupancy of any type, the Landowner must facilitate a site inspection by ATD to confirm that all approved physical improvement measures in the project's TDM plan have been implemented and/or installed. The Landowner must also provide documentation establishing how approved programmatic measures in the TDM plan will be implemented. The Landowner shall submit annual compliance reports to ATD.

C. The Riverside PUD shall include street sections and intersection corners including non-standard designs, and shall be designed to implement the conditions depicted in **Exhibit C: Land Use Plan** and **Exhibit E: Street Cross Sections**.

D. The Riverside PUD shall include multi-modal streets and public realm improvements, consistent with the South Central Waterfront Vision Framework Plan (SCW Plan), illustrations in **Exhibit E: Street Cross Sections**, and the following conditions:

1. Bike lanes shall be a minimum of 6 feet in width in locations where a flush, rideable surface is adjacent to the bike lane.

2. Bike lanes shall be a minimum of 7 feet in width in locations where the surface adjacent to the bike lane is not rideable.

3. Visible 6-inch-height-edge detection shall be provided in locations where the bike lane is adjacent to any drop off greater than 2 inches.

E. The Riverside PUD shall include a B-Cycle station within the ROW, subject to final design and coordination with B-Cycle and ATD, at the time of site plan.

F. The Riverside PUD shall include a minimum of 6 electric vehicle changing stations.

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

A. Zoning

1. City Code Section 25-2-144(D) (*Planned Unit Development (PUD) District Designation*) is modified to allow the Riverside PUD to include less than 10 acres of land without being characterized by special circumstances.

2. Subsection 2.2.1.B. (*Applicability*) of City Code Chapter 25-2, Subchapter E, Article 2, Section 2.2 (*Relationship of Buildings to Streets and Walkways*) is modified to designate South 1st Street as the principal street instead of the roadway with the highest level of priority adjacent to the Riverside PUD.

3. City Code Section 25-2-721(E) (*Waterfront Overlay (WO) Combining District Regulations*) is modified to waive design standards for buildings within the Riverside PUD, except that all building glazing systems shall have a 25% maximum exterior visible light reflectance and ground floor glazing systems shall have a minimum visible light transmittance value of 0.6.

4. City Code Section 25-2-742(E), (F), and (G) (*South Shore Central Subdistrict Regulations*) are modified to waive the maximum building heights to allow for increased maximum building heights as shown in the SCW plan.

B. Transportation

1. City Code Section 25-6-478(A) (*Motor Vehicle Reductions General*) is modified to provide that the minimum off-street parking required within the area described 25-6-478(A) is 60% of the total off-street parking established by Appendix A (*Table of Off-Street Parking and Loading Requirements*).

2. Transportation Criteria Manual (TCM) Sections 5.3.1.K and 5.3.1.N.3 are modified to allow driveways as shown on **Exhibit C: Land Use Plan**. A waiver may be provided per TCM Section 5.3.1.N.3 to accommodate changes to the driveway plans during the site development process.

3. Schedule C (*Off-Street Loading Requirement*) of City Code Chapter 25-6, Appendix A (*Tables of Off-Street Parking and Loading Requirements*) is modified to require a minimum of 2 off-street loading spaces that are 12 feet by 45 feet.

C. Drainage

Section 25-7-94(C) (*Requirements in Central Business Area*) is modified to specify that the director will approve a development application with a proposed building or parking area that encroaches on the 100-year floodplain if the director determines that the project complies with Section 25-7-94(C)(1-4).

PART 11. Public Art.

The Landowner shall develop and implement a public art plan for the Riverside PUD, defining how a minimum of $180,000 will be expended for public art installation within the Riverside PUD. The Landowner will review the public art plan with the City's Art in Public Places Program Manager for approval. The Landowner shall cause the artwork to be selected and installed prior to completion of the Riverside PUD.

PART 12. Community Amenity Fee

Landowner agrees as a part of participation in the SWC Plan, to contribute $176,074 into the South Central Waterfront District Fund, to be established by the City's Finance Department.

PART 13. This ordinance takes effect on _____, 2018.

PASSED AND APPROVED

§
§
_____, 2018 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

DRAFT

4WARD Land Surveying
PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

EXHIBIT " "

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 1.3954 ACRES (60,783 SQUARE FEET) OF LAND, OUT OF THE ISAAC DECKER LEAGUE, SURVEY NO. 20, ABSTRACT NO. 8, IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF TRACT 1, CALLED 0.299 ACRE, ALL OF TRACT 2, CALLED 0.662 ACRE, AND ALL OF TRACT 3, CALLED 0.488 ACRE, SAVE AND EXCEPT A CALLED 2,526 SQUARE FOOT TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN FOR STREET PURPOSES IN VOLUME 11491, PAGE 886 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF WHICH IS DESCRIBED AS PARCEL TWO IN A DEED TO WOODSTOCK PROPERTIES, LLC, RECORDED IN DOCUMENT NO. 2003205484 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACTS 1, 2 AND 3, ARE DESCRIBED BY METES AND BOUNDS IN VOLUME 7781, PAGE 621 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.3954 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000056419939):

BEGINNING, at an "X" cut found in concrete at the intersection of the east right-of-way line of South 1st Street (Right-of-way Varies), with the southwest right-of-way line of West Riverside Drive (Right-of-way Varies), and being the most northerly corner of said Tract 2, for the most northerly corner and **POINT OF BEGINNING** hereof;

