

#104

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY COMMONLY KNOWN AS WEST 71 OFFICE PARK PROJECT
3 LOCATED AT 8500 STATE HIGHWAY 71 WEST FROM RURAL RESIDENCE
4 (RR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

5
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from rural residence (RR) district to planned unit development
10 (PUD) district on approximately 89 acres of land described in Zoning Case No C814-
11 2007-0009, on file at the Neighborhood Planning and Zoning Department, as follows

12
13 A 89 acre tract of land, more or less, out of the A Bowles Survey 93,
14 Abstract 101, in the City of Austin, the tract more particularly described by
15 metes and bounds in a deed of record in Volume 1074, Page 178, Deed
16 Records of Travis County, Texas (the "Property"),

17
18 locally known as 8500 State Highway 71 West, in the City of Austin, Travis County,
19 Texas, and generally identified in the map attached as Exhibit "A"

20
21 **PART 2.** This ordinance, together with the attached Exhibits A through D, are the land
22 use plan for the West 71 Office Park planned unit development district (the "PUD")
23 created by this ordinance. The PUD shall conform to the limitations and conditions set
24 forth in this ordinance and in the West 71 Office Park planned unit development land use
25 plan. Except as otherwise specifically provided by this ordinance and land use plan, all
26 other rules, regulations and ordinances of the City in effect on the effective date of this
27 ordinance apply to the PUD

28
29 **PART 3.** The attached exhibits are incorporated into this ordinance in their entirety as
30 though set forth fully in the text of this ordinance. The exhibits are as follows

31 Exhibit A	Zoning Map
32 Exhibit B	Land Use Plan
33 Exhibit C	Grow Green Native and Adapted Landscape Plants
34 Exhibit D	Invasive Species/Problem Plants

35

1 **PART 4.** In accordance with Section 25-2-411(A) (*Planned Unit Development District*
2 *Regulations*) of the City Code, the following regulations apply to the PUD instead of
3 otherwise applicable City regulations
4

- 5 A Section 25-2-144(D) (*Planned Unit Development (PUD) District*
6 *Designation*) of the City Code does not apply to the PUD
7
- 8 B Section 25-8-483 (*Water Quality Transition Zone*) is modified to allow a
9 3.34 acre portion of the Property associated with Williamson Creek and
10 identified on the Land Use Plan to be classified as Uplands Zone
11
- 12 C All permitted and conditional general office (GO) uses are the only
13 permitted and conditional uses of the Property.
14
- 15 D Development of the Property is subject to general office (GO) district site
16 development regulations except as otherwise provided in the Development
17 Criteria table on the Land Use Plan or in this ordinance
18
- 19 E The maximum gross square footage of a building is 20,000 square feet
20
- 21 F The total building coverage may not exceed 40,200 square feet
22
- 23 G A site plan or building permit for the Property may not be approved,
24 released, or issued, if the completed development or uses of the Property,
25 considered cumulatively with all existing or previously authorized
26 development and uses, generate traffic that exceeds 2,000 trips per day
27
- 28 H At the time an application for approval of a site plan is submitted for
29 development of the Property, or any portion of the Property, an Integrated
30 Pest Management (IPM) plan shall be submitted to the Watershed Protection
31 and Development Review Department for review and approval. The IPM
32 plan shall comply with the guidelines in Section 16.9.2 (D) and (F) of the
33 Environmental Criteria Manual that are in effect on the date of this covenant
34
- 35 I At the time an application for approval of a site plan is submitted for
36 development of the Property, or any portion of the Property, a landscape
37 plan shall be submitted to the Watershed Protection and Development
38 Review Department for review and approval. Ninety percent of the total
39 plant material used, exclusive of turf, shall be native to Central Texas or on

1 the Grow Green Native and Adapted Landscape Plants list, attached as
2 Exhibit "C" Plants on the Invasive Species/Problem Plants list, attached as
3 Exhibit "D", may not be included
4

5 J The buffer area portion of the property as depicted on Exhibit B is to remain
6 undeveloped and in a natural state with the exception that water quality
7 controls and utility crossings may be constructed in the buffer area portion
8 of the property
9

