

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 office use-mixed use and adjust the acreages for each use.
- b. The Land Use Summary Table – Section 1 is changed from office use to office use-mixed 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. F.A.R. and Parking Summary Table is changed to reflect Lot A-1 as either an
8 office project or a multifamily project.
9 e. Change the diagram for Lot A-1 from limited office (LO) district zoning to
10 limited office-mixed use (LO-MU) combining district zoning.
11

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

- 13 f. Increase impervious cover on Lot A-1 from 3.16 acres to 3.5 acres for a
14 multifamily project.
15 g. Change Impervious Cover Summary table to reflect the proposed impervious
16 cover and account for a new building configuration and parking layout for a
17 multifamily project.
18 h. Change Comprehensive Watershed Ordinance table to increase impervious
19 cover from 3.16 acres to 3.5 acres for a multifamily project.
20 i. Delete the office project diagram.
21 j. Add a note that height, as defined by City Code, of Lot A-1 is 35 feet.
22 k. Delete the note that reads: "Due to the pitch of the roof design and height
23 limitations the square footage of the third story of this building will be reduced
24 by approximately 50% from the first two stories".
25 l. Development of Lot A-1 shall not exceed 225 residential units.
26 m. Floor-to-area ratio shall not apply to a residential development.
27 n. The following uses are permitted uses in a mixed use development:
28 Commercial uses that are permitted in the limited office (LO) base district;
29 Civic uses that are permitted in the limited office (LO) base district;
30 Townhouse residential;
31 Multifamily residential;
32 Single-family residential;
33 Single-family attached residential;
34 Small lot single-family residential;
35 Two-family residential;
36 Condominium residential;
37 Duplex residential;
38 Group residential; and,
39 Short term rental

1 **PART 5.** The following shall apply to the PUD.

- 2
- 3 a. Development of the Property shall comply with City Code Section 25-8
- 4 (*Environment*) as amended from time to time, excluding Article 1, Division 4
- 5 (*Impervious Cover Determinations*).
- 6
- 7 b. Five percent of the dwelling units on the Property for rent or sale shall be
- 8 reserved for persons whose household income is at or below 60 percent of the
- 9 median family income in the Austin statistical metropolitan area. The units will
- 10 remain affordable for 40 years from the date of the certificate of occupancy for
- 11 rental units and 99 years from the date of the certificate of occupancy for sale
- 12 units.

13

14 The attached Land Use Plan replaces the Land Use Plan in Ordinance No. 890202-B.

15 Except as otherwise specifically provided in Ordinance No. 890202-B, as amended, all

16 other rules, regulations and ordinances of the City apply to the PUD.

17

18 **PART 6.** This ordinance takes effect on _____, 2014.