THENCE, with the southwest right-of-way line of said West Riverside Drive, in part with the northeast line of said Tract 2, in part with the northeast line of said Tract 1, **S36°21'31"E**, passing at a distance of 193.74 feet a calculated point at the common easterly corner of said Tract 1 and Tract 2, continuing for an overall distance of **327.74** feet to an "X" cut found in concrete for the southeast corner hereof, said point being the southeast corner of said Tract 1, and being the intersection of the southwest right-of-way line of said West Riverside Drive with the north right-of-way line of Barton Springs Road (Right-of-way Varies);

THENCE, with the north right-of-way line of said Barton Springs Road, in part with the south line of said Tract 1, in part with south line of said Tract 3, **S73°53'11"W**, passing at a distance of 139.30 feet a calculated point at the common southerly corner of said Tract 1 and Tract 3, continuing for an overall distance of **304.01** feet to a cotton spindle found for a point of curvature hereof, said point being a point of curvature in the south line of said Tract 3, and being a point of curvature in the north right-of-way line of said Barton Springs Road;

THENCE, with the south line of said Tract 3 and with the north right-of-way line of said Barton Springs Road, along the arc of a curve to the right, whose radius is **300.52** feet, whose arc length is **55.17** feet and whose chord bears **S79°01'18"W**, a distance of **55.09** feet to a bolt found for an angle point hereof, said point being the southeast corner of said 2,526 square foot tract conveyed to the City of Austin for Street purposes, and being the beginning of the right-of-way transition between said Barton Springs Road and said South 1st Street;

THENCE, over and across said Tract 3, with the southwest line of said City of Austin tract, and with the right-of-way transition between said Barton Springs Road and said South 1st Street, **N48°18'43"W**, a distance of **19.04** feet to a mag nail with "Ward-5811" washer set for an angle point hereof, said point being an interior ell corner of said City of Austin tract and being in the east right-of-way line of said South 1st Street;

THENCE, with the east right-of-way line of said South 1st Street, in part over and across said Tract 3, in part over and across said Tract 2, and with the east line of said City of Austin tract, the following three (3) courses and distances:

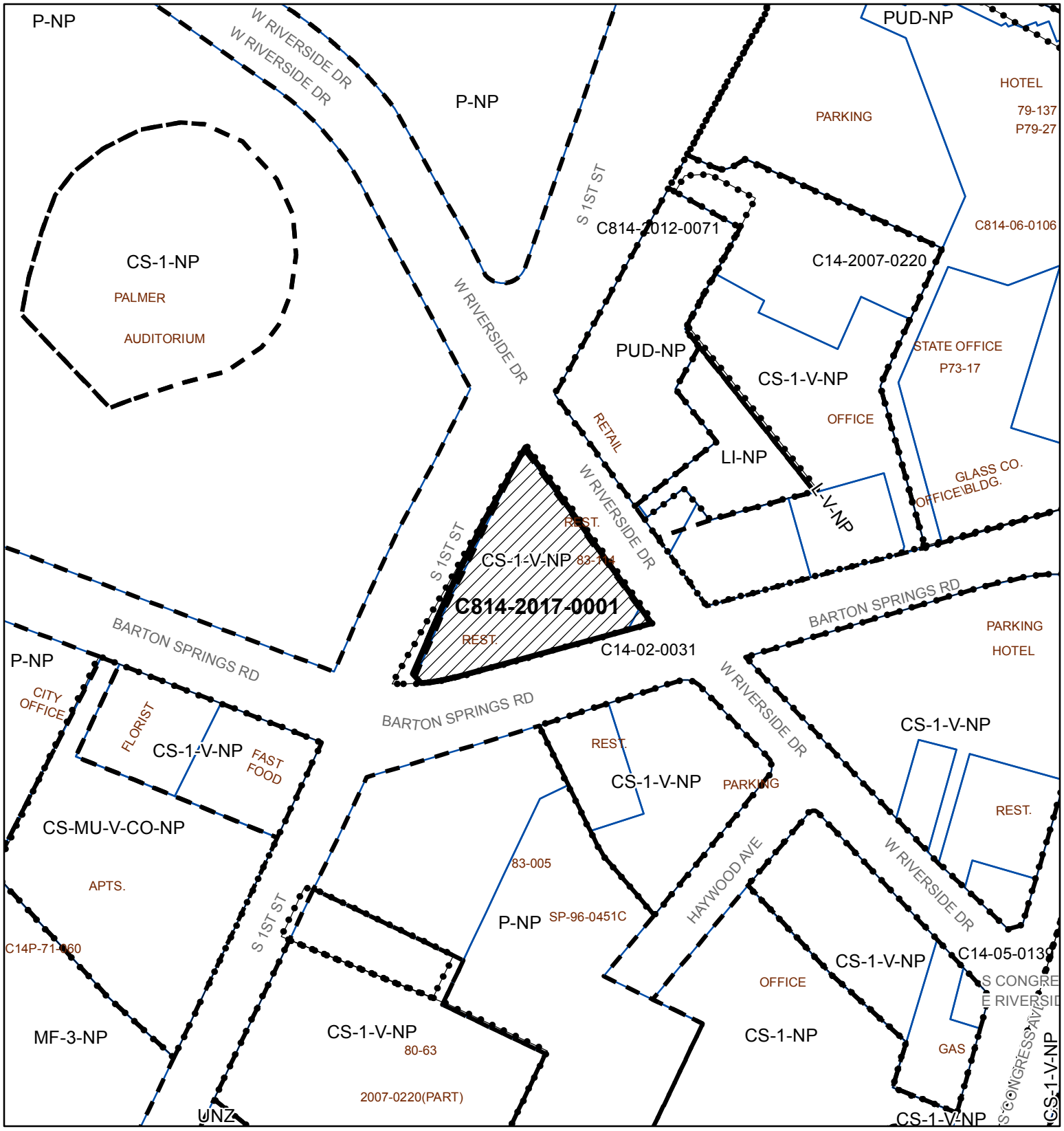
1) **N22°57'53"E**, a distance of **53.77** feet to a cotton spindle found for a point of curvature hereof,
2) Along the arc of a curve to the right, whose radius is **2,298.36** feet, whose arc length is **177.99** feet and whose chord bears **N24°33'00"E**, a distance of **177.95** feet to a bolt found for an angle point hereof, and
3) **N05°57'28"W**, a distance of **2.75** feet to an "X" cut found in concrete for an angle point hereof, said point being in the northwest line of said Tract 2, and being in the east right-of-way line of said South 1st Street;

