

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 does not include City.

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

86
87 **PART 6. Public Facilities.**
88

- 89 (A) Fire Station. Landowner shall provide and construct a 9,000 to 11,000 square foot
90 unfinished space within the level of discharge (ground floor) and floor above of a
91 building to be used as a Fire/EMS station located on Block 6, Block 8, or Block 9
92 (“Fire/EMS Station”) as shown on **Exhibit “C” – Land Use Plan**. Final selection
93 of the location of the Fire/EMS Station must be approved by Austin Fire
94 Department (“AFD”) and Austin-Travis County EMS (“ATCEMS”), the
95 Development Services Department, and Landowner.

- 96
97 (1) The unfinished space for the Fire/EMS Station shall allow for a private
98 convenience stairwell, an external wall, adequate space on the level of
99 discharge for apparatus bays and an appropriate apron for Fire/EMS
100 apparatus.
101
102 (2) Landowner shall construct the unfinished space using AFD and ATCEMS
103 design standards and with adequate subjacent building support to withstand
104 the weight of fire and emergency services equipment and vehicles.
105
106 (3) Landowner shall rent the unfished space to City for a period of 40-years
107 with a unilateral right to renew for a period of 40-years (“Fire/EMS Station
108 Lease”) for use as a Fire/EMS station. The Fire/EMS Station Lease will
109 include, at a minimum, the following terms:
110
111 (a) A provision providing that the tenancy by City shall not be
112 subordinate to the rights of any lender and any sale of the building
113 shall require the buyer to agree to not disturb the City’s use and
114 possession established by the Fire/EMS Station Lease in the event of
115 foreclosure.
116
117 (b) Ongoing costs of operating the space, including the cost of utilities,
118 maintenance, and repairs, will be at City’s expense.
119
120 (c) A provision providing that all property taxes and building overhead
121 costs will be at Landowner’s expense unless Landowner chooses to
122 convey the unfinished space to City in lieu of the Fire/EMS Station
123 Lease.

(d) A provision allowing the City 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) Landowner shall provide the Fire/EMS Station with access to public street, by means of a private street with public access easement in a form acceptable to the city attorney, at a controlled intersection, and shall make every effort to provide direct access to Lamar Boulevard. The TPW (“Transportation and Public Works 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. Whether on a private or public street, the safe movement of all street users must be considered when determining the location of the Station driveway.

(5) The location of the Fire/EMS Station must be approved by City before Landowner may obtain the first building permit for square footage that exceeds 40 percent of building square footage within the Brodie Oaks PUD.

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

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

(b) Landowner shall dedicate the Fire/EMS Station in fee simple to City at no cost and without reservation of rights.

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

(1) The Austin Energy substation location cannot:

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

(b) reduce the project’s parkland dedication of 11.6 acres as described in Part 10 of this ordinance; or

- 165 (c) increase impervious cover beyond the 56 percent net site area.
- 166
- 167 (2) Landowner shall work with Austin Energy toward a timely solution that
- 168 ensures safe, reliable, and efficient power. The solution may include a
- 169 substation within the constraints of the site or on an alternative site.
- 170
- 171 (3) If necessary to serve the Brodie Oaks PUD, Austin Energy shall design a
- 172 substation with a minimal footprint in accordance with (1) and (2) above and
- 173 considering the following:
- 174
- 175 (a) Reliable electric service,
- 176
- 177 (b) Safety,
- 178
- 179 (c) Environmental sensitivity,
- 180
- 181 (d) Economics and cost recovery,
- 182
- 183 (e) Access to existing transmission infrastructure,
- 184
- 185 (f) Site layout and shape,
- 186
- 187 (g) Impacts to views, and
- 188
- 189 (h) Impacts to buildable area identified in the Brodie PUD.
- 190
- 191 (C) Site Plan Contingent on Power Supply. If a proposed site plan exceeds available
- 192 power supply, approval of Landowner's site plan shall be contingent upon
- 193 successfully securing power supply to serve the Brodie Oaks PUD as determined
- 194 by City.
- 195

196 **PART 7. Land Use.**

197

198 Except as specifically modified by this ordinance or the Land Use Plan, the

199 Property shall be developed in accordance with the regulations applicable in the

200 Commercial Services (CS) zoning district.

201

202 **PART 8. Affordable Housing Program.**

203

- 204 (A) Landowner shall satisfy the affordable housing requirement as set out in this part.
- 205

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

- 207
- 208 (1) BONUS AREA means the square footage difference between maximum
- 209 base height established on **Exhibit “C” – Land Use Plan** and building
- 210 height represented in the building permit application.
- 211

212 (C) Bonus Area.

- 213
- 214 (1) The bonus area is calculated:

215

216 (a) for each building; and

217

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

219

- 220 (2) The total amount of required residential affordable housing square footage
- 221 shall be tracked on each site plan in accordance with **Exhibit “H” –**
- 222 **Phasing Plan.**
- 223

- 224 (3) The bonus area is categorized as residential or non-residential based on the
- 225 square feet of residential or non-residential area constructed within the
- 226 building.
- 227

228 (D) Residential Affordable Housing Obligation. Landowner shall provide on-site

229 affordable housing equal to 10 percent of the residential bonus area. These units

230 are referred to as “affordable units”.

231

232 (E) Non-residential Affordable Housing Obligation. Landowner shall file a restrictive

233 covenant requiring land to be conveyed to a qualified builder of affordable housing

234 for a Stand-alone Affordable Housing Structure (SAAHS) built on-site. The site

235 for SAAHS must satisfy the following obligations:

236

- 237 (1) The site for SAAHS shall be approximately 1.2 acres and shall be located at
- 238 the existing restaurant pad site at the northeast corner of the Property.
- 239

- 240 (2) The SAAHS shall be in close proximity to a planned neighborhood park,
- 241 along the South Lamar frontage and adjacent to the planned transit stop.
- 242

- 243 (3) The SAAHS shall include a minimum of 100 affordable rental units with a
- 244 mix of 2 and 3 bedroom units as approved by the Director of Housing
- 245 Department;
- 246

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

(F) Affordable units constructed on the Property are 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.

(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 within each building located on the Property shall meet the following requirements:

(a) Provide equal access and use of on-site amenities, common areas, and

288 parking facilities as provided to market rate units; and

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

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

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

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

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

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

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

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

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

314 **PART 9. Environmental.**

315 (A) Green Building Rating. All buildings on the Property shall achieve a three-star or
316 greater rating under the Austin Energy Green Building program using the
317 applicable rating version in effect at the time a rating registration application is
318 submitted for the building.

329 (B) Water Quality and Irrigation

- 330
- 331 (1) Landowner shall capture the entire water quality volume of rooftop rainwater
- 332 for beneficial reuse including cooling towers make-up water, traditional
- 333 landscape irrigation, and other non-potable uses within the buildings.
- 334
- 335 (2) Landowner shall install, permit and use a rainwater + AC condensate
- 336 combined collection system to meet the project's irrigation, cooling tower,
- 337 and other non-potable demands to satisfy onsite water reuse requirements to
- 338 the maximum extent practicable as determined by Austin Water. For rainwater
- 339 + AC condensate systems, the storage cistern volume must be equal 1 inch
- 340 times the roof area of all buildings in the proposed development at a
- 341 minimum.
- 342
- 343 (3) Landowner shall provide for a third-party engineer's certification of the Water
- 344 Quality System on an annual basis and provide the third party engineer's
- 345 certification to City.
- 346
- 347 (4) Landowner shall serve at least 50 percent of the landscaped areas on the
- 348 Property that require irrigation with water that was harvested from rooftops.
- 349
- 350 (5) Landowner will construct and use water quality treatment facilities to treat
- 351 runoff from all impervious surfaces.
- 352
- 353 (6) Landowner shall treat 100 percent of the water quality volume on the Property
- 354 using green stormwater controls such that water quality treatment meets the
- 355 minimum requirements of SOS non-degradation. Green stormwater controls
- 356 will include all or some of the following methods:
- 357
- 358 (a) Retention / Reirrigation
- 359
- 360 (b) Retention / Infiltration
- 361
- 362 (c) Cooling Tower Makeup water
- 363
- 364 (d) Conventional Irrigation
- 365

366 (C) Tree Protection and Native Vegetation

- 367
- 368 (1) The Brodie Oaks PUD shall preserve on the Property a minimum of:
- 369

- 370 (a) 77 percent of all non-protected trees meeting preservation criteria that
371 are up to 18.9 caliper inches; and
372
- 373 (b) 79 percent of all protected trees meeting preservation criteria that are
374 up to 23.9 caliper inches of the caliper inches.
375
- 376 (c) 100 percent of all Heritage trees meeting preservation criteria.
377
- 378 (2) Tree preservation shall include the relocation of trees into the newly created
379 parkland onsite. Brodie Oaks PUD is also committed to implementing a tree
380 care plan identified in the Arborist report (Arborist report date or report
381 reference number to be included) to maintain the health of trees that are
382 planned to be preserved in the ultimate development.
383
- 384 (3) New trees on the Property are required to be sourced from Central Texas
385 native seed stock and planted with adequate soil volume.
386
- 387 (4) Landowner shall restore two acres of the Property to Hill Country and
388 Native Prairie landscape, as shown in **Exhibit “C” – Land Use Plan**.
389
- 390 (5) Landowner shall incorporate pollinator gardens and plants on the Property to
391 support Monarch butterfly and other pollinators.
392
- 393 (D) Lighting. Landowner will meet the Austin Energy Green Building Star Rating
394 System Light Pollution Reduction Criteria ST7 as outlined in the 2022
395 Commercial Rating System (or latest applicable version) for all buildings and site
396 lighting.
397
- 398 (E) Glass. Landowner will meet the Bird Collision Deterrence measure from the
399 Austin Energy Green Building Star Rating System Bird Collision Deterrence
400 Criteria STEL5 as outlined in the 2022 Commercial Rating System (or latest
401 applicable version) for all buildings.
402
- 403 (F) Trash. Landowner shall collect and remove trash from the property so that it does
404 not impact Barton Creek.
405
- 406 (G) Brodie will provide on-site energy generation such as solar PV. Brodie will also
407 continue to assess the feasibility of:
408
- 409 (1) A phased centralized district cooling and heating system that enhances
410 system performance; and

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

- (H) Void Discovery. Landowner shall keep City apprised of void discovery during construction of Brodie Oaks PUD and notify City in a timely manner by supplying report(s) and providing updates via email delivered to the Director of the Watershed Protection Department, especially as information relates to any structural or catastrophic voids encountered.

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

- (A) Landowner shall dedicate in fee simple 11.6 acres of the Property as parkland at no cost to City without reservation of any rights (the “Parkland”) as follows:
- (1) The Parkland shall be comprised of 8.1 acres of the Property identified as Overlook / Trailhead Park “(Overlook / Trailhead Park”) as shown on **Exhibit “D” – Parks and Open Space Plan** and 3.5 acres of the Property identified as Internal Parks (“Internal Parks”) as shown on **Exhibit “D” – Parks and Open Space Plan**.
 - (2) Landowner may elect to designate up to a maximum of 2.5 acres of the Internal Parks as open space (the “Open Space”) in lieu of dedicating the Open Space as Parkland.
 - (3) Landowner may completely close the Open Space to the public for a maximum of 60 days per year, with closures occurring on Saturday or Sunday not exceeding 30 days per year.
 - (4) Landowner may close up to 50 percent of the Open Space to the public at any time.
 - (5) Open Space shall be privately maintained by Landowner.
 - (6) Landowner shall grant to City a public access easement over and across the Open Space in a form approved by the city attorney prior to issuance of a certificate of occupancy for a development phase that includes Open Space. Any public access easement will include the permitted closures to the public and maintenance described above.
 - (7) Landowner shall provide to City a legal description of the final boundaries and acreage of the Parkland (“Parkland Boundary”) prepared by a licensed surveyor prior to dedication of Parkland and acceptance of the Parkland by

City.

- (8) Landowner shall further provide to City a legal description of the final boundaries and acreage of Open Space ("Open Space Boundary"), if any, prepared by a licensed surveyor prior to dedication of the Parkland.
- (9) Landowner shall not be required to dedicate any additional acreage as parkland on the Property. If additional parkland dedication is required based on density of the development on the Property, Landowner may satisfy any additional parkland dedication requirements through fee in-lieu dedication.

- (B) Provided the overall acreage dedicated for Parkland remains 11.6 acres, less election for the Open Space, if any, a modification to the Parkland Boundary may be approved administratively by the Director of Parks and Recreation Department if the land identified in the Parkland Boundary has not yet been dedicated to the City as Parkland at the time of the requested modification.
- (C) Parkland will be dedicated to City on the first to occur: (1) prior to issuance of a certificate of occupancy for a development phase that includes the Parkland; or (2) immediately upon acceptance by City of all improvements ("Park Improvements") identified in **Exhibit "D" – Parks and Open Space Plan**. Park Improvements will be constructed in accordance with **Exhibit "H" – Phasing Plan**.
- (D) A Park Maintenance and Operations Agreement is required prior to dedication of the Parkland. The Park Maintenance and Operations Agreement shall be in a form approved by the city attorney and shall address development, operation, programming, and maintenance of the Parkland and other terms identified in **Exhibit "D" – Parks and Open Space Plan**.
- (E) All parkland development fees collected for the Property shall be used for amenities on the Parkland.
- (F) The parkland development fee collected for the Property shall equal the City of Austin Parkland Development Fee ("Parkland Development Fee") in effect during the 2022 - 2023 fiscal year, plus \$700.00 per residential unit and per hotel unit.

(G) The amount of fee in lieu of parkland dedication per unit equals the City of Austin fee in lieu of parkland dedication (“Parkland Dedication Fee In-Lieu”) in effect during the 2022 - 2023 fiscal year.

(1) For residential development, the following formula apply:

$$\frac{10.4 \times (\text{Number Of Units})}{\text{x (Residents Per Unit)}} = \frac{\text{Acres of parkland}}{1000}$$

(2) In calculating the amount of parkland to be dedicated for residential development, including hotel-motel rooms, the number of residents in each dwelling unit is based on density as follows:

Density Classification	Residents In Each Dwelling Unit
<i>Low Density:</i> Not more than 6 units per acre	2.8
<i>Medium Density:</i> More than 6 and not more than 12 units per acre	2.2
<i>High Density:</i> More than 12 units per acre	1.7
<i>Hotel-Motel Occupancy Density:</i> Total number of rooms	1.7 × Annual Occupancy Rate

(H) If Landowner elects to provide the Open Space resulting in Landowner being required to pay Parkland Dedication Fee In-Lieu, any additional fee in lieu collected as a result of the Open Space shall not be used for the benefit of the Parkland.

(I) Landowner shall provide within Overlook / Trailhead Park and located adjacent to the Barton Creek Greenbelt an area that creates 75 foot to 250-foot naturally vegetated buffer area.

(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.
- (J) Landowner shall provide or construct a restroom available to the public which shall be located within or as close as possible to the Overlook / Trailhead Park and to the Neighborhood Park. Approximate locations of these parks are shown in **Exhibit “D” – Parks and Open Space Plan**.
- (K) 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.
- (L) 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.
- (M) Landowner shall apply for a trail master plan permit through the BCCP Coordinating Committee prior to approval of the first site plan that includes vertical development. Landowner shall not be required to obtain BCCP approval of the trail master plan permit before submitting a site plan that includes vertical development.
- (1) Landowner shall work with applicable non-profit groups to submit a Trail Sponsor Request to Plan a Proposal using the City of Austin BCP Trail Master Plan Process prior to approval of the first site plan including vertical development. Final approval of the City of Austin BCP Trail Master Plan Permit shall not be required for approval of the site plan.
- (N) Brodie will develop 50 parking spaces within the Property reserved for park users and allocate 40 to Overlook / Trailhead Park and 10 to Neighborhood Park. Location of Neighborhood Park is shown in **Exhibit “D” – Parks and Open Space Plan**. Parking spaces allocated to Overlook / Trailhead Park will be provided in Phase 1 and parking spaces allocated to Neighborhood Park will be constructed in Phase II as indicated in **Exhibit “H” – Phasing Plan**.
- (O) Landowner shall provide scoop the poop stations and trash cans throughout the Parkland.

- (P) Landowner shall incorporate natural play best practices into the Neighborhood Park.

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 Property 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 ground floor 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**.

