

**ORDINANCE NO. 20080925-077**

**AN ORDINANCE RELATING TO REGULATIONS APPLICABLE TO  
CERTAIN DEVELOPMENT IN THE NORTHTOWN MUNICIPAL DISTRICT**

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

**PART 1. APPLICABILITY.**

This ordinance applies to development in that portion of the Northtown Municipal Utility District known as the Village @ Northtown project, being the same land described by the Sixth Amendment to Agreement Concerning Creation and Operation of Northtown Municipal Utility District which was approved by Ordinance No. 030410-Z-4; and that occurs under the preliminary subdivision plan for the Village @ Northtown approved under City file number C8J-03-0159, any revisions, amendments or replacements thereof; final subdivision plats or replats of the same property; and site plans of the same property, all subject to the limitations set forth in Part 2 below.

**PART 2. APPLICABLE REGULATIONS.**

- (A) Except as provided in Subparts (B), (C), and (D), development described in Part 1 may be completed in accordance with development regulations applicable to that development on August 31, 1997.
- (B) Development under this ordinance, including roadways, must comply with the City regulations governing water quality controls in effect on the effective date of this Ordinance, or if a site plan permit has already been issued (such as site plan permit no. SP-2007-0183D for the construction of Wells Branch Parkway and Heatherwilde Blvd.), the City regulations governing water quality controls in effect on the date of the permit. Water quality controls may be constructed before or concurrently with development.
- (C) A critical water quality zone is established along each waterway that coincides with the boundaries of the 100 year floodplain.
- (D) In order for Subpart (A) to apply, property must have a final subdivision plat approved by September 30, 2013. Plats and site plans for any part of the property which is not final platted by that date must comply with then current regulations.

**PART 3.** This ordinance supersedes Ordinance No. 0311204-33 pertaining to the development regulations for the Village @ Northtown property to the extent of any conflict.

**PART 4.** This ordinance takes effect on October 6, 2008.

**PASSED AND APPROVED**

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September 25, 2008

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Will Wynn  
Mayor.

**APPROVED:**

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David Allan Smith  
City Attorney

**ATTEST:**

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Shirley A. Gentry  
City Clerk