

ORDINANCE NO. 20201210-087

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 218 SOUTH LAMAR BOULEVARD FROM GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING (CS-V) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

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

PART 1. The 218 South Lamar Boulevard Planned Unit Development (the “218 S. LAMAR PUD”) is comprised of approximately 1.260 acres of land generally located at the northwest corner of South Lamar Boulevard Southbound and Toomey Road and more particularly described as follows:

Lot B, G.C. Seiders Subdivision No. 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 80, Page 120, Plat Records of Travis County, Texas (the “Property”).

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-vertical mixed use building (CS-V) combining district to planned unit development (PUD) district on the property described in Zoning Case No. C814-2018-0121, on file at the Housing and Planning Department, and locally known as 218 South Lamar Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit “A”**.

PART 3. This ordinance and the attached Exhibits constitute the land use plan (the “Land Use Plan”) for the 218 S. LAMAR PUD created by this ordinance. Development of and uses on the Property shall conform to the limitations and conditions set forth in this ordinance and in the Land Use Plan. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise specifically modified by this ordinance, all other rules, regulations, and ordinances of the City in effect at the time of permit application apply to development within the Property.

PART 4. 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. Zoning Map

Exhibit B. Land Use Plan (*Land Use Plan, Land Use Plan Notes, and Tree Survey Plan*)

PART 5. Definitions.

In this ordinance, Landowner means the owner of property located within the 1.260 acres of land described as the Property, or the owner's successors and assigns.

PART 6. Land Use.

- A. Except as specifically modified by this ordinance, the Property shall be developed in accordance with the general commercial services (CS) district, waterfront overlay (WO) district and Butler Shores subdistrict site development regulations and performance standards of the code, including the provisions of Subchapter E (*Design Standards and Mixed Use*) requirements for Core Transit Corridor, Section 25-2-721 (*Waterfront Overlay (WO) Combining District Regulations*), Section 25-2-733 (*Butler Shores Sub-district Regulations*) and other applicable requirements of the City Code. Should the Property be developed with a building or structure between 60 and 96 feet in height, the Property shall be developed according to the planned unit development district standards contained within this ordinance. In the event the Property is developed without a building or structure that exceeds 60 feet in height, the Property shall be developed in accordance with the general commercial services-vertical mixed use building (CS-V) combining district and applicable City Code described immediately above in this Part 6, Subpart A, as if no specific modifications are made by this ordinance.
- B. The maximum height of a building or structure on the Property shall not exceed 96 feet as indicated in the Site Development Regulations Table- **Exhibit "B"** (*Land Use Plan*). The elevator cab/mechanical room and improvements necessary for pedestrian elevator access to the rooftop deck may exceed this maximum height by 19 feet, 2 inches.
- C. Cocktail lounge use as shown on **Exhibit "B"** (*Land Use Plan*) is a permitted use on the Property and shall not exceed a total of 5,000 square feet.
- D. The Landowner shall provide rooftop amenity space at the Property. The rooftop amenity space shall be open to community groups and non-profit organizations on a reservation basis, and such organizations shall have the right to use such space on the same basis as other tenants or patrons of the project, free of charge. Permitted uses for the rooftop amenity space shall include holding meetings and events; provided that the Landowner may impose reasonable rules and regulations for use of the rooftop amenity space, including requiring waivers and insurance for those using the space.
- E. The Landowner shall provide a minimum 1,000 square feet for an artist gallery

adjacent to the street level public plaza as shown on **Exhibit "B"** (*Land Use Plan*). The artist gallery shall be available to a local non-profit organization free of charge.

- F. No gated roadways will be permitted within the 218 S. LAMAR PUD, except that the structured parking area may be gated subject to throat depth, stacking and circulation standards.
- G. Loading and trash collection facilities for the Property shall be located on-site. Maneuvering for loading and trash facilities shall also be located on-site. Public right of way shall not be used for loading and trash collection maneuvering.
- H. The 218 S. LAMAR PUD will achieve a minimum of 6 points under City Code Chapter 25-2, Subchapter E, Section 3.3.2, (*Design Standards and Mixed Use*).
- I. A supplemental zone, to include outdoor seating, shall be provided by the Landowner along Toomey Road and South Lamar Boulevard.
- J. The exterior lighting on the new building or structure shall be hooded or fully shielded to minimize light pollution using "dark sky" guidelines and techniques on the Property.
- K. The following uses are not permitted on the Property.

Adult-oriented businesses	Alternative financial services
Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Bed and breakfast (Group 1)
Bed and breakfast (Group 2)	Business or trade school
Campground	Commercial blood plasma center
Construction sales and services	Convenience storage
Custom manufacturing	Drop-off recycling collection facility
Electronic prototype assembly	Electronic testing
Equipment repair services	Equipment sales
Exterminating services	Funeral services
Guidance services	Hospital services (general)
Hospital services (limited)	Indoor plant production
Kennels	Laundry services
Limited warehousing and distribution	Monument retail services
Pawn shop services	Pedicab Storage and Distribution
Plant nursery	Printing and publishing
Research services	Residential treatment

Service station
Veterinary services

Vehicle storage

L. The following uses are conditional uses on the Property.

Congregate living
Telecommunication tower
Transportation terminal

Outdoor entertainment
Transitional housing

PART 7. Affordable Housing.

The Landowner shall pay a fee-in-lieu donation for any bonus area developed within 218 S. LAMAR PUD per City Code Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.5.6 (*In Lieu Donation*). The fee-in-lieu amount shall be equivalent to the non-residential bonus area square footage multiplied by the Planned Unit Development Fee Rate current at the time of site plan submittal.

If a residential use is proposed, then the following shall apply:

(A) If rental housing is provided, dwelling units equal to at least 10 percent of the bonus area square footage within the PUD shall be rented to households whose income is no more than 60% of median family income (MFI) and remain affordable for 40 years from the issuance of the building's final Certificate of Occupancy; and

(B) If owner-occupied housing is provided, dwelling units equal to at least 5 percent of the bonus area square footage within the PUD must be sold to households whose income is no more than 80% of MFI for an affordability period of 99 years from the issuance of Certificate of Occupancy.

Regardless of bonus area development or residential use, the Landowner shall contribute an amount of not less than \$1,150,000.00 to the City of Austin Housing and Planning Department to benefit affordable housing programs (the "affordability donation"). The City shall not issue the final certificate of occupancy for any development in the 218 S. LAMAR PUD that includes bonus area until: (1) the fee-in-lieu donation is paid or on-site dwelling units are complete; and (2) the affordability donation has been paid to the City of Austin Housing and Planning Department. The Housing and Planning Department may adopt guidelines and processes to enforce the affordability requirements applicable to the 218 S. LAMAR PUD.

PART 8. Public Art.

The 218 S. LAMAR PUD will participate in the Art in Public Places (AIPP) program. The Landowner shall provide an art piece which is approved by the AIPP program to

be displayed in a prominent location on the Property, or the Landowner shall make an approved contribution to the AIPP program. The art piece may be incorporated into additional aspects of the 218 S. LAMAR PUD including the bus stop or other public use. The Landowner will review the public art plan with the City's AIPP Manager for approval. The City shall not issue the final certificate of occupancy for any development in the 218 S. LAMAR PUD until the approved art piece is on display or receipt of contribution has been made to the AIPP.

PART 9. Environmental.

- A. All buildings on the Property shall achieve a three-star or greater rating under the Austin Energy Green Building program using the applicable rating version in effect at the time a rating registration application is submitted for the building.
- B. The Landowner shall submit for approval an integrated pest management (IPM) plan that complies with Environmental Criteria Manual (ECM) Section 1.6.9.2(D) and (F) with each site plan application. The Landowner shall provide copies of the IPM plan to all future office tenants on the Property.
- C. All buildings and structures on the Property shall be constructed with a purple pipe system to allow acceptance of the reclaimed water supply from the City for non-potable water uses. The Landowner shall construct a service connection from the Property to connect to the City purple pipe system once the purple pipe system is expanded and connection to the Property is made available.