19

20

21 **PASSED AND APPROVED**

22

23 §

24 §

25 §

_____, 2014

26 _____

27 Lee Leffingwell

28 Mayor

29

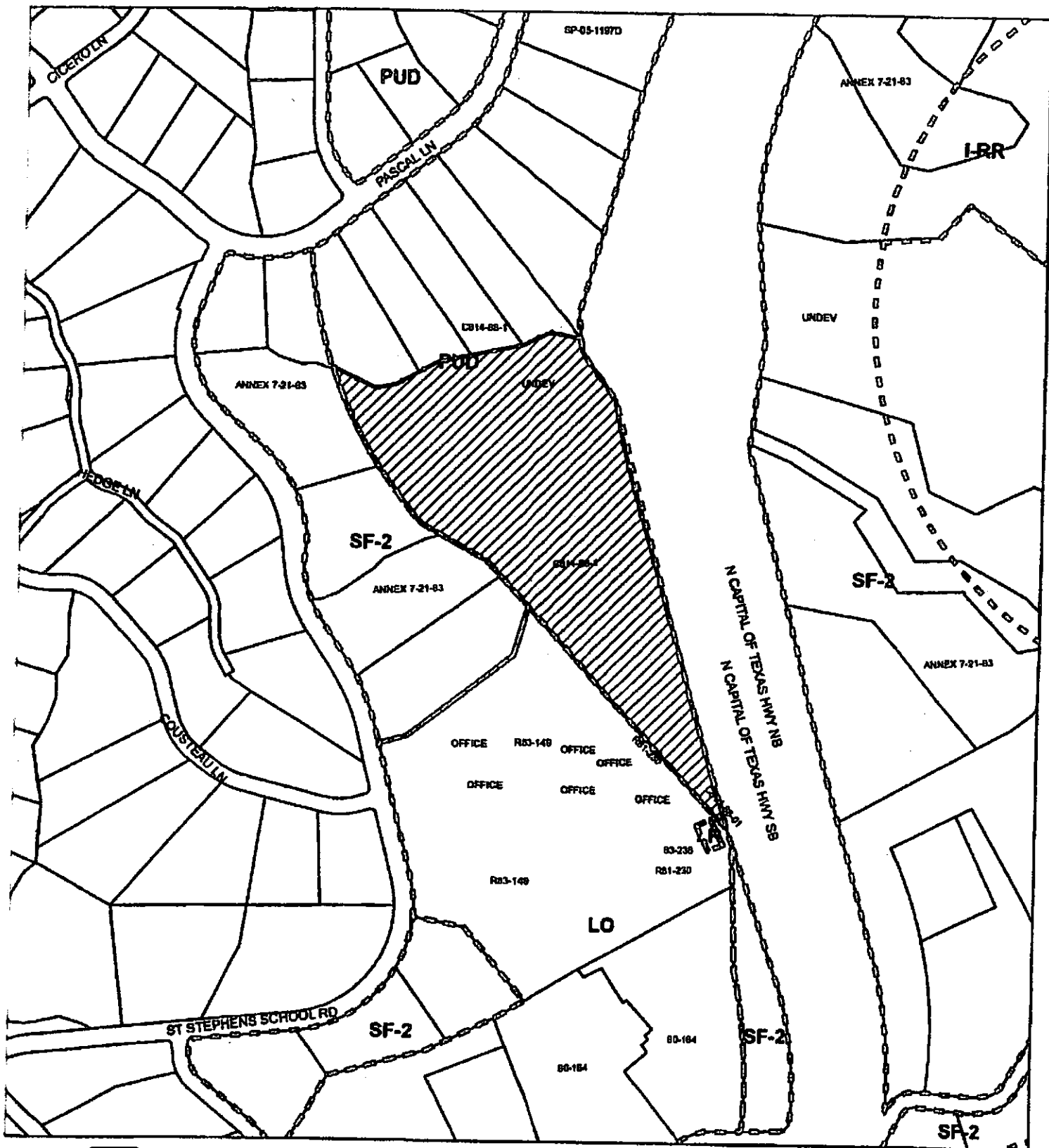
30 **APPROVED:** _____ **ATTEST:** _____




31 Karen M. Kennard

32 City Attorney

33 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.

