

## ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING ORDINANCE NO. 20201001-042 TO MODIFY THE LAND USE PLAN FOR A PORTION OF THE PROPERTY COMMONLY KNOWN AS THE CIRCUIT OF THE AMERICAS PLANNED UNIT DEVELOPMENT LOCATED AT 9201 CIRCUIT OF THE AMERICAS BOULEVARD AND MCANGUS ROAD, REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, TO CHANGE CONDITIONS OF ZONING.

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

**PART 1.** Circuit of the Americas Planned Unit Development (the “COTA PUD”) is comprised of approximately 1,153 acres of land generally located east of State Highway 130 and north of FM 812 Road and more particularly described in the land use plan incorporated into Ordinance 20201001-042.

**PART 2.** COTA PUD was approved October 1, 2020, under Ordinance No. 20201001-042 (the “Original Ordinance”). This ordinance affects a portion of the property identified in the Original Ordinance as described in Part 3 below.

**PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on the property generally known as the COTA PUD described in Zoning Case No. C814-2018-0122.01, on file at the Planning Department, as follows:

22.216 acre tract of land, situated in the William Lewis Sr. Survey No. 2, Abstract No. 479, Travis County, Texas, said tract of land being a portion of a called 188.5874 acre tract of land described in a deed recorded in Document No. 2011010837, Official Public Records of Travis County, Texas, and being a portion of a called 123.720 acre tract of land described in a deed recorded in Document No. 2011010836, Official Public Records of Travis County, Texas, said 22.216 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 9201 Circuit of the Americas Boulevard and McAngus Road in the City of Austin, Travis County, Texas, generally identified on the map attached as **Exhibit “B”**.

1 **PART 4.** This ordinance and the attached exhibits, **Exhibits “A”, “B”, “C”, “D”, and**  
2 **“E”**, amend the Original Ordinance for the Property. Development of and uses within  
3 the Property shall conform to the limitations and conditions set forth in this ordinance.  
4 If this ordinance and the attached exhibits conflict, this ordinance controls. Except as  
5 otherwise provided by this ordinance, all other rules, regulations, and ordinances of the  
6 City apply to the Property.

7  
8 **PART 5.** The attached exhibits are incorporated into this ordinance in their entirety as  
9 though set forth fully in the text of this ordinance. The exhibits are as follows:

10  
11 Exhibit A: Description of the Property

12 Exhibit B: Zoning Map

13 Exhibit C: Amended Land Use Plan

14 Exhibit D: Site Layout Plan

15 Exhibit E: Site Development Regulations, Tables, and Notes

16  
17 **PART 6.** Part 6 of the Original Ordinance is amended in this Part 6 and as shown in the  
18 Exhibits C, D, and E, as follows:

19  
20 G. An amusement ride use appropriate for an amusement park and consisting of  
21 either an elevated ride track or structure, swing cables, or passenger ride  
22 vehicles that are not fully enclosed, and related structures, not exceeding a  
23 maximum height of 260 feet, is permitted as an Outdoor Entertainment use  
24 on PUD Area 5 and Area 6, as shown on **Exhibit “C” – Amended Land**  
25 **Use Plan.**

26  
27 **PART 7.**

28  
29 Except as otherwise provided for in this ordinance, the terms and conditions of Ordinance  
30 No. 20201001-042, as amended, remain in effect. If this ordinance and the Original  
31 Ordinance, as amended, conflict, this ordinance controls.

**PART 8.** 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

22.216 ACRES  
WILLIAM LEWIS SR. SURVEY NUMBER 2, ABSTRACT NUMBER 479  
TRAVIS COUNTY, TEXAS

## METES AND BOUNDS

**ALL OF THAT 22.216 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM LEWIS SR. SURVEY NUMBER 2, ABSTRACT NUMBER 479, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 188.5874 ACRE TRACT OF LAND (TRACT 9) CONVEYED TO CIRCUIT OF THE AMERICAS, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2011010837, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A CALLED 123.720 ACRE TRACT OF LAND (TRACT 3) CONVEYED TO CIRCUIT OF THE AMERICAS, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2011010836, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 22.216 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING**, at a 1/2 inch iron rod found at the southwest corner of said 188.5874 acre tract of land, being at the southeast corner of a called 29.48 acre tract of land conveyed to Starship Pasadena, LP by deed recorded in Document Number 2019074069, Official Public Records, Travis County, Texas, same being on the north right-of-way line of FM 812 (100' R.O.W.), for the **POINT OF COMMENCEMENT** of the herein described tract,

**THENCE**, N78°09'51"E, over and across said 188.5874 acre tract of land, a distance of 1014.90 feet to a calculated point at the beginning of a curve to the right, for the southwest corner and the **POINT OF BEGINNING** of the herein described tract of land,

**THENCE** over and across said 188.5874 acre tract of land, and said 123.720 acre tract of land, the following seventy-nine (79) courses and distances, numbered 1 through 79,

- 1) Along said curve to the right, having a radius of 49.36 feet, an arc length of 21.52 feet, and a chord that bears N18°18'26"E, a distance of 21.35 feet to a calculated point for corner, being at the beginning of a curve to the right,
- 2) Along said curve to the right, having a radius of 49.46 feet, an arc length of 15.74 feet, and a chord that bears N39°55'33"E, a distance of 15.68 feet to a calculated point for corner, being at the beginning of a curve to the right,
- 3) Along said curve to the right, having a radius of 1110.08 feet, an arc length of 152.34 feet, and a chord that bears N52°57'10"E, a distance of 152.22 feet to a calculated point for corner, being at the beginning of a curve to the left,
- 4) Along said curve to the left, having a radius of 1038.00 feet, an arc length of 188.78 feet, and a chord that bears N48°26'38"E, a distance of 188.52 feet to a calculated point for corner, being at the beginning of a curve to the left,
- 5) Along said curve to the left, having a radius of 1042.79 feet, an arc length of 57.19 feet, and a chord that bears N41°39'09"E, a distance of 57.18 feet to a calculated point for corner,
- 6) N40°04'37"E, a distance of 1199.09 feet to a calculated point for corner, being at the beginning of a curve to the right,
- 7) Along said curve to the right, having a radius of 1962.00 feet, an arc length of 569.49 feet, and a chord that bears N48°23'33"E, a distance of 567.49 feet to a calculated point for corner,
- 8) N30°57'53"W, a distance of 76.06 feet to a calculated point for corner, being at the beginning of a curve to the left,
- 9) Along said curve to the left, having a radius of 2208.08 feet, an arc length of 310.06 feet, and a chord that bears S52°29'17"W, a distance of 309.81 feet to a calculated point for corner,
- 10) N48°58'34"W, a distance of 135.56 feet to a calculated point for corner,
- 11) N44°50'27"E, a distance of 37.69 feet to a calculated point for corner,
- 12) N39°02'38"E, a distance of 29.70 feet to a calculated point for corner,
- 13) N42°12'27"E, a distance of 49.56 feet to a calculated point for corner,
- 14) N16°11'43"E, a distance of 23.77 feet to a calculated point for corner,