D. Water Quality

The Landowner shall provide rainwater harvesting for all rooftops and vertical structures on the Property. Runoff from surface driveway, plazas, or parking shall be directed to rainwater cisterns or on-site raingardens for treatment unless direction of runoff from those surfaces is infeasible due to site conditions and would result in a drainage pattern likely to cause nuisance or standing water conditions. Cistern outflow shall be directed towards on-site raingardens, landscaping, or otherwise directed to the northwest corner of the Property. Rainwater cisterns shall be designed not only for the required water quality treatment volume per the Environmental Criteria Manual, but also shall be oversized for required stormwater detention volume per the Drainage Criteria Manual. An alternative method of stormwater detention may be allowed only with the approval of the Director of the Watershed Protection Department. The detention component is required since flow patterns on the Property are to be modified so that cistern outflows are directed to the northwest corner of the Property. Treatment requirements for impervious cover not treated by rainwater

cisterns or on-site raingardens up to 3000 square feet may be allowed by payment in lieu of structural controls with the approval of the Director of the Watershed Protection Department.

PART 10. Open Space.

- A. A minimum of 38% of the ground floor of the Property shall be designated as open space. The open space percentage shall be calculated in accordance with Chapter 25-2, Subchapter E, Section 2.7 (*Private Common Open Space and Pedestrian Amenities*).
- B. The Landowner shall provide a minimum 5,000 square foot ground floor public plaza ("Public Plaza") as shown on **Exhibit "B"** (*Land Use Plan*).
- C. Public Plaza will be credited towards the 38% minimum open space requirements and must meet the dimensional standards of Subchapter E, Subsection 2.7.3.A.3.
- D. The Public Plaza shall be open to the public. The Landowner's use of the Property shall not interfere with the ability of the public to access the Public Plaza. The Landowner shall provide public pedestrian access from South Lamar Boulevard to, over and across the Public Plaza, with public access continuing to the adjacent City owned property and its related facilities, prior to the issuance of a site development permit, by submitting to the City for review, approval, and recording in the real property records of Travis County, Texas, a Public Access Easement.

PART 11. Landscaping.

- A. The Landowner shall include the addition of no less than 42 caliper inches of trees on the Property.
- B. The Property shall exceed code requirements for street yard landscaping by at least 35 percent.
- C. Landscape area soil depth on the Property shall exceed minimum requirements by six inches.
- D. All new perimeter right-of-way trees installed on the Property shall be planted with a minimum soil volume of 1,000 cubic feet per tree. Such soil volume may be shared up to 25 percent between trees in continuous plantings. Load-bearing soil cells shall be used to meet the soil volume requirement if necessary. The City Arborist, however, may reduce the minimum soil volume requirement if needed due to utility conflicts or other related issues.

- E. 100% of all non-turf plant materials on the Property shall be from the ECM Appendix N (City of Austin Preferred Plant List) or the City of Austin's "Grow Green Native and Adapted Landscape Plants" guide.
- F. All planted trees on the Property shall be native species selected from ECM Appendix F (*Descriptive Categories of Tree Species*) and utilize Central Texas native seed stock.
- G. All landscaping shall be irrigated by non-potable alternative water sources that are sourced on the Property. However, when alternative water sourced on the Property is depleted, the Landowner shall have the right to supplement such landscape irrigation with potable water or reclaimed water. Reclaimed water shall not be used for irrigation in areas with green storm water quality controls.

PART 12. Transportation and Bicycle Plan.

- A. The Landowner shall provide two public dedicated spaces for electric vehicle charging equipped with Level 2 charging stations compatible with and managed by Austin Energy's Plug-In Everywhere TM Network for electric vehicle charging within the project's parking garage. The electric vehicle charging spaces shall be available for use by the office tenants and patrons of the retail lease space.
- B. The Landowner shall provide the following bicycle facilities:
 - 1. Bicycle parking at a level equal to or exceeding the greater of:
 - a. 120% of the bicycle parking required by Section 25-6-477 (*Bicycle Parking*); or
 - b. 10 bicycle parking spaces.
 - 2. The required bicycle parking shall only be located within the structured garage, in the plaza area, or within the planting or supplemental zone along any of the adjacent roadways with not less than 50% of the required bicycle parking located in the plaza area, or within the planting or supplemental zone along any of the adjacent roadways.
 - 3. Bicycle facilities built along Toomey Road and South Lamar Boulevard shall be reviewed at the time of site plan and construction shall be required in accordance with the City of Austin Bicycle Master Plan.
- C. The Landowner shall provide \$25,000.00 to the Austin Transportation Department

for cycle track improvements along South Lamar Boulevard prior to the issuance of a site development permit, by remitting the specified amount to the City of Austin.

- D. The Landowner shall provide funds in an amount not to exceed \$27,800.00 to the Austin Transportation Department for bus stop improvements on South Lamar Boulevard prior to the issuance of a site development permit, by remitting the amount determined by Austin Transportation Department to the City of Austin.
- E. Except as provided in Part 12 H. below, all parking on the Property shall be provided in a below-grade parking structure, for use by office tenants and patrons of the retail lease space. Parking for tenants shall be decoupled from rent. Except as provided in Part 12 H, all structured parking provided on the Property shall be available for public use on a pay for use basis.
- F. The Landowner shall provide for a minimum of four ADA accessible shower facilities for tenants of the building.
- G. The Landowner shall provide sidewalk and bicycle improvements along South Lamar Boulevard having a street design cross section as follows, unless modifications are approved by the Corridor Program Office, with No. 2 provided as the fee specified in Part 12, Subpart C above:
 - 1. 7-foot planting zone with street trees;
 - 2. 10-foot two-way bicycle track located adjacent to the Property on South Lamar Boulevard; and
 - 3. 15-foot landscape/sidewalk zone.
- H. For a period of 40 years from the issuance of the first certificate of occupancy for the 218 S. LAMAR PUD, the Landowner shall provide to the City of Austin Parks and Recreation Department ("PARD") 30 unreserved spaces in the 218 S. Lamar PUD parking garage for use by PARD employees and by visitors approved by PARD. Such spaces shall be provided free of charge. The operation of the garage, including the 30 spaces provided to PARD, shall be subject to such rules and regulations as the Landowner may impose, provided that access to, location of, and grouping of such 30 spaces must be approved by the Director of PARD or designee, the Director of Austin Transportation Department or designee, and the Landowner.

- I. For a period of 10 years from the issuance of the first certificate of occupancy for the 218 S. Lamar PUD, the Landowner shall provide to the Dougherty Art Museum 50 validation certificates per day allowing patrons of the Dougherty Art Museum a 50% discount from standard evening parking rates in the parking garage for a maximum of three hours during the period from 5:30 pm to 11:00 pm each night.

PART 13. Code Modifications

In accordance with City Code Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.2, Council modifies the following site development regulations which shall apply to the PUD instead of otherwise applicable City regulations:

A. Zoning

1. City Code Section 25-2-144(D) (*Planned Unit Development (PUD) District Designation*) and 25-2, Subchapter B, Article 2, Division 5, Section 2.3.1(L) are modified to allow the 218 S. LAMAR PUD to include less than 10 acres of land without being characterized by special circumstances.
2. City Code Section 25-2-733 (H)(1) (*Butler Shore Subdistrict Regulations*) is modified to allow a maximum structure height of 96 feet.
3. City Code Section 25-3-531 (*Height Limit Exceptions*) is modified to allow the elevator cab/mechanical room and improvements necessary for pedestrian elevator access to the rooftop deck to exceed the maximum height by 19 feet, 2 inches.
4. City Code Section 25-2-491 (*Permitted, Conditional and Prohibited Uses*) is modified to establish a specific set of permitted, conditional and prohibited uses to be applicable per **Exhibit "B"** (*Land Use Plan*).
5. City Code Section 25-2-492 (*Site Development Regulations*) is modified to allow for a maximum floor to area ratio of 3.55 to 1 over the entire site.
6. City Code Section 25-2-492 (*Site Development Regulations*) is modified to establish a specific set of site development regulations applicable to the Property in the PUD Site Development Regulations Table **Exhibit "B"** (*Land Use Plan*).
7. Chapter 25-2, Subchapter E (*Design Standards and Mixed Use*), Section 2.2.2(C)(1), is modified to allow up to 50 percent of the linear frontage of the supplemental zone to be a maximum of 45 feet wide.

