

ORDINANCE NO. _____

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

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

9
10 **PART 1.** Harris Branch Planned Unit Development ("Harris Branch PUD") is comprised
11 of approximately 2,113 acres of land located at U.S. Highway 290 East and Parmer Lane in
12 Travis County and more particularly described by metes and bounds in the land use plan
13 incorporated in Ordinance No. 901213-H (the "Original Ordinance").

14
15 **PART 2.** Harris Branch PUD was approved December 13, 1990 under Ordinance No.
16 901213-H, and amended under Ordinance No. 010301-66, and Ordinance No. 20060323-
17 057.

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 in Zoning Case No. C814-
22 90.0003.14, on file at the Neighborhood Planning and Zoning Department, as follows:

23
24 Approximately 25.25 acres of land, identified as Tracts E-54 and E-56 along
25 Parmer Lane, in the City of Austin, Travis County, Texas (the "Property"),

26
27 locally known as 1375 U. S. Highway 290 East, and generally identified in the map
28 attached as Exhibit "A".

29
30 **PART 4.** This ordinance, together with the attached Exhibits "A" through "C" are the land
31 use plan for the Harris Branch planned unit development district (the "PUD") created by
32 this ordinance. The PUD shall conform to the limitations and conditions set forth in the
33 ordinance and the Harris Branch planned unit development land use plan Except as
34 otherwise specifically provided by this ordinance and land use plan, all other rules,
35 regulations and ordinances of the City in effect on the effective date of this ordinance apply
36 to the PUD.
37

1 **PART 5.** The attached exhibits are incorporated into this ordinance in their entirety as
2 though set forth fully in the text of this ordinance. The exhibits are as follows:
3

4 Exhibit A: Zoning map

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

6 Exhibit C: Environmental Base Map, sheet 4 of 4 ("Base Map")
7

8 **PART 6.** The Original Ordinance is amended to modify the land use plan for the Property
9 as shown in this Part 6.
10

11 A. Permitted uses.

- 12
- 13 1. The townhouse & condominium residence (SF-6) land uses of
14 Tract E-56A are increased to allow neighborhood commercial (LR)
15 and general office (GO) land uses.
16
 - 17 2. Tract E-56A is divided into two tracts to be identified as Tract E-
18 54 and Tract E-56B. Neighborhood commercial (LR) land uses are
19 permitted uses on Tract E-54 and general office (GO) land uses are
20 permitted uses on Tract E-56B.
21

22 B. Setback and buffer.

- 23
- 24 1. A 50-foot wide building setback shall be established along the
25 property line of Tracts E-54 and E-56B that abuts Tract E-42 to the
26 south of the tracts; and
27
 - 28 2. Within the building setback, a 25-foot wide undisturbed vegetative
29 buffer shall be provided that separates the commercial uses of
30 Tracts E-54 and E-56B from the single-family residential uses on
31 Tract E-42.
32

33 **PART 7.** In all other respects the terms and conditions of Ordinance No. 901213-H, as
34 amended, remain in effect.
35
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37
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39
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PASSED AND APPROVED

