

3/22/07
#59

ORDINANCE NO _____

1 AN ORDINANCE AMENDING ORDINANCE NO 890202-B TO MODIFY THE
2 LAND USE PLAN, TO REZONE AND CHANGE THE ZONING MAP FROM
3 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT
4 DEVELOPMENT (PUD) DISTRICT FOR LAND KNOWN AS THE DAVENPORT
5 RANCH WEST PLANNED UNIT DEVELOPMENT LOCATED AT 3300-3328
6 NORTH CAPITAL OF TEXAS HIGHWAY (LOOP 360)

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN**

9
10 **PART 1** Davenport Ranch West planned unit development ('Davenport PUD') is
11 comprised of approximately 444 33 acres of land located generally in the vicinity of
12 Westlake Drive and Loop 360 and more particularly described by metes and bounds in the
13 Land Use Plan incorporated into Ordinance No 890202-B

14
15 **PART 2** Davenport PUD was approved February 2, 1989, under Ordinance No 890202-
16 B (the 'Original PUD Ordinance'), and amended under Ordinances No 010719-28, No
17 010719-115 No 021205-17 and No 20050825 040

18
19 **PART 3** The zoning map established by Section 25-2-191 of the City Code is amended to
20 change the base district from planned unit development (PUD) district to planned unit
21 development (PUD) district on the property described by metes and bounds in Ordinance
22 No 890202-B as approximately 444 33 acres of land that includes the following property
23 described in and incorporated into Ordinance No 20050825-040 under Zoning Case No
24 C814-88-0001 09 as follows

25
26 Lot 1-A, Block D Final Plat of Tract F, Section 4, Block D, Lots 1, 1-A and Block
27 E, Lot 16, Davenport Ranch West PUD, as recorded in Document 200600123,
28 Official Public Records of Travis County Texas (the 'Property')

29
30 generally known as Tract D-1A of the Gables at Westlake project in the Davenport Ranch
31 West planned unit development locally known as the property located at 3300-3328 North
32 Capital of Texas Highway (Loop 360), in the City of Austin, Travis County Texas, and
33 generally identified in the map attached as Exhibit 'A' (*Zoning Map*)

34
35 **PART 4** The attached exhibits 'A' and 'B' on file with the City of Austin Neighborhood
36 Planning and Zoning Department in File No C814-88-0001 09 are incorporated into this
37 ordinance in their entirety as though set forth fully in the text of this ordinance Exhibit

1 'B', (*Amended Davenport PUD land use plan*) of this ordinance amends Exhibit B of
2 Ordinance No 20050825-040
3

4 **PART 5** This ordinance, together with the attached Exhibits "A" and "B", shall constitute
5 the land use plan for the Davenport PUD (the "PUD") created by this ordinance. The PUD
6 shall conform to the limitations and conditions set forth in the ordinance and the Davenport
7 Ranch West planned unit development land use plan (the "PUD land use plan") on record
8 at the Neighborhood Planning and Zoning Department in File No C814-88-0001 09
9 Except as otherwise specifically provided by this ordinance, all other rules, regulations and
10 ordinances of the City in effect on the effective date of this ordinance apply to the PUD
11

12 **PART 6** Part 7 of Ordinance No 20050825-040 is modified as shown in this Part
13

14 (J) The following regulations apply to Tract D-1A
15

16 1 Vehicular access from Tract D-1A may be to Loop 360 and Westlake
17 Drive
18

19 2 Except as provided in Subsection 3, all permitted and conditional
20 community commercial (GR) uses are permitted uses and conditional
21 uses of the tract
22

23 3 The following uses are prohibited uses of the tract
24

25 Pawn shop services	Off site accessory parking
26 Hotel-motel	Funeral services
27 Commercial off-street parking	Automotive rentals
28 Automotive repair services	Automotive sales
29 Bail bond services	Communications services
30 Exterminating services	Indoor entertainment
31 Indoor sports and recreation	Outdoor sports and recreation
32 Theater	Congregate living
33 Communication service facilities	Family home
34 Group home, Class I (limited)	Group home, Class II
35 Local utility services	Residential treatment
36 Urban farm	Group home, Class I (general)

37
38 4 A site plan or building permit for Tract D-1A may not be approved,
39 released, or issued if the completed development or uses of Tract D-
40 1A, considered cumulatively with all existing or previously authorized

development and uses, generate traffic that exceeds 2,137 [4,302 unadjusted] trips per day

- 5 The maximum height of a building or structure is 47 feet measured from the finished floor elevation to the midpoint of the highest gable of the roof
- 6 Development of the property may not exceed 8,000 square feet of gross floor area
- 7 Development of the property may not exceed a floor-to-area ratio (FAR) of 0.11 to 1.0
- 8 The impervious cover on slopes amounts are modified as shown on Exhibit B, in the Site Summary Table
- 9 The Property may be developed as retail or office use

