

ORDINANCE NO. 20141211-150

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY BOUNDED BY LOYOLA LANE ON THE NORTH BETWEEN JOHNNY MORRIS ROAD AND DECKER LANE AND CHANGING THE ZONING MAP FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT, FAMILY RESIDENCE (SF-3) DISTRICT AND MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts from single family residence standard lot (SF-2) district, family residence (SF-3) district and multifamily residence low density (MF-2) district to planned unit development (PUD) district on the property described in Zoning Case No. C814-2014-0110.SH, on file at the Planning and Development Review Department, consisting of approximately 203.629 acres in Travis County, Texas, shown in Exhibit "A" (the "Property"). The Property is locally known as the area bounded by Loyola Lane on the north between Johnny Morris Road and Decker Lane and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance and the attached Exhibits A through I are the land use plan (the "Land Use Plan") for the Colony Park Sustainable Community Initiative planned unit development district (the "PUD") created by this ordinance. Development of and uses within the PUD shall conform to the limitations and conditions set forth in this ordinance, and the Land Use Plan, attached as Exhibit "C". If this ordinance and any of the attached exhibits conflict, this ordinance controls. Except as otherwise provided by this ordinance, development within the PUD is subject to the City's ordinances, regulations, and rules.

PART 3. 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: Legal description of the Property
- Exhibit B: Zoning Map
- Exhibit C: Land Use Plan
- Exhibit D: Site Development Standards by Building Type
- Exhibit E: Zoning Use Summary Table
- Exhibit F: Site Development Regulations by Neighborhood

- Exhibit G. Street Sections
- Exhibit H. Off Street Parking Requirements
- Exhibit I. Allowed Impervious Cover

PART 4. Definitions.

A. In this ordinance

1. **ACCESSORY DWELLING UNIT** is a secondary residential structure that may be attached or detached from the primary structure on the property.
2. **AFFORDABLE** means a household spends no more than 30 percent of their income towards rent or mortgage (PITI) and utilities.
3. **ATTACHED RESIDENTIAL** is a land use zone. The primary building types permitted in Attached Residential are Single Family Attached (duplex) and Multifamily Attached (townhouse).
4. **BUNDLED / UNBUNDLED PARKING** are methods of allocating parking spaces. A bundled parking method directly assigns parking to dwelling units or building square footage. Unbundled parking allows for parking to be allocated separate from each dwelling unit or unit of building square footage.
5. **CAR SHARE** is a transportation option that may allow flexibility in parking requirements for the PUD. Examples of car share programs include but are not limited to Car2Go and ZipCar. If car share stations are provided in the vicinity of a proposed development, parking reductions may be administratively determined by City staff.
6. **COURTYARD** is a building type that features a courtyard at ground level.
7. **ECO-COTTAGE** zone is a land use zone. An eco-cottage is the only building type permitted in this zone. Structures shall be developed as attached or detached condominiums, as defined in the Texas Property Code. The eco-cottage building type and land use zone provide for small structures that allow low intensity land uses.

8. **GROUND FLOOR RETAIL** is a land use zone. Retail and Vertical Mixed Use building types are permitted in this zone which is intended primarily for commercial land uses and residential land uses.
9. **INSET LOTS** are corner lots that do not have a driveway connection to the alley.
10. **INSTITUTIONAL / CIVIC** is a land use zone for community based land uses.
11. **LIVE/WORK** is a land use that allows for both residential and commercial uses.
12. **LIVE/WORK ENABLED** is a building required to be equipped with a structure that has a front facade and that allows future redevelopment to include a storefront.
13. **LIVE/WORK PERMITTED** signifies that a Live/Work land use is permitted in an Attached Residential land use zone when abutting a Neighborhood Center land use zone. A Live/Work Permitted structure is not required to provide a structure within the front facade that allows for future redevelopment to include a storefront.
14. **MIXED USE / MIXED USE 2** are land use zones intended to allow a mix of building types and land uses to be developed in close proximity to each other. Mixed Use 2 allows a less intense mix of building types and land uses than Mixed Use.
15. **MULTI-FAMILY ATTACHED (TOWNHOMES)** is a building type intended for townhouse/condominium scale development.
16. **NEIGHBORHOOD CENTER** is a land use zone that is the focal point of a neighborhood and includes a mix of building types and land uses.
17. **NEIGHBORHOOD RESIDENTIAL** is a land use zone primarily intended to allow residential land uses. This zone provides access to lots through an alley.

18. **NEIGHBORHOOD RESIDENTIAL-FRONT SERVED** is a land use zone primarily intended to allow residential land uses. Alley access is not available in this zone.
19. **OPEN SPACE** is a land use zone with limited land uses and development options.
20. **PARK** is a subset of the Open Space land use zone. Park is intended to allow moderate and active recreation activities.
21. **RETAIL** is a building type intended primarily for commercial land uses.
22. **SHARED PARKING** permits multiple land uses to use a single parking area, based on peak areas of demand or allocating parking spaces to each land use.
23. **SINGLE FAMILY ATTACHED (DUPLEX)** is a building type containing two dwelling units.
24. **SINGLE FAMILY DETACHED** is a building type that allows residential land uses as the primary land use, and does not allow multiple dwellings in one structure.
25. **STACKED MULTIFAMILY** is a building type primarily intended to allow residential land uses in a multi-story structure.
26. **TOWN CENTER** is an area that is a main focal point of the PUD and the surrounding vicinity. A Town Center includes a mix of building types and land uses that are typically more intensive in nature than Neighborhood Centers.
27. **VERTICAL MIXED USE** is a building type primarily intended to allow a mix of land uses to occupy one or more multi-story buildings on a single site.

PART 5. Site development regulations

1. Development in the PUD is regulated by land use zones and building type. Site development standards are determined by building type as shown on Exhibit "D".
2. Development of the PUD is subject to the Colony Park Sustainable Communities Initiative Master Plan, Design Guidelines and Implementation Plan.
3. Porches are required in the front of all single-family residences. The minimum porch depth shall be 8 feet, the minimum porch width shall be 10 feet and must be a minimum of 12 inches above grade of an adjacent public sidewalk. A porch must include railing, balusters or screening to define the area.
4. Porches may extend into required yards unless under a second floor portion of the house as per City Code 25-2-513 (*Openness of Required Yards*). The second story of a residence may not overhang beyond a porch. The allowance of porches into required yards in this ordinance does not waive any requirement of the City Code.
5. Buildings must be a minimum 10 feet apart or they must have a fire suppression system.
6. Exterior walls less than 5 feet from the property line must have a 1-HR fire rating and are limited to 25 percent of the area for wall openings. Walls less than 3 feet from the property line must have a 1-HR fire rating and may not have any wall openings.
7. Roof overhangs less than 5 feet from the property line must have a 1-HR fire rating and cannot project closer than 2 feet from the property line, with the following exception: a garage roof overhang located within 2 feet of a property line may have a 4 inch projection.
8. Gated roadways are prohibited within the PUD.
9. All retail, commercial or mixed use development must contain pedestrian oriented uses as defined in City Code 25-2-691(C) (*Waterfront Overlay (WO) District Uses*).

PART 6. Open Space and Parkland.

1. All open space and parks will be open to the public.
2. Development and maintenance of open space areas, dedication and development of parkland shall be accomplished as part of an Implementation Plan and Master Developer Agreement for the PUD.
3. Improved-surface trails shall connect the open space areas to Colony Park District Park. The trails shown are graphic representations and are not exact. The developer will finalize the exact locations and specifications for trails in consultation with Parks and Recreation, Watershed Protection, Public Works and Planning and Development Review departments as development occurs.
4. Notes on the sheet titled "CEF Setbacks" contain specific restrictions, requirements and allowances within designated CEF setbacks in the open space.
5. Unless otherwise indicated on the Land Use Plan attached to this ordinance, the following are prohibited in open space areas: off-street parking, streetlights and streets.
6. Open Space not within a critical water quality zone (CWQZ) or CEF setback may contain uses including paths/trails, non-conditioned community facilities (boardwalks, decks, pavilions, gazebos, etc.), stormwater quality and detention facilities consistent with the Colony Park Sustainable Community Initiative Master Plan Design Guidelines, community gardening, park facilities, community solar, community supportive facilities (benches, drinking fountains, fire hydrants, etc.), access and utility easements, navigational signage, and wildlife crossings.

PART 7. Environmental.

1. Development of the Property shall comply with the requirements of the Austin Energy Green Building Program (AEGBP) multifamily, single family, or commercial rating system for a minimum two-star rating. Certification from the AEGBP shall be based on the version in effect at the time ratings applications are submitted for individual buildings.
2. Upon approval from the City Watershed Protection Department, structural modifications to the existing man-made stock pond berm shall be allowed as

required for health and safety reasons. A wetland biologist from the Watershed Protection Department shall review and approve to determine compliance with wetland requirements and that disturbance is minimal and mitigated.

3. No construction is permitted within the critical water quality zone except as provided in City Code 25-8-261 (*Critical Water Quality Zone Development*) and 25-8-262 (*Critical Water Quality Zone Street Crossings*).
4. Maintenance and inspection of water quality and control facilities as designated in City Code 25-8-231 (*Critical Water Quality Zone Street Crossings*) shall be accomplished as part of an Implementation Plan and Master Development Agreement.
5. Trees shall be planted at an average spacing of 30 feet apart on streets fronted by alley-served single family lots and multifamily attached lots. Trees shall be planted at an average spacing of 40 feet apart on streets fronted by front-served single family lots and single family attached lots, as per 25-2 Subchapter E (*Design Standards and Mixed Use*) for stacked multifamily, mixed use, retail, and institutional/civic lots.

PART 8. Affordable Housing Program.

1. The PUD shall provide 20 percent of the total residential units to households whose income is 80 percent or below the median family income of the Austin metropolitan statistical area for ownership units and 60 percent or below the Austin metropolitan statistical area for rental units.
2. Income limits are established annually as determined by the director of the Neighborhood Housing and Community Development Office (NHCD) and the United State Department of Housing and Urban Development (HUD).
3. The affordability period for affordable housing units provided in this ordinance shall be 40 years for rental housing and 99 years for on-site for sale housing. The affordability period begins on the date a certificate of occupancy is issued for rental and upon sale of each individual unit for ownership.
4. Rents will be established annually based on the 60 percent median annual family income multiplied by 28 percent divided by 12.
5. On-site affordable housing units offered for sale shall be sold at a price affordable to persons whose household income is 80 percent or below the

median family income in the Austin metropolitan statistical area. The affordable sales price shall be established and approved by NHCD.

6. On-site affordable housing units offered for sale shall be reserved, sold and transferred to an income eligible buyer subject to a resale restricted, shared equity agreement approved by the Neighborhood Housing and Community Development and in compliance with Austin Housing Finance Corporation (AHFC) land trust policies. To ensure long term affordability, AHFC shall hold the shared equity agreement and/or ground lease for the affordable units. AHFC shall also have a Right of First Refusal and may also elect to purchase the homes at the affordable price and resell the units to an income eligible buyer.
7. Compliance and monitoring of these affordability housing provisions shall be performed by the Neighborhood Housing and Community Development Office. The director of NHCD will establish rules and criteria for implementation for the affordability section.
8. Per City Code Section 25-1-704(B)(2)(b), the development may be eligible for a waiver of 100 percent of the fees as provided by the S.M.A.R.T. Housing program provided that the applicant complies with the S.M.A.R.T. Housing Code provisions. Participation is subject to application approval and certification by NHCD.
9. Although there shall be no requirement that each project or plat within the PUD contain a specific number of affordable units, the Developer will be responsible for ensuring that ultimately the entire PUD contains the requisite number of affordable units. The Developer shall report to the Director of the Neighborhood Housing and Community Development on the status of the number and location of affordable units within the PUD on a semi-annual basis beginning on the date the first plat is recorded.

PART 9. Code Modifications. In accordance with City Code Chapter 25-2, Subchapter B, Article 2, Division 5 (*Planned Unit Development*), the following site development regulations supersede City regulations indicated in this part:

A. Zoning

1. Section 25-2-491 (*Permitted, Conditional and Prohibited Uses*) does not apply to the PUD; such regulations are controlled by Exhibit "E" of this ordinance.
2. Section 25-2-492 (*Site Development Regulations*) of the City Code does not apply to the PUD; such regulations are controlled by Exhibits "F" and Exhibit "D" of this ordinance.
3. Development within the PUD will comply with Subchapter E (*Design Standards and Mixed-Use*) of the City Code which may include alternative equivalent compliance.
4. Section 25-2-1051 (*Compatibility Standards*) does not apply to development within the PUD. Compatibility standards shall be required adjacent to properties used or zoned urban family residence (SF-5) district or more restrictive zoning district.
5. Section 25-2-1007 (*Parking Lots*) is modified so that a parking area with 12 motor vehicle parking spaces or less is not required to have landscaped islands, peninsulas or medians.
6. Section 25-6-171(A)(B) (*Standards for Design and Construction*) is modified to allow roadways to be designed and constructed in accordance with the Street Sections chart attached as Exhibit "G". This modification does not extend to 25-6-171(C).
7. 25-6, Appendix A (*Tables of Off Street Parking and Loading Requirements*) does not apply to the PUD. Such regulations are controlled by Exhibit "H" of this ordinance.
8. 25-6-292 (*Design and Construction Standards*) is modified to permit direct vehicular access from a lot to an alley.

