

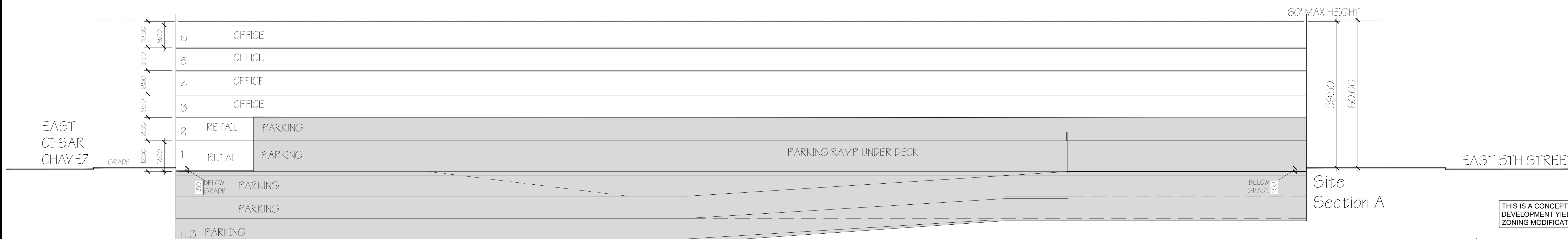
**60' HEIGHT LIMIT**  
**4822 EAST CESAR CHAVEZ**  
 AUSTIN, TX

GROSS SQUARE FOOTAGE			
LEVEL	TYPE	SF	Total SF
1	RETAIL	6191	6,191
2	RETAIL	6191	6,191
3	OFFICE		43,000
4	OFFICE		43,000
5	OFFICE		43,000
6	OFFICE		43,000
<b>TOTAL</b>	<b>0</b>		<b>184,382</b>

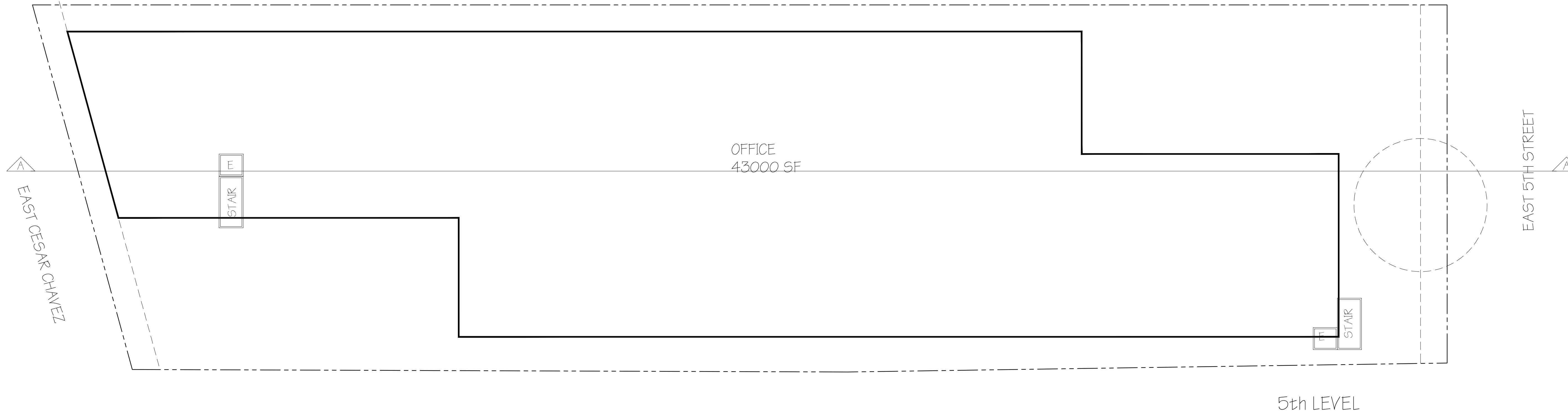
PARKING REQUIRED			
TYPE	QUANTITY	RATIO	PARKING
RETAIL/OFF	184,382	1/275 SF	670
			0
<b>TOTAL</b>	<b>184382</b>		<b>670</b>

Parking Provided	
SECOND FLOOR	114
SURFACE	20
GARAGE L1	115
GARAGE B1	151
GARAGE B2	151
GARAGE B3	120
<b>TOTAL</b>	<b>671</b>

PRESENT ZONING: CS-CO-NP  
 IN THE AIRPORT OVERLAY OUTER ZONE  
 10' FRONT AND SIDE STREET SETBACK  
 0' SIDE AND REAR SETBACK  
 60' BUILDING HEIGHT LIMIT BY ZONING. ANY HEIGHT INCREASE NEEDS COA APPROVAL



THIS IS A CONCEPT SITE PLAN TO DETERMINE POTENTIAL DEVELOPMENT YIELD BASED ON THE APPROVAL OF ZONING MODIFICATIONS AS LISTED ON THESE PLANS.