PART 7 Except as otherwise provided in this ordinance, the provisions of the Original PUD Ordinance, as amended, remain in effect

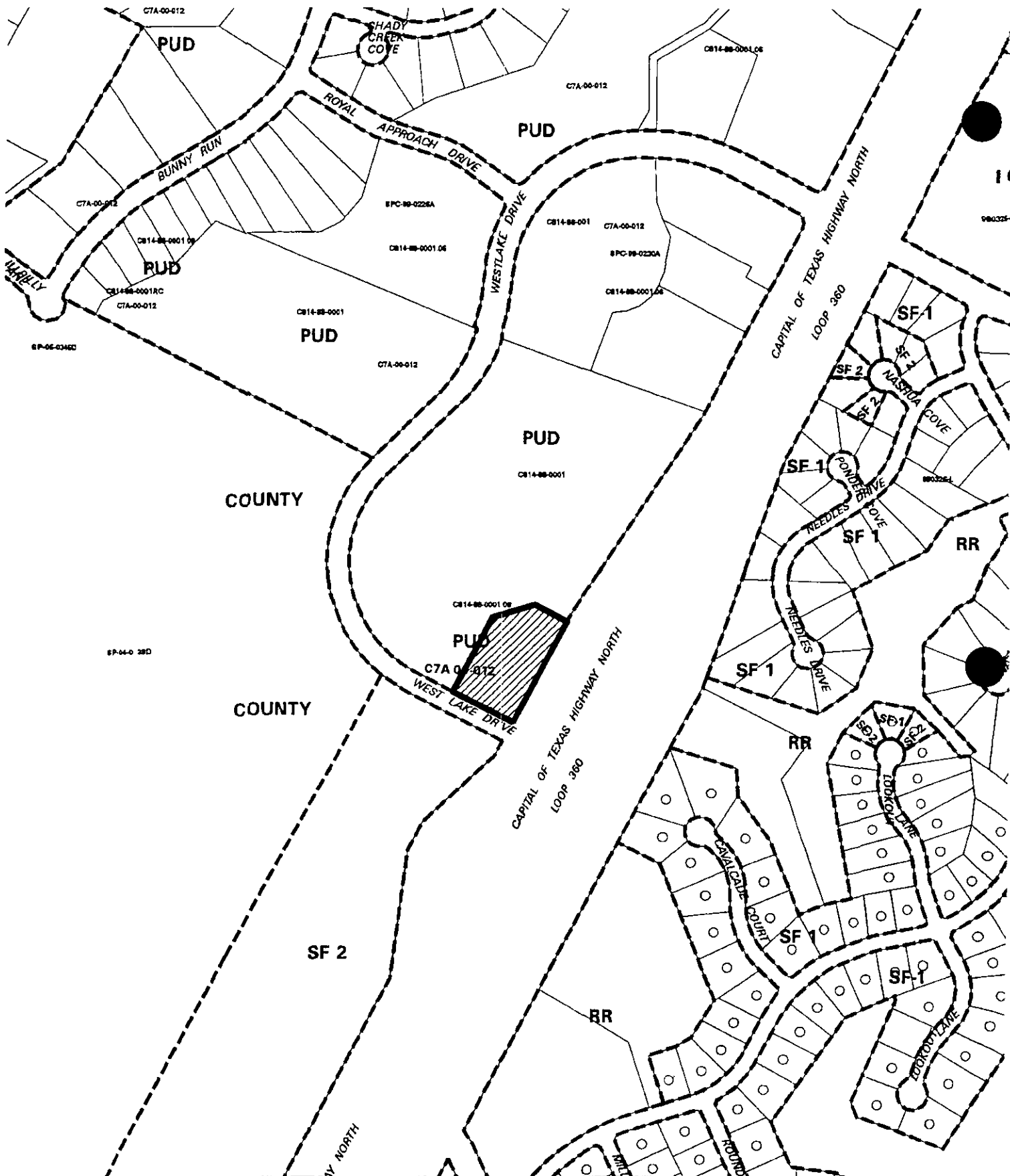
PART 8 This ordinance takes effect on _____, 2007





PASSED AND APPROVED

_____ 2007 §
§
§

Will Wynn
Mayor

APPROVED _____ **ATTEST** _____
David Allan Smith Shirley A. Gentry
City Attorney City Clerk



 1" = 400'	SUBJECT TRACT		EXHIBIT A PLANNED UNIT DEVELOPMENT CASE # C814 88-0001 09 ADDRESS 3300 3328 BLOCK OF N CAPITAL OF TEXAS HWY SUBJECT AREA (acres) 1.745	DATE 06 11 INTLS SM	CITY GRID REFERENC NUMBER F27
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR J ROUSELLIN				

[illegible]