THENCE, continuing with the east right-of-way line of said South 1st Street, with the northwest line of said Tract 2, **N28°24'57"E**, a distance of **150.13** feet to the **POINT OF BEGINNING** and containing 1.3954 Acres (60,783 Square Feet) of land, more or less.

3/30/2015

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC





ZONING

Case#: C814-2017-0001

Exhibit B

N

Subject Tract

Pending Case

Zoning Boundary

Railroads

Feet

0 200

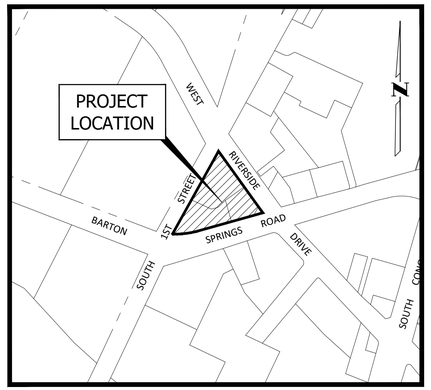
1 " = 200 '

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN FOUNDED 1839

Created: 3/22/2017



VICINITY MAP

NOT TO SCALE
MAPSCO PAGE 615A
CITY OF AUSTIN GRID J21

0 10' 20' 40'

LEGEND

- BOUNDARY / RIGHT OF WAY
- 100YR FP — 100 YEAR FLOOD PLAIN
- CURB / EDGE OF PAVEMENT
- BIKE LANE BUFFER AND/OR PEDESTRIAN BUS QUEUING
- OPEN PLANTING AREA
- RAIN GARDEN AND/OR LANDSCAPING AREA
- SIDEWALKS AND PEDESTRIAN AREAS
- BIKE LANE
- BUILDING ENTRYWAYS
- BUILDING ENTRYWAYS
- PROPOSED BUILDING

NOTES:

1. LAYOUT FOR ILLUSTRATION.
2. DIMENSIONS SHOWN ARE APPROXIMATE AND VARIED.
3. NON-STANDARD SECTIONS SHALL BE PERMITTED AT SITE PLAN BASED UPON THE LAYOUT PROVIDED HEREIN.
4. BIKE LANES SHALL BE A MINIMUM OF 6' IN WIDTH IN LOCATIONS WHERE A FLUSH, RIDEABLE SURFACE IS ADJACENT TO THE BIKE LANE. BIKE LANES SHALL BE A MINIMUM OF 7' IN WIDTH IN LOCATIONS WHERE THE SURFACE ADJACENT TO THE BIKE LANE IS NOT RIDEABLE. VISIBLE 6" HEIGHT EDGE DETECTION SHALL BE PROVIDED IN LOCATIONS WHERE THE BIKE LANE IS ADJACENT TO ANY DROP OFF GREATER THAN 2".

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AUSTIN, TEXAS 78702 (OFFICE), 78701 (MAIL)
512.669.5560

STATE OF TEXAS
VITO M. TRUPIANO
119592
LICENSED
PROFESSIONAL ENGINEER

425 WEST RIVERSIDE DRIVE
AUSTIN, TRAVIS COUNTY, TEXAS

EXHIBIT C - LAND USE PLAN

SHEET
EXHIBIT C
OF
x

SUBMITTAL DATE: 12/30/2016
UPDATED: 04/10/2018

Xrefs: P:\Projects\0091 – Stream Realty Partners\10.002 – 425 West Riverside Dr\ACAD\Xrefs\0091-10.002 – CSSP01.dwg
P:\...\Xrefs\0091-10.002 – TBLC_2A_RE-exhibit.dwg
P:\...\Xrefs\0091-10.002 – 425 West Riverside Dr\ACAD\Xrefs\LOCATION MAP.dwg
Z:\Projects\091 – Stream Realty Partners\002– Schulz Tract\ACAD\Xrefs\TxDOT Transportation.dwg
P:\...\Xrefs\0091-10.002 – 425 West Riverside Dr\ACAD\Xrefs\0091-10.002 – Plat Base 0091-10.002 – CBSP01.dwg
...\...\Archive\2018.03.17 Formal Submittal\Xrefs\0091-10.002 – LBSP01.dwg

User: Evan.Condon
Last Modified: Apr. 10, 18 – 14:05
Drawing: P:\Projects\0091 – Stream Realty Partners\10.002 – 425 West Riverside Dr\ACAD\Exhibits\Pud Exhibits\0091-10.002 – Schulz PUD Land Use Plan 2017.12.06.dwg

0091.10.002 – SCHULZ PUD LAND USE PLAN 2017.12.06 4/10/2018 2:59 PM

PURPOSE

1. THE PURPOSE OF THE PUD IS TO EMBODY THE SPIRIT OF THE SOUTH CENTRAL WATERFRONT VISION FRAMEWORK PLAN, WHICH WAS UNANIMOUSLY APPROVED BY THE CITY COUNCIL ON JUNE 16, 2016.

