

ORDINANCE NO. 20140306-033

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, 0101719-28, 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.

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

- c. Ordinance Compliance Note #1 is changed to read "Single family residential areas are limited to a density of one unit per two acres of gross site area, with minimum one acre lots".
- d. F.A.R. and Parking Summary Table is changed to reflect Lot A-1 as either an office project or a multifamily project.
- e. Change the diagram for Lot A-1 from limited office (LO) district zoning to limited office-mixed use (LO-MU) combining district zoning.

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

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

PART 5. The following shall apply to the PUD.

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

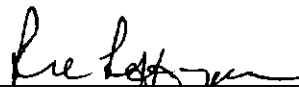
The attached Land Use Plan replaces the Land Use Plan in Ordinance No. 890202-B. Except as otherwise specifically provided in Ordinance No. 890202-B, as amended, all other rules, regulations and ordinances of the City apply to the PUD.

PART 6. This ordinance takes effect on March 10, 2014.

PASSED AND APPROVED

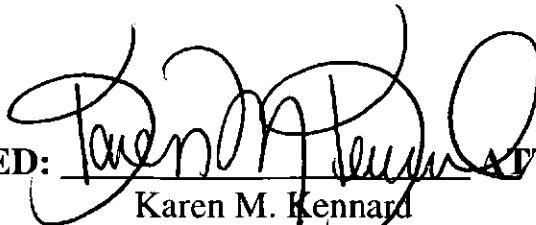
February 27, 2014

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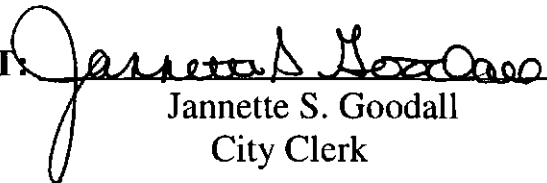
Lee Leffingwell
Mayor

APPROVED:

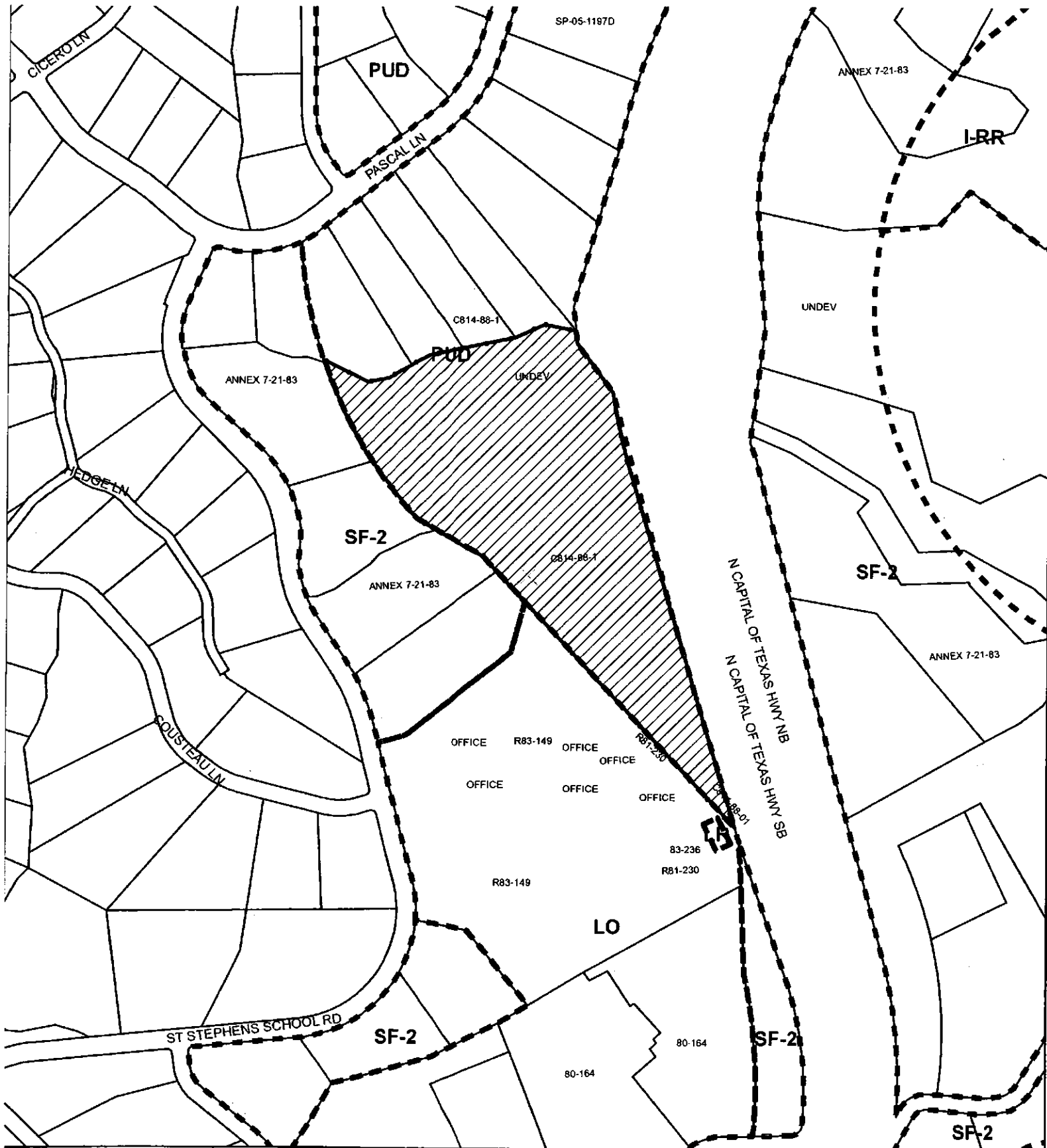





Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE
C814-88-0001.10

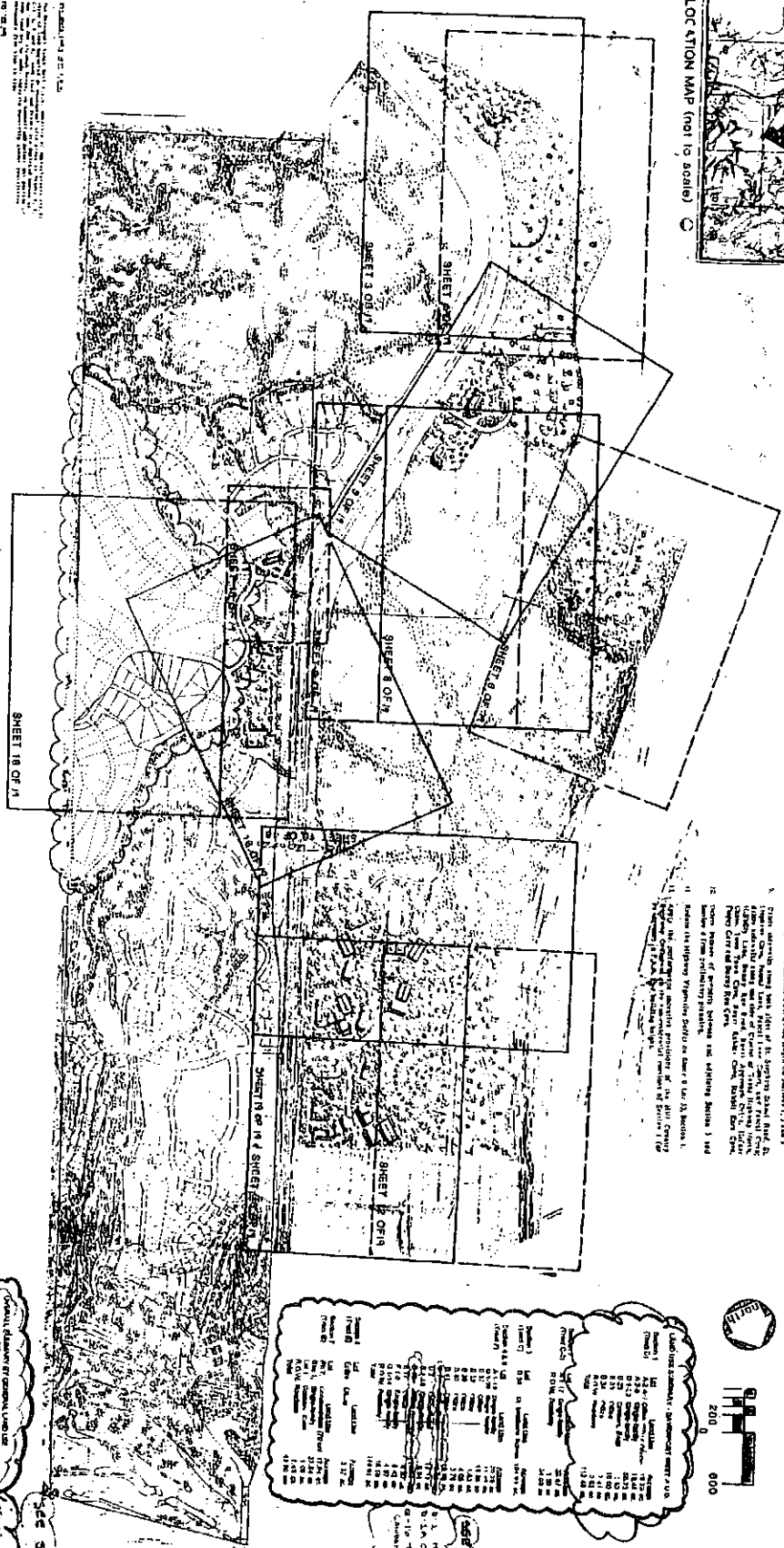
1" = 400'