B. Transportation

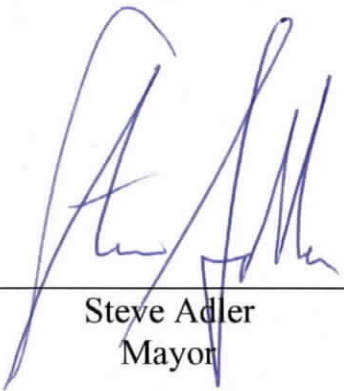
City Code Section 25-6-472 (A) (*Parking Facility Standard*) is modified to reduce the number of parking spaces permitted to no more than 100% required by Appendix A (*Tables Of Off-Street Parking And Loading Requirements*).

PART 14. This ordinance takes effect on December 21, 2020.

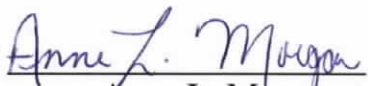
PASSED AND APPROVED

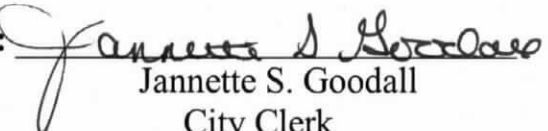
December 10, 2020

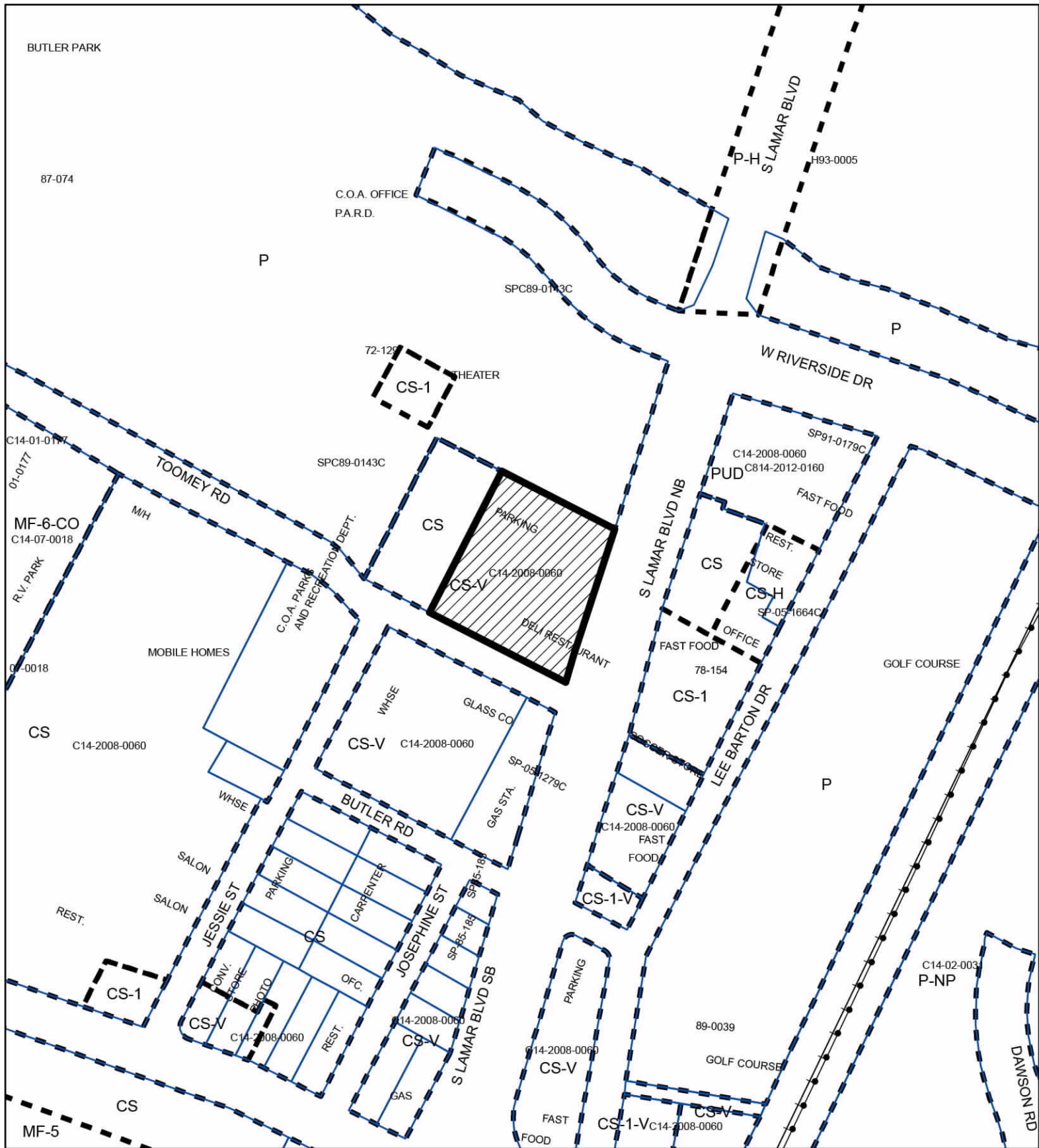
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



Steve Adler
Mayor

APPROVED: 
Anne L. Morgan *by*
City Attorney *AThoms*

ATTEST: 
Jannette S. Goodall
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-2018-0121

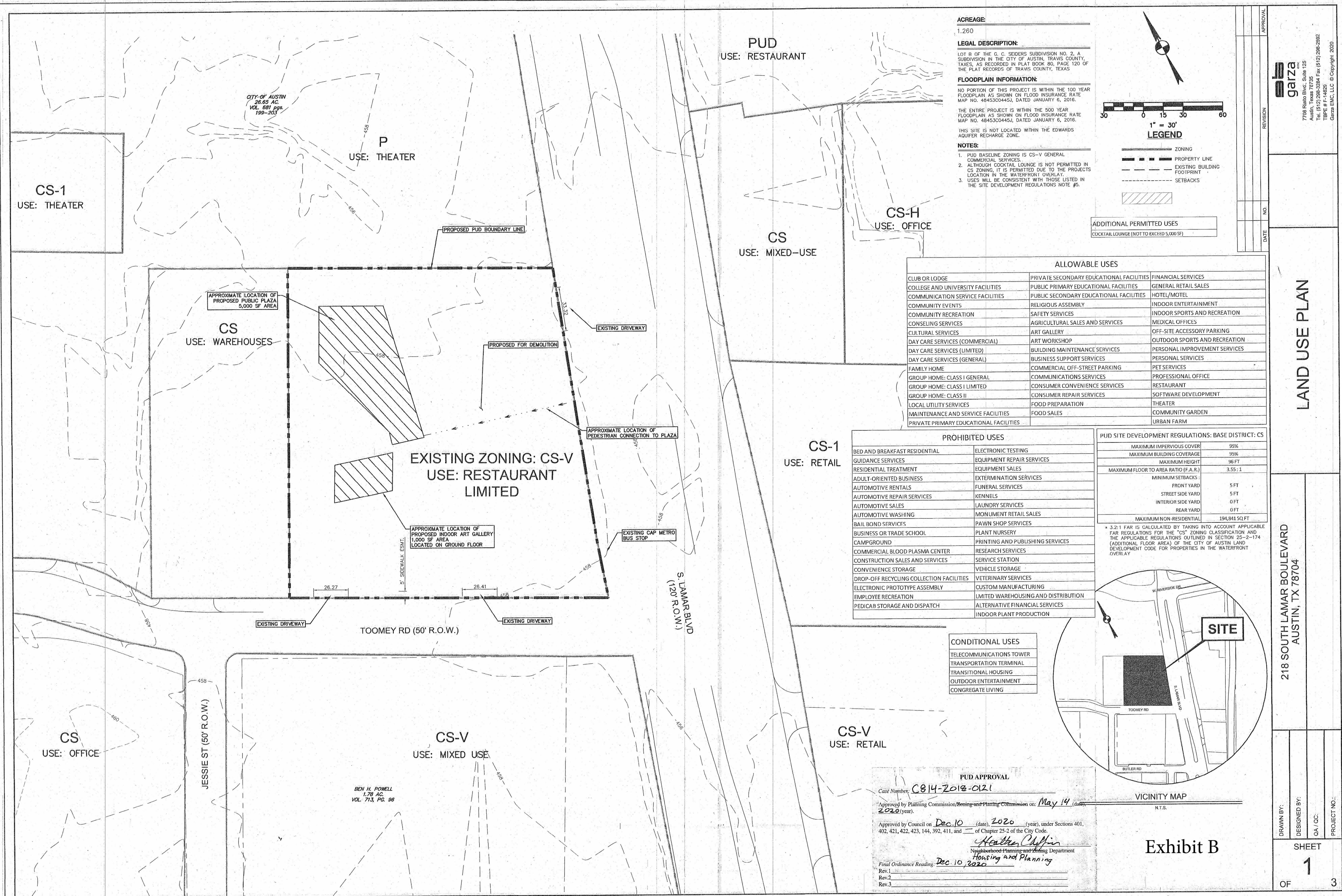
Exhibit A

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 geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 200'