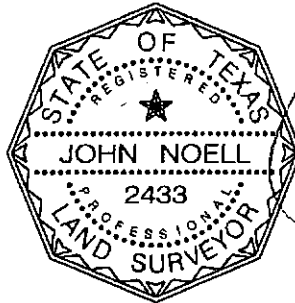
UDG #13-739
F.N. #1271
208.157 ACRES


COLONY PARK
PUD
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

DESCRIPTION

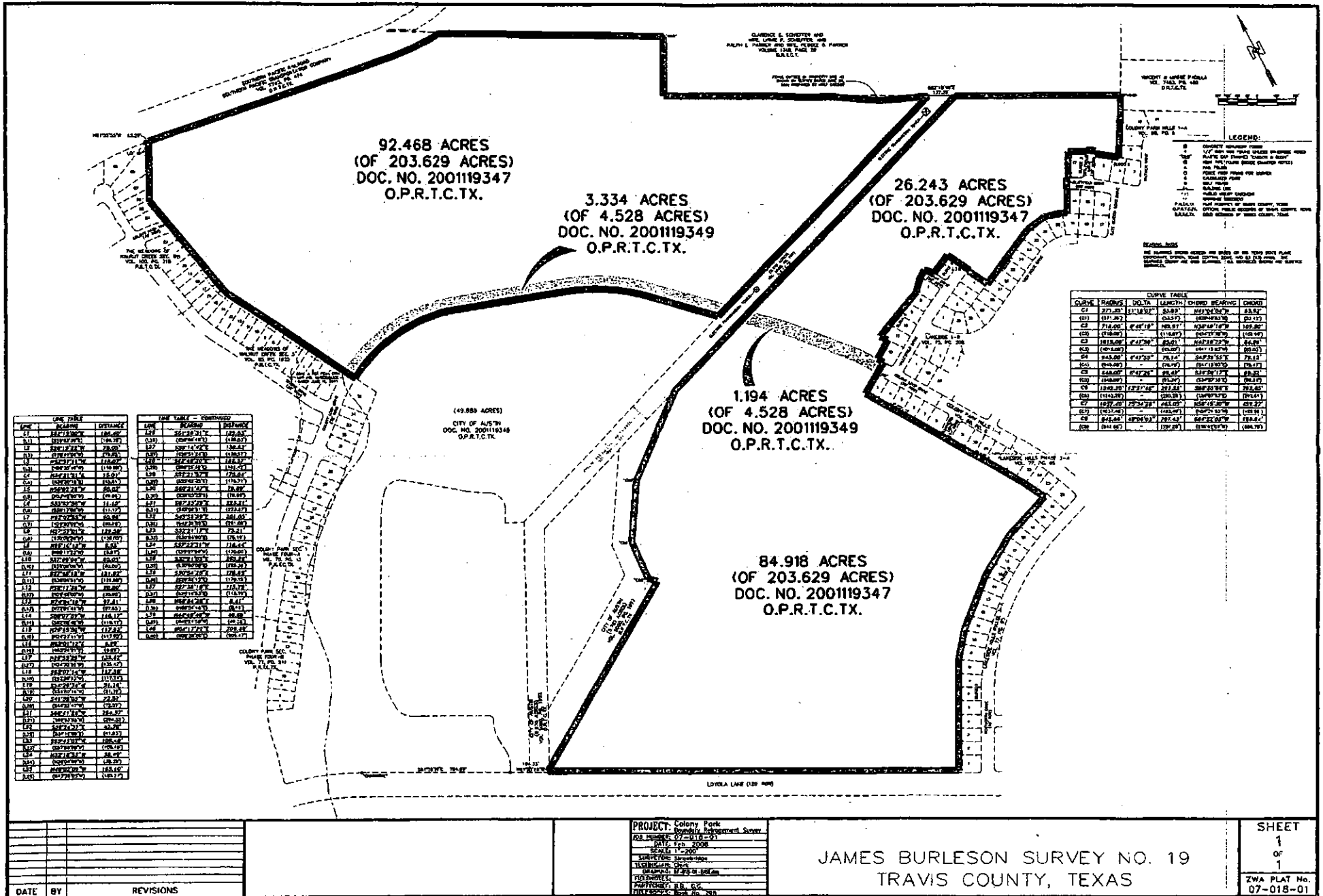
DESCRIBING TWO TRACTS OF LAND OUT OF THE JAMES BURLESON SURVEY #19 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID TWO TRACTS BEING A TOTAL OF 208.157 ACRES; THE FIRST TRACT CONTAINING 203.629 ACRES OF LAND AS DESCRIBED IN A DEED TO THE AUSTIN HOUSING FINANCE CORPORATION RECORDED IN DOCUMENT NUMBER 2001119347 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, AND THE SECOND TRACT CONTAINING 4.528 ACRES OF LAND AS DESCRIBED IN A DEED TO THE AUSTIN HOUSING FINANCE CORPORATION RECORDED IN DOCUMENT NUMBER 2001119349 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY.

Description Prepared by:
URBAN DESIGN GROUP
3660 Stoneridge Road, # E101
Austin, Texas 78746
(512) 347-0040




John Noell, R.P.L.S. #2433
9.22.14
Date

References: TCAD: 02 1831 0513
Austin Grid: P-25



92.468 ACRES
(OF 203.629 ACRES)
DOC. NO. 200119347
O.P.R.T.C.TX.

3.334 ACRES
(OF 4.528 ACRES)
DOC. NO. 200119349
O.P.R.T.C.TX.

26.243 ACRES
(OF 203.629 ACRES)
DOC. NO. 200119347
O.P.R.T.C.TX.

1.194 ACRES
(OF 4.528 ACRES)
DOC. NO. 200119349
O.P.R.T.C.TX.

84.918 ACRES
(OF 203.629 ACRES)
DOC. NO. 200119347
O.P.R.T.C.TX.

49.889 ACRES
CITY OF AUSTIN
DOC. NO. 200119348
O.P.R.T.C.TX.

LEGEND:

- QUANTITY SURVEY PLAT
- 1/4 SECTION
- 1/2 SECTION
- 3/4 SECTION
- SECTION
- 1/4 SECTION
- 1/2 SECTION
- 3/4 SECTION
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- 1/4 SECTION
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- 3/4 SECTION
- SECTION

CHORD	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
01	270.20	111.18	338.9	N81°34'30"W	338.9
02	131.20	131.17	184.0	S89°58'12"W	184.0
03	714.00	247.18	750.9	S22°48'12"E	750.9
04	118.00	118.00	166.3	S45°00'00"W	166.3
05	104.00	104.00	145.9	S45°00'00"W	145.9
06	104.00	104.00	145.9	S45°00'00"W	145.9
07	104.00	104.00	145.9	S45°00'00"W	145.9
08	104.00	104.00	145.9	S45°00'00"W	145.9
09	104.00	104.00	145.9	S45°00'00"W	145.9
10	104.00	104.00	145.9	S45°00'00"W	145.9
11	104.00	104.00	145.9	S45°00'00"W	145.9
12	104.00	104.00	145.9	S45°00'00"W	145.9
13	104.00	104.00	145.9	S45°00'00"W	145.9
14	104.00	104.00	145.9	S45°00'00"W	145.9
15	104.00	104.00	145.9	S45°00'00"W	145.9
16	104.00	104.00	145.9	S45°00'00"W	145.9
17	104.00	104.00	145.9	S45°00'00"W	145.9
18	104.00	104.00	145.9	S45°00'00"W	145.9
19	104.00	104.00	145.9	S45°00'00"W	145.9
20	104.00	104.00	145.9	S45°00'00"W	145.9
21	104.00	104.00	145.9	S45°00'00"W	145.9
22	104.00	104.00	145.9	S45°00'00"W	145.9
23	104.00	104.00	145.9	S45°00'00"W	145.9
24	104.00	104.00	145.9	S45°00'00"W	145.9
25	104.00	104.00	145.9	S45°00'00"W	145.9
26	104.00	104.00	145.9	S45°00'00"W	145.9
27	104.00	104.00	145.9	S45°00'00"W	145.9
28	104.00	104.00	145.9	S45°00'00"W	145.9
29	104.00	104.00	145.9	S45°00'00"W	145.9
30	104.00	104.00	145.9	S45°00'00"W	145.9

LINE	BEARING	DISTANCE
01	S81°34'30"W	338.9
02	S89°58'12"W	184.0
03	S22°48'12"E	750.9
04	S45°00'00"W	166.3
05	S45°00'00"W	145.9
06	S45°00'00"W	145.9
07	S45°00'00"W	145.9
08	S45°00'00"W	145.9
09	S45°00'00"W	145.9
10	S45°00'00"W	145.9
11	S45°00'00"W	145.9
12	S45°00'00"W	145.9
13	S45°00'00"W	145.9
14	S45°00'00"W	145.9
15	S45°00'00"W	145.9
16	S45°00'00"W	145.9
17	S45°00'00"W	145.9
18	S45°00'00"W	145.9
19	S45°00'00"W	145.9
20	S45°00'00"W	145.9
21	S45°00'00"W	145.9
22	S45°00'00"W	145.9
23	S45°00'00"W	145.9
24	S45°00'00"W	145.9
25	S45°00'00"W	145.9
26	S45°00'00"W	145.9
27	S45°00'00"W	145.9
28	S45°00'00"W	145.9
29	S45°00'00"W	145.9
30	S45°00'00"W	145.9

LINE	BEARING	DISTANCE
31	S81°34'30"W	338.9
32	S89°58'12"W	184.0
33	S22°48'12"E	750.9
34	S45°00'00"W	166.3
35	S45°00'00"W	145.9
36	S45°00'00"W	145.9
37	S45°00'00"W	145.9
38	S45°00'00"W	145.9
39	S45°00'00"W	145.9
40	S45°00'00"W	145.9
41	S45°00'00"W	145.9
42	S45°00'00"W	145.9
43	S45°00'00"W	145.9
44	S45°00'00"W	145.9
45	S45°00'00"W	145.9
46	S45°00'00"W	145.9
47	S45°00'00"W	145.9
48	S45°00'00"W	145.9
49	S45°00'00"W	145.9
50	S45°00'00"W	145.9
51	S45°00'00"W	145.9
52	S45°00'00"W	145.9
53	S45°00'00"W	145.9
54	S45°00'00"W	145.9
55	S45°00'00"W	145.9
56	S45°00'00"W	145.9
57	S45°00'00"W	145.9
58	S45°00'00"W	145.9
59	S45°00'00"W	145.9
60	S45°00'00"W	145.9

DATE	BY	REVISIONS

PROJECT: Colony Park
Boundary Adjustment Survey
JOB NUMBER: 07-018-01
DATE: Feb. 2008
SCALE: 1"=200'
SURVEYING: Surveying
TECHNICIAN: Chris
EQUIPMENT: 4" x 5" Leica
ADJUSTER:
PROPERTY: B.B. Co.
TITLE: 07-018-01

JAMES BURLESON SURVEY NO. 19
TRAVIS COUNTY, TEXAS

SHEET
1
OF
1
TWA PLAT No.
07-018-01

CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE (512) 442-0990
FACSIMILE (512) 442-1084

JUNE 20, 2001

FIELD NOTE DESCRIPTION OF 92 468 ACRES OF LAND OUT OF THE JAMES BURLESON SURVEY No 19 ABSTRACT No 4 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (169 714 ACRE) TRACT OF LAND DESCRIBED AS "TRACT 1" AND AS CONVEYED TO JOHN SCARDINO AND HAYTHEM S DAWLETT BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12136 PAGE 2467 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a ½" iron pipe found in the South line of that certain (2 51 acre) tract of land as conveyed to Southern Pacific Transportation Company by deed recorded in Volume 7743 Page 474 of the Deed Records of Travis County, Texas, for the Northeasterly corner of Lot 58, Block L, The Meadows of Walnut Creek Section Six, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 100 Page 210 of the Plat Records of Travis County, Texas, and for the Northwesterly corner of that certain (169 714 acre) tract of land as conveyed to John Scardino and Haythem Dawlett by Special Warranty Deed recorded in Volume 12136 Page 2467 of the Real Property Records of Travis County, Texas, and being the Northwesterly corner and PLACE OF BEGINNING of the herein described tract,

THENCE with the common line of said Scardino (169 714 acre) tract and said Southern Pacific Transportation Company (2 51 acre) tract, the following two (2) courses,

- 1) S 79 deg 11' 45" E 1299 54 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 2) along a curve to the left with a radius of 1242 20 ft for an arc length of 293 29 ft and which chord bears S 86 deg 07' 52" E 292 61 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" in the Southerly line of that certain (36 5 acre) tract of land as conveyed to Clarence E Schieffer, et al, by deed recorded in Volume 1318 Page 20 of the Deed Records of Travis County, Texas, for the most Easterly corner of said Southern Pacific Transportation Company (2 51 acre) tract and for an angle corner of said Scardino (169 714 acre) tract, and being an angle corner of this tract,

THENCE with a Northerly line of said Scardino (169 714 acre) tract, S 59 deg 00' 52" E 1146 31 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the Southeast corner of said Schieffer (36 5 acre) tract and being in the Westerly line of that certain (32 acre) tract of land as conveyed to Clarence E Schieffer, et al, by deed recorded in Volume 1318 Page 20 of the Deed Records of Travis County, Texas, and being an angle corner of said Scardino (169 714 acre) tract, and being an angle corner of this tract,

THENCE, S 30 deg 10' 08" W 310 46 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the Southwesterly corner of said Schieffer (32 acre) tract and for an angle corner of said Scardino (169 714 acre) tract, and being an angle corner of this tract,

**AND AT GRANTEE'S REQUEST SUBDIVIDED THE LAND INTO 4 SEPARATE TRACTS, OF WHICH A-1 IS BEING CONVEYED TO THE CITY OF AUSTIN-PARKS AND RECREATION DEPARTMENT FOR PARKLAND PURPOSES
end of Page 1

EXHIBIT "A-2"

Page 2 of 3

THENCE with a Northerly line of said Scardino (169 714 acre) tract, the following seven (7) courses,

- 1) S 60 deg 03' 52" E 436 40 ft to a 60D nail found,
- 2) S 59 deg 08' 46" E 139 53 ft to a 60D nail found,
- 3) S 56 deg 51' 24" E 130 57 ft to a 60D nail found,
- 4) S 60 deg 25' 39" E 162 42 ft to a 60D nail found,
- 5) S 55 deg 05' 35" E 175 71 ft to a 60D nail found,
- 6) S 58 deg 05' 25" E 79 09 ft to a 60D nail found,
- 7) S 65 deg 09' 51" E 223 27 ft to a ½" iron rod found for the Northeasterly corner of said Scardino (169 714 acre) tract and for the Northwesterly corner of that certain (9 930 acre) tract of land as conveyed to the City of Austin by deed recorded in Volume 5000 Page 1992 of the Deed Records of Travis County, Texas, and being the Northeasterly corner of this tract,