10 **PART 5.** This ordinance takes effect on _____, 2007
11

12 **PASSED AND APPROVED**
13

14 _____, 2007
15

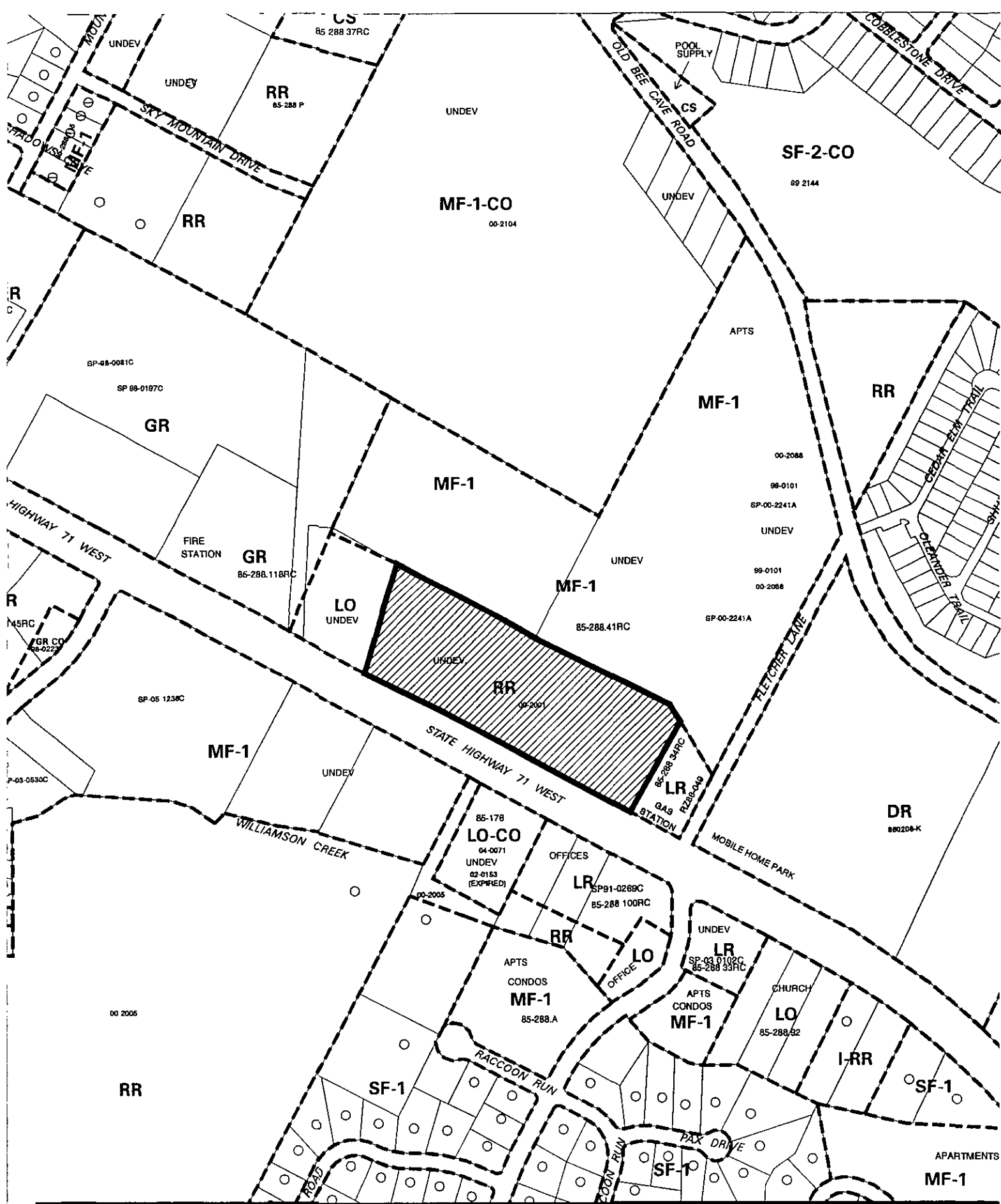
16
17
18 Will Wynn
19 Mayor
20

21 **APPROVED:**
22

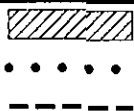
23 David Allan Smith
24 City Attorney

ATTEST:

Shirley A Gentry
City Clerk



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR R HEIL



CASE # C814-2007-0009
ADDRESS 8500 W SH 71
SUBJECT AREA (acres) 8.900

PLANNED UNIT DEVELOPMENT

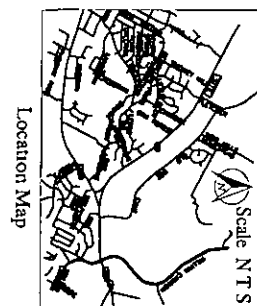
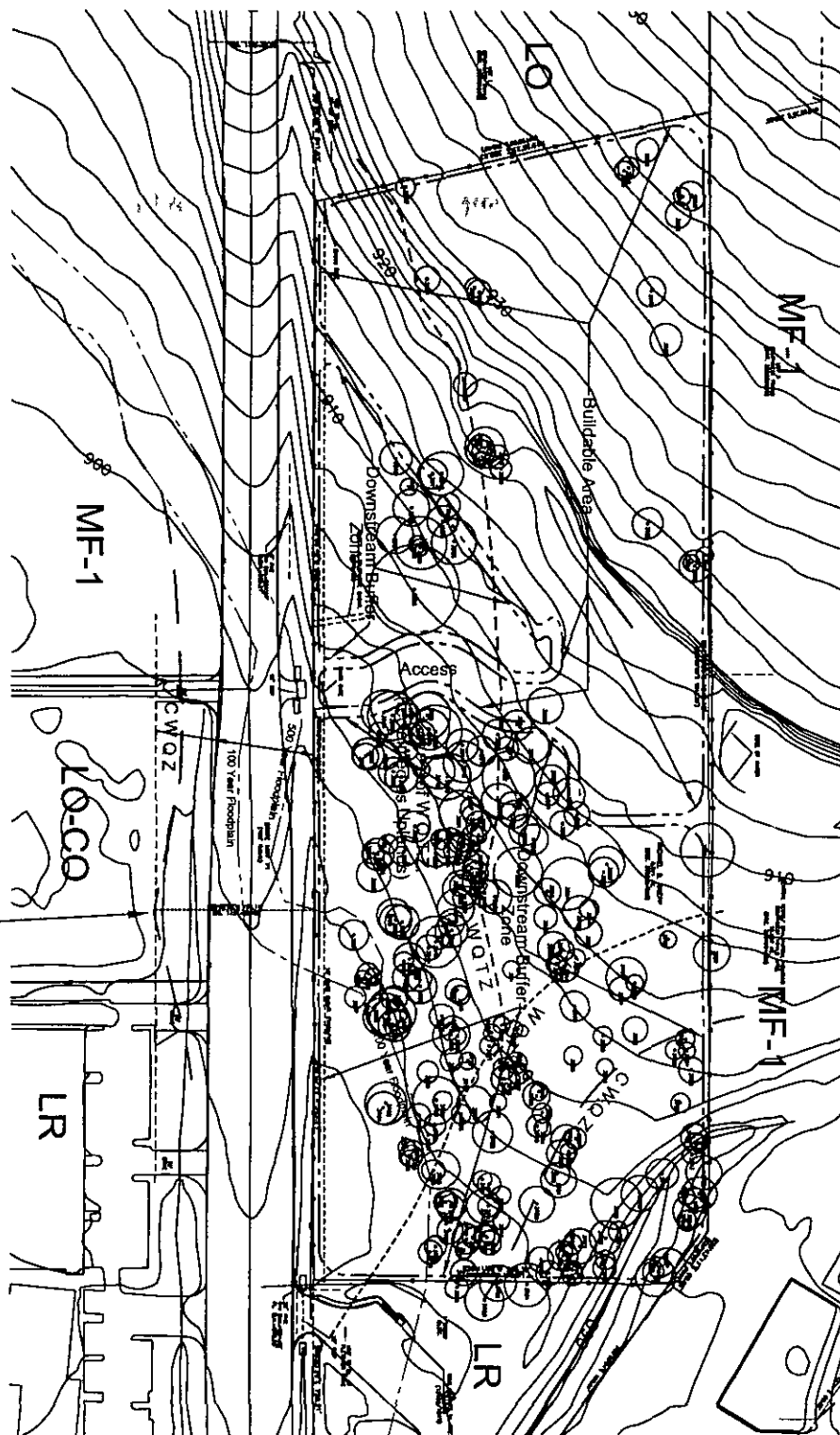
EXHIBIT A