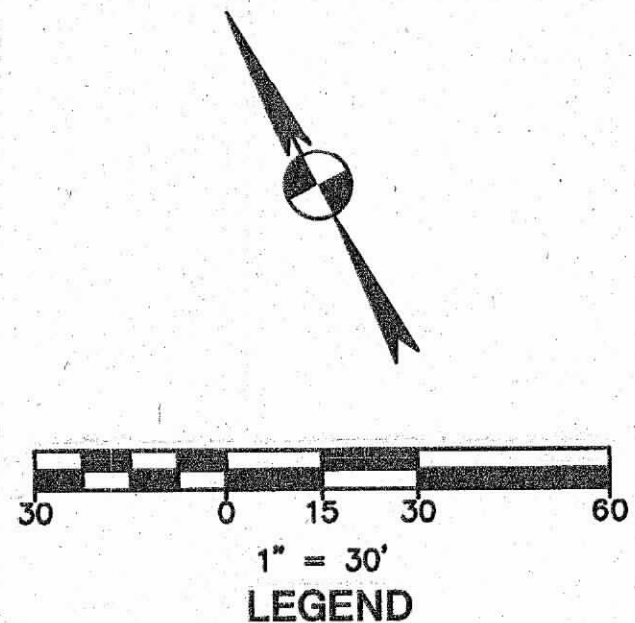


ACREAGE:
1.260

LEGAL DESCRIPTION:
LOT B OF THE C. C. SEDERS SUBDIVISION NO. 2, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS RECORDED IN PLAT BOOK 80, PAGE 120 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

FLOODPLAIN INFORMATION:
NO PORTION OF THIS PROJECT IS WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 48453C0445J, DATED JANUARY 6, 2016.
THE ENTIRE PROJECT IS WITHIN THE 500 YEAR FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 48453C0445J, DATED JANUARY 6, 2016.
THIS SITE IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

NOTES:
1. PUD BASELINE ZONING IS CS-V GENERAL COMMERCIAL SERVICES.
2. ALTHOUGH COCKTAIL LOUNGE IS NOT PERMITTED IN CS ZONING, IT IS PERMITTED DUE TO THE PROJECTS LOCATION IN THE WATERFRONT OVERLAY.
3. USES WILL BE CONSISTENT WITH THOSE LISTED IN THE SITE DEVELOPMENT REGULATIONS NOTE #5.



- LEGEND**
- ZONING
 - PROPERTY LINE
 - EXISTING BUILDING FOOTPRINT
 - SETBACKS

ADDITIONAL PERMITTED USES
COCKTAIL LOUNGE (NOT TO EXCEED 5,000 SF)

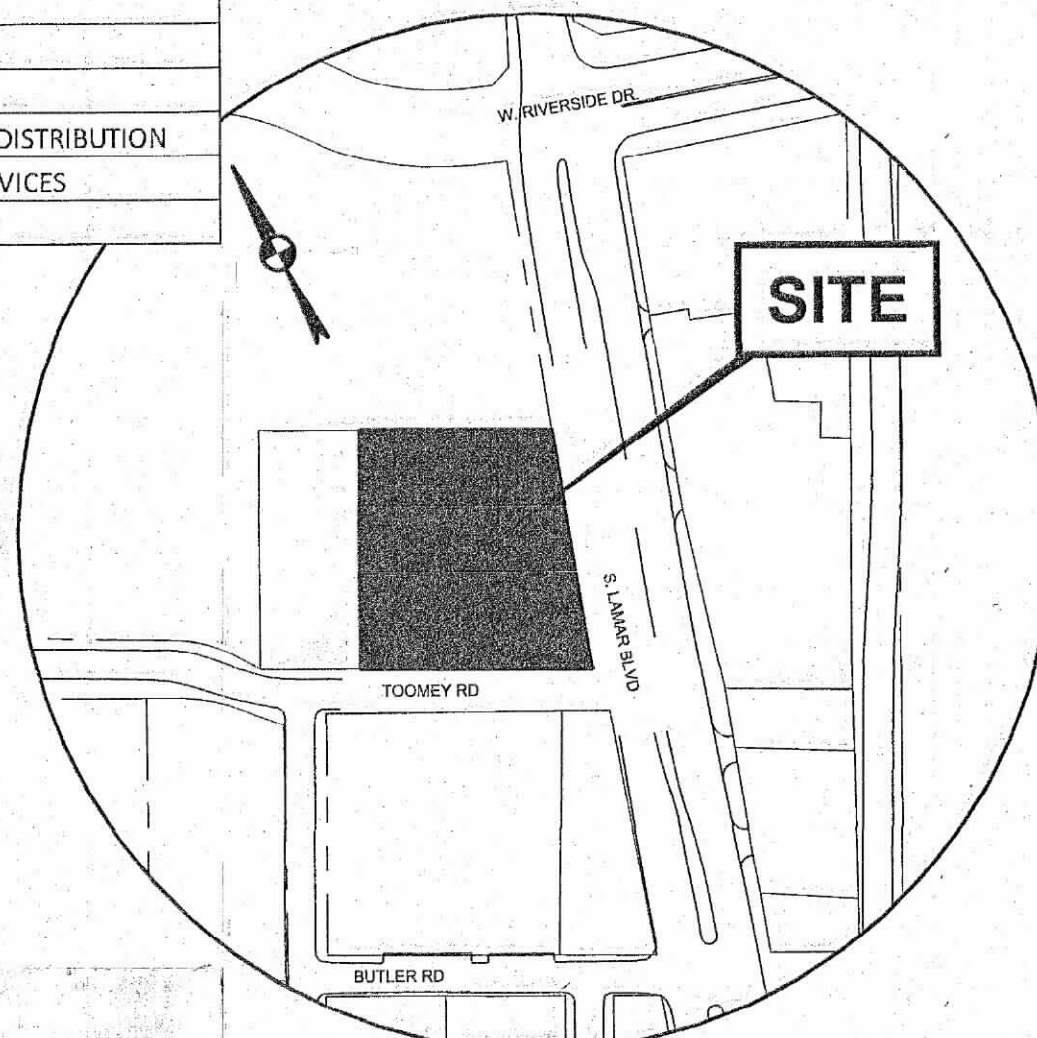
ALLOWABLE USES		
CLUB OR LODGE	PRIVATE SECONDARY EDUCATIONAL FACILITIES	FINANCIAL SERVICES
COLLEGE AND UNIVERSITY FACILITIES	PUBLIC PRIMARY EDUCATIONAL FACILITIES	GENERAL RETAIL SALES
COMMUNICATION SERVICE FACILITIES	PUBLIC SECONDARY EDUCATIONAL FACILITIES	HOTEL/MOTEL
COMMUNITY EVENTS	RELIGIOUS ASSEMBLY	INDOOR ENTERTAINMENT
COMMUNITY RECREATION	SAFETY SERVICES	INDOOR SPORTS AND RECREATION
CONSELING SERVICES	AGRICULTURAL SALES AND SERVICES	MEDICAL OFFICES
CULTURAL SERVICES	ART GALLERY	OFF-SITE ACCESSORY PARKING
DAY CARE SERVICES (COMMERCIAL)	ART WORKSHOP	OUTDOOR SPORTS AND RECREATION
DAY CARE SERVICES (LIMITED)	BUILDING MAINTENANCE SERVICES	PERSONAL IMPROVEMENT SERVICES
DAY CARE SERVICES (GENERAL)	BUSINESS SUPPORT SERVICES	PERSONAL SERVICES
FAMILY HOME	COMMERCIAL OFF-STREET PARKING	PET SERVICES
GROUP HOME: CLASS I GENERAL	COMMUNICATIONS SERVICES	PROFESSIONAL OFFICE
GROUP HOME: CLASS I LIMITED	CONSUMER CONVENIENCE SERVICES	RESTAURANT
GROUP HOME: CLASS II	CONSUMER REPAIR SERVICES	SOFTWARE DEVELOPMENT
LOCAL UTILITY SERVICES	FOOD PREPARATION	THEATER
MAINTENANCE AND SERVICE FACILITIES	FOOD SALES	COMMUNITY GARDEN
PRIVATE PRIMARY EDUCATIONAL FACILITIES		URBAN FARM