SITE DEVELOPMENT REGULATIONS AND USES

2. SITE DEVELOPMENT REGULATIONS AND USES APPLICABLE TO THE PUD ARE THOSE ASSOCIATED WITH CS-1 DISTRICT ZONING AND THE WATERFRONT OVERLAY (WO) DISTRICT, EXCEPT AS NOTED BELOW AND SHOWN IN THE FOLLOWING TABLE:

SITE DEVELOPMENT REGULATIONS	
MINIMUM LOT SIZE	5,750 SQUARE FEET
MINIMUM LOT WIDTH	50 FEET
MAXIMUM DWELLING UNITS	SEE NOTE #4
MAXIMUM HEIGHT	195 FEET
MINIMUM SETBACKS	
FRONT YARD	0 FEET
STREET SIDE YARD	0 FEET
INTERIOR SIDE YARD	0 FEET
REAR YARD	0 FEET
MAXIMUM BUILDING COVERAGE	95%
MAXIMUM IMPERVIOUS COVER	95%
MAXIMUM FLOOR AREA RATIO	6:1 (364,698 SF)

COCKTAIL LOUNGE NOT TO EXCEED 5,000 SF.

THE FOLLOWING USES ARE PROHIBITED:

ALTERNATIVE FINANCIAL SERVICES
ADULT ORIENTED BUSINESSES
AUTOMOTIVE REPAIR SERVICES
BAIL BOND SERVICES
EXTERMINATING SERVICES
FUNERAL SERVICES
PAWN SHOPS

3. THE MAXIMUM HEIGHT MAY NOT EXCEED 195 FEET.
4. FOR RESIDENTIAL USES, THE MAXIMUM ALLOWABLE DENSITY IS 250 UNITS PER ACRE.
5. THE INCREASE IN DENSITY AND LEVEL OF COMMUNITY BENEFITS SHALL BE CONSISTENT WITH THE CURRENT SOUTH CENTRAL WATERFRONT VISION FRAMEWORK PLAN.
6. If A LICENSE AGREEMENT IS REQUIRED FOR THE RAIN GARDEN LOCATED IN THE ROW; THE CITY SHALL WAIVE THE ANNUAL FEE ASSOCIATED WITH THIS IMPROVEMENT.

WATERFRONT OVERLAY

7. THE PUD SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION 25-2, SUBCHAPTER C, ARTICLE 3, DIVISION 7 (WATERFRONT OVERLAY DISTRICT AND SUBDISTRICT USES) AND DIVISION 8 (WATERFRONT OVERLAY DISTRICT AND SUBDISTRICT DEVELOPMENT REGULATIONS), WITH THE FOLLOWING EXCEPTIONS NOTED BELOW AND ELSEWHERE IN THIS PUD.
8. PEDESTRIAN-ORIENTED USES, PER CODE SECTION 25-2-691(D)(2), ARE ALLOWED ABOVE THE GROUND FLOOR OF A STRUCTURE.
9. SECTION 25-2-721(E) (WATERFRONT OVERLAY (WO) COMBINING DISTRICT REGULATIONS) RELATED TO DESIGN STANDARDS FOR BUILDINGS DOES NOT APPLY. HOWEVER, ALL BUILDING GLAZING SYSTEMS SHALL HAVE A 25% MAXIMUM OUTBOARD REFLECTANCE. GROUND FLOOR PEDESTRIAN ORIENTED USES SHALL HAVE A MINIMUM VISIBLE LIGHT TRANSMITTANCE VALUE OF 0.6.
10. SECTION 25-2-742(E), (F), AND (G) (SOUTH SHORE CENTRAL SUBDISTRICT REGULATIONS) DO NOT APPLY AS THE MAXIMUM BUILDING HEIGHT IS MEANT TO COMPLY WITH THE SOUTH CENTRAL WATERFRONT VISION FRAMEWORK PLAN.
11. SECTION 25-7-94 IS MODIFIED TO GRANT A WAVIER TO ALLOW DEVELOPMENT OF BUILDING THAT ENCROACHES INTO THE 100 YEAR FLOODPLAIN, SO LONG AS PROJECT COMPLIES WITH SECTIONS 25-7-94(C)(1-4)

SUBCHAPTER E DESIGN STANDARDS - MIXED USE

12. THE PUD SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION 25-2 SUBCHAPTER E (DESIGN STANDARDS AND MIXED USE), EXCEPT AS PROVIDED BELOW.
13. SOUTH FIRST STREET IS DESIGNATED AS THE PRINCIPAL STREET.
14. THE PUD SHALL ACHIEVE MINIMUM OF SIX POINTS UNDER SECTION 25-2, SUBCHAPTER E, STANDARD 3.3 (OPTIONS TO IMPROVE BUILDING DESIGN).