THENCE with the common line of said Scardino (169 714 acre) tract and said City of Austin (9 930 acre) tract, S 73 deg 26' 01" W 1485 94 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the Southeasterly corner of this tract,

THENCE crossing the interior of said Scardino (169 714 acre) tract, the following four (4) courses,

- 1) N 43 deg 39' 05" W 404 97 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 2) along a curve to the left with a radius of 1037 40 ft for an arc length of 463 40 ft and which chord bears N 56 deg 26' 53" W 459 56 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 3) N 69 deg 14' 42" W at 190 59 ft passing a ½" iron rod found, and continuing along the same course for a total distance of 561 26 ft to a ½" iron rod found for a point of curvature,
- 4) along a curve to the left with a radius of 842 66 ft for an arc length of 707 28 ft and which chord bears S 86 deg 42' 07" W 686 70 ft to a ½" iron rod set at the point of termination of the curving Northerly right-of-way line of Colony Loop Drive for the Southeasterly corner of Lot 1, Block P, The Meadows of Walnut Creek Section Five, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86 Page 162D of the Plat Records of Travis County, Texas, and being the Southwesterly corner of this tract,

end of Page 2

THENCE with the Westerly line of said Scardino (169 714 acre) tract, the following four (4) courses,

- 1) N 26 deg 03' 01" W 472 23 ft to a 1/2" iron rod found in the Easterly line of Lot 10, Block P, of said The Meadows of Walnut Creek Section Five,
- 2) N 26 deg 26' 52" W 247 37 ft to a 1/2" iron rod found in the Easterly line of Lot 15, Block P, of said The Meadows of Walnut Creek Section Five,
- 3) N 08 deg 52' 26" W 609 39 ft to a 1/4" iron rod found in the Easterly line of Lot 55, Block L, of said The Meadows of Walnut Creek Section Six,
- 4) N 29 deg 23' 53" E 308 01 ft to the PLACE OF BEGINNING, containing 92 468 acres of land

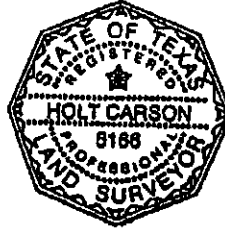
SURVEYED June, 2001



Holt Carson

Registered Professional Land Surveyor No 5166

reference map B 652052



FIELD NOTES REVIEWED

By *[Signature]* Date *07/26/01*

Engineering Support Section
Department of Public Works
and Transportation

EXHIBIT "A-3"

CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE (512) 442-0990
FACSIMILE (512) 442-1084

JUNE 20, 2001

FIELD NOTE DESCRIPTION OF 26 243 ACRES OF LAND OUT OF THE JAMES BURLESON SURVEY No 19 ABSTRACT No 4 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (112 816 ACRE) TRACT OF LAND DESCRIBED AS "TRACT 2" AND AS CONVEYED TO JOHN SCARDINO AND HAYTHEM S DAWLETT BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12136 PAGE 2467 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a 1/2" iron rod found for an angle corner in the Easterly line of that certain (112 816 acre) tract of land as conveyed to John Scardino and Haythem S Dawlett by Special Warranty Deed recorded in Volume 12136 Page 2467 of the Real Property Records of Travis County, Texas, for the most Northerly or Northwest corner of Lot 10, Block 3, Colony Park Hills 1-A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 68 Page 6 of the Plat Records of Travis County, Texas, and for the Southwesterly corner of that certain (3 288 acre) tract of land as conveyed to Vicente Padilla, et ux, by deed recorded in Volume 7483 Page 489 of the Deed Records of Travis County, Texas, and being an angle corner and PLACE OF BEGINNING of the herein described tract,

THENCE with the common line of said Scardino (112 816 acre) tract and said Colony Park Hills 1-A, the following ten (10) courses,

- 1) S 32 deg 46' 18" W 242 45 ft to a 1/2" iron rod found in the North line of Lot 6, Block 3 of said Colony Park Hills 1-A,
- 2) N 50 deg 35' 16" W 118 08 ft to a 1/2" iron rod found in the Easterly right-of-way line of Smallwood Drive,
- 3) N 36 deg 30' 18" E 15 01 ft to a 1/2" iron rod found at the point of termination of the Easterly right-of-way line of Smallwood Drive,
- 4) N 53 deg 42' W 49 96 ft to a 1/2" iron rod found at the point of termination of the Westerly right-of-way line of Smallwood Drive,
- 5) S 36 deg 17' 00" W 11 17 ft to a 1/2" iron rod found in the Westerly right-of-way line of Smallwood Drive for the Northeast corner of Lot 17, Block 5, of said Colony Park Hills 1-A,
- 6) N 59 deg 50' 09" W 90 08 ft to a 1/2" iron rod found for the Northwesterly corner of said Lot 17, Block 5, Colony Park Hills 1-A,
- 7) S 30 deg 09' 50" W 130 05 ft to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" in the North right-of-way line of Valleyfield Drive for the Southwesterly corner of said Lot 17, Block 5,
- 8) N 60 deg 11' 23" W 8 81 ft to a 1/2" iron rod found at the point of termination of the North right-of-way line of Valleyfield Drive,
- 9) S 30 deg 09' W 60 00 ft to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" at the point of termination of the South right-of-way line of Valleyfield Drive for the Northwesterly corner of Lot 14, Block 6, of said Colony Park Hills 1-A,
- 10) S 30 deg 04' 21" W 121 90 ft to a 1/2" iron rod found in the North line of Lot 19, Block 6, Lakeside "1-B", a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 75 Page 206 of the Plat Records of Travis County, Texas, for the Southwest corner of Lot 14, Block 6, Colony Park Hills 1-A, and being an angle corner of said Scardino (112 816 acre) tract, same being an angle corner of this tract,

**AND AT GRANTEE'S REQUEST SUBDIVIDED THE LAND INTO 4 SEPARATE TRACTS, OF WHICH A-1 IS BEING CONVEYED TO THE CITY OF AUSTIN-PARKS AND RECREATION DEPARTMENT FOR PARKLAND PURPOSES.

THENCE with the common line of said Scardino (112 816 acre) tract and said Lakeside "I-B", the following fourteen (14) courses,

- 1) N 56 deg 49' W 20 00 ft to a ½" iron rod found,
- 2) N 72 deg 01' 49" W 97 65 ft to a ½" iron rod found,
- 3) S 82 deg 28' 48" W 110 12 ft to a ½" iron rod found,
- 4) S 65 deg 17' 00" W 349 75 ft to a point for the Easterly corner of Lot 4, Block 6, of said Lakeside "I-B",
- 5) N 24 deg 22' 41" W 117 93 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" in the Southerly right-of-way line of Valleyfield Drive,
- 6) N 65 deg 24' 21" E 6 89 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" at the point of termination of the Southerly right-of-way line of Valleyfield Drive,
- 7) N 24 deg 32' 20" W 135 42 ft to a ½" iron rod found for the Northerly corner of Lot 17, Block 9, of said Lakeside "I-B",
- 8) S 65 deg 30' 23" W 117 74 ft to a ½" iron rod found in the curving Northeasterly right-of-way line of Cambray Drive for the Southwesterly corner of said Lot 17, Block 9,
- 9) along a curve to the left with a radius of 271 35 ft for an arc length of 53 51 ft and which chord bears N 38 deg 40' 53" W 53 42 ft to a ½" iron rod found at the point of termination of the Northeasterly right-of-way line of Cambray Drive,
- 10) S 56 deg 50' 16" W 51 19 ft to a ½" iron rod found at the point of termination of the Southwesterly right-of-way line of Cambray Drive,
- 11) S 44 deg 22' 47" W 72 57 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors",
- 12) S 68 deg 53' 55" W 294 55 ft to a ½" iron rod found for the Southwesterly corner of Lot 11, Block 8, of said Lakeside "I-B",
- 13) S 34 deg 19' E 41 93 ft to a point for the most Northerly corner of Lot 12, Block 8, of said Lakeside "I-B",
- 14) S 57 deg 58' 00" W 108 40 ft to a ½" iron rod found for the Southwesterly corner of said Lot 12, Block 8, for an angle corner of said Scardino (112 816 acre) tract, and being an angle corner of this tract,

THENCE crossing the interior of said Scardino (112 816 acre) tract, the following five (5) courses,

- 1) N 30 deg 04" W 38 39 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 2) along a curve to the left with a radius of 718 00 ft for an arc length of 110 07 ft and which chord bears N 34 deg 27' 30" W 109 96 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 3) N 38 deg 51' 00" W 298 94 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 4) along a curve to the left with a radius of 1015 00 ft for an arc length of 85 05 ft and which chord bears N 41 deg 15' 03" W 85 03 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 5) N 43 deg 39' 05" W 165 27 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" in the common line of said Scardino (112 816 acre) tract and that certain (9 930 acre) tract of land as conveyed to the City of Austin by deed recorded in Volume 5000 Page 1992 of the Deed Records of Travis County, Texas, and being the Southwesterly corner of this tract,

EXHIBIT "A-3"

Page 3 of 3

THENCE with the common line of said Scardino (112 816 acre) tract and said City of Austin (9 930 acre) tract, N 73 deg 26' 33" E 1529 21 ft to a 1/4" iron rod found for a Northwesterly corner of said Scardino (112 816 acre) tract and for the Northeasterly corner of said City of Austin (9 930 acre) tract and being the Northwesterly corner of this tract,

THENCE with the Northerly line of said Scardino (112 816 acre) tract, the following two (2) courses,

- 1) S 59 deg 52' 39" E 166 36 ft to a 1/4" iron rod found,
- 2) S 59 deg 57' 47" E 671 97 ft to a 1/4" iron rod found for the Southeast corner of that certain (32 acre) tract of land as conveyed to Clarence E. Schieffer, et al, by deed recorded in Volume 1318 Page 20 of the Deed Records of Travis County, Texas, and for the Northeasterly corner of said Scardino (112 816 acre) tract, and being the Northeasterly corner of this tract,

THENCE with the Easterly line of said Scardino (112 816 acre) tract, S 28 deg 41' 09" W 78 05 ft to the PLACE OF BEGINNING containing 26 243 acres of land

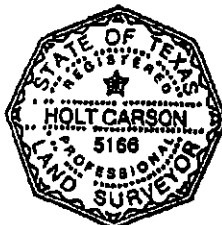
SURVEYED June, 2001



Holt Carson

Registered Professional Land Surveyor No 5166

reference map B 652052



FIELD NOTES REVIEWED
By *[Signature]* Date *07/12/01*
Engineering Support Section
Department of Public Works
and Transportation

CARSON AND BUSH
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JUNE 20, 2001

FIELD NOTE DESCRIPTION OF 84.918 ACRES OF LAND OUT OF THE JAMES BURLESON SURVEY No. 19 ABSTRACT No. 4 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (112.816 ACRE) TRACT OF LAND DESCRIBED AS "TRACT 2" AND AS CONVEYED TO JOHN SCARDINO AND HAYTHEM S. DAWLETT BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12136 PAGE 2467 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" in the present North right-of-way line of Loyola Lane and in the Easterly line of that certain (112.816 acre) tract of land as conveyed to John Scardino and Haythem S. Dawlett by Special Warranty Deed recorded in Volume 12136 Page 2467 of the Real Property Records of Travis County, Texas, and in the Westerly line of Lot 1, Block B, Lakeside Hills Phase 3-A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 77 Page 95 of the Plat Records of Travis County, Texas, and being the Northeastly corner of that certain tract of land as conveyed to the City of Austin by Street Deed recorded in Volume 12691 Page 1185 of the Real Property Records of Travis County, Texas, same being the Southeastly corner and PLACE OF BEGINNING of the herein described tract,

THENCE crossing the interior of said Scardino (112.816 acre) tract of land with the present North right-of-way line of Loyola Lane and with the North line of said City of Austin Street Deed tract, N 59 deg 37' 58" W 2093.87 ft. to a bolt found in the common line of said Scardino (112.816 acre) tract and that certain (5.761 acre) tract of land as conveyed to the City of Austin by deed recorded in Volume 5000 Page 1992 of the Deed Records of Travis County, Texas, and being the Northwestly corner of said City of Austin Street Deed tract, same being the Southwestly corner of this tract, and from which a bolt found for the most Southerly corner of said City of Austin (5.761 acre) tract bears S 60 deg 54' 46" W 11.35 ft.,

THENCE leaving the present North right-of-way line of Loyola Lane with the common line of said Scardino (112.816 acre) tract and said City of Austin (5.761 acre) tract, the following six (6) courses,

- 1) N 60 deg 54' 46" E 8.41 ft. to a ½" iron rod found,
- 2) N 60 deg 01' 02" E 1121.91 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors",
- 3) N 42 deg 21' 58" W 48.56 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors",
- 4) N 06 deg 36' 20" E 209.47 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors",
- 5) N 34 deg 33' 30" E 314.58 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors",
- 6) N 53 deg 12' 13" E 509.68 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" in the Southerly line of that certain (9.930 acre) tract of land as conveyed to the City of Austin by deed recorded in Volume 5000 Page 1992 of the Deed Records of Travis County, Texas, for the most Northeastly corner of said City of Austin (5.761 acre) tract, and being an angle corner of said Scardino (112.816 acre) tract, same being an angle corner of this tract,

**AND AT GRANTEE'S REQUEST SUBDIVIDED THE LAND INTO 4 SEPARATE TRACTS, OF WHICH A-1 IS BEING CONVEYED TO THE CITY OF AUSTIN-PARKS AND RECREATION DEPARTMENT FOR PARKLAND PURPOSES

EXHIBIT "A-4"

Page 2 of 2

THENCE with the common line of said Scardino (112 816 acre) tract and said City of Austin (9 930 acre) tract, N 73 deg 26' 33" E 479 24 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the most Northerly corner of this tract,