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

[illegible]

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

PROJECT OWNER

WESTVIEW DEVELOPMENT INC.

5000 Plaza on The Lake, Suite 276, Avon, MA 01901

100-443887-100

REVISED: 10/20/05

REVENUE

REVISED	TABLE
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18	see sheet	2
19	see sheet	2
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May 7, 1948

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

CEI CANYON
ENGINEERING
INCORPORATED
3004 WESTLAKE HIGH DRIVE BUILDING 5-A
MUSTIN, TEXAS 75868 (512) 327-0022



LANDCORP
1502 WEST AVENUE • AUSTIN, TEXAS 78701 • 512/474-0711

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

OVERALL ORDINANCE INFORMATION

TYPICAL NOTES

ALL CITY ORDINANCES SHALL BE IN FULL FORCE AND EFFECT AT THE TIME OF THE SUBMITTAL OF THIS PLAN.

Item	1-10	11-20	21-30	31-40	41-50	51-60	61-70	71-80	81-90	91-100
Area	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.
Area	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.

COMPARATIVE IMPERVIOUS COVER INFORMATION (Scale: 1" = 100' Feet)

Item	1-10	11-20	21-30	31-40	41-50	51-60	61-70	71-80	81-90	91-100
Area	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.
Area	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.

IMPERVIOUS COVER TRANSFERS

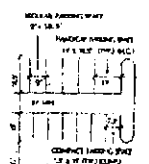
(For 0.5% Impervious Ratio)

Item	1-10	11-20	21-30	31-40	41-50	51-60	61-70	71-80	81-90	91-100
Area	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.
Area	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.

F.A.R. & PARKING SUMMARY

Item	1-10	11-20	21-30	31-40	41-50	51-60	61-70	71-80	81-90	91-100
Area	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.
Area	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.	10.00 ac.

TYPICAL PARKING BAY



SECTION 1 FIELD NOTES

1. The site is located in the City of Austin, Texas, and is subject to the City's Comprehensive Zoning Ordinance, Chapter 21C, Section 21C.01, which requires that all new developments be designed to be compatible with the surrounding area.

2. The site is located in the City of Austin, Texas, and is subject to the City's Comprehensive Zoning Ordinance, Chapter 21C, Section 21C.01, which requires that all new developments be designed to be compatible with the surrounding area.

3. The site is located in the City of Austin, Texas, and is subject to the City's Comprehensive Zoning Ordinance, Chapter 21C, Section 21C.01, which requires that all new developments be designed to be compatible with the surrounding area.

TYPICAL NOTES (cont.)

4. The site is located in the City of Austin, Texas, and is subject to the City's Comprehensive Zoning Ordinance, Chapter 21C, Section 21C.01, which requires that all new developments be designed to be compatible with the surrounding area.

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6. The site is located in the City of Austin, Texas, and is subject to the City's Comprehensive Zoning Ordinance, Chapter 21C, Section 21C.01, which requires that all new developments be designed to be compatible with the surrounding area.