PARKING AND LOADING

15. THE PUD SHALL PROVIDE 60% OF THE TOTAL OFF-STREET PARKING REQUIRED IN SECTION 25-6-478 (MOTOR VEHICLE REDUCTIONS GENERAL). NO FURTHER REDUCTIONS WILL BE PERMITTED.
16. THE PUD SHALL PROVIDE TWO OFF-STREET 12' X 45' LOADING ZONES WHICH MUST BE CONTAINED ON-SITE. THE MANEUVERING AREAS FOR LOADING FACILITIES SHALL NOT CONFLICT WITH PARKING SPACES OR WITH THE MANEUVERING AREAS FOR PARKING SPACES. PUBLIC RIGHT-OF-WAY SHALL NOT BE UTILIZED FOR MANEUVERING.
17. THE SIZE, CONFIGURATION, AND LOCATION OF DRIVEWAYS AS SHOWN ON EXHIBIT 'C' LAND USE PLAN IS AN APPROXIMATION FOR ILLUSTRATIVE PURPOSES. DUE TO UNIQUE SITE CONSTRAINTS, WAIVERS FROM SECTION 5 - DRIVEWAYS OF THE TRANSPORTATION CRITERIA MANUAL (TCM), SECTIONS 5.3.1.D, 5.3.1.K AND 5.3.1.N.3, WILL BE REQUIRED. THE WAIVERS SHALL BE REVIEWED AND APPROVED ADMINISTRATIVELY WITH THE SITE DEVELOPMENT PERMIT.

TRANSPORTATION

18. GATED ROADWAYS ARE PROHIBITED.
19. THIS SITE WILL PARTICIPATE IN A TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM. A TDM PLAN SHOULD BE SUBMITTED AT TIME OF SITE PLAN. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OF ANY TYPE, THE PROPERTY OWNER SHALL FACILITATE A SITE INSPECTION BY THE APPLICABLE DIRECTOR'S STAFF TO CONFIRM THAT ALL APPROVED PHYSICAL IMPROVEMENT MEASURES IN THE PROJECT'S TDM PLAN HAVE BEEN IMPLEMENTED AND/OR INSTALLED. THE PROPERTY OWNER SHALL ALSO PROVIDE DOCUMENTATION THAT ALL APPROVED PROGRAMMATIC MEASURES IN THE TDM PLAN WILL BE IMPLEMENTED. THE PROPERTY OWNER WILL SUBMIT PERIODIC COMPLIANCE REPORTS TO THE APPLICABLE DIRECTOR'S DEPARTMENT.
20. STREET SECTIONS AND INTERSECTION CORNERS INCLUDE NON-STANDARD DESIGNS, AND SHOULD BE DESIGNED TO IMPLEMENT THE CONDITIONS DEPICTED IN EXHIBIT C LAND USE PLAN.
21. THE PUD WILL INCLUDE 2 CAPMETRO FLOATING BUS STOPS, INCLUDING PEDESTRIAN GATHERING AREAS. FINAL DESIGN AND LOCATION OF STOPS WILL BE COORDINATED WITH CAPMETRO AT THE TIME OF SITE PLAN AND WILL INCLUDE CONCRETE BUS PADS IN THE ADJACENT TRAFFIC LANE.
22. AT LEAST 75% OF THE BUILDING FRONTAGE OF ALL PARKING STRUCTURES WILL BE DESIGNED FOR PEDESTRIAN-ORIENTED USES AS DEFINED IN SECTION 25-2-691(C) IN GROUND FLOOR SPACES. BUILDING FRONTAGES NOT CONTAINING A PEDESTRIAN-ORIENTED USE SHALL COMPLY WITH FACADE ARTICULATION REQUIREMENTS AS INCLUDED IN SECTION 3.3.2(D)1.
23. THE PUD WILL INCLUDE A B-CYCLE STATION WITHIN THE ROW, SUBJECT TO FINAL DESIGN AND COORDINATION WITH B-CYCLE AND AUSTIN TRANSPORTATION DEPARTMENT, AT THE TIME OF SITE PLAN.
24. THE PUD WILL PROVIDE BICYCLE VALET AND PROTECTED BICYCLE STORAGE FOR TENANTS AND BUILDING GUESTS. THE BICYCLE VALET WILL BE PROVIDED IN THE BUILDING OR AN ALTERNATIVE LOCATION APPROVED AT SITE PLAN. THE PROTECTED BICYCLE STORAGE WILL BE LOCATED IN THE GARAGE OR AN ALTERNATIVE LOCATION APPROVED AT SITE PLAN.
25. THE PUD WILL INCLUDE A MINIMUM OF SIX (6) ELECTRIC VEHICLE CHANGING STATIONS.
26. PLANTING SPECIES DIVERSITY: THE RIGHT-OF-WAY STREET TREES WILL INCLUDE NO LESS THAN THREE (3) APPENDIX F TREE SPECIES. IN PLANTING BEDS, THE PROJECT WILL PROVIDE A MIXTURE OF EVERGREEN & DECIDUOUS SHRUBS, PERENNIALS & GROUND COVER. IN ADDITION TO THE PLANT MIX, A MINIMUM OF 15% OF PLANTS PROVIDED WILL BE POLLINATOR PLANTS FROM THE LADYBIRD JOHNSON WILDFLOWER CENTER LIST OF POLLINATOR PLANTS FOR TEXAS.
27. WHERE TREES ARE PLANTED WITH A TREE GRATE OR SIDEWALK OVER THEIR CRITICAL ROOT ZONE, SILVA CELLS (OR SIMILAR) WILL BE USED TO MAXIMIZE SOIL VOLUME (MINIMUM 1,000 CUBIC FEET PER TREE) AND PREVENT SOIL COMPACTION.
28. A TOTAL MINIMUM OF 100 CALIPER INCHES OF TREES WITH A MINIMUM OF 1,000 CUBIC FEET OF SOIL, WITH THE SPACING SUBJECT TO CONSTRUCTABILITY AND UTILITY COORDINATION.
29. THE PUD SHALL PARTICIPATE IN THE CARBON IMPACT STATEMENT PILOT AND ACHIEVE A MINIMUM SCORE OF NINE (9) POINTS.

