

Agenda Item 50

ORDINANCE NO _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY COMMONLY KNOWN AS LAKESHORE PUD LOCATED AT 2201**
3 **LAKESHORE DRIVE IN THE RIVERSIDE NEIGHBORHOOD PLAN AREA**
4 **FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT TO**
5 **PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP)**
6 **COMBINING DISTRICT**

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

9
10 **PART 1** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from multifamily residence medium density (MF-3) district to
12 planned unit development-neighborhood plan (PUD-NP) combining district on
13 approximately 50.1 acres of land, described in Zoning Case No. C814-06-0109, on file at
14 the Neighborhood Planning and Zoning Department, as follows

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16 Tract A, Kassuba Beach Subdivision, Phase One, Tract A, Kassuba Beach
17 Subdivision, Phase Two, Tract A, Kassuba Beach Subdivision, Phase Three,
18 and Tract A, Kassuba Beach Subdivision, Phase Four, a subdivision in the
19 City of Austin, Travis County, according to the maps or plats of record in
20 Volume 29, Page 16, Volume 38, Page 42, Volume 50, Page 1, and Volume
21 64, Page 33, respectively, of the Plat Records of Travis County, Texas (the
22 "Property"),

23
24 locally known as 2201 Lakeshore Drive, in the City of Austin Travis County, Texas, and
25 generally identified in the map attached as Exhibit A"

26
27 **PART 2** This ordinance, together with the attached Exhibits A through C-1, are the land
28 use plan for the Lakeshore planned unit development district (the "PUD") created by this
29 ordinance. The PUD shall conform to the limitations and conditions set forth in this
30 ordinance and in the Lakeshore planned unit development land use plan. Except as
31 otherwise specifically provided by this ordinance and land use plan, all other rules,
32 regulations and ordinances of the City, including Ordinance No. 20061116-057
33 (establishing the Riverside neighborhood plan combining district), in effect on the effective
34 date of this ordinance apply to the PUD.
35

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	Zoning Map
Exhibit B	Land Use Plan
Exhibit C	Grow Green Native and Adapted Landscape Plants
Exhibit C-1	Invasive Species/Problem Plants

PART 4 In accordance with Section 25-2-411 (A) (*Planned Unit Development District Regulations*) of the City Code, development of the Property must comply with the use and site development regulations set out in the land use plan and this ordinance:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by WHM Transportation Engineering Consultants, Inc., dated July 2006, or as amended and approved by the Director of the Watershed Protection and Development Review Department. All development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Watershed Protection and Development Review Department, dated January 11, 2007. The TIA shall be kept on file at the Watershed Protection and Development Review Department.
- B. All residential and commercial development shall comply with Austin Energy Green Building Program (GBP) multifamily rating system for a minimum two-star rating. Certification from the GBP shall be met as specified by the version of the rating system current at the time of design.
- C. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, a landscape plan shall be submitted to the Watershed Protection and Development Review Department for review and approval. Ninety percent of the total plant material used, exclusive of turf, shall be native to Central Texas or on the Grow Green Native and Adapted Landscape Plants list, attached as Exhibit C. Plants on the Invasive Species/Problem Plants list, attached as Exhibit "C-1", may not be included.

1 D At the time an application for approval of a site plan is submitted for
2 development of the Property, or any portion of the Property, an Integrated
3 Pest Management (IPM) plan shall be submitted to the Watershed Protection
4 and Development Review Department for review and approval. The IPM
5 plan shall comply with the guidelines in Section 1692 (D) and (F) of the
6 Environmental Criteria Manual that are in effect on the date of this covenant.

7
8 E Chapter 25-4, Article 3, Division 5 (Parkland Dedication) is modified to
9 provide for the following parkland dedication requirement for residential
10 development in the Lakeshore PUD. Compliance with this section satisfies
11 all parkland dedication requirements for the development in the PUD.

- 12
13 1 Except as otherwise provided in this section, a payment of \$650 per
14 residential unit is required. If parkland dedication regulations adopted by
15 the City on or before _____ [18 months of the effective date of this
16 ordinance] establish a per unit amount that is less than \$650, the payment
17 requirement is reduced to the amount established in the regulations.
18 2 A credit may shall be granted for expenses related to on-site public space
19 and park improvements in accordance with City criteria effective on
20 _____ [the effective date of this ordinance]. Any payment in
21 excess of a credit allowed under this subsection shall be reimbursed by
22 the City.
23 3 The City shall use payments made under this section for public park and
24 recreational purposes within one mile of the lakeshore PUD.

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26 **PART 5** This ordinance takes effect on _____, 2007.

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29 **PASSED AND APPROVED**

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31 §
32 §
33 §

2007

34 Will Wynn
35 Mayor

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37
38 **APPROVED**

ATTEST

39 David Allan Smith
40 City Attorney

Shirley A. Gentry
City Clerk