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Version 2
Planning Dept.

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING, REZONING, AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4021, 4025, 4029, 4107, 4109, 4115, 4141 SOUTH CAPITAL OF TEXAS HIGHWAY NORTHBOUND AND 3940, 4006, 4024 - 4040, 4200, 4220, 4236 SOUTH LAMAR BOULEVARD SOUTHBOUND FROM UNZONED, COMMUNITY COMMERCIAL (GR) DISTRICT, GENERAL COMMERCIAL SERVICES (CS) DISTRICT, AND COMMERCIAL-LIQUOR SALES (CS-1) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

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

PART 1. The Brodie Oaks Redevelopment Planned Unit Development (the "Brodie Oaks PUD") is comprised of multiple tracts of land located just east of the intersection of South Lamar Boulevard Southbound and South Capital of Texas Highway Northbound in the area generally known as the Brodie Oaks Shopping Center, and more particularly described as follows:

Being all of LOT B, BARTON CREEK PLAZA, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 81, Page 369 of the Plat Records of Travis County, Texas, and

All of LOTS 1-A, 2-A, 4-A, 5-A and 6-A, BRODIE OAKS CENTER AMENDED, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 83, Page 149D of the Plat Records of Travis County, Texas, and

All of LOTS 3-A1 and 3-A2, RESUBDIVISION OF LOT 3-A BRODIE OAKS CENTER AMENDED, a subdivision in the City of Austin, Travis County, Texas, according to the map or pat of record Volume 91, Page 41 of the Plat Records of Travis County, Texas, and

Being all of that certain tract or parcel of land containing 2.7856 acres, more or less, situated in the CHARLES H. RIDDLE SURVEY NO. 19, ABSTRACT NO. 676, Travis County, Texas, and being out of and a part of that called 52.322 acre tract conveyed to the State of Texas by the deed recorded in Volume 3263, Page 480 of the Deed Records of Travis County, Texas,

said Lots and 2.7856 acre tract being more particularly described by **Exhibit "A-1" – Legal Description** incorporated into this ordinance,

(collectively, 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 unzoned, community commercial (GR) district, general commercial services (CS) district, and commercial-liquor sales (CS-1) district to planned unit development (PUD) district on the property described in Zoning Case No. C814-2021-0099, on file at the Planning Department, and known as the Brodie Oaks PUD in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A-2" – Zoning Map**.

PART 3. Exhibits.

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-1:	Legal Description
Exhibit A-2:	Zoning Map
Exhibit B:	Context Map
Exhibit C:	Land Use Plan
Exhibit D:	Parks and Open Space Plan
Exhibit E:	Transportation Plan
Exhibit F:	Water Quality and Environment
Exhibit G:	Grading Plan
Exhibit H:	Phasing Plan
Exhibit I:	Arts Master Plan
Exhibit J:	Water and Wastewater Plan
Exhibit K:	Existing Slope Map

PART 4. This ordinance and the attached Exhibits A-1, A-2, and B through K constitute the land use plan (the "Land Use Plan") for the Brodie Oaks PUD created by this ordinance. Development of and uses within the Brodie Oaks PUD shall conform to the limitations and conditions set forth in this ordinance and in the Land Use Plan. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise specifically modified by this ordinance, all other rules, regulations, and ordinances of the City of Austin ("City") apply to the Brodie Oaks PUD.

PART 5. Definitions.

(A) In this ordinance, LANDOWNER means the owner of the Property, or the owner's successors and assigns, or the owner of the Property or that portion of the Property at the time of dedication or transfer to City. Landowner shall not mean City.

(B) Unless otherwise specifically defined, all terms in this ordinance shall have the meaning established in Title 25 of Code of the City of Austin, Texas (the "Land Development Code").

PART 6. Public Facilities.

(A) Fire Station. Landowner shall provide and construct a 9,000 to 11,000 square foot unfinished space within the level of discharge (ground floor) and floor above of a building to be used as a Fire/EMS station located on Block 6, Block 8, or Block 9 as shown on Page 5, **Exhibit "C" – Land Use Plan**.

(1) The unfinished space for the Fire/EMS station shall allow for a private convenience stairwell, an external wall, adequate space on the level of discharge for apparatus bays and appropriate apron Fire/EMS apparatus.

(2) The unfinished space must be constructed by Landowner using Austin Fire Department ("AFD") and Austin-Travis County EMS ("ATCEMS") design standards and with adequate subjacent building support to withstand the weight of fire and emergency services equipment and vehicles.

(3) The unfinished space on the Property shall be rented to the City in a 40-year building lease with a unilateral 40-year right to renew ("Fire/EMS Station Lease") for the purpose of a Fire/EMS station.

(a) Include a provision providing the tenancy by City shall not be subordinate to the rights of any lender and a sale of the building shall require the buyer to honor the Fire/EMS Station Lease.

(b) Ongoing costs of operating the space, including the cost of utilities, maintenance, and repairs, will be at the City's expense.

(c) Unless Landowner chooses to convey the unfinished space to the City in lieu of the Fire/EMS station lease, all property taxes and building overhead costs will be at Landowner's expense.

(d) The City will be allowed to operate, use, and maintain any necessary facilities and all equipment as needed to conduct daily AFD and ATCEMS operations at the Fire/EMS Station.

(4) Final selection of the location of the Fire/EMS Station must be approved by AFD, and ATCEMS, the Development Services Department, and

Landowner.

(5) Landowner shall provide the Fire/EMS Station with access to public street, by means of a private street with public access easement, at a controlled intersection, and shall make every effort to provide direct access to Lamar Boulevard. The ATD (Austin Transportation Department) Director shall approve the driveway location to any public street for the Fire/EMS Station as well as the type and operations of intersection control devices.

(6) The location of the Fire/EMS station must be approved by the City before Landowner can obtain building permits for square footage that exceeds 40 percent of building square footage within the Brodie Oaks PUD.

(7) Before Landowner can receive a certificate of occupancy for the last 45 percent of the structures within the Brodie Oaks PUD,

(a) Landowner and the City must execute the Fire/EMS Station Lease; or

(b) Landowner must convey the Fire/EMS Station in fee to the City.

(B) Austin Energy Substation. Landowner and Austin Energy shall resolve the substation location in a way that serves the Brodie development without impact to the non-degradation SOS water quality requirements or additional impervious cover in parkland and the Edwards Aquifer Recharge Zone as follows:

(1) The Austin Energy substation location shall be resolved in such a way as to not:

Revisions based on Council direction at first reading.

(a) prevent the Brodie PUD from achieving 100 percent non-degradation SOS water quality requirements;

(b) reduce the project's Parks and Open Space dedication of 11.6 acres;

(c) or increase impervious cover beyond the 56 percent net site area.

(2) Landowner shall work with Austin Energy toward a timely solution that ensures safe, reliable, and efficient power. The solution may include a substation within the constraints of the site or on an alternative site.

(3) If necessary to serve the Brodie Oaks PUD, Austin Energy shall design a substation with a minimal footprint in accordance with (1) and (2) above and

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considering the following:

(a) Reliable electric service,

(b) Safety,

(c) Environmental sensitivity,

(d) Economics and cost recovery,

(e) Access to existing transmission infrastructure,

(f) Site layout and shape,

(g) Impacts to views, and

(h) Impacts to buildable area identified in the Brodie PUD.

(C) Site Plan Contingent on Power Supply. If a proposed site plan exceeds available power supply, approval of Landowner's site plan shall be contingent upon successfully securing power supply to serve the Brodie Oaks PUD as determined by City.

PART 7. Land Use.

Except as specifically modified by this ordinance or the Land Use Plan, the Property shall be developed in accordance with the regulations applicable in the Commercial Services (CS) zoning district.

PART 8. Affordable Housing Program.

(A) Landowner shall satisfy the affordable housing requirement as set out in this part.

(B) In this part, the following definitions apply:

(1) BONUS AREA means the square footage difference between maximum base height established on **Exhibit "C" – Land Use Plan** and building height represented in the building permit application.

(C) Bonus Area.

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(1) The bonus area is calculated:

(a) for each building; and

(b) at the time a building permit is issued.

(2) The total required residential affordable housing square footage shall be tracked on each site plan in accordance with **Exhibit "H" – Phasing Plan**.

(3) The bonus area is categorized as residential or non-residential based on: (a) the square feet of residential or non-residential area constructed within the building; and (b) at the time a building permit is issued.

(D) Residential Affordable Housing Obligation. Landowner shall provide on-site affordable housing equal to 10 percent of the residential bonus area.

(E) Non-residential Affordable Housing Obligation. Landowner shall file a restrictive covenant requiring land to be conveyed to a qualified builder of affordable housing for a Stand-alone Affordable Housing Structure (SAAHS) built on-site that must satisfy the following obligations:

(1) The stand alone affordable housing site (SAAHS) shall be approximately 1.2 acres and shall be located at the existing restaurant pad site at the northeast corner of the Property.

(2) The SAAHS shall be in close proximity to a planned neighborhood park, along the South Lamar frontage and adjacent to the planned transit stop.

(3) The SAAHS shall include a minimum of 100 affordable rental units with a material mix of 2 and 3 bedroom units;

(4) The SAAHS shall remain affordable in perpetuity, subject to the terms of the restrictive covenant.

(F) An affordable unit constructed on the Property is subject to the following:

(1) Affordable Rental Units-

(a) An affordable rental unit shall be reserved as affordable for a minimum of 40 years following the issuance of the certificate of occupancy.

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(b) An affordable rental unit shall be made available to a household earning 60 percent or less of the current Austin-Round Rock Metropolitan Statistical Area Median Family Income as determined by the Director of the Housing Department.

(2) Affordable Owner-Occupied Units-

(a) An affordable owner-occupied unit shall be reserved as affordable for a minimum of 99 years following the issuance of a certificate of occupancy for the owner-occupied dwelling unit.

(b) An affordable owner-occupied unit shall be made available to a household earning 80 percent or less of the current Austin-Round Rock Metropolitan Statistical Area Median Family Income as determined by the Director of the Housing Department.

(c) Landowner must provide a plan for managing homeowner association fees or include an assumption that a homeowner will be required to pay an ownership association fee when determining the maximum affordable sales price.

(3) Unless otherwise approved by the Director of the Housing Department, affordable rental units and affordable owner-occupied units shall include an equivalent mix of bedrooms as offered in the market rate rental units and market-rate owner-occupied units.

(4) All affordable rental units and affordable owner-occupied units shall meet the following requirements:

(a) Provide equal access and use of on-site amenities, common areas, and parking facilities as provided to market rate units; and

(b) Include interior components that are functionally equivalent to market-rate units; and

(c) Have shared access routes among affordable rental units and affordable owner-occupied and market-rate residential units.

(5) The affordable rental units and affordable owner-occupied units not part of the SAAHS will be dispersed throughout the market-rate residential units within the development.

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(6) For affordable rental units and affordable owner-occupied units, Landowner shall prohibit discrimination on the basis of an individual's source of income as defined in Section 5-1-13 (*Definitions*).

(7) Landowner shall prepare and utilize an affirmative marketing and outreach plan consistent with U.S. Department of Housing and Urban Development regulations and approved by the Director of the Housing Department.

(8) Landowner shall execute in a form acceptable to the city attorney (i) an agreement to preserve the minimum affordability period and the related affordable housing requirements described in this Part 8, and (ii) a document for recording in the real property records that provides notice of or preserves the minimum affordability requirements on the Property.

(G) Transfer of On-Site Affordable Units for Residential Affordable Housing Obligation. Landowner may transfer on-site affordable units between buildings developed with residential units if:

(1) the number of available affordable residential units equals the number of affordable residential units required by Part 8 of this ordinance; and

(2) the affordable residential units are less than 50 percent of the residential units in each building.

PART 9. Environmental.

(A) Green Building Rating. All buildings on the Property shall achieve a three-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) Water Quality and Irrigation

(1) Landowner shall capture the entire water quality volume of rooftop rainwater for beneficial reuse including cooling towers make-up water, traditional landscape irrigation, and other non-potable uses within the buildings.

(2) Landowner shall install, permit and use a rainwater + AC condensate combined collection system to meet the project's irrigation, cooling tower, and other non-potable demands to satisfy onsite water reuse requirements to the maximum extent practicable as determined by Austin Water. For rainwater

Clarification of requirements

+ AC condensate systems, the storage cistern volume must be equal 1 inch times the roof area of all buildings in the proposed development at a minimum.

(3) Landowner shall provide for a third-party engineer's certification of the Water Quality System on an annual basis.

(4) Landowner shall serve at least 50 percent of the landscaped areas on the Property that require irrigation with water that was harvested from rooftops.

(5) Landowner will construct and use water quality treatment facilities to treat runoff from all impervious surfaces.

(6) Landowner shall treat 100 percent of the water quality volume on the Property using green stormwater controls such that water quality treatment meets the minimum requirements of SOS non-degradation. Green stormwater controls will include all or some of the following methods:

(a) Retention / Reirrigation

(b) Retention / Infiltration

(c) Cooling Tower Makeup water

(d) Conventional Irrigation

(7) The City will be kept apprised of void discovery during construction of Brodie Oaks PUD and notified in a timely manner by report and/ via email, especially as it relates to any structural or catastrophic voids encountered, including efficacy of water quality modeling and attenuation of the water quality features onsite.

(C) Tree Protection and Native Vegetation

(1) The Brodie Oaks PUD shall preserve on the Property a minimum of:

(a) 77 percent of all non-protected trees meeting preservation criteria that are up to 18.9 caliper inches; and

(b) 79 percent of all protected trees meeting preservation criteria that are up to 23.9 caliper inchers of the caliper inches.

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(c) 100 percent of all Heritage trees meeting preservation criteria.

(2) Tree preservation shall include the relocation of trees into the newly created parkland onsite. Brodie Oaks PUD is also committed to implementing a tree care plan identified in the Arborist report to maintain the health of trees that are planned to be preserved in the ultimate development.

(3) New trees on the Property are required to be sourced from Central Texas native seed stock and planted with adequate soil volume.

(4) Landowner shall restore two acres of the Property to Hill Country and Native Prairie landscape, as shown in **Exhibit "C" – Land Use Plan**.

(5) Landowner shall incorporate pollinator gardens and plants on the Property to support Monarch butterfly and other pollinators.

(D) Lighting. Landowner will meet the Austin Energy Green Building Light Pollution Reduction measure as outlined in the 2022 Commercial Rating System (or latest applicable version) for all buildings and site lighting.

(E) Glass. Landowner will meet the Bird Collision Deterrence measure from the Austin Energy Green Building Star Rating System as outlined in the 2022 Commercial Rating System(or latest applicable version) for all buildings.

(F) Trash. Landowner shall collect and remove trash from the property so that it does not impact Barton Creek.

(G) Brodie will provide on-site energy generation such as solar PV. Brodie will also continue to assess the feasibility of:

(1) A phased centralized district cooling and heating system that enhances system performance; and

(2) Battery storage and demand response to enable load shifting.

PART 10. Open Space, Trail Access, and Parkland Dedication.

(A) Landowner shall provide 11.6 acres of parkland as shown on **Exhibit "D" – Parks and Open Space Plan**.

(B) Landowner shall provide an estimated 8.1 acres of open space located adjacent to the Barton Creek Greenbelt that creates 75 foot to 250-foot naturally vegetated buffer area within the proposed overlook / trailhead park.

(1) The naturally vegetated buffer area shall minimize impervious cover, provide programming, trails, and include improvements listed as parkland amenities in **Exhibit "D" – Parks and Open Space Plan**.

(2) The natural vegetative buffer area may include green infrastructure, including SOS reirrigation, rain gardens, or other functional green infrastructure.

(3) Landowner shall provide revegetation with native plantings to provide valuable habitat and ecosystem services supporting the transition from urban transit supportive development to the Barton Creek Greenbelt.

(C) Landowner shall provide or construct a restroom available to the public which shall be located within or as close as possible to the Trailhead Overlook park and Neighborhood Park. Locations of these parks are shown in **Exhibit "D" – Parks and Open Space Plan**.

(D) Landowner shall provide a formal and universally accessible trailhead to the Barton Creek Greenbelt and Violet Crown Trail, including trail access, wayfinding, and interpretive materials, as well as access to parking and restrooms.

(E) Any construction of a trail within the Barton Creek Greenbelt, with the exception of the required Shared Use Path in TxDOT right-of-way, will require approval of a permit by the Balcones Canyonlands Conservation Plan (BCCP) Coordinating Committee under a separate approval process.

(F) Landowner shall apply for a trail master plan permit through the BCCP Coordinating Committee prior to approval of the first site plan.

(G) Brodie will develop 50 parking spaces reserved for park users and allocate 40 to Overlook / Trailhead Park and 10 to Neighborhood Park. Parking spaces allocated to Overlook / Trailhead Park will be provided in Phase 1 as indicated in **Exhibit "H" – Phasing Plan** and parking spaces allocated to Neighborhood Park will be constructed in Phase II.

(H) Landowner shall provide scoop the poop stations and trash cans throughout green spaces, including the trailhead and neighborhood park.

(I) Landowner shall incorporate natural play best practices into the neighborhood park. Location of Neighborhood Park is shown in **Exhibit "D" – Parks and Open Space Plan**.

PART 11. Transportation.

(A) Landowner shall provide:

(1) a series of bicycle facilities for all types of users along the internal circulation routes as shown in **Exhibit "E" – Transportation Plan**; and

(2) a shared use path adequate for recreational cycling that will connect through the site and to off-site trail networks.

(B) Landowner shall provide pedestrian and bicycle connection adjacent to the residential development on the Property.

(C) Landowner shall provide three tree zones within the Internal Circulator Route of 7' each and adding up to a total of 21' of tree zone.

(D) All utilities located on the Property and for the Property shall be installed underground with the exception of electric utility infrastructure associated with and required for a substation.

(E) Brodie will commit to meeting or exceeding the Austin Energy Green Building Electrical Vehicle Charging and Additional Electric Vehicle Charging measures for all buildings as updated. The project has committed to a minimum of 50% Electrical Vehicle Capable Spaces, as described by the Austin Energy Green Building 2022 Commercial Rating System Guidebook, which can be achieved by installing the supporting infrastructure necessary to facilitate future installation of electrical wire and EVSE.

(F) At least 75 percent of the building frontage of all parking structures along the internal circulation routes as shown on **Exhibit "E" – Transportation Plan** will be designed for pedestrian-oriented uses as defined in **Exhibit "E" – Transportation Plan**.

(G) Special treatments such as false facades, vertical art or green walls may be utilized on parking garages visible from Loop 360 and South Lamar Boulevard as a component of the active edge requirements shown in **Exhibit "E" –**

Transportation Plan and/or the Public Art Requirements identified in **Exhibit "I" – Arts Master Plan**.

PART 12. Art.

(A) The Brodie Oaks PUD shall participate in the Art in Public Places (AIPP) program. **Exhibit "I" – Arts Master Plan** identifies opportunities and locations within the PUD for outdoor art installations to be implemented and managed by Landowner.

(B) The Arts Master Plan shall consist of a minimum of two (2) significant outdoor art pieces approved by the AIPP program to be displayed in a prominent location on the Property, or Landowner shall make an approved contribution to the AIPP program. Landowner will review the public art plan with the AIPP manager for approval.

(C) The Brodie Oaks Redevelopment art installations will total a minimum of $50,000 for the project as approved by the AIPP manager with a minimum of $25,000 being spent on art in Phase I of the project as represented in **Exhibit "H" – Phasing Plan**.

(D) The Brodie Oaks Redevelopment will provide 10,000SF of the planned retail space at 60% of market rents for artists. Lease rates will return to market rate and general retail use 120 days after efforts are made to market the lease to artists. The Economic Development Department and Economic Development Corporation will be notified of available discounted leases.

PART 13. Phasing

(A) The Brodie Oaks PUD is broken out into two overall phases consistent with **Exhibit "H" – Phasing Plan**. Each phase may be broken into sub-phases at the time of site plan.

PART 14. Code Modifications. In accordance with Chapter 25-2, Subchapter B, Article 2, Division 5 (*Planned Unit Development*) of the Code, the following site development regulations apply to the Brodie Oaks PUD instead of otherwise applicable City regulations:

(A) General

(1) Section 25-1-21 (11)(*Definitions, Block*) –is modified to mean one or more lots, tracts, or parcels of land bounded by streets (public or private), 30 feet

wide or larger pedestrian paseo or courtyard with a minimum 12 foot sidewalk or trail, public or private park space, public or private open space easement, or plaza space, railroads, or subdivision boundary lines.