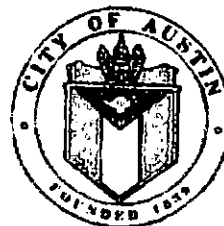
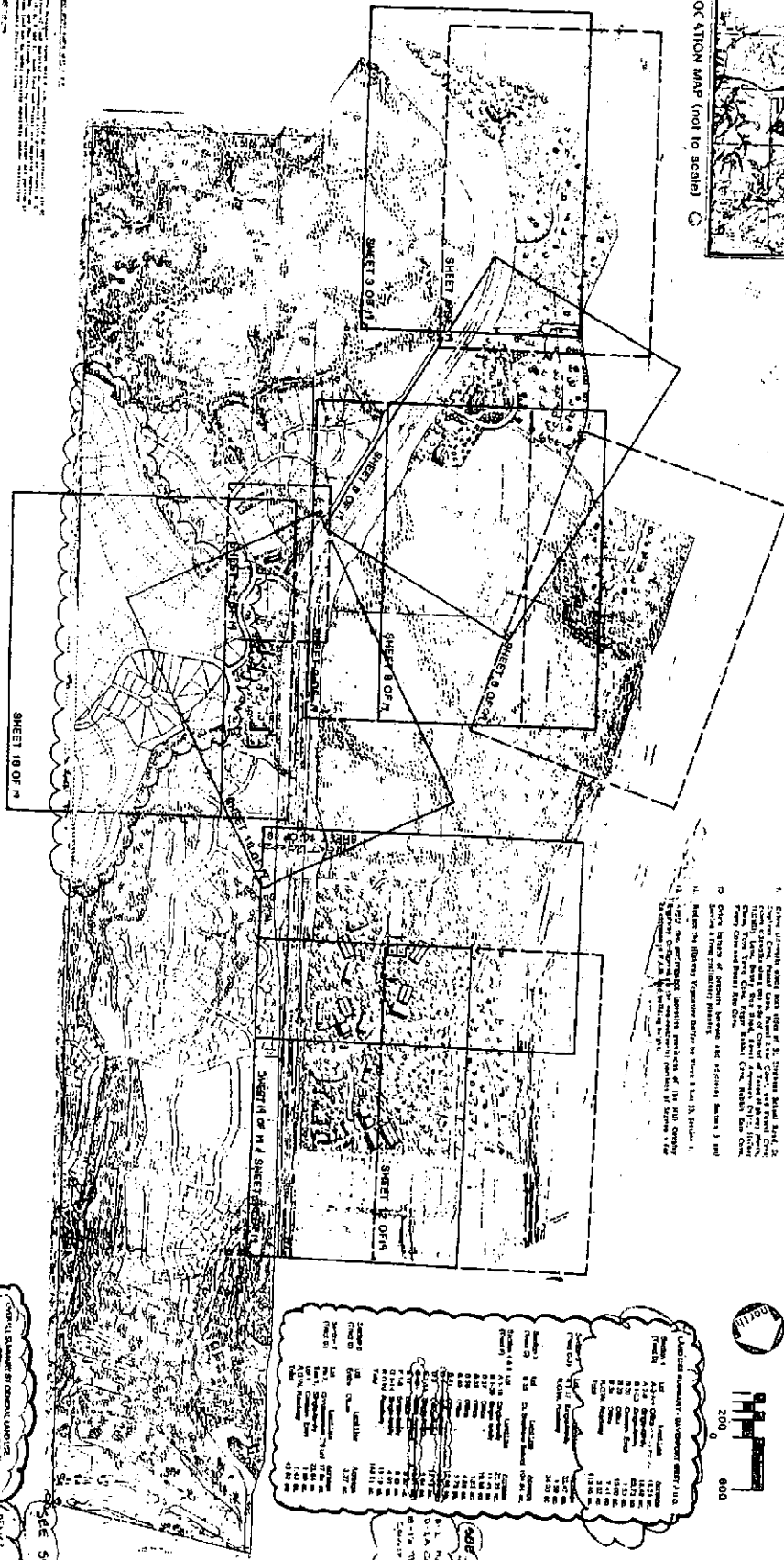


Exhibit A



LOCATION MAP (not to scale)



- THE FOLLOWING LISTING OF SHEETS AND CALCULATIONS ARE SUBMITTED FOR THE PROJECT BY THE CITY ENGINEER OF THE CITY OF AUSTIN, TEXAS.
1. SHEET 1 OF 18 - SITE PLAN
 2. SHEET 2 OF 18 - SITE PLAN
 3. SHEET 3 OF 18 - SITE PLAN
 4. SHEET 4 OF 18 - SITE PLAN
 5. SHEET 5 OF 18 - SITE PLAN
 6. SHEET 6 OF 18 - SITE PLAN
 7. SHEET 7 OF 18 - SITE PLAN
 8. SHEET 8 OF 18 - SITE PLAN
 9. SHEET 9 OF 18 - SITE PLAN
 10. SHEET 10 OF 18 - SITE PLAN
 11. SHEET 11 OF 18 - SITE PLAN
 12. SHEET 12 OF 18 - SITE PLAN
 13. SHEET 13 OF 18 - SITE PLAN
 14. SHEET 14 OF 18 - SITE PLAN
 15. SHEET 15 OF 18 - SITE PLAN
 16. SHEET 16 OF 18 - SITE PLAN
 17. SHEET 17 OF 18 - SITE PLAN
 18. SHEET 18 OF 18 - SITE PLAN

NOTE:
SHEET 2, 7, 11, AND 14 OF 18
ARE COVER / CALCULATION SHEETS.

10/23/09 Revised 08/14/08 88-000156(1)
with 10/23/09 10/23/09 10/23/09 10/23/09

PROJECT OWNER:
WESTVIEW DEVELOPMENT INC.
5000 Plaza Dr, The Lake, Suite 275 Austin, Texas 78741

LAND STRATEGIES INC.