PROHIBITED USES	
BED AND BREAKFAST RESIDENTIAL	ELECTRONIC TESTING
GUIDANCE SERVICES	EQUIPMENT REPAIR SERVICES
RESIDENTIAL TREATMENT	EQUIPMENT SALES
ADULT-ORIENTED BUSINESS	EXTERMINATION SERVICES
AUTOMOTIVE RENTALS	FUNERAL SERVICES
AUTOMOTIVE REPAIR SERVICES	KENNELS
AUTOMOTIVE SALES	LAUNDRY SERVICES
AUTOMOTIVE WASHING	MONUMENT RETAIL SALES
BAIL BOND SERVICES	PAWN SHOP SERVICES
BUSINESS OR TRADE SCHOOL	PLANT NURSERY
CAMPGROUND	PRINTING AND PUBLISHING SERVICES
COMMERCIAL BLOOD PLASMA CENTER	RESEARCH SERVICES
CONSTRUCTION SALES AND SERVICES	SERVICE STATION
CONVENIENCE STORAGE	VEHICLE STORAGE
DROP-OFF RECYCLING COLLECTION FACILITIES	VETERINARY SERVICES
ELECTRONIC PROTOTYPE ASSEMBLY	CUSTOM MANUFACTURING
EMPLOYEE RECREATION	LIMITED WAREHOUSING AND DISTRIBUTION
PEDICAB STORAGE AND DISPATCH	ALTERNATIVE FINANCIAL SERVICES
	INDOOR PLANT PRODUCTION

PUD SITE DEVELOPMENT REGULATIONS: BASE DISTRICT: CS	
MAXIMUM IMPERVIOUS COVER	95%
MAXIMUM BUILDING COVERAGE	95%
MAXIMUM HEIGHT	96 FT
MAXIMUM FLOOR TO AREA RATIO (F.A.R.)	3.55:1
MINIMUM SETBACKS:	
FRONT YARD	5 FT
STREET SIDE YARD	5 FT
INTERIOR SIDE YARD	0 FT
REAR YARD	0 FT
MAXIMUM NON-RESIDENTIAL	194,941 SQ FT

* 3.2:1 FAR IS CALCULATED BY TAKING INTO ACCOUNT APPLICABLE FAR REGULATIONS FOR THE "CS" ZONING CLASSIFICATION AND THE APPLICABLE REGULATIONS OUTLINED IN SECTION 25-2-174 (ADDITIONAL FLOOR AREA) OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE FOR PROPERTIES IN THE WATERFRONT OVERLAY

- CONDITIONAL USES**
- TELECOMMUNICATIONS TOWER
 - TRANSPORTATION TERMINAL
 - TRANSITIONAL HOUSING
 - OUTDOOR ENTERTAINMENT
 - CONGREGATE LIVING



PUD APPROVAL
Case Number: **C814-2018-0121**
Approved by Planning Commission/Zoning and Planning Commission on: **May 14**, (date), **2020** (year).
Approved by Council on: **Dec 10**, (date), **2020** (year), under Sections 401, 402, 421, 422, 423, 144, 392, 411, and of Chapter 25-2 of the City Code.
Heather Cliffin
Neighborhood Planning and Zoning Department
Final Ordinance Reading: **Dec 10, 2020**
Rev. 1
Rev. 2
Rev. 3

Exhibit B

garza inc.
7708 Rialto Blvd, Suite 125
Austin, TX 78758
Tel: (512) 398-2824 Fax: (512) 398-2892
TBBE # F-14690
Garza EMC, LLC © Copyright 2020

LAND USE PLAN

218 SOUTH LAMAR BOULEVARD
AUSTIN, TX 78704

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.:

SHEET
1
OF 3

1. THE PUD IS SUBJECT TO THE SITE DEVELOPMENT REGULATIONS ASSOCIATED WITH THE CS-V ZONING BASE DISTRICT, EXCEPT AS MODIFIED ON THE LAND USE PLAN AND ASSOCIATED NOTES.
2. THE MAXIMUM HEIGHT FOR THE PUD MAY NOT EXCEED 96 FEET IN HEIGHT. SECTION 25-2-531, HEIGHT LIMIT EXCEPTIONS, STILL APPLY TO THE PUD. SECTION 25-2-531(HEIGHT LIMIT EXCEPTIONS) IS MODIFIED SUCH THAT THE ELEVATOR CAB/MECHANICAL ROOM AND IMPROVEMENTS NECESSARY FOR PEDESTRIAN ELEVATOR ACCESS TO THE ROOFTOP DECK MAY EXCEED THE MAXIMUM HEIGHT OF THE PUD BY 19'-2".
3. THE MAXIMUM FLOOR AREA RATIO (FAR) IN THE PUD IS 3.55:1.
4. MINIMUM SETBACKS OF THE CS BASE DISTRICT ARE REDUCED TO FIVE (5) FEET FOR THE FRONT AND STREET SIDE YARDS.
5. PERMITTED, CONDITIONAL AND PROHIBITED LAND USES SHALL BE CONSISTENT WITH THE CS BASE DISTRICT WITH THE FOLLOWING MODIFICATIONS:
 - a. THE FOLLOWING ARE ADDITIONAL PERMITTED USES IN THE PUD:

COCKTAIL LOUNGE (NOT TO EXCEED 5,000 SF)
 - b. THE FOLLOWING ARE PROHIBITED USES IN THE PUD:

ADULT-ORIENTED BUSINESSES
ALTERNATIVE FINANCIAL SERVICES
AUTOMOTIVE RENTALS
AUTOMOTIVE REPAIR SERVICES
AUTOMOTIVE SALES
AUTOMOTIVE WASHING
BAIL BOND SERVICES
BED AND BREAKFAST RESIDENTIAL
BUSINESS OR TRADE SCHOOL
CAMPGROUND
COMMERCIAL BLOOD PLASMA CENTER
CONSTRUCTION SALES AND SERVICES
CONVENIENCE STORAGE
CUSTOM MANUFACTURING
DROP-OFF RECYCLING COLLECTION FACILITY
ELECTRONIC PROTOTYPE ASSEMBLY
ELECTRONIC TESTING
EQUIPMENT REPAIR SERVICES
EQUIPMENT SALES
EXTERMINATION SERVICES
FUNERAL SERVICES
GUIDANCE SERVICES
HOSPITAL SERVICES
INDOOR PLANT PRODUCTION
KENNELS
LAUNDRY SERVICES
LIMITED WAREHOUSING AND DISTRIBUTION
MONUMENT RETAIL SALES
PAWN SHOP SERVICES
PEDICAB STORAGE AND DISPATCH
PLANT NURSERY
PRINTING AND PUBLISHING SERVICES
RESEARCH SERVICES
RESIDENTIAL TREATMENT
SERVICE STATION
VEHICULAR STORAGE
VETERINARY SERVICES
 - c. THE FOLLOWING ARE CONDITIONAL USES IN THE PUD:

TRANSPORTATION TERMINAL
TELECOMMUNICATIONS TOWER
TRANSITIONAL HOUSING
OUTDOOR ENTERTAINMENT
CONGREGATE LIVING
6. ALTERNATIVE EQUIVALENT COMPLIANCE IS GRANTED TO SECTION 2.2.2.C.1 OF SUBCHAPTER E SUCH THAT A MAXIMUM OF 50% OF THE SUPPLEMENTAL ZONE MAY BE 45 FEET IN WIDTH.
7. NOTE INTENTIONALLY REMOVED.
8. NOTE INTENTIONALLY REMOVED.
9. NOTE INTENTIONALLY REMOVED.
10. NOTE INTENTIONALLY REMOVED.