(2) 25-1-21 (46) (*Definitions, Gross Floor Area*) – is modified to exclude parking structures.

(3) 25-1-21 (106) (*Definitions, Site*) – is modified to include a site which crosses a private street with public access easements.

(B) Zoning

(1) Development of the Property is exempt from Chapter 25-2, Subchapter B, Article 2, Subpart C, Section 3.2.2.C. (*Residential Uses*).

(2) Development of the Property is exempt from 25-2, Subchapter B, Article 2, Subpart C, Section 3.2.3.B. (*Non- Residential Uses*).

(3) Chapter 25-2, Subchapter B, Article 2, Subpart C, Section 3.2.3.D. (*Non-Residential Uses*) is modified so that the minimum front yard and street side yard setbacks apply as shown in **Exhibit "C" – Land Use Plan**.

(4) Chapter 25-2, Subchapter B, Article 2, Subpart B, Section 2.5.2.B.2. (*Requirements for Exceeding Baseline*) is modified to allow for developments on the Property with non-residential square footage exceeding the baseline to either provide contract commitments and performance guarantees for providing affordable housing meeting or exceeding the requirements of Section 2.5.3 (*Requirements for Rental Housing*) and Section 2.5.4 (*Requirements for Ownership Housing*).

(5) Section 25-2-491 (*Permitted, Conditional, and Prohibited Uses*) is modified to establish the specific set of permitted, conditional, and prohibited uses on the Property in **Exhibit "C" – Land Use Plan**.

(6) Section 25-2-492 (*Site Development Regulations*) is modified to establish the principal site development regulations applicable to the Property in **Exhibit "C" – Land Use Plan**.

(7) Section 25-2, Subchapter E, Section 2.2.1.B. is modified to identify the internal circulation routes shown on **Exhibit "E" – Transportation Plan** as the priority street on the Property and the selection that "If the roadways

do not have transit service or the level of transit service is equal, the roadway is designated by the lot owner" shall not apply.

(8) Chapter 25-2, Subchapter E, Section 2.2.1.B. is modified for large sites subject to Section 2.2.5 or for sites abutting more than one roadway type, the Sidewalk and Supplemental Zone requirements (but not the Building Placement and Parking Requirements) shall apply along the internal circulation routes shown on **Exhibit "E" – Transportation Plan**, with the applicable requirements determined by the roadway type.

(9) Chapter 25-2, Subchapter E, Section 2.2.2.B.1 is modified to require planting zones to have a minimum width of seven feet from face of curb and shall be continuous and located adjacent to the curb or cycle track.

(10) Chapter 25-2, Subchapter E, Section 2.2.5.C. is modified to define the perimeter of a block by private streets with a public access easement, public streets, and public open spaces that include a pedestrian path. The maximum length of any block face shall be 800 feet.

(11) Chapter 25-2, Subchapter E, Section 2.2.5.G. is modified so that the internal circulation routes shown on **Exhibit "E" – Transportation Plan** are intended to accommodate bicycles. Head in and angle parking is not permitted except when the cycle tract is provided between the clear zone and the head-in or angle parking.

(12) Chapter 25-2, Subchapter E, Section 4.3.3 C is modified (a) to allow a residential use or amenity space for residential uses may occupy a space that is designed for commercial uses; (b) to allow a lobby serving another use in a vertical mixed use building shall count as a pedestrian-oriented commercial use if it is designed to meet the standards of this section with the exemption of the glazing standards required in Section 3.2.2.

(13) Chapter 25-2, Subchapter E 4.3.3.F. is modified to allow the Property to be eligible for the dimensional or parking standards exemptions in Subchapter E; the residential units on the Property shall meet the affordability requirements identified in **Exhibit "C" – Land Use Plan**.

(14) Section 25-2-1104 (*Hill Country Roadway Overlay Exceptions*) is modified to apply to the Property and designated Land Use Areas as specifically identified in **Exhibit "C" – Land Use Plan**.

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(15) Development of the Property is exempt from Section 25-2-1122 (*Floor-to-Area Ratio of a Nonresidential Building*).

(16) Land Use Area 2 as shown on **Exhibit "C" – Land Use Plan.** is exempt from Section 25-2-1123 (*Construction on Slopes*).

(17) The Property is exempt from Section 25-2-1124 (*Building Height*) – Addition – (D). The height of a building within the Brodie Oaks PUD shall comply with **Exhibit "C" – Land Use Plan**.

(18) Section 25-2-1126 (A) (*Building Materials*) is modified to require the ground floor of buildings located within the Hill Country Roadway Overlay on the Property shall be constructed to the greatest extent feasible, using rock, stone, brick, and wood, or other building materials that are compatible with the environment of the Hill Country.

(19) Section 25-2-1022 (B) (*Native Trees*) is modified to require a site plan application for the Property area in the Hill Country Roadway Overlay to preserve all heritage and protected trees identified in the Arborist Report submitted with the application for the Brodie Oaks PUD, and require Landowner to compensate for the removal of the following native or small native trees at a rate of 60 percent: (1) each small native tree; (2) each native tree with a trunk diameter greater than six inches; and (3) each cluster of three or more native trees located within 10 feet of each other with trunk diameters greater than two inches.

(20) Section 25-2-1023 *(Roadway Vegetative Buffer)* is modified to exempt the Brodie PUD from this section.

(21) Section 25-2-1024 *(Restoring Roadway Vegetative Buffer)* is modified to require revegetation of the Roadway Vegetation Buffer as shown in **Exhibit "C" – Land Use Plan**.

(22) Section 25-2-1025 (E) (*Natural Area*) is modified so that within Land Use Area 2 as shown on **Exhibit "C" – Land Use Plan** existing surface parking, perimeter walls, and buildings will be removed and two acres or 12 percent of the total area within the Hill Country Roadway Overlay area will be restored to meet the Revegetation Standards outlined in **Exhibit "C" – Land Use Plan**.

(23) Section 25-2-1026 (*Parking Lot Medians*) is modified to require a

permanent parking lot shall have a median at least ten feet wide containing existing native trees or dense massing of installed trees between each distinct parking area.

(24) Section 25-2-1027 (*Visual Screening*) is modified (a) so that visual screening is not required in Land Use Area 1 as shown on **Exhibit "C" – Land Use Plan**; and (b) so that visual screening in Land Use Area 2 as shown on **Exhibit "C" – Land Use Plan** must: (i) use existing vegetation or installed landscaping; (ii) include dense massing of trees, native understory vegetation, shrub massing, or berms; and (iii) allow for topographic changes.

(C) Environmental

(1) Section 25-8-341 (*Cut Requirements*) is modified to limit cuts on a tract of land shall not exceed 14 feet as shown on **Exhibit "G" – Grading Plan**.

(2) Section 25-8-342 (*Fill Requirements*) is modified to limit fill on a tract of land shall not exceed 14 feet as shown on **Exhibit "G" – Grading Plan**.

(3) The Brodie Oaks PUD shall comply with 25-8, Subchapter A, Article 13 (*Save Our Springs Initiative*) except as modified by site specific code amendments in Ordinance No. ____(*TBD)*_____.

(4) Section 25-8-281 (*Critical Environmental Features*) is modified to allow development of the Property to encroach a maximum of 80 feet on the 150 feet CEF buffer for Airman's Cave provided there is a minimum of 20 feet of Del Rio Clay remaining between any encroachment into the critical environmental feature buffer and the vertical extent of the cave.

(5) Section 25-8-281 (*Critical Environmental Features*) is modified to allow development of the Property to encroach a maximum of 50 feet on the 150 feet CEF buffer for the spring labeled as S-1 as shown on Page 2 of **Exhibit "F" – Water Quality and Environment**.

(6) Section 25-7-64 (*Design and Construction of Drainage Facilities and Improvements*) is modified to allow drainage from the Property to exceed 20 feet per second for the 25-year event for storm drain trunks with a proposed velocity of 21.6 feet per second.

(D) Site Plan

(1) Section 25-5-81 (B) (*Site Plan Expiration*) is modified to provide that except as provided in Subsections (C), (D), and (E) of this Part 13, a site plan expires eight years after approval of site plan.

(2) Section 25-5-21 (B) (*Phased Site Plan*) is modified so the Director of Development Service Department may approve development phasing if the date proposed for beginning construction on the final phase is not more than five years after the approval of the site plan for that particular phase. Planning Commission approval is required for development phasing if the date proposed for beginning construction of a phase is more than five years after approval date of the site plan for that particular phase.

(3) Section 25-5-142 (*Land Use Commission Approval*) is modified to require Land Use Commission approval of a site plan for: (1) a conditional use; (2) except for the Brodie Oaks PUD and as provided in Section 25-5-2 (*Site Plan Exemptions*), development in a Hill Country Roadway Corridor; and (3) if otherwise required by this title.

(E) Subdivision

(1) Section 25-4-62 (*Expiration of Approved Preliminary Plan*) is modified so an approved preliminary plan expires seven years after the date the application for approval of the preliminary plan is submitted.

(2) Section 25-4-171 (A) (*Access to Lots*) is modified to require that each lot in a subdivision shall abut a dedicated public street, or a private street with public access easement or internal circulation routes shown on **Exhibit "E" – Transportation Plan**.

(F) Transportation

(1) Section 25-6-411 (*Applicability*) is modified so this division applies to property located in a Hill Country Roadway corridor and within the zoning jurisdiction of the City with the exception of the Brodie Oaks PUD.

(2) Section 25-6-473 (F) (*Modification of Parking Requirements*) is modified to so that the minimum off-street parking requirement is 60 percent of prescribed parking requirement in Appendix A (*Tables of Off-Street Parking*

and Loading Requirements) on the Property for a site plan to comply with a TDM plan and the approved Traffic Impact Analysis.

(3) Transportation Criteria Manual 1.3.1 (A) *General Design Criteria - Grades* is modified to allow existing streets that do not meet the standards for maximum grade may be improved as described in **Exhibit "E" – Transportation Plan**.

PART 15. This ordinance takes effect on _____, 2023.

PASSED AND APPROVED

§
§
_____, 2023 § _____
Kirk Watson
Mayor

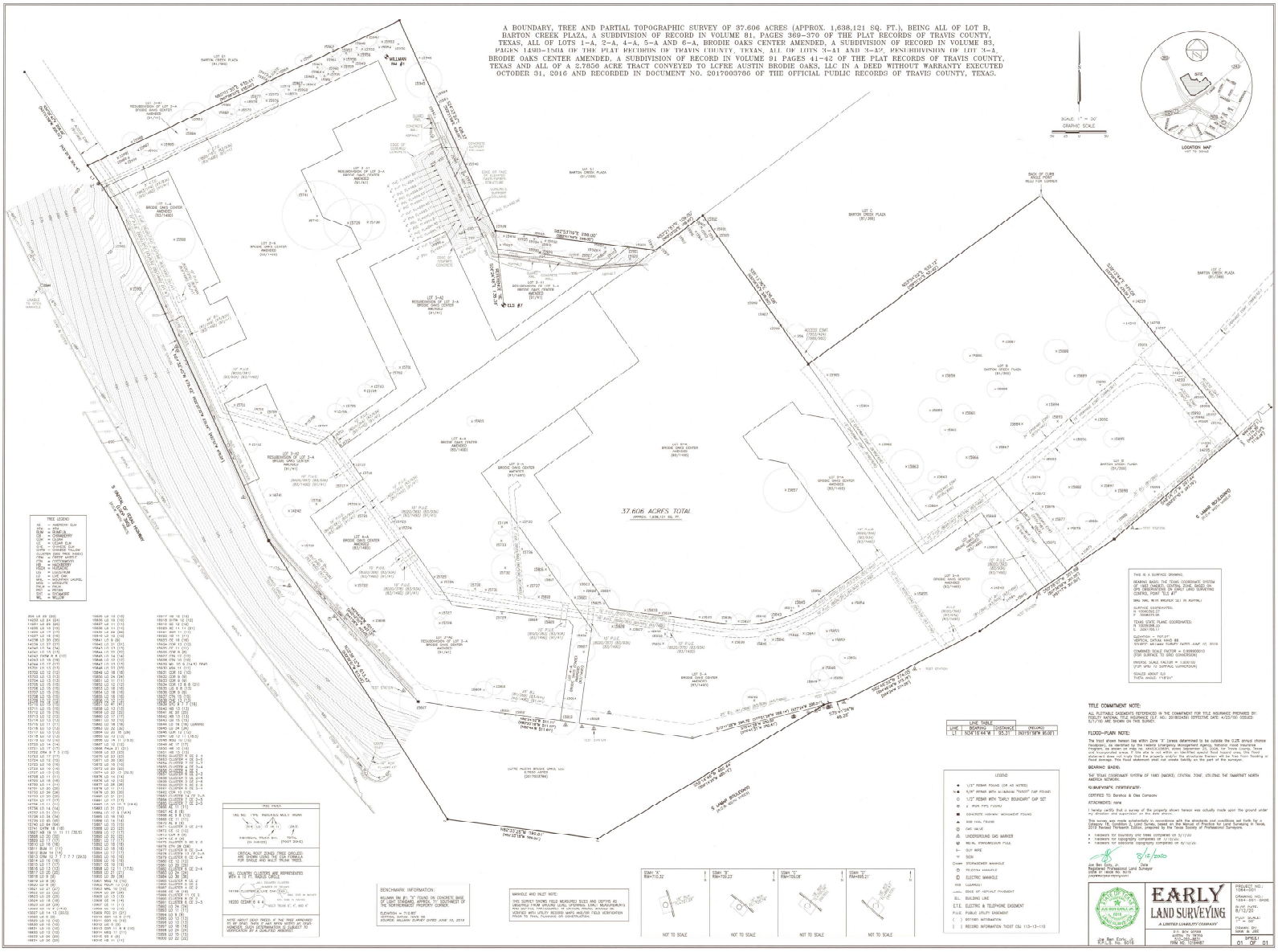
APPROVED: _____ **ATTEST:** _____
Anne L. Morgan
City Attorney

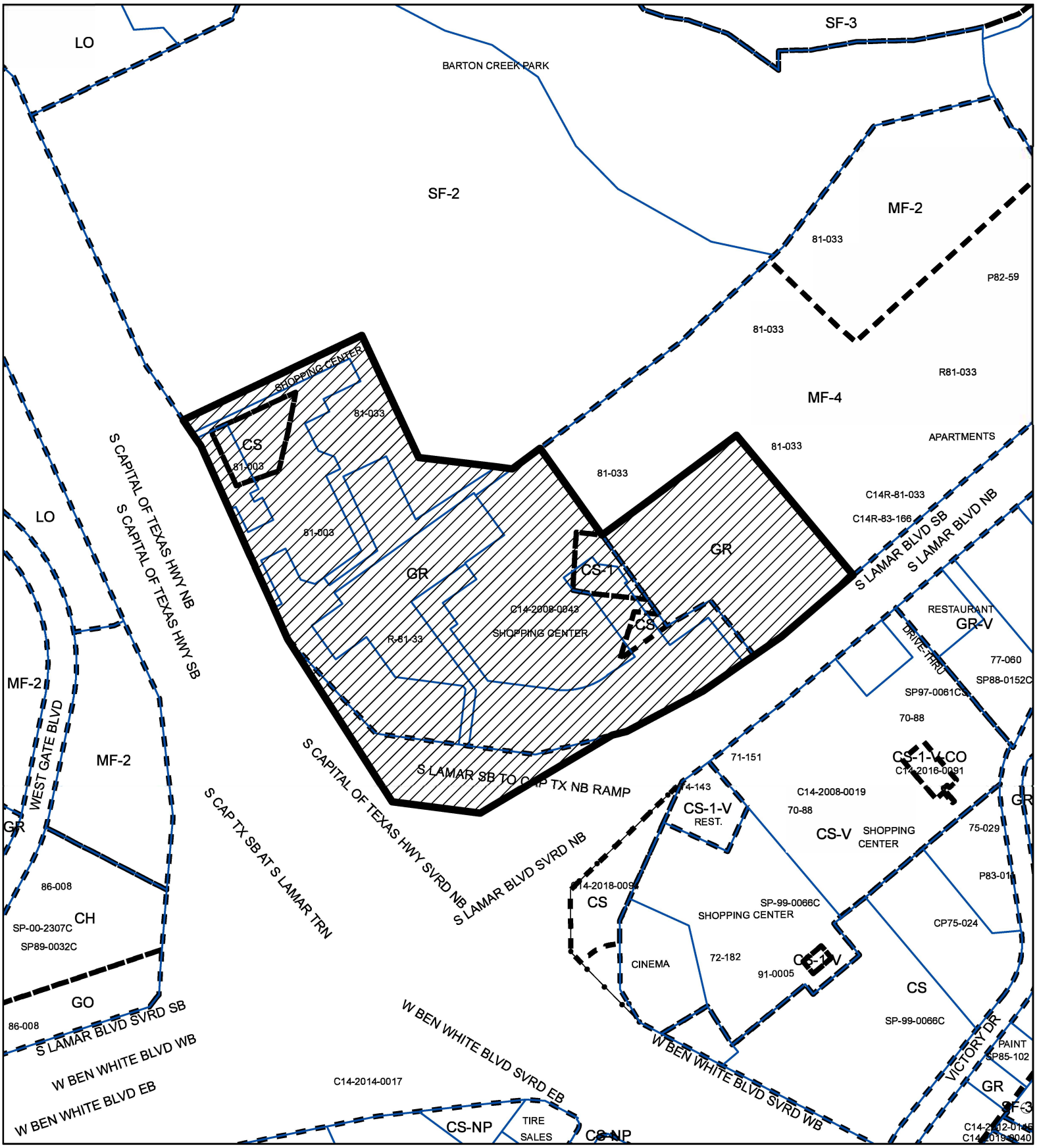
Myrna Rios
City Clerk

DRAFT

EXHIBIT "A-1"

A BOUNDARY, TREE AND PARTIAL TOPOGRAPHIC SURVEY OF 37.606 ACRES (APPROX. 1,638,121 SQ. FT.), BEING ALL OF LOT B, BARTON CREEK PLAZA, A SUBDIVISION OF RECORD IN VOLUME 81, PAGES 369–370 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF LOTS 1–A, 2–A, 4–A, 5–A AND 6–A, BRODIE OAKS CENTER AMENDED, A SUBDIVISION OF RECORD IN VOLUME 83, PAGES 145D–150A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF LOTS 3–A1 AND 3–A2, RESUBDIVISION OF LOT 3–A, BRODIE OAKS CENTER AMENDED, A SUBDIVISION OF RECORD IN VOLUME 91 PAGES 41–42 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND ALL OF A 2.7850 ACRE TRACT CONVEYED TO LCFRE AUSTIN BRODIE OAKS, LLC IN A DEED WITHOUT WARRANTY EXECUTED OCTOBER 31, 2016 AND RECORDED IN DOCUMENT NO. 2017000796 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.





N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

PLANNED UNIT DEVELOPMENT

EXHIBIT "A-2"

ZONING CASE#: C814-2021-0099

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 Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

Legend

GO: General Office

LO: Limited Office

SF-2: Single-Family Residence - Standard Lot

GO-MU: General Office - Mixed Use

GR: Community Commercial

CH: Commercial Highway

MF-2: Multi-Family Residence - Low Density

CS: General Commercial Services

CS-1: General Commercial Services - Liquor Store

CS-V: Commercial Services - Vertical Mixed Use

CS-1-V-CO: Commercial Services - Vertical Mixed Use Conditional Overlay

LO-CO: Limited Office - Conditional Overlay

GR-V-CO: Community Commercial - Vertical Mixed Use - Conditional Overlay

GR-MU-CO: Community Commercial - Mixed Use - Conditional Overlay

UNZ - Unzoned

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LIONSTONE INVESTMENTS · BARSHOP&OLES COMPANY

EXHIBIT B:

BRODIE CONTEXT MAP

SUBMITTAL DATE: 11/17/2022

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT

SITE METRICS	
Total Site Area	37.6 Acres / 1,637,856 Sq. Ft.
Proposed Impervious Cover	56% NSA; 54% GSA
Minimum Lot Size	5,750 Sq. Ft.
Minimum Lot Width	50 feet
Minimum Setbacks	
Front	0 feet
Street Side Yard	0 feet
Interior Side Yard	0 feet
Rear Yard	0 feet

LAND USE AREA METRICS

	Acres	Building Cover	Impervious Cover*	Non-Residential	Maximum Hotel		Maximum Residential	
		Max.	Max. %	Max. Sq. Ft.	Keys	Sq. Ft.	Units	Sq. Ft.
Land Use Area 1	25.9	95%	95%	1,400,000	200	200,000	1,700	1,500,000
Land Use Area 2	11.7	.5%	7.5%	5,000	--	--	--	--
Site Total	37.6		56%					

*Maximum impervious cover is based on Net Site Area (NSA) and will be tracked by site plan in compliance with Exhibit H - Brodie Oaks Redevelopment Phasing Plan. Impervious Cover will be higher on a site-by-site basis.