ssss

2007

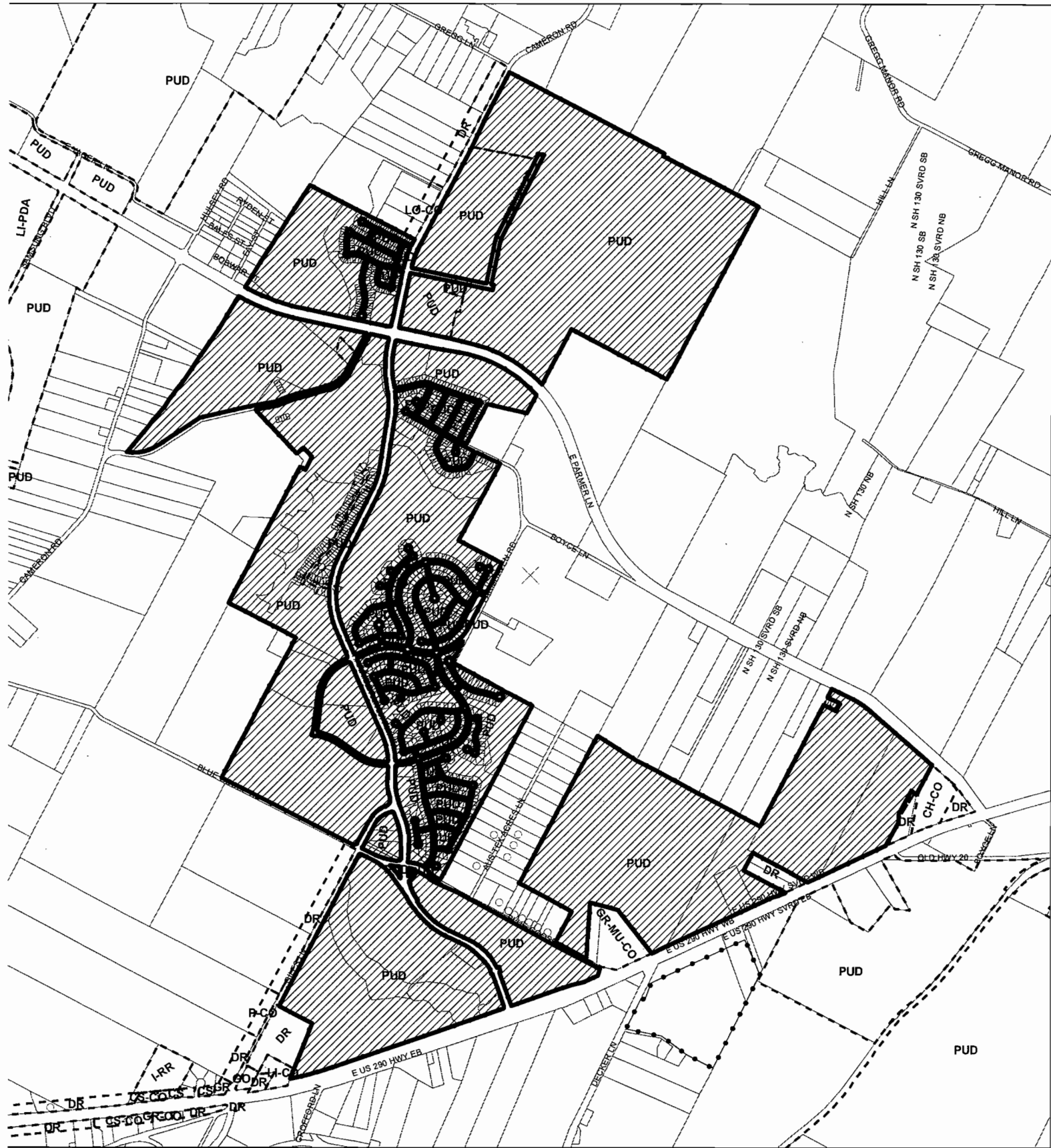
Will Wynn
Mayor

APPROVED:

ATTEST:

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk



ZONING

EXHIBIT A

ZONING CASE#: C814-90-0003.14
 ADDRESS: US HIGHWAY 290 EAST
 SUBJECT AREA: 2110 ACRES
 GRID: P30 Q28-32 R28-32
 MANAGER: S. SIRWAITIS