607 **PART 12. Art.**

- 608
- 609 (A) The Brodie Oaks PUD shall participate in the Art in Public Places (AIPP)
- 610 program. **Exhibit “T” – Arts Master Plan** identifies opportunities and locations
- 611 within the PUD for outdoor art installations to be implemented and managed by
- 612 Landowner.
- 613
- 614 (B) The Arts Master Plan shall consist of a minimum of two (2) significant outdoor art
- 615 pieces approved by the AIPP program to be displayed in a prominent location on
- 616 the Property, or Landowner shall make an approved contribution to the AIPP
- 617 program. Landowner will review the public art plan with the AIPP manager for
- 618 approval.
- 619
- 620 (C) The Brodie Oaks Redevelopment art installations will total a minimum of \$50,000
- 621 for the project as approved by the AIPP manager with a minimum of \$25,000
- 622 being spent on art in Phase I of the project as represented in **Exhibit “H” –**
- 623 **Phasing Plan.**
- 624
- 625 (D) The Brodie Oaks Redevelopment will provide 10,000 square feet of the planned
- 626 retail space at 60% of market rents for artists. Lease rates will return to market rate
- 627 and general retail use 120 days after efforts are made to market the lease to artists.
- 628 The Economic Development Department and Economic Development Corporation
- 629 will be notified of available discounted leases.
- 630

631 **PART 13. Phasing**

- 632
- 633 (A) The Brodie Oaks PUD is broken out into two overall phases consistent with
- 634 **Exhibit “H” – Phasing Plan.** Each phase may be broken into sub-phases at the
- 635 time of site plan.
- 636

637 **PART 14. Code Modifications.** In accordance with Chapter 25-2, Subchapter B, Article

638 2, Division 5 (*Planned Unit Development*) of the Code, the following site development

639 regulations apply to the Brodie Oaks PUD instead of otherwise applicable City regulations:

640

641 (A) General

- 642
- 643 (1) Section 25-1-21 (11) (*Definitions, Block*) – is modified to mean one or more
- 644 lots, tracts, or parcels of land bounded by streets (public or private), 30 feet
- 645 wide or larger pedestrian paseo or courtyard with a minimum 12 foot
- 646 sidewalk or trail, public or private park space, public or private open space
- 647 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) Chapter 25-2, Subchapter B, Article 2, Subpart C, Section 3.1.3 (*Approval by Director*) is modified to allow by administrative modifications and not require a substantial amendment to modify the Parkland Boundary if the amount of Parkland dedicated to the City is not less than the acreage required in Part 10 of this ordinance.

(6) 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**.

(7) 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**.

- 689 (8) Section 25-2, Subchapter E, Section 2.2.1.B. is modified to identify the
690 internal circulation routes shown on **Exhibit “E” – Transportation Plan** as
691 the priority street on the Property and the selection that “If the roadways do
692 not have transit service or the level of transit service is equal, the roadway is
693 designated by the lot owner” shall not apply.
- 694
- 695 (9) Chapter 25-2, Subchapter E, Section 2.2.1.B. is modified for large sites
696 subject to Section 2.2.5 or for sites abutting more than one roadway type, the
697 Sidewalk and Supplemental Zone requirements (but not the Building
698 Placement and Parking Requirements) shall apply along the internal
699 circulation routes shown on **Exhibit “E” – Transportation Plan**, with the
700 applicable requirements determined by the roadway type.
- 701
- 702 (10) Chapter 25-2, Subchapter E, Section 2.2.2.B.1 is modified to require
703 planting zones to have a minimum width of seven feet from face of curb and
704 shall be continuous and located adjacent to the curb or cycle track.
- 705
- 706 (11) Chapter 25-2, Subchapter E, Section 2.2.5.C. is modified to define the
707 perimeter of a block by private streets with a public access easement, public
708 streets, and public open spaces that include a pedestrian path. The maximum
709 length of any block face shall be 800 feet.
- 710
- 711 (12) Chapter 25-2, Subchapter E, Section 2.2.5.G. is modified so that the internal
712 circulation routes shown on **Exhibit “E” – Transportation Plan** are
713 intended to accommodate bicycles. Head in and angle parking is not
714 permitted except when the cycle tract is provided between the clear zone and
715 the head-in or angle parking.
- 716
- 717 (13) Chapter 25-2, Subchapter E, Section 4.3.3 C is modified (a) to allow a
718 residential use or amenity space for residential uses may occupy a space that
719 is designed for commercial uses; (b) to allow a lobby serving another use in
720 a vertical mixed use building shall count as a pedestrian-oriented
721 commercial use if it is designed to meet the standards of this section with the
722 exemption of the glazing standards required in Section 3.2.2.
- 723
- 724 (14) Chapter 25-2, Subchapter E 4.3.3.F. is modified to allow the Property to be
725 eligible for the dimensional or parking standards exemptions in Subchapter
726 E; the residential units on the Property shall meet the affordability
727 requirements identified in **Exhibit “C” – Land Use Plan**.
- 728
- 729

- 730 (15) Section 25-2-1104 (*Hill Country Roadway Overlay Exceptions*) is modified
731 to apply to the Property and designated Land Use Areas as specifically
732 identified in **Exhibit “C” – Land Use Plan**.
733
- 734 (16) Development of the Property is exempt from Section 25-2-1122 (*Floor-to-*
735 *Area Ratio of a Nonresidential Building*).
736
- 737 (17) Land Use Area 2 as shown on **Exhibit “C” – Land Use Plan**. is exempt
738 from Section 25-2-1123 (*Construction on Slopes*).
739
- 740 (18) The Property is exempt from Section 25-2-1124 (*Building Height*) –
741 Addition – (D). The height of a building within the Brodie Oaks PUD shall
742 comply with **Exhibit “C” – Land Use Plan**.
743
- 744 (19) Section 25-2-1126 (A) (*Building Materials*) is modified to require the
745 ground floor of buildings located within the Hill Country Roadway Overlay
746 on the Property shall be constructed to the greatest extent feasible, using
747 rock, stone, brick, and wood, or other building materials that are compatible
748 with the environment of the Hill Country.
749
- 750 (20) Section 25-2-1022 (B) (*Native Trees*) is modified to require a site plan
751 application for the Property area in the Hill Country Roadway Overlay to
752 preserve all heritage and protected trees identified in the Arborist Report
753 submitted with the application for the Brodie Oaks PUD, and require
754 Landowner to compensate for the removal of the following native or small
755 native trees at a rate of 60 percent: (1) each small native tree; (2) each native
756 tree with a trunk diameter greater than six inches; and (3) each cluster of
757 three or more native trees located within 10 feet of each other with trunk
758 diameters greater than two inches.
759
- 760 (21) Section 25-2-1023 (*Roadway Vegetative Buffer*) is modified to exempt the
761 Brodie PUD from this section.
762
- 763 (22) Section 25-2-1024 (*Restoring Roadway Vegetative Buffer*) is modified to
764 require revegetation of the Roadway Vegetation Buffer as shown in **Exhibit**
765 **“C” – Land Use Plan**.
766
- 767 (23) Section 25-2-1025 (E) (*Natural Area*) is modified so that within Land Use
768 Area 2 as shown on **Exhibit “C” – Land Use Plan** existing surface parking,
769 perimeter walls, and buildings will be removed and two acres or 12 percent
770 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.**

- (24) 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.
- (25) 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 **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 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. Council finds participation in the Better Builder Program by Landowner a priority and an element of superiority.

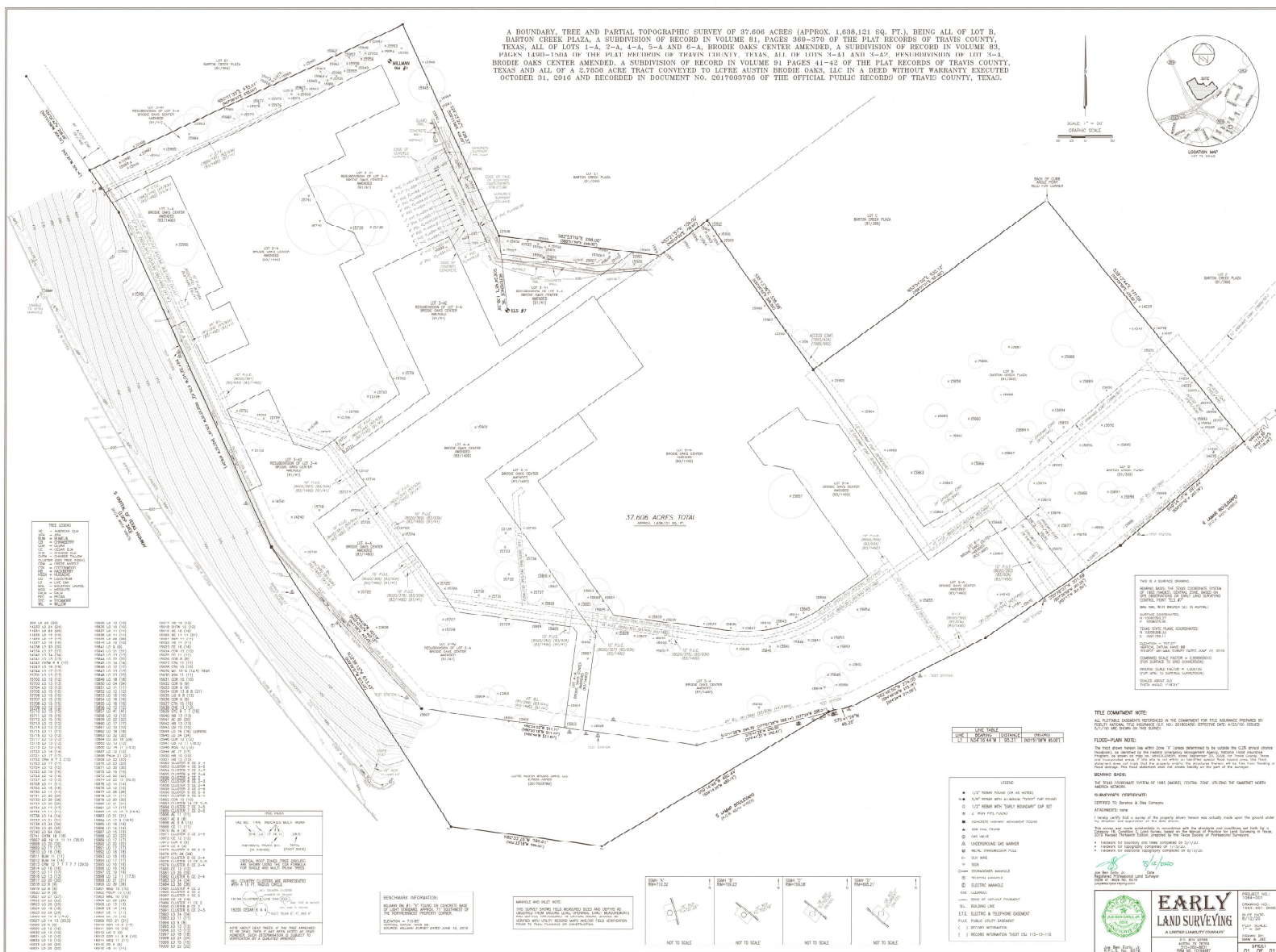
PART 16. This ordinance takes effect on _____, 2023.

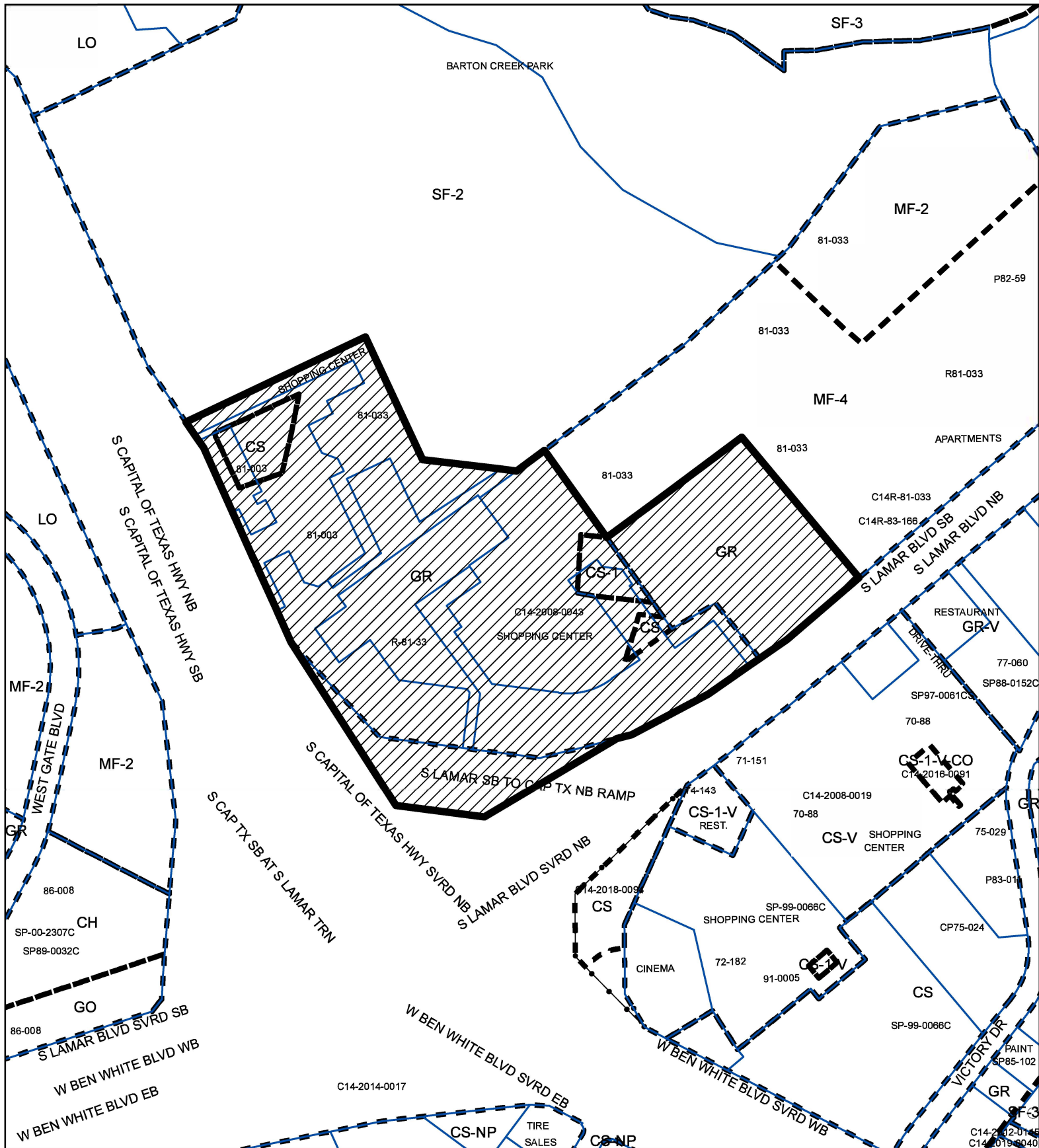
PASSED AND APPROVED

_____, 2023 §
 §
 §
 § _____
Kirk Watson
Mayor

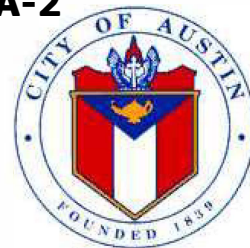
APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk

EXHIBIT "A-1"