THENCE crossing the interior of said Scardino (112 816 acre) tract, the following five (5) courses,

- 1) S 43 deg 39' 05" E 201 08 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 2) along a curve to the right with a radius of 945 00 ft for an arc length of 79 19 ft and which chord bears S 41 deg 15' 03" E 79 17 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 3) S 38 deg 51' 00" E 297 08 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 4) along a curve to the right with a radius of 648 00 ft for an arc length of 99 34 ft and which chord bears S 34 deg 27' 30" E 99 24 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 5) S 30 deg 04' E 75 19 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" at the point of termination of the Southwesterly right-of-way line of Colony Loop Drive for the most Northerly corner of Lot 3, Block 13, Lakeside "I-B" a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 75 Page 206 of the Plat Records of Travis County, Texas, and being an angle corner of said Scardino (112 816 acre) tract, same being an angle corner of this tract,

THENCE, S 59 deg 57' 56" W 120 00 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the most Westerly corner of said Lot 3, Block 13, Lakeside "I-B",

THENCE, S 30 deg 03' 38" E 492 62 ft to a ½" iron rod found at the point of termination of the Southeasterly right-of-way line of Wilmington Drive for the most Westerly corner of Lot 31, Block B, Colony Park Hills 1-A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 68 Page 6 of the Plat Records of Travis County, Texas, and being an angle corner of this tract,

THENCE with the common line of said Scardino (112 816 acre) tract and said Block B, of Colony Park Hills 1-A, the following eight (8) courses,

- 1) S 30 deg 00' 00" E 265 36 ft to a ½" iron rod found,
- 2) S 28 deg 32' 12" E 179 75 ft to a ½" iron rod found,
- 3) S 25 deg 16' 53" E 115 79 ft to a ½" iron rod found,
- 4) S 71 deg 59' 51" W 271 86 ft to a ½" iron rod found,
- 5) S 60 deg 09' 36" W 235 77 ft to a ½" iron rod found,
- 6) S 51 deg 14' 32" W 298 16 ft to a ½" iron rod found,
- 7) S 41 deg 13' 06" W 156 79 ft to a ½" iron rod found,
- 8) S 30 deg 21' 53" W 579 63 ft to the PLACE OF BEGINNING, containing 84 918 acres of land

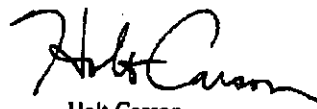
SURVEYED June, 2001

FIELD NOTES REVIEWED

By Holt Carson Date 07/03/01

Engineering Support Section
Department of Public Works
and Transportation

reference map B 652052



Holt Carson

Registered Professional Land Surveyor No 5166

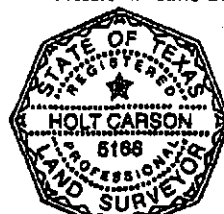


EXHIBIT "A-5-1"

CARSON AND BUSH
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JUNE 20, 2001

"Colony Loop Drive Tract"

FIELD NOTE DESCRIPTION OF 3.334 ACRES OF LAND OUT OF THE JAMES BURLINSON SURVEY No. 19 ABSTRACT No. 4 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (169.714 ACRE) TRACT OF LAND DESCRIBED AS "TRACT 1" AND AS CONVEYED TO JOHN SCARDINO AND HAYTHAM S. DAWLETT BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12136 PAGE 2467 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a ½" iron rod found at the point of termination of the curving Southerly right-of-way line of Colony Loop Drive for the Northerly corner of Lot 35, Block U, The Meadows of Walnut Creek Section Five, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86 Page 162D of the Plat Records of Travis County, Texas, and being in a Westerly line of that certain (169.714 acre) tract of land as conveyed to John Scardino and Haythem S. Dawlett by Special Warranty Deed recorded in Volume 12136 Page 2467 of the Real Property Records of Travis County, Texas, same being the Southwesterly corner and PLACE OF BEGINNING of the herein described tract, and from which a ½" iron rod found for the most Easterly corner of said Lot 35, Block U, bears S 26 deg 03' 01" E 129.37 ft.

THENCE crossing the interior of said Scardino (169.714 acre) tract, the following four (4) courses,

- 1) along a curve to the right with a radius of 772.66 ft for an arc length of 650.10 ft and which chord bears N 86 deg 38' 35" E 631.09 ft to a ½" iron rod found for a point of tangency,
- 2) S 69 deg 14' 42" E at 375.72 ft passing a ½" iron rod found, and continuing along the same course for a total distance of 561.26 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 3) along a curve to the right with a radius of 967.40 ft for an arc length of 432.13 ft and which chord bears S 36 deg 26' 53" E 428.55 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 4) S 43 deg 39' 05" E 369.18 ft to a ½" iron rod set in the common line of said Scardino (169.714 acre) tract and that certain (9.930 acre) tract of land as conveyed to the City of Austin by deed recorded in Volume 5000 Page 1992 of the Deed Records of Travis County, Texas, and being the Southeasterly corner of this tract,

THENCE with the common line of said Scardino (169.714 acre) tract and said City of Austin (9.930 acre) tract, N 73 deg 26' 01" E 78.62 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the Northeasterly corner of this tract,

**AND AT GRANTEE'S REQUEST SUBDIVIDED THE LAND INTO 2 SEPARATE TRACTS,
A-5-1 & A-5-2

end of Page 1

EXHIBIT "A-5-1"

Page 2 of 2
"Colony Loop Drive Tract"
3.334 Acres

THENCE re-crossing the interior of said Scardino (169.714 acre) tract, the following four (4) courses,

- 1) N 43 deg 39' 05" W 404.97 ft to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 2) along a curve to the left with a radius of 1037.40 ft for an arc length of 463.40 ft and which chord bears N 56 deg 26' 53" W 459.56 ft to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 3) N 69 deg 14' 42" W at 190.59 ft passing a 1/2" iron rod found, and continuing along the same course for a total distance of 561.26 ft to a 1/2" iron rod found for a point of curvature,
- 4) along a curve to the left with a radius of 842.66 ft for an arc length of 707.28 ft and which chord bears S 86 deg 42' 07" W 686.70 ft to a 1/2" iron rod set at the point of termination of the curving Northerly right-of-way line of Colony Loop Drive for the Southeastly corner of Lot 1, Block P, The Meadows of Walnut Creek Section Five, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86 Page 162D of the Plat Records of Travis County, Texas, and being the Northwestly corner of this tract,

THENCE with the common line of said Scardino (169.714 acre) tract and said The Meadows of Walnut Creek Section Five, S 26 deg 03' 01" E 70.02 ft to the PLACE OF BEGINNING, containing 3.334 acres of land

SURVEYED June, 2001



Holt Carson

Registered Professional Land Surveyor No. 5166

reference map B 652052



FIELD NOTES REVIEWED

By Mike Smith Date 07/24/01

Engineering Support Section
Department of Public Works
and Transportation

CARSON AND BUSH
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JULY 10, 2001

"Colony Loop Drive Tract"

FIELD NOTE DESCRIPTION OF 1.194 ACRES OF LAND OUT OF THE JAMES BURLERSON SURVEY No. 19 ABSTRACT No. 4 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (112.816 ACRE) TRACT OF LAND DESCRIBED AS "TRACT 2" AND AS CONVEYED TO JOHN SCARDINO AND HAYTHEM S. DAWLETT BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12136 PAGE 2467 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a 1/2" iron rod found at the point of termination of the Northeasterly right-of-way line of Colony Loop Drive and in the Southwesterly line of Lot 12, Block 8, Lakeside "1-B", a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 75 Page 206 of the Plat Records of Travis County, Texas, and being an angle corner of that certain (112.816 acre) tract of land as conveyed to John Scardino and Haythem S. Dawlett by Special Warranty Deed recorded in Volume 12136 Page 2467 of the Real Property Records of Travis County, Texas, and being the Northeasterly corner and PLACE OF BEGINNING of the herein described tract,

THENCE with the common line of said Scardino (112.816 acre) tract and said Lakeside "1-B", S 59 deg 57' 56" W 70.00 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" at the point of termination of the Southwesterly right-of-way line of Colony Loop Drive for the most Northerly corner of Lot 3, Block 13, of said Lakeside "1-B" for the Southeasterly corner of this tract, and from which a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the most Westerly corner of said Lot 3, Block 13, bears S 59 deg 57' 56" W 120.00 ft.,

THENCE crossing the interior of said Scardino (112.816 acre) tract, the following five (5) courses,

- 1) N 30 deg 04' W 75.19 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 2) along a curve to the left with a radius of 648.00 ft. for an arc length of 99.34 ft. and which chord bears N 34 deg 27' 30" W 99.24 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 3) N 38 deg 51' 00" W 297.08 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 4) along a curve to the left with a radius of 945.00 ft. for an arc length of 79.19 ft. and which chord bears N 41 deg 15' 03" W 79.17 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 5) N 43 deg 39' 05" W 201.08 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors in the common line of said Scardino (112.816 acre) tract and that certain (2.930 acre) tract of land as conveyed to the City of Austin by deed recorded in Volume 5000 Page 1992 of the Deed Records of Travis County, Texas, and being the Southwesterly corner of this tract,

end of Page 1

**AND AT GRANTEE'S REQUEST SUBDIVIDED THE LAND INTO 2 SEPARATE TRACTS, A-5-1 & A-5-2.

EXHIBIT "A-5-2"

Page 2 of 2
"Colony Loop Drive Tract"
1.194 Acres

THENCE with the common line of said Scardino (112.816 acre) tract and said City of Austin (9.930 acre) tract, N 73 deg 26' 33" E 78.64 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the Northwesterly corner of this tract.

THENCE re-crossing the interior of said Scardino (112.816 acre) tract, the following five (5) courses,

- 1) S 43 deg 39' 05" E 165.27 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 2) along a curve to the right with a radius of 3015.00 ft. for an arc length of 85.05 ft. and which chord bears S 41 deg 13' 03" E 85.03 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 3) S 38 deg 51' 00" E 298.94 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 4) along a curve to the right with a radius of 718.00 ft. for an arc length of 110.07 ft. and which chord bears S 34 deg 27' 30" E 109.96 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 5) S 30 deg 04' E 38.39 ft. to a 1/2" iron rod found for the most Westerly corner of the aforementioned Lot 12, Block 8, Lakeside "I-B",

THENCE with the common line of said Scardino (112.86 acre) tract and said Lot 12, Block 8, S 29 deg 36' 11" E 33.01 ft. the PLACE OF BEGINNING containing 1.194 acres of land

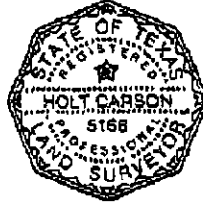
SURVEYED June, 2001



Holt Carson

Registered Professional Land Surveyor No. 5166

reference map B 652052






FIELD NOTES REVIEWED

By: *[Signature]* Date: *07/10/01*

Engineering Support Section
Department of Public Works
and Transportation



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT
ZONING CASE#: C814-2014-0110.SH



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 CTM for the sole purpose of geot by the City of Austin regarding specific accuracy or completeness.

Exhibit B

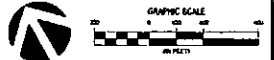
COLONY PARK
SUSTAINABLE
COMMUNITY
INITIATIVE P.U.D.
LAND USE PLAN

LAND USE MAP

12/8/2014

OWNER:
AUSTIN HOUSING
FINANCE CORPORATION
1000 E. 11TH STREET
SUITE 200
AUSTIN, TX 78702

ENGINEER:
URBAN DESIGN GROUP
TR REG. ENG. FIRM #F-1843
3002 STONE RIDGE RD.
SUITE E101
AUSTIN, TX 78746



LEGEND

- TRACT BOUNDARY
 - NEIGHBORHOOD CENTER (NC1)
 - TRAILS
- "IMPROVED SURFACE TRAILS SHALL CORRECT THE OPEN SPACE AREAS TO EXISTING PARK DISTRICT PARKS. THE TRAILS BOUNDARY SHALL BE DETERMINED BY THE CITY AND THE CITY SHALL BE RESPONSIBLE FOR THE TRAILS DESIGN AND SPECIFICATIONS FOR TRAILS SHALL BE PROVIDED IN CONFORMANCE WITH THE CITY PARKS AND RECREATION PUBLIC WORKS DEPARTMENT. MAINTENANCE AND REPAIRS SHALL BE PROVIDED BY THE CITY AND RECREATION DEPARTMENT AS DEVELOPMENT OCCURS.
- ALL OPEN SPACE AND PARKS SHALL BE OPEN TO THE PUBLIC.

