

PUD NOTES - EXHIBIT E

1. Permanent water and wastewater service for the PUD will be provided by the City of Austin.
2. Water and wastewater improvements are required, and the owner of any property within the PUD will be responsible for the costs of providing such improvements, subject to separate reimbursement arrangements with the City of Austin.
3. Any required easements will be provided at the time of final plat(s) or site plans approval and will be dedicated by separate instrument or final plat.
4. Prior to construction, drainage plans will be submitted to the City of Austin's Planning and Development Review Department.
5. A tree survey and landscaping plan shall be provided with the submittal of site plans for development on any property within the PUD for any use other than single family residential.
6. Prior to construction, site plan approval by the Director of the City of Austin's Planning and Development Review Department is required for all development, other than single family residential unless otherwise exempt under the City of Austin Land Development Code ("LDC").
7. Specific design criteria for bicycle and motor vehicle parking, required loading spaces, queuing, and vehicle storage for any proposed drive-through services shall be reviewed at the time of final site plan approval, and shall be designed according to the City of Austin design criteria except that bicycle parking that would typically follow category B, schedule M of Section 25-6, Appendix A, Part II of the Land Development Code may follow Category C, Schedule M of Sections 25-6, Appendix A, Part II. Bicycle parking is required for all Multifamily Residential development at 5% of the total required motor vehicle spaces. 50% of required bicycle parking spaces for MDR (H) sites will be covered.
8. All site development regulations, including but not limited to impervious cover, building square footage, building height, floor to area ratios and setbacks, are established and governed by the Site Development Criteria Table appearing on the PUD Land Use Plan, other than those specifically addressed by variances.
9. All streets, driveways, sidewalks, water, wastewater and storm sewer lines shall be constructed in compliance with the City of Austin standards.
10. Landscaping for any development within the PUD will meet or exceed the landscape requirements set forth in the LDC, as such requirements exist at the time of approval of this PUD. Xeriscaping is encouraged whenever reasonably practical.
11. Development with the PUD will comply with the requirements of an Integrated Pest Management Plan ("IPM"), as defined in the City of Austin's Environmental Criteria Manual. An IPM for the golf course and landscaped areas will be addressed at the time of site development permit for those areas and uses.
12. All development within the PUD will comply with the most current City of Austin Green Building Standards at a minimum rating of one star.
13. Development within the water quality transition zone and the additional 50' setback area, as shown on the PUD Land Use Plan, will be restricted to those uses permitted by the LDC, as it exists, as of the date of submittal of this PUD.
14. At the time of site plan approval for any development within the PUD, in the event the applicable transit authority creates a bus route on any roadway adjacent to any parcel within the PUD, the owner seeking such site plan approval will cooperate with the transit authority to designate an area as a transit stop(s) upon request from the transit authority.
15. The lighting of parking areas within the PUD shall be hooded or shielded so that the light source is not directly visible from adjacent property classified as residential. Upward-directed lights are prohibited within these areas. All lighting must be fully shielded and full cut-off.
16. A Trail Network will be designed and constructed for subdivisions within the PUD, including conventional sidewalks and alternatives, such as hike and bike trails. Maintenance of the network will be the responsibility of an Owners Association. The network will be designed to promote pedestrian and bicycle accessibility within neighborhoods, to area parks, and other community facilities and natural areas. Where appropriate, box culverts may be utilized for pedestrian and bicycle crossings at a minimum of 10 feet in height. For trail locations, see Page 4. All trails will be completed along with adjacent site plans.
17. Development of the PUD is governed by the (i) zoning ordinance approving the PUD zoning base district for the property, (ii) this PUD Land Use Plan, and (iii) except as otherwise provided in the zoning ordinance and this PUD Land Use Plan to the contrary, the rules and regulations set forth in the LDC in effect upon approval of this PUD.
18. Building heights are limited to the building heights shown on the Site Development Criteria Table, unless otherwise permitted by variances.
19. Construction for utilities, access roads and amenities shall be permitted within the 100-year floodplain, open space, and dedicated parkland, subject to review and approval by appropriate governmental entities. Within these areas, construction of overhead utilities is not permitted.
20. The 100-year floodplain will be contained within drainage easements.
21. Drainage requirements shall be in accordance with the LDC/Drainage Criteria Manual at the time of approval of this PUD.
22. Owner shall dedicate approx. 171.20 acres as shown in parcel D-11 to the City to satisfy the parkland requirements of the PUD. Dedication is to occur at time of first final plat in any D Parcel, unless dedication is requested earlier by the City of Austin PARD.
23. Street frontage along and access to Parcel D-11 from within the PUD (to the west side of parkland) to be determined during subdivision.
24. Prior to certificate of occupancy of any lot, Owner shall record covenants, conditions and restrictions (CCR's). The CCR's will provide for an owner's association with the responsibility to maintain common areas, including the four community parks and private trail network.
25. Industrial uses within this PUD shall conform to performance standards established by Section 25-2-648 of the LDC.
26. Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to maintain electric easements. Austin Entery will perform all tree work in compliance with Chapter 25-8, Subchapter B of the LDC.
27. Owner shall provide Austin Energy with any easement and/or access reasonably required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric service to the buildings and will not be located so as to cause the site to be out of compliance with Chapter 25-8 of the LDC.
28. Owner shall be responsible for installation of temporary erosion control, re-vegetation and tree protection. In addition, the owner shall be responsible for any tree pruning and tree removal that is within ten feet of the centerline of the overhead electrical facilities designed to provide electric service to this project. Austin Energy work shall also be included within the limits of construction for this project.
29. Secure bicycle parking will be provided at the transit center as follows: (1/3 of spaces will be Class I, 1/3-Class II, and 1/3-Class III).
30. Public and private or secondary schools must be located on a street having a pavement width not less than 40 feet at all points until it connects to another street with a pavement width of at least 40 feet.
31. Approval of this PUD does not constitute approval of any deviation from the LDC in the preliminary plan, final plat, or site plan stage, unless such deviations have been specifically requested in writing and subsequently approved in writing by the City or set forth in the ordinance approving this PUD or in the PUD Land Use Plan. Such approval does not relieve the engineer of the obligation to modify the design of the project if it may adversely impact the public's safety, health and welfare.
32. If any parcel is revised from non-residential to residential, applicable setbacks for SH-130 the railroad, or the existing pipeline will apply to those residential areas. In addition, parkland requirement will be calculated to ensure compliance with increase requirements.
33. Parking requirements for LR portions in parcels A-2, B-4, B-11, C-12, and D-5 may not exceed the minimum required number of spaces as set forth in the LDC.
34. Sidewalks are required on both sides of all internal streets and on the PUD side of all boundary streets, except FM 973, where a future greenbelt trail may be utilized unless otherwise waived by the Director of City of Austin's Planning and Development Review Department and Inspection Department.
35. Parcel D-3 may obtain an administrative approval by the Director of the City of Austin's Planning and Development Review Department for building heights up to a maximum height of 100 feet. A Planning Commission variance and conditional use site plan with applicable criteria will be required for building heights exceeding 100 feet.
36. Any drainage or water quality controls designed to be built in D-11, or that have an effect on D-11, must have the review and approval of the City's Parks and Recreation Department, prior to any construction activity.
37. Each phase of development will have access to a constructed roadway.
38. Collector streets will be determined in accordance with the TCM standards during the preliminary platting of this area.
39. In Mixed Density Residential parcels, at the time of subdivision or site plan application, the owner shall submit a land plan for the entire parcel or parcels that include the land area in the application, identifying land areas that are 1) platted and developed with land uses 2) platted and undeveloped with proposed land uses and 3) unplatted and undeveloped with proposed land uses, as well as a table with the acreage and square footage of each of these categories.
40. The required minimum percentages of net site area of uses within the MDR parcels (as shown on the Permitted Use Tables, Exhibit D) will be determined by using the "estimated net site areas" on the Site Development Criteria Table, Exhibit C, until such time as actual net site area is available for the entire parcel or parcels.