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



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

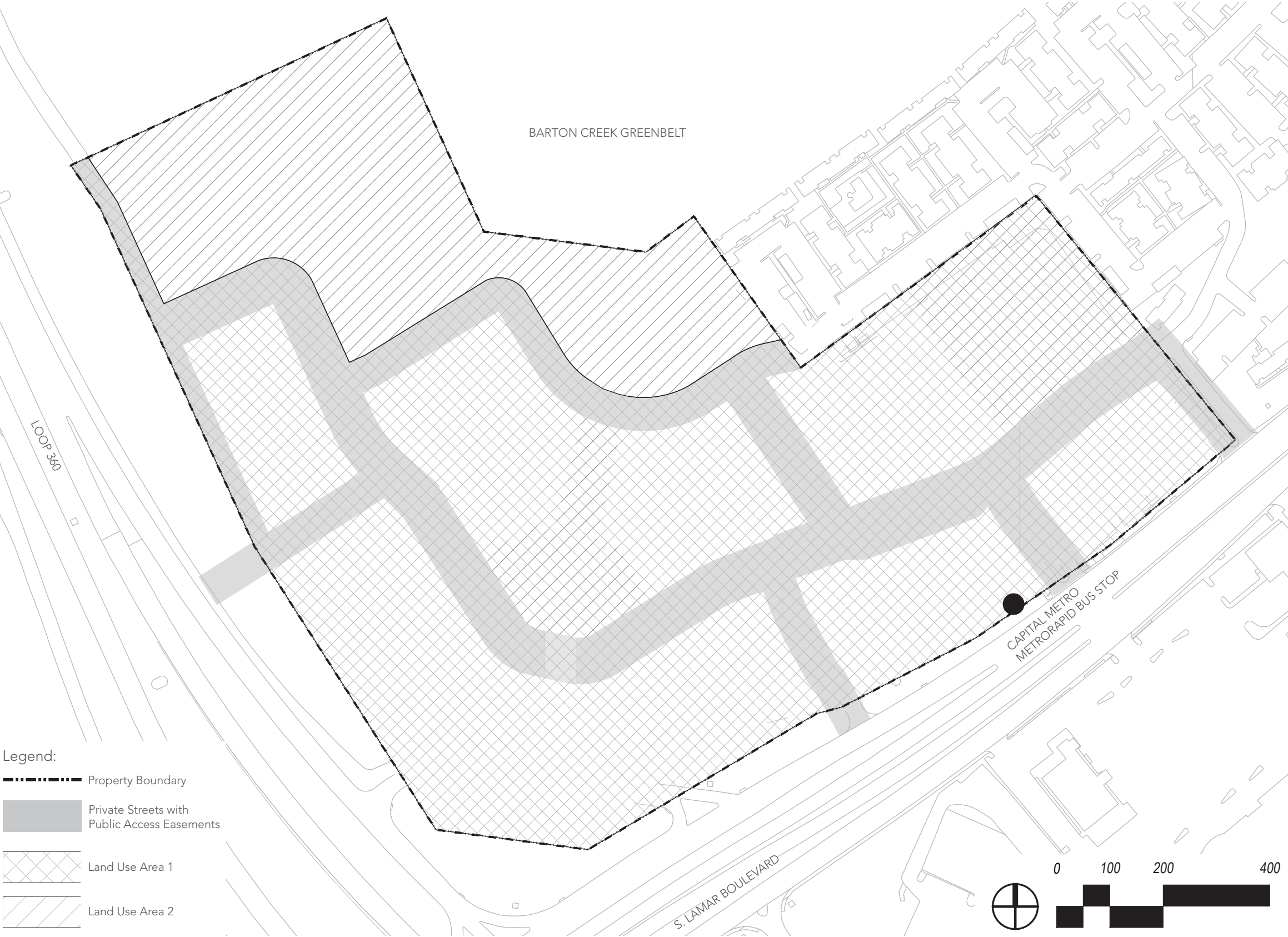
LAND USE AREA METRICS								
	Acres	Building Cover	Impervious Cover*	Non-Residential	Maximum Hotel		Maximum Residential	
		Max.	Max. %	Max. Sq. Ft.	Keys	Sq. Ft.	Units	Sq. Ft.
Land Use Area 1	29.5	95%	95%	1,400,000	200	200,000	1,700	1,500,000
Land Use Area 2	8.1	.5%	7.5%	5,000	--	--	--	--
Site Total	37.6		56%					

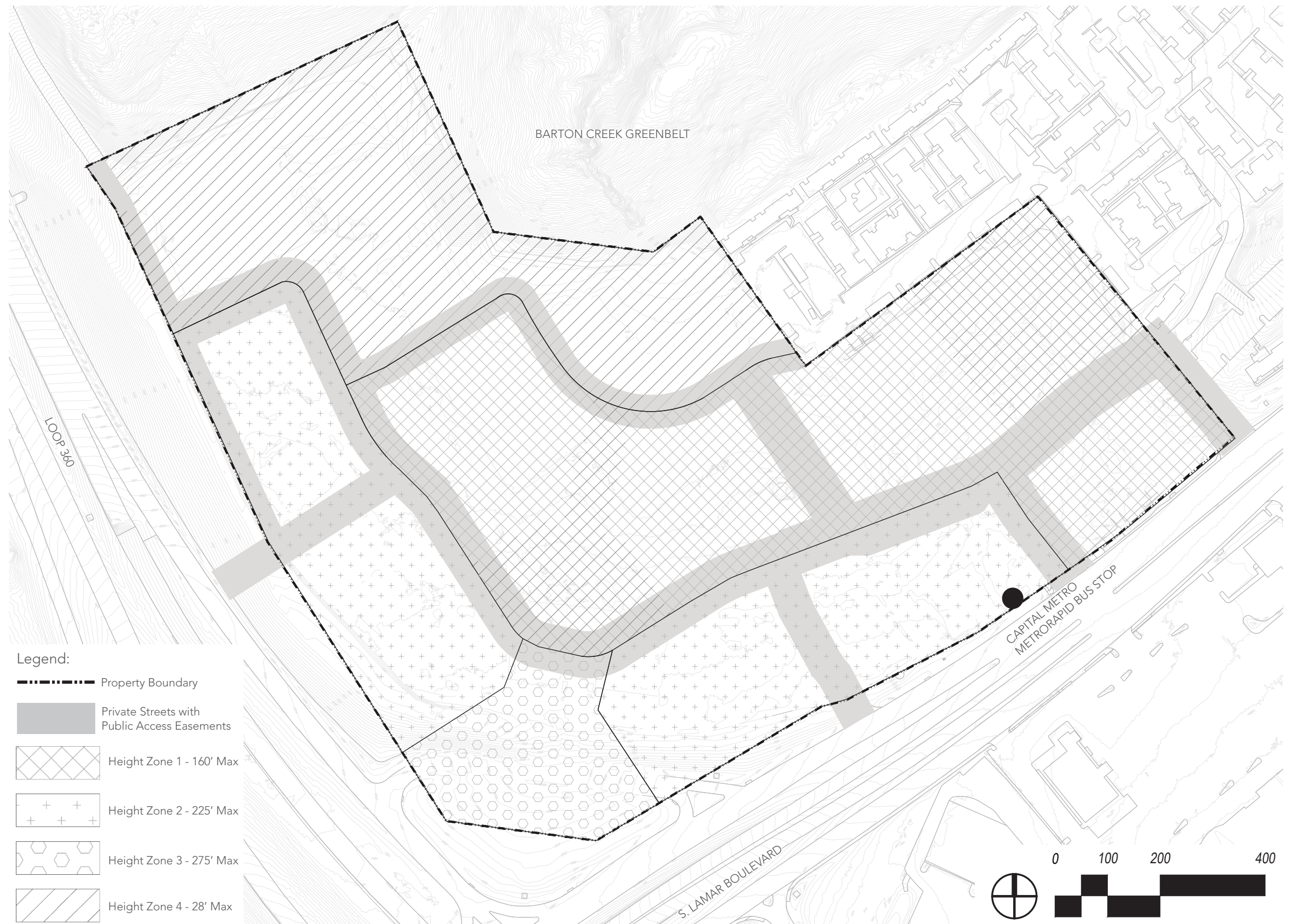
Notes

*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.

The configuration and boundaries of Land Use Areas are approximate and may change during design as long as the total land area in each remains consistent.





OVERLAND



DPZ
CODESIGN



BUSS



SPECK & ASSOCIATES LLC



LIONSTONE INVESTMENTS

BARSHOP & OLES
COMPANY

EXHIBIT C:

BRODIE LAND USE PLAN (PAGE 2)

SUBMITTAL DATE: 07/06/2023

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.

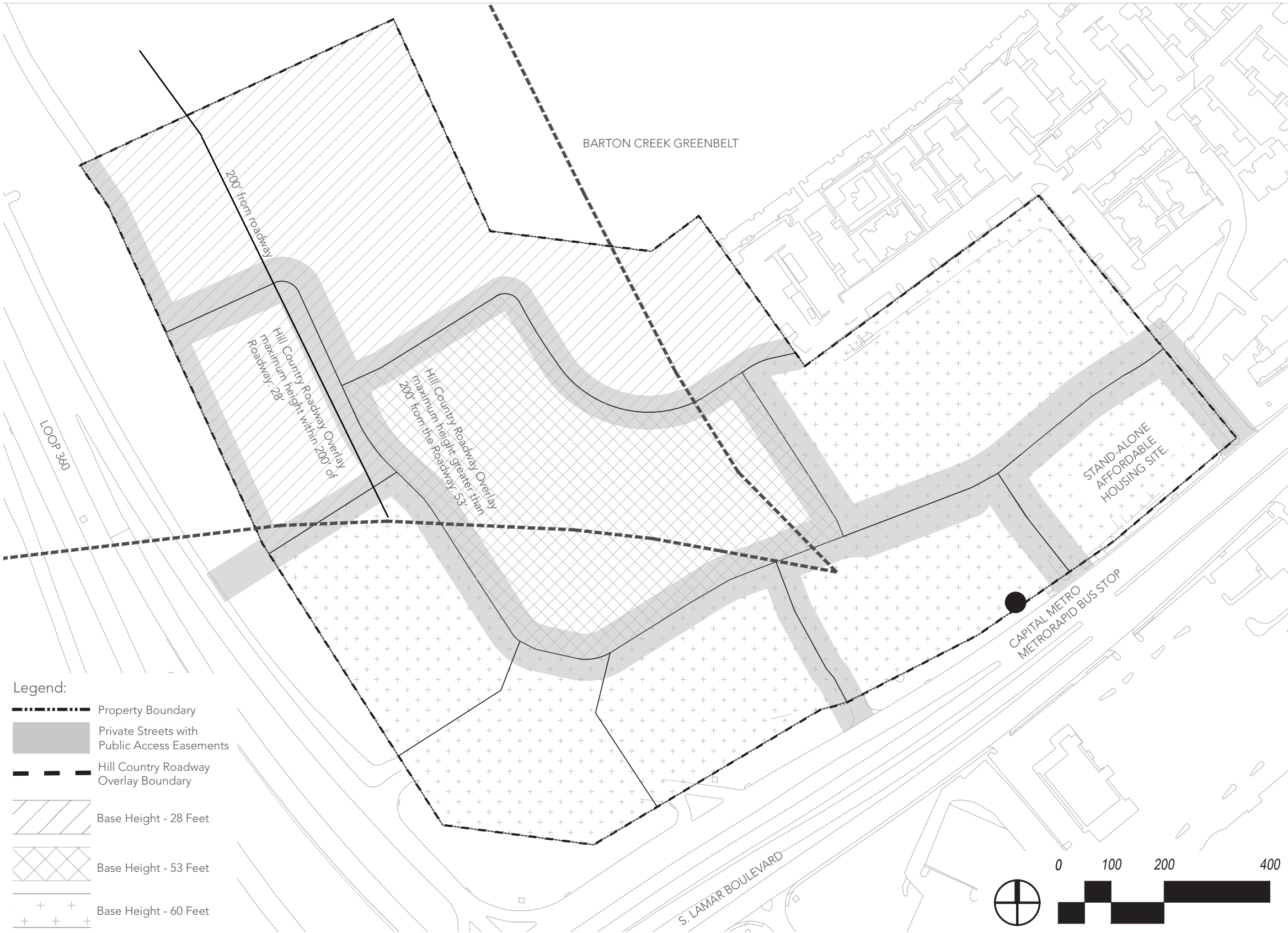
AFFORDABLE HOUSING GENERAL

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.



RESIDENTIAL BONUS AREA

To the extent any residential buildings exceed the base heights established in Exhibit C Brodie Land Use Plan (Page 3), 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:

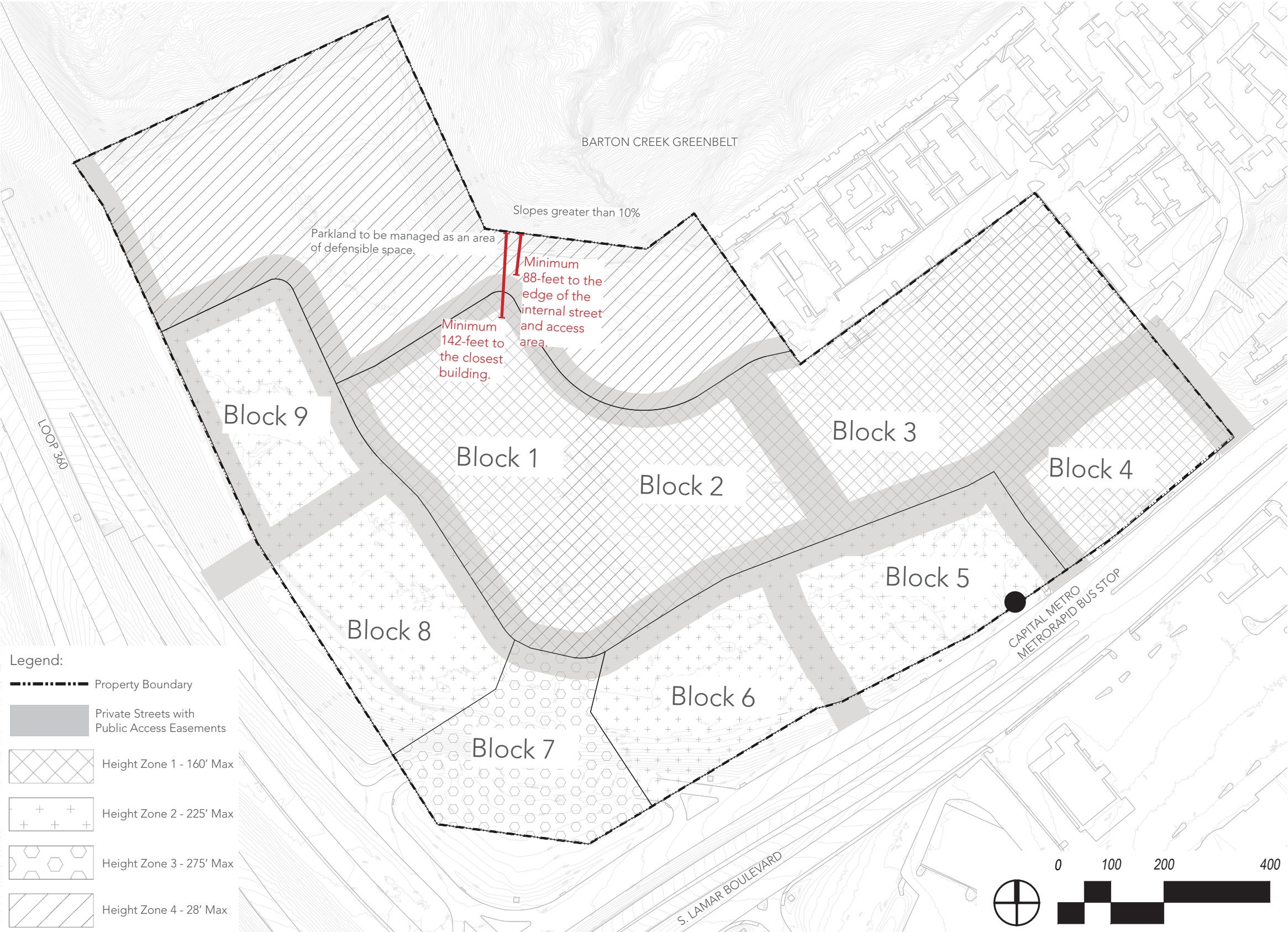
- Include a minimum of 100 family-oriented units with a material mix of 2 and 3 bedroom units;
- Be affordable to a household whose income is between 30 and 60 percent of the median family income in the Austin metropolitan statistical area; and
- Remain affordable in perpetuity, subject to the terms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