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY SITE PLAN	10/23/09	J. L. LARSEN	J. L. LARSEN
2	FINAL SITE PLAN	10/23/09	J. L. LARSEN	J. L. LARSEN
3	FINAL SITE PLAN	10/23/09	J. L. LARSEN	J. L. LARSEN
4	FINAL SITE PLAN	10/23/09	J. L. LARSEN	J. L. LARSEN
5	FINAL SITE PLAN	10/23/09	J. L. LARSEN	J. L. LARSEN
6	FINAL SITE PLAN	10/23/09	J. L. LARSEN	J. L. LARSEN
7	FINAL SITE PLAN	10/23/09	J. L. LARSEN	J. L. LARSEN
8	FINAL SITE PLAN	10/23/09	J. L. LARSEN	J. L. LARSEN
9	FINAL SITE PLAN	10/23/09	J. L. LARSEN	J. L. LARSEN
10	FINAL SITE PLAN	10/23/09	J. L. LARSEN	J. L. LARSEN
11	FINAL SITE PLAN	10/23/09	J. L. LARSEN	J. L. LARSEN
12	FINAL SITE PLAN	10/23/09	J. L. LARSEN	J. L. LARSEN
13	FINAL SITE PLAN	10/23/09	J. L. LARSEN	J. L. LARSEN
14	FINAL SITE PLAN	10/23/09	J. L. LARSEN	J. L. LARSEN
15	FINAL SITE PLAN	10/23/09	J. L. LARSEN	J. L. LARSEN
16	FINAL SITE PLAN	10/23/09	J. L. LARSEN	J. L. LARSEN
17	FINAL SITE PLAN	10/23/09	J. L. LARSEN	J. L. LARSEN
18	FINAL SITE PLAN	10/23/09	J. L. LARSEN	J. L. LARSEN

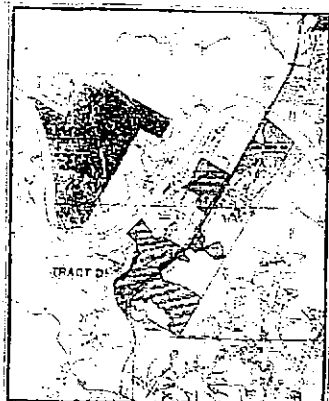


LAND STRATEGIES INC.
DEVELOPMENT CONSULTING & PROJECT MANAGEMENT
1111 W. 11TH ST., SUITE 1000, AUSTIN, TEXAS 78701

DAVENPORT RANCH WEST P.U.D.
MASTER INDEX P.U.D. SITE PLANS MAP

CANYON ENGINEERING INCORPORATED
1000 WESTLAKE HIGH DRIVE BUILDING 5-A
AUSTIN, TEXAS 78746 (812) 227-4022

LANDCORE
1600 WEST AVENUE • AUSTIN, TEXAS 78701 • 512/474-0000



Location Map (n.t.s.)

CONTROLLING ORDINANCES

UTAH SUBDIVISION ACT
 The provisions of the Utah Subdivision Act, Chapter 10, Utah Code, shall apply to this subdivision.
UTAH ZONING ACT
 The provisions of the Utah Zoning Act, Chapter 10, Utah Code, shall apply to this subdivision.
UTAH PLANNED UNIT DEVELOPMENT ACT
 The provisions of the Utah Planned Unit Development Act, Chapter 10, Utah Code, shall apply to this subdivision.
UTAH PLANNED UNIT DEVELOPMENT ACT
 The provisions of the Utah Planned Unit Development Act, Chapter 10, Utah Code, shall apply to this subdivision.

OVERALL ORDINANCE INFORMATION

Map	1974	1975	1976	1977	1978
Area	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.
Population	1.00	1.00	1.00	1.00	1.00
Population Density	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.
Population Density	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.
Population Density	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.

Map	1974	1975	1976	1977	1978
Area	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.
Population	1.00	1.00	1.00	1.00	1.00
Population Density	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.
Population Density	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.
Population Density	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.

IMPERVIOUS COVER TRANSFERS

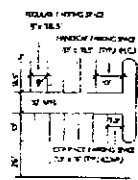
Map	1974	1975	1976	1977	1978
Area	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.
Population	1.00	1.00	1.00	1.00	1.00
Population Density	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.
Population Density	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.
Population Density	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.

P.A.R. & PARKING SUMMARY

Map	1974	1975	1976	1977	1978
Area	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.
Population	1.00	1.00	1.00	1.00	1.00
Population Density	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.
Population Density	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.
Population Density	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.	14.16 ac.