STREET DESIGN TABLE

STREET DESIGN TABLE							
Street Name	Limits		Class	R.O.W. Width (ft)	Pavement Width (ft)	Sidewalk #'	Sidewalk Width (ft)*
	From	To					
S.H. 130	U.S. 290	A&SW RR	Toil PKY 6	.630	2 @ 56'	N	N/A
S.H. 130	A&SW RR	Braker Lane	Toil FWY 6	530	2 @ 56' w/ 48' frontage	Y	6'
Parmer Lane	U.S. 290	Old Hwy 20	MAD6	140	2 @ 44'	Y	6' / 8'
Parmer Lane	Old Hwy 20	S.H. 130	MAD4	114	2 @ 27'	Y	6' / 8'
Parmer Lane	S.H. 130	U.S. 290	MAD4	114	2 @ 27'	Y	6' / 8'
Blue Bluff Road	Parmer Lane	Old Hwy 20	Commercial Collector	70	45'	Y	6' / 8'
Lindell Lane	FM 3177 (Decker Lake Road)	Parmer Lane	MAD4 +BL	114	2 @ 27'	Y	6' / 8'
Braker Lane (Existing Bloor Road)	Parmer Lane	S.H. 130	MAD4 +BL	114	2 @ 27'	Y	6' / 8'
U.S. Hwy. 290	F.M. 3177	F.M. 973	FWY 6	300	2 @ 48'	Y	6'
F.M. 973	U.S. 290 (E)	F.M. 969	MAD 4	114	2 @ 27'	N	
Wildhorse Connector	Parmer Lane	F.M. 973	MAD4 +BL	114	2 @ 27'	Y	6' / 8'

* - Wider sidewalks or stabilized decomposed granite pathways will be provided on one side of the road as part of the Pedestrian Hike and Bike Lane.

LAND USE SUMMARY

TITAN LAND USE SUMMARY			
Uses	Acreage		% of Project
Mixed Density Residential	760.2	707.0	52.9 48.9%
Commercial	43.5		3.0
Commercial/MU	5.7	48.2	0.4 3.3%
Hotel/Commercial	14.4		1.0
Garden Office	21.5		1.5
School	26.4		1.8
Transit Station	5.1		0.4
Commercial/EMS Station	9.4		0.6
Major ROW	126.1	127.1	8.7 8.8%
Community Parks/Amenity Centers	52.4	46.9	3.6 3.2%
Green Belt/Recreation/Easements	391.2	396.4	27.1 27.4%
TOTAL	1445.8		100

WILDHORSE ADDITION LAND USE SUMMARY		
Uses	Acreage	% of Project
Commercial High-Rise IP	114.5	97.9
Major ROW	1.4	1.2
TOTAL	115.9	99

THREE STAR LAND USE SUMMARY		
Uses	Acreage	% of Project
Mixed Use Center	4.8	7.1
Mixed Density Residential	17.4	26.5
Corporate Campus	34.7	51.4
Community Park	10.1	15.0
Major ROW	0.0	0.0
TOTAL	67.5	100

TOTAL ACREAGE SUMMARY		
Uses	Acreage	% of Project
Titon	1,445.80	76.1
WildHorse Addition	115.90	6.1
Three Star	67.51	3.6
SUB-TOTAL	1,629.21	
ROW (SH 130)	267.15	14.1
ROW (BLUE BLUFF RD)	4.93	0.3
Three Star Field Survey Correction	0.30	
TOTAL	1,901.59	100

VICINITY MAP - Not to Scale



Approval Stamp

PUD APPROVAL

Case Number: C814-00-2063

Approved by Planning Commission/Zoning and Platting Commission on Nov. 27 (date), 2001 (year).

Approved by Council on Feb. 14 (date), 2002 (year), under Sections 401, 402, 421, 422, 423, 144, 392, 411, and of Chapter 25-2 of the City Code.

Final Ordinance Reading: Feb. 14, 2002 ORD #020214-28

Rev. 12/14/2001 C814-00-2063.01 EXPIRED

Rev. 12/14/2001 C814-00-2063.02 EXPIRED

Rev. 12/14/2001 C814-00-2063.03 EXPIRED

Rev. 12/14/2001 C814-00-2063.04 EXPIRED

Rev. 12/14/2001 C814-00-2063.05 EXPIRED

Rev. 12/14/2001 C814-00-2063.06 EXPIRED

Rev. 12/14/2001 C814-00-2063.07 EXPIRED

Rev. 12/14/2001 C814-00-2063.08 EXPIRED

Rev. 12/14/2001 C814-00-2063.09 EXPIRED

Rev. 12/14/2001 C814-00-2063.10 EXPIRED

Rev. 12/14/2001 C814-00-2063.11 EXPIRED

Rev. 12/14/2001 C814-00-2063.12 EXPIRED

Rev. 12/14/2001 C814-00-2063.13 EXPIRED

Rev. 12/14/2001 C814-00-2063.14 EXPIRED

Rev. 12/14/2001 C814-00-2063.15 EXPIRED

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Rev. 12/14/2001 C814-00-2063.17 EXPIRED