- THE SIZE, CONFIGURATION AND LOCATION OF THE DRIVEWAYS AS SHOWN HEREON IS AN APPROXIMATION FOR ILLUSTRATIVE PURPOSES. THE OWNER WILL ESTABLISH AND SET FORTH THE SIZE, CONFIGURATION AND LOCATION OF DRIVEWAYS AT THE TIME OF SITE DEVELOPMENT PERMIT.
2. DRIVEWAYS ALONG TOOMEY ROAD WILL BE PERMITTED IN ACCORDANCE WITH THE SITE DEVELOPMENT PERMIT PROCESS CONFORMING TO APPLICABLE TRANSPORTATION CRITERIA MANUAL ORDINANCES, INCLUDING THE TRANSPORTATION CRITERIA MANUAL, AND APPLICABLE TIA REQUIREMENTS, UNLESS WHERE SPECIFICALLY MODIFIED WITH THE PUD. ANY WAIVERS TO THE TRANSPORTATION CRITERIA MANUAL WILL BE ADDRESSED AT THE TIME OF SITE DEVELOPMENT PERMIT. A MAXIMUM OF TWO (2) DRIVEWAYS WILL BE ALLOWED WITH THE PUD. ACCESS WILL BE ALLOWED ON BOTH SOUTH LAMAR BOULEVARD AND TOOMEY ROAD. ONE (1) DRIVEWAY ON SOUTH LAMAR SHALL PROVIDE FIRE, SERVICE AND EMERGENCY ACCESS ONLY.
3. NO GATED ROADWAYS WILL BE PERMITTED WITHIN THE PUD. HOWEVER, THE STRUCTURED PARKING AREA MAY BE GATED SUBJECT TO THROAT DEPTH, STACKING AND CIRCULATION STANDARDS.
4. AN INTEGRATED PEST MANAGEMENT PROGRAM WILL BE IMPLEMENTED FOLLOWING THE GUIDELINES DEVELOPED BY THE CITY OF AUSTIN GROW GREEN PROGRAM IN ORDER TO LIMIT THE USE OF PESTICIDES ON SITE.
5. THIS PLANNED UNIT DEVELOPMENT WILL COMPLY WITH THE CITY OF AUSTIN GREEN BUILDING PROGRAM AT A THREE-STAR LEVEL, AT A MINIMUM.
6. THE PROJECT SHALL PROVIDE AN ART PIECE APPROVED BY THE ART IN PUBLIC PLACES PROGRAM IN A PROMINENT LOCATION, EITHER BY PROVIDING THE ART DIRECTLY OR BY MAKING A CONTRIBUTION TO THE CITY OF AUSTIN'S ART IN PUBLIC PLACES PROGRAM. SAID ART PIECE MAY BE INCORPORATED INTO ADDITIONAL ASPECTS OF THE PROJECT INCLUDING THE BUS STOP OR OTHER PUBLIC USE.
7. THE PROJECT SHALL MEET OR EXCEED ALL CURRENT LAND DEVELOPMENT CODE REQUIREMENTS WITH RESPECT TO ON-SITE WATER QUALITY TREATMENT AS REVIEWED AND APPROVED BY THE CITY OF AUSTIN AT THE TIME OF SITE DEVELOPMENT PERMIT APPLICATION.
8. THE PUD SHALL UTILIZE GREEN WATER QUALITY CONTROLS AS DESCRIBED IN THE ENVIRONMENTAL CRITERIA MANUAL TO TREAT A MINIMUM OF SEVENTY-FIVE PERCENT (75%) OF THE WATER QUALITY VOLUME REQUIRED BY CODE.
9. THE PROJECT SHALL COMPLY WITH THE DARK SKY INITIATIVE.
10. ALL REQUIRED TREE PLANTINGS SHALL UTILIZE NATIVE TREE SPECIES SELECTED FROM APPENDIX F OF THE ENVIRONMENTAL CRITERIA MANUAL APPENDIX (DESCRIPTIVE CATEGORIES OF TREE SPECIES) AND UTILIZE CENTRAL TEXAS NATIVE SEED STOCK.
11. 100% OF ALL NON-TURF PLANT MATERIALS SHALL BE SELECTED FROM THE ENVIRONMENTAL CRITERIA MANUAL APPENDIX N (CITY OF AUSTIN PREFERRED PLANT LIST) OR THE "GROW GREEN NATIVE AND ADAPTIVE LANDSCAPE PLANTS GUIDE."
12. ALL SHADE TREES SHALL BE A MINIMUM OF 3" CALIPER INCHES. THE LANDOWNER SHALL PROVIDE AT LEAST 1,000 CUBIC FEET OF SOIL VOLUME PER TREE FOR THE REQUIRED 42 CALIPER INCHES OF STREET TREES WITHIN THE 218 S. LAMAR PUD, UP TO 25 PERCENT OF THE SOIL VOLUME MAY BE SHARED AND ADJUSTED FOR TREES IN CONTINUOUS PLANTINGS. LOAD-BEARING SOIL CELLS SHALL BE USED TO MEET THE SOIL VOLUME REQUIREMENT IF NECESSARY. THE CITY ARBORIST, HOWEVER, MAY REDUCE THE MINIMUM SOIL VOLUME REQUIREMENT IF NEEDED DUE TO UTILITY CONFLICTS OF OTHER CONTRACTIBILITY ISSUES.
13. ALL PARKING FOR THE PROJECT WILL BE LOCATED IN A BELOW-GRADE PARKING STRUCTURE. PARKING FOR TENANTS SHALL BE DECOUPLED FROM RENT.
14. THE STRUCTURED PARKING PROVIDED WITH THE PROJECT WILL BE AVAILABLE FOR PUBLIC USE. PARKING SHALL BE ON A PAID BASIS TO THE PUBLIC.
15. THE PROJECT SHALL CONTAIN A ROOFTOP AMENITY SPACE. SUCH SPACE SHALL BE AVAILABLE TO COMMUNITY GROUPS AND NON-PROFIT ORGANIZATIONS. USE OF THE SPACE SHALL BE ON A RESERVATION BASIS AND SHALL BE SUBJECT TO SUCH REASONABLE RULES AND REGULATIONS AS SHALL BE IMPOSED BY THE OWNER OF THE PROPERTY OR ANY ASSOCIATION FOR THE PROJECT.
16. NOTE INTENTIONALLY REMOVED.