SIGNAGE

30. ALL SIGNAGE ON THE PROPERTY SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 25-10-129 (DOWNTOWN SIGN DISTRICT REGULATIONS).

ART IN PUBLIC PLACES

31. THE PROJECT WILL PARTICIPATE IN THE ART IN PUBLIC PLACES PROGRAM.

AFFORDABLE HOUSING

32. IF RESIDENTIAL USES ARE PROVIDED ONSITE, THE AFFORDABILITY REQUIREMENTS ARE AS FOLLOWS:
    12% OF RENTAL UNITS WILL BE AVAILABLE FOR HOUSEHOLDS EARNING NO MORE THAN 50% OF THE ANNUAL MEDIAN FAMILY INCOME (MFI) IN THE AUSTIN METROPOLITAN STATISTICAL AREA (AMSA).
    12% OF OWNER-OCCUPIED UNITS WILL BE AVAILABLE FOR HOUSEHOLDS EARNING NO MORE THAN 80% OF THE MFI IN THE AREA.

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STATE OF TEXAS
VITO M. TRUPIANO
119592
LICENSED
PROFESSIONAL ENGINEER

425 WEST RIVERSIDE DRIVE
AUSTIN, TRAVIS COUNTY, TEXAS

EXHIBIT D - LAND USE PLAN - NOTES

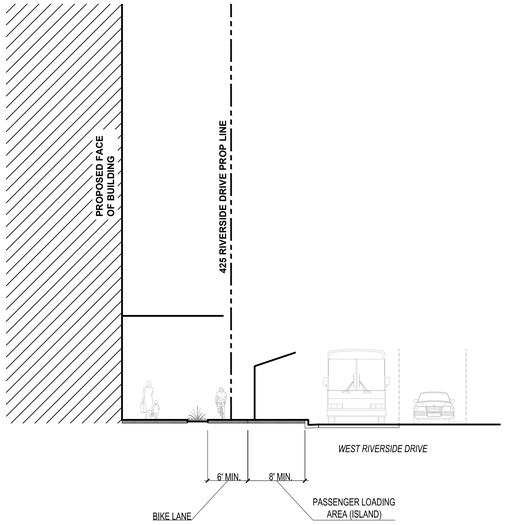
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UPDATED: 04/30/2018

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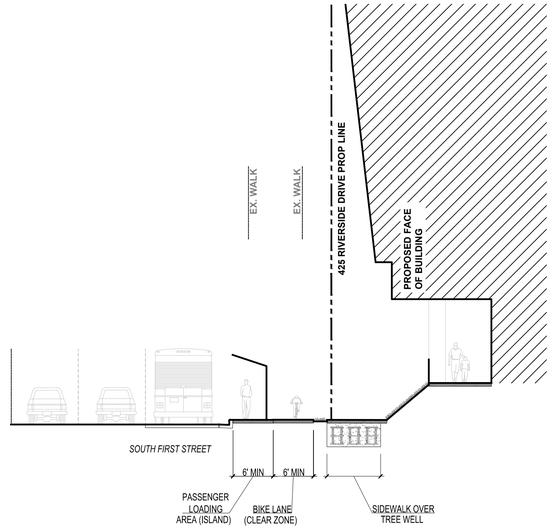
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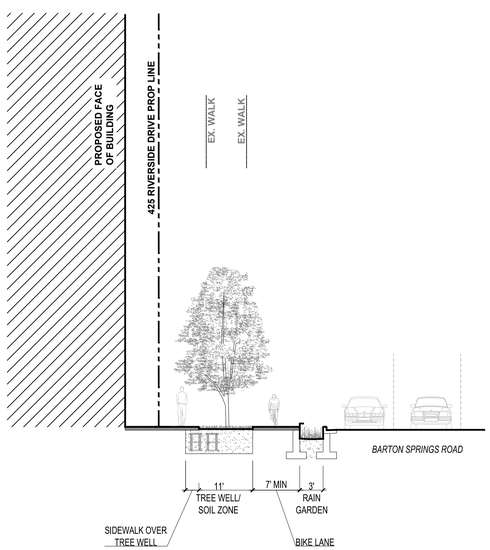
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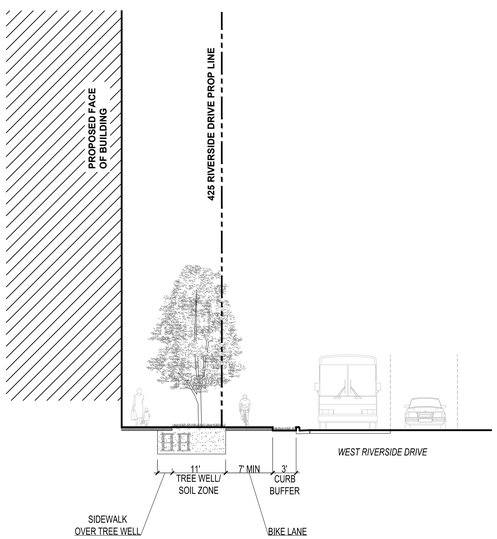
SECTION D
THROUGH WEST RIVERSIDE AT BUS PASSENGER LOADING AREA FACING NORTH