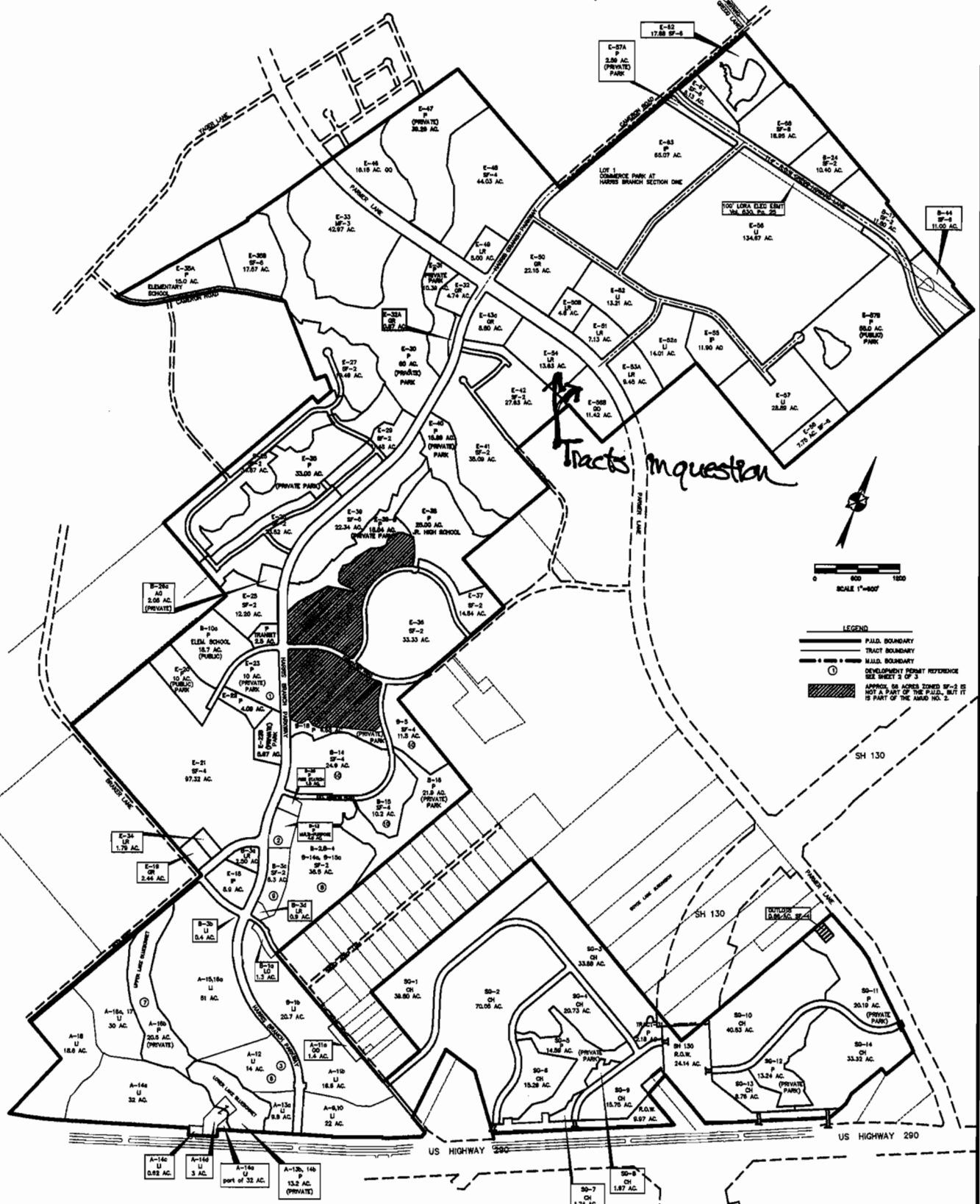
- N
- Subject Tract
- Zoning Boundary
- Pending Cases

1" = 2200' OPERATOR: S MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

P.U.D. LAND USE PLAN

C814-90-0003 (Proposed Amendments #14)