DATE 07-03
INT'L S. SM

CITY GRID
REFERENCE
NUMBER
B20

DEVELOPMENT CRITERIA									
Test	Area	Proposed Land Use	Impervious Cover (HRA)	Impervious Cover (GSA)	Front	Int. Side	Back	Building Height	Driveway
Site	8.92	Office	Under 25%	Under 20%	100 ft	30 ft	20 ft	40 ft / 2 stories	Two W.Y.
		40,200 sq. ft. TBA							On site

400' to centerline
Williamson Creek



Legend

- CWOZ to be retained
- WOTZ to be retained
- WOTZ to be reclassified
- Downstream Buffer
- Floodplain

WOTZ to be reclassified

Downstream buffer to be added

3.34 ac.

3.37 ac.

Comprehensive Watersheds Ordinance

Upland

3.90 ac

3.34 ac (from WOTZ)

Subtotal

7.24 ac

WOTZ

0.95 ac (remaining WOTZ)

CWOZ

0.73 ac

Total

8.92 ac

Net Site Area

Slope

0-15% 6.91 ac x 100% = 6.91 ac

15-25% 0.26 ac x 40% = 0.10 ac

25-35% 0.04 ac x 20% = 0.01 ac

>35% 0.04 ac x 0% = 0.00 ac

Total

7.24 ac

Allowable Impervious Cover

on Net Site Area @ 25%

1.75 ac

< 20.0%

LEGAL DESCRIPTION

Adjoined 101 SUR 83 A, Boxes 8 ac.



DATE: May 16, 2007

EXHIBIT
B
LAND
USE
PLAN

LAND STRATEGIES INC.
PAUL LINERMAN & ASSOCIATES

1010 LAND CREEK CV
SUITE 100
AUSTIN, TX 78748
PH: (818) 328-6060
FAX: (818) 328-6172
LEI@LandFirst.COM

West 71 Office Park P U D
P U D Plan
DATE: 11-01-06

OWNER INFORMATION
Michael Kapp
5604 Wyeland Drive
Austin, Texas 78759

REVISION BLOCK
NO. DATE DESCRIPTION

SHEET
1 OF 1

EXHIBIT C

Grow Green Native and Adapted Landscape Plants

Trees

Ash, Texas <i>Fraxinus texensis</i>	Oak, Escarpment Live <i>Quercus fusiformis</i>
Arizona Cypress <i>Cupressus arizonica</i>	Oak, Lacey <i>Quercus glaucoides</i>
Big Tooth Maple <i>Acer grandidentatum</i>	Oak, Monterey (Mexican White) <i>Quercus polymorpha</i>
Cypress, Bald <i>Taxodium distichum</i>	Oak, Shumard <i>Quercus shumardii</i>
Cypress, Montezuma <i>Taxodium mucronatum</i>	Oak, Texas Red <i>Quercus texana</i> (<i>Quercus buckleyi</i>)
Elm, Cedar <i>Ulmus crassifolia</i>	Pecan <i>Carya illinoensis</i>
Elm, Lacebark <i>Ulmus parvifolia</i>	Soapberry <i>Sapindus drummondii</i>
Honey Mesquite <i>Prosopis glandulosa</i>	
Oak, Bur <i>Quercus macrocarpa</i>	
Oak, Chinquapin <i>Quercus muhlenbergii</i>	
Oak, Southern Live <i>Quercus virginiana</i>	

Small Trees/Large Shrubs

Anacacho Orchid Tree <i>Bauhinia congesta</i>	Persimmon, Texas <i>Diospyros texana</i>
Buckeye, Mexican <i>Ungnadia speciosa</i>	Pistachio, Texas <i>Pistacia texana</i>
Buckeye, Rec <i>Aesculus pavia</i>	Plum, Mexican <i>Prunus mexicana</i>
Carolina Buckthorn <i>Rhamnus caroliniana</i>	Pomegranate <i>Punica granatum</i>
Cherry Laurel <i>Prunus caroliniana</i>	Redbud, Mexican <i>Cercis canadensis</i> 'mexicana'
Crape Myrtle <i>Lagerstroemia indica</i>	Redbud, Texas <i>Cercis canadensis</i> var 'texensis'
Desert Willow <i>Chilopsis linearis</i>	Retama Jerusalem Thorn <i>Parkinsonia aculeata</i>
Dogwood, Roughleaf <i>Cornus drummondii</i>	Senna, Flowering <i>Cassia corymbosa</i>
Escarpment Black Cherry <i>Prunus serotina</i> var <i>eximia</i>	Smoke Tree, American <i>Cotinus obovatus</i>
Eve's Necklace <i>Sophora affinis</i>	Sumac, Flameleaf <i>Rhus lanceolata</i>
Goldenball Leadtree <i>Leucaena retusa</i>	Viburnum, Rusty Blackhaw <i>Viburnum rufidulum</i>
Holly, Possumhaw <i>Ilex decidua</i>	Viburnum, Sandankwa <i>Viburnum suspensum</i>
Holly, Yaupon <i>Ilex vomitoria</i>	
Mountain Laurel, Texas <i>Sophora secundiflora</i>	

Shrubs

Abelia, Glossy <i>Abelia grandiflora</i>	Nandina <i>Nandina domestica</i> 'Compacta nana' 'Gulf Stream'
Agarita <i>Berberis trifoliata</i>	Oleander <i>Nerium oleander</i>
Agave (Century Plant) <i>Agave sp</i>	Palmetto <i>Sabal minor</i>
American Beautyberry <i>Callicarpa americana</i>	Prickly Pear <i>Opuntia engelmannii</i> var <i>lindheimeri</i>
Artemisia <i>Artemisia</i> 'Powis Castle'	Rose, Belinda's Dream <i>Rosa</i> 'Belinda's Dream'
Barbados Cherry <i>Malpighia glabra</i>	Rose, Lamarne <i>Rosa</i> 'Lamarne'
Barberry, Japanese <i>Berberis thunbergii</i>	Rose, Livin' Easy <i>Rosa</i> 'Livin' Easy'
'Atropurpurea'	Rose, Marie Pavie <i>Rosa</i> 'Marie Pavie'
Basket Grass (Sacahuista) <i>Nolina texana</i>	Rose, Martha Gonzales <i>Rosa</i> 'Martha Gonzales'
Black Dalea <i>Dalea frutescens</i>	Rose, Mutabilis <i>Rosa</i> 'Mutabilis'
Bush Germander <i>Teucrium fruticans</i>	Rose, Nearly Wild <i>Rosa</i> 'Nearly Wild'
Butterfly Bush <i>Buddleia davidii</i>	Rose, Old Blush <i>Rosa</i> 'Old Blush'
Butterfly Bush, Wooly <i>Buddleia marrubifolia</i>	Rose, Perle d'or <i>Rosa</i> 'Perle d'or'
Coralberry <i>Symphoricarpos orbiculatus</i>	Rock Rose <i>Pavonia lasiopetala</i>
Cotoneaster <i>Cotoneaster sp</i>	Rosemary <i>Rosmarinus officinalis</i>
Eleagnus <i>Eleagnus pungens</i>	Sage, Mountain <i>Salvia regia</i>
Esperanza/Yellow Bells <i>Tecoma stans</i>	Sage, Texas (Cenizo) <i>Leucophyllum frutescens</i>
Flame Acanthus <i>Anisacanthus quadrifidus</i> var <i>wrightii</i>	Senna, Lindheimer <i>Cassia lindheimeriana</i>
Fragrant Mimosa <i>Mimosa borealis</i>	Southern Wax Myrtle <i>Myrica cerifera</i>
Holly, Burford <i>Ilex cornuta</i> 'Burfordii'	Sumac, Evergreen <i>Rhus virens</i>
Holly, Dwarf Chinese <i>Ilex cornuta</i> 'Rotunda nana'	Sumac, Fragrant (Aromatic) <i>Rhus aromatica</i>
Holly, Dwarf Yaupon <i>Ilex vomitoria</i> 'Nana'	Texas Sotol <i>Dasylirion texanum</i>
Jasmine, Primrose <i>Jasminum mesnyi</i>	Turk's Cap <i>Malvaviscus arboreus</i>
Kidneywood <i>Eysenhardtia texana</i>	Yucca, Paleleaf <i>Yucca pallida</i>
Lantana, Native <i>Lantana horrida</i>	Yucca, Red <i>Hesperaloe parviflora</i>
Mistflower, Blue (Blue Boneset) <i>Eupatorium coelestinum</i>	Yucca, softleaf <i>Yucca recurvifolia</i>
Mistflower, White (Shrubby White Boneset) <i>Ageratina havanense</i>	Yucca, Twistleaf <i>Yucca rupicola</i>
Mock Orange <i>Philadelphus coronarius</i>	

Perennials

Black-eyed Susan <i>Rudbeckia hirta</i>	Lantana, Trailing <i>Lantana montevidensis</i>
Bulbine <i>B. frutescens</i> or <i>caulescens</i>	Marigold, Mexican Mint <i>Tagetes lucida</i>
Bush Morning Glory <i>Ipomoea fistulosa</i>	Obedient Plant, Fall <i>Physostegia virginiana</i>
Butterfly Weed <i>Asclepias tuberosa</i>	Oregano, Mexican <i>Polioanthus longiflora</i>
Butterfly Weed 'Mexican' <i>Asclepias curassavica</i>	Penstemon <i>Penstemon</i> sp
Cast Iron Plant <i>Aspidistra elatior</i>	Phlox, Fragrant <i>Phlox pilosa</i>
Chile Pequin <i>Capsicum annuum</i>	Pink Skullcap <i>Scutellaria suffrutescens</i>
Cigar Plant <i>Cuphea micropetala</i>	Plumbago <i>Plumbago auriculata</i>
Columbine, Red <i>Aquilegia canadensis</i>	Poinciana, Red Bird of Paradise, Pride of Barbados
Columbine, Yellow <i>Aquilegia chrysantha</i> 'Texas Gold'	<i>Caesalpinia pulcherrima</i>
Coreopsis <i>Coreopsis lanceolata</i>	Primrose, Missouri <i>Oenothera macrocarpa</i>
Daisy, Blackfoot <i>Melampodium leucanthum</i>	Purple Coneflower <i>Echinacea purpurea</i>
Daisy, Copper Canyon <i>Tagetes lemmonii</i>	Ruellia <i>Ruellia brittoniana</i>
Damiantina <i>Crysactina mexicana</i>	Sage, Cedar <i>Salvia roemeriana</i>
Fall Aster <i>Aster oblongifolius</i>	Sage, Jerusalem <i>Phlomis fruticosa</i>
Fern, River <i>Thelypteris kunthii</i>	Sage, Majestic <i>Salvia guaranitica</i>
Firebush <i>Hamelia patens</i>	Sage, Mealy Blue <i>Salvia farinacea</i>
Gaura <i>Gaura lindheimeri</i>	Sage, Mexican Bush <i>Salvia leucantha</i>
Gayfeather <i>Liatris mucronata</i>	Sage, Penstemon, Big Red Sage <i>Salvia penstemonoides</i>
Gregg Dalea <i>Dalea greggii</i>	Sage, Russian <i>Perovskia atricapsifolia</i>
Hibiscus, Perennial <i>Hibiscus moscheutos</i> , <i>Hibiscus coccineus</i>	Sage, Scarlet or 'Tropical' <i>Salvia coccinea</i>
Honeysuckle, Mexican <i>Justicia spicigera</i>	Salvia, Gregg (Cherry Sage) <i>Salvia greggii</i>
Hymenoxys (Four Nerve Daisy) <i>Tetaneuris scaposa</i>	Shrimp Plant <i>Justicia brandegeana</i>
Indigo Spires <i>Salvia 'Indigo Spires'</i>	Texas Betony <i>Stachys coccinea</i>
Iris, Bearded <i>Iris albicans</i>	Verbena, Prairie <i>Verbena bipinnatifida</i>
Iris, Butterfly/Bicolor (African) <i>Dietes</i> sp	Yarrow <i>Achillea millefolium</i>
Lamb's Ear <i>Stachys byzantina</i>	Zexmenia <i>Wedelia texana</i>
Lantana <i>Lantana x hybrida</i> (many varieties)	

Ornamental Grasses

Bluestem, Big *Andropogon gerardii*
 Bluestem, Bushy *Andropogon*
glomeratus
 Bluestem, Little *Schizachyrium*
scoparium
 Fountain Grass, Dwarf *Pennisetum*
alopecuroides
 Indian Grass *Sorghastrum nutans*
 Inland Sea Oats *Chasmanthium*
latifolium

Mexican Feathergrass (Wiregrass) *Stipa*
tenuissima
 Muhly, Bamboo *Muhlenbergia dumosa*
 Muhly, Big *Muhlenbergia lindheimeri*
 Muhly, Deer *Muhlenbergia rigens*
 Muhly, Gulf *Muhlenbergia capillaris*
 Muhly, Seep *Muhlenbergia reverchonii*
 Sideoats Grass *Bouteloua curtipendula*
 Wild Rye *Elymus canadensis*

Vines

Asian Jasmine *Trachelospermum*
asiaticum
 Carolina Jessamine *Gelsemium*
sempervirens
 Coral Vine *Antigonon leptopus*
 Crossvine *Bignonia capreolata*
 Fig Vine *Ficus pumila*

Honeysuckle, Coral *Lonicera*
sempervirens
 Lady Banksia Rose *Rosa banksiae*
 Passion Vine *Passiflora incarnata*
 Trumpet Vine *Campsis radicans*
 Virginia Creeper *Parthenocissus*
quinquefolia

Groundcover

Aztec Grass *Ophiopogon japonicus*
 Frogfruit *Phyla incisa*
 Horseherb *Calyptocarpus vialis*
 Leadwort *Plumbago Ceratostigma*
plumbaginoides
 Liriope *Liriope muscari*
 Monkey Grass (Mondo Grass)
Ophiopogon japonicus
 Oregano *Origanum vulgare*
 Periwinkle, Littleleaf *Vinca minor*
 Pigeonberry *Rivina humilis*

Purple Heart *Secreasea pallida*
 Santolina (Lavender Cotton) *Santolina*
chamaecyparissus
 Sedge, Berkeley *Carex tumulicola*
 Sedge, Meadow *Carex perdetata*
 Sedge, Texas *Carex texensis*
 Sedum (Stonedrop) *Sedum nuttallianum*
 Silver Ponyfoot *Dichondra argentea*
 Woolly Stemodia *Stemodia lanata*
(Stemodia tomentosa)

Turf Grasses

Bermuda 'Tif 419', 'Sahara', 'Baby', 'Common'
 Buffalo '609', 'Stampede', 'Prairie'
 St Augustine 'Baby', 'Common', 'Raleigh', 'Delmar'
 Zoysia, Fine Leaf 'Matrella', 'Emerald', 'Zorro'
 Zoysia, Coarse Leaf 'Japonica', 'Jamur', 'El Toro', 'Palis'

EXHIBIT D

Invasive Species/Problem Plants

PLANTS TO AVOID

INVASIVES

(Plants that are non-native to the Central Texas ecosystem and tend to out-compete native species)

Do Not Plant

(Travel by seeds, berries, and spores so can be transported long distances. They have already invaded preserves and greenbelts).

- Arizona Ash
- Chinaberry
- Chinese Pistache
- Chinese Tallow
- Chinese Privet
- Elephant Ear
- Holly Fern
- Japanese Honeysuckle
- Ligustrum, Wax Leaf
- Mimosa
- Mulberry, Paper
- Nandina (large, berrying varieties)
- Photinia, Chinese
- Pyracantha
- Tamarisk
- Tree of Heaven

Do Not Plant Near

Parks/Preserves/Greenbelts

(travel by runners, rhizomes, and stems so only invade neighboring areas)

- Bamboo
- English Ivy
- Vinca (Periwinkle)

PROBLEM TREES AND SHRUBS

(Typically fast-growing, highly adaptable, but often have weak wood and are short-lived. Most are susceptible to insect and disease problems.)

- Arizona Ash
- Azalea (not adapted to Austin soils)
- Boxelder
- Camellia
- Chinaberry
- Chinese Privet
- Chinese Tallow
- Cottonwood
- Ligustrum
- Lombardy Poplar
- Mimosa
- Mulberry, Paper
- Photinia, Chinese
- Siberian Elm
- Silver Maple
- Sweetgum
- Sycamore
- Tree of Heaven