Rev. 12/14/2001 C814-00-2063.18 EXPIRED

Rev. 12/14/2001 C814-00-2063.19 EXPIRED

Rev. 12/14/2001 C814-00-2063.20 EXPIRED

Rev. 12/14/2001 C814-00-2063.21 EXPIRED

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Rev. 12/14/2001 C814-00-2063.96 EXPIRED

Rev. 12/14/2001 C814-00-2063.97 EXPIRED

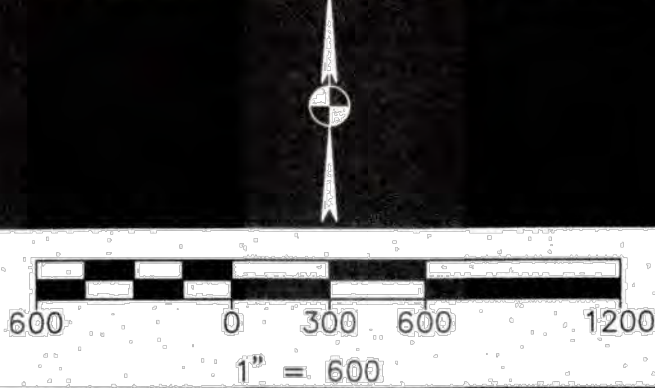
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Rev. 12/14/2001 C814-00-2063.100 EXPIRED

WildHorse Ranch
Austin, Texas

PLANNED UNIT DEVELOPMENT



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PERMITTED USE TABLES - EXHIBIT D

Mixed Density Residential (MDR) District is a single designation for low, moderate and high density residential uses. The purpose of the designation is to encourage a variety and distribution of residential types to be specifically determined during the subdivision process. The district allows flexibility in the layout and design of residential units and lot with criteria similar to the City's SF-2 through SF-4A for MDR Low, SF2 through SF-6 for MDR Moderate, and MF-1 through MF-5 for MDR High. The site development regulations for the most restrictive zoning district that allows the use as a permitted use shall apply to the site, unless otherwise provided for in the PUD.

RESIDENTIAL			
Base District	Parcel	Permitted Uses	Excluded Uses
MDR (L)	A-4, B-5, B-8, B-9, B-10, C-2, C-9, D-1, E-2, E-5	Parks and recreation services (general), small lot single family, single family residential, bed and breakfast (group I), group home, family home	N/A
MDR (L)/ LR	A-2, B-4, B-11, D-5	Residential: Parks and recreation services (general), small lot single family, single family residential, bed and breakfast (group I), religious assembly, group home, family home	Residential: N/A
MDR (L)/ LR	A-2, B-4, B-11, D-5	Non-Residential: All LR uses (not to exceed 10% or be less than 5% of the NSA for each parcel) are permitted, except as indicated under Excluded Uses. corner store, mixed use building	Non-Residential: Service stations, off-site accessory parking, drive-in services (as accessory uses)
MDR (M)	C-8	Parks and recreation services (general), urban home, condo, duplex, townhouse, two family, SF-attached residential, retirement housing (small site), bed and breakfast (Group I & II), cottage, secondary apartment, single family small lot, single family residential (maximum lot size 8400 sq. ft.). A minimum of 20% of the net site area for MDR(M) must be reserved for uses other than detached SF residential, group home, family home	N/A
MDR (M)/ LR	D-9	Residential: Parks and recreation services (general), urban home, condo, duplex, townhouse, two family, SF-attached residential, retirement housing (small site), bed and breakfast (Group I & II), cottage, secondary apartment, single family small lot, single family residential (maximum lot size 8400 sq. ft.). A minimum of 20% of the net site area for MDR(M) must be reserved for uses other than detached SF residential, religious assembly, group home, family home	Residential: N/A
MDR (M)/ LR		Non-Residential: All LR uses (not to exceed 10% or be less than 5% of the NSA for each parcel) are permitted, except as indicated under Excluded Uses. Corner store, mixed use building	Non-Residential: Service stations, off-site accessory parking, drive-in services (as accessory uses)
MDR (H)	C-3, B-7, B-12, E-7	Parks and recreation services (general), multi-family residential, townhouse residential, condominium residential, religious assembly, group home, family home	N/A
MDR (H)/ LR	C-5, C-7, D-10	Residential: Parks and recreation services (general), multi-family residential, townhouse residential, condominium residential, religious assembly, group home, family home	Residential: N/A
MDR (H)/ LR	C-5, C-7	Non-Residential: Corner store, mixed use building, All LR uses (not to exceed 10% or be less than 5% of each parcel are permitted, except as indicated under Excluded Uses.	Non-Residential: Service stations, off-site accessory parking, drive-in services (as accessory uses)
MDR (H,M,L)	B-3, C-10	Religious assembly, private and public primary and secondary facilities, university or college facility, group home, family home	N/A

