

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 920409-A TO MODIFY THE LAND USE PLAN FOR THE PROJECT KNOWN AS LITTLE TEXAS PLANNED UNIT DEVELOPMENT IN THE SWEETBRIAR NEIGHBORHOOD PLAN AREA, AND REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT FOR THE PROPERTY LOCALLY KNOWN AS 1003 AND 1005 LITTLE TEXAS LANE, AND 6100 NORTH IH-35 SERVICE ROAD SOUTHBOUND.

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

PART 1. Little Texas planned unit development ("Little Texas PUD") is comprised of approximately 66 acres located at Little Texas Lane and IH-35 South and more particularly described by metes and bounds in the land use plan incorporated into Ordinance No. 920409-A.

PART 2. Little Texas PUD was approved under Ordinance No. 920409-A (the "Original Ordinance"), and amended by Ordinance No. 970807-E, Ordinance No. 990325-49, Ordinance No. 001102-42 and Ordinance No. 20071018-060.

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-neighborhood plan (PUD-NP) combining district to planned unit development-neighborhood plan (PUD-NP) combining district on the property described in Zoning File No. C814-91-0001.05 on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 3 and 6, Block B, Stassney Heights South Section Two Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 99, Page 272, of the Plat Records of Travis County, Texas; and

Lot 4, Block B, Amended Plat of Lots 4 and 5, Block B, Stassney Heights South Section Two Subdivision, in the City of Austin, Travis County, Texas according to the map or plat of record in Document No. 200400343, of the Official Public Records of Travis County, Texas (the "Property"),

1 locally known as 1003 and 1005 Little Texas Lane, and 6100 North IH-35 Service Road
2 Southbound, in the City of Austin, Travis County, Texas, and generally identified in the
3 map attached as Exhibit "A".
4

5 **PART 4.** This ordinance, together with the attached Exhibits "A" and "B" are the land use
6 plan for the Little Texas planned unit development district (the "PUD") created by this
7 ordinance. The PUD shall conform to the limitations and conditions set forth in the
8 ordinance and the Little Texas planned unit development land use plan.
9

10 **PART 5.** Except as otherwise specifically provided by this ordinance and land use plan,
11 the terms and conditions of Ordinance No. 920409-A, as amended, remain in effect. In
12 addition, the Property is subject to Ordinance No. 20050818-Z002 that established the
13 Sweetbriar neighborhood plan combining district.
14

15 **PART 6.** The attached exhibits are incorporated into this ordinance in their entirety as
16 though set forth fully in the text of this ordinance. The exhibits are as follows:
17

18 Exhibit A: Zoning map

19 Exhibit B: Amended PUD land use plan
20

21 **PART 7.** The Original Ordinance and land use plan are modified as set forth in this Part.
22

23 A. The following applies to Lots 3, 4, and 6, Block B.
24

25 1. The following uses are permitted uses of the property:
26

27 Automotive rentals;
28 Automotive repair services;
29 Automotive sales; and
30 Automotive washing (of any type) as an accessory use
31 under Section 25-2-894 of the Code
32

33 2. Barbed wire fencing of any kind is prohibited.
34

35 3. Site development regulations.
36

- 37 a. The maximum floor-to-area ratio is 2.0 to 1.0.
38 b. The maximum height is 60 feet from ground level.
39
40

1 B. The following applies to Lot 6, Block B.

- 2
- 3 1. A water quality facility shall be designed to manage and treat
- 4 stormwater runoff to a capture depth of 1.21 inches.
- 5
- 6 2. Prior to issuance of a certificate of occupancy, an automotive use shall
- 7 have a Stormceptor STC 450 Inlet System or an equivalent
- 8 stormwater treatment system installed. The stormwater system is
- 9 required to be a prefabricated, underground stormwater treatment
- 10 system that separates oil, grease, and up to 80 percent of the sediment
- 11 load from stormwater runoff prior to discharging the stormwater
- 12 runoff into the water quality pond.
- 13

14 Except as otherwise specifically provided by this ordinance, all other rules, regulations and

15 ordinances of the City in effect on the effective date of this ordinance apply to the Little

16 Texas PUD.

17

18 **PART 8.** This ordinance takes effect on _____, 2007.