GENERAL LAND USE DESIGNATIONS

- MU MIXED USE
- MU2 MIXED USE 2
- NC NEIGHBORHOOD CENTER
- AR ATTACHED RESIDENTIAL
- NR NEIGHBORHOOD RESIDENTIAL
- NR-FS NEIGHBORHOOD RESIDENTIAL - FLOOR SPACE
- GFR GROUND FLOOR RETAIL
- I/C INSTITUTIONAL/COMMERCIAL
- CC COFFAGE

Designation	MU	MU2	NC	AR	NR	NR-FS	GFR	I/C	CC
MU	●								
MU2		●							
NC			●						
AR				●					
NR					●				
NR-FS						●			
GFR							●		
I/C								●	
CC									●

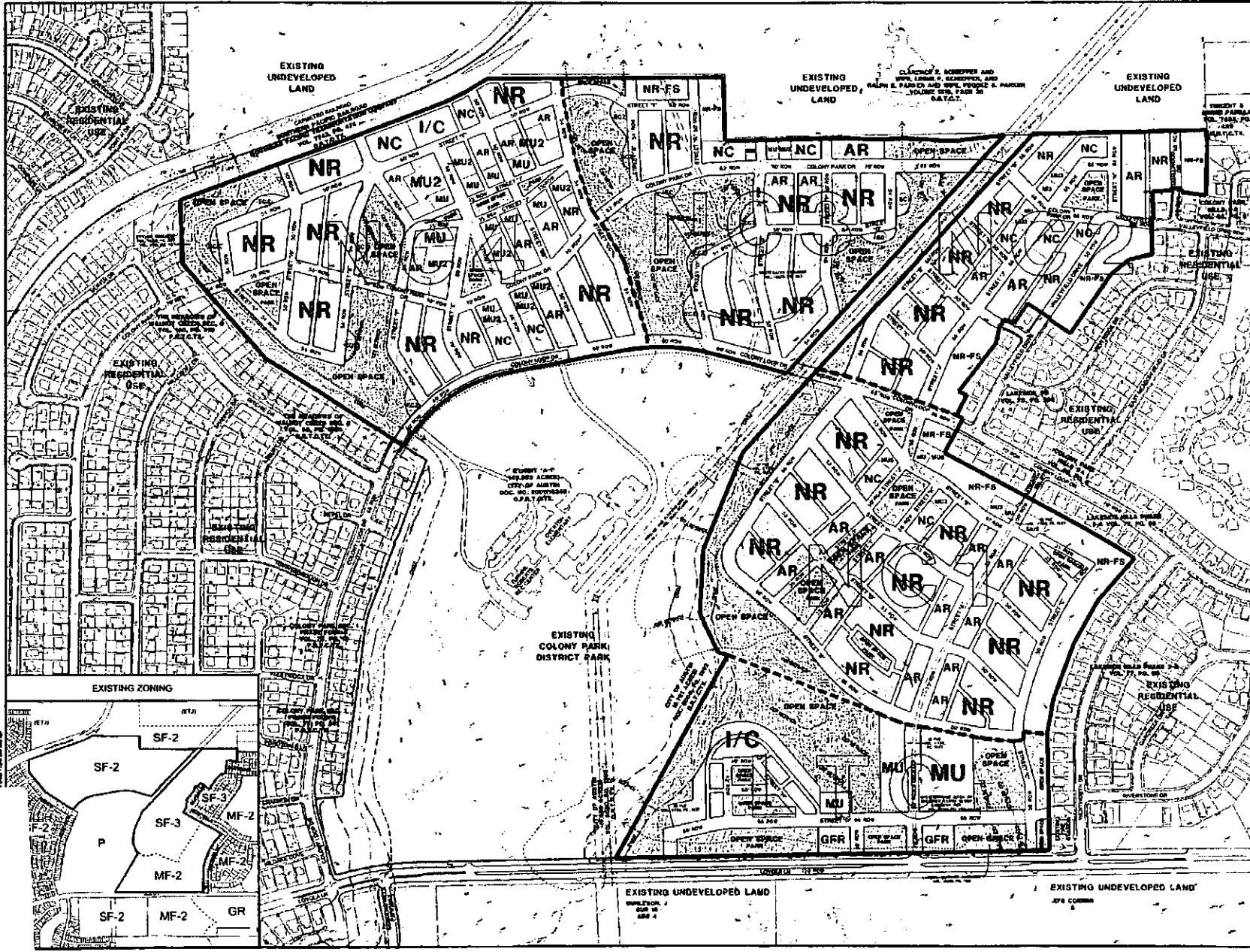


Exhibit C

DEVELOPMENT	LAND USE												TOTAL			
	MULTIFAMILY RESIDENTIAL (R-10, R-12)			APARTMENT HOUSING (R-10, R-12)			COMMERCIAL OFFICE (C-1, C-2)			MEDIUM-DENSITY RESIDENTIAL (R-10, R-12)				SINGLE-FAMILY RESIDENTIAL (R-10, R-12)		
	AREA (SQ FT)	UNITS	AVG. UNIT AREA (SQ FT)	AREA (SQ FT)	UNITS	AVG. UNIT AREA (SQ FT)	AREA (SQ FT)	UNITS	AVG. UNIT AREA (SQ FT)	AREA (SQ FT)	UNITS	AVG. UNIT AREA (SQ FT)		AREA (SQ FT)	UNITS	AVG. UNIT AREA (SQ FT)
Single-Family Center	1,400	1,400	1,000	1,400	1,400	1,000	1,400	1,400	1,000	1,400	1,400	1,000	1,400	1,400	1,000	
Multi-Family 1	17,500	1,750	7,000	17,500	1,750	7,000	17,500	1,750	7,000	17,500	1,750	7,000	17,500	1,750	7,000	
Multi-Family 2	17,500	1,750	7,000	17,500	1,750	7,000	17,500	1,750	7,000	17,500	1,750	7,000	17,500	1,750	7,000	
Multi-Family 3	17,500	1,750	7,000	17,500	1,750	7,000	17,500	1,750	7,000	17,500	1,750	7,000	17,500	1,750	7,000	
Multi-Family 4	17,500	1,750	7,000	17,500	1,750	7,000	17,500	1,750	7,000	17,500	1,750	7,000	17,500	1,750	7,000	
TOTAL	66,200	6,620	26,480	66,200	6,620	26,480	66,200	6,620	26,480	66,200	6,620	26,480	66,200	6,620	26,480	

OWNER:
AUSTIN HOUSING
FINANCE CORPORATION
1000 E. 11TH STREET
AUSTIN, TX 78702

ENGINEER:
URBAN DESIGN GROUP
7100 E. 11TH STREET, SUITE 101
AUSTIN, TX 78740

COLONY PARK SUSTAINABLE COMMUNITY INITIATIVE P.U.D. LAND USE PLAN

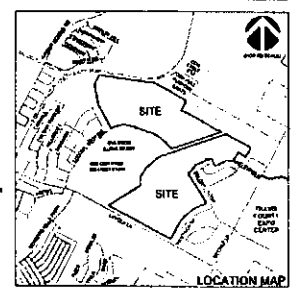
NOTES

12/9/2014

DEVELOPMENT	ALLOWED IMPERVIOUS COVER												TOTAL IMPERVIOUS COVER (SQ FT)			
	MULTIFAMILY RESIDENTIAL (R-10, R-12)			APARTMENT HOUSING (R-10, R-12)			COMMERCIAL OFFICE (C-1, C-2)			MEDIUM-DENSITY RESIDENTIAL (R-10, R-12)				SINGLE-FAMILY RESIDENTIAL (R-10, R-12)		
	AREA (SQ FT)	PERCENT (%)	COVER (SQ FT)	AREA (SQ FT)	PERCENT (%)	COVER (SQ FT)	AREA (SQ FT)	PERCENT (%)	COVER (SQ FT)	AREA (SQ FT)	PERCENT (%)	COVER (SQ FT)		AREA (SQ FT)	PERCENT (%)	COVER (SQ FT)
Single-Family Center	1,400	100	1,400	1,400	100	1,400	1,400	100	1,400	1,400	100	1,400	1,400	100	1,400	
Multi-Family 1	17,500	100	17,500	17,500	100	17,500	17,500	100	17,500	17,500	100	17,500	17,500	100	17,500	
Multi-Family 2	17,500	100	17,500	17,500	100	17,500	17,500	100	17,500	17,500	100	17,500	17,500	100	17,500	
Multi-Family 3	17,500	100	17,500	17,500	100	17,500	17,500	100	17,500	17,500	100	17,500	17,500	100	17,500	
Multi-Family 4	17,500	100	17,500	17,500	100	17,500	17,500	100	17,500	17,500	100	17,500	17,500	100	17,500	
TOTAL	66,200	100	66,200	66,200	100	66,200	66,200	100	66,200	66,200	100	66,200	66,200	100	66,200	

NOTES

1. DEVELOPMENT OF THIS PROJECT IS SUBJECT TO THE COLONY PARK SUSTAINABLE COMMUNITY INITIATIVE (CPI) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
2. PUD WILL COMPLY WITH THE INTENT OF CHAPTER 253, SUBCHAPTER E OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, WHICH MAY INCLUDE ALTERNATIVE COMPLIANCE.
3. ALL BUILDINGS SHALL COMPLY WITH THE AUSTIN ENERGY CODE BUILDING ENERGY PLANNED LIST DEVELOPMENT BY PROGRAM COMPLIANT AT THE TIME OF EACH APPROVAL OF THE RELATED APPLICATION.
4. DATED ROADWAYS ARE PROHIBITED.
5. ALL OPEN SPACE AND PARKS WILL BE OPEN TO THE PUBLIC.
6. OPEN SPACE NOT WITHIN A CRITICAL WATERShed QUALITY ZONE (CQZ) OR CQZ BUFFER MAY CONTAIN UTILITIES INCLUDING PATHWAYS, NON-CONSTRUCTED COMMUNITY FACILITIES (BROWNSHIPS, DECKS, PATIOWAYS, BAZZARDS, ETC.), PERFORMANCE QUALITY AND OTHER FACILITIES CONSISTENT WITH THE COLONY PARK SUSTAINABLE COMMUNITY INITIATIVE MASTER PLAN DESIGN GUIDELINES (COMMUNITY GARDENS, PARK FACILITIES, COMMUNITY SEAS, COMMUNITY SUPPORTIVE FACILITIES (GREENHOUSE, BIODIVERSITY, FIRE HYDRANTS, ETC.), ACCESSIBILITY ELEMENTS, BIODIVERSITY, BIODIVERSITY, BIODIVERSITY).
7. REFERENCE NOTES TO ALL APPLICABLE CODES FOR SPECIFIC REQUIREMENTS AND ALLOWANCES WITHIN IS INDICATED BY REFERENCE WITHIN THE OPEN SPACE.
8. NO CONSTRUCTION IS PERMITTED WITHIN THE CRITICAL WATERShed QUALITY ZONE EXCEPT AS PROVIDED IN LOC. 253-251 AND 253-252, AS AMENDED FROM TIME TO TIME.
9. DEVELOPMENT AND MAINTENANCE OF OPEN SPACE AREAS AND DESIGN AND DEVELOPMENT OF PARKLAND SHALL BE ACCOMPLISHED AS PART OF THE SUPPLEMENTATION PLAN AND WATER DEVELOPMENT AGREEMENT FOR THE P.U.D.
10. APPROVED SURFACE SHALL BE CONNECTED TO THE OPEN SPACE AREAS TO COLLECT RAINWATER DRAINAGE. THE TRAILS SHOWN ARE SHOWN AS REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR TRAILS SHALL BE PROVIDED IN CONSULTATION WITH THE CITY PLANNING AND RECREATION PUBLIC WORKS DEPARTMENT'S, WATERSHED PROTECTION DEPARTMENT, AND PLANNING AND DEVELOPMENT DEPARTMENT AS DEVELOPMENT OCCURS.
11. MAINTENANCE AND INSPECTION OF WATER QUALITY AND CONTROL FACILITIES AS DESIGNATED IN LOC. 253-251 SHALL BE ACCOMPLISHED AS PART OF THE SUPPLEMENTATION PLAN AND WATER DEVELOPMENT AGREEMENT.
12. UNLESS OTHERWISE SPECIFIED IN THIS LAND USE PLAN, THE FOLLOWING ARE PROHIBITED IN OPEN SPACE AREAS: OFF-STREET PARKING (INCLUDING TRAILS), STRUCTURES, AND STREETS.
13. THE FOLLOWING MATERIALS ARE PROHIBITED ON THE VISIBLE EXTENSION OF ANY PROPERTY: ADDED DRAINAGE OR OTHER STRUCTURE, TRAIL, WOOD, ALUMINUM, BRICK, PLASTIC, POLYURETHANE, TREATED WOOD, ASPHALT, OR HIGH-DENSITY WOOD.
14. PORCHES ARE PROHIBITED ON THE FRONT OF ALL SINGLE-FAMILY RESIDENCES EXCEPT PORCHES WITH A DEPTH OF 10 FEET OR LESS AND WHICH DO NOT EXCEED 10 FEET IN HEIGHT. PORCHES MAY EXTEND INTO BUILDING SETBACKS UNLESS THEY ARE A SECOND-FLOOR PORCH OR THE SECOND FLOOR OF A RESIDENCE MAY NOT OVERHANG BEYOND A PORCH. THE PORCHES MUST INCLUDE WALKWAYS, BALUSTRADES, OR SCREENING TO DEFINE THE AREA.
15. BALUSTRADES MUST NOT BE CLOSER THAN 18 FEET OR THEY MUST BE FIVE FEET PROTECTED WALLS LESS THAN 4 FEET FROM THE PROPERTY LINE UNLESS THEY ARE FIVE FEET AND ARE LIMITED TO 20% OF THE AREA FOR WALLS OVER 4 FEET LESS THAN 3 FEET FROM THE PROPERTY LINE UNLESS THEY HAVE A 1/4" FINISH AND MAY NOT HAVE ANY WALL OVERHANG, ROOF OVERHANGS LESS THAN 6 FEET FROM THE PROPERTY LINE UNLESS THEY HAVE A 1/4" FINISH AND CANNOT PROJECT CLOSER THAN 1 FEET FROM PROPERTY LINE WITH THE FOLLOWING EXCEPTION: A GROUND ROOF OVERHANG LOCATED WITHIN 1 FEET OF A PROPERTY LINE MAY HAVE A 2" PROJECTION.
16. ALL DEVELOPMENT CONTAINING A RETAIL, COMMERCIAL, OR MEDIUM-DENSITY DEVELOPMENT MUST CONTAIN PERMANENTLY DRILLED USE AS DEFINED IN LOC. 253-251 ON THE FIRST FLOOR OF A MULTIFAMILY BUILDING.
17. REFERENCE PUD ZONING ORDINANCE FOR DEFINITIONS USED ON THIS LAND USE PLAN AND FOR ADDITIONAL NOTES.