- 15) N40°04'17"E, a distance of 27.91 feet to a calculated point for corner,
- 16) N81°07'45"E, a distance of 7.01 feet to a calculated point for corner,
- 17) N17°56'50"E, a distance of 47.34 feet to a calculated point for corner,
- 18) N31°29'04"E, a distance of 22.72 feet to a calculated point for corner,
- 19) N00°37'09"E, a distance of 108.12 feet to a calculated point for corner,
- 20) N07°24'55"E, a distance of 21.22 feet to a calculated point for corner,
- 21) N28°50'31"E, a distance of 11.08 feet to a calculated point for corner,
- 22) N10°52'05"E, a distance of 23.49 feet to a calculated point for corner, from which a 1/2 inch iron rod found at the northeast corner of said 29.48 acre tract of land, being at an interior corner of said 123.720 acre tract of land, bears S70°50'26"W, a distance of 1520.11 feet,
- 23) N84°45'16"E, a distance of 127.71 feet to a calculated point for corner,
- 24) N24°58'09"E, a distance of 26.24 feet to a calculated point for corner,
- 25) N35°30'11"E, a distance of 58.94 feet to a calculated point for corner,
- 26) N77°52'22"E, a distance of 19.99 feet to a calculated point for corner,
- 27) N88°38'14"E, a distance of 20.20 feet to a calculated point for corner,
- 28) S82°40'15"E, a distance of 39.50 feet to a calculated point for corner,
- 29) N84°30'09"E, a distance of 110.99 feet to a calculated point for corner,
- 30) S08°04'08"E, a distance of 81.28 feet to a calculated point for corner, being at the beginning of a curve to the left,
- 31) Along said curve to the left, having a radius of 67.50 feet, an arc length of 57.21 feet, and a chord that bears S32°20'53"E, a distance of 55.51 feet to a calculated point for corner,
- 32) S56°37'37"E, a distance of 15.51 feet to a calculated point for corner, being at the beginning of a curve to the left,
- 33) Along said curve to the left, having a radius of 72.82 feet, an arc length of 32.36 feet, and a chord that bears S70°22'50"E, a distance of 32.10 feet to a calculated point for corner,
- 34) S24°19'26"E, a distance of 55.69 feet to a calculated point for corner,
- 35) S64°40'41"W, a distance of 73.67 feet to a calculated point for corner,
- 36) N28°51'24"W, a distance of 6.98 feet to a calculated point for corner,
- 37) S62°52'03"W, a distance of 50.84 feet to a calculated point for corner,
- 38) S60°35'24"W, a distance of 106.44 feet to a calculated point for corner,
- 39) S30°29'30"E, a distance of 99.10 feet to a calculated point for corner,
- 40) S30°34'34"E, a distance of 12.64 feet to a calculated point for corner, being at the beginning of a curve to the left,
- 41) Along said curve to the left, having a radius of 3.00 feet, an arc length of 4.71 feet, and a chord that bears S75°34'34"E, a distance of 4.24 feet to a calculated point for corner,
- 42) N59°25'26"E, a distance of 5.45 feet to a calculated point for corner,
- 43) S30°34'34"E, a distance of 38.04 feet to a calculated point for corner,
- 44) S59°25'26"W, a distance of 12.19 feet to a calculated point for corner,
- 45) S30°34'34"E, a distance of 12.00 feet to a calculated point for corner,
- 46) N59°25'26"E, a distance of 12.00 feet to a calculated point for corner,
- 47) S30°35'26"E, a distance of 14.00 feet to a calculated point for corner,
- 48) S27°07'07"E, a distance of 130.51 feet to a calculated point for corner, being at the beginning of a curve to the right,
- 49) Along said curve to the right, having a radius of 191.86 feet, an arc length of 161.77 feet, and a chord that bears S04°43'26"E, a distance of 157.02 feet to a calculated point for corner, being at the beginning of a curve to the right,
- 50) Along said curve to the right, having a radius of 285.57 feet, an arc length of 55.24 feet, and a chord that bears S22°05'14"W, a distance of 55.16 feet to a calculated point for corner, being at the beginning of a curve to the left,