17. THE PROJECT WILL PROVIDE BICYCLE PARKING FOR PATRONS OF THE PROJECT AT A LEVEL EQUAL TO OR EXCEEDING THE GREATER OF (1) 120% OF CODE REQUIRED BICYCLE PARKING SPACES OR 2) 10 BICYCLE PARKING SPACES. ALL BICYCLE PARKING WILL BE LOCATED WITHIN THE STRUCTURED PARKING GARAGE, WITHIN THE PLAZA AREA OR WITHIN THE PLANTING OR SUPPLEMENTAL ZONE ALONG ANY OF THE ADJACENT ROADWAYS. A MINIMUM OF 50% OF CODE REQUIRED BICYCLE PARKING SHALL BE LOCATED IN THE PLAZA OR WITHIN THE PLANTING OR SUPPLEMENTAL ZONE.
18. THE PROJECT WILL PROVIDE TWO PUBLIC DEDICATED SPACES FOR ELECTRIC VEHICLE CHARGING WITHIN THE PROJECT'S PARKING GARAGE. SUCH ELECTRIC VEHICLE CHARGING SPACES WILL BE AVAILABLE FOR USE BY OFFICE TENANTS AND PATRONS OF THE RETAIL LEASE SPACE.
19. LOADING AND TRASH COLLECTION FACILITIES FOR THE PUD SHALL BE LOCATED ON-SITE. MANEUVERING FOR LOADING AND TRASH FACILITIES SHALL ALSO BE LOCATED ON-SITE. PUBLIC RIGHT OF WAY SHALL NOT BE USED FOR MANEUVERING.
20. EXCEPT WHERE MODIFIED HEREIN, DEVELOPMENT WITHIN THE PUD SHALL BE SUBJECT TO THE SUBCHAPTER E REQUIREMENTS OF CITY CODE.
21. THE PROJECT WILL ACHIEVE A MINIMUM OF SIX (6) POINTS UNDER THE BUILDING DESIGN OPTIONS OF SECTION 3.3.2 OF CHAPTER 25-2, SUBCHAPTER E (DESIGN STANDARDS AND MIXED USE).
22. THE PUD WILL COMPLY WITH SECTION 2.5.2.B.2, REQUIREMENTS FOR EXCEEDING BASELINE, OF THE PUD REGULATIONS BY PROVIDING A FEE IN THE AMOUNT ESTABLISHED UNDER SECTION 2.5.6 (IN LIEU DONATION) FOR EACH SQUARE FOOT OF BONUS SQUARE FOOTAGE ABOVE THE BASELINE TO THE AFFORDABLE HOUSING TRUST FUND TO BE USED FOR PRODUCING OR FINANCING AFFORDABLE HOUSING, AS DETERMINED BY THE DIRECTOR OF THE HOUSING AND PLANNING DEPARTMENT.
23. THE MINIMUM AMOUNT OF OPEN SPACE WITHIN THE PROJECT SHALL EXCEED THE TIER 1 MINIMUM REQUIREMENTS. OPEN SPACE SHALL BE CALCULATED IN ACCORDANCE WITH CHAPTER 25-2, SUBCHAPTER E, SECTION 2.7 PRIVATE COMMON OPEN SPACE AND PEDESTRIAN AMENITIES. A MINIMUM OF 38% GROUND FLOOR SHALL BE OPEN SPACE.
24. THE PROJECT SHALL PROVIDE IMPROVEMENTS TO THE AUSTIN TRANSPORTATION DEPARTMENT FOR BUS STOP IMPROVEMENTS ON SOUTH LAMAR BOULEVARD IN AN AMOUNT NOT TO EXCEED \$27,800.
25. THE PROJECT SHALL PROVIDE FOUR (4) ADA ACCESSIBLE SHOWER FACILITIES FOR TENANTS OF THE BUILDING.
26. THE PROJECT WILL INCLUDE A GROUND-FLOOR PLAZA WITH A MINIMUM SQUARE FOOTAGE OF 5,000 SQUARE FEET. SUCH PLAZA SHALL BE PUBLICLY ACCESSIBLE. A PUBLIC ACCESS EASEMENT SHALL BE RECORDED PRIOR TO ISSUANCE OF A SITE DEVELOPMENT PERMIT FOR THE PROJECT.
27. THE PUD WILL EXCEED THE MINIMUM LANDSCAPE REQUIREMENTS OF THE CITY CODE. 100% OF ALL LANDSCAPE PLANTING ON SITE WILL BE THOSE DESIGNATED BY THE CITY OF AUSTIN GROW GREEN NATIVE AND ADAPTED PLANT GUIDE OR CITY OF AUSTIN RAIN GARDEN PLANT LIST.
28. 100% OF ALL LANDSCAPING ON SITE WILL BE IRRIGATED BY EITHER STORM WATER RUNOFF CONVEYED TO RAIN GARDENS, COLLECTION OF AIR CONDITIONER CONDENSATE, OR THROUGH THE USE OF RAINWATER HARVESTING (OR A COMBINATION OF THE ABOVE). PROVIDED, HOWEVER, THE APPLICANT SHALL HAVE THE RIGHT TO SUPPLEMENT SUCH LANDSCAPE IRRIGATION WITH POTABLE WATER, IF NECESSARY.
29. IMPROVEMENTS ALONG SOUTH LAMAR BOULEVARD WILL BE COORDINATED WITH THE CORRIDOR PROGRAM OFFICE. SOUTH LAMAR WILL BE CONSTRUCTED SUCH THAT SIDEWALK AND BICYCLE IMPROVEMENTS ALONG SOUTH LAMAR SHALL INCLUDE A 7-FOOT PLANTING ZONE WITH TREES AND A 10-FOOT TWO-WAY CYCLE TRACT, NOT LOCATED ON THE PUD PROPERTY, AS WELL AS A 15-FOOT LANDSCAPE/SIDEWALK ZONE, UNLESS MODIFICATIONS TO THIS CROSS-SECTION ARE DIRECTED BY THE CORRIDOR PROGRAM OFFICE. TOOMEY ROAD WILL BE A PROTECTED INTERSECTION AND WILL BE REVIEWED AT THE TIME OF SITE DEVELOPMENT PERMIT.
30. AT LEAST 75% OF THE BUILDING FRONTAGE OF ALL PARKING STRUCTURES IS DESIGNATED FOR PEDESTRIAN-ORIENTED USES AS DEFINED IN SECTION 25-2-691 (C) (WATERFRONT OVERLAY DISTRICT USES) ON THE GROUND FLOOR.
31. THE PROJECT SHALL PROVIDE AN ACCESSIBLE ROUTE FROM SOUTH LAMAR BOULEVARD AND TOOMEY ROAD.
32. NOTE INTENTIONALLY REMOVED.