ALLOWED IMPERVIOUS COVER PER P.U.D.	
1.00	100%
2.00	100%
3.00	100%
4.00	100%
5.00	100%
TOTAL	100%

DEVELOPMENT	ALLOWED IMPERVIOUS COVER												TOTAL IMPERVIOUS COVER (SQ FT)		
	AREA (SQ FT)	PERCENT (%)	COVER (SQ FT)	AREA (SQ FT)	PERCENT (%)	COVER (SQ FT)	AREA (SQ FT)	PERCENT (%)	COVER (SQ FT)	AREA (SQ FT)	PERCENT (%)	COVER (SQ FT)			
Single-Family Center	1,400	100	1,400	1,400	100	1,400	1,400	100	1,400	1,400	100	1,400	1,400	100	1,400
Multi-Family 1	17,500	100	17,500	17,500	100	17,500	17,500	100	17,500	17,500	100	17,500	17,500	100	17,500
Multi-Family 2	17,500	100	17,500	17,500	100	17,500	17,500	100	17,500	17,500	100	17,500	17,500	100	17,500
Multi-Family 3	17,500	100	17,500	17,500	100	17,500	17,500	100	17,500	17,500	100	17,500	17,500	100	17,500
Multi-Family 4	17,500	100	17,500	17,500	100	17,500	17,500	100	17,500	17,500	100	17,500	17,500	100	17,500
TOTAL	66,200	100	66,200	66,200	100	66,200	66,200	100	66,200	66,200	100	66,200	66,200	100	66,200

SITE DEVELOPMENT STANDARDS BY BUILDING TYPE - PRIMARY BUILDING

BUILDING TYPE*	SETBACKS				PARKING	HEIGHTS			
	Front Yard Min/Max**	Corner Lot Side Yard Min/Max	Minimum Side Yard Min/Max	Minimum Rear Yard Setback		Primary Dwelling Min/Max	Location	Minimum Overall Height	Maximum Overall Height
SINGLE FAMILY DETACHED	10'/14'	5'/10'	3'	45'	1/2	Rear Yard	See Regulatory Plan (Page 154)	3 stories - 45' to top of ridge	9'/14'
SINGLE FAMILY ATTACHED (DUPLIC)	10'/11'	5'/10'	3'	45'	1/2	Rear Yard	See Regulatory Plan (Page 154)	3 stories - 45' to top of ridge	9'/14'
MULTI-FAMILY ATTACHED (TOWNHOMES)	5'/15'	5'/15'	5'	45'	1/2	Rear Yard	3 stories - 45' to top of ridge	9'/14'	
STACKED MULTIFAMILY	10'/11'	10'/15'	5'	30'	1/2	Acad	Min 0.5 / Max 1.0; partially underground parking	4 stories	9'/14'
COURTYARD	10'/11' (including courtyard)	10'/15'	5'	10'	1/2	Rear	Min 0.5 / Max 1.0; partially underground parking	4 stories	9'/14'
MIXED USE	0'/5'	0'/5'	5'	10'	1/2	Rear	See Parking Sheet	4 stories	9'/14'
OFFICE	0'/5'	0'/5'	5'	10'	1/2	Rear	See Parking Sheet	4 stories	9'/14'
INSTITUTIONAL / CIVIC	0'/5'	0'/5'	5'	10'	1/2	Rear	See Parking Sheet	4 stories	9'/14'
ECO-COTTAGE	5'/10'	N/A	3'	10'/15'	N/A	On Street	1 story	1 story	9'/14'

*These standards refer to the primary building on a lot. For information in regards to accessory dwelling units where permitted, refer to the individual building type tables.
 **To conservation space.
 ***Maximum 3-story construction required on gateway lots identified on Regulating Plan (page 154). Maximum 2-story construction on lots within 50' of project perimeter.

SITE DEVELOPMENT STANDARDS BY BUILDING TYPE - ACCESSORY DWELLING UNITS

BUILDING TYPE	SETBACKS			PARKING	HEIGHTS			
	Front Yard Min/Max	Corner Lot Side Yard Min/Max	Minimum Side Yard		Minimum Overall Height	Location	Minimum Overall Height	Each Story Min/Max
SINGLE FAMILY DETACHED: ALLEY SERVED	N/A	5'/15'	5'	0/1	Rear Yard	N/A	2 stories - 30' to top of ridge	5'/14'
SINGLE FAMILY DETACHED: FRONT/REAR SERVED	N/A	5'/15'	3' if zero side yard condition	0/1	Rear Yard	N/A	2 stories - 30' to top of ridge	5'/14'
SINGLE FAMILY ATTACHED (DUPLIC)	N/A	5'/15'	3' if zero side yard condition	0/1	Rear Yard	N/A	2 stories - 30' to top of ridge	5'/14'
MULTIFAMILY ATTACHED (TOWNHOMES)	N/A	5'/15'	3' if zero side yard condition	0/1	Rear Yard	N/A	2 stories - 30' to top of ridge	5'/14'

COLONY PARK SUSTAINABLE COMMUNITY INITIATIVE P.U.D. LAND USE PLAN

BUILDING TYPE LOT TABLES
(1 OF 2)

12/09/2014

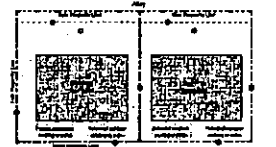
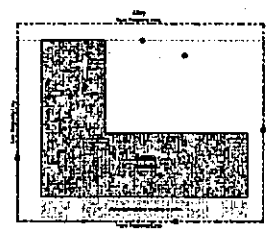
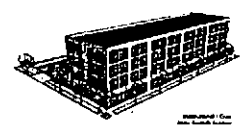
OWNER: AUSTIN HOUSING FRANCHISE CORPORATION
 1000 E. 11TH STREET SUITE 200 AUSTIN, TX 78702
 ENGINEER: URBAN DESIGN GROUP
 TX REG ENG FIRM #6-1843 3000 STONEBROOK RD SUITE E101 AUSTIN, TX 78740

OFF-STREET PARKING REQUIREMENTS SUMMARY

Building Type	Minimum	Maximum	Notes
Single Family, Duplex, Townhome	1.0/Dwelling	2.0/Dwelling	Minimums do not apply to inset lots.*
Accessory Dwelling	0/Dwelling	1.0/Dwelling	Minimums do not apply to inset lots.*
Multi-Family Attached (Stacked and Side)	0.5/Dwelling	1.0/Dwelling	May be further reduced with nearby share car
Mixed Use	Retail: 0 Residential: 0.5	Retail: 1/1000 of Residential: 1.0	
Town Center/ Professional District/ TOD Mixed Use	Retail: 0 Residential: 0.5 Office: 1/1000 of	Retail: 1/1000 of Residential: 1.0 Office: 3/1000 of	May be further reduced with shared parking

*Inset lots are defined as corner lots that do not have a driveway connection to the alley.

INSTITUTIONAL / CIVIC



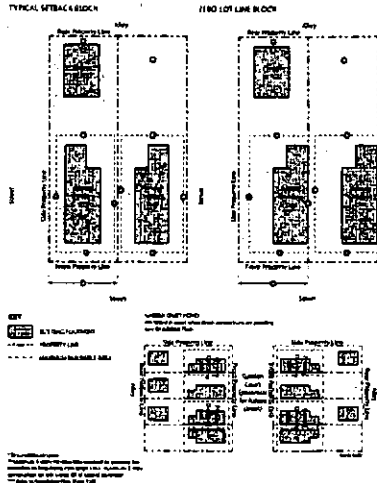
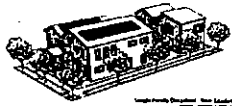
Code	Requirement	Notes
1	Setbacks	See Regulatory Plan
2	Height	See Regulatory Plan
3	Parking	See Parking Sheet
4	Lot Area	See Regulatory Plan
5	Lot Coverage	See Regulatory Plan
6	Open Space	See Regulatory Plan
7	Accessibility	See Regulatory Plan
8	Signage	See Regulatory Plan
9	Utilities	See Regulatory Plan
10	Other	See Regulatory Plan

ECO-COTTAGE

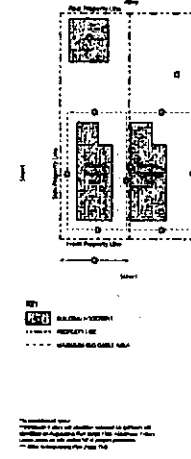
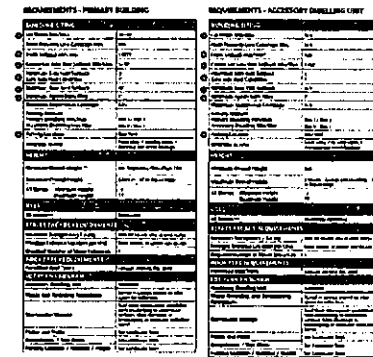
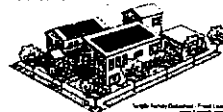


Code	Requirement	Notes
1	Setbacks	See Regulatory Plan
2	Height	See Regulatory Plan
3	Parking	See Parking Sheet
4	Lot Area	See Regulatory Plan
5	Lot Coverage	See Regulatory Plan
6	Open Space	See Regulatory Plan
7	Accessibility	See Regulatory Plan
8	Signage	See Regulatory Plan
9	Utilities	See Regulatory Plan
10	Other	See Regulatory Plan

SINGLE-FAMILY DETACHED, ALLEY SERVED
 20 FT MIN. ALLEY



SINGLE-FAMILY DETACHED, FRONT / SIDE SERVED
 20 FT MIN. ALLEY



COLONY PARK SUSTAINABLE COMMUNITY INITIATIVE P.U.D. LAND USE PLAN

BUILDING TYPE LOT TABLES
 (1 OF 3)

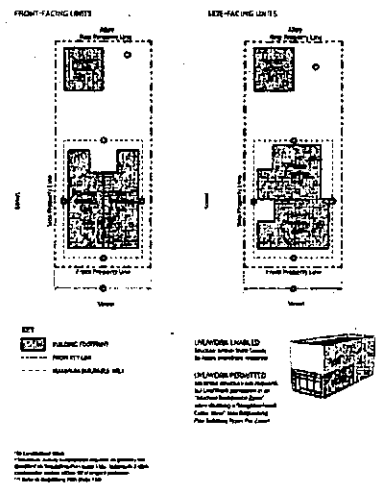
12/29/2014

OWNER: AUSTIN HOUSING FINANCE CORPORATION
 1020 E. 11TH STREET, SUITE 200
 AUSTIN, TX 78702

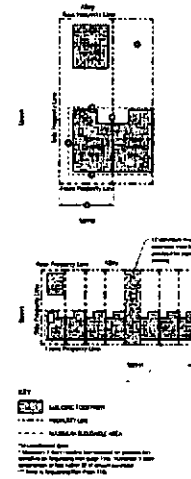
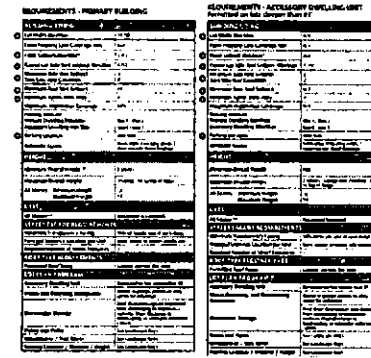
ENGINEER: URBAN DESIGN GROUP
 TR REG EXO FIRM # 1643
 2060 STONERIDGE RD, SUITE 5101
 AUSTIN, TX 78748

FOR OFF-STREET PARKING REQUIREMENTS SUMMARY TABLE, REFERENCE "BUILDING TYPE LOT TABLE" SHEET 2 OF 3

SINGLE-FAMILY ATTACHED (DUPLICATED)
 20 FT MIN. ALLEY

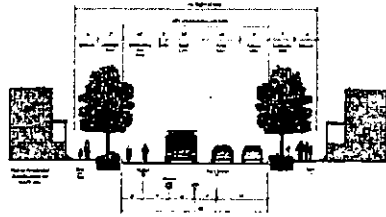


MULTI-FAMILY ATTACHED (TOWNHOMES)
 20 FT MIN. ALLEY



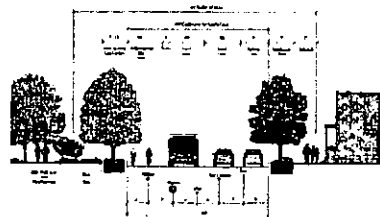
TYPE G: RESIDENTIAL TRANSIT STREET WITH PARKING ON ONE SIDE

The Residential Transit Street is the last end of the bus route within the site. It is characterized by a wide center turn lane on one side of the street and the adjacent building frontage. This street is used as a terminus of Type G transit street if a bus route or P&ID transit street ends at it.



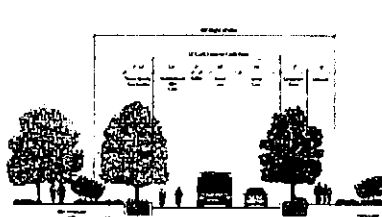
TYPE H: TRANSIT STREET WITH PARKING ON ONE SIDE AND PAVED LAND ON SOUTH SIDE

Transit Street is intended for transit. It is characterized by a wide center turn lane on one side of the street and the adjacent building frontage. This street is used as a terminus of Type H transit street if a bus route or P&ID transit street ends at it.



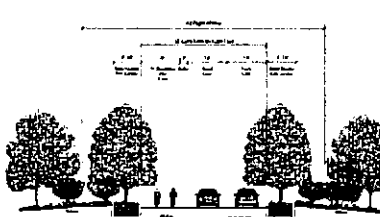
TYPE I: TRANSIT STREET ON WIDE-FLAT CROSSING STRUCTURE

This is a transit street type that is characterized by a wide center turn lane on one side of the street and the adjacent building frontage. This street is used as a terminus of Type I transit street if a bus route or P&ID transit street ends at it.



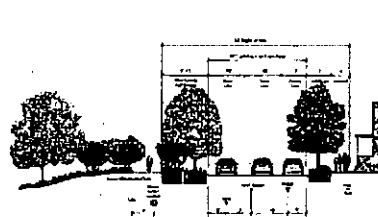
TYPE J: NATURAL STREET WITH BIODIRECTIONAL BIFURCATION

These streets feature a bifurcated center turn lane that goes through the center of the street. They provide a natural and efficient street design, which encourages walking and cycling.