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

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

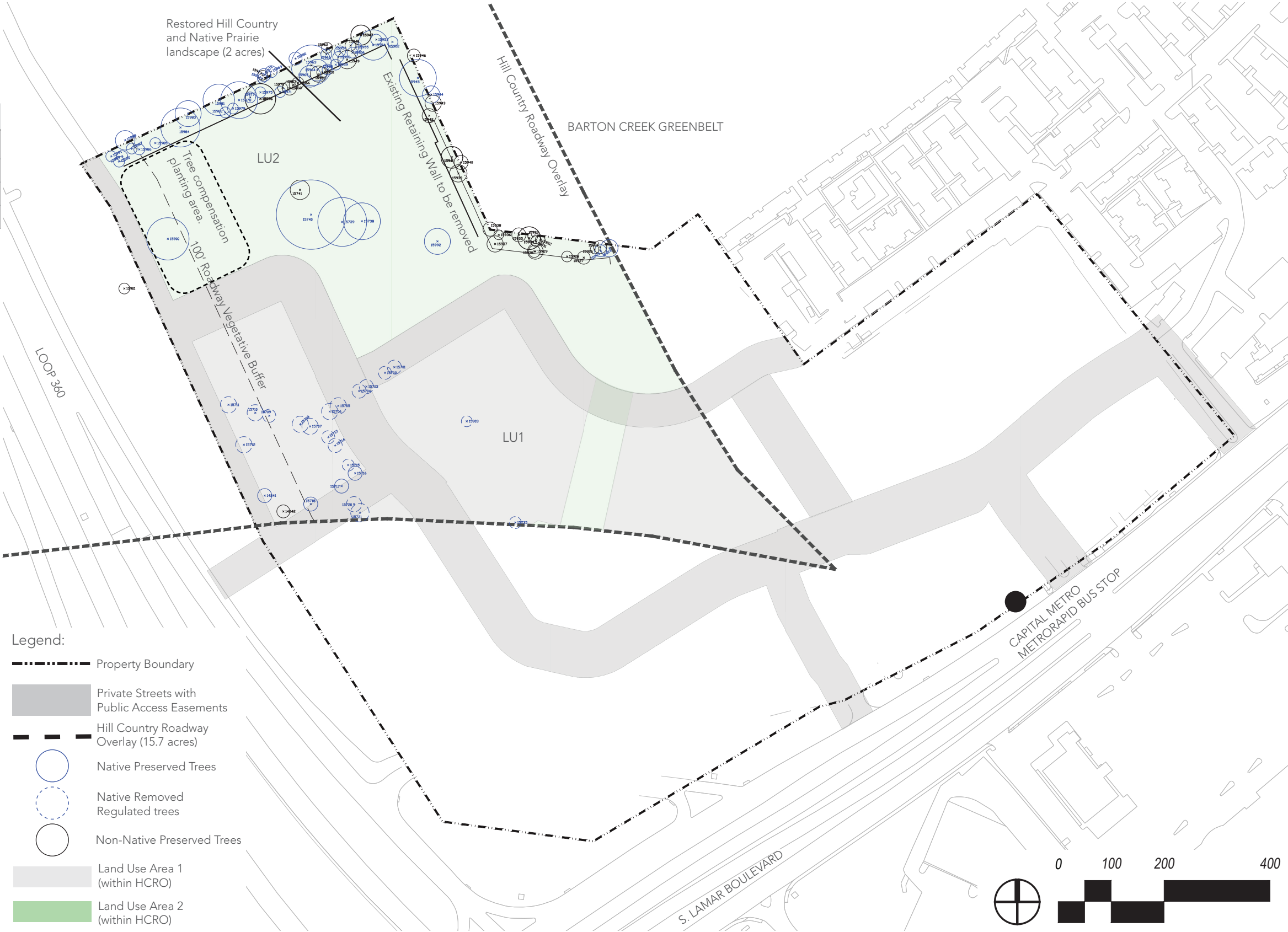
16198 CLUSTER 6 LIVE OAK 3 4 MAX. SIZE IN INCHES

16200 CEDAR 6 4 4 MIN. SIZE IN INCHES

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.



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.

HCRO STANDARDS	LU1	LU2	NOTES
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

- 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.

- 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. A site can cross a public or private street or right-of-way.
3. A site plan for the construction of an amphitheater, pavilion or other outdoor venue 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 amphitheatres will require the approval of a CUP.
4. 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

5.

6. The sale of alcohol in Land Use Area 2 may be allowed with an event as approved in an annual parks program.

PARKLAND DEDICATION

1. Parkland dedication shall be satisfied in accordance with Exhibit D- Brodie Oaks Redevelopment Parks and Open Space Plan.
2. Uses, programming, maintenance, and operations of parkland will be in accordance with Exhibit D. Brodie Parks and Open Space Plan.

Name	Character Description	Minimum Acres	Dedicated Parkland
Overlook / Trailhead Park	Located adjacent to the Barton Creek Greenbelt, this park is characterized by restored landscapes, passive recreation such as trails, natural play, open lawn space, trailheads, and overlooks.	8.1 ac.	Yes
Internal Parks	The internal parks consist of up to three different park spaces including the central	3.5 ac.	Up to 2.5-acres of the proposed internal parks may be Open Space Area (private parks) with a



PENDING UPDATE

PARKLAND CREDIT

	Water Quality System and Easements* (Acres)	Slopes > 10% (Acres)	Sub Surface Parking* (Acres)
Overlook / Trailhead Park	3	1.4	0
Internal Parks (up to 3 Internal Parks)	1		3
Percent Credited (minimum)	50%	50%	50%

* The size and location of easements will be determined at the time of site plan. Easement areas represented in the parkland credit calculation table represent the approximate amount of acres needed.

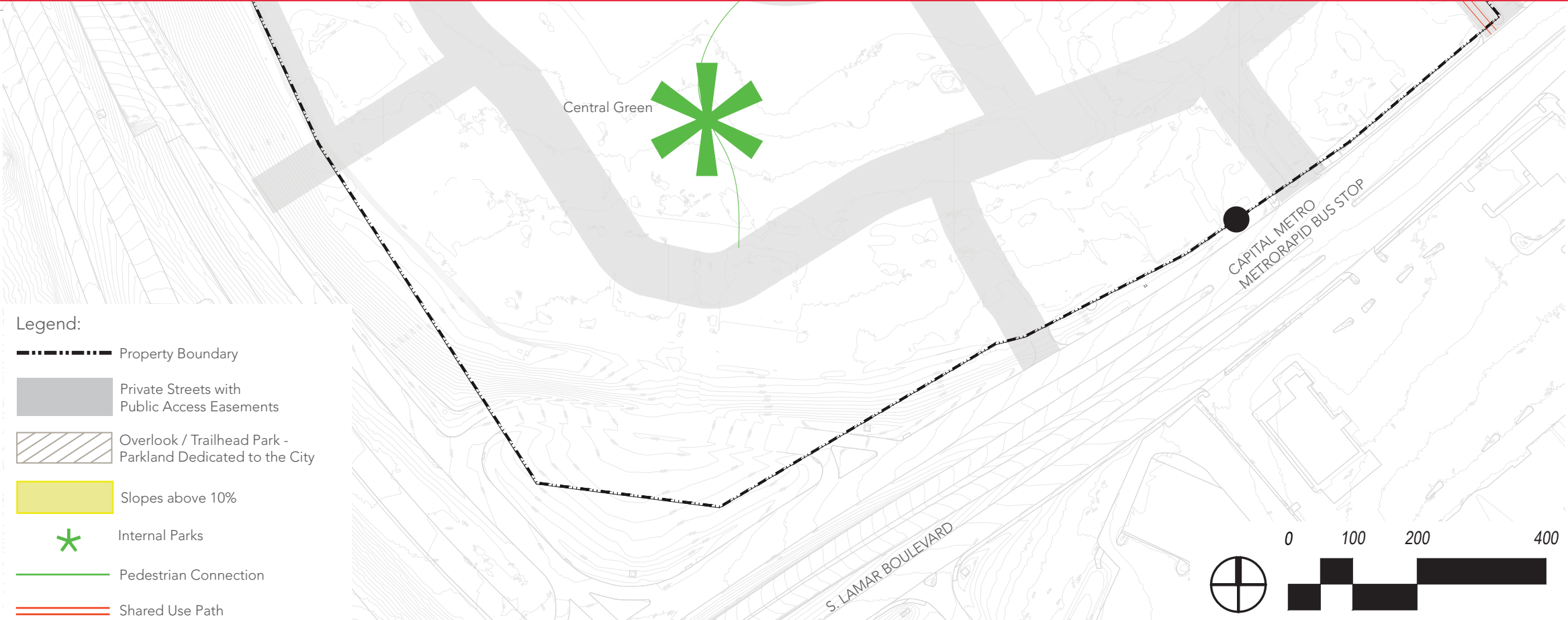
All re-irrigation areas will be designed as restored habitat with trails or will be designed to allow for some recreation. Subsurface ponds and parking that allow full use on the surface and may be credited up to 100%. Exact credit assigned must generally comply with the Standards for Dedicated Parkland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

Notes

- The boundaries and configuration of Parkland areas in this exhibit are approximate. Final boundaries for each park area shall be determined by the developer with approval of the City.
- Parkland must generally comply with the Standards for Dedicated Parkland and the Parkland Dedication Operating Procedures, as amended.

Legend:

- Property Boundary
- Private Streets with Public Access Easements
- Overlook / Trailhead Park - Parkland Dedicated to the City
- Slopes above 10%
- Internal Parks
- Pedestrian Connection
- Shared Use Path



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:

- Include at least 10.4 credited acres per 1,000 residents,
- Be developed in accordance with a plan approved by PARD; and
- 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.

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 for the 2022-2023 fiscal year 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		

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.

PARK PROGRAMMING PLAN GUIDELINES (DEDICATED PARKLAND)	
Topic	Description
Programming	
1.	Partner develops an annual programming plan to establish a proposed budget, programs, activities, program rates, facility fees (including rental fees), the Park Management Fee and processes for reservations and permitting of events.
2.	Amendments to the plan may be submitted throughout the year as necessary.
3.	Approval shall not be reasonably withheld. Fee increases less than (10%) over the previous year may not be disapproved.
4.	Director may not disapprove a proposed event plan, vendor, or concessionaire without good cause.
5.	All concessionaires within Parkland must be mutually agreed upon by the Director and the Partner.
Programming and Revenue	
5.	A Capital and Maintenance Fund will be established.

PENDING UPDATE

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				

PARK PROGRAMMING PLAN (DEDICATED PARKS)

Annual Park Programming Plans. The Park Programming Manager shall prepare and implement an Annual Park Programming Plan for dedicated Parkland (the “Park”) in accordance with these Park Programming Plan Guidelines in this Exhibit D - Brodie Parks Programming Plan. The Annual Park Programming Plan may include scheduled events, closures, health and wellness classes and other activities proposed by the Park Programming Manager.

Park Programming Manager. The Annual Park Programming Plan will be implemented and administered by the Park Programming Manager. The Park Programming Manager shall be paid a monthly fee (“Park Management Fee”) for the provision of its services.

Permitted Use of Park and Park Improvements. The Park Programming Manager may use the Park only for the purposes of operating the Park Improvements for use by the public or for special

Illegal Use Not Permitted. The Park Programming Manager may not use any part of the Park Improvements or Park for any use or purpose that violates an applicable law, regulation, or ordinance of the United States, the State of Texas, Travis County, or the City of Austin.

Contracting. The Park Programming Manager will negotiate, execute, perform, and manage all contracts, use agreements, licenses and other agreements (1) with persons who desire to schedule events in the Park or who desire otherwise to use the Park Improvements or any part thereof, or (2) that otherwise pertain to the use, operation, and occupancy of the Park or any part thereof.

Incident Report. Within ten (10) calendar days of receipt of notice of an injury, complaint or reported violation of the law in the Park that is significant in nature and that has a material effect on the operation of the Park Improvements or the Park, the Park Programming Manager will notify the Director of the incident. The Park Programming Manager will maintain for review by the City, upon reasonable notice, information as reasonably required by the City to satisfy the City’s responsibilities, including information regarding injuries and unusual incidents, as

PENDING UPDATE

Park to the extent necessary for their safe and efficient operation, as determined by Partner in its reasonable discretion.

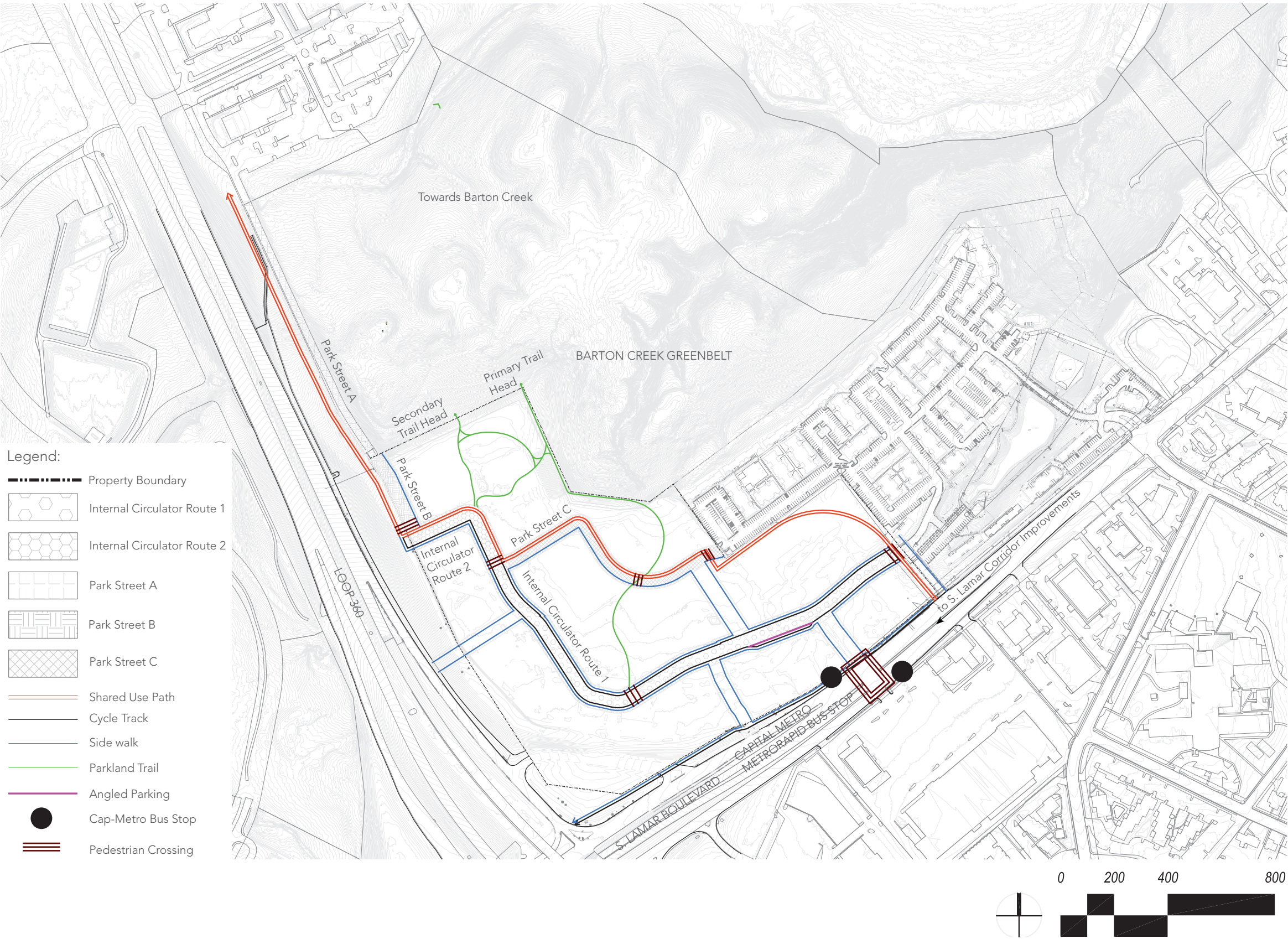
Licenses and Permits. The Park Programming Manager will obtain all permits and licenses necessary to operate and program the Park and to sell in the Park mutually agreed upon concessions.

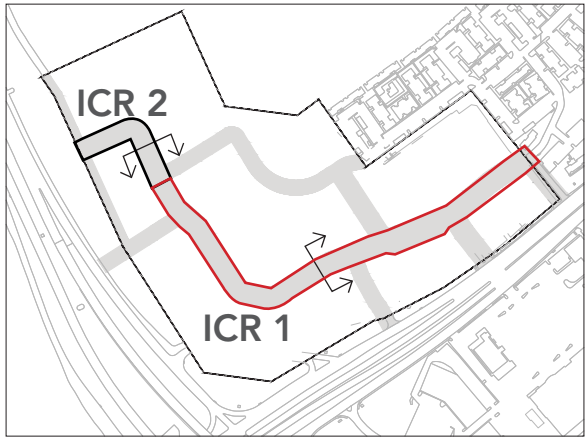
Zoning, Restrictions and Other Laws. The management and operation of the Park Improvements and the Park are subject to any facts which an accurate survey or physical inspection would show, all zoning, restrictions, regulations, rulings, ordinances, building restrictions, and other laws now in effect or later adopted by any governmental authority having jurisdiction.

No Waste or Nuisance. The Park Programming Manager will not commit, nor allow to be committed, any waste of the Park Improvements or the Park, and will not maintain, commit or permit the maintenance or commission of any nuisance in the Park.

