

ORDINANCE NO. 20070322-059

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

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

PART 1. Davenport Ranch West planned unit development ("Davenport PUD") is comprised of approximately 444.33 acres of land located generally in the vicinity of Westlake Drive and Loop 360 and more particularly described by metes and bounds in the Land Use Plan incorporated into Ordinance No. 890202-B.

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

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on the property described by metes and bounds in Ordinance No. 890202-B as approximately 444.33 acres of land that includes the following property described in and incorporated into Ordinance No. 20050825-040 under Zoning Case No. C814-88-0001.09, as follows:

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

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

PART 4. The attached exhibits "A" and "B" on file with the City of Austin Neighborhood Planning and Zoning Department in File No. C814-88-0001.09 are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. Exhibit

"B", (*Amended Davenport PUD land use plan*) of this ordinance amends Exhibit B of Ordinance No. 20050825-040.

PART 5. This ordinance, together with the attached Exhibits "A" and "B", shall constitute the land use plan for the Davenport PUD (the "PUD") created by this ordinance. The PUD shall conform to the limitations and conditions set forth in the ordinance and the Davenport Ranch West planned unit development land use plan (the "PUD land use plan") on record at the Neighborhood Planning and Zoning Department in File No. C814-88-0001.09. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City in effect on the effective date of this ordinance apply to the PUD.

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

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

1. Vehicular access from Tract D-1A may be to Loop 360 and Westlake Drive.
2. Except as provided in Subsection 3, all permitted and conditional community commercial (GR) uses are permitted uses and conditional uses of the tract.
3. The following uses are prohibited uses of the tract:

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

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

development and uses, generate traffic that exceeds 2,137 [~~1,302~~
~~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.

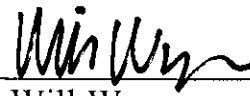
PART 7. Except as otherwise provided in this ordinance, the provisions of the Original PUD Ordinance, as amended, remain in effect.

PART 8. This ordinance takes effect on April 2, 2007.

PASSED AND APPROVED

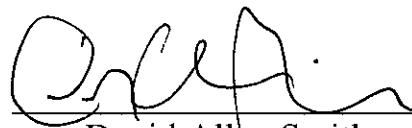
_____, March 22, 2007

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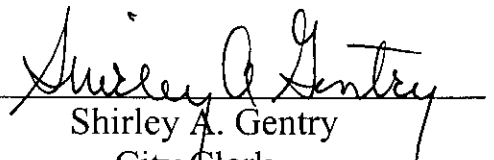
Will Wynn
Mayor

APPROVED:

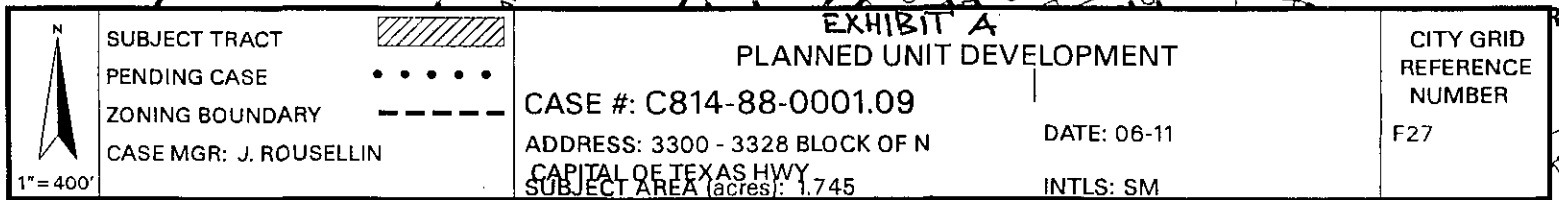


David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



TRACT F SECTION 4 BLOCK D LOTS 1, 1-A & BLOCK E LOT 16

DEVELOPMENT

BLOCK	LOT	DEVELOPMENT TYPE
BLOCK "D"	LOT 1	MULTI-FAMILY RESIDENTIAL
BLOCK "D"	LOT 1-A	MULTI-FAMILY RESIDENTIAL
BLOCK "E"	LOT 16	MULTI-FAMILY RESIDENTIAL

IMPROVEMENT COVER SUMMARY

BLOCK	LOT	ACREAGE	COV. PLANTING	TOTAL
BLOCK "D"	LOT 1	16.83 AC	1.73 AC	18.56 AC
BLOCK "D"	LOT 1-A	1.74 AC	0.41 AC	2.15 AC
BLOCK "E"	LOT 16	10.81 AC	1.85 AC	12.66 AC

ORDINANCE CALCULATIONS

LOOP ONE ORDINANCE

TRACT	LOT	ACREAGE	ALLOWABLE MAXIMUM	ACTUAL	PERCENT
TRACT D-1	LOT 1	16.83	1.73	1.73	10.28%
TRACT D-1-A	LOT 1-A	1.74	0.41	0.41	23.56%
TRACT E-16	LOT 16	10.81	1.85	1.85	17.12%

LOOP TWO ORDINANCE

TRACT	LOT	ACREAGE	ALLOWABLE MAXIMUM	ACTUAL	PERCENT
TRACT D-1	LOT 1	16.83	1.73	1.73	10.28%
TRACT D-1-A	LOT 1-A	1.74	0.41	0.41	23.56%
TRACT E-16	LOT 16	10.81	1.85	1.85	17.12%

REQUIRED NATURAL AREA SUMMARY

Lot	Acres	Required	Actual
1	1.73	1.73	1.73
2	1.74	1.74	1.74
3	1.85	1.85	1.85

SITE SUMMARY TABLE

TRACT	LOT	ACREAGE	ALLOWABLE MAXIMUM	ACTUAL	PERCENT
TRACT D-1	LOT 1	16.83	1.73	1.73	10.28%
TRACT D-1-A	LOT 1-A	1.74	0.41	0.41	23.56%
TRACT E-16	LOT 16	10.81	1.85	1.85	17.12%

CUT AND FILL

TRACT	LOT	ACREAGE	ALLOWABLE MAXIMUM	ACTUAL	PERCENT
TRACT D-1	LOT 1	16.83	1.73	1.73	10.28%
TRACT D-1-A	LOT 1-A	1.74	0.41	0.41	23.56%
TRACT E-16	LOT 16	10.81	1.85	1.85	17.12%

Block	Lot	Area	Use	Value
Block D	1	5.37 ac	Residential	1.01 ac
Block E	16	112.46 ac	Residential	1.01 ac
Total (see P U D sheet)		6.89 ac		2.06 ac

Davenport West P.U.D. - Tract F - Amendment of Impervious Cover

Block	Lot	Area	Use	Value
Block D	1	5.37 ac	Residential	1.01 ac
Block E	16	112.46 ac	Residential	1.01 ac
Total (see P U D sheet)		8.99 ac		2.06 ac

Overall Total 14.65 ac



EXHIBIT B

AMENDMENT OF ADOPTED PUD LAND USE PLAN
Case Number: 20
Approved by Council on: 20
Amendment Approved Administratively on: 20
As per LDC 25-2-403

Neighborhood Planning and Zoning Department