The entirety of the WildHorse "PUD" General Land Use Plan has been divided into Parcels, which are identified with a letter and a number, for example Parcel A-5, or Parcel D-3. Most of the Parcels are further identified on the General Land Use Map using a familiar City of Austin zoning designation such as GR and CS. In each case, the permitted uses in the base zoning district as set out in Chapter 25-2 of the Austin City Code, as it existed on the date of this document, are intended to be the permitted uses for that Parcel within the WildHorse PUD General Land Use Plan, with certain additions or exclusion as detailed below:

NON - RESIDENTIAL			
Base District	Parcel	Additional Permitted Uses	Additional Excluded Uses
GR	B-1, B-2, C-13, D-6, D-8, E-4	Plant Nursery, Transportation Terminal, Postal Facilities, Liquor Sales, Veterinary Services, Parks and Recreation services	Pawn shop services, telecommunications tower, adult oriented business, auto sales, repairs and washing.
GR-MU	C-4, E-1, D-4, D-6	Postal Facilities, condo residential, plant nursery, mixed use building, cottage, secondary apartments, cornerstore	Auto-oriented uses (washing repair services, sales, rental), off-site accessory parking, service station, adult oriented business, more than 1 drive-through accessory use (to be located in parcel D-8) is prohibited
IP	E-3 (1)	electronic prototype assembly	None
GO/LR	D-12	Parks and Recreation services (general), All LR uses are excluded (not to exceed 20%) or be less than 10% of NSA for each parcel), are excluded, except for day care services (commercial, general, limited), restaurant (general, limited, drive-in, fast food), food sales (all types)	
IP		Mixed Density Residential (L, M or H)/Limited Retail	None
CR	A-3, B-6, E-8	Park & recreational services (general)	None
CR		parks and recreation services (general), MDR (L)(M) or (H) when outside of the 100-year floodplain	None
CR	A-5, B-13, C-14, E-6	Park & recreational services (general)	
P	D-11	None	Any non-parks and recreation uses.
**GR with CS-1 footprint	D-7	None	Vehicle storage, scrap and salvage and resource extraction, kennels, Agriculture Sales, adult oriented business, auto-oriented uses (washing repair services, sales, rental), off site accessory parking
***CH/IP	A-1	None	None
CH	C-1	None	Campground, commercial blood center, residential treatment, pawn shop services, vehicle storage, guidance services, drop-off recycling collection, transitional housing facility
CS (2)	E-4	Transportation Terminal	Vehicle storage, kennels, agricultural sales, auto oriented uses (washing repair services, sales, rental), and adult oriented business

Note: (1) Parcels D-9 and D-10 may be converted to IP, Corporate Campus, with an administrative approval pending review by the Director of Neighborhood Planning and Zoning as long as there is no increase in impervious cover, traffic or any other adverse effect to public Health and Safety as identified by the City of Austin.