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.





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

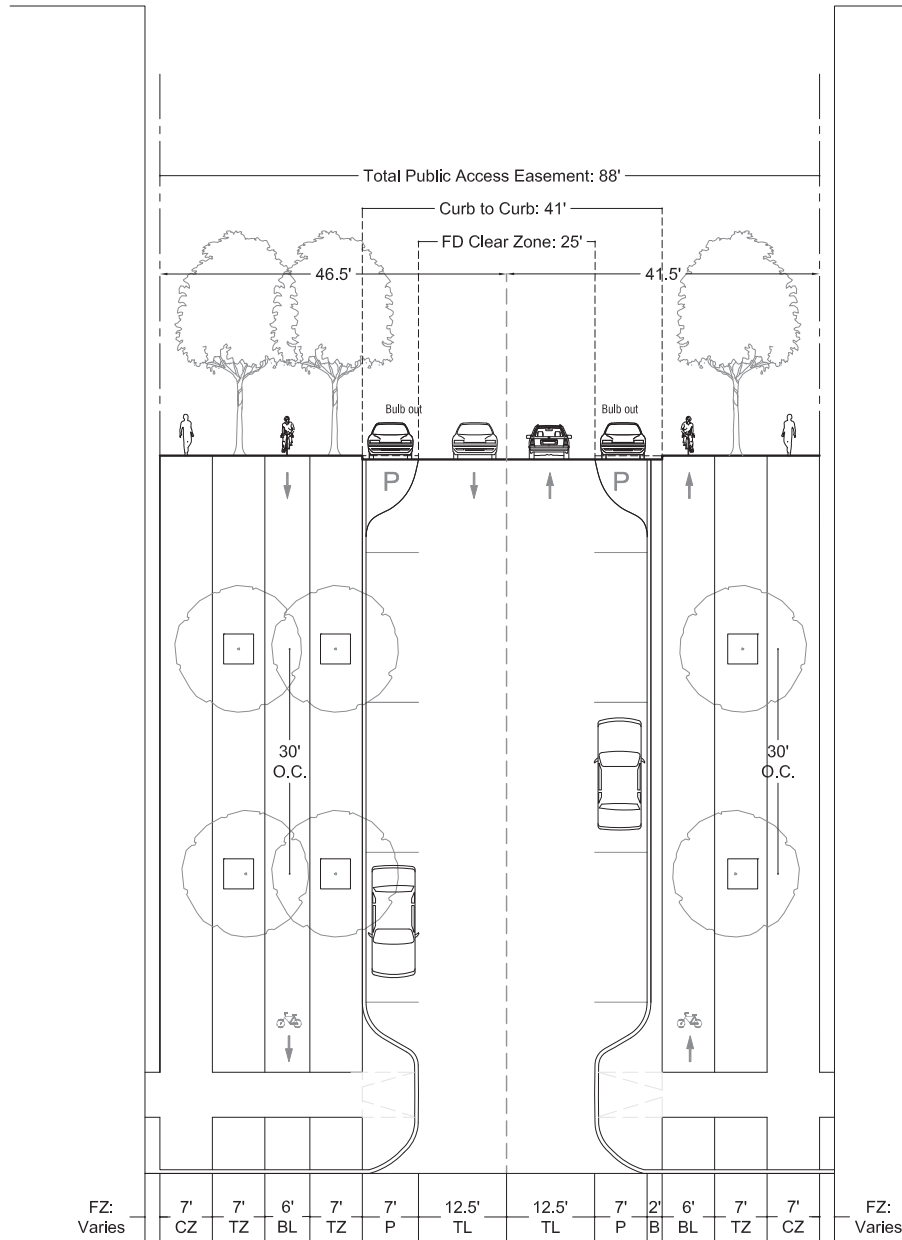
BL: Bicycle Lane

TL: Travel Lane

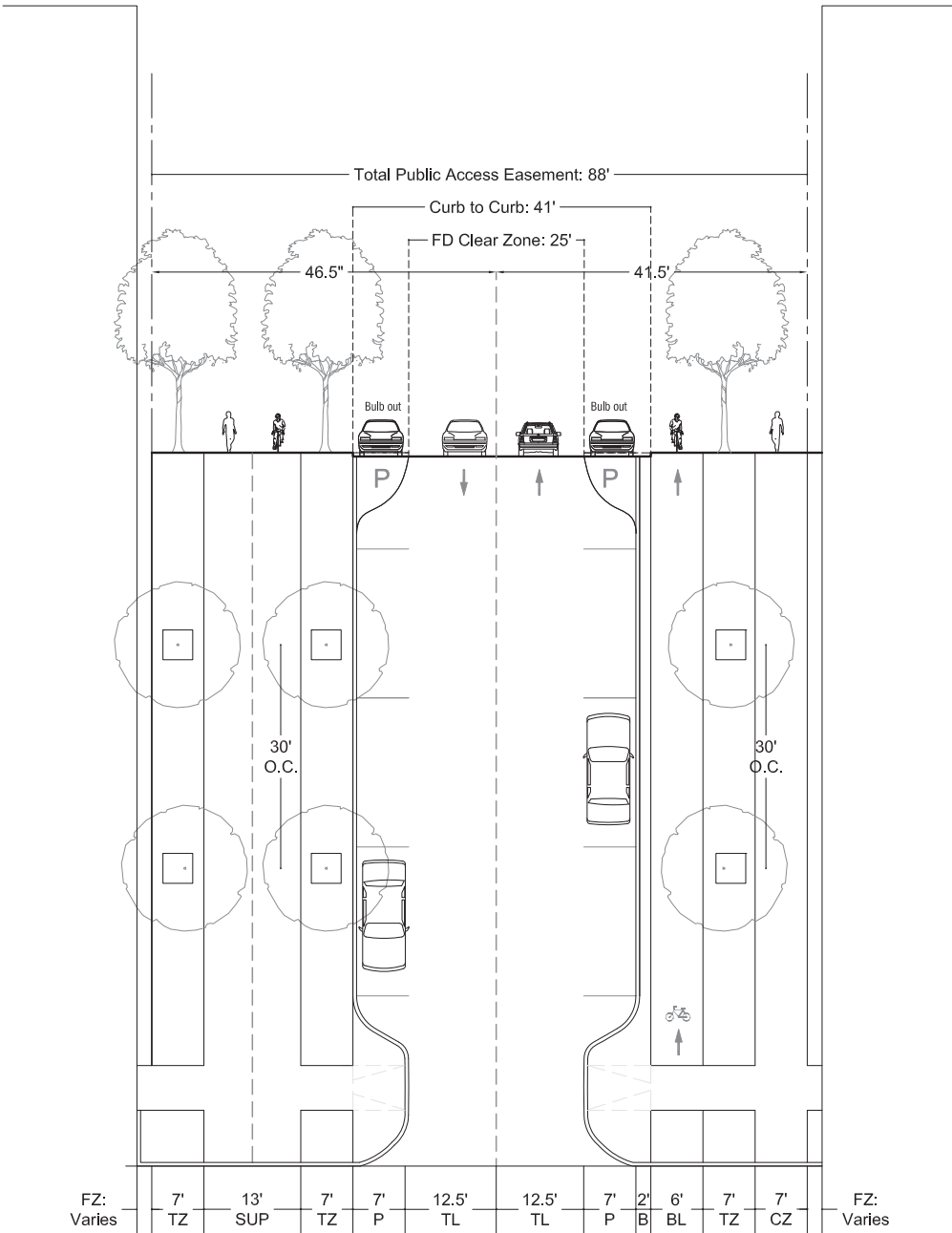
B: Buffer

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)

OVERLAND



BUSS



SPECK & ASSOCIATES LLC



LIONSTONE INVESTMENTS

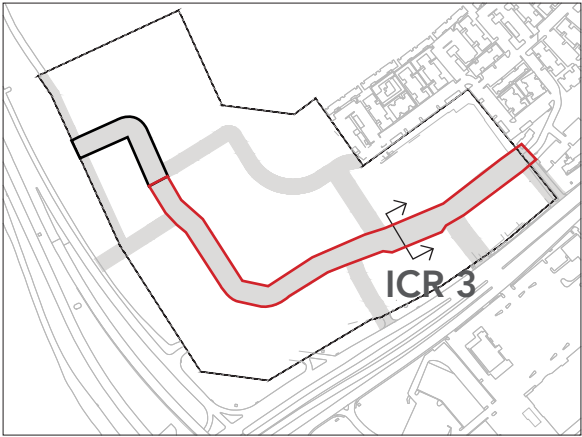
BARSHOP & OLES
COMPANY

EXHIBIT E:

BRODIE TRANSPORTATION PLAN (PAGE 2)

SUBMITTAL DATE: 07/06/2023

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

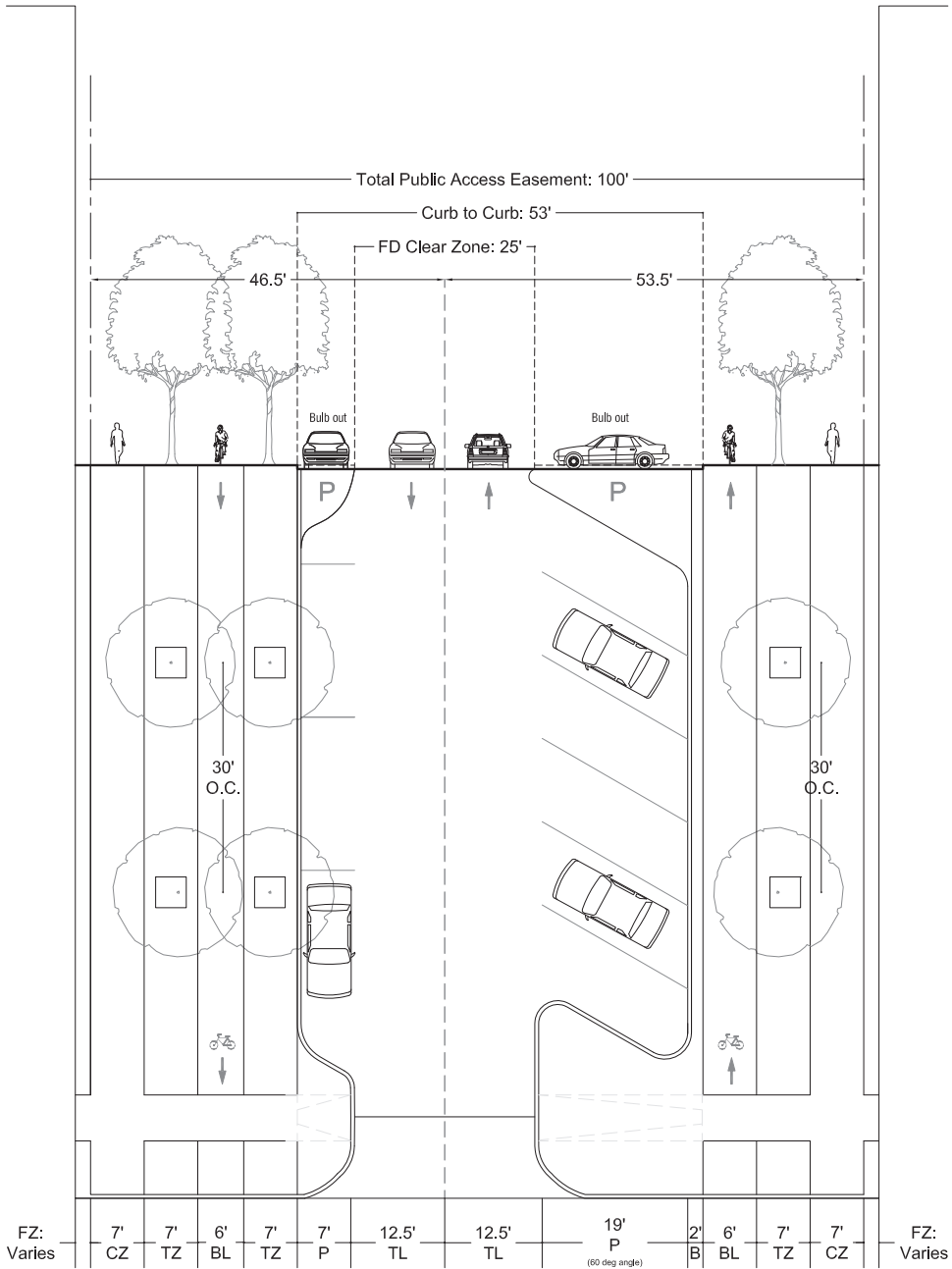
BL: Bicycle Lane

TL: Travel Lane

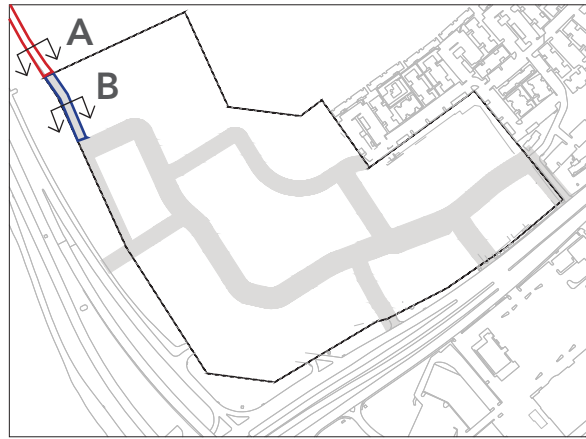
B: Buffer

P: Parking

FZ: Frontage Zone



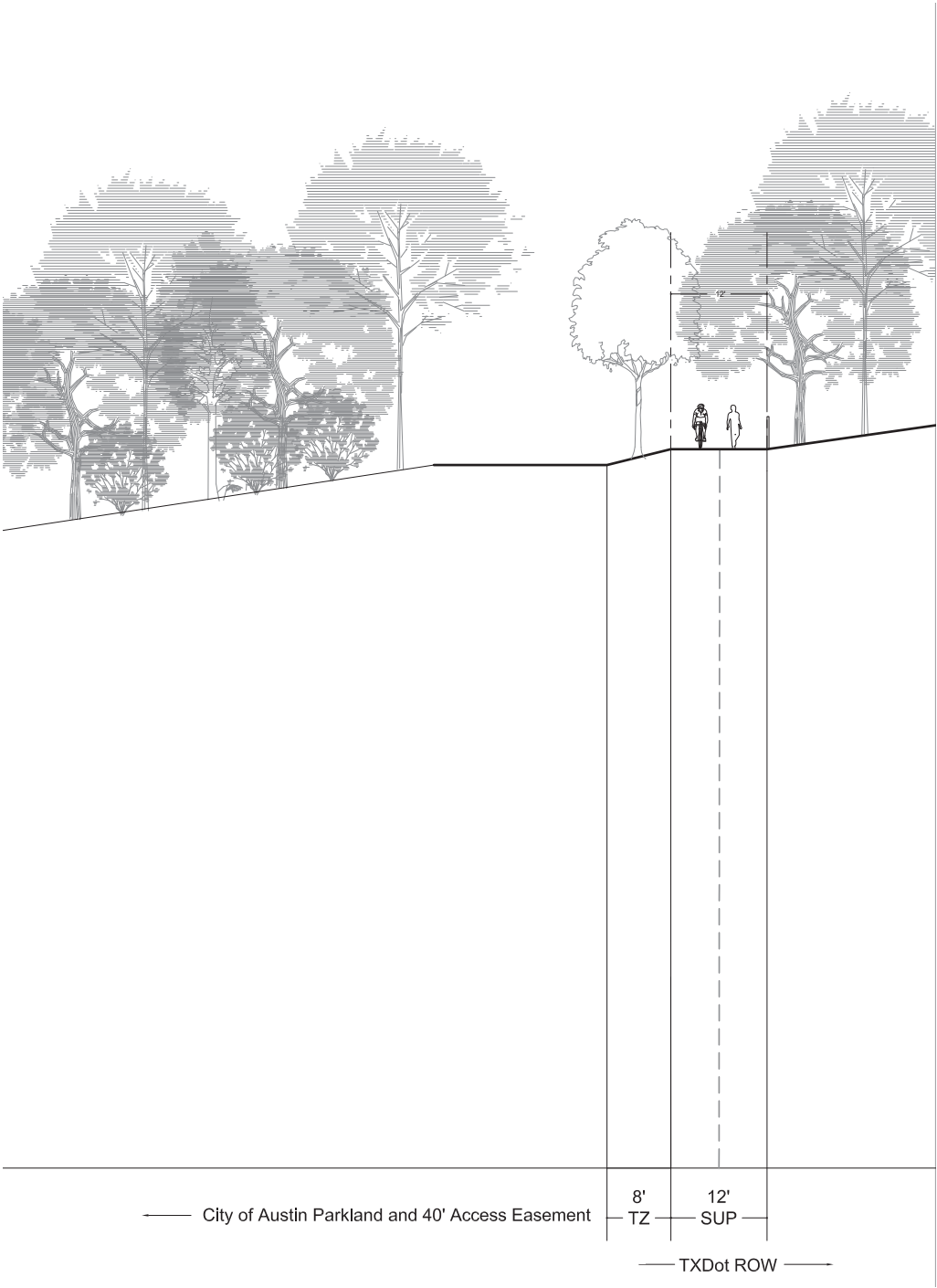
INTERNAL CIRCULAR ROUTE 3
With Angled Parking
(Modified Street Level 2, Fig. 2-18 of the TCM)