- 51) Along said curve to the left, having a radius of 167.22 feet, an arc length of 123.34 feet, and a chord that bears S07°39'36"W, a distance of 120.56 feet to a calculated point for corner, being at the beginning of a curve to the left,
- 52) Along said curve to the left, having a radius of 142.29 feet, an arc length of 97.46 feet, and a chord that bears S33°22'12"E, a distance of 95.56 feet to a calculated point for corner, being at the beginning of a curve to the left,
- 53) Along said curve to the left, having a radius of 173.04 feet, an arc length of 136.52 feet, and a chord that bears S78°19'05"E, a distance of 133.01 feet to a calculated point for corner,
- 54) S53°33'15"W, a distance of 245.54 feet to a calculated point for corner, being at the beginning of a curve to the left,
- 55) Along said curve to the left, having a radius of 4435.00 feet, an arc length of 259.40 feet, and a chord that bears N44°08'46"W, a distance of 259.36 feet to a calculated point for corner, being at the beginning of a curve to the right,
- 56) S56°50'36"W, a distance of 20.87 feet to a calculated point for corner, being at the beginning of a curve to the left,
- 57) Along said curve to the left, having a radius of 2089.93 feet, an arc length of 381.95 feet, and a chord that bears S51°19'47"W, a distance of 381.42 feet to a calculated point for corner,
- 58) S46°05'33"W, a distance of 261.89 feet to a calculated point for corner, being at the beginning of a curve to the right,
- 59) Along said curve to the right, having a radius of 269.19 feet, an arc length of 87.20 feet, and a chord that bears S55°22'19"W, a distance of 86.81 feet to a calculated point for corner,
- 60) S64°39'05"W, a distance of 361.24 feet to a calculated point for corner, being at the beginning of a curve to the right,
- 61) Along said curve to the right, having a radius of 36.74 feet, an arc length of 14.51 feet, and a chord that bears S75°57'41"W, a distance of 14.41 feet to a calculated point for corner,
- 62) S87°16'17"W, a distance of 26.25 feet to a calculated point for corner, being at the beginning of a curve to the left,
- 63) Along said curve to the left, having a radius of 45.27 feet, an arc length of 17.87 feet, and a chord that bears S75°57'41"W, a distance of 17.76 feet to a calculated point for corner,
- 64) S64°39'05"W, a distance of 45.66 feet to a calculated point for corner, being at the beginning of a curve to the left,
- 65) Along said curve to the left, having a radius of 23.95 feet, an arc length of 37.38 feet, and a chord that bears S19°56'03"W, a distance of 33.70 feet to a calculated point for corner,
- 66) S24°47'00"E, a distance of 188.29 feet to a calculated point for corner,
- 67) S68°42'25"E, a distance of 270.99 feet to a calculated point for corner,
- 68) S21°22'17"W, a distance of 18.79 feet to a calculated point for corner,
- 69) S36°43'05"W, a distance of 23.08 feet to a calculated point for corner, being at the beginning of curve to the right,
- 70) Along said curve to the right, having a radius of 54.86 feet, an arc length of 63.66 feet, and a chord that bears S22°16'32"E, a distance of 60.15 feet to a calculated point for corner, being at the beginning of a curve to the right,
- 71) Along said curve to the right, having a radius of 10.00 feet, an arc length of 19.11 feet, and a chord that bears S65°42'45"W, a distance of 16.33 feet to a calculated point for corner,
- 72) S33°25'16"W, a distance of 20.10 feet to a calculated point for corner, being at the beginning of a curve to the right,
- 73) Along said curve to the right, having a radius of 15.00 feet, an arc length of 23.32 feet, and a chord that bears S07°48'54"E, a distance of 21.04 feet to a calculated point for corner,
- 74) S36°47'05"W, a distance of 57.41 feet to a calculated point for corner,
- 75) S35°33'15"W, a distance of 186.00 feet to a calculated point for corner,

- 76) S36°43'33"W, a distance of 93.50 feet to a calculated point for corner,
- 77) N53°16'27"W, a distance of 579.71 feet to a calculated point for corner,
- 78) S36°43'33"W, a distance of 82.00 feet to a calculated point for corner, and
- 79) N53°16'27"W, a distance of 77.95 feet to the **POINT OF BEGINNING** and containing 22.216 acres of land.

Surveyed by: \_\_\_\_\_

7/05/2023

Eric John Dannheim, R.P.L.S. NO. 6075  
**Carlson, Brigance and Doering, Inc.**  
5501 West William Cannon  
Reg. # 10024900  
Austin, TX 78749  
Ph: 512-280-5160  
Edannheim@cbdeng.com



BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83  
DATE OF SURVEY: NOVEMBER 7, 2011

# SKETCH TO ACCOMPANY FIELD NOTES

MATCH LINE  
SHEET 2

STARSHIP PASADENA, LP.  
(29.48 ACRES)  
DOC. NO.  
2019074069

CIRCUIT OF THE AMERICAS, LLC.  
(188.5874 ACRES)  
DOC. NO.  
2011010837

22.216  
ACRES

SCALE: 1" = 300'

## LEGEND

- 1/2" IRON ROD FOUND
- △ CALCULATED POINT

STARSHIP PASADENA, LP.  
(29.48 ACRES)  
DOC. NO.  
2019074069

POINT OF  
COMMENCEMENT

N78°09'51"E 1014.90'

FM 812 (100' R.O.W.)



*En* 7/05/2023

SHEET 1 OF 4

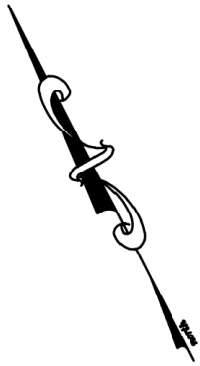
BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

	Carlson, Brigrance & Doering, Inc.	
	FIRM ID #F3791	REG. # 10024900
	Civil Engineering	Surveying
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# SKETCH TO ACCOMPANY FIELD NOTES