Maximum floor-to-area ratio is not applicable to the Brodie Oaks Redevelopment.

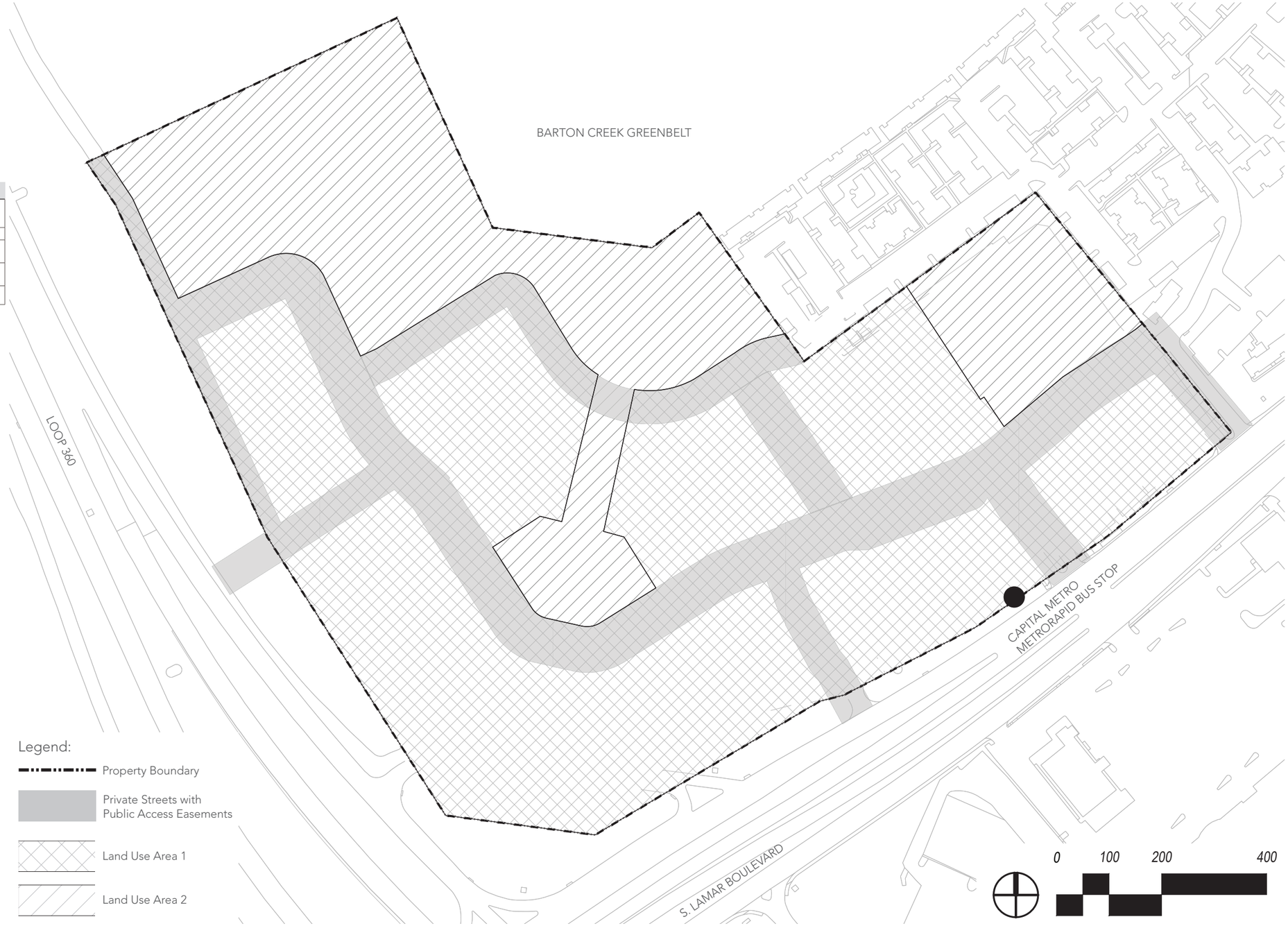

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EXHIBIT C:
BRODIE LAND USE PLAN (PAGE 1)

SUBMITTAL DATE: 11/17/2022

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT

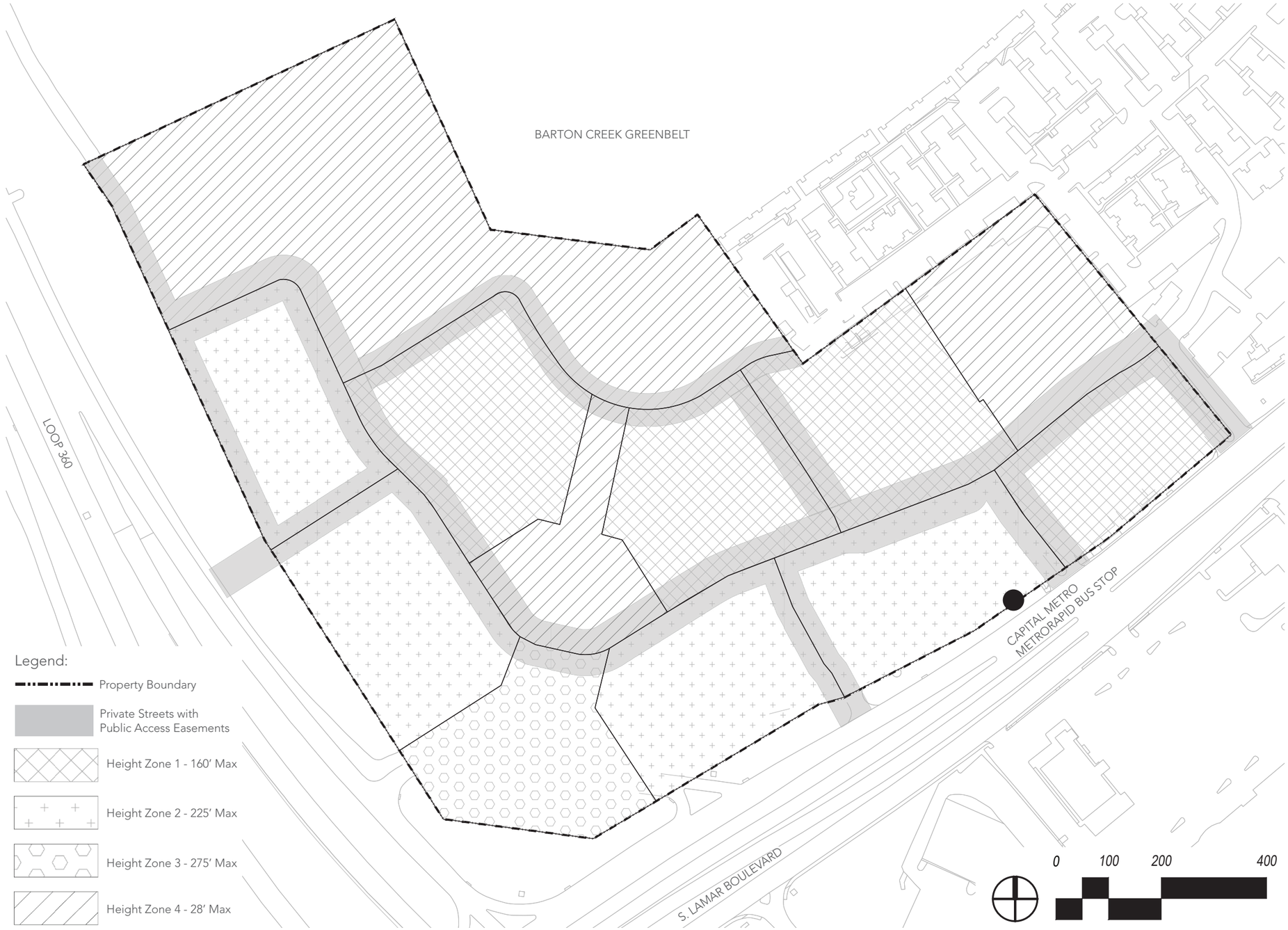

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EXHIBIT C:
BRODIE LAND USE PLAN (PAGE 2)

SUBMITTAL DATE: 11/17/2022

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT

Affordable Housing Commitments

ESTABLISHING BASE HEIGHT

The base height used to calculate affordable bonus area is based on maximum height allowable under current zoning including overlay zoning districts. The area used to calculate the base has been modified to include whole buildings for simplicity of permitting and administration.

HILL COUNTRY AREA HEIGHT COMPENSATION	
Area where base height is increased	0.3 acres
Area where base height is decreased	1.3 acres
Difference	**1 acre**

AFFORDABLE HOUSING GENERAL

Affordable housing at Brodie will comply with the following provisions; Source of Income and Affirmative Marketing.

Source of Income. A person cannot deny a prospective tenant housing based solely on the prospective tenant's source of income.

In this division, source of income means lawful, regular, and verifiable income including, but not limited to, housing vouchers and other subsidies provided by government or non- governmental entities, child support, or spousal maintenance, but does not include future gifts.

Affirmative Marketing. A development subject to this division must prepare and utilize an affirmative marketing and outreach plan for the length of the affordability period that is approved by the director and consistent with U.S. Department of Housing and Urban Development regulations.

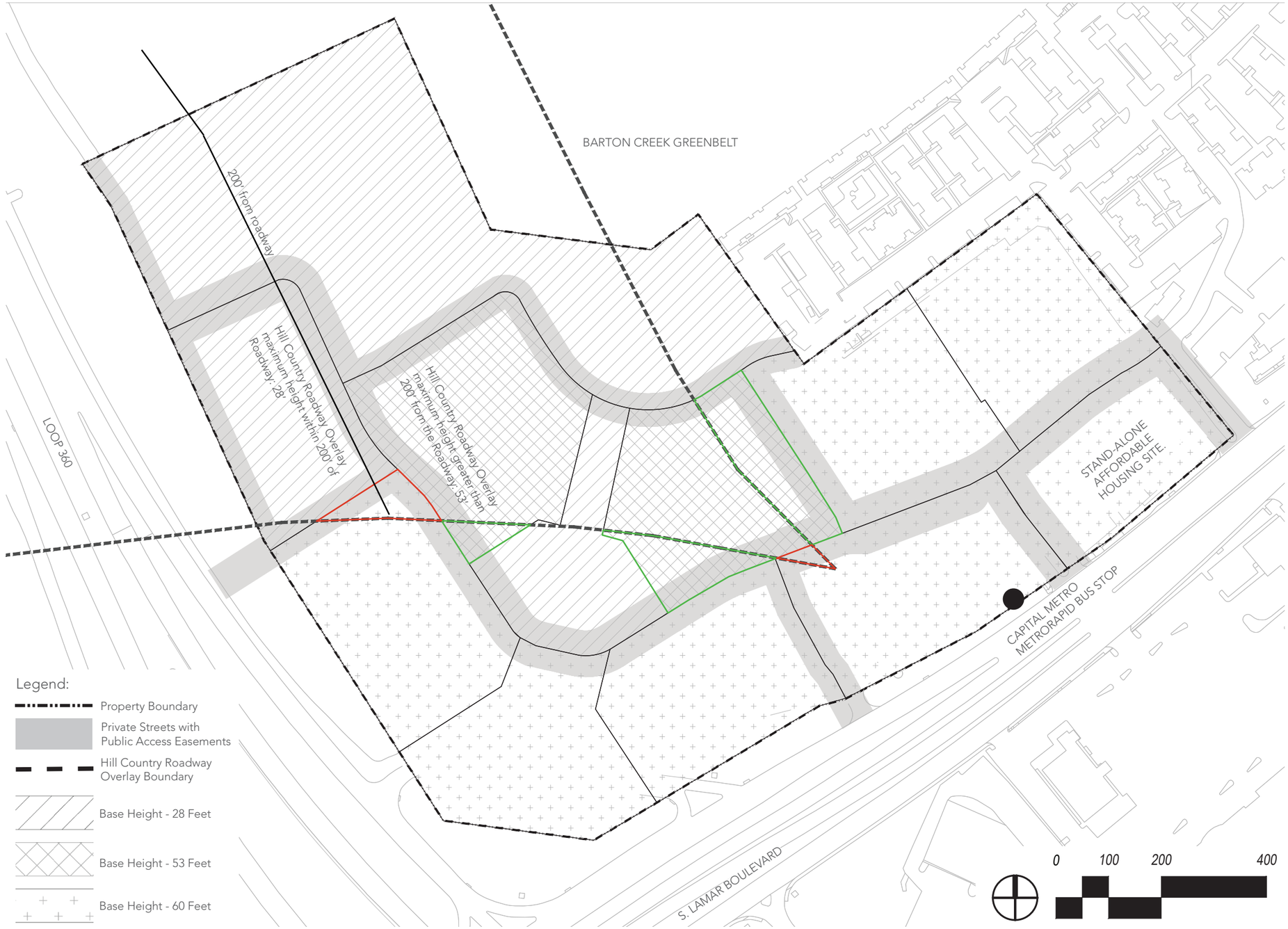

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EXHIBIT C:

BRODIE LAND USE PLAN (PAGE 3)

SUBMITTAL DATE: 11/17/2022

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT

RESIDENTIAL BONUS AREA

To the extent any residential buildings exceed the base heights established in this Exhibit C Brodie Land Use Plan (Page 4), the developer shall provide contract commitments and performance guarantees that provide affordable housing meeting or exceeding the requirements of Section 2.5.3 (Requirements for Rental Housing) and Section 2.5.4 (Requirements for Ownership Housing) equal to 10% of the total amount of occupiable square feet which exceeds the established base height.

Such calculation shall be made for each building at the time a building permit is issued.

PHASING OF RESIDENTIAL BONUS AREA

In recognition that some buildings will contain more residential units than others, such obligation may be transferred between buildings as they come on line as long as the number of units never falls below the required obligation.

The total residential affordable housing square foot obligation will be tracked on each site plan in accordance with Exhibit H: Brodie Oaks Phasing Plan.

NON-RESIDENTIAL BONUS AREA

To satisfy the Affordable Housing obligation for any non-residential buildings that exceed the base height established in this Exhibit C Brodie Land Use Plan (Page 4), the developer shall file a restrictive covenant requiring land to be conveyed to a qualified builder of affordable housing for a standalone affordable housing project built on-site that must:

- Include a minimum of 100 family-oriented units with a material mix of 2 and 3 bedroom units;
- Be affordable to a household whose income is between 30 and 60 percent of the median family income in the Austin metropolitan statistical area; and
- Remain affordable in perpetuity, subject to the terms of the Restrictive Covenant.

Notes

Compliance will meet all aspects of the fire code and Wildland-Urban Interface, (WUI) Code, Ordinance No. 20200409-040 and may include the provision of defensible space within the parks identified on *Exhibit D: Brodie Parks and Open Space* which separate the developed area of the site from the existing greenbelt by a minimum of 88-feet and separate any buildings by a minimum of 142-feet at the closest point. Enhanced fire resistant construction standards for the buildings located in proximity to the fire hazard area may also be employed to meet the code.

All compliance will be demonstrated on a fire protection plan for the proposed development at the time of subdivision, site plan, and building permits as applicable.

The development will meet Section 402.1.1 Access as demonstrated in Exhibit E: Brodie Transportation Plan.

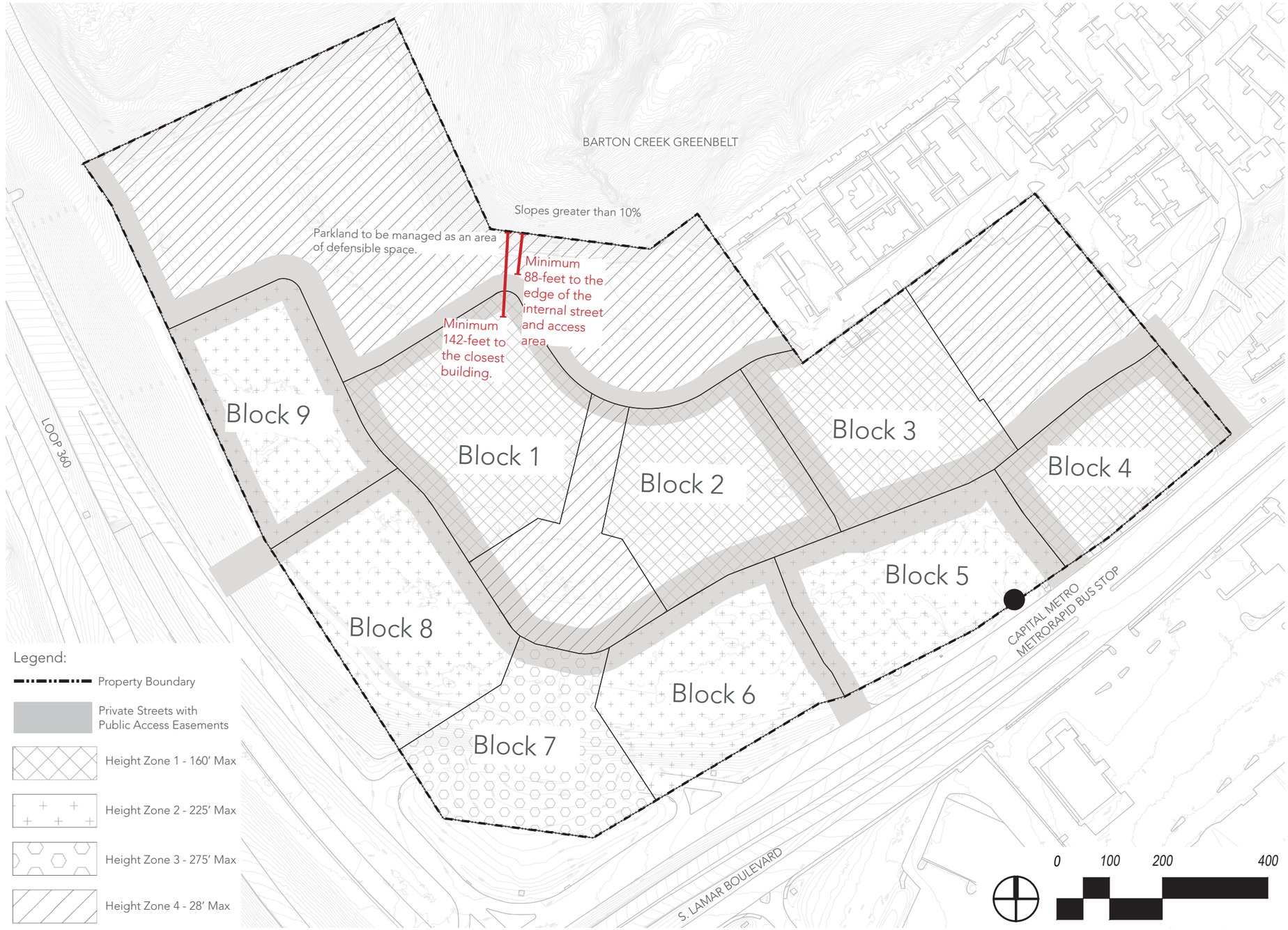

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EXHIBIT C:

BRODIE LAND USE PLAN (PAGE 5)

SUBMITTAL DATE: 11/17/2022

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT

Hill Country Roadway Overlay

Hill Country Roadway Overlay Requirements shall apply differently to Land Use Area 1 (LU1) and Land Use Area 2 (LU2) as indicated in the Hill Country Roadway Overlay (HCRO) standards chart in Exhibit C: Land Use Plan (page 5).

TREE TABLE	TOTAL	LOW SUITABILITY	ADJUSTED TOTAL*	PRESERVED	% PRESERVED
Native Heritage Trees (24" and above)	12	0	12	12	100%
Native Protected Trees (19"- 23'11")	2	0	2	2	100%
Native Regulated Trees (8" - 18'11")	51	12	39	32	82%
Small Native Regulated Trees (6" or more; and Tree clusters)	1	1	0	0	-

TREE INDEX

TAG NO. TYPE INDICATES MULTI TRUNK

(814) (LO) 17 14 11 (29,5)

INDIVIDUAL TRUNK DIA. (IN INCHES) TOTAL (ROOT ZONE)

CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.