19

20

21 **PASSED AND APPROVED**

22 §

23 §

24 §

25 §

_____ , 2007

26 Will Wynn

27 Mayor

28

29

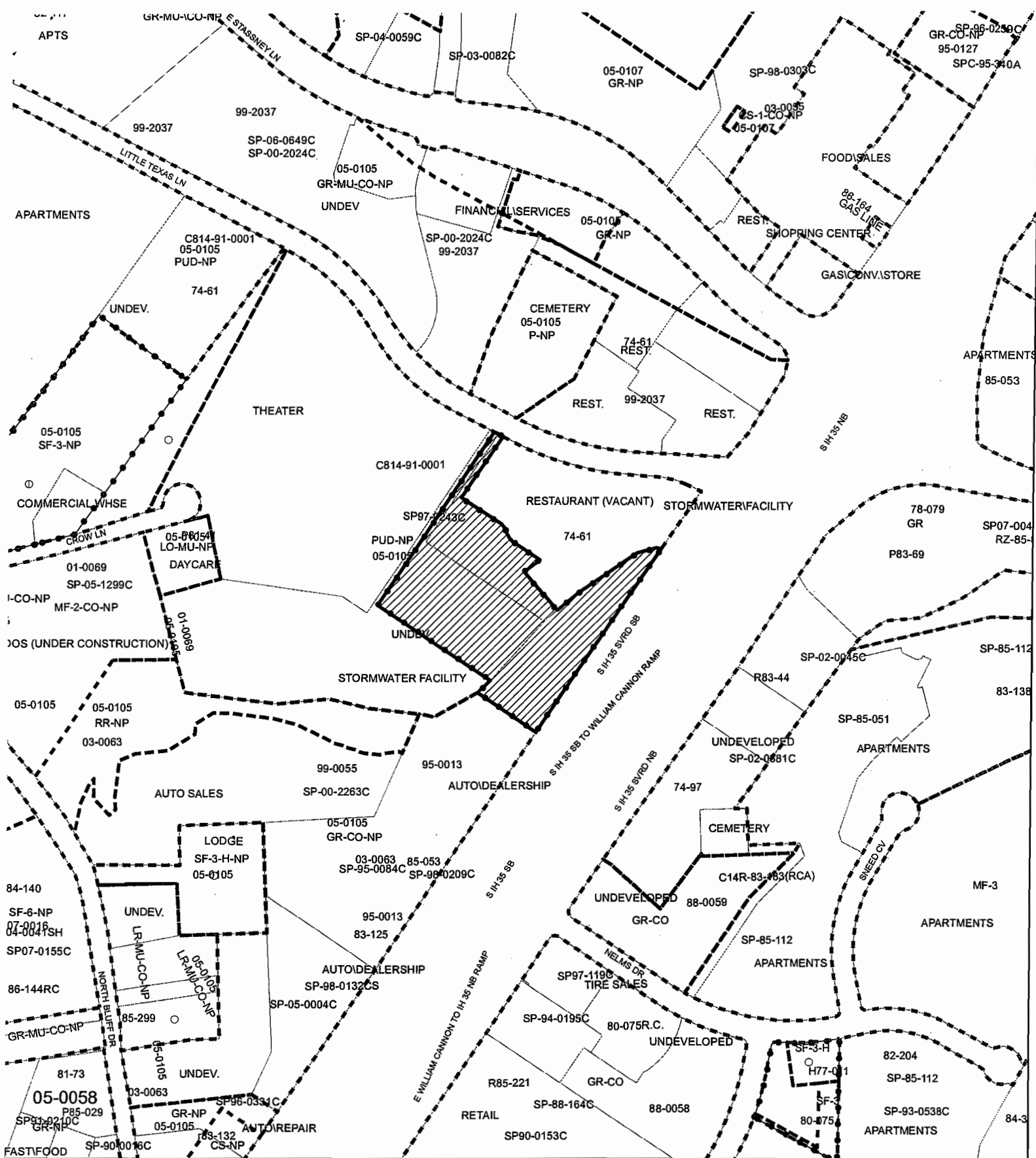
30 **APPROVED:** _____ **ATTEST:** _____

31 David Allan Smith

32 City Attorney

Shirley A. Gentry

City Clerk



Subject Tract



Zoning Boundary



Pending Cases



1" = 400'

OPERATOR: S. MEEKS

ZONING EXHIBIT A

CASE#: C814-91-0001.05

ADDRESS: 1003 & 1005 LITTLE TEXAS LANE
AND 6100 N IH 35 SVC RD SB

SUBJECT AREA: 6.669 ACRES

GRID: H16

OPERATOR: W. RHOADES



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.