** See general notes under Site Development Criteria Table.

Code Regulation	Proposed Modification
Chapter 25-8 - Environment	
Division 3 - Construction on Slopes	
25-8-301 - Construction of a roadway or driveway (A) A person may not construct a roadway or driveway on a slope with gradient of more than 15 percent unless the construction is necessary to provide primary access to: (1) at least two contiguous acres with a gradient of 15 percent or less; or (2) buildings sites for at least five residential units.	Eliminate these sections on the "Pod A" tract of land.
25-8-302 - Construction of a building or parking area (A) A person may not construct: (1) a building or parking structure on a slope with gradient of more than 25 percent; or (2) except for a parking structure, a parking area on a slope with a gradient of more than 15 percent. (B) a person may construct a building or parking structure on a slope with a gradient of more than 15 percent and not more than 25 percent if the requirements of this subsection are met. (1) Impervious cover on slopes with a gradient of more than 15 percent may not exceed 10 percent of the total area of the slopes. (2) The Terracing techniques in the Environmental Criteria Manual are required for construction that is uphill or downhill of a slope with a gradient of more than 15 percent. (3) Hillside vegetation may not be disturbed except as necessary for construction, and disturbed areas must be restored with native and adapted vegetation as prescribed in the Environmental Criteria Manual	Eliminate these sections on the "Pod A" tract of land. If hillside vegetation is disturbed, the disturbed areas must be restored with native and adapted vegetation as prescribed in the Environmental Criteria Manual.
Division 5 - Cut, Fill, and Spoil 25-8-341 - Cut requirements 25-8-342 - Fill requirements	Sections 25-8-341 (Cut Requirements) and 25-8-342 (Fill Requirements) are modified so that cut requirements and fill requirements shall not apply to development within the WildHorse PUD Parcels A-2 and A-4 (Pod 'A' Tract), except for the limitations shown in the chart provided below. Earthwork quantities may be transferred from higher to lower depth categories at the time of site plan.

MODIFICATIONS SHOWN IN THESE TABLES CORRESPONDING TO PUD AMENDMENT #10 ARE ONLY APPLICABLE TO PARCELS A-2 AND A-4 (ALSO REFERRED TO AS POD 'A' TRACT)

Table B-1 OVERALL CUT TABLE				
CUT Range (ft)	Area (Ac.)	% of Disturbed Area	% of Development Area	
-35,000 -24,000	1.64	2.19	1.82	
-24,000 -20,000	1.34	1.79	1.49	
-20,000 -12,000	4.13	5.50	4.58	
-12,000 -4,000	5.81	7.75	6.45	
-4,000 -0.000	12.71	16.94	14.11	
0.000 -4,000	15.53	20.71	17.25	
4,000 -8,000	1.66	2.22	1.84	
TOTAL DISTURBED AREA				74.98 Ac.
TOTAL DEVELOPMENT AREA				90.04 Ac.