HILL COUNTRY CLUSTERS ARE REPRESENTED WITH A 10 FT. RADIUS CIRCLE

HILL COUNTRY CLUSTER

NUMBER OF TRUNKS

16198 CLUSTER (6) LIVE OAK (5 4)

MAX. SIZE IN INCHES

MIN. SIZE IN INCHES

16200 CEDAR (6 4 4)

MULTI TRUNK 6", 4", AND 4"

AE = AMERICAN ELM
ASH = ASH
BUM = BUMELIA
CB = CHINABERRY
CDR = CEDAR
CE = CEDAR ELM (NATIVE)
CHE = CHINESE ELM
CHTW = CHINESE TALLOW
CLUSTER (SEE ABOVE)
CRM = CREPE MYRTLE
CTN = COTTONWOOD
HB = HACKBERRY
HSCH = HUISACHE
LIG = LIGUSTRUM
LO = LIVE OAK (NATIVE)
MNL = MOUNTAIN LAUREL (SMALL NATIVE)
MSQ = MESQUITE
PALM = PALM
PEC = PECAN (NATIVE)
SYC = SYCAMORE
WIL = WILLOW

NOTE ABOUT DEAD TREES: IF THE TREE APPEARED TO BE DEAD, THEN IT HAS BEEN NOTED AS DEAD; HOWEVER, SUCH DETERMINATION IS SUBJECT TO VERIFICATION BY A QUALIFIED ARBORIST.

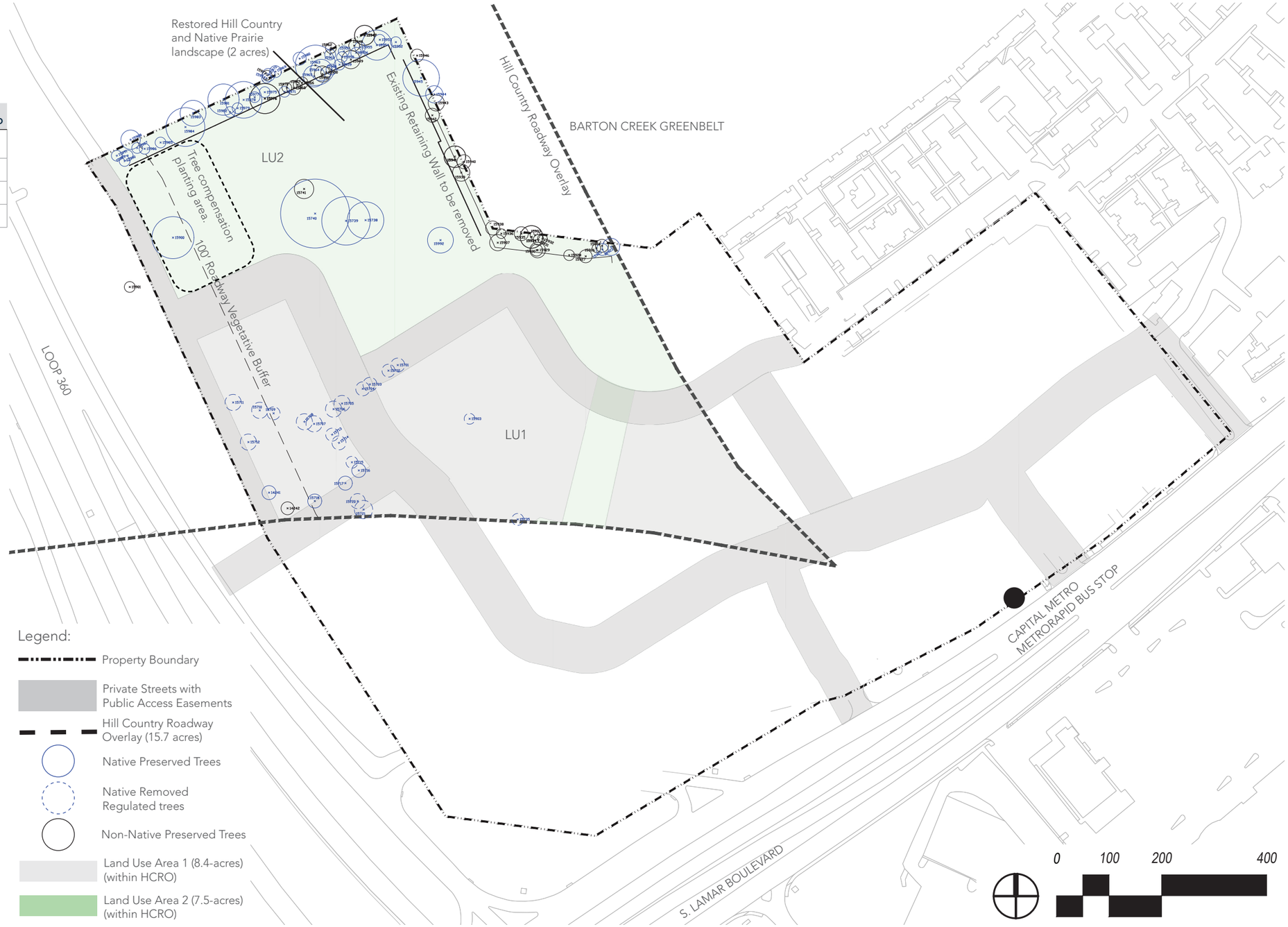

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EXHIBIT C:

BRODIE LAND USE PLAN (PAGE 6)

SUBMITTAL DATE: 11/17/2022

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT

Notes

HILL COUNTRY ROADWAY OVERLAY

Hill Country Roadway Overlay Standards Table

HCRO STANDARDS	LU1	LU2	NOTES
Floor-To-Area Ratio (25-2-1122)	Modified	Modified	See the site metrics table on the Land Use Exhibit. FAR is not being regulated for the Brodie Site.
Construction on Slopes (25-2-1123)	Meets	Modified	The existing park road is constructed on slopes that exceed 15 percent gradient for a short portion of the roadway within the property and for a longer distance off-site. Due to the location of this road within the Balcones Canyon Land Preserve no modifications are proposed to the road where it enters the site.
Building Height (25-2-1124)	Modified	Exceeds	The Brodie PUD is in a high intensity area and thus is restricted to 28' in height within 200' of the ROW and 53' if further than 200' from the ROW. The Brodie PUD Height exhibit shows that all land within Land Use Area 2 will be restricted to 28' providing enhanced views of the Hill Country. Height has been modified in Land Use Area 1 in proximity to the intersection of Loop 360 and S. Lamar Blvd.
Location of On-Site Utilities (25-2-1125)	Meets	Meets	All utilities will be underground
Building Materials (25-2-1126)	Modified	Meets	No buildings area proposed in Land Use Area 2. Building materials will meet the requirements of the HCRO on the ground floor only in Land Use Area 1.
Native Trees (25-2-1022)	Meet	Exceed	All Heritage and Protected Trees within the HCRO are being preserved. Eighty percent (80%) of the inches from native trees and small native trees less than 19" and determined as suitable for preservation by the submitted arborist report within the HCRO area are being preserved. Any native trees that are removed from Land Use Area 1 will be compensated for in Land Use Area 2 at a mitigation rate of 60%. The priority tree planting area within Land Use Area 2 for compensating trees will be within and adjacent to the highway vegetative buffer area.
Roadway Vegetative Buffer (25-2-1023)	Modified	Exceed	All buildings and impervious cover with the exception of the existing park road which is necessary for site access will be removed from Land Use Area 2. The vegetative area in Land Use Area 2 will extend all the way back to the edge of the property and the Barton Creek Greenbelt and be dedicated as parkland. Public access and views will be restored in Land Use Area 2.
Natural Area (25-2-1025)	Modified	Modified	The project is removing all buildings and surface parking lots from Land Use Area 2 representing over 45% of the HCRO area. The Brodie PUD is proposing to restore 2-acres total within the HCRO. One acre will exceed the HCRO Revegetation Standard by increasing the density of planting from ¼ of the standard density to 1/3 of the standard density. The second acre will meet a new native prairie criterion for revegetation as identified on this exhibit.
Parking Lot Medians (25-2-1026)	Modified	Meet	The Brodie PUD may include temporary parking areas on cleared land within Land Use Area 1 while the site is awaiting full buildout of each phase. These parking areas will not be subject to this code section. No permanent surface parking lots are proposed in the Brodie PUD.
Visual Screening (25-2-1027)	Modified	Meet	The existing berm on Loop 360 will remain and provides screening of the park road. Buildings in LU1 will not be screened.

HCRO Revegetation Standards

1. One acre within LU2 shall be re-vegetated according to the HCRO revegetation criteria included in Appendix A of the Environmental Criteria Manual.

   The Brodie Oaks Site was developed prior to the Hill Country Roadway Overlay Ordinance going into effect and meets the criteria for Low Density revegetation and requires restoration at 1/4 the standard density. This PUD will increase the density of revegetation to 1/3 the standard density.

2. One acre within LU2 shall be re-vegetated according to a native prairie standard as indicated below:

   Goal: Establish a native prairie ecology. The desired outcome is to have a herbaceous understory reflective of native prairie established within 12 - 18 months of seed application.

   Source: Seed

   Application: 50/50 mix of Riparian Recover mix and Native Prairie mix of net acre of native prairie area.

   Time of Year Application: October 1st -December 15th or March 15th - May 15th. Fall preferred.

   Acceptance: At two years from Implementation:
   - 80% groundcover/vegetative coverage.

Notes

LAND USES

1. The following uses are permitted uses within Land Use Areas 1.

Residential Uses
- Bed & Breakfast (Group 1)
- Bed & Breakfast (Group 2)
- Condominium Residential
- Group Home, Class I (General)
- Group Home, Class I (Limited)
- Group Home, Class II
- Multifamily Residential
- Townhouse Residential
- Short-Term Rental (Types 1 and 3)

Commercial Uses
- Administrative and Business Office
- Art Gallery
- Art Work Shop
- Automotive Sales
- Automotive Rentals
- Automotive Repair Services
- Business or Trade School
- Business Support Services
- Cocktail Lounge (up to 25,000 sq. ft. gross floor area by-right; A CUP is required for any additional gross floor area)
- Commercial Off-Street Parking
- Communications Services
- Consumer Convenience Services
- Consumer Repair Services
- Convenience Storage
- Electronic Prototype Assembly
- Electronic Testing
- Financial Services
- Food Preparation
- Food Sales
- General Retail Sales (Convenience)
- General Retail Sales (General)
- Hotel-Motel
- Indoor Entertainment
- Indoor Sports and Recreation
- Kennels
- Laundry Services
- Liquor Sales (up to 25,000 sq. ft. gross floor area)
- Medical Offices – exceeding 5,000 sq. ft. gross floor area
- Medical Office – not exceeding 5,000 sq. ft. gross floor area
- Off-Site Accessory Parking
- Outdoor Entertainment
- Outdoor Sports and Recreation
- Pedicab Storage and Dispatch
- Personal Improvements Services
- Personal Services
- Pet Services
- Plant Nursery
- Printing and Publishing
- Professional Office
- Recreational Equipment Maint. & Stor.
- Recreational Equipment Sales
- Research Assembly Services
- Research Services
- Restaurant (General)
- Restaurant (Limited)
- Service Station
- Software Development
- Theater
- Vehicle Storage
- Veterinary Services

Industrial Uses
- Custom Manufacturing

Agricultural Uses
- Community Garden
- Indoor Crop Production
- Urban Farm

Civic Uses
- Administrative Services
- Camp
- Club or Lodge
- College and University Facilities
- Communication Service Facilities
- Community Events
- Community Recreation (Private)
- Community Recreation (Public)
- Congregate Living
- Convalescent Services
- Counseling Services
- Cultural Services
- Day Care Services (Commercial)
- Day Care Services (General)
- Day Care Services (Limited)
- Family Home
- Hospital Services (General)
- Hospital Services (Limited)
- Local Utility Services
- Major Utility Facilities
- Maintenance and Service Facilities
- Park and Recreation Services (General)
- Park and Recreation Services (Special)
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Public Primary Educational Facilities
- Public Secondary Educational Facilities
- Religious Assembly
- Safety Services
- Telecommunication Tower

2. The following uses are permitted uses within Land Use Area 2.

Commercial Uses
- Commercial Off-Street Parking
- Outdoor Entertainment (See note 4)
- Outdoor Sports and Recreation
- Pedicab Storage and Dispatch
- Recreational Equipment Maint. & Stor.

Agricultural Uses
- Community Garden

Civic Uses
- Camp
- Community Events
- Community Recreation (Private)
- Community Recreation (Public)
- Cultural Services
- Park and Recreation Services (General)
- Park and Recreation Services (Special)
- Religious Assembly
- Local Utility Services
- Major Utility Facilities

3. A site can cross a public or private street or right-of-way.

4. A site plan for the construction of an amphitheater, pavilion or other outdoor venue located in Land Use Area 2 that is associated with a commercial, civic, or residential use and designed for a maximum occupancy of 2,000 people may be approved administratively. Larger amphitheaters will require the approval of a CUP.

5. The temporary sale of alcohol associated with an event in Land Use Area 2 may be allowed subject to approval by the City of Austin Parks and Recreation Department special event permit and applicable TABC permitting.

PARKLAND DEDICATION

1. Parkland dedication shall be satisfied in accordance with Exhibit D- Brodie Oaks Redevelopment Parks and Open Space Plan.

Name	Total Acres	Open Space	Restored Landscape	Dedicated Parkland	Credited Acres*
Overlook Trailhead Park	8.1	Yes	Yes (2 acres)	Yes	5.9
Central Green	1.3	Yes		Yes	1.0
Neighborhood Park	2.2	Yes		Yes	2.0
Total	**11.6**	**11.6**	**2.0**	**11.6**	**8.9**
% of Site (37.6 acres)	**30.8%**	**30.8%**	**5.3%**	**30.8%**	**23.6%**

PARKLAND CREDIT CALCULATIONS

	Total Acres	Unencumbered	Water Quality System and Easements*	Slopes > 10%	Ponds	Floodplain; CWQZ; CEF	Total Encumbered	Credited Acres (Minimum)
Overlook Trailhead Park	8.1	3.7	3	1.4	0	0	4.4	5.9
Central Green	1.3	.7	.6	0	0	0	.6	1.0
Neighborhood Park	2.2	1.8	.4	0	0	0	.4	2.0
Percent Credited		100%	50%	50%	50%	50%		
Total	**11.6**	**6.2**	**2***	**.7**	**0**	**0**	**5.4**	**8.9**

* The size and location of easements associated with the SOS water quality system including sub-surface ponds and reirrigation areas will be determined at the time of dedication and after execution of the parks maintenance agreement. Easement areas represented in the parkland credit calculation table represent the maximum amount of acres needed.

All re-irrigation areas will be designed as restored habitat with trails or will be designed to allow for some recreation. Subsurface ponds will allow full use on the surface and may be credited up to 100%. Exact credit assigned at dedication must generally comply with the Standards for Dedicated Parkland and the Parkland Dedication Operating Procedures, as amended but at no time will they be credited at less than 50%.

Notes

1. Parkland must generally comply with the Standards for Dedicated Parkland and the Parkland Dedication Operating Procedures, as amended.
2. Any surface pond or wetland area will be designed as an amenity in accordance with the Parkland Dedication Operating Procedures, as amended

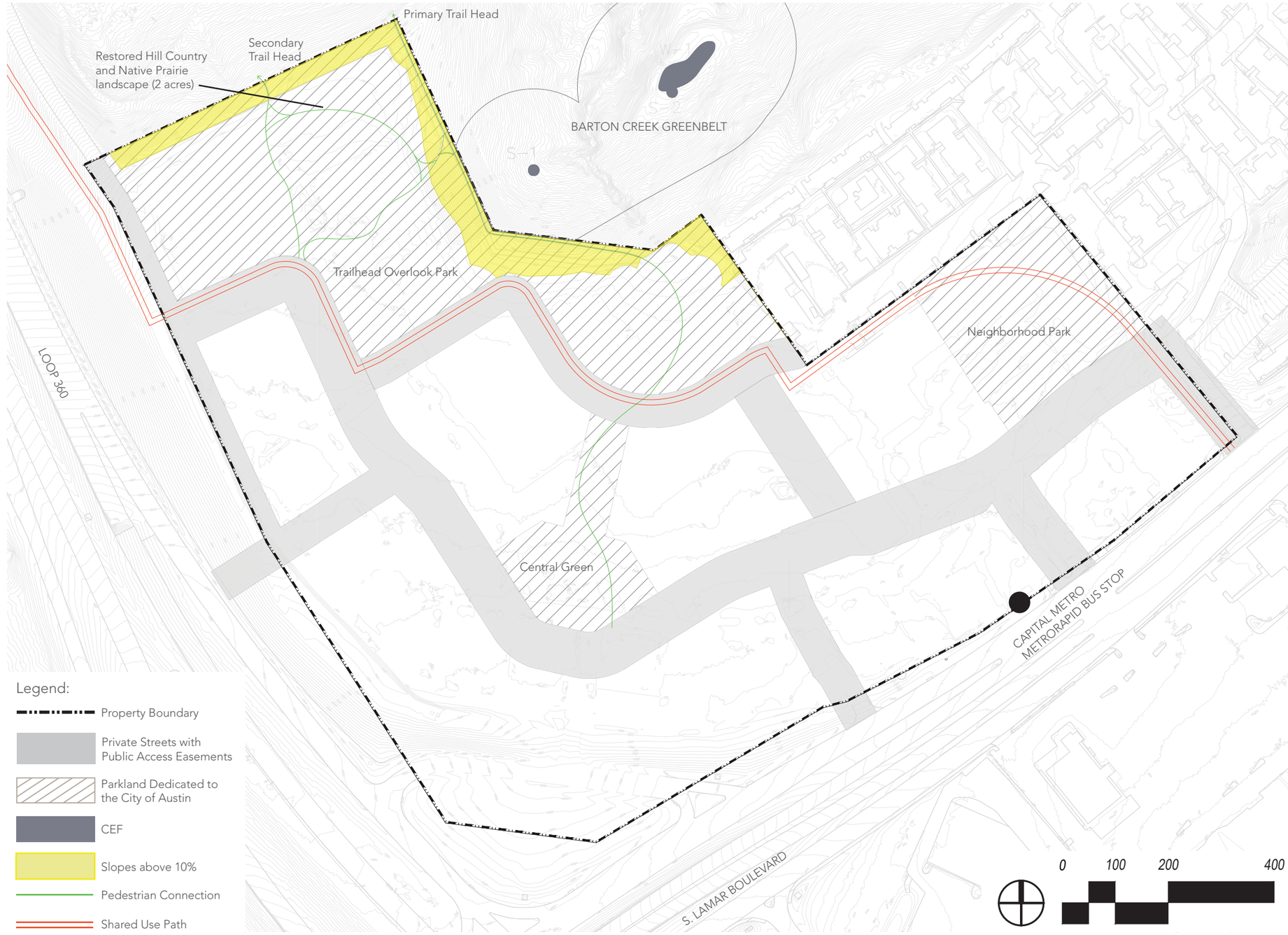

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EXHIBIT D:
BRODIE PARKS AND OPEN SPACE PLAN (PAGE 1)

SUBMITTAL DATE: 11/17/2022

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT

OPEN SPACE

The open space required to meet the PUD Tier I (Sec.2.3.1c) "superior development" standard is 10 percent of the residential tracts and 20 percent of non-residential tracts. The Brodie Oaks Redevelopment is a mixed use development consisting of both residential and non-residential uses and uses the commercial designation.

Mixed Use developments are classified as non-residential and use the 20 percent:

- Developed Area: 26.0 acres
- Open space required to meet Tier I: 5.2 acres (20% of 26.0 acres)
- Total open space provided: 11.6 acres (45% of 26.0 acres)

The open space required to meet the requirements in PUD Tier II (Sec.2.4) is open space at least 10 percent 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 (Design Standards and Mixed Use), 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.

- Developed Area: 26.0 acres
- Open space required to meet Tier II: 7.8 acres (30 percent of 26 acres)
- Total open space provided: 11.6 acres (45% of 26.0 acres)

PARKLAND

According to the parkland dedication operating procedures (Sec.14.3.9B) to be considered "superior development," land proposed for dedication must:

1. Include at least 10.4 credited acres per 1,000 residents,
2. Be developed in accordance with a plan approved by PARD; and
3. Be dedicated to a governmental entity.

Brodie is proposing to meet this requirement with the following parkland dedication.

- Total Parkland Required: Approximately 29-acres (Final parkland calculation is determined at the time of development in accordance with Exhibit H: Phasing Plan.
- Total Land Provided (minimum): 8.9 acres (See Parkland Credit Calculations Table on previous sheet.)
- Total Parkland Fee-in-lieu: The balance between required and dedicated parkland will be satisfied as a fee-in-lieu of dedication.