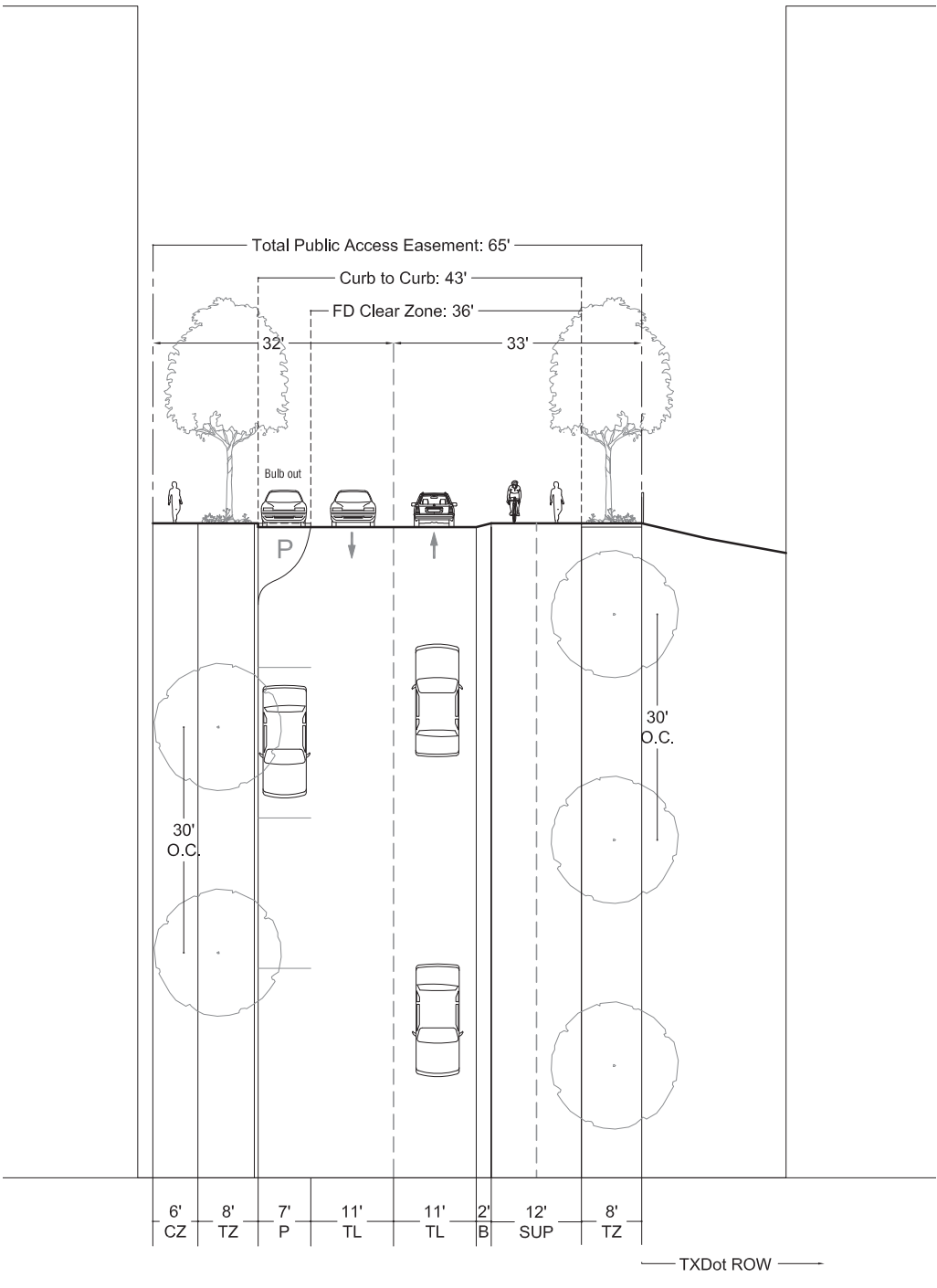
Notes

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.

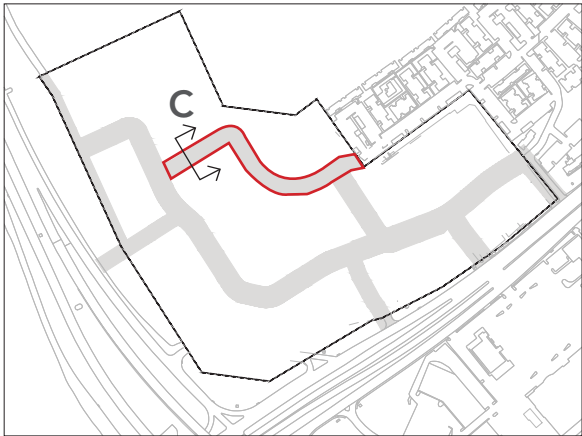
Legend:
 SUP: Shared Use Path
 CZ: Clear Zone
 TZ: Tree Zone
 BL: Bicycle Lane
 TL: Travel Lane
 B: Buffer
 P: Parking
 FZ: Frontage Zone



PARK STREET A



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



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

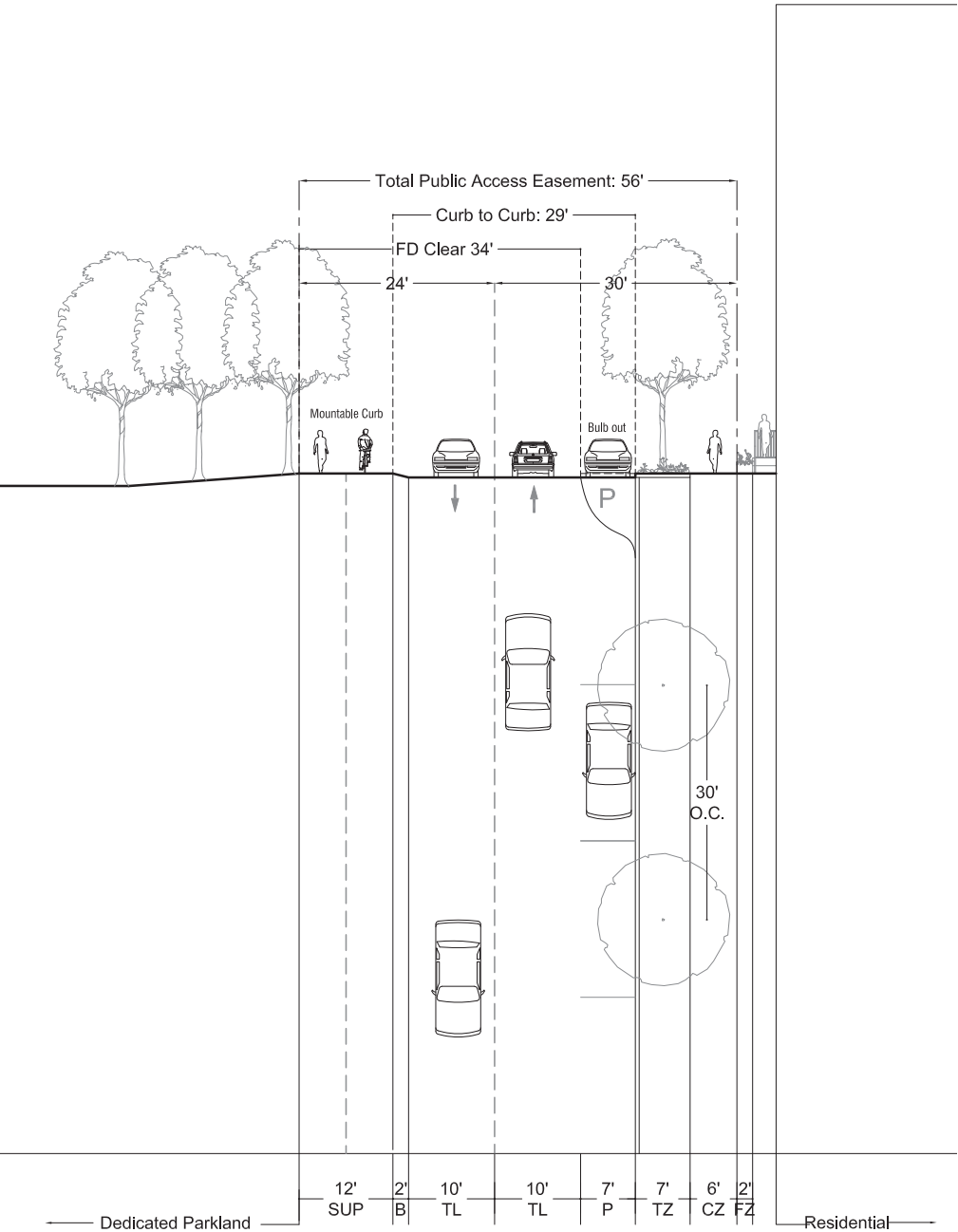
BL: Bicycle Lane

TL: Travel Lane

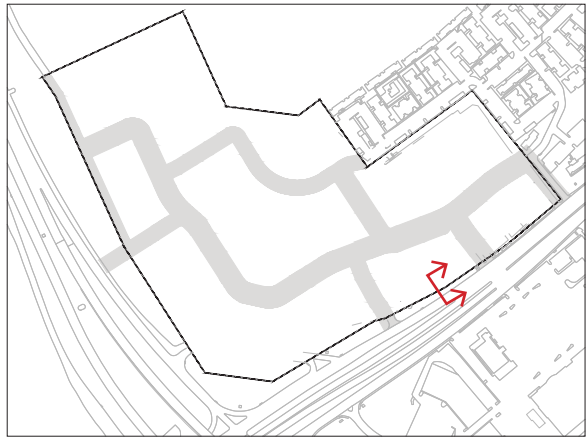
B: Buffer

P: Parking

FZ: Frontage Zone

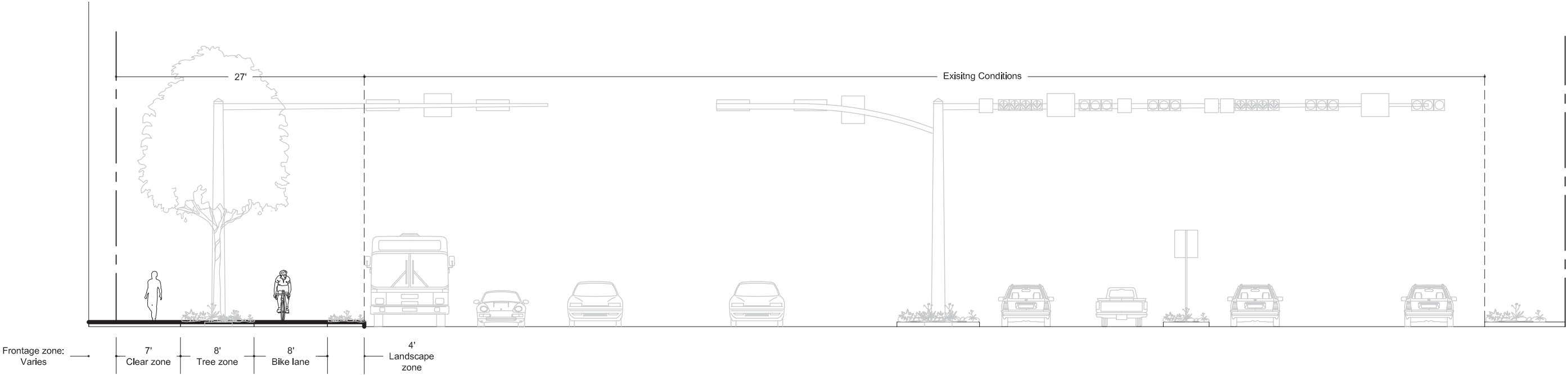


PARK STREET C
(Modified Street Level 1, Fig. 2-16 of the TCM)



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.