SITE DEVELOPMENT CRITERIA TABLE - EXHIBIT C

Site Development Criteria Table (Titan)																		
Parcel	Land Use		Estimated Gross Acres	Estimated Net Site Area	Minimum Building Setback				Min. Lot Size (SF)	Max. Bldg Height	Allow Imp. Cover	Req. Open Space	Min. Lot Width	F.A.R.	Approximate D.U.'s/Acre Assumed in T.I.A. (U./ac.)	Projected Total Units as per T.I.A.		
Residential					Front	Side	Rear	Interior										
A-2	Mixed Density Res.	MDR(L)/LR @ 95%	104.267.6	99.7 60.8	*	*	*	*	*	35'	60%		40'		4.7	440		
A-4	Mixed Density Res.	MDR(L)	4.7 0	2.8 0	*	*	*	*	*	35'	60%		30'		4.7	13		
B-4	Mixed Density Res.	MDR(L)/LR @ 95%	30.8	28.6	*	*	*	*	*	35'	60%		40'		4.7	134		
B-5	Mixed Density Res.	MDR(L)	16.8	14.5	*	*	*	*	*	35'	60%		40'		4.7	68		
B-7	Mixed Density Res.	MDR(H)	30.9	24.7	*	*	*	*	*	60'	70%		40'		24.0	593		
B-8	Mixed Density Res.	MDR(L)	28.7	24.4	*	*	*	*	*	35'	50%		40'		4.7	115		
B-9	Mixed Density Res.	MDR(L)	46.9	35.9	*	*	*	*	*	35'	50%		40'		4.7	169		
B-10	Mixed Density Res.	MDR(L)	67.8	62.6	*	*	*	*	*	35'	50%		40'		4.7	294		
B-11	Mixed Density Res.	MDR(L)/LR @ 95%	69.4	55.7	*	*	*	*	*	35'	50%		40'		4.7	262		
C-2	Mixed Density Res.	MDR(H)	12.2	10.5	*	*	*	*	*	60'	70%		40'		24.0	252		
C-5	Mixed Density Res.	MDR(L)	36.6	35.6	*	*	*	*	*	35'	60%		30'		5.2	186		
C-5	Mixed Density Res.	MDR(H)/LR @ 95%	16.2	15.6	*	*	*	*	*	60'	70%		40'		24.0	375		
C-7	Mixed Density Res.	MDR(H)/LR @ 95%	11.8	11.2	*	*	*	*	*	60'	70%		40'		24.0	269		
C-8	Mixed Density Res.	MDR(M)	18.4	18.4	*	*	*	*	*	35'	60%		30'		12.0	221		
C-9	Mixed Density Res.	MDR(L)	36.1	35.3	*	*	*	*	*	35'	60%		40'		5.2	184		
D-1	Mixed Density Res.	MDR(L)	5.1	4.1	*	*	*	*	*	35'	60%		40'		4.7	19		
D-2	Mixed Density Res.	MDR(L)	5.1	4.9	*	*	*	*	*	35'	50%		40'		4.7	23		
D-3	Mixed Density Res.	MDR(L)	25.4	22.8	*	*	*	*	*	35'	50%		40'		4.7	107		
D-5	Mixed Density Res.	MDR(L)/LR @ 95%	16.7	16.4	*	*	*	*	*	35'	50%		40'		4.7	77		
D-6	Mixed Use Center	GR-MU	2.3	2.2	*	*	*	*	*	*	*				21.4	47		
D-9	Mixed Density Res.	MDR(M)/LR	50.4	45.0	*	*	*	*	*	60'	70%		40'		12.0	154		
D-10	Mixed Density Res.	MDR(H)/LR	41.8	40.9	*	*	*	*	*	60'	70%		40'		24.0	519		
E-5	Mixed Density Res.	MDR(L)	16.4	9.8	*	*	*	*	*	35'	60%		40'		4.7	46		
E-7	Mixed Density Res.	MDR(H)	44.8	43.4	*	*	*	*	*	60'	70%		40'		24.0	1041		
TOTAL RESIDENTIAL			739.5	698.2												Original Approved Units (4,935)	Proposed Units: 5,608	