TYPICAL NOTES

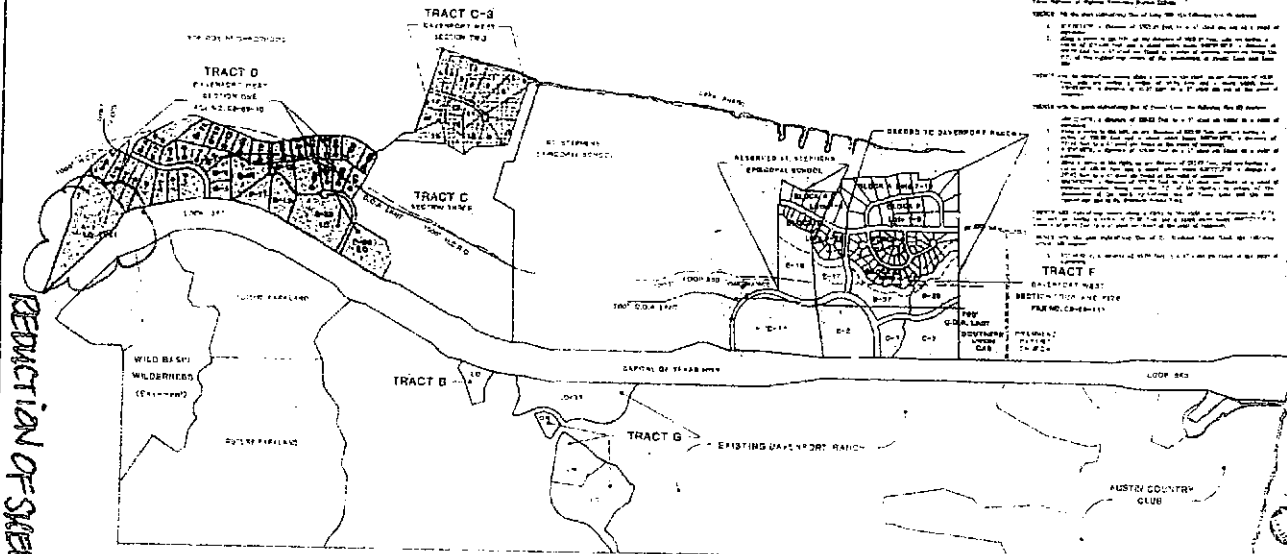
TYPICAL PARKING BAY



SECTION 1 FIELD NOTES

APPROVAL BOX

TYPICAL NOTES (cont.)



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

Davenport Ranch
 PROJECT OWNER: WESTVIEW DEVELOPMENT INC.
 5000 Plaza On The Lake, Suite 275 Austin, Texas 78746

DATE: MARCH 21, 1988
 REVISED: JULY 1, 1988
 SEPTEMBER 22, 1988

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

CANYON
 ENGINEERING
 INCORPORATED
 1000 WESTLAKE HIGH DRIVE
 AUSTIN, TEXAS 78746
 (512) 327-4022

LANDCO
 1500 WEST AVENUE • AUSTIN, TEXAS 78701 • 512/474-0006

REDUCTION OF SHEET 2

1214-88-0001

REDUCTION OF SHEET 3

ORDINANCE CALCULATION SUMMARY

Item	Area	Rate	Value
Impervious Cover	10.00	1.00	10.00
Grass	10.00	0.50	5.00
Water	10.00	0.25	2.50
Other	10.00	0.10	1.00
Total			18.50