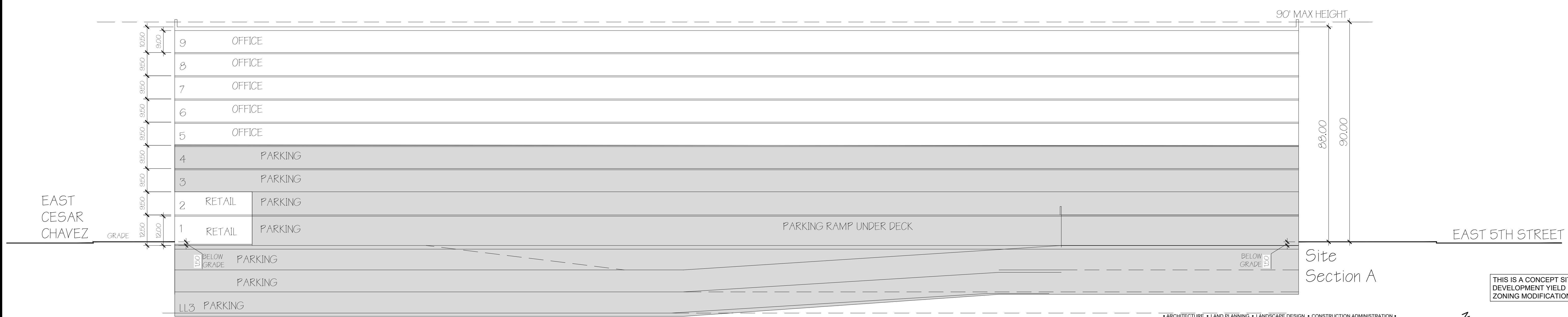
**90' HEIGHT LIMIT**  
**4822 EAST CESAR CHAVEZ**  
 AUSTIN, TX

GROSS SQUARE FOOTAGE			
LEVEL	TYPE	SF	Total SF
1	RETAIL	6191	6,191
2	RETAIL	6191	6,191
3	PARKING		0
4	PARKING		0
5	OFFICE		43,000
6	OFFICE		43,000
7	OFFICE		43,000
8	OFFICE		43,000
9	OFFICE		43,000
<b>TOTAL</b>	<b>0</b>		<b>227,382</b>

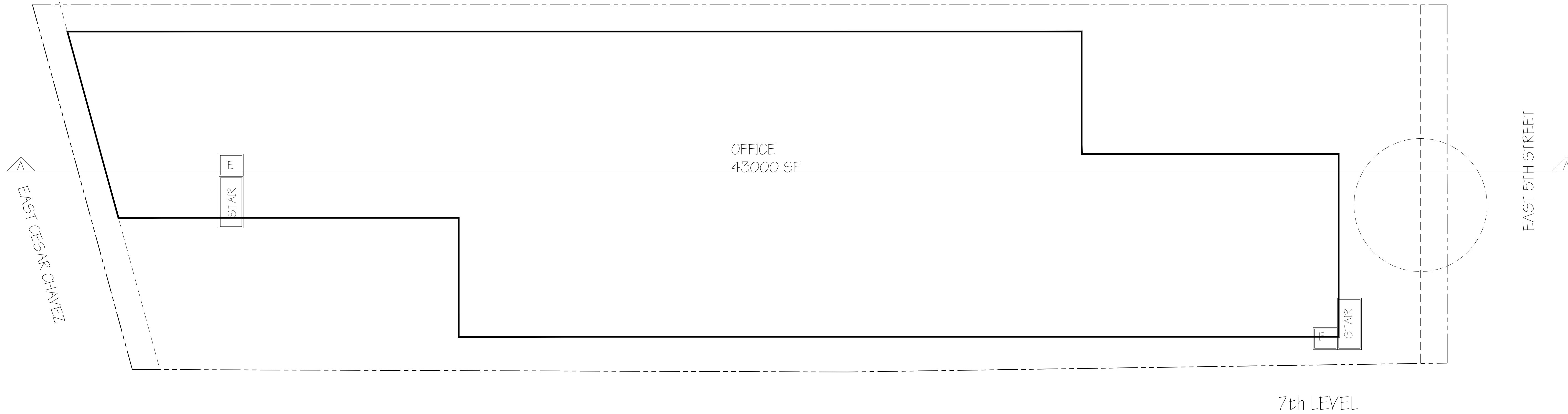
PARKING REQUIRED			
TYPE	QUANTITY	RATIO	PARKING
RETAIL/OFF	227,382	1/275 SF	827
			0
			0
<b>TOTAL</b>	<b>227382</b>		<b>827</b>