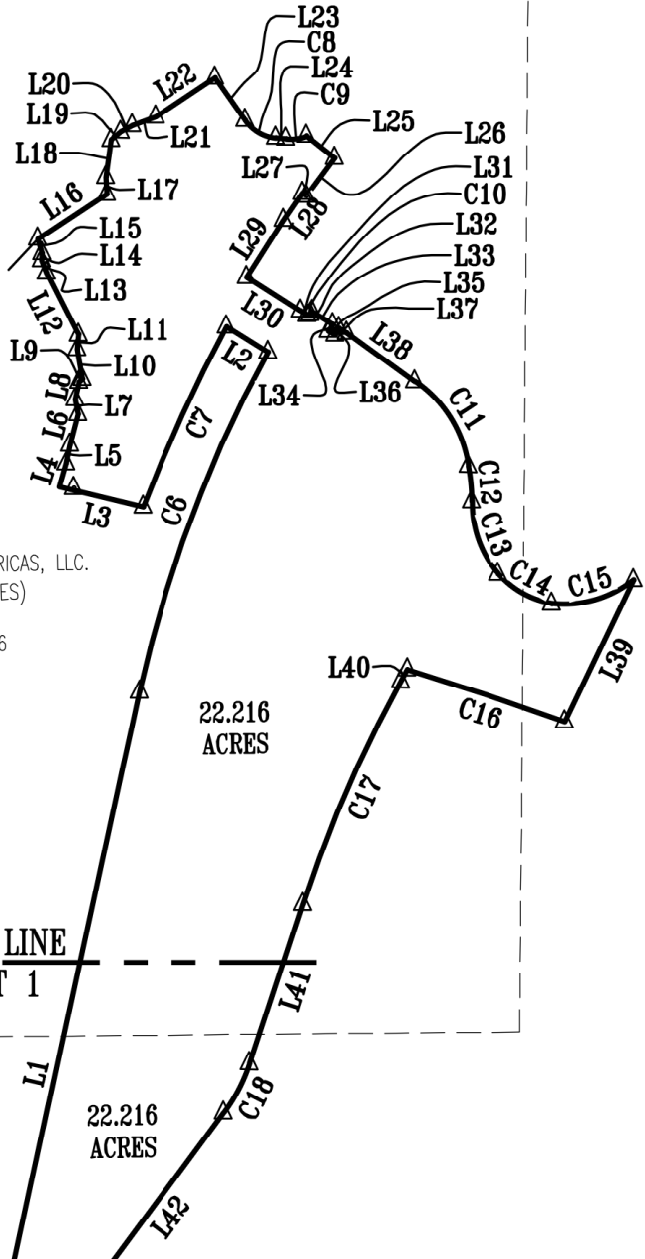


SCALE: 1" = 300'

## LEGEND

- 1/2" IRON ROD FOUND
- △ CALCULATED POINT

WILLIAM LEWIS SR. SURVEY NO. 2,  
ABSTRACT NO. 479



STARSHIP PASADENA, LP.  
(29.48 ACRES)  
DOC. NO.  
2019074069

CIRCUIT OF THE AMERICAS, LLC.  
(123.720 ACRES)  
DOC. NO.  
2011010836

MATCH LINE  
SHEET 1

CIRCUIT OF THE AMERICAS, LLC.  
(188.5874 ACRES)  
DOC. NO.  
2011010837



*Eric John Dannheim*  
7/05/2023

SHEET 2 OF 4

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

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# SKETCH TO ACCOMPANY FIELD NOTES

Line Table		
Line #	Length	Direction
L1	1199.09	N40°04'37"E
L2	76.06	N30°57'53"W
L3	135.56	N48°58'34"W
L4	37.69	N44°50'27"E
L5	29.70	N39°02'38"E
L6	49.56	N42°12'27"E
L7	23.77	N16°11'43"E
L8	27.91	N40°04'17"E
L9	7.01	N81°07'45"E
L10	47.34	N17°56'50"E
L11	22.72	N31°29'04"E
L12	108.12	N00°37'09"E
L13	21.22	N07°24'55"E
L14	11.08	N28°50'31"E
L15	23.49	N10°52'05"E
L16	127.71	N84°45'16"E
L17	26.24	N24°58'09"E
L18	58.94	N35°30'11"E
L19	19.99	N77°52'22"E

Line Table		
Line #	Length	Direction
L20	20.20	N88°38'14"E
L21	39.50	S82°40'15"E
L22	110.99	N84°30'09"E
L23	81.28	S08°04'08"E
L24	15.51	S56°37'37"E
L25	55.69	S24°19'26"E
L26	73.67	S64°40'41"W
L27	6.98	N28°51'42"W
L28	50.84	S62°52'03"W
L29	106.44	S60°35'24"W
L30	99.10	S30°29'30"E
L31	12.64	S30°34'34"E
L32	5.45	N59°25'26"E
L33	38.04	S30°34'34"E
L34	12.19	S59°25'26"W
L35	12.00	S30°34'34"E
L36	12.00	N59°25'26"E
L37	14.00	S30°35'26"E
L38	130.51	S27°07'07"E

Line Table		
Line #	Length	Direction
L39	245.54	S53°33'15"W
L40	20.87	S56°50'36"W
L41	261.89	S46°05'33"W
L42	361.24	S64°39'05"W
L43	26.25	S87°16'17"W
L44	45.66	S64°39'05"W
L45	188.29	S24°47'00"E
L46	270.99	S68°42'25"E
L47	18.79	S21°22'17"W
L48	23.08	S36°43'05"W
L49	20.10	S33°25'16"W
L50	57.41	S36°47'05"W
L51	186.00	S35°33'15"W
L52	93.50	S36°43'33"W
L53	579.71	N53°16'27"W
L54	82.00	S36°43'33"W
L55	77.95	N53°16'27"W



*Eric John Dannheim*  
7/05/2023

SHEET 3 OF 4

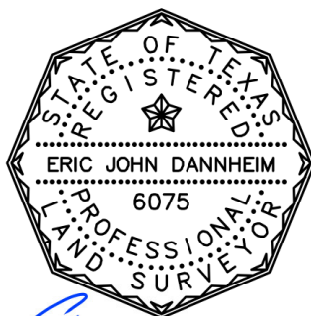
BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

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# SKETCH TO ACCOMPANY FIELD NOTES