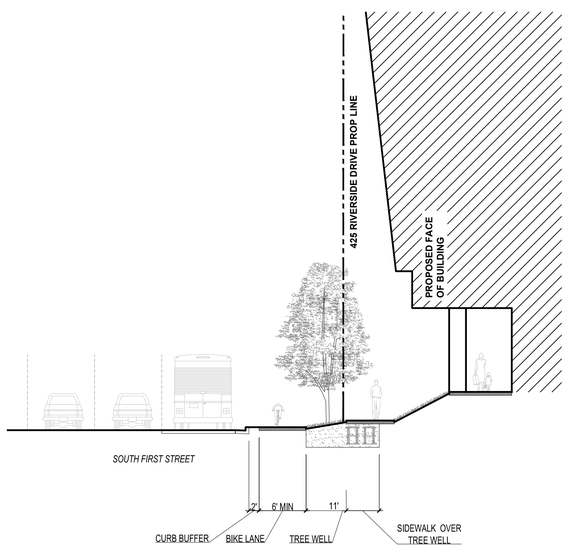
SECTION B
THROUGH SOUTH FIRST STREET AT BUS PASSENGER LOADING AREA FACING NORTH



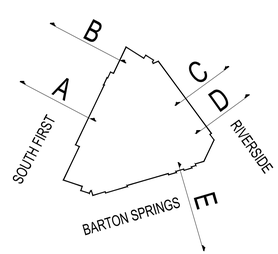
SECTION E
THROUGH BARTON SPRINGS FACING EAST



SECTION C
THROUGH WEST RIVERSIDE FACING NORTH



SECTION A
THROUGH SOUTH FIRST STREET FACING NORTH



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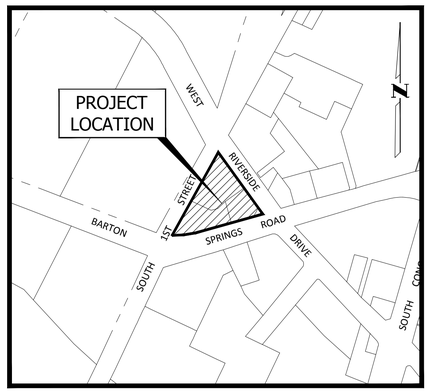
PREPARED UNDER THE SUPERVISION OF RICARDO M. DE CAMPS, P.E. #122378 ON December 11, 2017

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EXHIBIT E - STREET CROSS-SECTIONS

EXHIBIT E

C14-2017-0001



VICINITY MAP

NOT TO SCALE
MAPSCO PAGE 615A
CITY OF AUSTIN GRID J21

LEGEND

- BOUNDARY / RIGHT OF WAY
- 100YR FP — 100 YEAR FLOOD PLAIN
- CURB / EDGE OF PAVEMENT
- OPEN SPACE

TOTAL OPEN SPACE: APPROXIMATELY 9,000 SQ.FT. (±15%)
(FROM THE FOLLOWING CATEGORIES PER SUBCHAPTER E, ARTICLE 2, SECTION 2.7.3: LANDSCAPE, PATIO PLAZA, RAIN GARDENS, BIKE LANES AND GREEN ROOF.)

NOTES:
1. LAYOUT FOR ILLUSTRATION.
2. DIMENSIONS SHOWN ARE APPROXIMATE AND VARIED.
3. NON-STANDARD SECTIONS SHALL BE PERMITTED AT SITE PLAN BASED UPON THE LAYOUT PROVIDED HEREIN.

SUBMITTAL DATE: 12/30/2016
UPDATED: 12/13/2017

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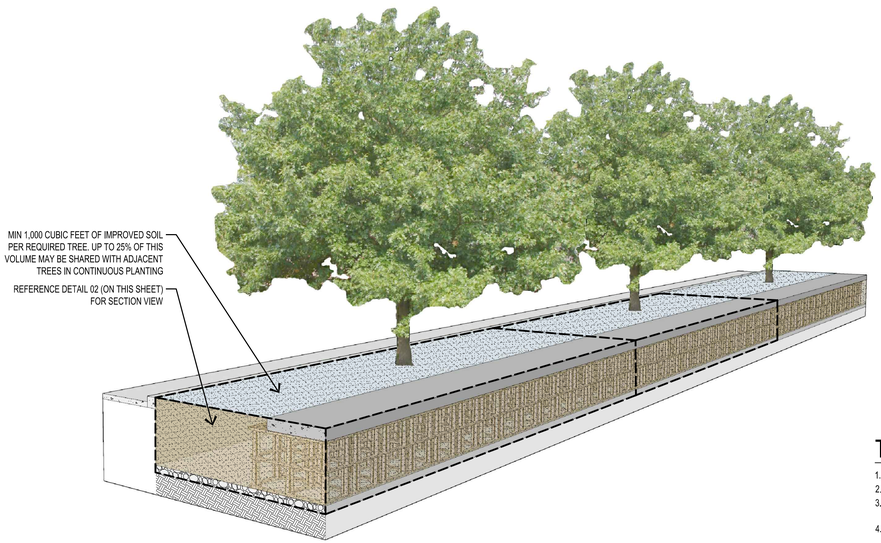
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EXHIBIT F - LAND USE PLAN-OPEN SPACE