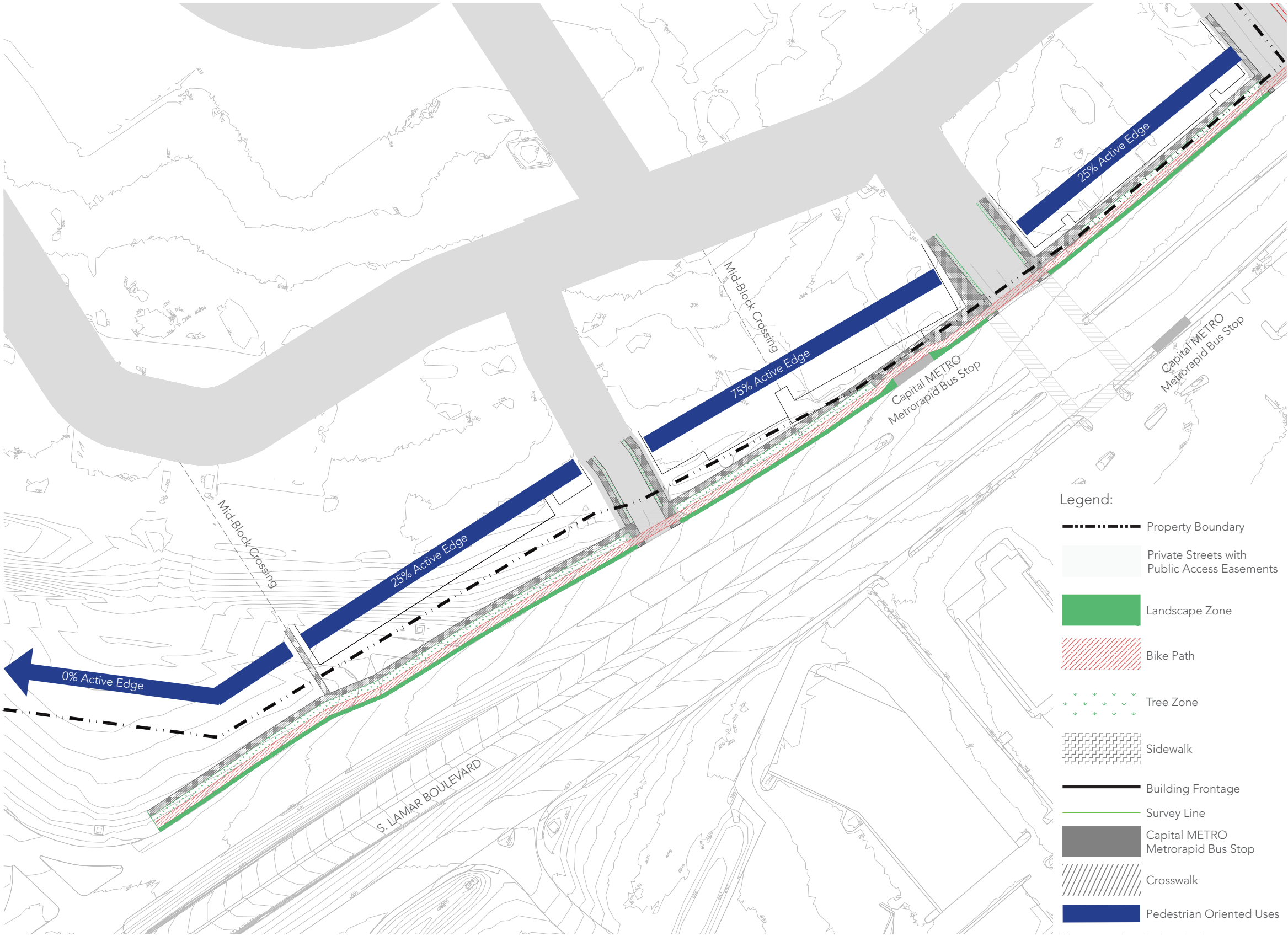


SOUTH LAMAR BOULEVARD

Notes

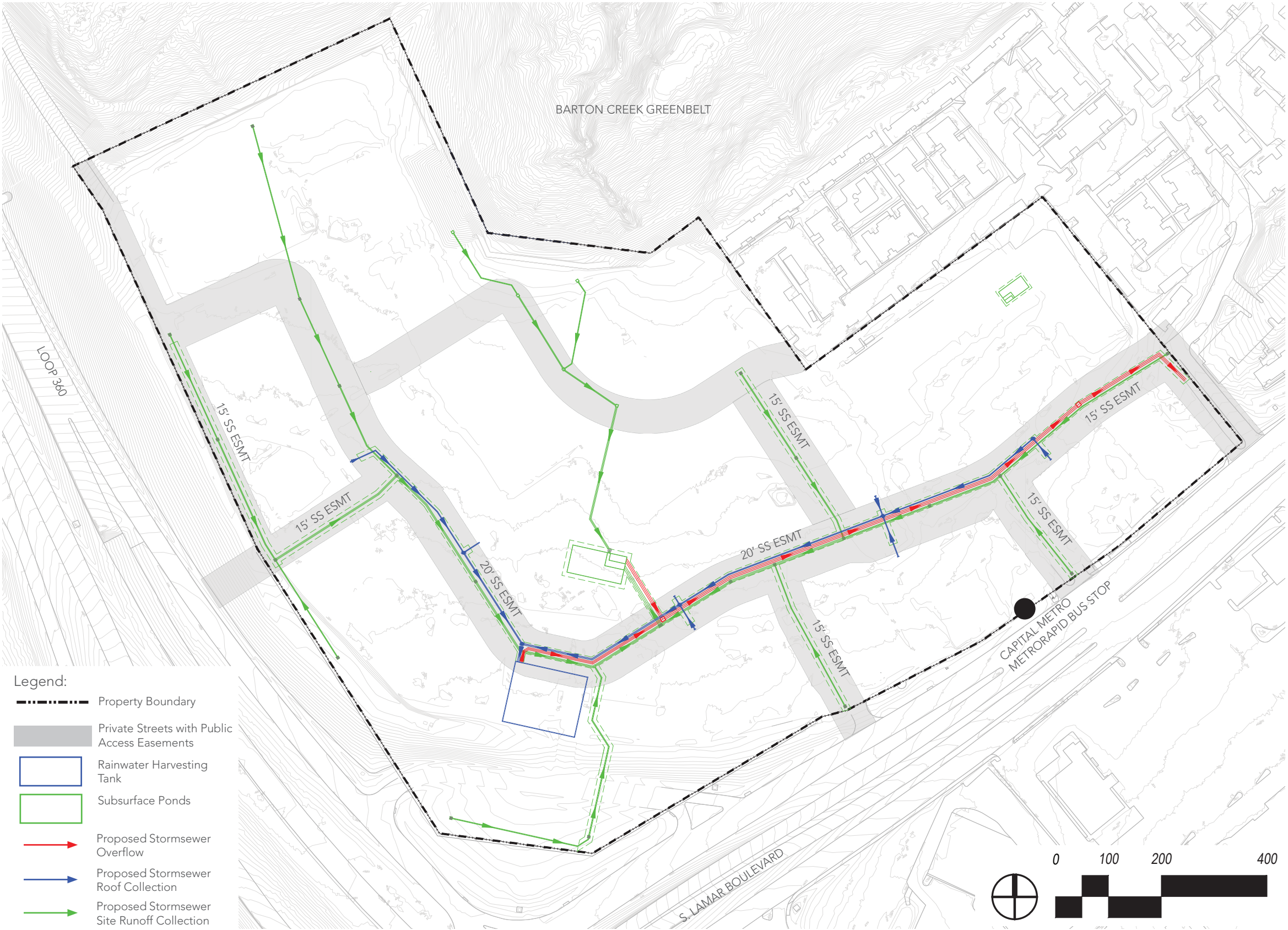
Active Edge

- 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.



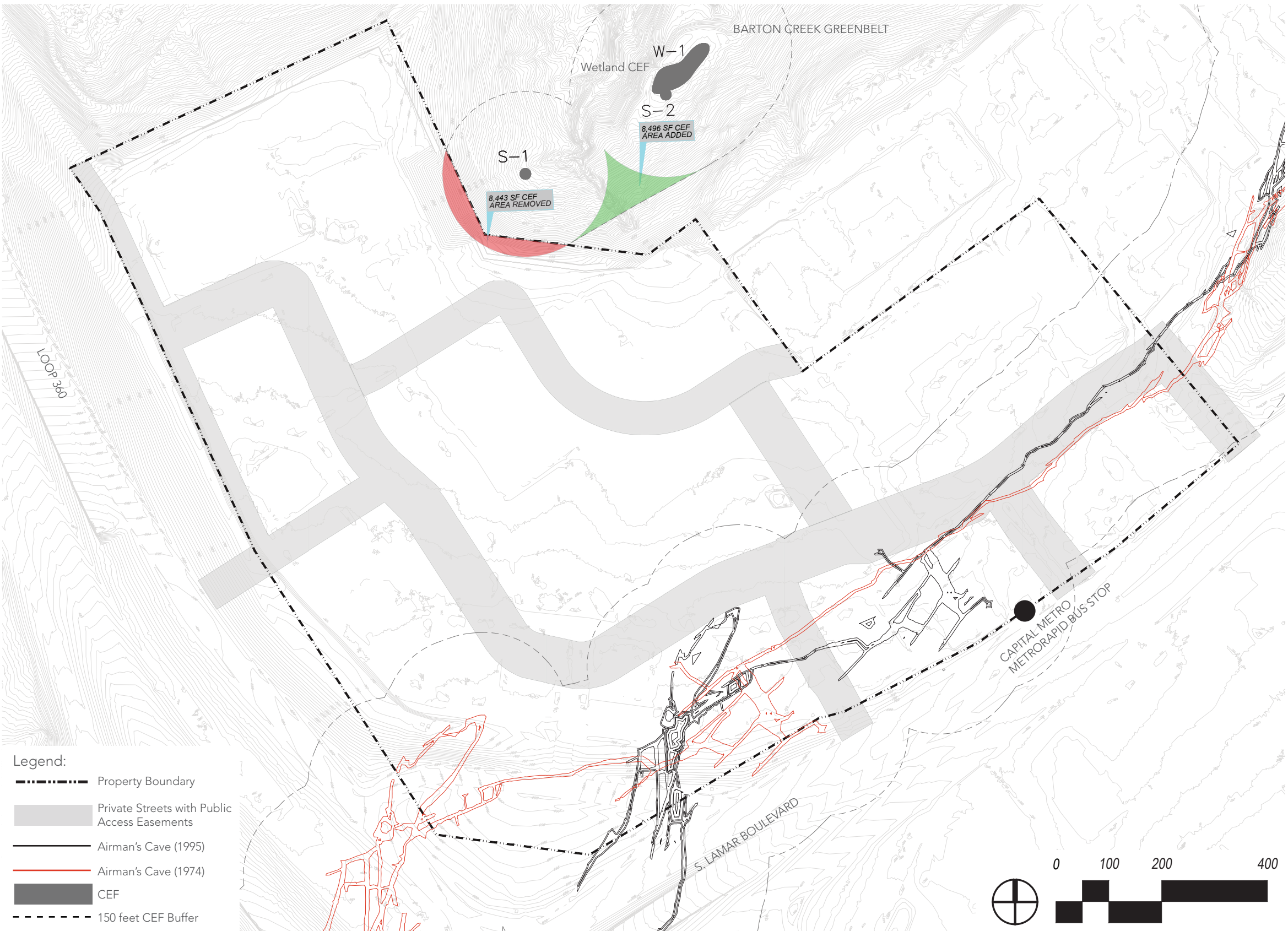
Notes

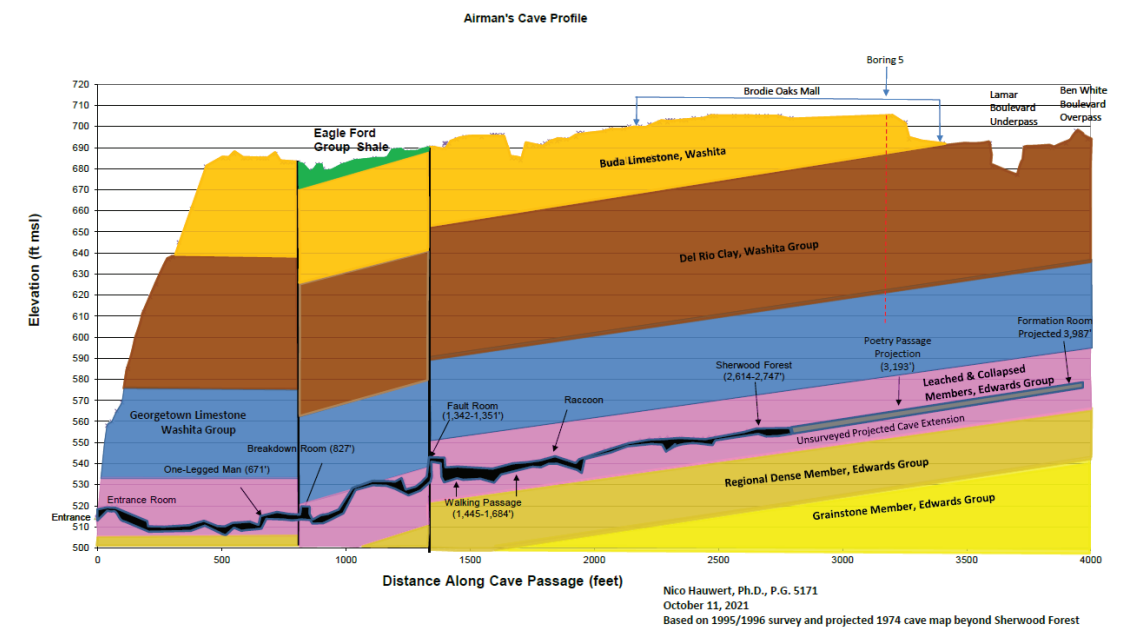
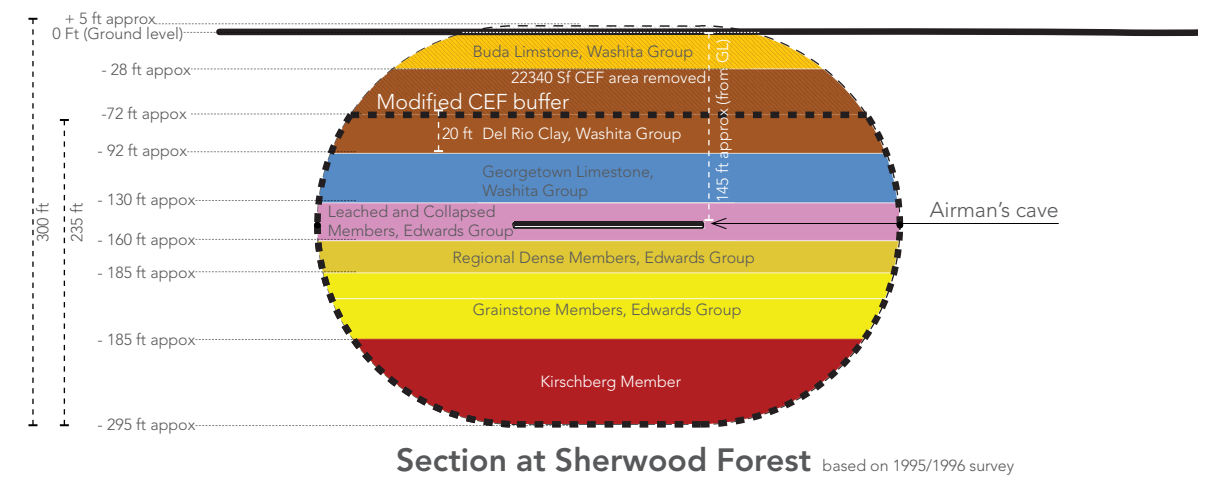
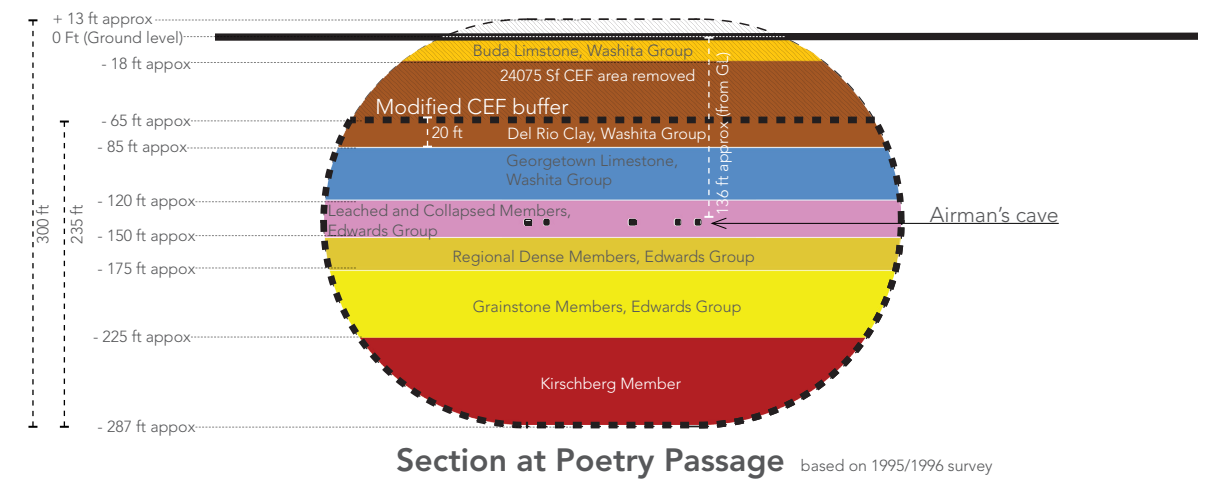
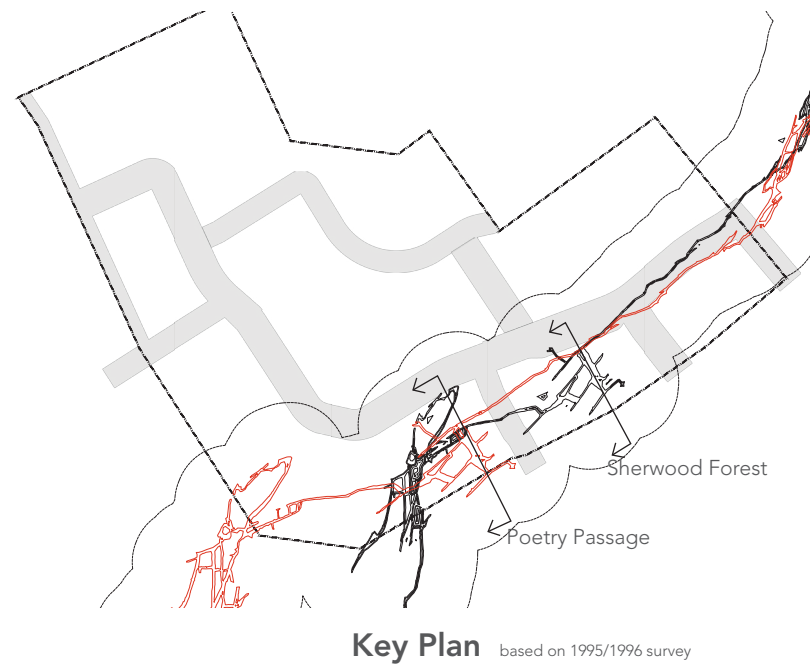
- 1. The Brodie PUD will fully comply with the SOS pollutant removal requirements. This is being accomplished through two separate methods. The first method will capture stormwater runoff from the site (excluding the rooftops of the buildings) and will not deviate from the City of Austin requirements 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.



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.





