

ORDINANCE NO. _____

1 **AN ORDINANCE AMENDING ORDINANCE NO. 20070326-002 TO MODIFY**
2 **THE LAND USE PLAN FOR THE EAST AVENUE PUD PROJECT, REZONING**
3 **AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT**
4 **(PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR**
5 **THE PROPERTY LOCATED AT 3400 NORTH IH-35 IN THE HANCOCK**
6 **NEIGHBORHOOD PLAN.**

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

9
10 **PART 1.** East Avenue planned unit development is comprised of approximately 22 acres
11 of land located at 3400 North IH-35 in the Hancock neighborhood plan area and more
12 particularly described by metes and bounds in Ordinance No. 20070326-002.

13
14 **PART 2.** East Avenue planned unit development was approved March 26, 2007 under
15 Ordinance No. 20070326-002 (the "Original Ordinance").

16
17 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to
18 change the base district from planned unit development (PUD) district to planned unit
19 development (PUD) district on the property generally known as the East Avenue planned
20 unit development ("East Avenue PUD"), described in Zoning Case No. C814-06-0175.02,
21 on file at the Neighborhood Planning and Zoning Department, locally known as the
22 property located at 3400 North IH-35, in the City of Austin, Travis County, Texas, and
23 generally identified in the map attached as Exhibit "A".

24
25 **PART 4.** This ordinance, together with the attached Exhibits A, B, and C, constitutes the
26 amended land use plan for the East Avenue PUD and amends the Original Ordinance. The
27 East Avenue PUD shall conform to the limitations and conditions set forth in the ordinance
28 and the land use plan on record at the Neighborhood Planning and Zoning Department in
29 File No. C814-06-0175.02. If this ordinance and the attached exhibits conflict, the
30 ordinance applies.

31
32 **PART 5.** The attached amended exhibits are incorporated into this ordinance in their
33 entirety as though set forth fully in the text of this ordinance. Exhibit C of the Original
34 Ordinance is amended as shown on Exhibit C of this ordinance. The attached exhibits are
35 as follows:
36
37

1 Exhibit A: Property description
2 Exhibit B: Zoning map
3 Exhibit C: Amended Exhibits C1, C2, C3 and C5 of the Land Use Plan
4

5 **PART 6.** The East Avenue PUD land use plan under the Original Ordinance, as amended,
6 is modified and amended as to Parcel B1 and Parcel B3 , as follows:
7

- 8 A. The setback and alleyway are revised and the modifications are set forth on
9 Exhibits C1, C2, C3, and C5.
10
11 B. Parcels B1 and B3 are reconfigured as follows:
12
13 (1) the 20-foot wide alley on Parcel B3 is moved to the center of the parcel and
14 the subsequent setback on the north property line is reduced to 15.7 feet.
15
16 (2) The 20-foot wide alley on the north property line of B1 is removed and re-
17 sited to the south property line to connect with the existing alley on the east.
18 The setbacks remain the same.
19

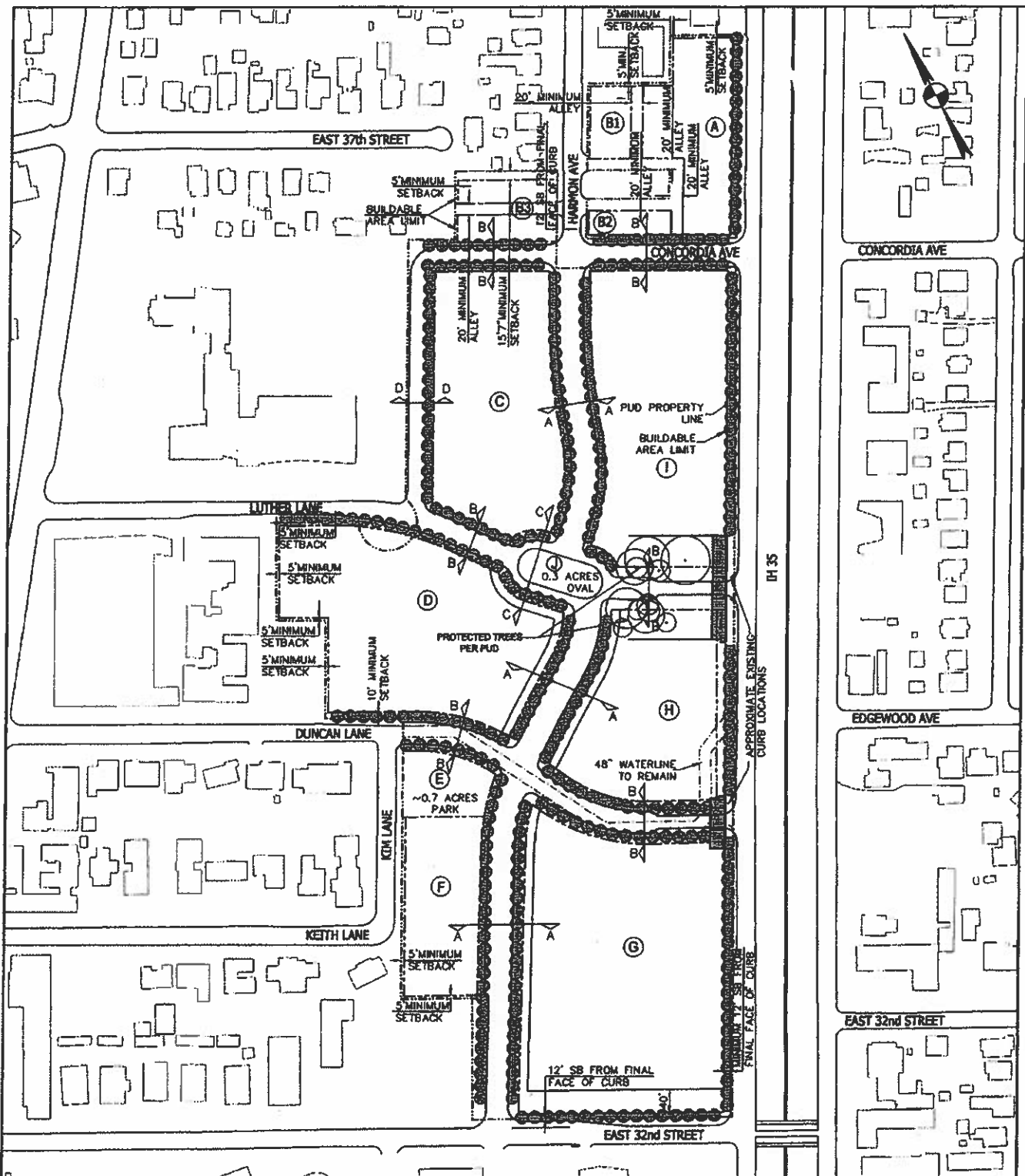
20 **PART 7.** Except as otherwise provided for in this ordinance, the terms and conditions of
21 Ordinance No. 20070326-002, remain in effect.
22

23 **PART 8.** This ordinance takes effect on _____, 2009.
24

25
26 **PASSED AND APPROVED**
27

28 §
29 §
30 _____, 2009 § _____
31 Lee Leffingwell
32 Mayor
33

34
35 **APPROVED:** _____ **ATTEST:** _____
36 David Allan Smith Shirley A. Gentry
37 City Attorney City Clerk



NOTE: LOT B3 (PARCEL 8A) BALCONIES CAN ENCROACH INTO SETBACK.
 --- BUILDABLE AREA LIMIT

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**EAST AVENUE
 3400 N IH 35 SVRD SB**

EAST AVENUE IQ, LP

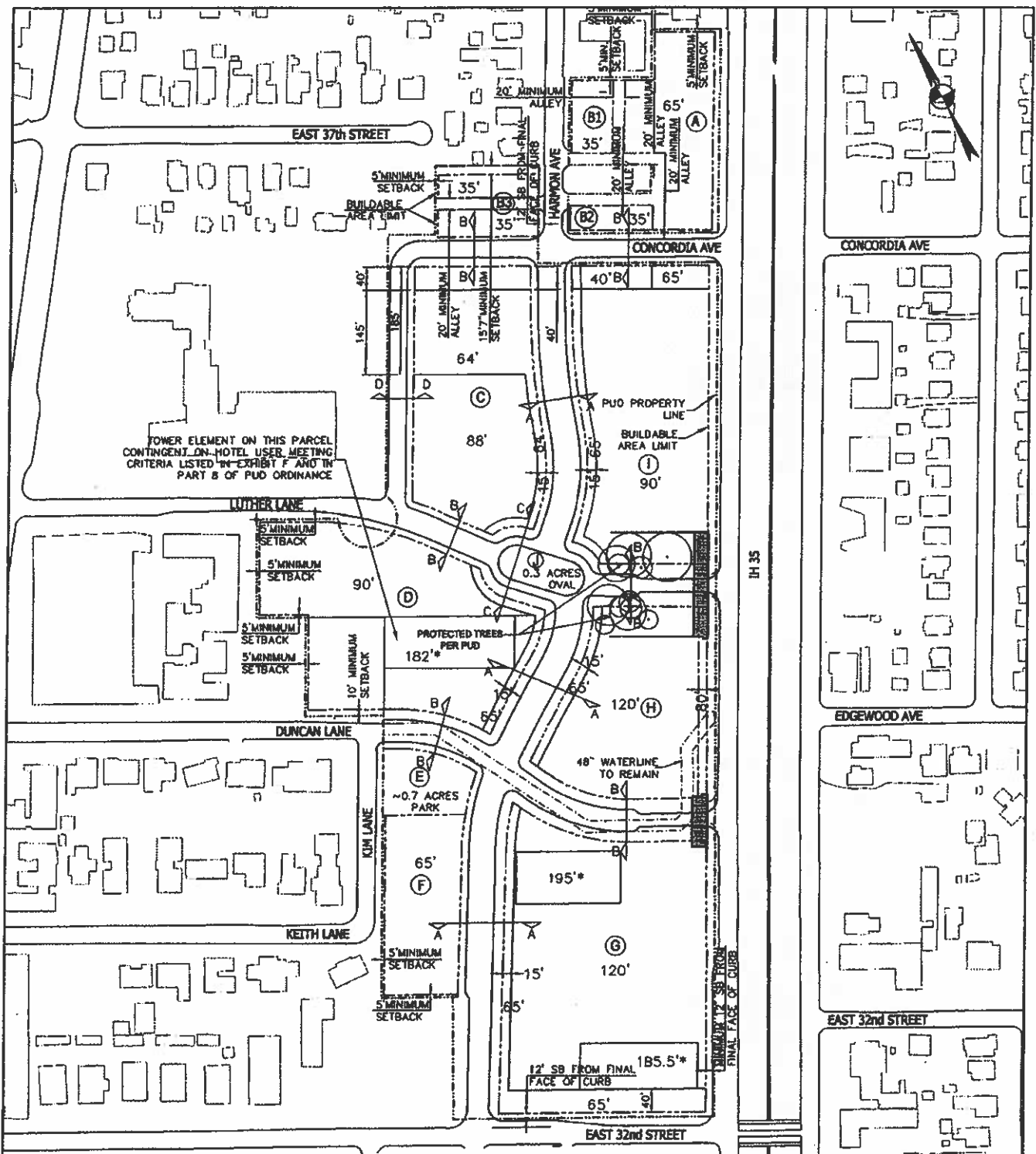
**EAST AVENUE
 PUD EXHIBIT C-1
 LAND USE PLAN
 INTERNAL STREET OR
 DRIVEWAY BLOCK PLAN**

DATE: 3/16/09

SCALE: 1"=240'

DRAWN BY: KWF FILE: \\689\01\INFRASTRUCTURE\EXHIBITS\168901EXH48

PROJECT No.: 1689-01



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EAST AVENUE
3400 N IH 36 SVRD SB

EAST AVENUE IQ, LP

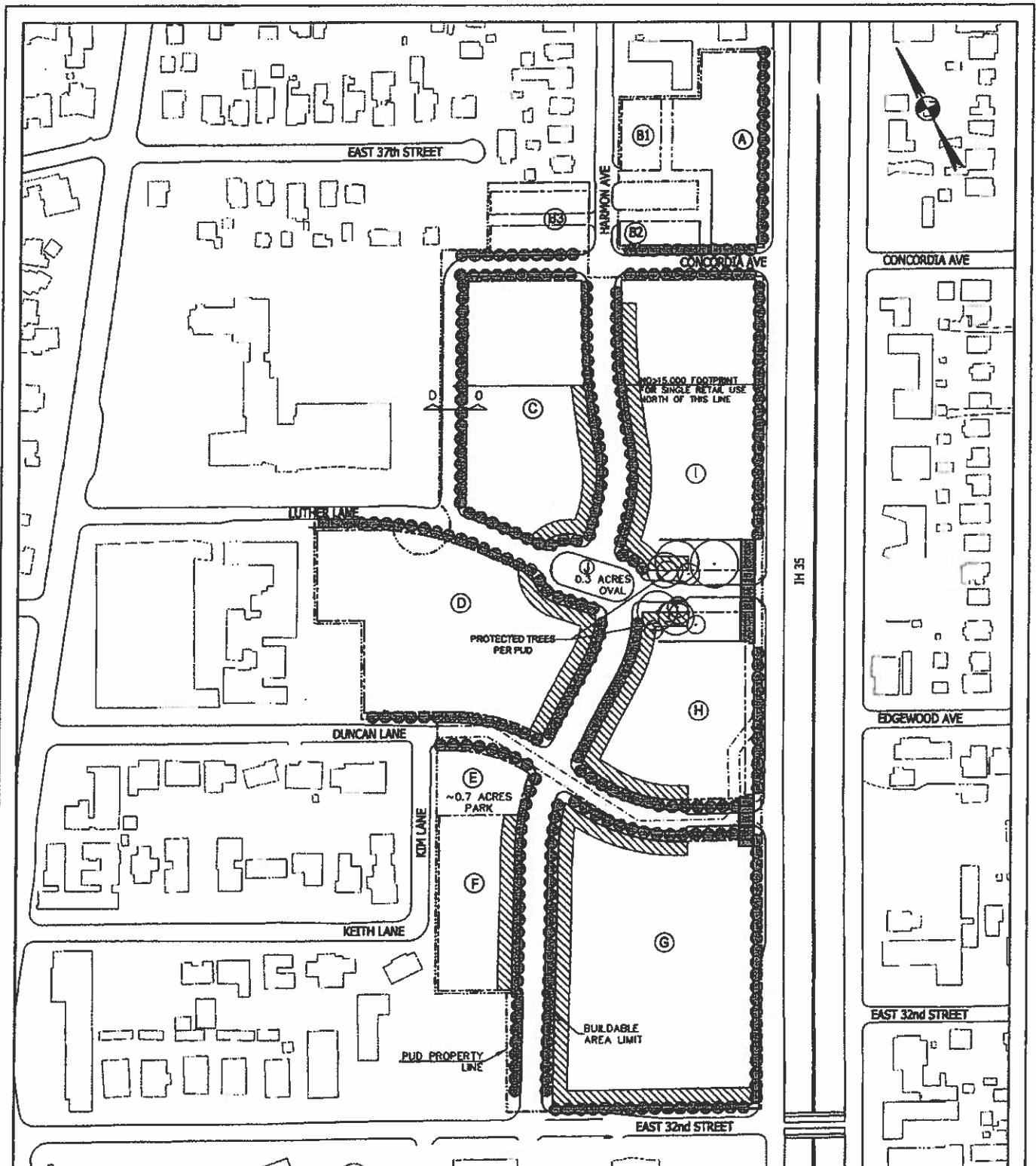
EAST AVENUE
PUD EXHIBIT C-2
LAND USE PLAN
MAXIMUM BUILDING AREA AND
HEIGHT ZONES

DATE: 3/16/09

SCALE: 1"=240'

DRAWN BY: KWF FILE: \\1689\01\INFRASTRUCTURE\EXHIBITS\168901EX0449

PROJECT No.: 1689-01



NOTE: 75% OF HIGHLIGHTED FRONTAGES SHALL HAVE PEDESTRIAN-ORIENTED USES;
USES ON REMAINING UN-HIGHLIGHTED FRONTAGES ARE NOT LIMITED

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EAST AVENUE
3400 N IH 35 SVRD SB

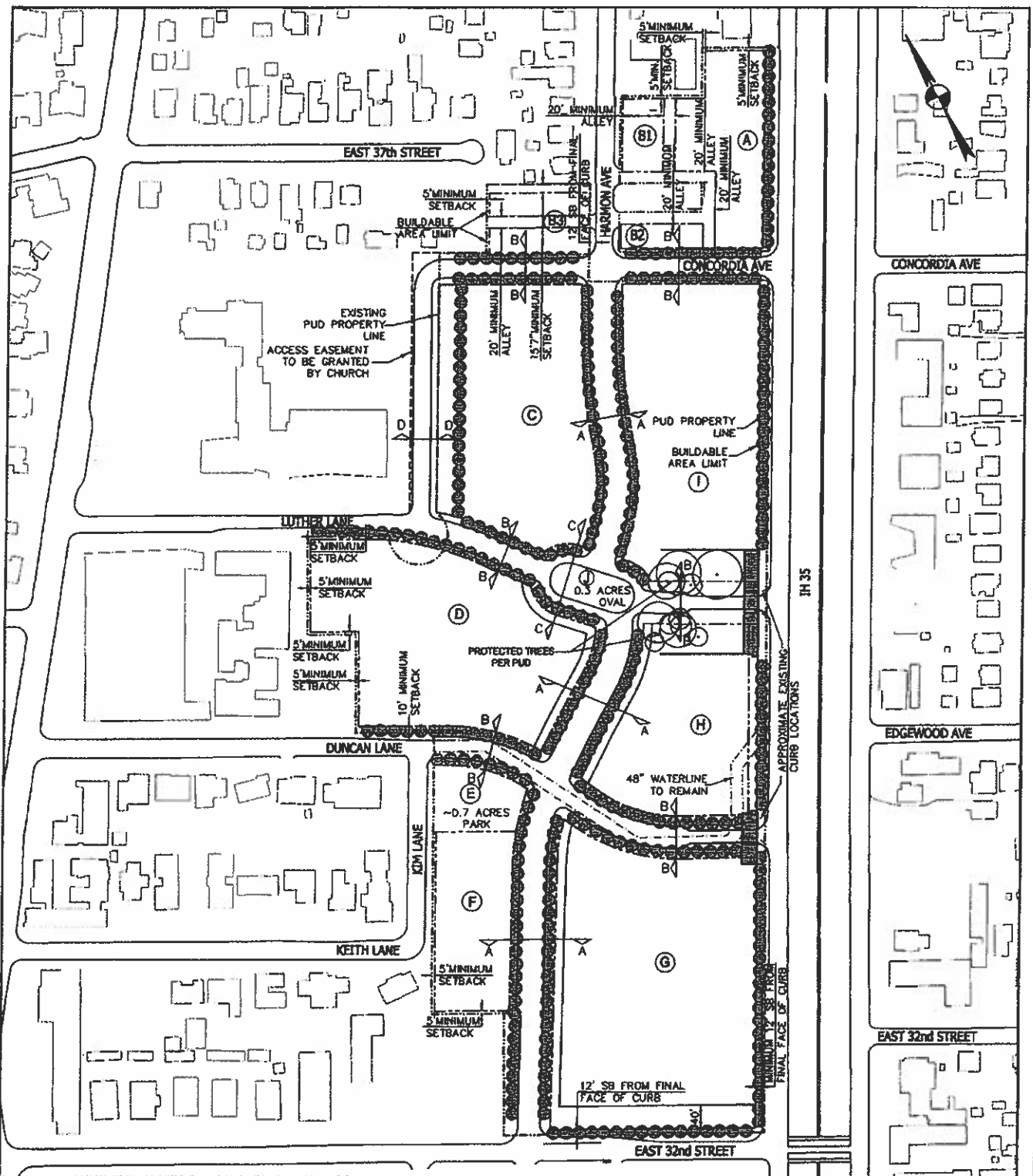
EAST AVENUE IQ, LP

EAST AVENUE
PUD EXHIBIT C-3
LAND USE PLAN
GROUND FLOOR
PEDESTRIAN-ORIENTED USE
FRONTAGES

DATE: 3/16/09 SCALE: 1"=240'

DRAWN BY: KWF FILES: \1689\01\INFRASTRUCTURE\EXHIBITS\168901EX048

PROJECT No.: 1689-01



NOTE: LOT B3 (PARCEL 8A) BALCONIES CAN ENCR OACH INTO SETBACK.
 --- BUILDABLE AREA LIMIT

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EAST AVENUE
3400 N IH 35 SVRD SB

EAST AVENUE IQ, LP

EAST AVENUE
PUD EXHIBIT C-5
LAND USE PLAN
ALTERNATIVE INTERNAL STREET OR
DRIVEWAY BLOCK PLAN WITH CHURCH
ACCESS EASEMENT

DATE: 3/16/09

SCALE: 1"=240'

DRAWN BY: KWF FILE: \\1689\01\INFRASTRUCTURE\EXHIBITS\168901EXH49

PROJECT No.: 1689-01