SHEET
EXHIBIT F
OF
SP-2017-XXXX

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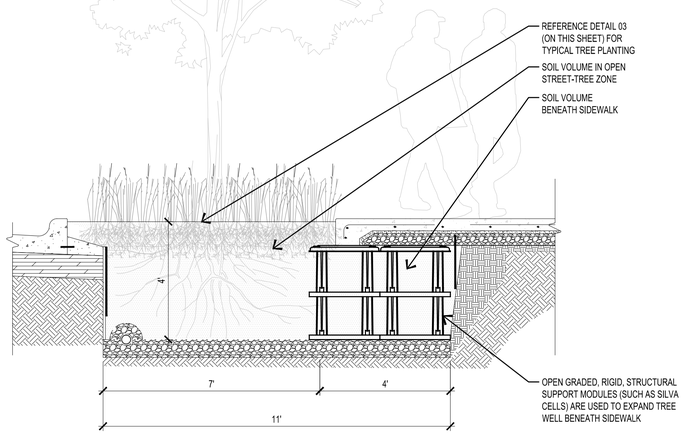
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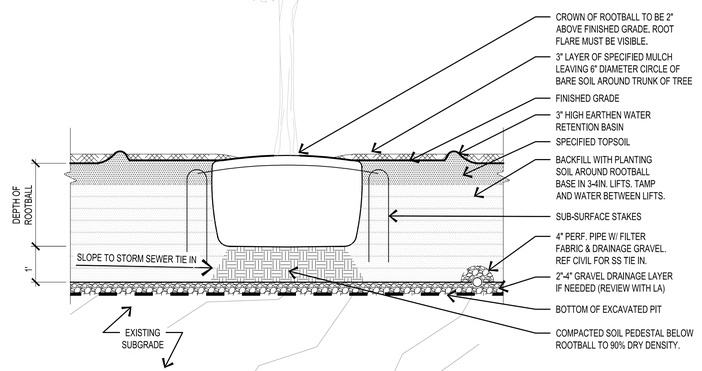
EXAMPLE TREEWELL 03
AXONOMETRIC VIEW NOT TO SCALE

TREE PLANTING NOTES:

1. PUD WILL PROVIDE A MINIMUM OF 100 CALIPER INCHES OF TREES.
2. 1,000 CUBIC FEET OF IMPROVED SOIL VOLUME WILL BE PROVIDED FOR EACH TREE.
3. SOIL PROVIDED AT TREE PLANTING ZONE WILL BE COMPOSED OF: 5% - 25% CLAY, 10% - 25% SILT, 20%-40% CLAY + SILT, 15% - 50% SAND, 3% - 5% ORGANIC MATTER AND 6% - 7.9 PH.
4. LANDSCAPE ARCHITECT TO SELECT APPROPRIATE SPECIMEN TREES IN NURSERY. SELECTED TREES WILL HAVE A SINGLE STRAIGHT LEADER, BE FREE OF GIRDLING ROOTS, AND WILL COMPLY WITH ALL ANSI Z60.1 STANDARDS.
5. ADDITIONAL TREES PROVIDED BEYOND THE 100" MINIMUM WILL COMPLY WITH ALL NOTES ABOVE, WITH THE EXCEPTION OF #2, MINIMUM SOIL VOLUME.
6. STAKE TREES ONLY UPON APPROVAL OF LANDSCAPE ARCHITECT.
7. IF B&B, CUT ALL ROPES, WIRES AND BURLAP FROM TRUNK AND ROOTBALL. REMOVE ALL CONTAINERS FROM ROOTBALL.
8. LIFT AND SET THE TREE BY ROOTBALL ONLY. DO NOT LIFT USING THE TREE TRUNK.
9. INSTALL TREE UPRIGHT AND PLUMB IN ALL DIRECTIONS. ROOT CROWN SHALL BE 1IN. ABOVE SOIL FINISH GRADE.
10. DO NOT HEAVILY PRUNE TREE AT PLANTING. ONLY PRUNE SUCKERS, BROKEN OR DEAD BRANCHES.
11. PERCOLATION TEST TO BE PERFORMED ON ALL TREE PITS PRIOR TO INSTILLATION.
12. LANDSCAPE ARCHITECT TO VISUALLY INSPECT TREEWELL CONSTRUCTION PRIOR TO TREE PLANTING AND BACKFILL.



EXAMPLE TREEWELL 02
SECTION VIEW SCALE: 1/2"=1'-0"



TYPICAL TREE PLANTING 01
SECTION VIEW SCALE: 1/2"=1'-0"

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EXHIBIT - TREE PLANTING DETAILS

EXHIBIT G

C14-2017-0001