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	21.52	49.36	N18°18'26"E	21.35	10.93	24°58'56"
C2	15.74	49.46	N39°55'33"E	15.68	7.94	18°14'09"
C3	152.34	1110.08	N52°57'10"E	152.22	76.29	7°51'46"
C4	188.78	1038.00	N48°26'38"E	188.52	94.65	10°25'12"
C5	57.19	1042.79	N41°39'06"E	57.18	28.60	3°08'32"
C6	569.49	1962.00	N48°23'33"E	567.49	286.76	16°37'50"
C7	310.06	2208.08	S52°29'17"W	309.81	155.29	8°02'44"
C8	57.21	67.50	S32°20'53"E	55.51	30.45	48°33'15"
C9	32.36	72.82	S70°22'50"E	32.10	16.45	25°27'41"
C10	4.71	3.00	S75°34'34"E	4.24	3.00	90°00'00"
C11	161.77	191.86	S04°43'26"E	157.02	86.05	48°18'40"
C12	55.24	285.57	S22°05'14"W	55.16	27.71	11°05'01"
C13	123.34	167.22	S07°39'36"W	120.56	64.62	42°15'37"
C14	97.46	142.29	S33°22'12"E	95.56	50.73	39°14'40"
C15	136.52	173.04	S78°19'05"E	133.01	72.04	45°12'12"
C16	259.40	4435.00	N44°08'46"W	259.36	129.74	3°21'04"
C17	381.95	2089.93	S51°19'47"W	381.42	191.51	10°28'17"
C18	87.20	269.19	S55°22'19"W	86.81	43.98	18°33'32"
C19	14.51	36.74	S75°57'41"W	14.41	7.35	22°37'11"
C20	17.87	45.27	S75°57'41"W	17.76	9.05	22°37'11"
C21	37.38	23.95	S19°56'03"W	33.70	23.71	89°26'05"
C22	63.66	54.86	S22°16'32"E	60.15	35.96	66°29'04"
C23	19.11	10.00	S65°42'45"W	16.33	14.15	109°29'31"
C24	23.32	15.00	S07°48'54"E	21.04	14.76	89°04'57"



BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

	Carlson, Brigrance & Doering, Inc.	
	FIRM ID #F3791	REG. # 10024900
	Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160	Surveying Austin, Texas 78749 Fax No. (512) 280-5165

SHEET 4 OF 4

J: \AC3D\5502\Survey\M&B - 22.216 ACRES - PARK

MC ANGUS RD

RT

PUD


C814-2018-0122

CIRCUIT OF THE AMERICAS BLVD

FM 812 RD

PIANO TRANCHE



 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

# PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-2018-0122.01

## EXHIBIT B

1" = 800'

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









FILENAME: P:\Projects\0946 - Circuit of the Americas\50.001 - Circuit of the Americas Expansion\01 - Civil\06 - Exhibits\PUID Plan Revisions for Submittal\0946 50.001 - Site Plan Exhibit.dwg - LAYOUT PUD EXISTING AND PROPOSED SITE LAYOUT EXHIBIT

LOCATION OF FUTURE  
RECREATION FIELDS.

PROPOSED 30' WIDE PUBLIC  
ACCESS EASEMENT  
TO KELLAM ROAD

PROPOSED	PARKING
LOT	PARKING

PROPOSED  
330'x210'  
SPORTS  
FIELD  
X2  
(PUBLIC)

EXISTING STAGING AREA

11.38 GROSS ACRES PARKLAND  
9.71 NET ACRES CREDITED  
PARKLAND AREA  
(HATCHED AREA)

EXISTING 30-FOOT PRIVATE  
DRIVE/TRAIL CROSSING THE CWQZ  
TO BE CONVERTED TO A  
PEDESTRIAN PATH WITH RESTRICTED  
VEHICLE USE.

**PROJECT SITE**  
±1,037 ACRES

JACOBSON ROAD  
R.O.W.(VARIES) - ASPHALT  
(40 M.P.H. SPEED LIMIT)

## PUD APPROVAL

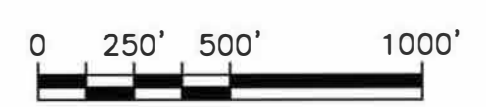
Case Number: C814-2018-0122.01

Approved by Zoning and Platting Commission on \_\_\_\_\_ (date)  
 \_\_\_\_\_ (year), under Article 2, Division 5, Subpart C, Section 3.1.2 of Chapter 25-2 of the City  
 Code.










Planning and Zoning Department

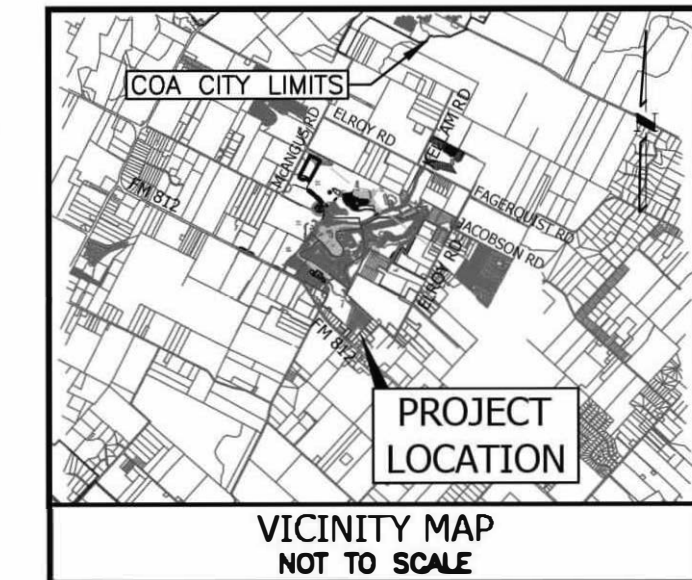
Final Ordinance Reading: 20201001-042

Rev. 1 \_\_\_\_\_  
Rev. 2 \_\_\_\_\_  
Rev. 3 \_\_\_\_\_



### LEGEND

-  P.U.D. BOUNDARY  
 ZONING BOUNDARY  
 EXISTING PAVED MULTI-USE TRAIL  
 CRITICAL WATER QUALITY TRANSITION ZONE  
 PROPOSED DEVELOPMENT  
 EXIST. STAGING AREA  
 DRIVEWAY ENTRANCE  
 CEF WETLANDS  
 150' CEF BUFFER



**CIRCUIT OF THE AMERICAS EXPANSION**  
9201 CIRCUIT OF THE AMERICAS BOULEVARD  
AUSTIN, TRAVIS COUNTY, TEXAS 78617

**PROJECT:**

C003

C814-2018-0122

512.669.5560 FIRM NO: F-15085



SHEET TITLE: PUD EXISTING AND PROPOSED SITE LAYOUT EXHIBIT

DESCRIPTION
-------------

DATE \_\_\_\_\_

[illegible]