PARKLAND DEVELOPMENT

Brodie will develop, operate, and maintain all open space on site in accordance with an executed park maintenance agreement for the site.

Brodie will develop 50 parking space and allocate 40 to Overlook / Trailhead Park and 10 to Neighborhood Park. Parking spaces will be reserved for park users. Parking spaces allocated to Overlook / Trailhead Park will be provided in phase 1 as indicated in Exhibit H: Brodie Phasing Plan and parking spaces allocated to Neighborhood Park will be constructed in Phase II.

Brodie will achieve SITES Silver Certification for Parks.

Brodie is committing to exceed the Parkland Development Fee in effect at the time of site plan by $700 per unit for both residential and hotel units.

This fee may be used for the following within the parkland dedicated with this PUD.:

- Required and allowed parkland amenities listed in the parkland amenities table;
- All Shared Use Paths (SUP) and trails within the parks;
- Landscaping and planting within the parks;
- Irrigation of landscaping and planting materials within the parks;
- Lighting installed within the parks;
- Park signage and wayfinding to include interpretive signage within the parks;
- Park security facilities and amenities; and / or
- The installation of wet or dry utilities installed to service park facilities.

The Brodie Oaks Redevelopment is committing to develop a minimum of three amenities per park area. As indicated in the table below some amenities are required while others are optional. Final park amenities and designs must be approved by PARD, and additional amenities not listed on the table may be added with mutual approval between the developer and PARD.

PARKLAND AMENITIES LIST

	Co-located with Re-irrigation	Overlook / Trailhead	Central	Neighborhood
Seating	Yes	A	A	A
Trailhead	Yes	R		
Trail Connections		A		
Restored Landscape	Yes	R		
Dog Run	No			A
Playground	No		A	R
Cyclist Amenities	Yes	A	A	A
Sidewalk or Shared-use Path	Yes	R	A	A
Volleyball Courts	No	A		A
Markets	Yes	A	A	A
Nature Play	Yes	A	A	R
Trails and Pathways	Yes	R		
Interpretive Signage	Yes	A		
Dedicated Parking Area	No	A		
Playfields	Yes	A		A
Outdoor Fitness Station	Yes	A		A
Open Lawn	Yes	A	A	A
Social Games	No	A	A	A
Interactive Water Feature	No		A	
Shade Sail / Structure / Pavilion	No		R	
Access to Public Restrooms	No	R		R
Scoop the Poop Stations	Yes	R	R	R
Trash Cans	Yes	R	R	R

Legend:
R = Required Amenity
A = Allowed Amenity

CO-LOCATING RE-IRRIGATION

Where re-irrigation is co-located with park amenities one of the following mitigation measures will be used to ensure full use of the amenity.

- Directional Spray - The re-irrigation system will be designed so that it can be directed away from the amenity.
- Final re-irrigation operation details will be reviewed by PARD and require PARD approval

TRAILHEAD AND CONNECTION TO BARTON CREEK GREENBELT

The project is currently working with local organizations like the Hill Country Conservancy, Save Barton Creek Association, Austin Parks Foundation, and the Balcones Canyonlands Preserve to explore how the project can support the construction and ongoing maintenance of a trail connection to the Barton Creek and regional Violet Crown Trail systems. The project will explore methods to fund off-site Barton Creek Greenbelt preservation and management on an ongoing basis through the Balcones Canyonlands Preserve Trail Master Plan process. The applicant commits to working with the entities listed above to submit a Trail Master Plan application prior to the issuance of a site plan for the Overlook / Trailhead Park.

DOG PARK OR DOG RUN

Any dog run or dog park will be designed with PARD and WPD approval. All Stormwater from the Park areas will be captured into the subsurface ponds as such there no stormwater is directly discharged off site of any developed areas. The dog park will not be co-located with any re-irrigation area.

Notes

1. The Brodie PUD is proposing the construction of a shared use path to connect Brodie to the Barton Creek Plaza. The existing Park Street A is constructed within a 40' easement and located within COA Parkland and the Balcones Canyonland Preserve. No increase in impervious cover is permitted within the preserve. Based on this the shared use path is proposed to be located within TxDOT ROW and will be subject to approval by TxDOT at the time of permitting.
2. The shared use path will remain in TxDOT ROW until the first intersection within the Brodie PUD where a safe crossing can be provided.
3. The shared use path and cycle track will connect to S. Lamar Blvd at the northern most entrance to the project.
4. Electric Vehicle Charging Stations will be provided.
5. Gated roadways are prohibited.
6. All tree zones are a minimum of 7' wide and will include trees a minimum of 3 inches in diameter when measured 6 inches above the root flare at the time of planting.
7. Where the buffer and bike lane are adjacent to the street edge, they will be constructed of reinforced concrete with integral terracotta coloring to allow for deployment of outriggers for fire ground setup.
8. All internal drives shall remain private; however, the drives have been designed to adhere to the Transportation Criteria Manual, Section 2 where possible.

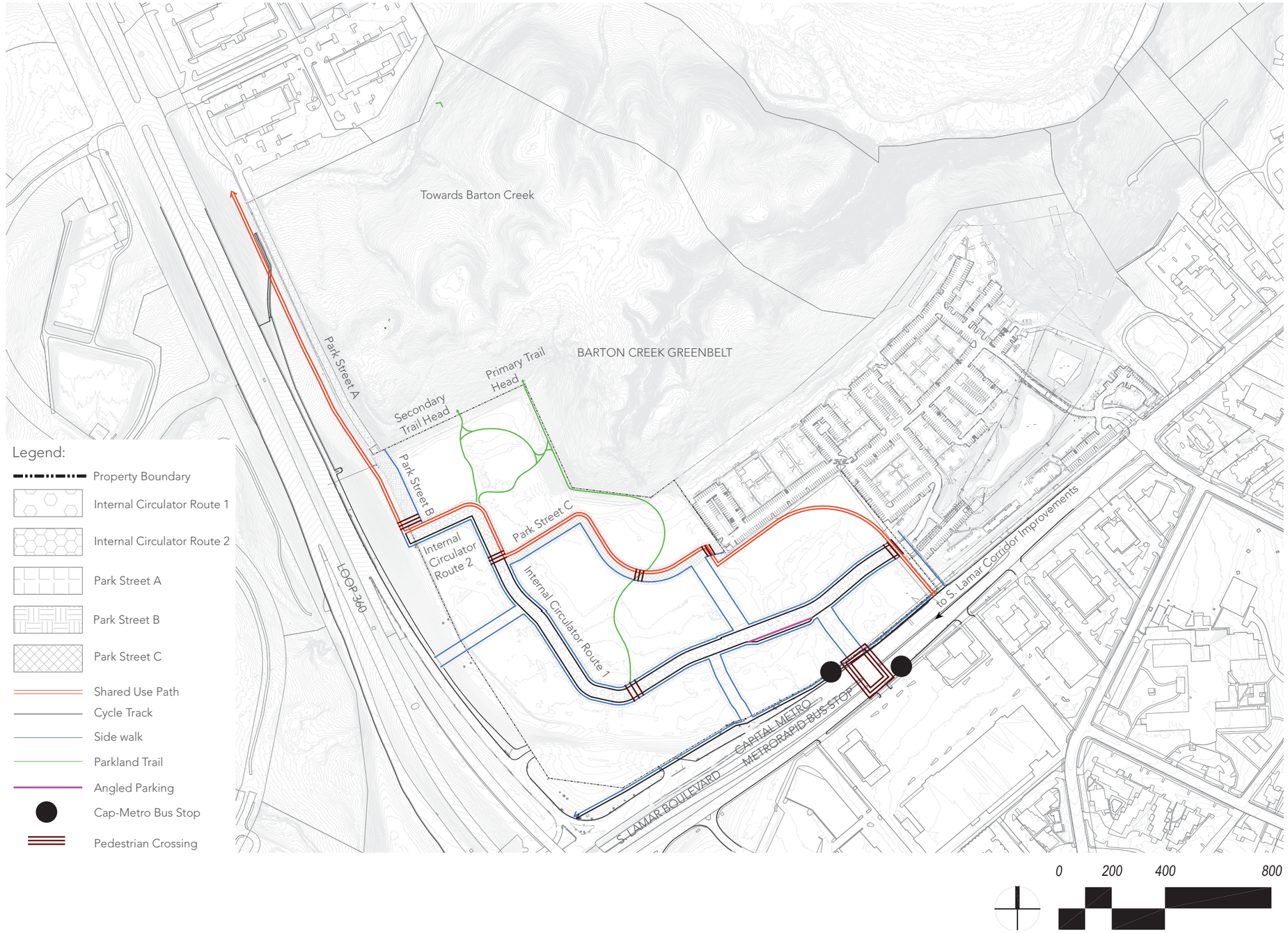

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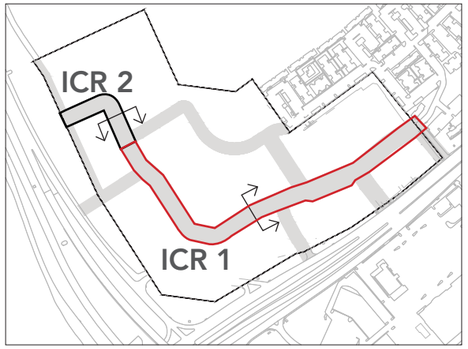
EXHIBIT E:

BRODIE TRANSPORTATION PLAN (PAGE 1)

SUBMITTAL DATE: 11/17/2022

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT



Notes

1. This ICR section is a typical section. Parallel parking on both sides of the street will be included for approximately 60% of the street extent. Where the street intersects other streets parallel parking may be dropped from one side of the street or the other at various points. The back of curb section will remain consistent along the entire ICR.
2. Where the buffer and bike lane are adjacent to the street edge, they will be constructed of reinforced concrete with integral terracotta coloring to allow for deployment of outriggers for fire ground setup.
3. All tree zones along the ICR are a minimum of 7′ wide when an additional row of trees is provided within the section. This additional row of trees increases the total tree zone space from a required 16′ to 21′ for the section. Trees planted within the ICR must be at least 6 feet in height and have a trunk diameter of three (3) inches measured 6 inches above the ground at the time it is planted.

Legend:

SUP: Shared Use Path

CZ: Clear Zone

TZ: Tree Zone

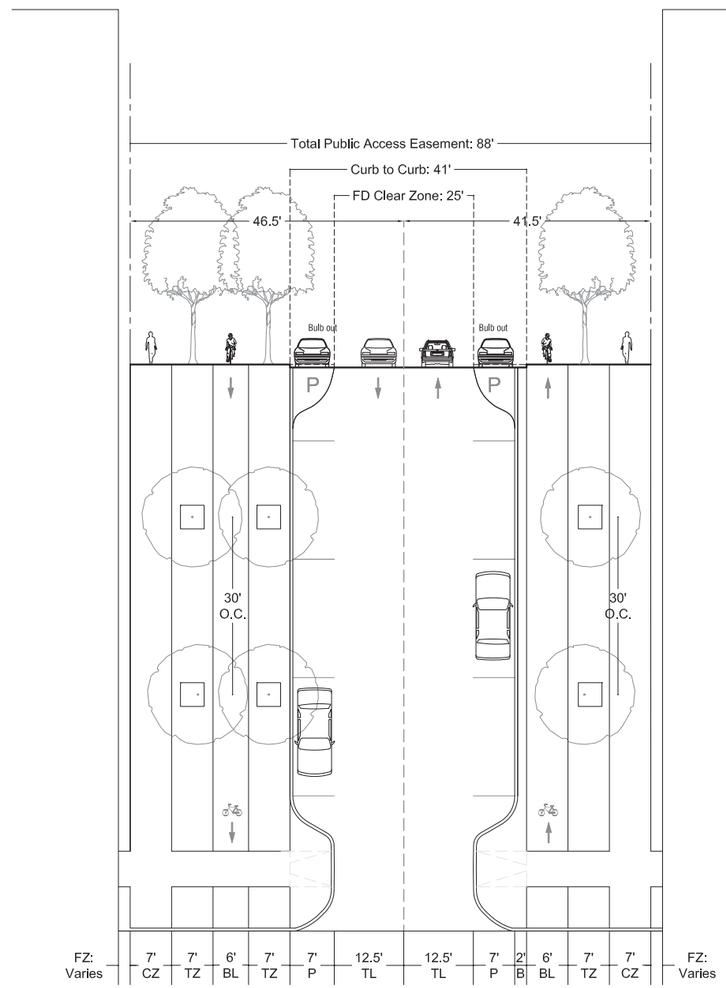
BL: Bicycle Lane

TL: Travel Lane

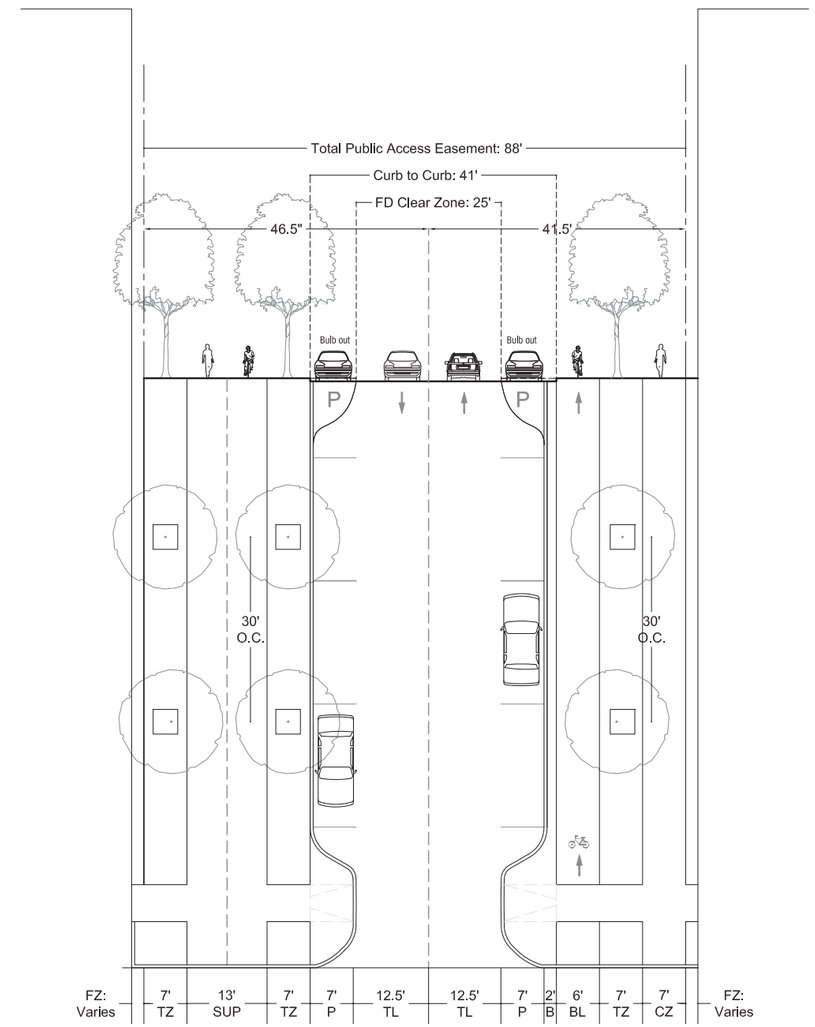
B: Buffer

P: Parking

FZ: Frontage Zone



INTERNAL CIRCULAR ROUTE 1
Typical Section, varies with Parking
(Modified Street Level 2, Fig. 2-18 of the TCM)



INTERNAL CIRCULAR ROUTE 2
With Shared Used Path
(Modified Street Level 2, Fig. 2-18 of the TCM)

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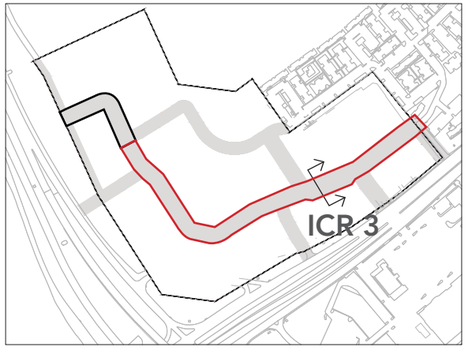
EXHIBIT E:
BRODIE TRANSPORTATION PLAN (PAGE 2)

SUBMITTAL DATE: 11/17/2022

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT



Notes

1. Where the buffer and bike lane are adjacent to the street edge, they will be constructed of reinforced concrete with integral terracotta coloring to allow for deployment of outriggers for fire ground setup.
2. All tree zones along the ICR are a minimum of 7′ wide when an additional row of trees is provided within the section. This additional row of trees increases the total tree zone space from a required 16′ to 21′ for the section. Trees planted within the ICR must be at least 6 feet in height and have a trunk diameter of three (3) inches measured 6 inches above the ground at the time it is planted.

Legend:

SUP: Shared Use Path

CZ: Clear Zone

TZ: Tree Zone

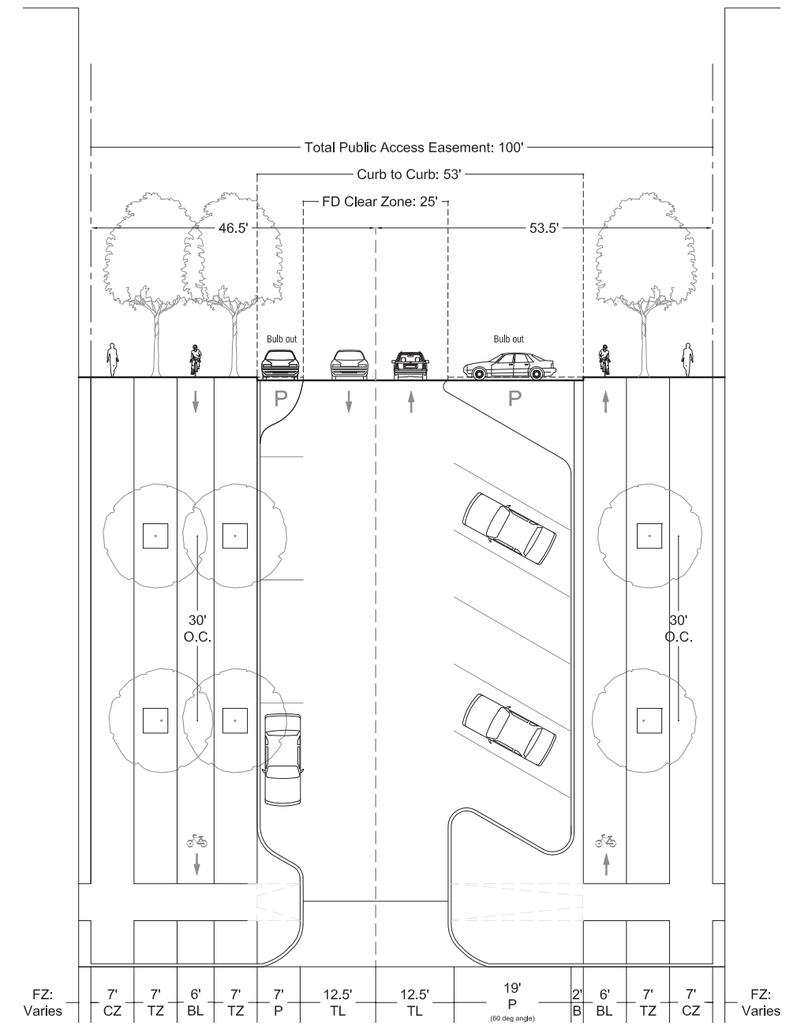
BL: Bicycle Lane

TL: Travel Lane

B: Buffer

P: Parking

FZ: Frontage Zone



INTERNAL CIRCULAR ROUTE 3
With Angled Parking
(Modified Street Level 2, Fig. 2-18 of the TCM)

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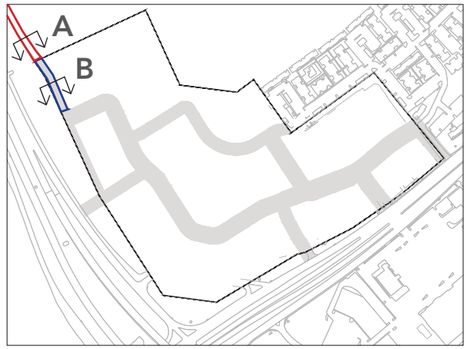
EXHIBIT E:
BRODIE TRANSPORTATION PLAN (PAGE 3)