- [illegible]

LAND USE PLAN NOTES

218 SOUTH LAMAR BOULEVARD
AUSTIN, TX 78704

DRAWN BY:

DESIGNED BY

QA/QC:

PROJECT NO.:

SHEET

2

C

33

garza
energ

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PUD APPROVAL

Case Number: C814-2018-0121

Approved by Planning Commission/~~Zoning and Planning~~ Commission on May 14 (date), 2020 (year).

Approved by Council on Dec. 10 (date), 2020 (year), under Sections 401, 402, 421, 422, 423, 144, 392, 411, and — of Chapter 25-2 of the City Code.

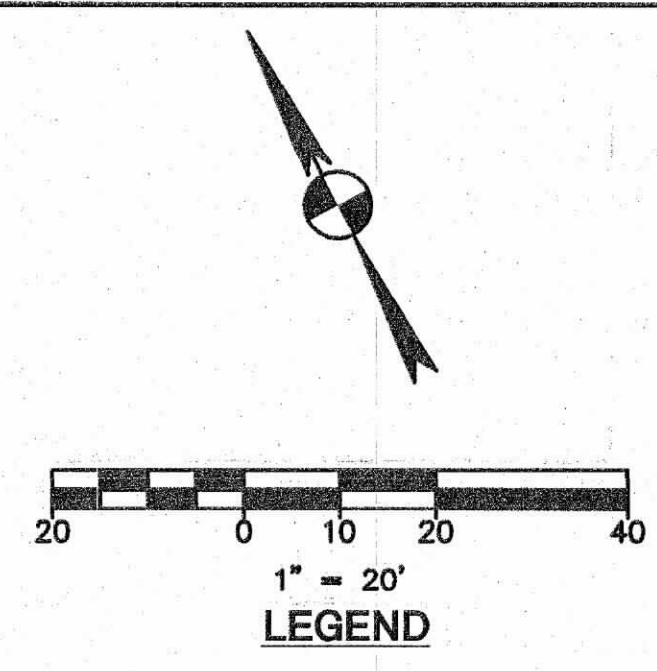
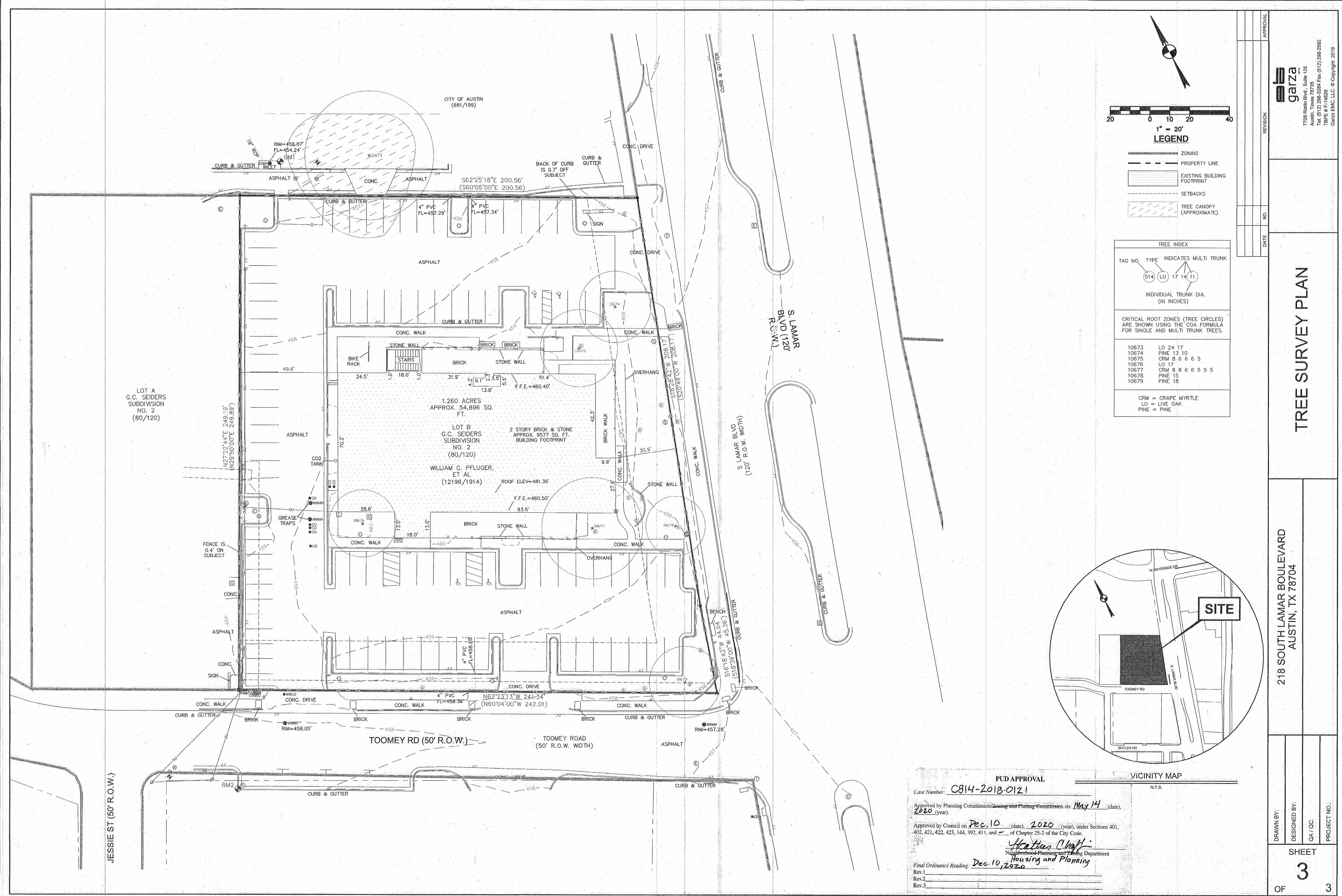
Heathcliff Chapp
Neighborhood Planning and Zoning Department
Housing and Planning

Final Ordinance Reading: _____

Rev.1 _____

Rev.2 _____

Rev.3 _____



LEGEND

	ZONING
	PROPERTY LINE
	EXISTING BUILDING FOOTPRINT
	SETBACKS
	TREE CANOPY (APPROXIMATE)

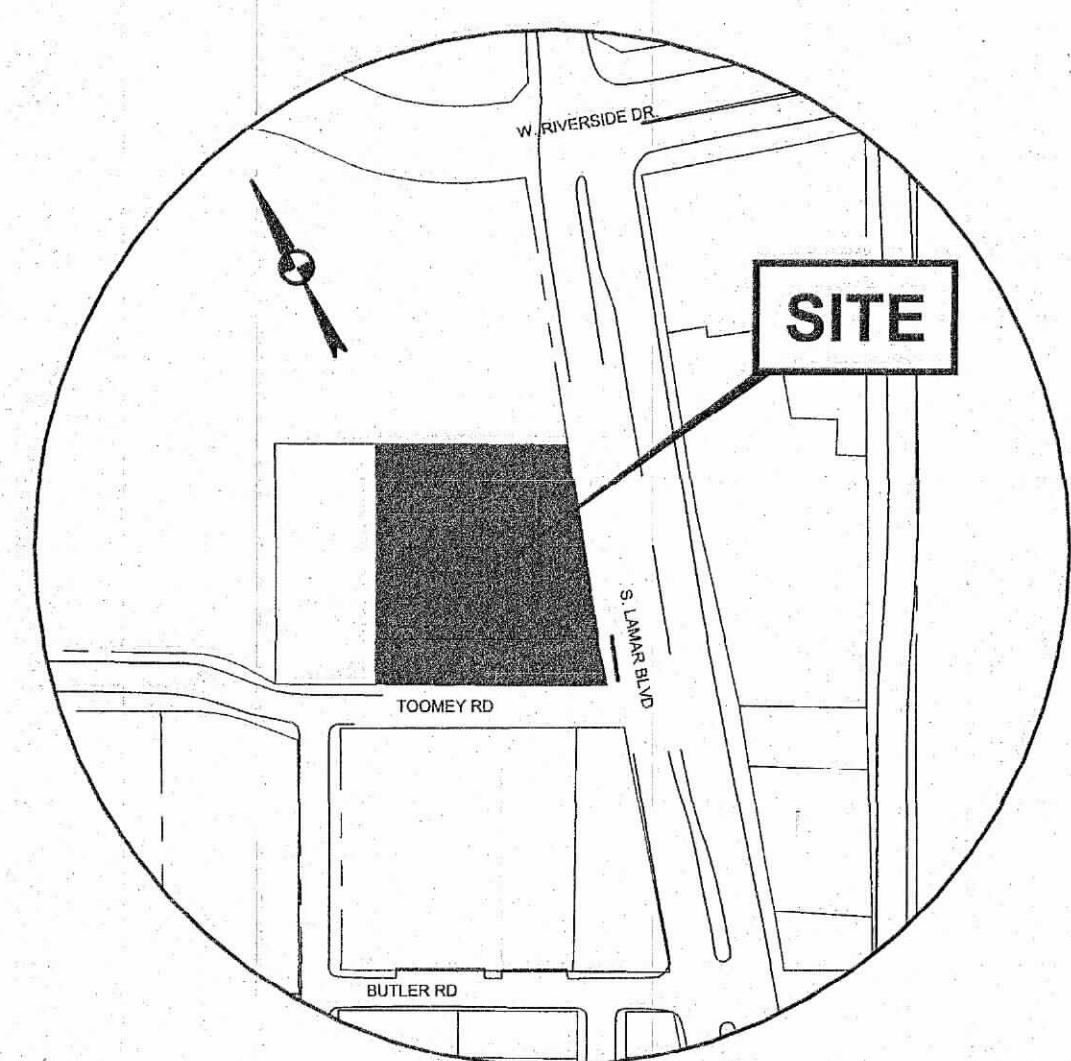
TREE INDEX

TAG NO.	TYPE	INDICATES MULTI TRUNK
514	LO	17 14 11

INDIVIDUAL TRUNK DIA. (IN INCHES)

10673	LO 24 17
10674	PINE 13 10
10675	CRM 8 6 6 6 5
10676	LO 17
10677	CRM 8 8 6 6 5 5 5
10678	PINE 15
10679	PINE 18

CRM = GRAPE MYRTLE
LO = LIVE OAK
PINE = PINE



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Heather Chaffin
Neighborhood Planning and Zoning Department
Housing and Planning
Final Ordinance Reading: **Dec. 10, 2020**
Rev. 1
Rev. 2
Rev. 3

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TREE SURVEY PLAN

218 SOUTH LAMAR BOULEVARD
AUSTIN, TX 78704

DRAWN BY:	DESIGNED BY:	QA / QC:	PROJECT NO.:

SHEET
3
OF 3