AN ORDINANCE AMENDING ORDINANCE NO. 901213-H FOR THE PROJECT KNOWN AS HARRIS BRANCH PLANNED UNIT DEVELOPMENT PROJECT TO MODIFY THE LAND USE PLAN, REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCALLY KNOWN AS 1375 U.S. HIGHWAY 290 EAST.

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

PART 1. Harris Branch Planned Unit Development ("Harris Branch PUD") is comprised of approximately 2,113 acres of land located at U.S. Highway 290 East and Parmer Lane in Travis County and more particularly described by metes and bounds in the land use plan incorporated in Ordinance No. 901213-H (the "Original Ordinance").

PART 2. Harris Branch PUD was approved December 13, 1990 under Ordinance No. 901213-H, and amended under Ordinance No. 010301-66, and Ordinance No. 20060323-057.

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 in Zoning Case No. C814-90.0003.14, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 25.25 acres of land, identified as Tracts E-54 and E-56 along Parmer Lane, in the City of Austin, Travis County, Texas (the "Property"),

locally known as 1375 U. S. Highway 290 East, and generally identified in the map attached as Exhibit "A".

PART 4. This ordinance, together with the attached Exhibits "A" through "C" are the land use plan for the Harris Branch planned unit development district (the "PUD") created by this ordinance. The PUD shall conform to the limitations and conditions set forth in the ordinance and the Harris Branch planned unit development land use plan Except as otherwise specifically provided by this ordinance and land use plan, all other rules, regulations and ordinances of the City in effect on the effective date of this ordinance apply to the PUD.

PART 5. 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: Amended PUD land use plan, sheets 1 through 4 (includes Exhibit C)

Exhibit C: Environmental Base Map, sheet 4 of 4 ("Base Map")

PART 6. The Original Ordinance is amended to modify the land use plan for the Property as shown in this Part 6.

A. Permitted uses.

- 1. The townhouse & condominium residence (SF-6) land uses of Tract E-56A are increased to allow neighborhood commercial (LR) and general office (GO) land uses.
- 2. Tract E-56A is divided into two tracts to be identified as Tract E-54 and Tract E-56B. Neighborhood commercial (LR) land uses are permitted uses on Tract E-54 and general office (GO) land uses are permitted uses on Tract E-56B.

B. Setback and buffer.

- 1. A 50-foot wide building setback shall be established along the property line of Tracts E-54 and E-56B that abuts Tract E-42 to the south of the tracts; and
- 2. Within the building setback, a 25-foot wide undisturbed vegetative buffer shall be provided that separates the commercial uses of Tracts E-54 and E-56B from the single-family residential uses on Tract E-42.
- **PART 7**. In all other respects the terms and conditions of Ordinance No. 901213-H, as amended, remain in effect.

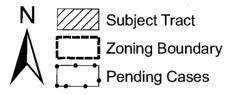
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			Will Wynn Mayor		
APPROVED:	ATTEST:				
	David Allan Smith City Attorney		Shirley A. Gentry City Clerk		
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Draft: 10/15/2007

COA Law Department





ZONING

ZONING CASE#: C814-90-0003.14

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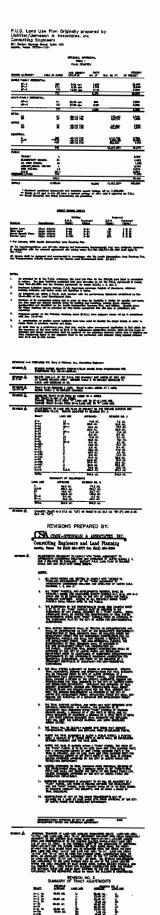
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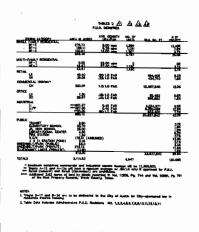
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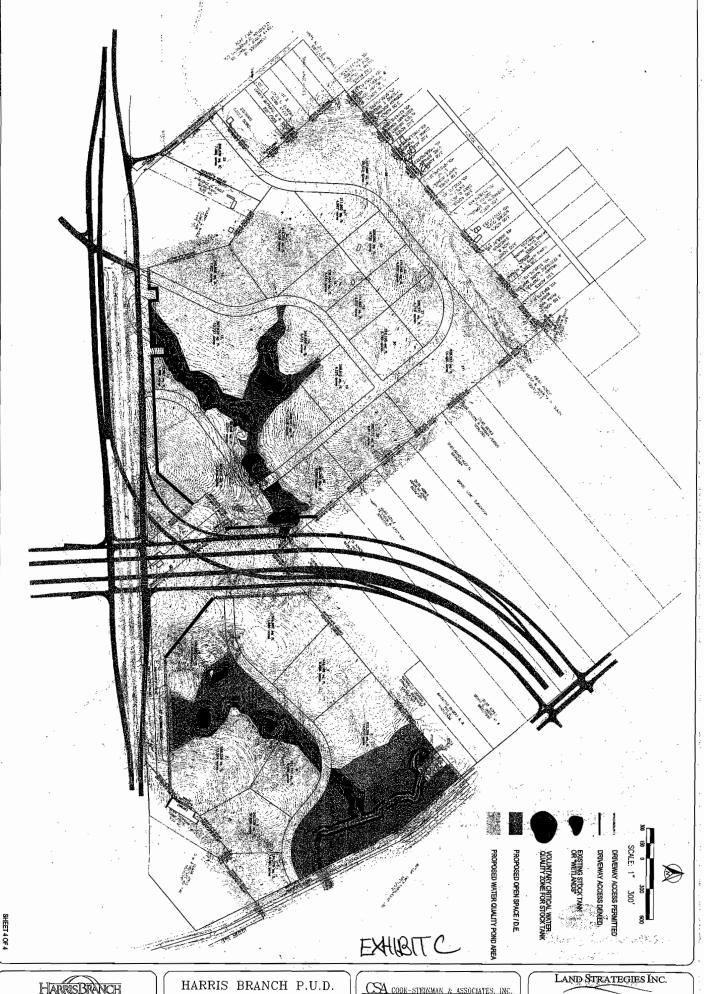


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