SUBMITTAL DATE: 11/17/2022

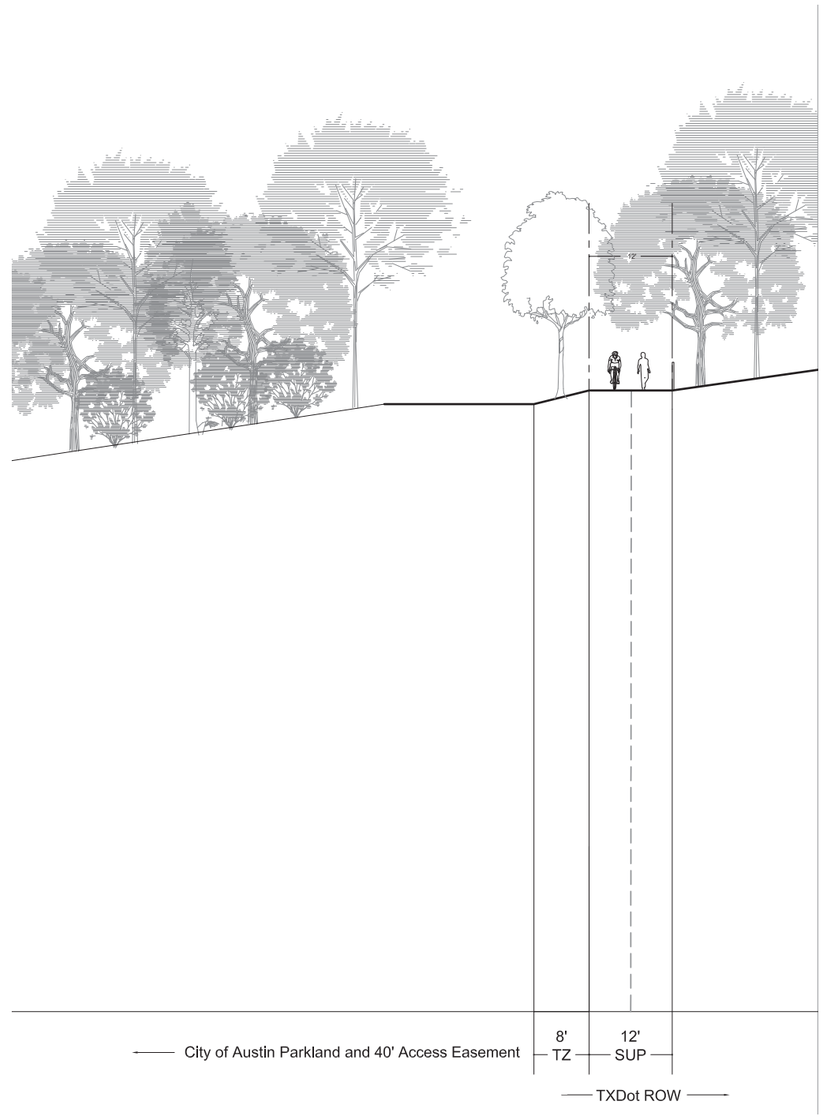
PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT



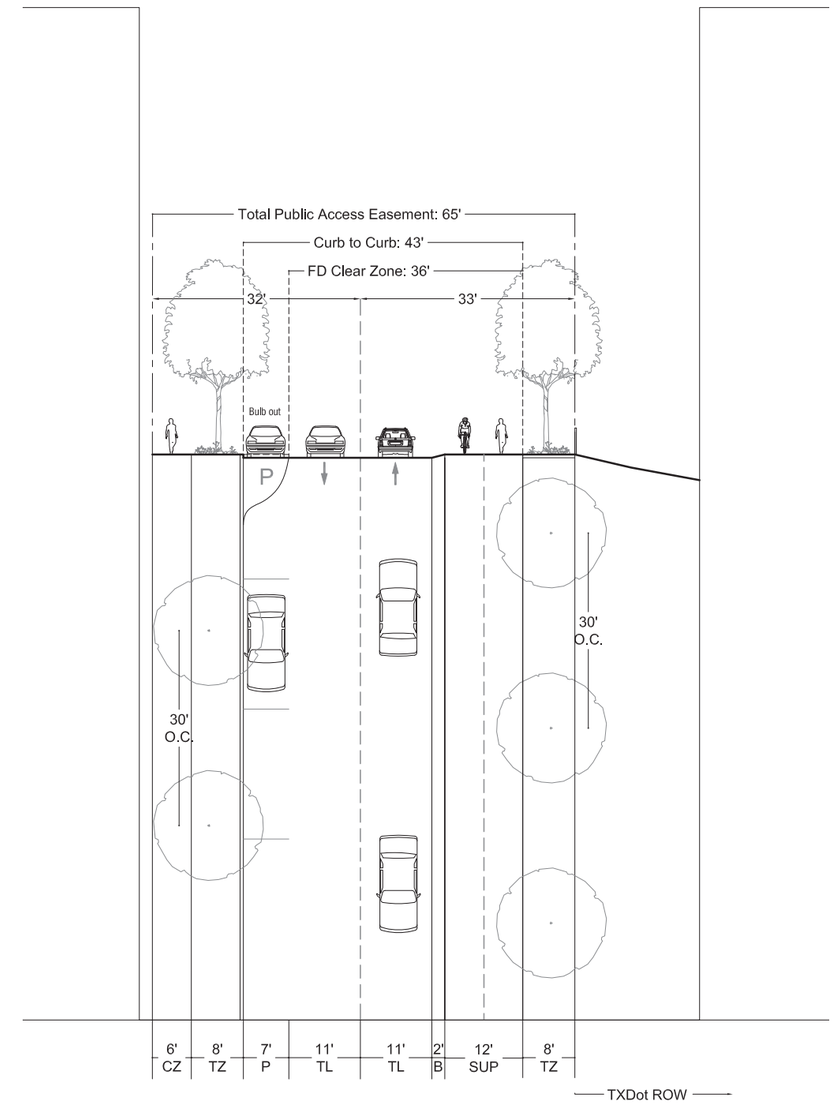
Notes

1. The Brodie PUD is proposing the construction of a shared use path to connect Brodie to the Barton Creek Plaza. The existing Park Street A is constructed within a 40' easement and located within COA Parkland and the Balcones Canyonland Preserve. No increase in impervious cover is permitted within the preserve. Based on this the shared use path is proposed to be located within TxDOT ROW and will be subject to approval by TxDOT at the time of permitting.
2. The shared use path will remain in TxDOT ROW until the first intersection within the Brodie PUD where a safe crossing can be provided.
3. The shared use path and cycle track will connect to S. Lamar Blvd at the northern most entrance to the project.
4. Buffer and bike lane to be constructed of reinforced concrete with integral terracotta coloring to allow for deployment of outriggers for fire ground setup.

Legend:
SUP: Shared Use Path
CZ: Clear Zone
TZ: Tree Zone
BL: Bicycle Lane
TL: Travel Lane
B: Buffer
P: Parking
FZ: Frontage Zone



PARK STREET A



PARK STREET B
(Modified Street Level 1, Fig. 2-16 of the TCM)

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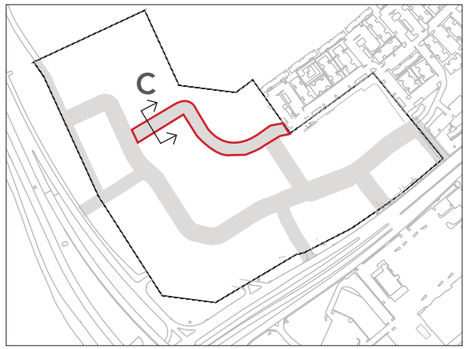
EXHIBIT E:
BRODIE TRANSPORTATION PLAN (PAGE 4)
SUBMITTAL DATE: 11/17/2022
PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT



Notes

1. The Park Street and associated shared use path connects the Brodie Oaks Redevelopment and Barton Creek Trailhead to the Barton Creek Plaza office park.
2. Buffer and bike lane to be constructed of reinforced concrete with integral terracotta coloring to allow for deployment of outriggers for fire ground setup.

Legend:

SUP: Shared Use Path

CZ: Clear Zone

TZ: Tree Zone

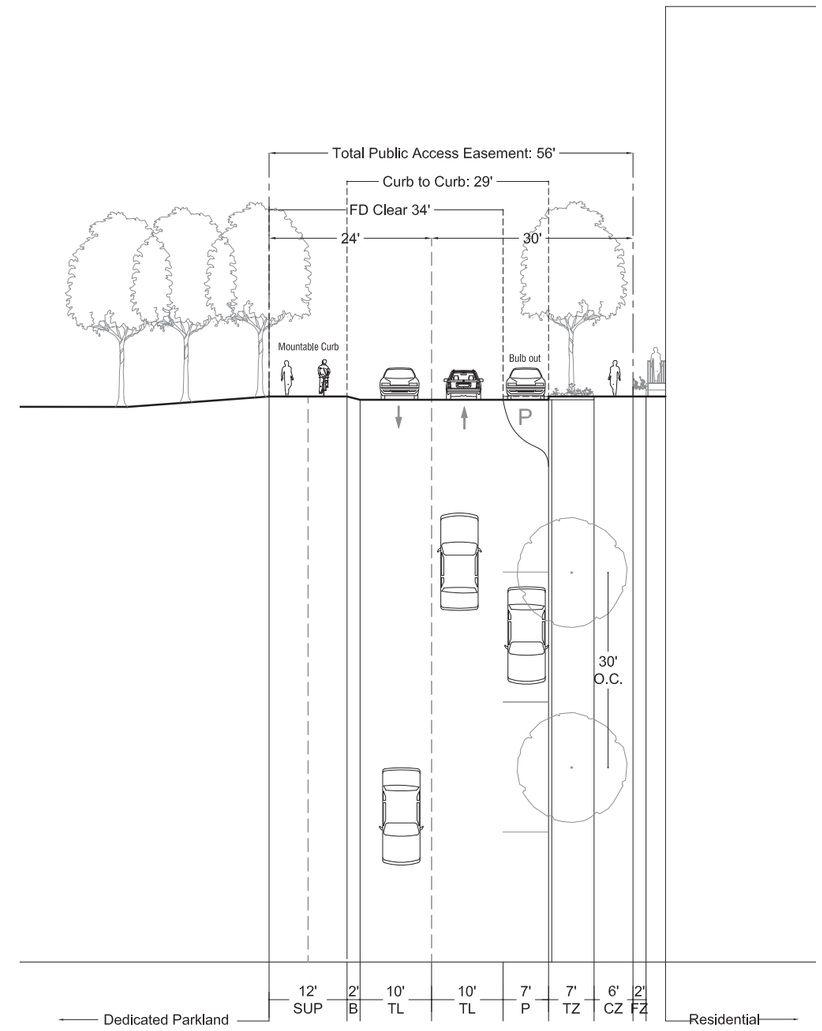
BL: Bicycle Lane

TL: Travel Lane

B: Buffer

P: Parking

FZ: Frontage Zone



PARK STREET C
(Modified Street Level 1, Fig. 2-16 of the TCM)

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LIONHEART BOE SPECK & ASSOCIATES LLC

LIONSTONE INVESTMENTS

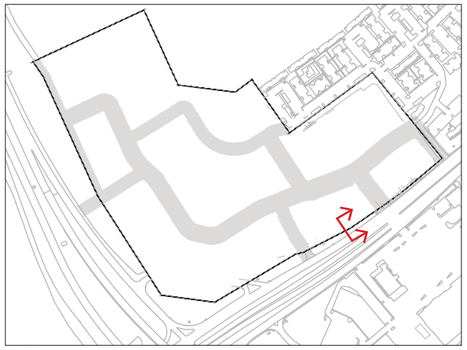
BARSHOP&OLES COMPANY

EXHIBIT E:

BRODIE TRANSPORTATION PLAN (PAGE 5)

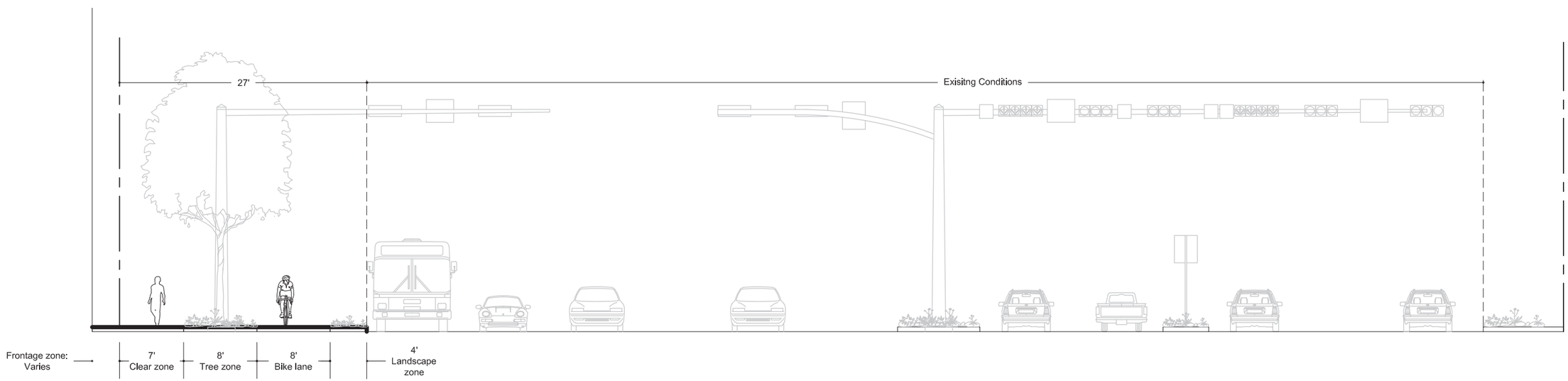
SUBMITTAL DATE: 11/17/2022

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT



Notes

1. Applicant will construct all back of curb improvements compliant with the South Lamar Blvd 2016 Mobility Bond plan requirements and dedicate any space, right-of-way, or easement, necessary for such improvements.



SOUTH LAMAR BOULEVARD

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EXHIBIT E:

BRODIE TRANSPORTATION PLAN (PAGE 6)

SUBMITTAL DATE: 11/17/2022

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT

Notes

Active Edge

1. An active edge imposes specific land use and design requirements for development along S. Lamar Blvd. It requires building facades to be located adjacent to or near to the clear zone.

2. Design elements of an active edge include the use of at least one of the following frontage elements:

    - A building where the first 30' from the frontage of S. Lamar is designed to accommodate an active use in the future. Active uses include commercial, retail, restaurant, entertainment, and lobbies for civic, hotel, or multi-family uses.
    - Building entrances oriented towards S. Lamar Blvd.,
    - Window treatments oriented towards S. Lamar Blvd.,
    - Awnings and canopies,
    - Plaza spaces,
    - Screened parking, or
    - Public art.

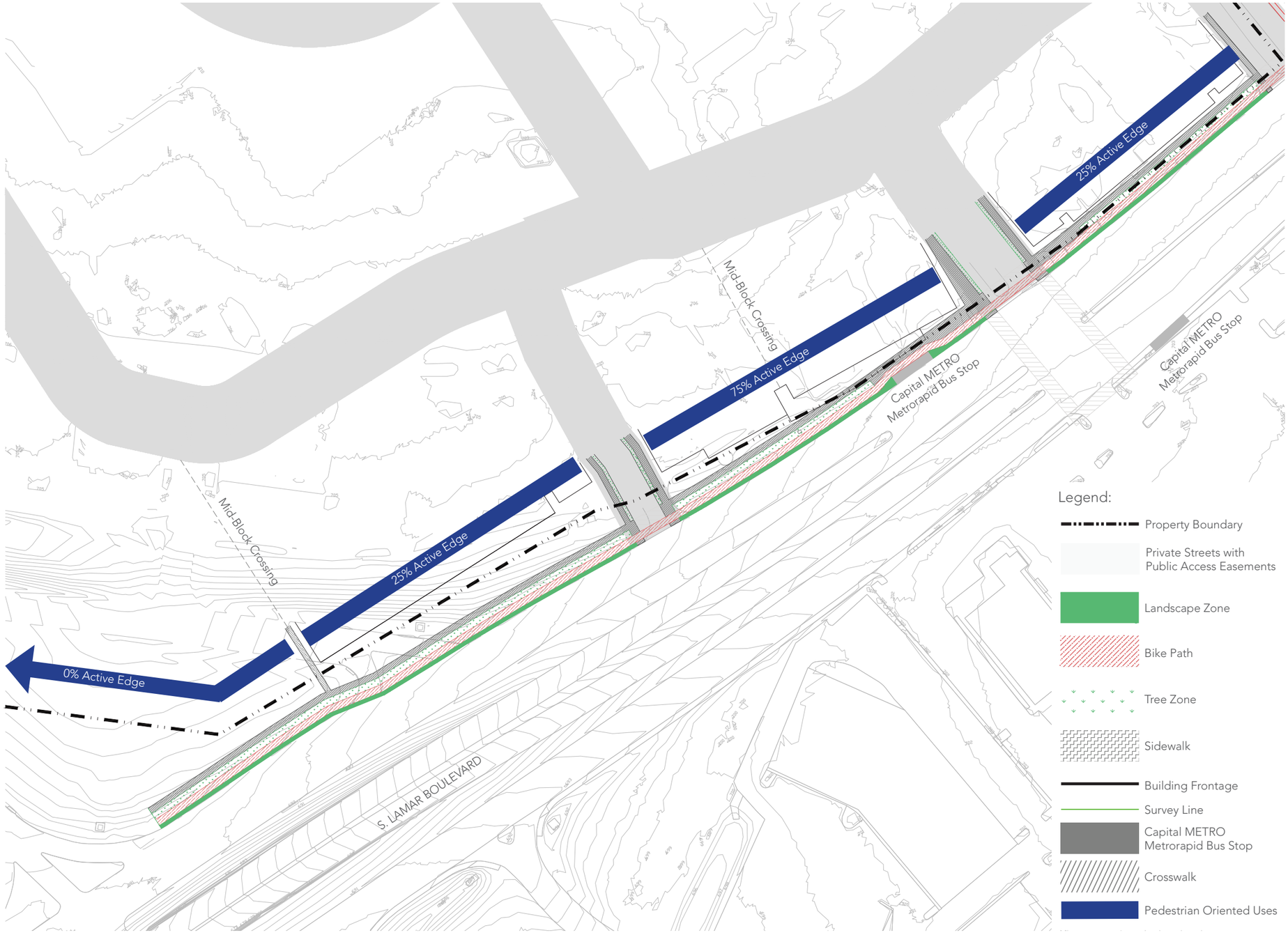

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EXHIBIT E:

BRODIE TRANSPORTATION PLAN (PAGE 7)

SUBMITTAL DATE: 11/17/2022

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT

Notes

1. The Brodie PUD will fully comply with the SOS pollutant removal requirements. This is being accomplished through two separate methods. The first method will capture stormwater runoff from the site (excluding the rooftops of the buildings) and will not deviate from the City of Austin requirements and meet all aspects of the Environmental Criteria Manual for Retention/Irrigation Systems. The second method will be Rainwater Harvesting where the water will be used for beneficial reuse such as cooling tower make-up water and landscape irrigation, as further described in the PUD Code Modifications.

2. Infiltration testing will be provided as part of the full engineering design to be submitted for permit. Engineered soils may be considered to improve infiltration.

3. This project is subject to the Void and Water Flow Mitigation Rule (COA ECM 1.12.0 and COA Item No. 658S of the SSM) provision that all trenching greater than 5 feet deep must be inspected by a geologist (Texas P.G.) or a geologist's representative.