A-4	Commercial Services/MU	CS-MU	42.5	41.4	← match Commercial Highway →				20,000	match Commercial Highway			3:1					
Non-Residential																		
A-2	Mixed Density Res.	MDR(L)/LR @ 5%	-5.5 -3.6	-4.9 -3.2	10'	5'	*	*	*	20,000	40'	80%	20%	*	*	80,293		
A-3	Amenity Center	CR	-3.6 0	-3.1	25'	10'	*	*	*	*	*	80%	20%	100'	*	8,090		
A-5	Community Park	CR	-6.7 -4.8	-6.3 -4.5	*	*	*	*	*	*	*	*	*	*	*			
B-1	Commercial	GR	10.0	10.0	*	*	*	*	*	5,750	60'	80%	20%	*	*	82,863		
B-2	Commercial	GR	15.9	15.6	*	*	*	*	*	5,750	60'	80%	20%	*	*	128,954		
B-3	Elementary School		13.7	13.1	*	*	*	*	*	*	*	*	*	*	*			
B-4	Mixed Density Res.	MDR(L)/LR @ 5%	1.6 1.5	10' 5'	*	*	*	*	*	35'	80%	20%	*	*	*	24,579		
B-6	Amenity Center	CR	7.7 6.6	25' 10'	*	*	*	*	*	20,000	40'	80%	20%	100'	*	17,223		
B-11	Mixed Density Res.	MDR(L)/LR @ 5%	3.6 2.9	10' 5'	*	*	*	*	*	35'	80%	20%	*	*	*	47,520		
B-13	Community Park	CR	22.7	1.1	*	*	*	*	*	*	*	*	*	*	*			
C-5	Mixed Density Res.	MDR(H)/LR @ 5%	0.8 0.8	*	*	*	*	*	*	40'	80%	20%	*	*	*	13,109		
C-6	Transit Plaza	CS	5.1 5.0	*	*	*	*	*	*	*	*	*	*	*	*	64,033		
C-7	Mixed Density Res.	MDR(H)/LR @ 5%	0.6 0.6	*	*	*	*	*	*	40'	80%	20%	*	*	*	9,831		
C-10	Elementary School		12.7 12.6	*	*	*	*	*	*	*	*	*	*	*	*			
C-13	Commercial	GR	5.4 5.3	*	*	*	*	*	*	5,750	60'	80%	20%	*	*	47,118		
C-14	Community Park	CR	6.5 4.1	*	*	*	*	*	*	*	*	*	*	*	*			
D-5	Mixed Density Res.	MDR(L)/LR @ 5%	0.9 0.9	10' 5'	*	*	*	*	*	35'	80%	20%	*	*	*	14,748		
D-6	Commercial/MU	GR-MU	3.4 3.3	*	*	*	*	*	*	5,750	60'	80%	20%	*	*	62,660		
D-7	**Hotel/Commercial	W/CS-1	14.4 14.1	*	*	*	*	*	*	5,750	60'	80%	20%	*	*	370,580		
D-8	Commercial	GR	12.2 12.0	*	*	*	*	*	*	5,750	60'	80%	20%	*	*	99,195		
D-11	Greenbelt Park/Open Space	P	372.5 44.0	*	*	*	*	*	*	*	*	*	*	*	*			
D-12	Garden Office	GO	21.5 19.3	*	*	*	*	*	*	5,750	60'	80%	20%	50'	*	471,744		
E-4	Commercial / EMS	GR	9.3 8.9	25' 15' 5'	5'	5,750	40'	85%								52,347		
E-8	Amenity Center	CR	5.2 3.2	25' 10'	*	*	*	*	*	20,000	40'	80%	20%	100'	*	8,350		
	Major ROW Easement	ROW ESMT	-126.1 -18.7	127.1 23.8														
TOTAL NON-RESIDENTIAL			-706.3	-747.6														1,643,037
TOTAL UPLANDS (Acres)			1116.8															
TOTAL W.Q.T.Z. (Acres)			140.7	W.Q.T.Z. and C.W.Q.Z. Reduced as a result of SH130														
TOTAL C.W.Q.Z. (Acres)			188.3															
TOTAL			1445.8															