F.A.R. & PARKING SUMMARY

Item	Value
F.A.R.	1.00
Parking	10.00

IMPERVIOUS COVER SUMMARY

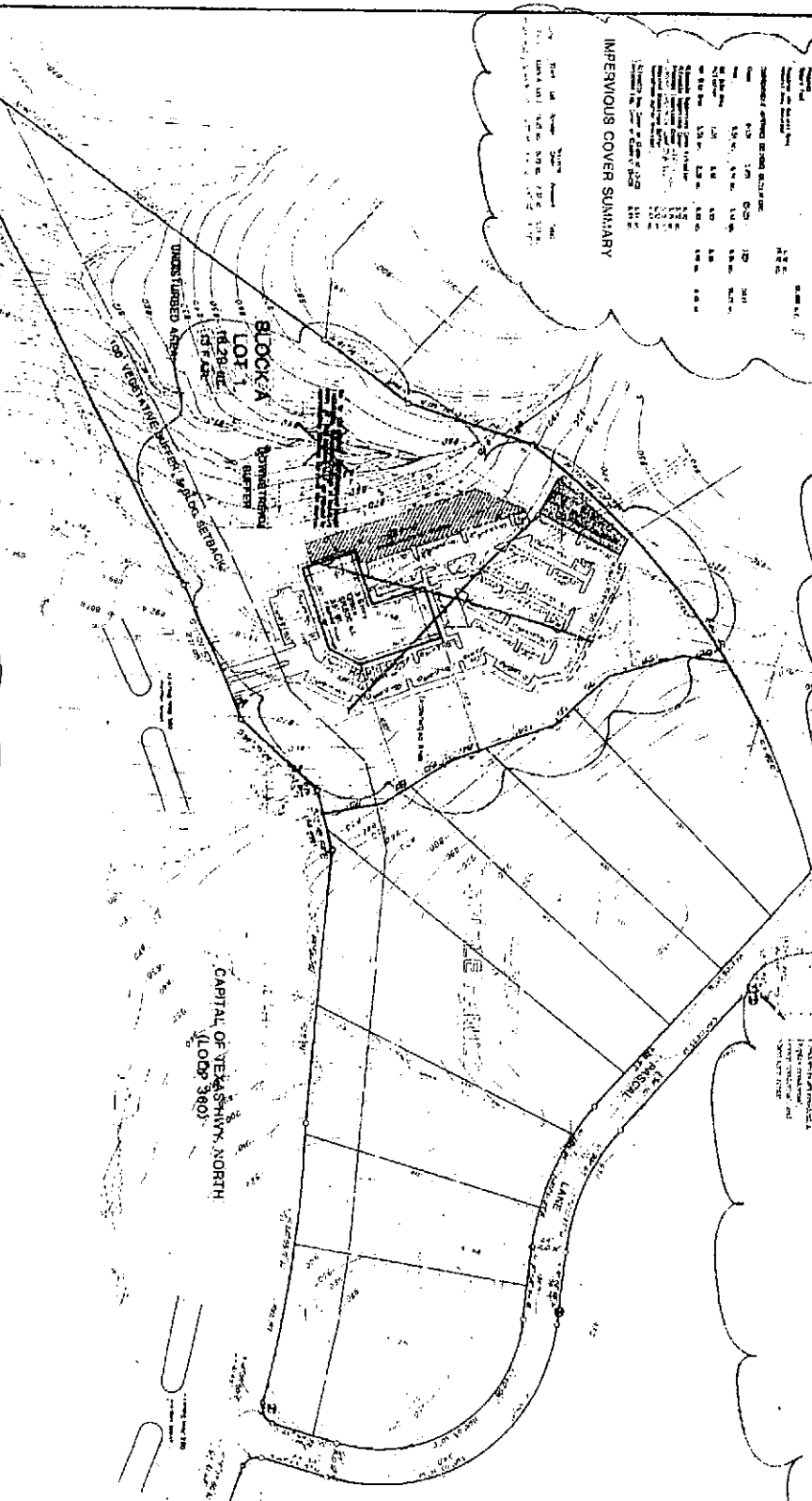
Item	Value
Impervious Cover	10.00

ORDINANCE CALCULATIONS

Item	Value
Impervious Cover	10.00
Grass	10.00
Water	10.00
Other	10.00

NOTE:
WASTEWATER WILL BE PROVIDED BY ON SITE SEWER

CONCEPTUAL SITE PLAN



PROJECT OWNER: WESTVIEW DEVELOPMENT INC.
5000 Plaza On The Lake, Suite 275 Austin, Texas 78745



Scale: 1" = 100'
Contour datum: City standard
DATE: MARCH 21, 1988
REVISED: JULY 1, 1988
SEPTEMBER 22, 1988

DAVENPORT WEST P.U.D.
LOT A-1 TRACT D
SECTION 1

CEI CANYON ENGINEERING INCORPORATED
1000 WESTLAKE HIGH DRIVE BUILDING 5-A
AUSTIN, TEXAS 78745 (512) 327-4022

LANDCORP
1602 WEST AVENUE • AUSTIN, TEXAS 78701 • 512/474-0100

7-111-58-0007