HARRISBRANCH

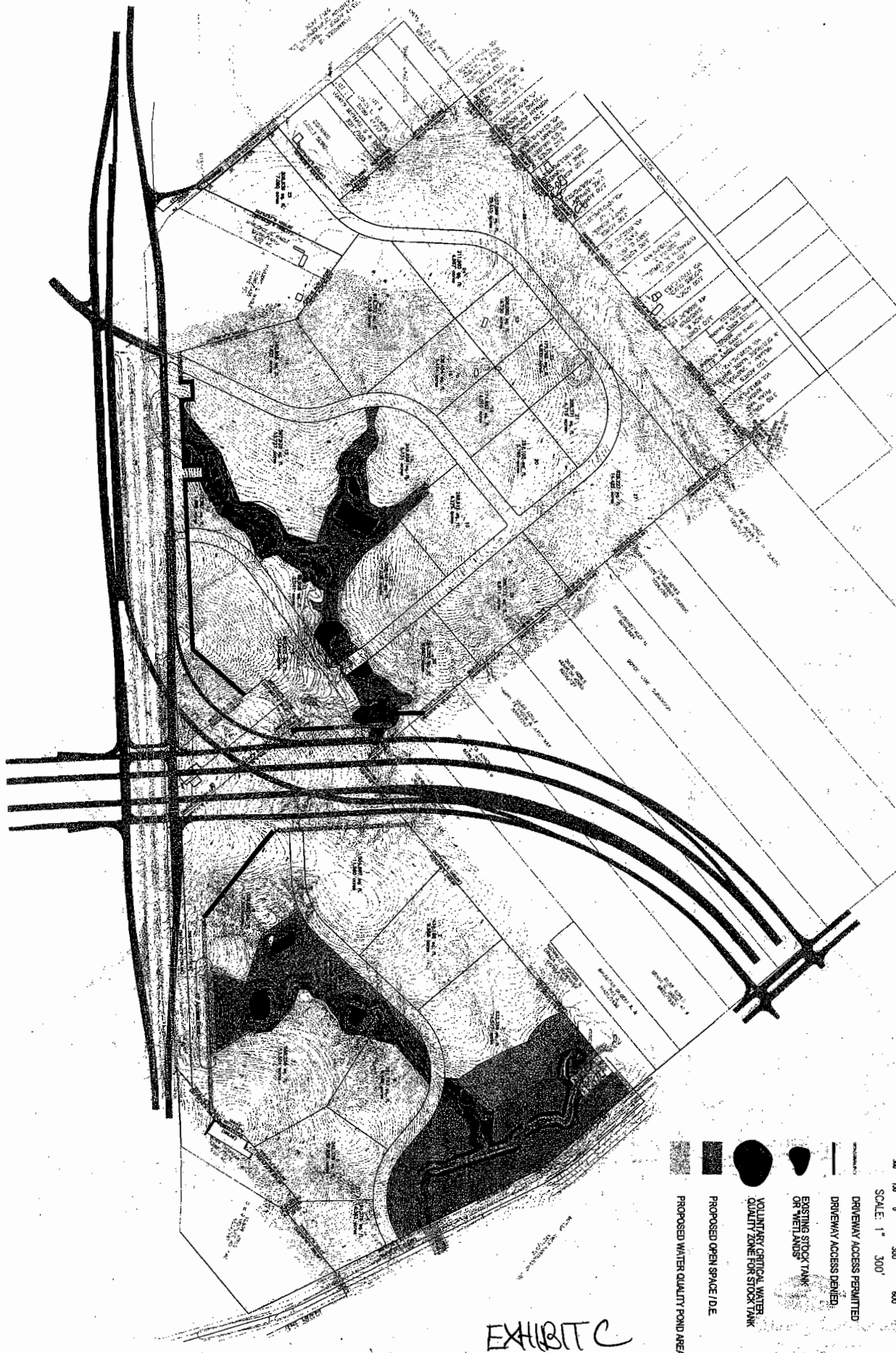
EXHIBIT B



Stanley Consultants INC.

3015 N. Lamar, Suite 200, Austin, Texas 78705
www.stanleyconsultants.com

SHEET 1 OF 4



SHEET 4 OF 4

HARRIS BRANCH

AUSTIN HB RESIDENTIAL PROPERTIES, LTD

HARRIS BRANCH P.U.D.

EQUINOX CENTRE
ENVIRONMENTAL BASE MAP

CSA COOK-STREINMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning

LAND STRATEGIES INC.

PAUL LINEHAN & ASSOCIATES
HILLTOP DRIVE, SUITE 100, AUSTIN, TEXAS 78748
DEVELOPMENT, DESIGN, AND PLANNING CONSULTANTS