Site Development Criteria Table (WildHorse Addition)																
Parcel	Land Use		Estimated Gross Acres	Estimated Net Site Area	Minimum Building Setback				Min. Lot Size (SF)	Max. Bldg Height	Allow Imp. Cover	Req. Open Space	Min. Lot Width	F.A.R.	Approximate D.U.'s/Acre Assumed in T.I.A. (U./ac.)	Projected Total Units as per T.I.A.
	Non-Residential				Front	Side	Rear	Interior								
A-1	***Commercial Highway	IP	13.1	12.2	*	*	*	*	20,000	*	*	*	*	*	-	234,373 SF
C-1	Commercial Highway	IP	101.4	92.9	*	*	*	*	20,000	*	*	*	*	*	-	1,817,280 SF
	Farmer ROW	ROW	1.4													
	TOTAL NON-RESIDENTIAL		115.9													2,051,653 SF

Site Development Criteria Table (Three Star)																
Parcel	Land Use		Estimated Gross Acres	Estimated Net Site Area	Minimum Building Setback				Min. Lot Size (SF)	Max. Bldg Height	Allow Imp. Cover	Req. Open Space	Min. Lot Width	F.A.R.	Approximate D.U.'s/Acre Assumed in T.I.A. (U./ac.)	Projected Total Units as per T.I.A.
Residential					Front	Side	Rear	Interior								
C-3	Mixed Density Res	MDR (H)	0.9	0.8	*	*	*	*	*	60'	70%		50'		27.5	22
C-4	Mixed Use	GR-MU @ 40%	0.1	0.1	*	*	*	*	*				*		12.0	7
D-4	Mixed Use	GR-MU @ 40%	0.5	0.5	*	*	*	*	*				*		12.0	6
E-1	Mixed Use	GR-MU @ 40%	1.3	1.3	*	*	*	*	*				*		12.0	16
E-2	****Mixed Density Res	MDR (M)	17.0	15.9	*	*	*	*	*	35'	60%		50'		12.0	186
TOTAL RESIDENTIAL			19.8												Original Approved Units (231)	Proposed Units: 231
Non-Residential																
C-4	Mixed Use	GR-MU @ 60%	0.2	0.2	*	*	*	*	*	40'	*	20%	40'	*	-	1,699 SF
C-4	Mixed Use	GR-MU @ 60%	0.7	0.7	*	*	*	*	*	40'	*	20%	40'	*	-	8,037 SF
E-1	Mixed Use	GR-MU @ 60%	2.0	2.0	*	*	*	*	*	40'	*	20%		*	-	21,628 SF
C-3	Corporate Campus	IP	34.7	27.6	*	*	*	*	*				*	*	-	157,799 SF
C-6	****Community Park	CR	10.1	0.9	*	*	*	*	*		*			*	-	
	Major ROW	ROW	0.0								*				-	
TOTAL NON-RESIDENTIAL			47.7													189,163 SF
TOTAL			67.5													



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