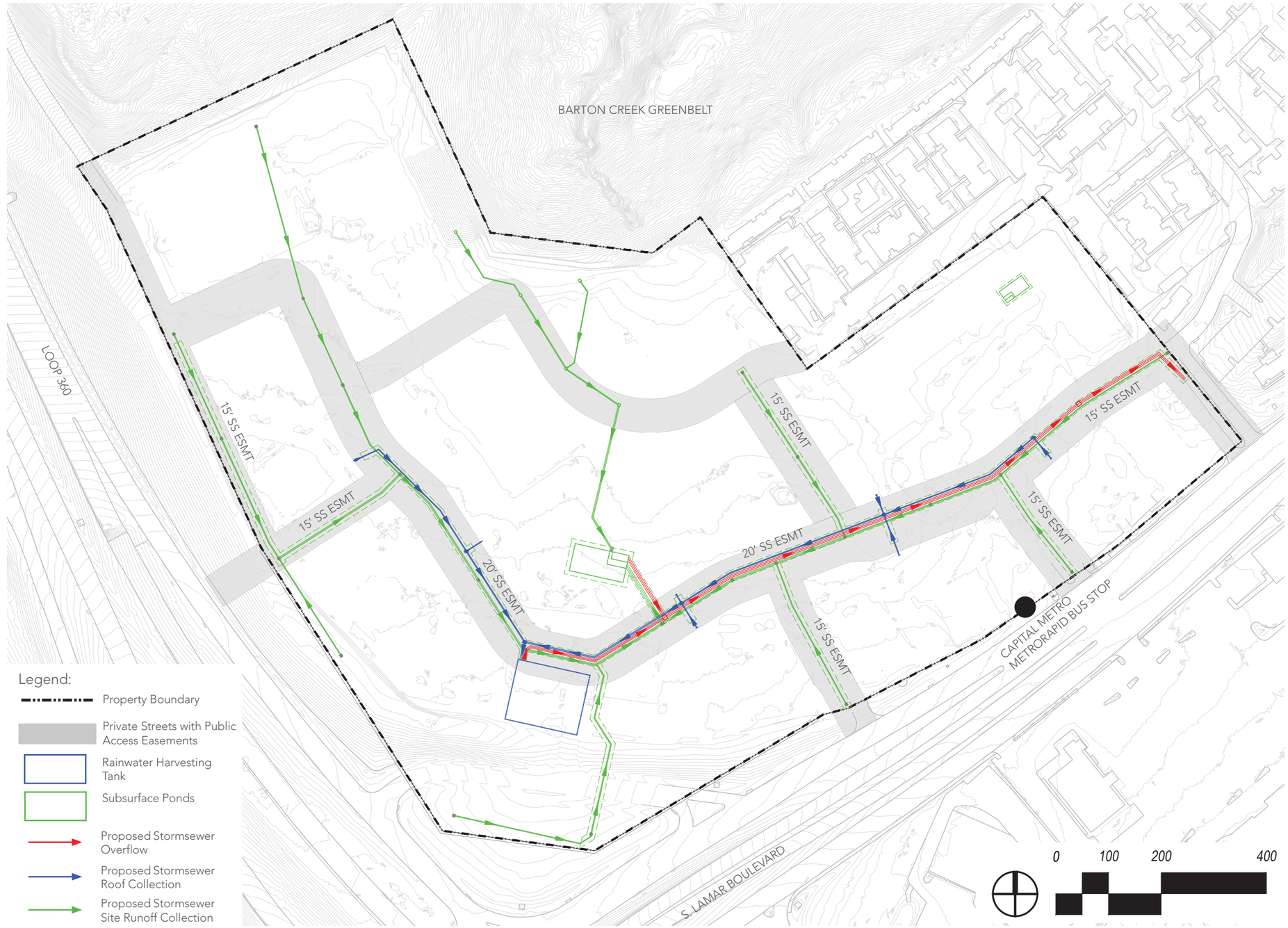

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EXHIBIT F:

BRODIE WATER QUALITY AND ENVIRONMENT (PAGE 1)

SUBMITTAL DATE: 11/17/2022

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT

Notes

1. The CEF setbacks for S-1 and S-2 have been adjusted. The CEF area removed from our site was 8,443 sf and we added 8,496 sf. to the CEF area.

2. The project is requesting a modification to the CEF buffer around Airman's cave. According to analysis performed by Nico Hauwert (Airman's Cave Hydro Study 2021), the cave is approximately 140' below the surface. The project is requesting an encroachment into the CEF buffer for the purpose of subsurface parking garages or ponds and structural supports of up to 80' with the condition that at minimum 20' of Del Rio Clay remains between any encroachment and the vertical extent of the cave. No open cut below 660' AMSL or structural borings to below 630' AMSL. Any groundwater encountered during boring, excavation, or any other construction activities will be disposed of according to all local, state, and federal guidelines

3. Perimeter fencing must be installed at the outer edge Critical Environmental Feature (CEF) setback area for all point recharge features. (CEF - F1 on ERI) Fencing must meet or exceed the criteria of COA Item No. 701S of the SSM. At least one four-foot wide, lockable access gate must be provided [LDC 25-8-281(C)(4)].

4. The presence of a Critical Environmental Feature on or near a property may affect development. All activities within the Critical Environmental Features (CEF) setback must comply with the City of Austin Code and Criteria. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited.

5. This project is located within the Edwards Aquifer Recharge Zone as defined by TCEQ Texas Administrative Code (30 TAC) Chapter 213."

6. The location of the CEF buffer for Airman's Cave will be determined based on the most up to date information from the Balcones Canyonlands Preserve.

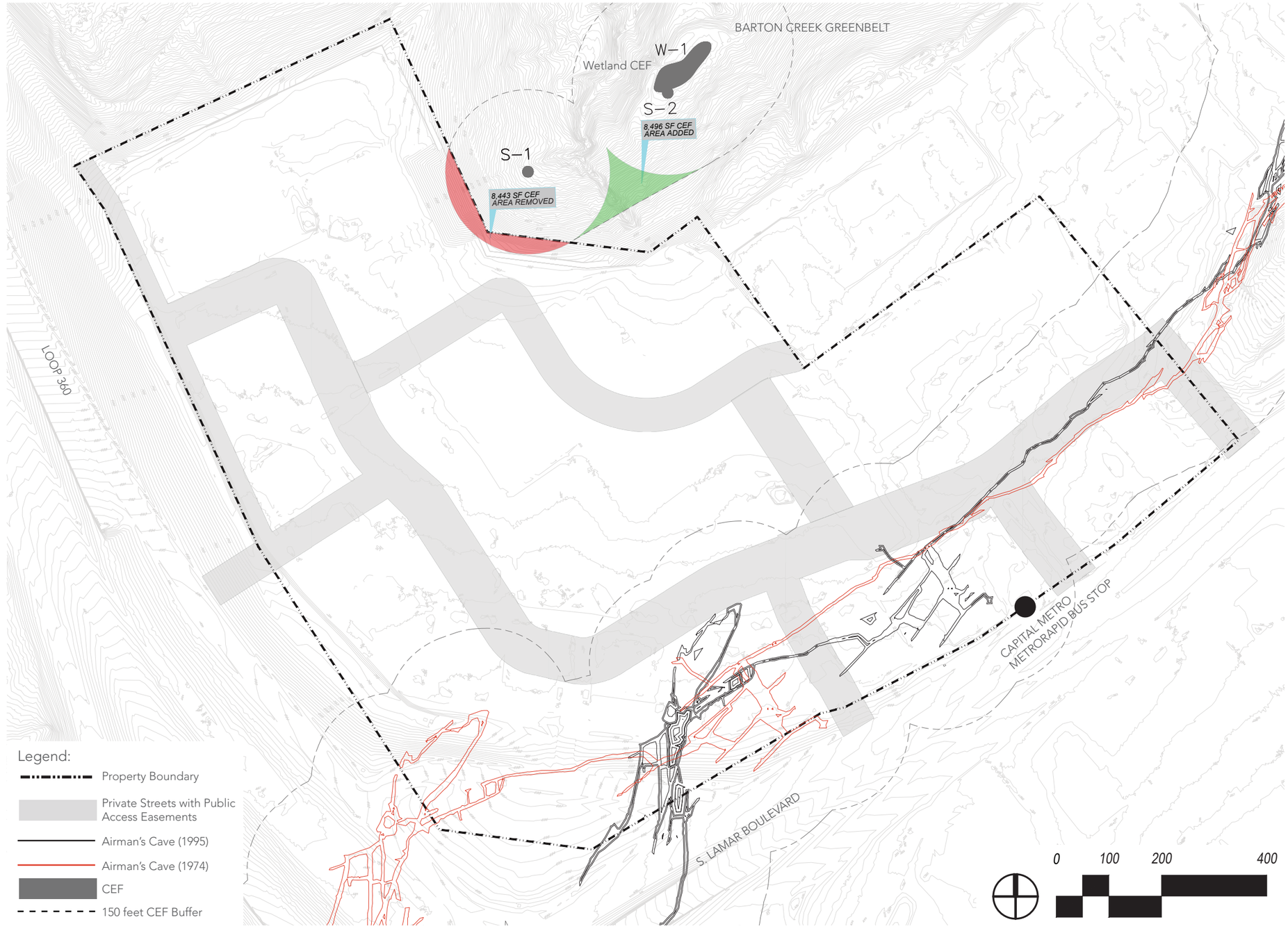

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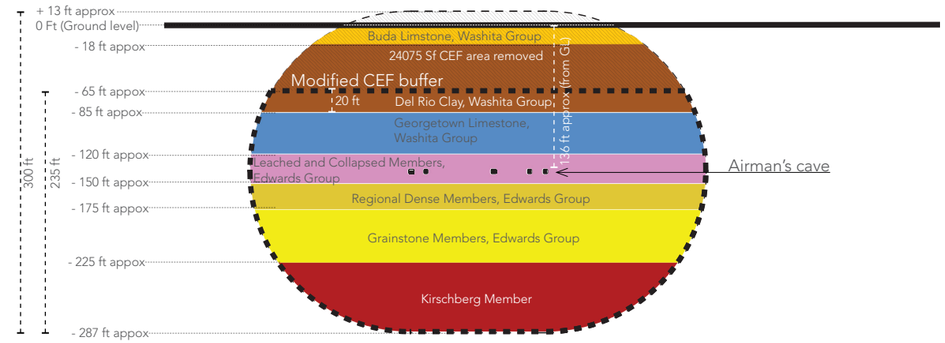
EXHIBIT F:

BRODIE WATER QUALITY AND ENVIRONMENT (PAGE 2)

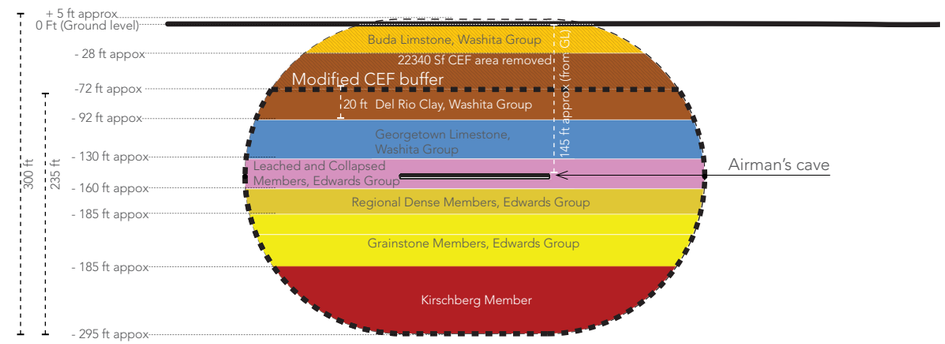
SUBMITTAL DATE: 11/17/2022

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT

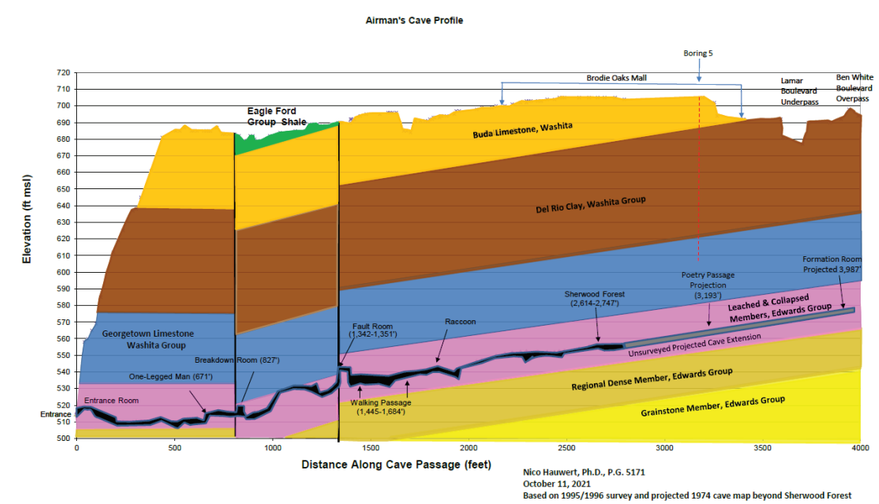
Key Plan based on 1995/1996 survey



Section at Poetry Passage based on 1995/1996 survey



Section at Sherwood Forest based on 1995/1996 survey



Lateral Section of the Airman's cave

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EXHIBIT F:
BRODIE WATER QUALITY AND ENVIRONMENT (PAGE 3)

SUBMITTAL DATE: 11/17/2022

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT

Notes

1. Brodie has committed to a tree health and maintenance plan for all preserved or relocated trees.

TREE TABLE	TOTAL	PRESERVED IN PLACE	RELOCATED	REMOVED TREES (ADJUSTED*)	ADJUSTED* TOTAL	PRESERVED** (%)
Heritage (24" and up)	25	19	6	0	25	100%
Protected (19"- 23'11")	43	23	10	9	42	79%
Regulated (8" - 18'11")	171	101	4	31	136	77%

* The Arborist Report submitted with the PUD application indicates which trees are not suitable for preservation. These trees have been removed from the adjusted numbers in this chart.

** The percent preserved utilizes the adjusted total.

TREE #	TYPE	SIZE
356	LO	20
14233	LO	23.5
14234	LO	25
14235	LO	19
14236	LO	18
14237	LO	15
14238	LO	20
14239	LO	23.7
14240	LO	34.2
14241	LO	14
14242	B. Pear	12
14243	LO	19
14244	LO	17
15701	LO	13
15702	LO	12
15703	LO	13
15704	LO	13
15705	LO	15
15706	LO	15
15707	LO	15
15708	LO	15
15709	LO	13
15710	LO	16
15711	LO	16
15712	LO	14
15713	LO	11
15714	LO	13
15715	LO	11
15716	LO	12
15717	LO	13
15718	LO	13
15719	LO	10.5
15720	LO	14
15721	LO	16
15722	CRM	16
15723	LO	18
15725	LO	16
15727	LO	13
15728	LO	10.5
15730	LO	14.5
15731	LO	20.4
15732	LO	25.4
15733	LO	20.1
15734	LO	15.4
15735	LO	11.7
15736	LO	16
15738	LO	39.6
15739	LO	45.6
15740	LO	61
15741	B.Pear	18.7
15808	LO	20.5
15809	LO	18.7
15810	LO	16
15811	BUM	14
15812	BUM	13.5
15813	CRM	22.7
15814	LO	17
15815	LO	18.7
15817	LO	20.8
15818	LO	8.7
15819	LO	8.5

TREE #	TYPE	SIZE
15820	LO	9.5
15821	LO	28
15822	LO	20
15823	LO	23
15824	LO	18
15825	LO	26.3
15826	LO	14.5
15827	LO	20.5
15828	LO	9
15829	LO	15
15830	LO	11.4
15831	LO	11
15832	LO	13
15833	LO	20
15834	LO	20.6
15835	LO	12.7
15836	LO	18.5
15837	LO	12.7
15838	LO	13.6
15839	LO	23.1
15840	LO	11.9
15841	LO	9.8
15842	LO	21
15843	LO	12.8
15844	LO	22.8
15845	LO	13.8
15846	LO	12.4
15847	LO	13
15848	LO	23.7
15849	LO	17.8
15850	LO	23.9
15851	LO	11.7
15852	LO	13
15853	LO	16
15854	LO	16
15855	LO	18
15856	LO	13
15857	LO	41
15858	LO	13
15859	LO	22
15860	LO	17
15861	LO	10
15862	LO	18
15863	LO	27.2
15864	LO	25.3
15865	LO	13
15866	LO	19.5
15867	LO	12.7
15869	LO	22.3
15870	LO	23
15871	LO	25.7
15872	LO	16
15873	LO	20
15874	LO	27.3
15875	LO	14
15876	LO	11.4
15877	LO	23
15878	LO	11
15879	LO	20
15880	LO	21
15881	LO	17

TREE #	TYPE	SIZE
15882	LO	15
15883	LO	19.8
15884	LO	15.5
15885	LO	17
15886	LO	13.6
15887	LO	15.8
15888	LO	22.1
15889	LO	17
15890	LO	21.5
15891	LO	15.5
15892	LO	19
15893	LO	17.5
15894	LO	17.9
15895	LO	16
15896	LO	16
15897	CE	19
15898	LO	16
15899	LO	21
15900	LO	39.4
15901	MSQ	10
15903	MNL	10.5
15904	LO	27.8
15905	LO	13.5
15906	CE	14.5
15907	CE	10.8
15908	CE	15.9
15909	PEC	20
15910	CDR	12.8
15911	CDR	19
15912	LIG	9
15913	CDR	19
15914	MSQ	11
15915	CB	9
15916	HB	12.4
15917	HB	12
15918	CHTW	14
15919	CE	12.5
15920	CE	18
15921	CDR	11
15922	HB	11
15923	CE	16
15924	CDR	12
15925	CE	12
15926	CDR	8
15927	CTN	12
15928	CTN	10
15930	ASH	11
15931	CDR	10
15932	CDR	9
15933	CDR	9
15934	CDR	21
15935	LIG	13
15936	CDR	9
15937	CTN	15
15938	CHE	13
15939	SYC	16
15940	HB	13
15941	AE	20
15942	HB	13
15943	CB	15
15944	LO	16.5

TREE #	TYPE	SIZE
15945	LO	31.5
15946	CDR	12
15947	CB	18.5
15948	MSQ	10
15949	AE	17
15950	HB	10
15951	HB	15
15952	CE	12
15953	CE	12.5
15954	CE	28
15955	CE	10
15956	CE	5
15957	CE	10.5
15958	CE	12
15959	CE	13.5
15960	CE	18
15961	CE	12
15962	CDR	10
15963	CE	37.5
15964	CE	20
15965	CE	20
15966	AE	11
15967	AE	8
15968	AE	13
15969	CE	11
15970	AE	9
15971	CE	15
15972	CE	12
15973	CDR	9
15974	CE	9
15975	CE	5
15976	CTN	28
15977	CE	18
15978	CE	34
15979	CE	14
15980	CE	12
15981	LO	29
15982	CE	14
15983	LO	24
15984	LO	36
15985	CE	5
15986	CE	9
15987	CE	7
15988	CE	18
15989	CE	12
15990	CE	12
15991	CE	10.5
15992	LO	24.4
15993	LO	12.5
15994	LO	10.5
15995	LO	14
15996	LO	13.5
15997	LO	17
15998	LO	24.5
15999	LO	15
16000	LO	22

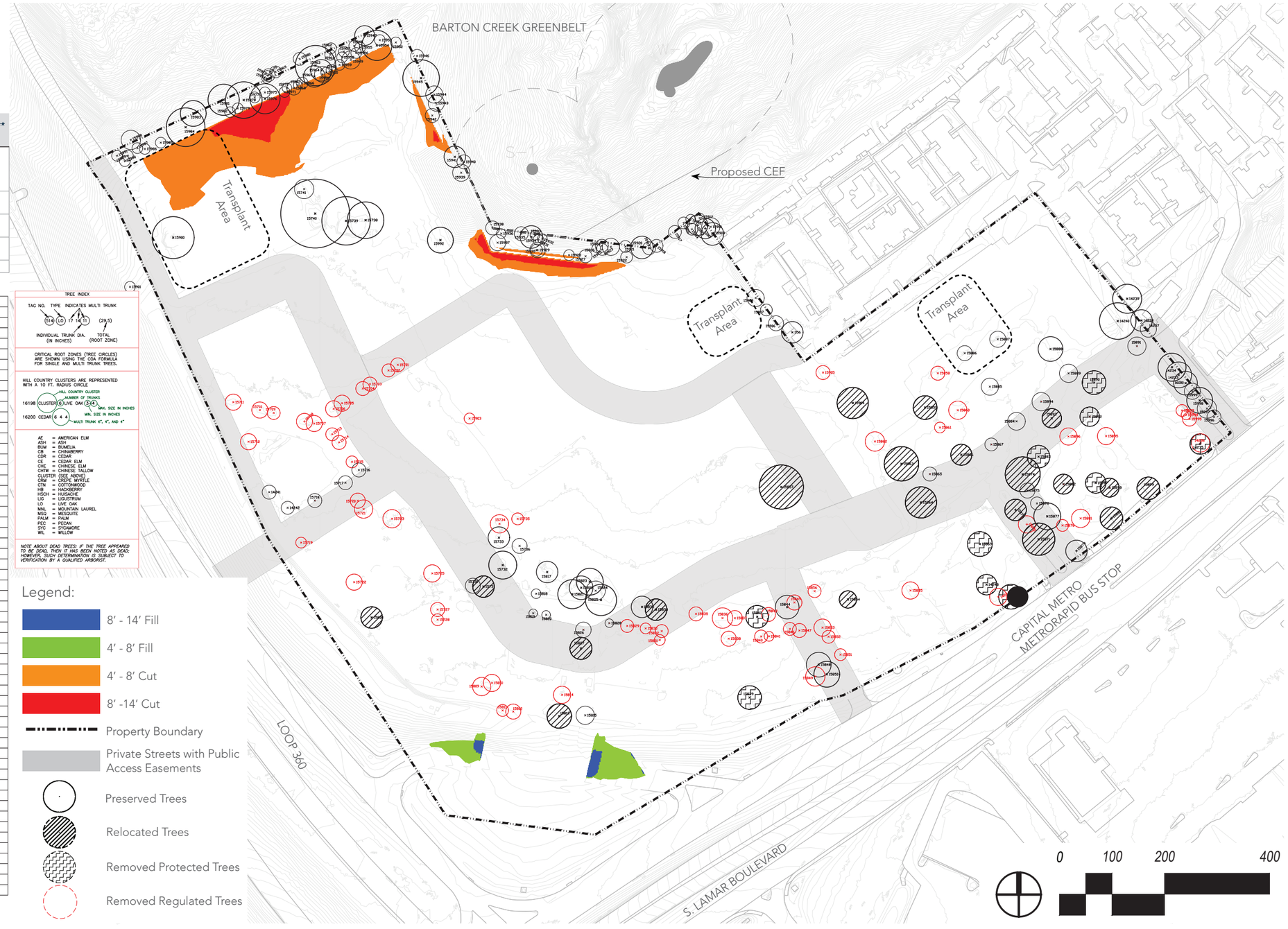

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EXHIBIT G:
BRODIE GRADING PLAN
SUBMITTAL DATE: 11/17/2022
PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT

Notes

1. Each phase may be broken into sub-phases at the time of site plan.
2. During the construction of Phase I the entire area will be demolished. Portions of the site will be temporarily revegetated for the purposes of re-irrigation.
3. The Save Our Springs Ordinance water quality standards will be fully met by phase. The first site development permit will trigger full compliance with the SOS Ordinance for Phase 1 as identified by this PUD.
4. A tracking chart will be provided on each site plan to account for the following sitewide or land use area metrics:

   - Impervious Cover
   - Building Coverage
   - Affordable Housing
   - Parkland Fees

   The tracking chart will include the following information for each metric:

   - Sitewide or land use area total
   - Previously developed by site plan
   - Proposed with current plan
   - Amount left for future development

PARKLAND TRIGGERS

1. Dedication of and full development of Trailhead Overlook, and Central Park are triggered by the first site plan in Phase I or when PARD and the developer mutually agree. The requested 50 parking spaces will be developed at this time as temporary surface lots located outside of the parkland or as structured parking within buildings in Phase I. All parking will be in structured garages by full build-out.
2. Dedication of and full development of Neighborhood Park is triggered by the first site plan in Phase II or when PARD and the developer mutually agree.

