

ORDINANCE NO. 20231214-104

AN ORDINANCE AMENDING ORDINANCE NO. 020214-28 TO MODIFY THE LAND USE PLAN FOR A PORTION OF THE PROPERTY COMMONLY KNOWN AS THE WILDHORSE RANCH PLANNED UNIT DEVELOPMENT PROJECT LOCATED AT 9936 1/2 LINDELL LANE, 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. Wildhorse Ranch planned unit development (“Wildhorse Ranch PUD”) is comprised of approximately 1,899 acres of land located generally on Blue Bluff Road, more particularly described in Ordinance No. 020214-28.

PART 2. Wildhorse Ranch PUD was approved by City Council on February 14, 2002, under Ordinance No. 020214-28 (the “Original Ordinance”) and amended administratively on February 23, 2007, April 24, 2014, July 7, 2014, June 8, 2022, July 14, 2022, and September 8, 2022.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base zoning district from planned unit development (PUD) district to planned unit development (PUD) district on the property generally known as the Wildhorse Ranch planned unit development, described in Zoning Case No. C814-00-2063.10, on file at the Planning Department, as follows:

A 132.177 acre tract of land situated in the William H. Sanders Survey, Abstract No. 690, Travis County, Texas, being all of a called 132.195 acre tract of land described by deed recorded in Document No. 2007037703, Official Public Records of Travis County, Texas, and being a portion of a 87.708 acre tract of land described by deed recorded in Document No. 2014083325, Official Public Records of Travis County, Texas, said 132.177 acres of land being more particularly described by metes and bounds in **Exhibit “A-1”** incorporated into this ordinance (the “Property”),

locally known as 9936 1/2 Lindell Lane in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit “A-2”**.

PART 4. This ordinance and the attached exhibits, Exhibits “A-1”, “A-2”, “B”, “C”, “D”, and “E”, amend the uses and development regulations for the Property, also described as Parcel A-2, Parcel A-4, and Parcel A-5, respectively, in the Original Ordinance. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise

provided by this ordinance and the Amended Land Use Plan, all other rules, regulations, and ordinances of the City of Austin ("City") apply to the Property.

PART 5. 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: Wildhorse Ranch PUD Land Use Plan
- Exhibit C: Site Development Criteria Table
- Exhibit D: Permitted Uses Table
- Exhibit E: Trail Network Plan

PART 6. Definitions.

In this ordinance "Landowner" shall mean the owner of the Property, and the owner's successors and assigns, except the City. Landowner shall include the party transferring or dedicating property to City.

Except as provided in this PART 6, all other terms have the meaning provided in City Code Title 25. In the event of a conflict with City Code Title 25, this ordinance shall control.

PART 7. Private Park and Trails.

- A) Landowner shall construct the Developer Trail located in the southeast portion of Property (Parcel A-4), as shown on **Exhibit "E" -Trail Network Plan**, with a boardwalk style section spanning the CEF setback for a maximum length of 100 feet. Landowner shall complete the construction of the Developer Trail concurrent with improvements constructed on the Property adjacent to the trail.
- B) Landowner (Parcel A-2), as shown on Exhibit E (*Trail Network Plan*), shall construct an 8-foot-wide concrete loop trail that accounts for numerous upland pond outfalls on the Property (Parcel A-5).
- C) Landowner (Parcel A-4) shall provide a 5.2 acre easement granting permanent public access to recreation facilities with a required maintenance agreement ("Private Park Easement") over approximately 5.2-acre portion of the Property shown in Exhibit E (*Trail Network Plan*) (the "Private Park Area") in a form approved by the city attorney prior to the approval of the first site plan for any portion of the Property (Parcel A-4) adjacent to, or containing the Private Park Area. Landowner shall provide a metes and bounds survey of the precise delineation and boundaries of the Private Park Area to be approved by the

Director of Parks and Recreation (“PARD”) prior to approval of the Private Park Easement.

- D) Prior to the recording of the Private Park Easement in the public records, the Director of PARD may administratively approve a deviation to the metes and bounds survey of the Private Park Area, so long as the overall acreage conveyed as Private Park Area on the Property shall not be less than 5.2 acres total.
- E) Improvements permitted within the Private Park Area are limited to multi-modal pathways, trails, recreational amenities, landscaping, drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
- F) Landowner (Parcel A-4) shall design, plan, and construct the following required improvements within the Private Park Area (collectively, “Private Park Improvements”). The final design of specifications of the Private Park Improvements shall be included in the first site plan approved for any portion of the Property (Parcel A-4) adjacent to the Private Park Area and improvements be constructed with the other improvements constructed within the site plan area. Landowner shall provide the Private Park Improvements as approved by the Director of PARD, including:
 - 1) Access from Private Park Area to future extension of Braker Lane as part of the Private Park Easement (with such access being shared with pond maintenance access);
 - 2) A looped 10-foot wide concrete joint use trail, extending the Austin to Manor Trail through the Private Park Area to be constructed in accordance with applicable City requirements;
 - 3) Irrigated shade trees planted 30-feet on center along the northwestern edge of the Private Park Area;
 - 4) One designated trailhead;
 - 5) One drinking fountain with a dog bowl, and associated private water line;
 - 6) A seating area with a shade structure;
 - 7) Trash and recycling bins;

- 8) Nature-based play or playscape not to exceed 1000 square feet; and
- 9) Park signage.
- G) The Private Park Area and Private Park Improvements shall be privately maintained by Landowner (Parcel A-4) as designated in the Private Park Easement. The Private Park Easement shall provide for Landowner maintenance obligations.

PART 8. Transportation.

The portion of the Property identified by the Director of Transportation Public Works Department as being necessary for the East Braker Lane extension shall be dedicated as right-of-way by the Landowner (Parcel A-4) to the City at the time of the first site plan approval.

PART 9. Modifications


- A) The Property is exempt from Section 25-8-301 (*Construction of a roadway or driveway*).
- B) Section 25-8-302 (*Construction of a building or parking area*) is modified to only apply to the Property as follows: "If hillside vegetation is disturbed, Landowner shall restore the disturbed area with native and adapted vegetation as prescribed in the Environmental Criteria Manual".
- C) Section 25-8-341 (*Cut requirements*) and Section 25-8-342 (*Fill requirements*) are modified such that cut and fill requirements shall not apply to development on the Property (Parcels A-2 and A-4), except for the limitations shown in Table B-1 (Overall Cut Table) on Exhibit "C"-Site Development Criteria Table. Earthwork quantities may be transferred from higher to lower depth categories in Table B-1 (Overall Cut Table) at the time of site plan.
- D) Chapter 25-6 (*Transportation*) is modified to remove any requirement that Landowner (Parcels A-2, A-4, or A-5) are responsible for constructing any portion of Braker Lane.

PART 10. Except as specifically provided for in this ordinance, in all other respects the terms and conditions of the Original Ordinance remain in effect.

PART 11. This ordinance takes effect on December 25, 2023.

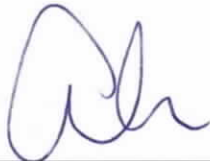
PASSED AND APPROVED

December 14, 2023

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Kirk Watson
Mayor

APPROVED:

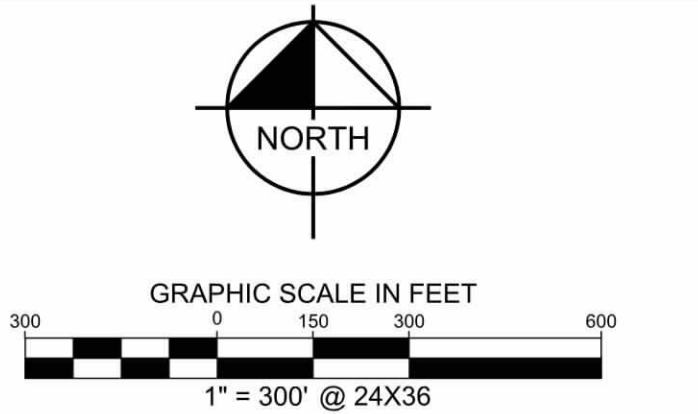


Anne L. Morgan
City Attorney

ATTEST:



Myrna Rios
City Clerk



LEGEND	
	ROOF DRAIN
	CABLE TV BOX
	CABLE TV HANDHOLE
	CABLE TV MANHOLE
	CABLE TV MARKER FLAG
	CABLE TV MARKER SIGN
	CABLE TV VAULT
	COMMUNICATIONS BOX
	COMMUNICATIONS HANDHOLE
	COMMUNICATIONS MANHOLE
	COMMUNICATIONS MARKER FLAG
	COMMUNICATIONS MARKER SIGN
	COMMUNICATIONS VAULT
	ELEVATION BENCHMARK
	FIBER OPTIC BOX
	FIBER OPTIC HANDHOLE
	FIBER OPTIC MANHOLE
	FIBER OPTIC MARKER FLAG
	FIBER OPTIC MARKER SIGN
	FIBER OPTIC VAULT
	MONITORING WELL
	GAS HANDHOLE
	GAS METER
	GAS MANHOLE
	GAS MARKER FLAG
	GAS SIGN
	GAS TANK
	GAS VAULT
	GAS VALVE
	TELEPHONE BOX
	TELEPHONE HANDHOLE
	TELEPHONE MANHOLE
	TELEPHONE MARKER FLAG
	TELEPHONE MARKER SIGN
	TELEPHONE VAULT
	PIPELINE MARKER SIGN
	ELECTRIC BOX
	FLOOD LIGHT
	GUY ANCHOR
	GUY ANCHOR POLE
	ELECTRIC HANDHOLE
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC MARKER FLAG
	ELECTRIC MARKER SIGN
	ELECTRIC TRANSFORMER
	ELECTRIC VAULT
	HANDICAPPED PARKING
	SIGN
	MARQUEE/BILLBOARD
	BORE LOCATION
	FLAG POLE
	GREASE TRAP
	MAIL BOX
	SANITARY SEWER CLEAN OUT
	SANITARY SEWER MARKER FLAG
	SANITARY SEWER MARKER SIGN
	SANITARY SEWER SEPTIC TANK
	SANITARY SEWER VAULT
	STORM SEWER BOX
	STORM SEWER HANDHOLE
	STORM SEWER MANHOLE
	STORM SEWER MARKER FLAG
	STORM SEWER MARKER SIGN
	STORM SEWER VAULT
	TRAFFIC BARRIER
	TRAFFIC BOLLARD
	TRAFFIC BOX
	CROSS WALK SIGNAL
	TRAFFIC HANDHOLE
	TRAFFIC MANHOLE
	TRAFFIC MARKER SIGN
	TRAFFIC SIGNAL
	TRAFFIC VAULT
	UNIDENTIFIED BOX
	UNIDENTIFIED HANDHOLE
	UNIDENTIFIED METER
	UNIDENTIFIED MANHOLE
	UNIDENTIFIED MARKER FLAG
	UNIDENTIFIED MARKER SIGN
	UNIDENTIFIED POLE
	UNIDENTIFIED TANK
	UNIDENTIFIED VAULT
	UNIDENTIFIED VALVE
	WATER BOX
	FIRE DEPT. CONNECTION
	WATER HANDHOLE
	FIRE HYDRANT
	WATER METER
	WATER MANHOLE
	WATER MARKER FLAG
	WATER MARKER SIGN
	WATER VAULT
	AIR RELEASE VALVE
	WATER WELL
	SRP IRON ROD W/ "HKA" CAP SET
	SRP IRON ROD WITH CAP FOUND
	SRP NAIL SET
	SRP NAIL FOUND
	SRP IRON PIPE FOUND
	SRP ALUMINUM DISK FOUND
	SRP "X" CUT IN CONCRETE SET
	SRP "X" CUT IN CONCRETE FOUND
	SRP POINT OF BEGINNING
	PRC PLAT RECORDS OF TRAVIS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	UNDERGROUND GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	CONTROL OF ACCESS LINE
	ACCESS TO SERVICE ROAD DENIED

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

(Pursuant to Commitment for Title Insurance listed in General Note 1.)

- c. Easement:
Recorded: Volume 107, Page 32, Deed Records, Travis County, Texas.
To: Travis County
Purpose: Roadway. (UNABLE TO LOCATE DUE TO VAGUE DESCRIPTION)
- d. Easement:
Recorded: Volume 144, Page 370, Deed Records, Travis County, Texas.
To: Travis County
Purpose: Roadway. (UNABLE TO LOCATE DUE TO VAGUE DESCRIPTION)

- e. Easement:
Recorded: Volume 556, Page 9, Deed Records, Travis County, Texas.
To: Texas Power & Light Company
Purpose: Electric transmission and/or distribution line.
(UNABLE TO LOCATE DUE TO VAGUE DESCRIPTION)
- f. Easement:
Recorded: Volume 688, Page 125, Deed Records, Travis County, Texas.
To: Southwestern Bell Telephone Company
Purpose: Telephone lines. (UNABLE TO LOCATE DUE TO VAGUE DESCRIPTION)

- g. Easement:
Recorded: Volume 830, Page 359, Deed Records, Travis County, Texas.
To: Texas Pipe Line Company
Purpose: Pipelines. (UNABLE TO LOCATE DUE TO VAGUE DESCRIPTION)

- h. Easement:
Recorded: Volume 843, Page 405, Deed Records, Travis County, Texas.
To: Texas Pipe Line Company
Purpose: Pipelines, as further affected in Document No. 2005235020, Official Public Records, Travis County, Texas. (UNABLE TO LOCATE DUE TO VAGUE DESCRIPTION)
- i. Easement:
Recorded: Volume 845, Page 515, Texas Pipe Line Company Records, Travis County, Texas.
To: Texas Pipe Line Company
Purpose: Pipelines, as further affected in Document No. 2005235020, Official Public Records, Travis County, Texas. (UNABLE TO LOCATE DUE TO VAGUE DESCRIPTION)

- j. Easement:
Recorded: Volume 1998, Page 337, Deed Records, Travis County, Texas.
To: State of Texas
Purpose: Channel. (DOES NOT AFFECT, NORTHEAST OF SUBJECT TRACT)

- k. Easement:
Recorded: Volume 1998, Page 339, Deed Records, Travis County, Texas.
To: State of Texas
Purpose: Channel. (DOES NOT AFFECT, NORTHEAST OF SUBJECT TRACT)

- l. Easement:
Recorded: Volume 2932, Page 554, Deed Records, Travis County, Texas.
To: Lone Star Gas Company
Purpose: Pipeline. (SUBJECT TO, AS SHOWN)

- m. Easement:
Recorded: Volume 3627, Page 946, Deed Records, Travis County, Texas.
To: Lone Star Gas Company
Purpose: Pipeline. (SUBJECT TO, AS SHOWN)

- n. Easement:
Recorded: Volume 4822, Page 1557, Deed Records, Travis County, Texas.
To: Manville Water Supply Corporation
Purpose: Pipeline

- o. Terms, Conditions, and Stipulations in the Boundary Line Agreement:
Recorded: Volume 10236, Page 61, Official Public Records, Travis County, Texas.
Purpose: (SUBJECT TO, NOT PLOTTABLE)

- p. Terms, Conditions, and Stipulations in the Possession and Use Agreement for Transportation:
Recorded: Document No. 2005072028, Official Public Records, Travis County, Texas.
Purposes: (DOES NOT AFFECT, NORTHEAST OF SUBJECT TRACT)

- q. Easement:
Recorded: Document No. 2005125599, Official Public Records, Travis County, Texas.
To: City of Austin
Purpose: Waterline. (SUBJECT TO, AS SHOWN)

- r. Easement:
Recorded: Document No. 2007032868, Official Public Records, Travis County, Texas.
To: Atmos Energy Corporation
Purpose: Gas pipeline. (SUBJECT TO, AS SHOWN)

- s. Easement:
Recorded: Document No. 2013219705, Official Public Records, Travis County, Texas.
To: City of Austin
Purpose: Water lines and appurtenances. (SUBJECT TO, AS SHOWN)

- t. Easement:
Recorded: Document No. 2013219706, Official Public Records, Travis County, Texas.
To: City of Austin
Purpose: Temporary construction. (SUBJECT TO, AS SHOWN)

- u. Mineral and/or royalty interest in and to all coal, lignite, oil, gas and other minerals; together with all rights incident thereto:
Recorded: Volume 544, Page 384 and Volume 570, page 362 and Volume 578, Page 387, Deed Records, Travis County, Texas.
Title to said interest has not been researched subsequent to the date of the above referenced instrument and the Company makes no representation as to the ownership or holder of such interest(s). (DOES NOT AFFECT)

- v. The right to prohibit, limit, restrict or control access to SH 130, as set forth in Document No. 2006185269, Official Public Records, Travis County, Texas. (SUBJECT TO, AS SHOWN)

- w. DELETED
- x. Terms, Conditions, and Stipulations in the Wildhorse Traffic Phasing Agreement and Restrictive Covenant Agreement:
Recorded: Document No. 2007188473 as amended in Document No. 2015189123, Official Public Records, Travis County, Texas. (NOT A SURVEY MATTER)

- y. Terms, Conditions, and Stipulations in the Wildhorse Private Phasing and Allocation Agreement:
Recorded: Document No. 2015069317, Official Public Records, Travis County, Texas. (NOT A SURVEY MATTER)

- z. Terms, Conditions, and Stipulations in the Order Regarding Wildhorse PUD:
Recorded: Document No. 2019015676, Official Public Records, Travis County, Texas. (NOT A SURVEY MATTER)

- aa. Terms, Conditions, and Stipulations in the Landowner Agreement:
Recorded: Document No. 2019015677, Official Public Records, Travis County, Texas. (NOT A SURVEY MATTER)

- bb. Mineral and/or royalty interest in and to all coal, lignite, oil, gas and other minerals; together with all rights incident thereto:
Recorded: Volume 8251, Page 216, Deed Records, Travis County, Texas.
Title to said interest has not been researched subsequent to the date of the above referenced instrument and the Company makes no representation as to the ownership or holder of such interest(s).
Waiver of Surface Rights executed in instrument recorded in Document No. 2000175723, Official Public Records, Travis County, Texas. (NOT A SURVEY MATTER)

- cc. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other mineral, together with all rights, privileges, and immunities relating thereto appearing in the public records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

- dd. Rights of Parties in Possession. (Owner Policy)

- ee. Rights of tenants, as tenants only, under any and all unrecorded leases or rental agreements. This item can be deleted upon receipt of an Affidavit executed by the seller evidencing there are not any outstanding leases or rental agreements. If the Affidavit reveals unrecorded outstanding leases or rental agreements the exception may be modified to make specific exception to those matters.)

- ff. Any portion of subject property lying within the boundaries of a dedicated or undedicated public or private roadway.

- gg. Any visible and apparent easement, either public or private, located on or across the land, the existence of which is not disclosed by the Public Records as herein defined; and any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

TRACT NO. 2 - 99.720 ACRES
HEART OF TEXAS MANOR, L.P.
DOC# 200703703 OPRTC

148.322 ACRES
BFI WASTE SYSTEMS OF NORTH AMERICA, LLC
DOC# 2011190882 OPRTC

TRACT 2
132.177 ACRES
5,757,648 SQ. FT.
PARCEL B - 132.195 ACRES
HEART OF TEXAS MANOR, L.P.
DOC# 2007037703 OPRTC

304.77 ACRES
CITY OF AUSTIN
DECKER POWER PLANT LAKE
RECORDING UNKNOWN

A METES AND BOUNDS DESCRIPTION OF A 132.177 ACRE TRACT OF LAND

BEING a 132.177 acre tract (5,757,648 square feet) tract of land situated in the William H. Sanders Survey No. 54, Abstract No. 690, Travis County, Texas; being all of a called 132.195 acre tract of land described as Parcel B in instrument to the Heart of Manor, LP recorded in Document No. 2007037703 of the Official Public Records of Travis County; also being a portion of a called 87.708 acre tract of land described in instrument to Cottonwood Holdings, LTD. Recorded in recorded in Document No. 2014083325 of the Official Public Records of Travis County, Texas; and being more particularly described as follows:

BEGINNING at a ½-inch iron rod (w/aluminum cap stamped "TXDOT") found marking the intersection of the southwesterly right-of-way line of State Highway No. 130 (variable width) and the southerly railroad right-of-way line described in instrument to Capital Metropolitan Transportation Authority recorded in Volume 131817, Page 3118, of the Official Public Records of Travis County, same being the north corner of said Parcel B.

THENCE, along the southwesterly right-of-way line of said State Highway No. 130 the following five (5) courses and distances:

- South 26°36'00" East, 359.02 feet to a ½-inch iron rod (w/aluminum cap stamped "TXDOT") found for corner;
- In a southeasterly direction, along a non-tangent curve to the left, a central angle of 16°23'33", a radius of 3955.29 feet, a chord bearing and distance of South 33°05'54" East, 1127.76 feet, and a total arc length of 1131.62 feet to a ½-inch iron rod (w/aluminum cap stamped "TXDOT") found for corner;
- South 36°44'49" East, 767.11 feet to a ½-inch iron rod (w/plastic cap stamped "CAPITAL") found for corner;
- South 52°49'48" West, 39.65 feet to a ½-inch iron rod (w/aluminum cap stamped "TXDOT") found for corner;
- South 36°53'50" East, 32.71 feet to a ½-inch iron rod (w/plastic cap stamped "KHA") set for corner;

THENCE, South 53°05'51" West, 125.68 feet departing the southwesterly right-of-way line of said State Highway No. 130 and crossing said Parcel B to a ½-inch iron rod (w/plastic cap stamped "KHA") set on a southwest line of said Parcel B, same being a northeast line aforesaid 87.708 acre tract;

THENCE, North 61°03'11" West, 712.08 feet along the southwest line of said Parcel B and along the northeast line of said 87.708 acre tract to a ½-inch iron rod (w/plastic cap stamped "KHA") set for corner

THENCE, South 63°33'17" West, 266.99 feet departing the southwest line of said Parcel B and crossing said 87.708 acre tract to a ½-inch iron rod (w/plastic cap stamped "KHA") set on the southeast line of said Parcel B, same being the northwest line of said 87.708 acre tract;

THENCE, along the southeast line of said Parcel B and along the northwest line of said 87.708 acre tract the following two (2) courses and distances:

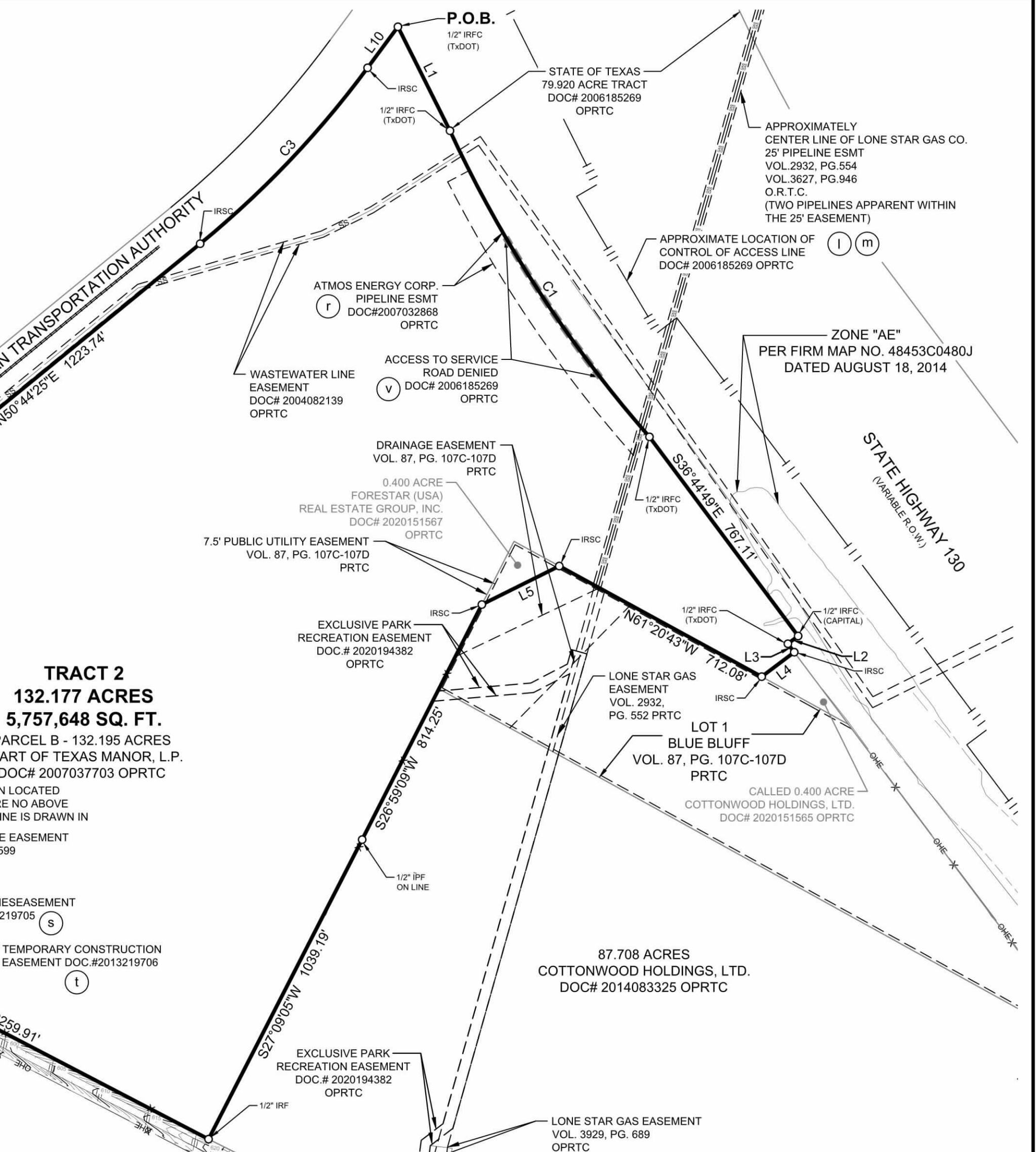
- South 26°59'09" West, 814.25 feet to a ½-inch iron pipe found point for corner;
- South 27°09'05" West, 1039.19 feet to a ½-inch iron rod found point for corner on the northeasterly right-of-way line of Lindell Lane (64 feet wide);

THENCE, along the northwesterly right-of-way line of said Lindell Lane, the following four (4) courses and distances:

- North 62°29'34" West, 2259.91 feet to a ½-inch iron rod found for corner;
- North 54°26'42" West, 481.99 feet to a ½-inch iron rod (w/plastic cap stamped "CAPITAL") found for corner;
- North 67°51'05" West, 517.70 feet to a ½-inch iron rod (w/plastic cap stamped "CAPITAL") found for corner on the southerly line of foresaid railroad right-of-way;
- North 9°34'57" West, 33.14 feet to a ½-inch iron rod (w/plastic cap stamped "CAPITAL") found for corner;

THENCE, along the southerly line of said railroad right-of-way, the following five (5) courses and distances:

- South 89°25'04" East, 642.06 feet to a ½-inch iron rod found for point of curvature;
- In a northeasterly direction, along a tangent curve to the left, a central angle of 38°50'31", a radius of 1969.00 feet, a chord bearing and distance of North 70°39'41" East, 1341.77 feet, and a total arc length of 1369.19 feet to a ½-inch iron rod (w/plastic cap stamped "KHA") set for corner;
- North 50°44'25" East, 1223.74 feet to a ½-inch iron rod (w/plastic cap stamped "KHA") point of curvature;
- In a northeasterly direction, along a tangent curve to the left, a central angle of 14°17'33", a radius of 3013.00 feet, a chord bearing and distance of North 43°35'38" East, 749.65 feet, and a total arc length of 751.60 feet to a ½-inch iron rod found (w/plastic cap stamped "KHA") set for corner;
- North 36°28'52" East, 157.50 feet to the **POINT OF BEGINNING**, and containing 132.177 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System, Central Zone (FIPS 4203) (NAD83). All distances are on the Surface and shown in U.S. Survey Feet. To convert surface distances to grid, apply the combined Surface to Grid scale factor of 0.999940004. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.



SURVEYORS CERTIFICATION:

To: Forestar (USA) Real Estate Group Inc., a Delaware Corporation;
Title Resources Guaranty Company;
Heart of Manor, LP;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,7A,8,11,13,14,16,17,18,19 and 20 of Table A thereof. Field Work was completed on February 28, 2020.

Survey Date: 02/28/2020
Revised Date: 11/17/2020

John G. Mosier

John G. Mosier
Registered Professional Land Surveyor No. 6330
Kimley-Horn and Associates, Inc.
601 NW Loop 410, Suite 350
San Antonio, Texas 78216
Ph. 210-541-9166
greg.mosier@kimley-horn.com



ALTA/NSPS LAND TITLE SURVEY
132.177 ACRES
WILLIAM H. SANDERS SURVEY NO. 54,
ABSTRACT NO. 690
TRAVIS COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216
FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	DJG	APS	11/17/2020	069281100	1 OF 1


$$1'' = 800'$$

PLANNED UNIT DEVELOPMENT
ZONING CASE#: C814-00-2063.10
EXHIBIT A-2

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



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 Energy 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 Name	Limits		Class	R.O.W. Width (ft)	Pavement Width (ft)	Sidewalk s?	Sidewalk Width (ft)*
	From	To					
S.H. 130	U.S. 290	A&S RR	Toll PKY 6	530	2 @ 56'	N	N/A
S.H. 130	A&S RR	Braker Lane	Toll 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 Blue 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.

EXHIBIT B

LAND USE SUMMARY

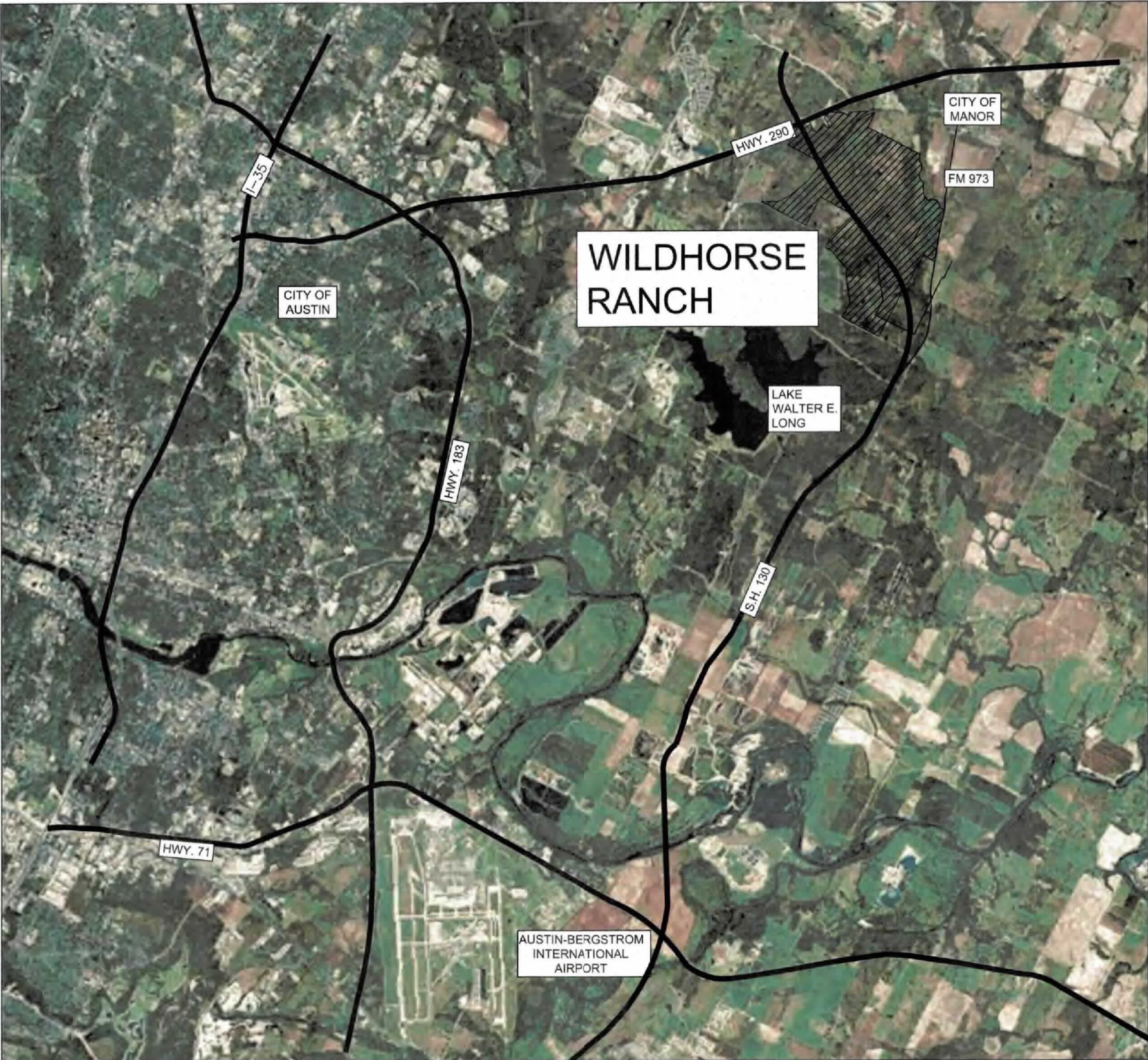
Uses	Acreage	% of Project
Mixed Density Residential	760.2 707.0	52.0 48.9%
Commercial	43.5	3.0
Commercial/MU	5.7 48.2	0.4 3.3%
Hotel/Commercial	14.4	1.0
Garden Office	21.5	1.5
School	26.4	1.8
Transit Station	5.1	0.4
Commercial/EMS Station	9.3	0.6
Major ROW	126.1 127.1	8.7 8.8%
Community Parks/Amenity Centers	52.4 46.9	3.6 3.2%
Green Belt/Recreation/Easements	301.2 396.4	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	57.4	28.5
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

1 of 5

Case Number: C84-00-2063

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.

Heather Chaffin for
Neighborhood Planning and Zoning Department

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

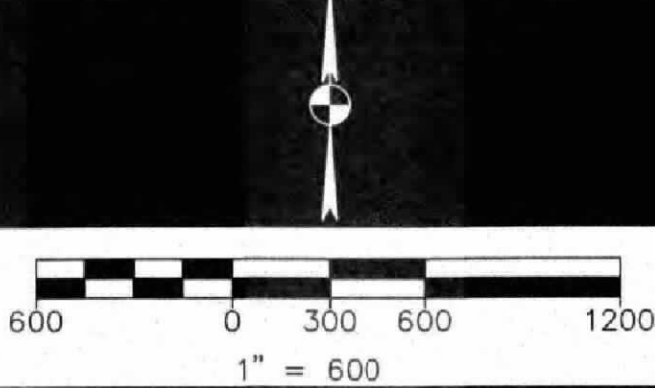
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Rev. 3/2/2015	<input checked="" type="checkbox"/> EXPIRED
Rev. 3/2/2015	<input checked="" type="checkbox"/> Admin. Amend. #52 Approved 12/19/2015
Rev. 3/2/2015	<input checked="" type="checkbox"/> Admin. Amend. #54 Approved 05/14/2015

WildHorse Ranch

Austin, Texas

PLANNED UNIT DEVELOPMENT

(PAGE 1 OF 5)



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TBPE Registration Number F-21222
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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	Eliminate these sections on the "Pod A" tract of land.
(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.	
25-8-302 - Construction of a building or parking area	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.
(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	
Division 5 - Cut, Fill, and Spoil	
25-8-341 - Cut 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
25-8-342 - Fill requirements	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%	104.2	67.6	*	*	*	*	*	35'	60%		40'		4.7	440	
A-4	Mixed Density Res.	MDR(L)	4.7	0	*	*	*	*	*	35'	60%		30'		4.7	13	
B-4	Mixed Density Res.	MDR(L)/LR @95%	40.8	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	
B-12	Mixed Density Res.	MDR(H)	12.2	10.5	*	*	*	*	*	60'	70%		40'		24.0	252	
C-2	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			739.6												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'	*	35'	80%	20%	*	*	-	80,293	
A-3	Amenity Center	CR	-3.6	0	-3.1		25'	10'	*	20,000	40'	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%	*	*	-	82,663	
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%	0.8	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/CSS-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	*	*	*	*	*	*	80%	*	*	*	-		
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%	20%	*	*	-	92,347	
E-8	Amenity Center	CR	5.2	3.2	25'	10'	*	*	20,000	40'	80%	20%	100'	*	-	8,350	
	Major ROW	ROW	-126.1	-127.1													
	Easement	ESMT	-18.7	-23.9													
TOTAL NON-RESIDENTIAL			-706.3	-747.6												1,643,037	
TOTAL UPLANDS (Acres)			1116.8														
TOTAL W.Q.T.Z. (Acres)			140.7														
TOTAL C.W.Q.Z. (Acres)			188.3														
TOTAL			1445.8	1445.8													
W.Q.T.Z. and C.W.Q.Z. Reduced as a result of SH130																	

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													

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	1
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
D-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
E-3	Corporate Campus	JP	34.7	27.6	*	*	*	*	*	*	*		*	*	-	157,799 SF
E-6	****Community Park	CR	10.1	0.9	*	*	*	*	*	*	*		*	*	-	-
	Major ROW	ROW	0.0													
TOTAL NON-RESIDENTIAL			47.7													189,163 SF
TOTAL			67.5													