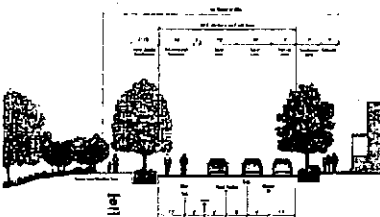
TYPE K: NATURAL STREET WITH PARKING ON ONE SIDE

Natural Street is characterized by a wide center turn lane on one side of the street and the adjacent building frontage. This street is used as a terminus of Type K transit street if a bus route or P&ID transit street ends at it.



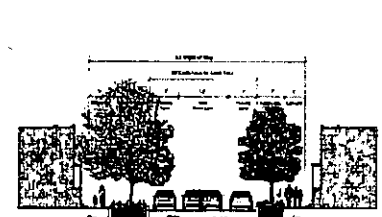
TYPE L: NATURAL STREET WITH BIODIRECTIONAL BIFURCATION AND PARKING ON ONE SIDE

These streets feature a bifurcated center turn lane that goes through the center of the street. They provide a natural and efficient street design, which encourages walking and cycling.



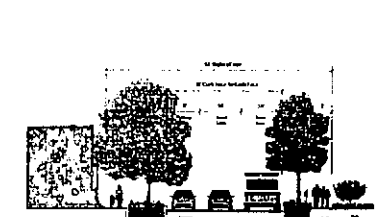
TYPE M: STORMWATER TREATMENT STREET

Stormwater Treatment Street is characterized by a wide center turn lane on one side of the street and the adjacent building frontage. This street is used as a terminus of Type M transit street if a bus route or P&ID transit street ends at it.



TYPE N: STORMWATER TREATMENT STREET WITH PARKING (ONE SIDE)

Stormwater Treatment Street is characterized by a wide center turn lane on one side of the street and the adjacent building frontage. This street is used as a terminus of Type N transit street if a bus route or P&ID transit street ends at it.



COLONY PARK SUSTAINABLE COMMUNITY INITIATIVE P.U.D. LAND USE PLAN

STREET SECTIONS (2 OF 3)

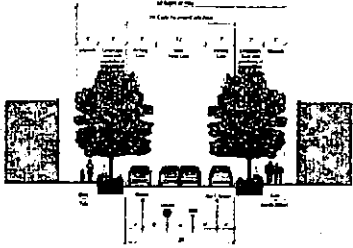
12/8/2014

OWNER: AUSTIN HOUSING FINANCE CORPORATION
 1000 E. 11TH STREET
 SUITE 200
 AUSTIN, TX 78702

ENGINEER: URBAN DESIGN GROUP
 TX REG. ENG. FIRM #1-1843
 3680 STONERIDGE RD
 SUITE 6101
 AUSTIN, TX 78746

TYPE C: NEIGHBORHOOD STREET WITH PARKING

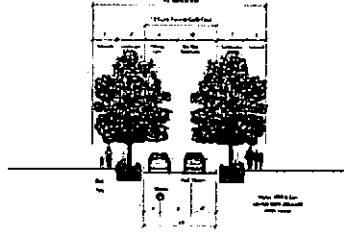
These streets provide through travel for parking on both sides of the street, with a narrow travel street lane. The cross-section allows for a wide range of building heights, but the street width is limited to allow for a comfortable and safe driving experience with a focus on safety and pedestrian friendliness.



*PARKING SPACES SHALL BE MINIMUM 12' IN LENGTH AND 6' IN WIDTH. PARKING SPACES SHALL BE MINIMUM 12' IN LENGTH AND 6' IN WIDTH. PARKING SPACES SHALL BE MINIMUM 12' IN LENGTH AND 6' IN WIDTH.

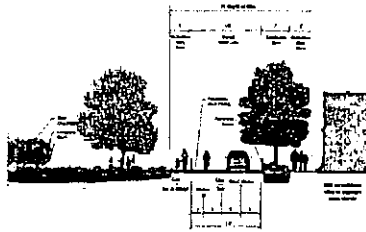
TYPE F: ONE-WAY STREET WITH PARKING

One-way streets with parking on one side of the street, with a narrow travel street lane. The cross-section allows for a wide range of building heights, but the street width is limited to allow for a comfortable and safe driving experience with a focus on safety and pedestrian friendliness.



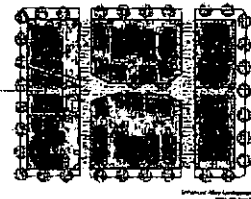
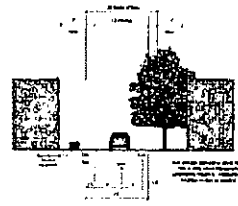
TYPE D: ONE-WAY LIVING STREET

Living streets are designed with a narrow travel street lane, a narrow parking lane, and a narrow travel street lane. The cross-section allows for a wide range of building heights, but the street width is limited to allow for a comfortable and safe driving experience with a focus on safety and pedestrian friendliness.



TYPE H: UNPAVED ALLEY

Unpaved alleys are designed with a narrow travel street lane, a narrow parking lane, and a narrow travel street lane. The cross-section allows for a wide range of building heights, but the street width is limited to allow for a comfortable and safe driving experience with a focus on safety and pedestrian friendliness.



COLONY PARK SUSTAINABLE COMMUNITY INITIATIVE P.U.D. LAND USE PLAN

STREET SECTIONS (1 OF 3)

12/9/2014

OWNER: AUSTIN HOUSING FINANCE CORPORATION
 1800 E. 11TH STREET, SUITE 200
 AUSTIN, TX 78702

ENGINEER: URBAN DESIGN GROUP
 TX REG. ENG. FIRM # 1643
 3800 STONERIDGE RD, SUITE E 101
 AUSTIN, TX 78748

**COLONY PARK
SUSTAINABLE
COMMUNITY
INITIATIVE P.U.D.
LAND USE PLAN**

SLOPE MAP

12/29/2014

OWNER:
ALSTIN HOUSING
FINANCE CORPORATION
1020 S. 11TH STREET
SUITE 302
ALSTIN, TX 78702

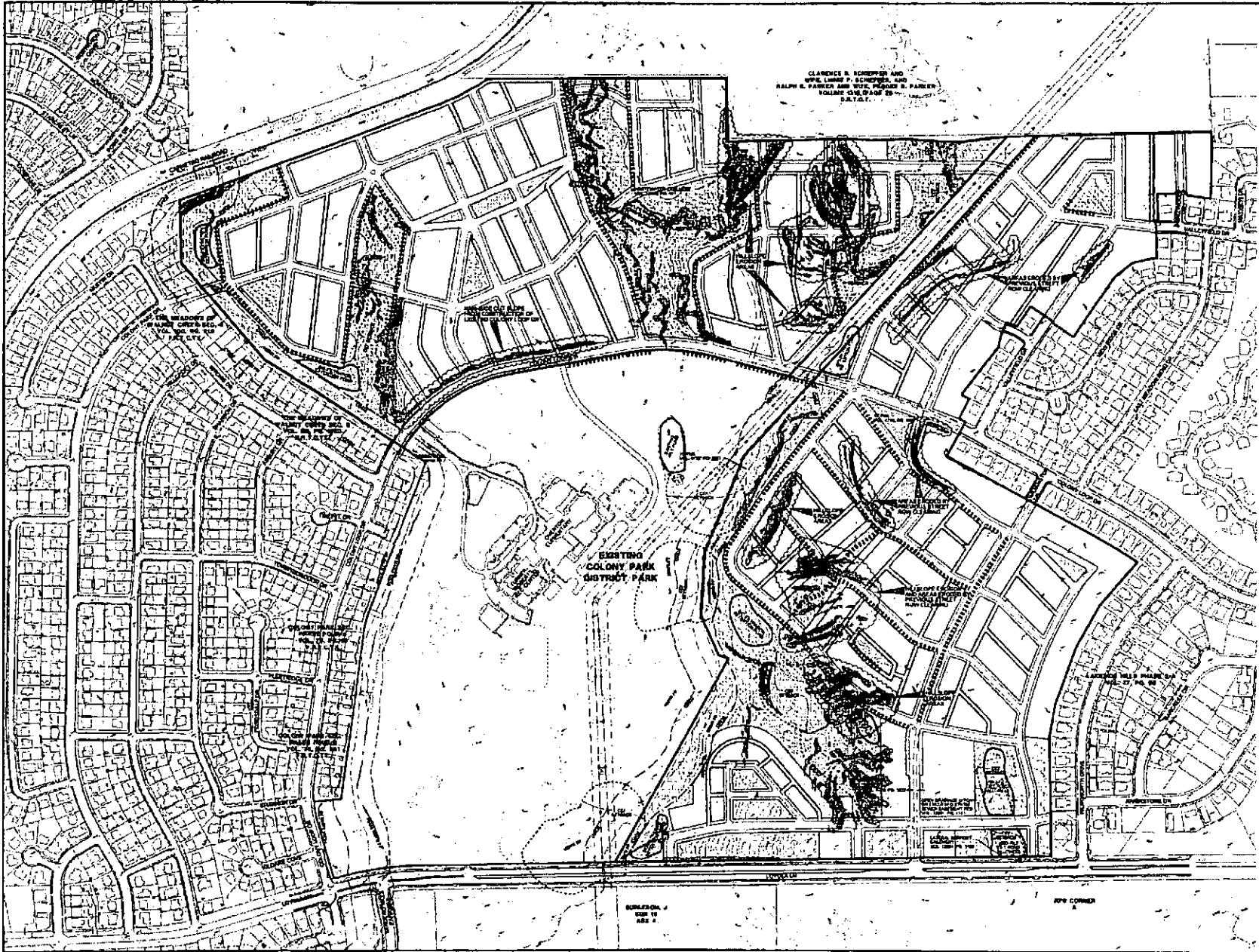
ENGINEER:
URBAN DESIGN GROUP
TX REG ENG FIRM #F-1843
3605 STONEWEDGE RD
SUITE 810
ALSTIN, TX 78748



*NO CUT/FILL PRONICES ARE BEING REQUESTED
*CORRECTION ON SLOPES AS ALLOWED BY CONCRETE CODE
*FROM FORM WARE, AND CORRECTION OF CROSSING AREAS

LEGEND

- 15% SLOPE
- 10% SLOPE
- 5% SLOPE
- PROPOSED ROW AND STREETS/ALLEYS
- PROPOSED OPEN SPACE AREA
- PROPOSED BIOSWALE/TRAITOR DETENTION POND
- PROPOSED RAIN GARDEN
- PROPOSED LID DEVICE



SITE DEVELOPMENT STANDARDS BY BUILDING TYPE – PRIMARY BUILDING

BUILDING TYPE*	SETBACKS				PARKING		HEIGHTS		
	Front Yard Min/Max**	Corner Lot Side Yard Min/Max	Minimum Side Yard Min/Max	Minimum Rear Yard Setback	Primary Dwelling Min/Max	Location	Minimum Overall Height***	Maximum Overall Height	All Stories Min/Max
SINGLE FAMILY DETACHED	10'/15'	5'/10'	3'	45'	1 / 2	Rear Yard	See Regulating Plans (Page 154)	3 Stories - 45' to Top of Ridge	9'/14'
SINGLE FAMILY ATTACHED (DUPLEX)	10'/15'	5'/10'	3'	45'	1 / 2	Rear Yard	See Regulating Plans (Page 154)	3 Stories - 45' to Top of Ridge	9'/14'
MULTI-FAMILY ATTACHED (TOWNHOMES)	5'/15'	5'/15'	5'	45'	1 / 2	Rear Yard	2 Stories	3 Stories - 45' to Top of Ridge	9'/14'
STACKED MULTIFAMILY	10'/15'	10'/15'	5'	10'	Min 0.5 / Max 1;; provide unbundled parking	Rear	2 Stories	5 Stories	9'/14'
COURTYARD	10'/15' (excluding courtyard)	10'/15'	5'	10'	Min 0.5 / Max 1;; provide unbundled parking	Rear	2 Stories	5 Stories	9'/14'
MIXED USE	0'/5'	0'/5'	5'	10'	See Parking Req's; provide unbundled parking	Rear	2 Stories	5 Stories	9'/14'
RETAIL	0'/5'	0'/5'	5'	10'	See Parking Req's	Rear	2 Stories	5 Stories	9'/14'
INSTITUTIONAL / CIVIC	0'/5'	0'/5'	5'	10'	See Parking Req's	Rear	2 Stories	5 Stories	9'/14'
ECO-COTTAGE	5'/10'	N/A	3'	10'/15'	N/A	On-Street	1 Story	1 Story	9'/14'

*These standards refer to the primary building on a lot. For information in regards to accessory dwelling units where permitted, refer to the individual building type tables

**To conditioned space

***Minimum 3-story construction required on gateway lots identified on Regulating Plan (page 154). Maximum 2-story construction on lots within 50' of project perimeter.