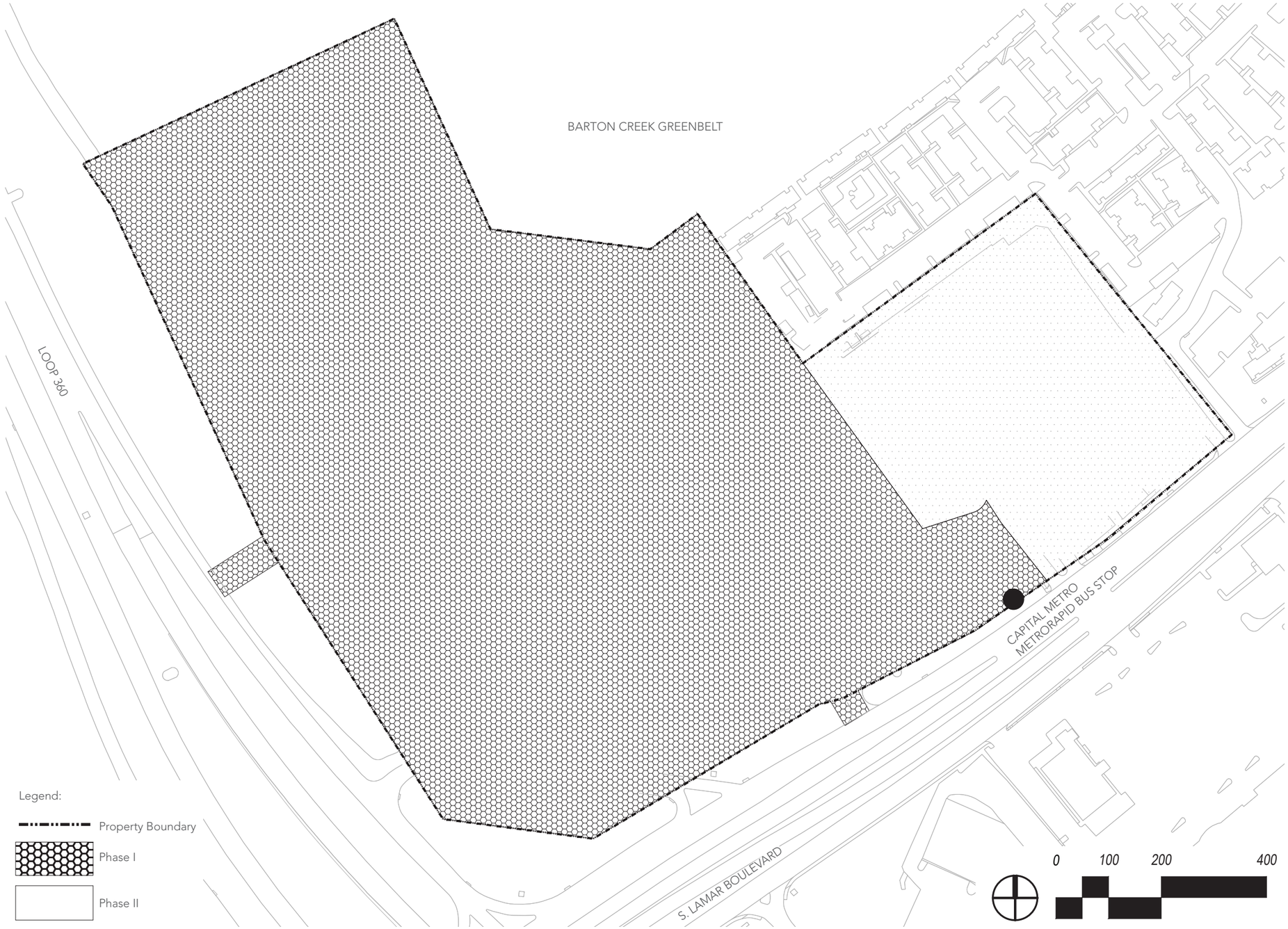

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EXHIBIT H:
BRODIE PHASING PLAN
SUBMITTAL DATE: 11/17/2022
PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT

Notes

1. The Brodie Oaks Redevelopment will commit to a minimum of 2 art installations from local artists to be located at any of the potential locations in the master plan.
2. The Brodie Oaks Redevelopment art installations will total a minimum of $50,000 for the project with a minimum of $25,000 being spent on art in Phase I of the project as represented in *Exhibit H: Brodie Oaks Redevelopment Phasing Plan*
3. The Brodie Oaks Redevelopment will design a portion of the Park Street and the Central Green to accommodate festivals and/or markets.
4. The Brodie Oaks Redevelopment will commit to 10,000SF of the planned retail space at 60% of market rents for artists. Lease rates will return to market rate and general retail use 120 days after efforts are made to market the lease to artists. The Economic Development Department and Economic Development Corporation will be notified of available discounted leases.
5. Brodie is committing to work with local businesses for a minimum of 25% of the planned retail space.

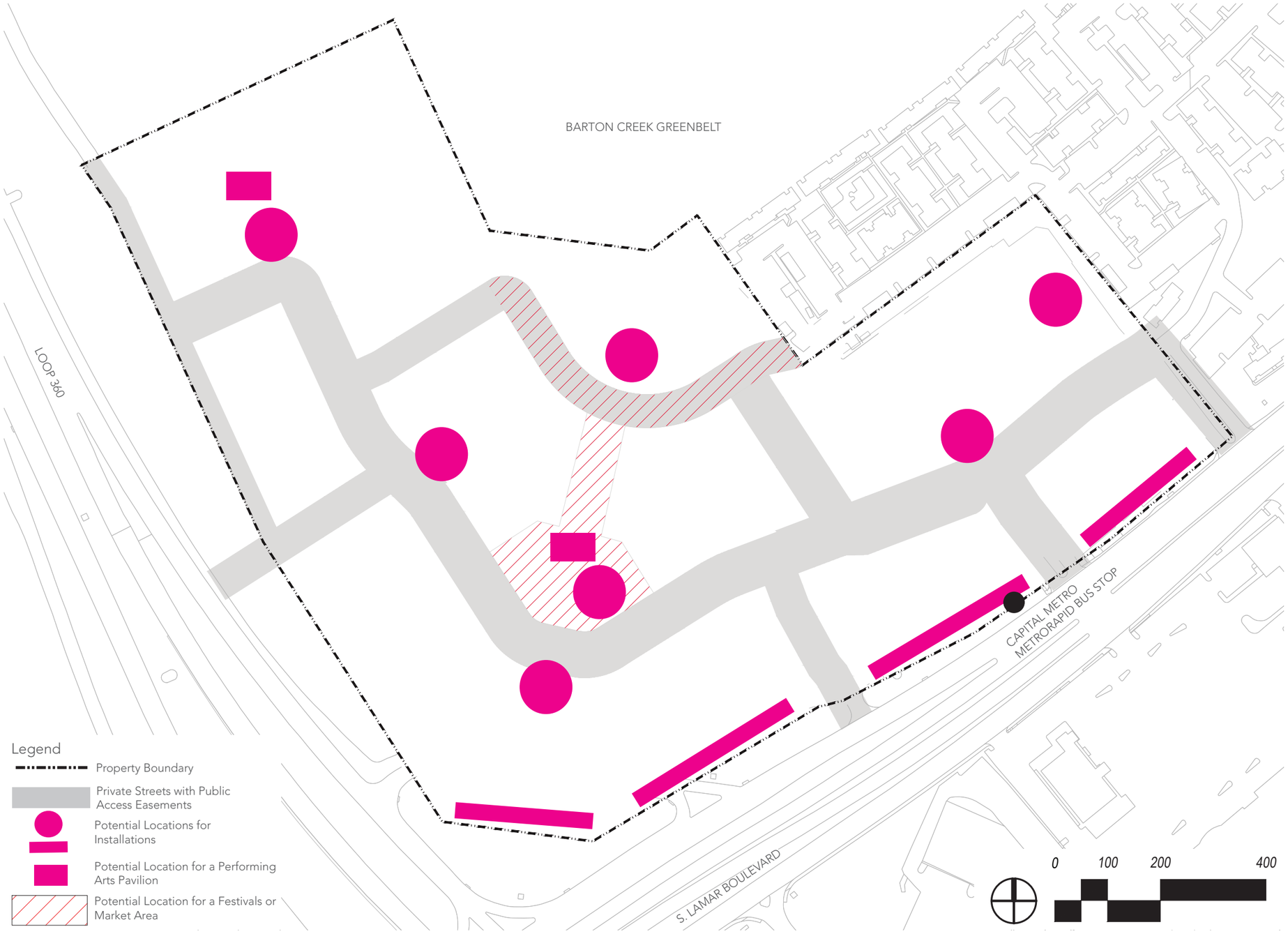

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EXHIBIT I:

BRODIE ARTS MASTER PLAN

SUBMITTAL DATE: 11/17/2022

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT

Notes

1. Wastewater service will be provided pursuant to SER 4970 and will be located in a wastewater easement internal to the site that will cross multiple lot lines."

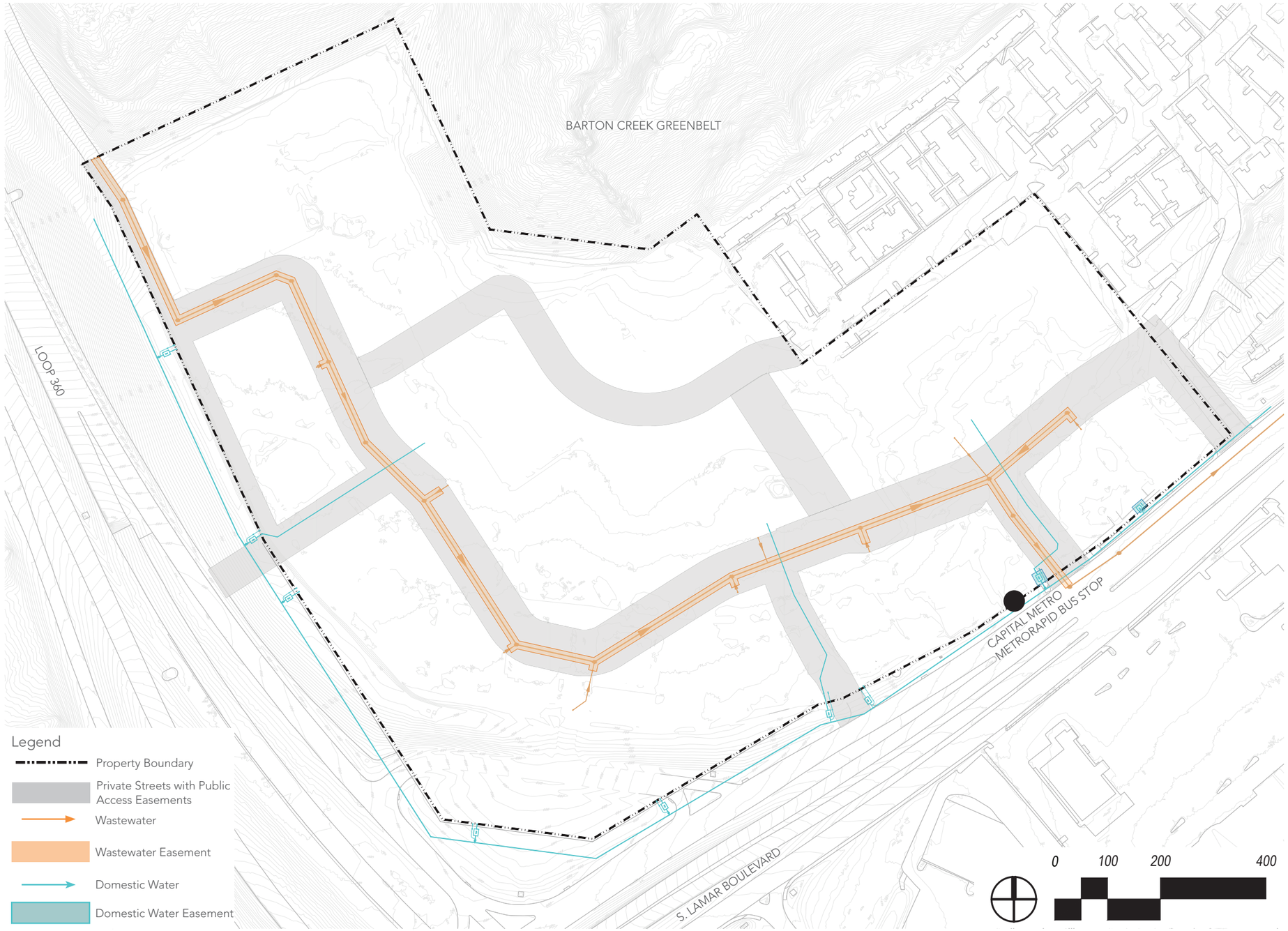

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EXHIBIT J:

BRODIE WATER AND WASTEWATER PLAN

SUBMITTAL DATE: 11/17/2022

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT

Notes

Appendix Q-1

Net Site Area

Note: Net site area is only applicable to water sheds classified as water supply / water supply rural / Barton Springs zone.

Total gross site area = 37.58 Acres

Site Deductions:

Critical water quality zone (CWQZ) = 0.0 acres

Water quality transition zone (WQTZ) = 0.0 acres

Wastewater irrigation areas = 0.0 acres

Deduction subtotal = 0.0 acres

Upland area (Gross area minus total dedcutions) = 37.58 acres

Net Site Area Calculations:

Area of Uplands with Slopes 0-15% - 36.79 x 100% = 36.79 Acres

Area of Uplands with Slopes 15-25% - 0.27 x 40% = 0.11 Acres

Area of Uplands with Slopes 25-35% - 0.34 x 20% = 0.07 Acres

Area of Uplands with Slopes >35% - 0.18 x 0% = 0.00 Acres

Net Site Acres (subtotal) = 36.97 Acres

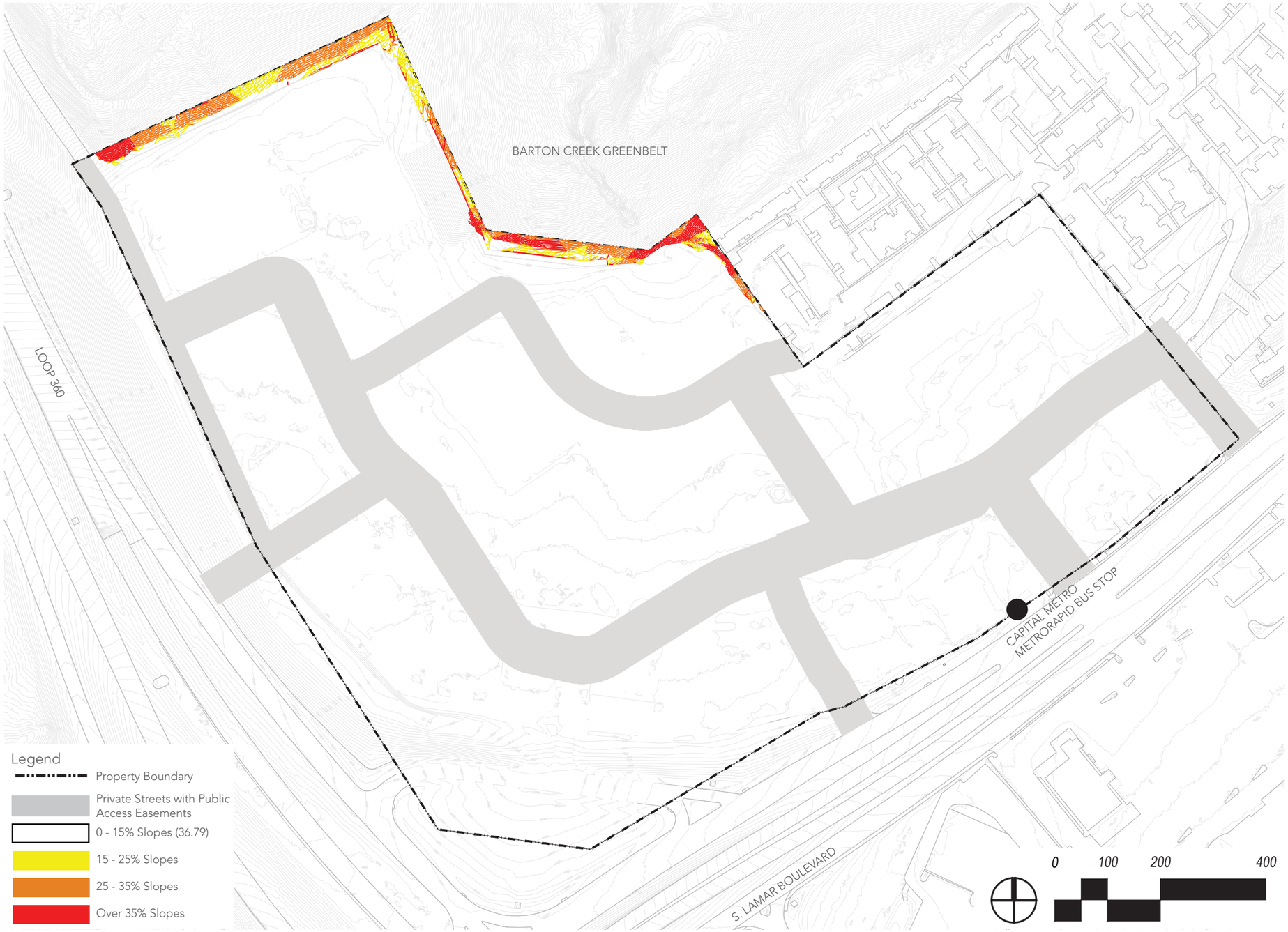

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EXHIBIT K:
BRODIE EXISTING SLOPE MAP

SUBMITTAL DATE: 11/17/2022

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT