

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 890202-B FOR THE PROJECT KNOWN AS DAVENPORT RANCH WEST PLANNED UNIT DEVELOPMENT LOCATED AT 800 NORTH CAPITAL OF TEXAS HIGHWAY FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

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

PART 1. Davenport Ranch West Planned Unit Development (the "Davenport PUD") is comprised of approximately 444.31 acres of land. This ordinance amends 16.82 acres of land located generally at 800 North Capital of Texas Highway and more particularly described as follows:

Lot 1, Block A, Rob Roy 360 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200100089 of the Official Public Records of Travis County, Texas (the "Property"),

PART 2. Davenport Ranch West PUD was approved on February 2, 1989, under Ordinance No. 890202-B (the "Original Ordinance"), and amended under Ordinance Nos. 010719-115, 010719-28, 021205-17, 20050825-040, and 20070322-059.

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. C814-88-0001.10, on file at the Planning and Development Review Department and locally known as 800 North Capital of Texas Highway, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 4. This ordinance amends the Land Use Plan, attached as Exhibits "B"- "D", to change the following:

Exhibit "B", Sheet 1 of the Land Use Plan

- a. The Overall Summary by General Land Use table is changed from office use to multifamily use and adjust the acreages for each use.
- b. The Land Use Summary Table – Section 1 is changed from office use to multifamily use and change a lot designation.

1
2
3 Exhibit "C", Sheet 2 of the Land Use Plan

- 4 c. Ordinance Compliance Note #1 is changed to read "Single family residential
5 areas are limited to a density of one unit per two acres of gross site area, with
6 minimum one acre lots".
7 d. The Hill Country Roadway Ordinance Calculation is changed to subtract
8 commercial office site area calculations on Lot A-1.
9 e. F.A.R. and Parking Summary Table is changed to reflect Lot A-1 as a
10 multifamily project.
11 f. Change the diagram for Lot A-1 from limited office (LO) district zoning to
12 multifamily residence-low density (MF-2) district zoning.
13

14 Exhibit "D", Sheet 3 of the Land Use Plan

- 15 g. Remove the floor to area multiplier calculations and the allowable square
16 footage calculations.
17 h. Increase impervious cover on Lot A-1 from 3.16 acres to 3.5 acres.
18 h. Change Impervious Cover Summary table to reflect the proposed impervious
19 cover and account for a new building configuration and parking layout.
20 i. Delete the Hill Country Ordinance table.
21 j. Change Comprehensive Watershed Ordinance table to increase impervious
22 cover from 3.16 acres to 3.5 acres.
23 k. Delete the office project diagram.
24 l. Add a note that height, as defined by City Code, of Lot A-1 is 35 feet.
25 m. Delete the note that reads: "Due to the pitch of the roof design and height
26 limitations the square footage of the third story of this building will be reduced
27 by approximately 50% from the first two stories".
28 n. Development of Lot A-1 shall not exceed 225 residential units.
29

30 The attached Land Use Plan replaces the Land Use Plan in Ordinance No. 890202-B.
31 Except as otherwise specifically provided in Ordinance No. 890202-B, as amended, all
32 other rules, regulations and ordinances of the City apply to the PUD.
33
34
35

1 **PART 5.** This ordinance takes effect on _____, 2014.
2
3

4 **PASSED AND APPROVED**
5

6 §
7 §

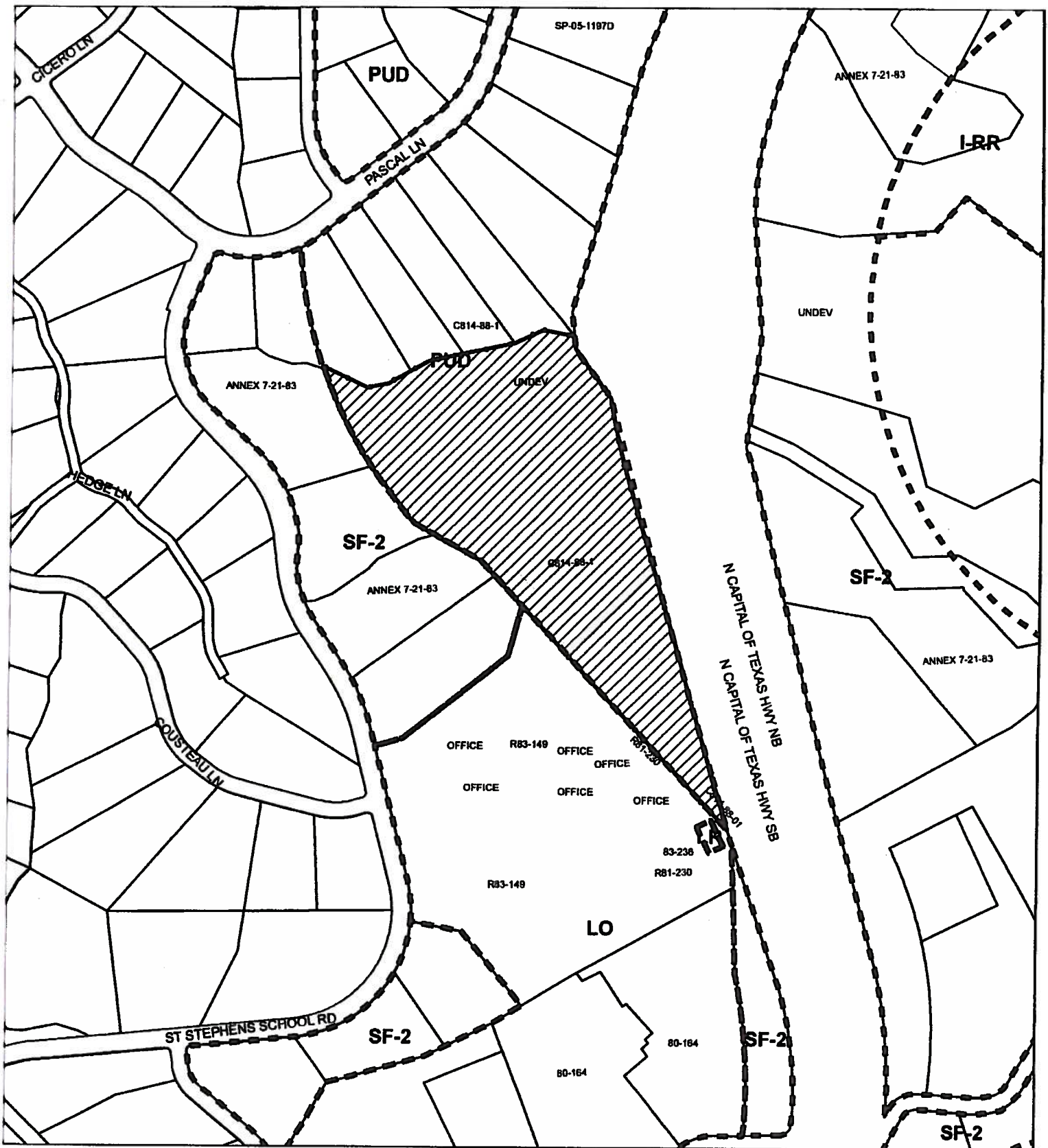
8 _____, 2014 § _____
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

10 Lee Leffingwell
11 Mayor
12

13 **APPROVED:** _____ **ATTEST:** _____
14

15 Karen M. Kennard
16 City Attorney

Jannette S. Goodall
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE
C814-88-0001.10



1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic by the City of Austin regarding specific accuracy or completeness.

Exhibit A



Location Map (Inset)

CONTROLLING ORDINANCES

1. The following ordinances are hereby adopted as the controlling ordinances for the project:

- a. The Comprehensive Zoning Ordinance, as amended, of the City of Austin, Texas.
- b. The Subdivision Map Act, as amended, of the State of Texas.
- c. The Texas Health Code, as amended.
- d. The Texas Building Code, as amended.
- e. The Texas Fire Code, as amended.
- f. The Texas Electrical Code, as amended.
- g. The Texas Mechanical Code, as amended.
- h. The Texas Plumbing Code, as amended.
- i. The Texas Gas Code, as amended.
- j. The Texas Sanitation Code, as amended.
- k. The Texas Safety Code, as amended.
- l. The Texas Environmental Code, as amended.
- m. The Texas Historical Code, as amended.
- n. The Texas Cultural Code, as amended.
- o. The Texas Architectural Code, as amended.
- p. The Texas Engineering Code, as amended.
- q. The Texas Surveying Code, as amended.
- r. The Texas Land Use Code, as amended.
- s. The Texas Transportation Code, as amended.
- t. The Texas Utilities Code, as amended.
- u. The Texas Telecommunications Code, as amended.
- v. The Texas Information Code, as amended.
- w. The Texas Energy Code, as amended.
- x. The Texas Environmental Code, as amended.
- y. The Texas Historical Code, as amended.
- z. The Texas Cultural Code, as amended.

TRACT D - SECTION 1 / TRACT C-3 - SECTION 2 INFORMATION

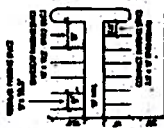
OVERALL ORDINANCE INFORMATION

TYPICAL NOTES

1. The following notes are hereby adopted as the typical notes for the project:

- a. The Comprehensive Zoning Ordinance, as amended, of the City of Austin, Texas.
- b. The Subdivision Map Act, as amended, of the State of Texas.
- c. The Texas Health Code, as amended.
- d. The Texas Building Code, as amended.
- e. The Texas Fire Code, as amended.
- f. The Texas Electrical Code, as amended.
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TYPICAL PARKING BAY



SECTION 1 FIELD NOTES

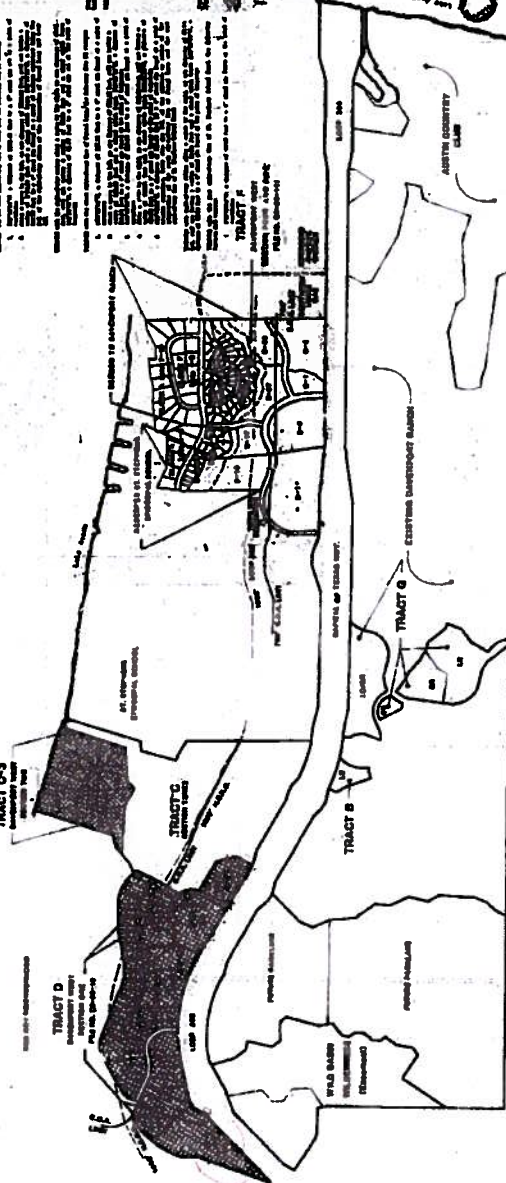
1. The following field notes are hereby adopted as the field notes for the project:

- a. The Comprehensive Zoning Ordinance, as amended, of the City of Austin, Texas.
- b. The Subdivision Map Act, as amended, of the State of Texas.
- c. The Texas Health Code, as amended.
- d. The Texas Building Code, as amended.
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- z. The Texas Cultural Code, as amended.

APPROVAL BOX

1. The following approval box is hereby adopted as the approval box for the project:

- a. The Comprehensive Zoning Ordinance, as amended, of the City of Austin, Texas.
- b. The Subdivision Map Act, as amended, of the State of Texas.
- c. The Texas Health Code, as amended.
- d. The Texas Building Code, as amended.
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- z. The Texas Cultural Code, as amended.



MASTER INDEX & SURROUNDING LAND USE MAP (Scale: 1" = 800')



Davenport Ranch

PROJECT OWNER: WESTVIEW DEVELOPMENT, INC.
10000 Paces On The Lake, Suite 250, Dallas, Texas 75248

DAVENPORT RANCH WEST
PLANNED UNIT DEVELOPMENT
TRACT D & TRACT C-3 SECTION 1 & 2

CANYON
ENGINEERING
INCORPORATED

1512/17-0-0000