Parking Provided	
FOURTH FLOOR	136
THIRD FLOOR	136
SECOND FLOOR	114
SURFACE	20
GARAGE L1	115
GARAGE B1	151
GARAGE B2	151
GARAGE B3	120
<b>TOTAL</b>	<b>943</b>

PRESENT ZONING: CS-CO-NP  
 IN THE AIRPORT OVERLAY OUTER ZONE  
 10' FRONT AND SIDE STREET SETBACK  
 0' SIDE AND REAR SETBACK  
 60' BUILDING HEIGHT LIMIT BY ZONING, ANY HEIGHT INCREASE NEEDS COA APPROVAL  
 90' HEIGHT LIMIT NEEDED FOR THIS LAYOUT



THIS IS A CONCEPT SITE PLAN TO DETERMINE POTENTIAL DEVELOPMENT YIELD BASED ON THE APPROVAL OF ZONING MODIFICATIONS AS LISTED ON THESE PLANS.



**120' HEIGHT LIMIT**  
**4822 EAST CESAR CHAVEZ**  
 AUSTIN, TX

GROSS SQUARE FOOTAGE			
LEVEL	TYPE	SF	Total SF
1	RETAIL	6191	6,191
2	RETAIL	6191	6,191
3	PARKING		0
4	PARKING		0
5	PARKING		0
6	PARKING		0
7	OFFICE		43,000
8	OFFICE		43,000
9	OFFICE		43,000
10	OFFICE		43,000
11	OFFICE		43,000
12	OFFICE		43,000
<b>TOTAL</b>	<b>0</b>		<b>270,382</b>

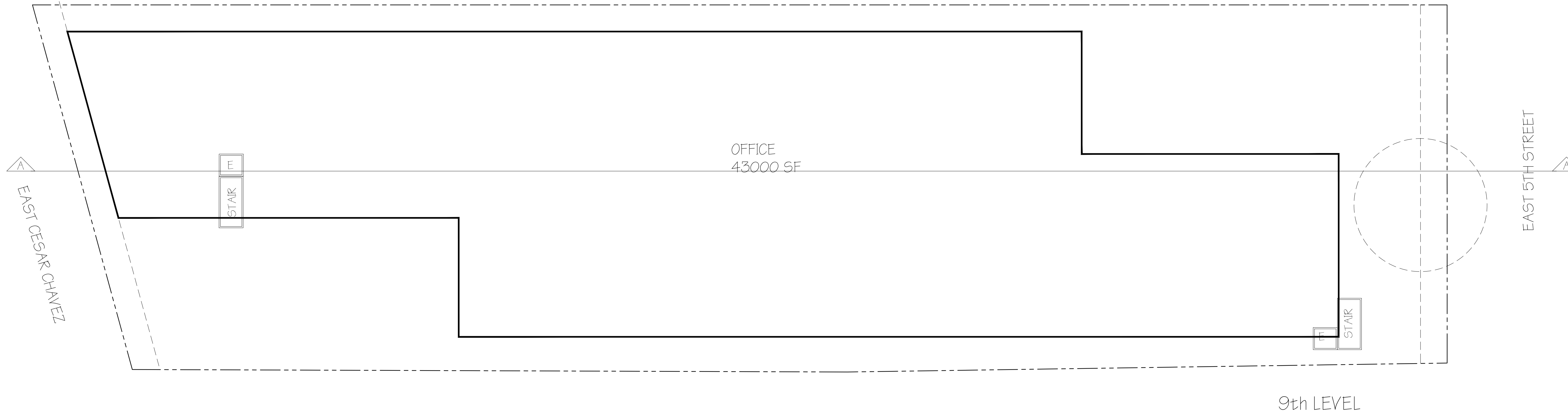
Parking Provided	
SIXTH FLOOR	136
FIFTH FLOOR	136
FOURTH FLOOR	136
THIRD FLOOR	136
SECOND FLOOR	114
SURFACE	20
GARAGE L1	115
GARAGE B1	151
GARAGE B2	120
<b>TOTAL</b>	<b>1064</b>

PARKING REQUIRED			
TYPE	QUANTITY	RATIO	PARKING
RETAIL/OFF	270,382	1/275 SF	983
			0
			0
<b>TOTAL</b>	<b>270382</b>		<b>983</b>

PRESENT ZONING: CS-CO-NP  
 IN THE AIRPORT OVERLAY OUTER ZONE  
 10' FRONT AND SIDE STREET SETBACK  
 0' SIDE AND REAR SETBACK  
 60' BUILDING HEIGHT LIMIT BY ZONING, ANY HEIGHT INCREASE NEEDS COA APPROVAL  
 120' HEIGHT LIMIT NEEDED FOR THIS LAYOUT



THIS IS A CONCEPT SITE PLAN TO DETERMINE POTENTIAL DEVELOPMENT YIELD BASED ON THE APPROVAL OF ZONING MODIFICATIONS AS LISTED ON THESE PLANS.