**WGLN.COM**  
SUITE 200 AUSTIN TEXAS 78702

WGInc.com

SHEET TITLE: PUD EXISTING AND PROPOSED SITE LAYOUT EXHIBIT



Use Classification	Minimum Off-Street Parking Requirement	Off-Street Loading Requirement
Commercial Uses		
Meeting, banquet, lecture, and community halls	1 space for each 200 sq. ft. (Meeting hall)	Schedule C
Indoor sports and recreation (except billiard parlor and bowling alley), casinos, and arcades	1 space for each 2,000 sq. ft.	Schedule B
Indoor sports and recreation (bowling alley)	1 space for each 1,100 sq. ft.	Schedule B
Indoor sports and recreation (billiard parlor)	1 space for each 400 sq. ft.	Schedule B
Cocktail lounge, dance hall, nightclub, tavern, and bar	1 space for each 400 sq. ft.	Schedule C
Restaurants, cafeterias, and similar dining facilities (including associated commercial kitchens) less than or equal to 2,500 sq. ft.	1 space for each 300 sq. ft.	Schedule C
Restaurants, cafeterias, and similar dining facilities (including associated commercial kitchens) greater than 2,500 sq. ft.	1 space for each 400 sq. ft.	Schedule C
Art galleries and museums	1 space for each 2,000 sq. ft.	None
Administrative services, courtrooms, and libraries	1 space for each 1,100 sq. ft.	Schedule C
Funeral services	1 space for each 20 persons capacity	Schedule B
Religious assembly (within mixed use shopping center or building)	1 space for each 1,100 sq. ft.	Schedule B
Transportation terminals	Schedule B	Schedule B

Site Plan	Total Area (Ac.)	Total Area (Sq. Ft.)	Impervious Cover (Ac.)	Impervious Cover (Sq. Ft.)	Impervious Cover %	Notes
SP-2011-0053D	912.9	39,765,900	466.9*	20,338,200	51.1%	Take n from Q1 & Q2 tables on sheet 12 in plan set.
COTA PUD	1153.0	50,300,000	495.5*	21,584,000	42.9%	Calculated with zoning areas 1-8

\* THIS NUMBER INCLUDED THE IMPERVIOUS COVER ASSOCIATED WITH THE ASPHALT TRAIL.

NOTES:

- UNLESS SUITABLE EASEMENTS ARE OTHERWISE PROVIDED WITH A SUBDIVISION OR SITE PLAN, A 15-FT ELECTRICAL EASEMENT IS REQUIRED ALONG PUBLIC ROW. ADDITIONAL ELECTRICAL EASEMENTS WITHIN DISTRICTS SHALL BE DETERMINED AT SUBDIVISION.
- UTILITY SERVICES AND FACILITIES ARE ALLOWED WITHIN ALL DISTRICTS.
- BUILDING SETBACKS ARE SUBJECT TO REQUIRED EASEMENTS, CLEARANCE, AND SAFETY REQUIREMENTS PER AUSTIN ENERGY DESIGN CRITERIA FOR ELECTRICAL FACILITIES.
- THE OWNER/DEVELOPER OF THIS PROPERTY SHALL PROVIDE AUSTIN ENERGY WITH 24-HOUR ACCESS ACROSS THE PROPERTY TO THE EASEMENT. FOR THE INSTALLATION AND ONGOING MAINTENANCE OF ELECTRICAL FACILITIES. ANY PLANNED TEMPORARY OR PERMANENT FENCING MUST NOT PREVENT ACCESS TO THE EASEMENT.
- AUSTIN ENERGY WILL INSTALL A LOCK ON THE GATE TO PROVIDE ACCESS. IDENTIFY LOCATION AND PROVIDE SPECIFICATIONS FOR PROPOSED FENCING. ACCESS MUST BE GIVEN 24 HOURS A DAY.
- THE OWNER SHALL PAY A FEE-IN-LIEU FOR ANY BONUS AREA DEVELOPED WITHIN THE PUD. BONUS AREA SHALL INCLUDE ANY GROSS FLOOR AREA GREATER THAN THAT WHICH COULD BE ACHIEVED WITHIN THE HEIGHT, FLOOR AREA RATIO, AND BUILDING COVERAGE ALLOWED BY THE COMMERCIAL SERVICES ZONING DISTRICT. THE FEE-IN-LIEU AMOUNT SHALL BE EQUIVALENT TO THE BONUS AREA TIMES THE PLANNED UNIT DEVELOPMENT FEE RATE CURRENT AT THE TIME OF SITE PLAN SUBMITTAL. THE FEE-IN-LIEU SHALL BE PAID TO THE NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT WITHIN THE PUD THAT INCLUDES BONUS AREA.
- THIS PUD WILL COMPLY WITH THE LAND DEVELOPMENT CODE AND TRANSPORTATION CRITERIA MANUAL REQUIREMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO: RIGHT-OF-WAY WIDTH, STREET DESIGN, DRIVEWAY CRITERIA, STOPPING SIGHT DISTANCE, SIDEWALKS, BLOCK LENGTH, ACCESSIBILITY REQUIREMENTS, PARKING AND LOADING REQUIREMENTS, UNLESS OTHERWISE MODIFIED IN THE PUD.
- DRIVEWAY ACCESS TO A COUNTY ROAD WILL REQUIRE APPROVAL FROM TRAVIS COUNTY AND DRIVEWAY ACCESS TO A STATE-MAINTAINED ROADWAY WILL REQUIRE APPROVAL FROM TxDOT.
- ALTERNATIVE WATER SUPPLY WILL BE UTILIZED AS THE PRIMARY WATER SOURCE FOR LANDSCAPE IRRIGATION WITHIN THE COTA PUD ON ALL PROJECTS THAT CONTAIN IN EXCESS OF 100,000 SQUARE FEET OF GROSS FLOOR AREA PROVIDED THAT AN ALTERNATIVE WATER SOURCE IS READILY AVAILABLE AND ITS USE DOES NOT PRESENT A DISPROPORTIONATE COST PREMIUM ON THE OVERALL PROJECT WHICH IS DEFINED AS GREATER THAN 0.25% OF THE PROJECT'S HARD CONSTRUCTION COST. CONDENSATE RECOVERY SHALL BE DEFINED AS THE PRIMARY WATER SOURCE IF POTABLE WATER IS ONLY USED AFTER THE CONDENSATE SUPPLY HAS BEEN EXHAUSTED. CONDENSATE STORAGE SHOULD BE BASED ON A MINIMUM OF 5 DAYS OF PEAK CONDENSATE PRODUCTION.
- AN AWWIRIGATION METER WILL BE PROVIDED TO SUPPLY POOL, LAZY RIVER, AND/OR OTHER WATERPARK WATER FEATURES WITHIN THE COTA PUD. THE IRRIGATION METER FOR THE WATERPARK WATER FEATURES CAN BE SHARED WITH THE BACKUP IRRIGATION SUPPLY. IN SUCH CASES, THE WATERPARK WATER FEATURES SHALL BE SEPARATELY SUB-METERED WITH A PRIVATE METER.
- THIS PUD WILL ALLOW FOR MULTIPLE SITE PLANS AT ONE TIME. FUTURE SITE PLANS WILL COME IN ON A PROJECT BY PROJECT BASIS.
- NEWLY PROPOSED IMPROVEMENTS WITHIN THE COTA PUD SHALL UTILIZE GREEN STORMWATER INFRASTRUCTURE FOR 100% OF THE PROVIDED STORMWATER TREATMENT.
- THE APPLICANT WILL RE-PERMIT THE FORMULA 1 UNITED STATES USACE MITIGATION (SP-2014-0048D) PLANS AND CONSTRUCT THE IMPROVEMENTS. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY FOR THE BUILDING(S) CONTAINED IN ANY SITE PLAN, EXCLUDING SITE PLANS SPECIFIC FOR RECREATIONAL FIELDS, FOLLOWING PUD APPROVAL UNTIL THE USACE MITIGATION IMPROVEMENTS ARE COMPLETED, OR UNTIL A FISCAL BASED UPON A CONTRACTOR'S ESTIMATE OF THE MITIGATION CONSTRUCTION COST HAS BEEN POSTED THROUGH A DEVELOPER'S AGREEMENT TO THE CITY. USACE MITIGATION PLANS MUST BE PERMITTED AND CONSTRUCTED WITHIN 5 YEARS OF APPROVAL OF PUD.
- EXISTING OBSERVATION TOWER WAS ALLOWED UP TO 265 FEET OF HEIGHT. OBSERVATION TOWER HAS BEEN ADDED AS A USE ALLOWED IN THE PUD THAT IS ALLOWED UP TO 265 FEET IN HEIGHT.
- ALL BULK CHEMICAL STORAGE SHALL BE REVIEWED AND PERMITTED WITH AUSTIN FIRE DEPARTMENT PRIOR TO FACILITY INSTALLATION OR DELIVERY. BULK CHEMICAL STORAGE WITHIN 300 FEET OF RESIDENTIAL OCCUPANCIES SHALL BE PROHIBITED OR REQUIRE ADDITIONAL REPORTING, RISK ASSESSMENTS, AND/OR RISK MITIGATION.
- IMPERVIOUS COVER WITHIN THE COTA PUD WILL BE LIMITED TO 68%, WHICH WILL BE TRACKED ON ALL SUBSEQUENT SITE PLANS WITH AN IMPERVIOUS COVER TRACKING TABLE. AN INITIAL VERSION OF THE IMPERVIOUS COVER TRACKING TABLE IS INCLUDED ON THIS SHEET 2 AND WILL BE USED AS THE BASIS OF THE TRACKING TABLE THAT WILL BE INCLUDED WITH FUTURE SITE PLANS WITHIN THE PUD.
- COCKTAIL LOUNGE USE IS LIMITED TO A TOTAL OF 100,000 SQUARE FEET. NO INDIVIDUAL COCKTAIL LOUNGE USE CAN BE MORE THAN 20,000 SQUARE FEET. LIQUOR SALES USE IS LIMITED TO A TOTAL OF 50,000 SQUARE FEET. NO INDIVIDUAL LIQUOR SALES USE CAN BE MORE THAN 30,000 SQUARE FEET.
- THE DEVELOPER WILL SUBMIT A SITE PLAN TO THE ART IN PUBLIC PLACES PROGRAM MANAGER IDENTIFYING DISTRIBUTION OF PUBLIC ART, NOTING THAT IT WILL BE LOCATED IN A MINIMUM OF FIVE PUBLICLY ACCESSIBLE LOCATIONS WITHIN THE PUD. A MINIMUM BUDGET OF \$250,000 WILL BE EXPENDED ON PUBLIC ART WITHIN THE PUD, INCLUDING FEES FOR ART CONSULTANCY, PROFESSIONAL ARTIST(S), ALL-INCLUSIVE COSTS FOR DESIGN AND FABRICATION OF ART, OR ACTUAL ART ACQUISITION COST; INSURANCE, PERMITS, TAXES, SITE PREPARATION, STRUCTURES TO SUPPORT THE ARTWORK; DELIVERY AND INSTALLATION CHARGES; AND ACKNOWLEDGEMENT PLAQUE TO IDENTIFY THE ARTIST AND ARTWORK. ALTERNATIVELY, THE DEVELOPER MAY MAKE A MINIMUM CONTRIBUTION OF \$250,000 TO THE CITY'S ART IN PUBLIC PLACES PROGRAM OR SUCCESSOR PROGRAM.
- ENVIRONMENTAL VARIANCES APPROVED WITH THE ORIGINAL SITE PLAN SP-2011-0053D ARE NO LONGER VALID FOR NEW IMPROVEMENTS PROPOSED WITH THE PUD. SP-2011-0053D(R1) WILL BE CORRECTED TO REFLECT THESE CHANGES. NO OTHER CREEK CROSSINGS WILL BE ALLOWED OTHER THAN THE EXISTING ASPHALT TRAIL WITHOUT A PUD AMENDMENT.
- CENTRAL TEXAS TREE STOCK AND 1,000 CUBIT FEET OF SHARED SOIL VOLUME WILL BE PROVIDED FOR EACH NEW TREE PLANTED FOR DEVELOPMENT IN THE PUD.
- THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY FOR THE BUILDING(S) CONTAINED IN ANY SITE PLAN, EXCLUDING SITE PLANS SPECIFICALLY FOR RECREATIONAL USE, FOLLOWING PUD APPROVAL UNTIL THE RESTORATION OF THE AREA ALONG THE ASPHALT TRAIL AS IDENTIFIED ON SHEET 5 IS COMPLETED.
- THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY FOR THE BUILDING(S) CONTAINED IN ANY SITE PLAN, EXCLUDING SITE PLANS SPECIFICALLY FOR RECREATIONAL USE, FOLLOWING PUD APPROVAL UNTIL THE ADDITIONAL WETLANDS MITIGATION AS IDENTIFIED ON SHEET 5 IS COMPLETED.
- THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY FOR THE BUILDING(S) CONTAINED IN ANY SITE PLAN, EXCLUDING SITE PLANS SPECIFICALLY FOR RECREATIONAL USE, FOLLOWING PUD APPROVAL UNTIL THE WATER QUALITY TREATMENT OF 0.88 ACRES OF EXISTING IMPERVIOUS COVER FOR THE TRAIL THAT IS NOT CURRENTLY BEING TREATED AS IDENTIFIED ON SHEET 5 IS COMPLETED.
- CONSTRUCTION ON SLOPES 25-8-301 AND 25-8-302 SHALL NOT APPLY TO THE PROPOSED DEVELOPMENT WITHIN PA 4, HOWEVER NO DEVELOPMENT WILL BE ALLOWED WITHIN THE CEF BUFFER OR CWQZ AND DEVELOPMENT WITHIN THE FLOODPLAIN WILL BE SUBJECT TO FLOODPLAIN AND FLOODPLAIN MODIFICATION REGULATIONS.
- THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY FOR THE BUILDING(S) CONTAINED IN ANY SITE PLAN, EXCLUDING SITE PLANS SPECIFICALLY FOR RECREATIONAL USE, FOLLOWING PUD APPROVAL UNTIL A MINIMUM OF 400 ADDITIONAL 2 INCH CALIPER NATIVE TREES ARE PLANTED. THE ADDITIONAL TREES WILL BE WATERED FOR ESTABLISHMENT AND SHALL NOT COUNT TOWARDS ANY OTHER LANDSCAPE REQUIREMENTS. THE ADDITIONAL 46 TREES THAT WERE PLANTED IN JANUARY, 2020 SHALL COUNT TOWARDS THIS REQUIREMENT.
- CUT AND FILL IN EXCESS OF 4 FEET ARE ALLOWED IN PA4 AS INDICATED ON SHEET 2.