Lateral Section of the Airman's cave


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

* 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 INDEX


TAG NO. TYPE INDICATES MULTI TRUNK



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

CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE TWO FORMULAS FOR SINGLE AND MULTI TRUNK TREES:

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



16198 CUDAR (6.4 INCHES) MAX. SIZE IN INCHES

16200 CEDAR (6.4 INCHES) MAX. SIZE IN INCHES

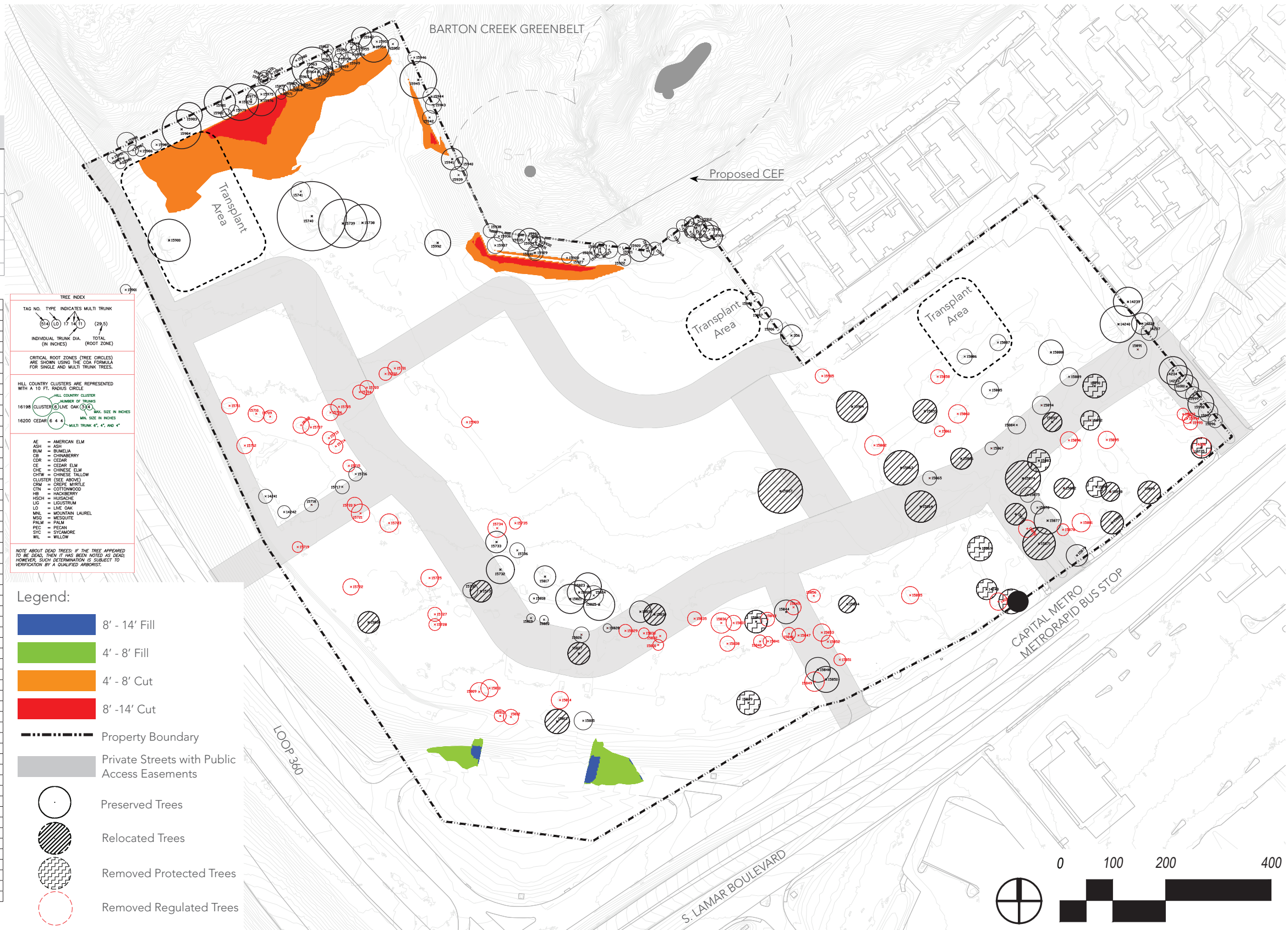
MULTI TRUNK 4", 4", and 4"

AE	=	AMERICAN ELM
ASH	=	ASH
BIR	=	BIRCH
CB	=	CHINA BERRY
CE	=	CEDAR
CE	=	CEDAR ELM
CH	=	CHERRY
CHTW	=	CHINESE YALLOW
CL	=	CLIMBING
CRB	=	CREPE MYRTLE
CRN	=	CROTCHWOOD
HM	=	HAWK BERRY
HS	=	HUSK
LG	=	LOGS TRUNK
LD	=	LAUREL
ML	=	MOUNTAIN LAUREL
MS	=	MESQUITE
PA	=	PALM
PEC	=	PICAC
SYC	=	STAGHORN
WIL	=	WILLOW

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

Legend:

- 8' - 14' Fill
- 4' - 8' Fill
- 4' - 8' Cut
- 8' - 14' Cut
- Property Boundary
- Private Streets with Public Access Easements
- Preserved Trees
- Relocated Trees
- Removed Protected Trees
- Removed Regulated Trees



Notes

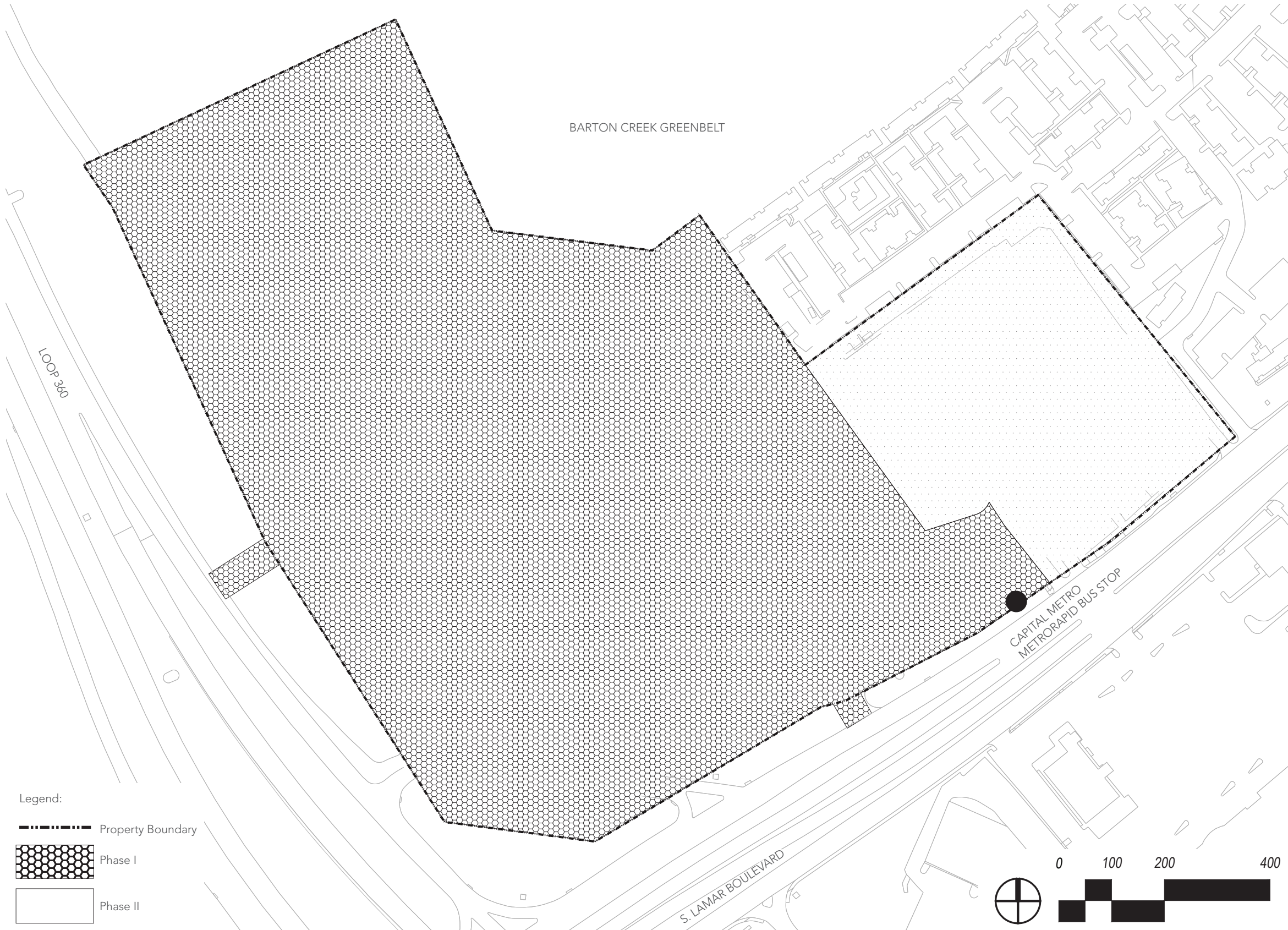
- 1. Each phase may be broken into sub-phases at the time of site plan.
- 2. During the construction of Phase I the entire area will be demolished. Portions of the site will be temporarily revegetated for the purposes of re-irrigation.
- 3. The Save Our Springs Ordinance water quality standards will 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

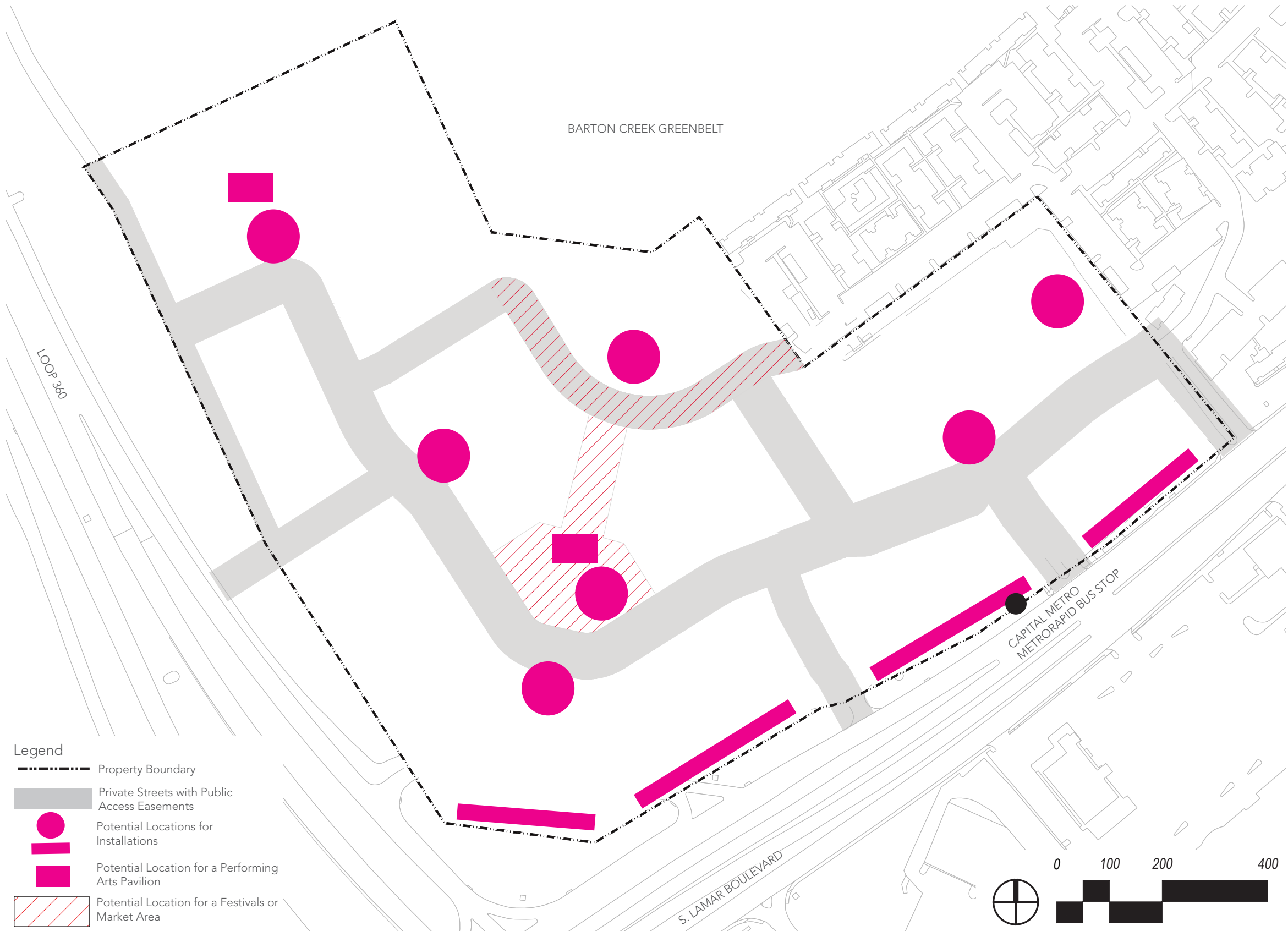
PARKLAND TRIGGERS

- 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.



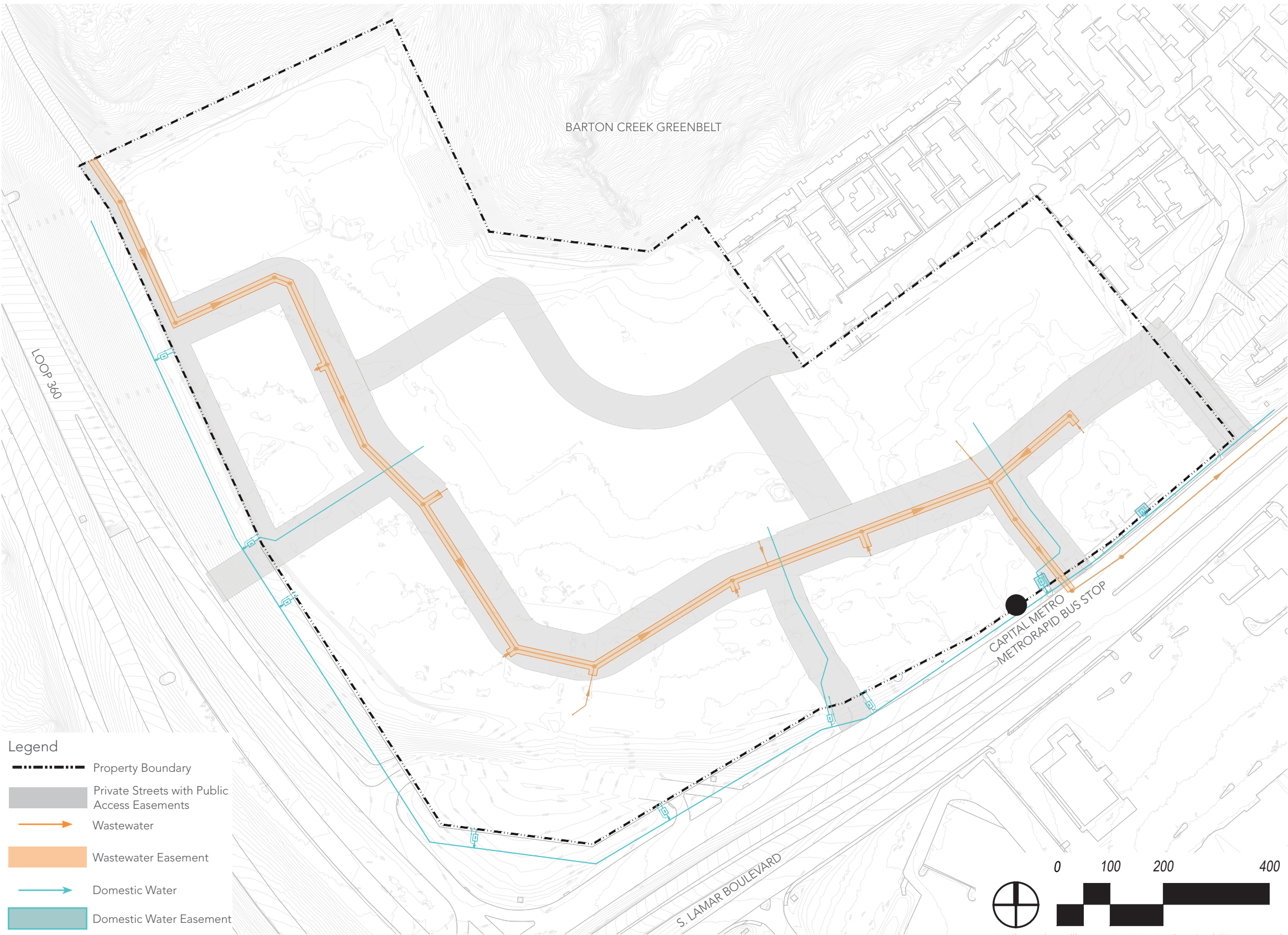
Notes

- 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.



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."



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