**160' HEIGHT LIMIT**  
**4822 EAST CESAR CHAVEZ**  
 AUSTIN, TX

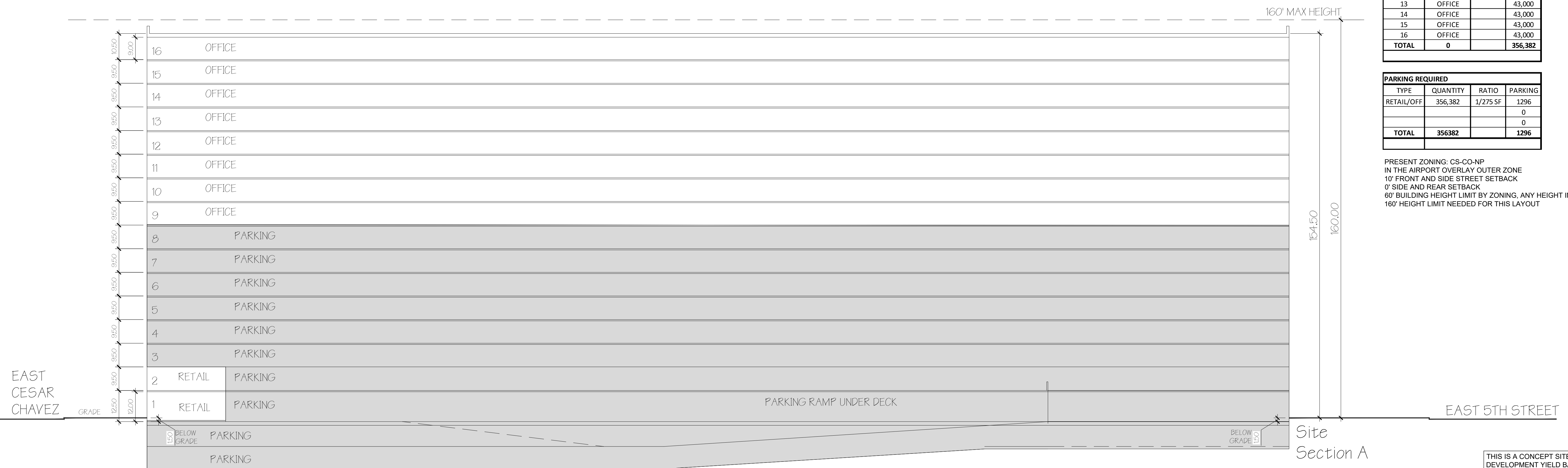
9th LEVEL

GROSS SQUARE FOOTAGE			
LEVEL	TYPE	SF	Total SF
1	RETAIL	6191	6,191
2	RETAIL	6191	6,191
3	PARKING		0
4	PARKING		0
5	PARKING		0
6	PARKING		0
7	PARKING		0
8	PARKING		0
9	OFFICE	43,000	43,000
10	OFFICE	43,000	43,000
11	OFFICE	43,000	43,000
12	OFFICE	43,000	43,000
13	OFFICE	43,000	43,000
14	OFFICE	43,000	43,000
15	OFFICE	43,000	43,000
16	OFFICE	43,000	43,000
<b>TOTAL</b>	<b>0</b>		<b>356,382</b>

Parking Provided	
EIGHTH FLOOR	136
SEVENTH FLOOR	136
SIXTH FLOOR	136
FIFTH FLOOR	136
FOURTH FLOOR	136
THIRD FLOOR	136
SECOND FLOOR	114
SURFACE	20
GARAGE L1	115
GARAGE B1	151
GARAGE B2	120
<b>TOTAL</b>	<b>1336</b>

PARKING REQUIRED			
TYPE	QUANTITY	RATIO	PARKING
RETAIL/OFF	356,382	1/275 SF	1296
			0
<b>TOTAL</b>	<b>356382</b>		<b>1296</b>

PRESENT ZONING: CS-CO-NP  
 IN THE AIRPORT OVERLAY OUTER ZONE  
 10' FRONT AND SIDE STREET SETBACK  
 0' SIDE AND REAR SETBACK  
 60' BUILDING HEIGHT LIMIT BY ZONING. ANY HEIGHT INCREASE NEEDS COA APPROVAL  
 160' HEIGHT LIMIT NEEDED FOR THIS LAYOUT



THIS IS A CONCEPT SITE PLAN TO DETERMINE POTENTIAL DEVELOPMENT YIELD BASED ON THE APPROVAL OF ZONING MODIFICATIONS AS LISTED ON THESE PLANS.