SITE DEVELOPMENT STANDARDS BY BUILDING TYPE – ACCESSORY DWELLING UNIT

BUILDING TYPE	SETBACKS				PARKING		HEIGHTS		
	Front Yard Min/Max	Corner Lot Side Yard Min/Max	Minimum Side Yard	Minimum Rear Yard	Accessory Dwelling Unit Min/Max	Location	Minimum Overall Height	Maximum Overall Height	Each Story Min/Max
SINGLE FAMILY DETACHED: ALLEY SERVED	N/A	5'/15'	5' 3' if zero side yard condition	N/A	0/1	Rear Yard	N/A	2 stories - 30' to top of ridge	9'/14'
SINGLE FAMILY DETACHED: FRONT/SIDE SERVED	N/A	5'/10'	3' 0' if zero side yard condition	N/A	0/1	Rear Yard	N/A	2 stories - 30' to top of ridge	9'/14'
SINGLE FAMILY ATTACHED (DUPLEX)	N/A	5'/15'	5' 3' if zero side yard condition	N/A	0/1	Rear Yard	N/A	2 stories - 30' to top of ridge	9'/14'
MULTIFAMILY ATTACHED (TOWNHOMES)	N/A	5'/15'	5' 3' if zero side yard condition	N/A	0/1	Rear Yard	N/A	2 stories - 30' to top of ridge	9'/14'

ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

P = Permitted Use NP = Not Permitted P1 = Permitted w/ approval by Master Developer
P2 = City of Austin Conditional Use Permit Required P* = Permitted as Home-based Business

LAND USE ZONES KEY:

MU = Mixed-Use MU2 = Mixed-Use 2 NC = Neighborhood Center AR = Attached Residential
NR = Neighborhood Residential NR-FS = Neighborhood Residential - Front Served
GFR = Ground Flood Retail I/C = Institutional / Civic ECZ = Eco-Cottages Zone

LAND USE ZONE >	MU	MU2	NC	AR	NR	NR-FS	GFR	I/C	ECZ
RESIDENTIAL USES									
Bed & Breakfast (Group 1)	P	P	P	NP	NP	NP	P	P	P
Bed & Breakfast (Group 2)	P	P	P	NP	NP	NP	P	P	P
Condominium Residential	P	P	P	P	P	P	NP	P1	P
Conservation Single Family Residential	NP	NP	NP	P1	P	P	NP	P1	NP
Duplex Residential	NP	NP	P1	P	P1	NP	NP	P1	NP
Group Residential	NP	NP	NP	P	P	P	NP	NP	NP
Mobil Home Residential	NP	NP	NP	NP	NP	NP	NP	NP	NP
Multifamily Residential	P	P	P	P1	P1	NP	NP	P1	NP
Retirement Housing (Small Site)	P	P	P	P1	P1	NP	NP	P1	NP
Retirement Housing (Large Site)	P	P	P	P1	P1	NP	NP	P1	NP
Single-Family Attached Residential	NP	P1	P1	P	P1	NP	NP	P1	NP
Single-Family Residential	NP	P1	NP	P1	P	P	NP	P1	P
Small Lot Single-Family Residential	NP	P1	NP	P1	P	P	NP	P1	P
Townhouse Residential	NP	P1	P1	P	P1	NP	NP	P1	NP
Two-Family Residential	NP	NP	P1	P	P1	NP	NP	P1	NP
Short-Term Rental ¹³	P	P	P	P	P	P	P	P	P
COMMERCIAL USES									
Administrative and Business Offices	P	P	P	P	P	P	P	P	P
Agricultural Sales and Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Alternative Financial Services	P1	P1	NP	NP	NP	NP	NP	NP	NP
Art Gallery	P	P	P	NP	NP	NP	P	P	P
Art Workshop	P	P	P	NP	NP	NP	P	P	P
Automotive Rentals	P	P	NP	NP	NP	NP	P	P	NP
Automotive Repair Services	P	P	NP	NP	NP	NP	P	P	NP
Automotive Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP
Automotive Washing	NP	NP	NP	NP	NP	NP	NP	NP	NP
Bail Bond Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Building Maintenance Services	P	P	NP	NP	NP	NP	P	P	NP
Business or Trade School	P	P	NP	NP	NP	NP	P	P	NP
Business Support Services	P	P	P	P*	P*	P*	P	P	NP

Campground	NP	NP	NP	NP	NP	NP	NP	NP	NP
Carriage Stable	NP	NP	NP	NP	NP	NP	NP	NP	NP
Cocktail Lounge	P2	P2	P2	NP	NP	NP	P2	P2	NP
Commercial Blood Plasma Center	P	P	P	NP	NP	NP	P	P	NP
Commercial Off Street Parking	NP	NP	NP	NP	NP	NP	NP	NP	NP
Communications Services	P	P	P	NP	NP	NP	P	P	NP
Construction Sales and Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Consumer Convenience Services	P	P	P	NP	NP	NP	P	P	NP
Consumer Repair Services	P	P	P	P*	P*	P*	P	P	NP
Convenience Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP
Drop-off Recycling Collection Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP
Electronic Prototype Assembly	NP	NP	NP	NP	NP	NP	NP	P	NP
Electronic Testing	NP	NP	NP	NP	NP	NP	NP	P	NP
Equipment Repair Services	P1	P1	P1	NP	NP	NP	NP	NP	NP
Exterminating Services	P	NP	NP	NP	NP	NP	P	P	NP
Financial Services	P	P	P	NP	NP	NP	P	P	NP
Food Preparation	P	P	P	NP	NP	NP	P	P	NP
Food Sales	P	P	P	NP	NP	NP	P	P	NP
Funeral Services	P	P	P	NP	NP	NP	P	P	NP
General Retail Sales (Convenience)	P	P	P	NP	NP	NP	P	P	NP
General Retail Sales (General)	P	NP	NP	NP	NP	NP	P	P	NP
Hotel-Motel	P	P	P	NP	NP	NP	P	P	NP
Indoor Entertainment	P	P	P	NP	NP	NP	P	P	NP
Indoor Sports and Recreation	P	P	P	NP	NP	NP	P	P	NP
Kennels	NP	NP	NP	NP	NP	NP	NP	NP	NP
Laundry Services	P	NP	NP	NP	NP	NP	P	P	NP
Liquor Sales	P2	P2	P2	NP	NP	NP	P2	P2	NP
Marina	NP	NP	NP	NP	NP	NP	NP	NP	NP
Medical Offices – exceeding 5,000 sq. ft. gross floor area	P	P	P	NP	NP	NP	P	P	NP
Medical Offices – not exceeding 5,000 sq. ft. gross floor area	P	P	P	NP	NP	NP	P	P	NP
Monument Retail Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP
Off-Site Accessory Parking	NP	NP	NP	NP	NP	NP	NP	NP	NP
Outdoor Entertainment	NP	NP	NP	NP	NP	NP	NP	NP	NP
Outdoor Sports and Recreation	NP	NP	NP	NP	NP	NP	NP	NP	NP
Pawn Shop	NP	NP	NP	NP	NP	NP	NP	NP	NP
Pedicab storage and Dispatch	NP	NP	NP	NP	NP	NP	NP	NP	NP
Personal Improvement Services	P	P	P	P*	P*	P*	P	P	P
Personal Services	P	P	P	P*	P*	P*	P	P	P
Pet Services	P	P	P	NP	NP	NP	P	P	NP
Plant Nursery	P	P	P	NP	NP	NP	P	P	P

Printing and Publishing	P	NP	NP	NP	NP	NP	P	P	NP
Professional Office	P	P	P	P*	P*	P*	P	P	P
Recreational Equipment Sales	P1	P1	P1	NP	NP	NP	P1	NP	NP
Research Assembly Services	NP	NP	NP	NP	NP	NP	NP	P	NP
Research Services	NP	NP	NP	NP	NP	NP	NP	P	NP
Research Testing Services	NP	NP	NP	NP	NP	NP	NP	P	NP
Research Warehousing services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Restaurant (General)	P	P	P	NP	NP	NP	P	P	NP
Restaurant (Limited)	P	P	P	NP	NP	NP	P	P	NP
Scrap and Salvage	NP	NP	NP	NP	NP	NP	NP	NP	NP
Service Station	NP	NP	NP	NP	NP	NP	NP	NP	NP
Special Use Historic	NA	NA	NA	NA	NA	NA	NA	NA	NA
Stables	NP	NP	NP	NP	NP	NP	NP	NP	NP
Software Development	NP	NP	NP	NP	NP	NP	NP	P	NP
Theater	P	P	P	NP	NP	NP	P	P	NP
Veterinary Services	NP	NP	NP	NP	NP	NP	NP	P	NP
CIVIC USES									
Administrative Services	P	P	P	P*	P*	P*	P	P	P
Aviation Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP
Camp	NP	NP	NP	NP	NP	NP	NP	NP	NP
Cemetery	NP	NP	NP	NP	NP	NP	NP	NP	NP
Club or Lodge	P	P	P	NP	NP	NP	P	P	P
College and University Facilities	P	P	NP	NP	NP	NP	NP	P	NP
Communication Service Facilities	P	NP	NP	NP	NP	NP	P	P	NP
Community Events	P	P	P	NP	NP	NP	P	P	P
Community Recreation (Private)	P	P	P	NP	NP	NP	P	P	P
Community Recreation (Public)	P	P	P	NP	NP	NP	P	P	P
Congregate Living	P	P	P	P	P	P	NP	P	NP
Convalescent Services	NP	P	P	NP	NP	NP	NP	P	NP
Convention Center	P	P	NP	NP	NP	NP	P	P	NP
Counseling Services	P	P	P	NP	NP	NP	P	P	P
Cultural Services	P	P	P	NP	NP	NP	P	P	P
Day Care Services (Commercial)	P	P	P	P*	P*	P*	P	P	NP
Day Care Services (General)	P	P	P	P*	P*	P*	P	P	NP
Day Care Services (Limited)	P	P	P	P*	P*	P*	P	P	NP
Detention Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP
Employee Recreation	P	P	P	NP	NP	NP	P	P	NP
Family Home	P	P	P	P	P	P	NP	P1	NP
Group Home, Class I (General)	P	P	P	P	P	P	NP	P1	NP
Group Home, Class I (Limited)	P	P	P	P	P	P	NP	P1	NP
Group Home, Class II	P	P	P	P	P	P	NP	P1	NP
Guidance Services	P	P	P	NP	NP	NP	P	P	P
Hospital Services (General)	P	P	P	NP	NP	NP	P	P	NP

ZONES		BUILDING TYPE	ECO-COTTAGE	SINGLE FAMILY	SINGLE-FAMILY ATTACHED (DUPLX)	MULTI-FAMILY ATTACHED (TOWNHOMES)	STACKED MULTI-FAMILY	COURTYARD	RETAIL	VERTICAL MIXED-USE	INSTITUTIONAL / CIVIC
MIXED-USE	MU						●			●	
MIXED-USE 2	MU2				○		●		●	●	
NEIGHBORHOOD CENTER	NC			◐	◐		●	●	●	●	
ATTACHED RESIDENTIAL	AR		○	●	●						
NEIGHBORHOOD RESIDENTIAL	NR		●	●*	●*						
NEIGHBORHOOD RESIDENTIAL - FRONT SERVED	NR-FS		●								
GROUND FLOOR RETAIL	GFR								●	●	
INSTITUTIONAL/ CIVIC	I/C			○	○	○	○	○	○	●	●
ECO-COTTAGES ZONE	ECZ		●								

- ALLOWED
- ◐ LIVE WORK ENABLED
Structure within front facade for future storefront required
- SPECIAL USE PERMIT
Requires permission by Design Review Board (see Implementation Plan)
- * CORNER LOT TREATMENT
Required on corner lots; otherwise not permitted

Street Sections

Street Type	Description	Transit	Bike Lane	Parking Lane	Storm Water	Nature	R.O.W. Width	Roadway Width (F.O.C. to F.O.C.)	Median Width (B.O.C. to B.O.C.)	Sidewalk Width	Travel Lanes, Quantity	Travel Lane, Width
A	Arcade Street	Yes	Yes	Yes			52'	48'		10'	2	10'
B	Mixed-Use Ave. with Parking			Yes			66'	36'		8'	2	10'
C	Mixed-Use Bike Route with Parking	Yes	Yes	Yes			78'	48'		8'	2	10'
D	Job Center Ave with Bi-Directional Bike Lane		Yes	Yes			70'	40'		8'	2	10'
E	Stormwater Conveyance Blvd with Parking	Yes		Yes	Yes		75'	18' / 18'	15'	5'	2	10'
F	Mixed-Use Stormwater Conveyance St. with Parking on One Side	Yes		Yes	Yes		61'	28'		8'	2	10'
G	Residential Transit St. with Parking	Yes	Yes	Yes			66'	40'		6'	2	10'
H	Transit St. with Parking on One Side	Yes	Yes	Yes		Yes	69'	40'		7' / Trail	2	10'
I	Transit St. on Wildlife Crossing Structure	Yes	Yes			Yes	60'	32'		6' / Trail	2	10'
J	Nature Street with Bi-Directional Bike Lane		Yes			Yes	62'	32'			2	10'
K	Nature St. with Parking on One Side			Yes		Yes	54'	27'		5' / Trail	2	10'
L	Nature Street with Bi-Directional Bike Lane and Parking		Yes	Yes	Yes	Yes	66'	39'		5' / Trail	2	10'
M	Stormwater Treatment Street			Yes	Yes		53'	26'		5'	1 (Yield)	12'
N	Stormwater Treatment Street with Parking on One Side	Yes		Yes	Yes		55'	28'		5'	2	10'
O	Neighborhood Street with Parking			Yes			50'	26'		5'	1 (Yield)	12'
P	One-Way Street with Parking			Yes			42'	18'		5'	1	10'
Q	One-Way Living Street		Yes		Yes		35'	35'		5'	1 (Shared)	18'
R	Shaded Alley						20'	15'			1	15'
Trail	Bike/Ped Trail		Yes			Yes						

OFF-STREET PARKING REQUIREMENTS SUMMARY

Building Type	Minimum	Maximum	Notes
Single Family, Duplex, Townhome	1.0/Dwelling	2.0/Dwelling	Minimums do not apply to inset lots. *
Accessory Dwelling	0/Dwelling	1.0/Dwelling	Minimums do not apply to inset lots. *
Multifamily Attached (Stacked and Side)	0.5/Dwelling	1.0/Dwelling	May be further reduced with nearby share car
Mixed Use	Retail: 0 Residential: 0.5	Retail: 1/1000 sf Residential: 1.0	
Town Center/ Innovation District/ TOD Mixed use	Retail: 0 Residential: 0.5 Office: 1/1000 sf	Retail: 1/1000 sf Residential: 1.0 Office: 3/1000 sf	May be further reduced with shared parking

* Inset lots are defined as corner lots that do not have a driveway connection to the alley.

ALLOWED IMPERVIOUS COVER PER PUD		
Use	Total Area	Allowed I.C. (incl ROW and open space) (AC)
SF	158.247 ac	74.175 ac
MF	11.628 ac	6.734 ac
MU	29.857 ac	24.235 ac
C/I	8.355 ac	5.016 ac
TOTAL	208.1 ac	110.16 ac = 52.9% Allowed IC (as % of gross site area)
SF- Single Family, MF- Multifamily, MU- Mixed Use, C/I- Commercial/Industrial		