Site Development Regulations									
	Area 1	Area 2	Area 2*	Area 3	Area 4	Area 5	Area 6	Area 7	Area 8
Zoning	CS	CS	MF-6	CS	CS	CS	CS	CS	CS
Minimum Lot Size	5,750 SF	5,750 SF	8,000 SF	5,750 SF	5,750 SF	5,750 SF	5,750 SF	5,750 SF	5,750 SF
Minimum Area Per Dwelling Unit	0	0		0	0	2,800 SF	0	4,000 SF	0
Minimum Lot Width	50	50	50	50	50	50	50	50	50
Maximum Height	60	60	90	60	160	60	90	60	60
Minimum Front Yard	10	10	15	10	10	10	10	10	10
Minimum Street Side Yard	0	0	0	0	0	0	0	0	0
Minimum Side Yard	0	0	0	0	0	0	0	0	0
Minimum Rear Yard	0	0	0	0	0	0	0	0	0
Maximum Building Coverage	95%	95%	70%	95%	95%	95%	95%	95%	95%
Maximum Impervious Cover	Impervious cover shall be tracked cumulatively for the PUD. All impervious cover shall be tabulated for each subsequent site plan submitted to the City of Austin and added to the table provided on this sheet. The impervious cover limit for the PUD will be 68%.								
FAR	2:01	2:01	-	2:01	2:01	2:01	2:01	2:01	2:01
*NOTE: Multifamily Residential or Condominium Residential uses will follow the MF-6 site development standards in chart.									
*NOTE: Any other residential uses will follow the SF-6 site development regulations per the City of Austin Land Development Code.									

Schedule C Loading Requirements Table (LDC 25-6)	
Square Feet of Floor Area	Minimum Number of Off-Street Loading Spaces
0-10,000	0
10,001 - 75,000	1
75,001 - 150,000	2
150,001 - 300,000	3
Over 300,000	1 for each 100,000

CUT AND FILL TABLE		
CUT	4'-8"	75,600 SF
	8'-14"	86,100 SF
FILL	4'-8"	121,800 SF
	8'-20"	52,500 SF
*CUT AND FILL WITHIN PA-4 ARE ALLOWED AND LIMITED TO THE AREA ABOVE.		

EXHIBIT E

\*\*MAXIMUM HEIGHT OF 260 FEET ALLOWED FOR AMUSEMENT PARK RIDES IN OUTDOOR ENTERTAINMENT USE AREA. AMENDMENT #1

PUD APPROVAL

Case Number: C814-2018-0122-01

Approved by Zoning and Planning Commission on \_\_\_\_\_ (Date)  
(year) under Article 2, Division 5, Subpart C, Section 3.1.2 of Chapter 25-2 of the City Code.

Planning and Zoning Department

Final Ordinance Reading: 20201001-042

Rev. 1 \_\_\_\_\_  
Rev. 2 \_\_\_\_\_  
Rev. 3 \_\_\_\_\_



CIRCUIT OF THE AMERICAS EXPANSION  
9201 CIRCUIT OF THE AMERICAS BOULEVARD  
AUSTIN, TEXAS 78717

PROJECT: C002  
SHEET TITLE: SITE DEVELOPMENT REGULATIONS, TABLES, AND NOTES

C002

C814-2018-0122