APPROVAL BOX

1. The site is located in the City of Austin, Texas, and is subject to the City's Comprehensive Zoning Ordinance, Chapter 21C, Section 21C.01, which requires that all new developments be designed to be compatible with the surrounding area.

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



Davenport Ranch

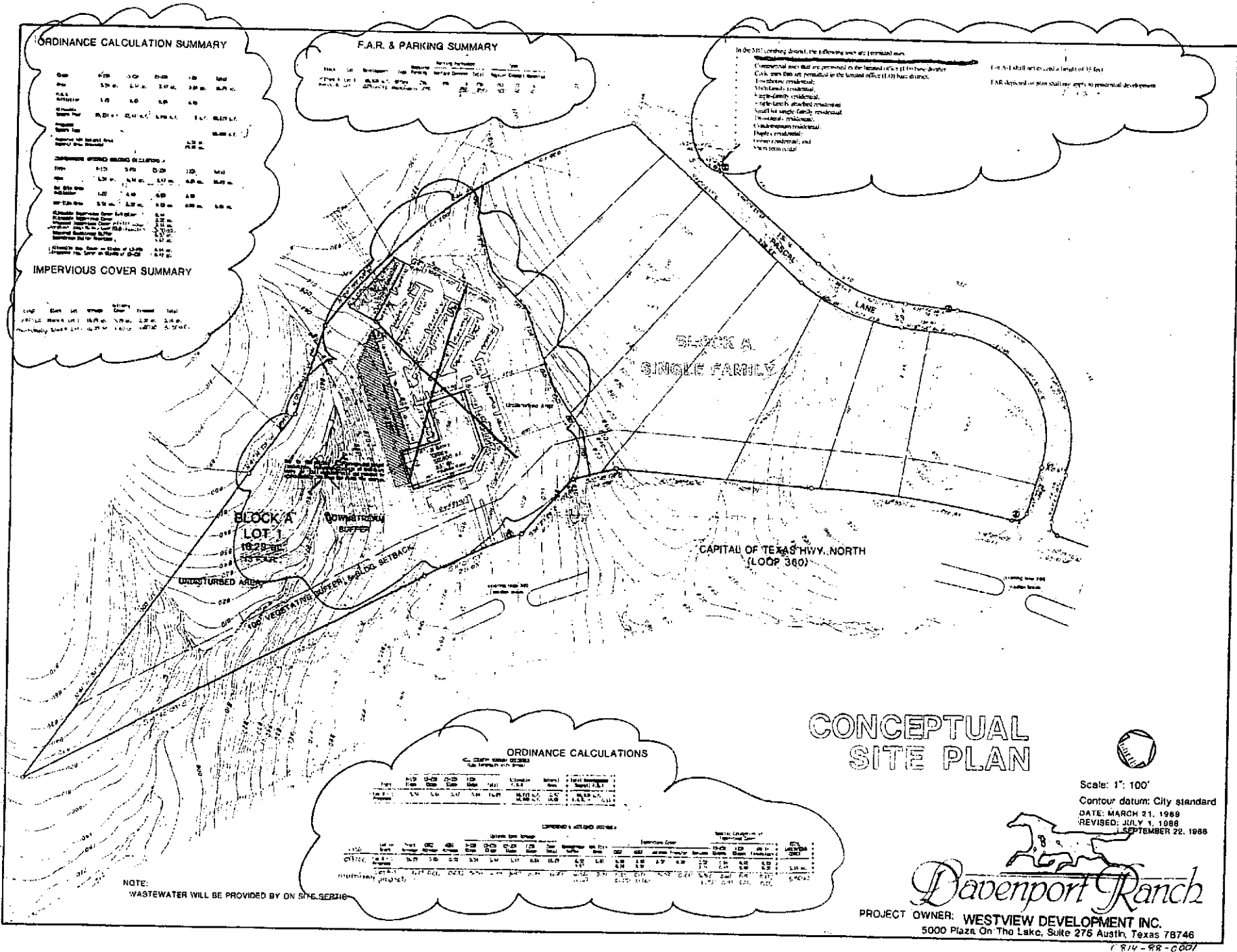
PROJECT OWNER: WESTVIEW DEVELOPMENT INC.
5000 Plaza On The Lake, Suite 275 Austin, Texas 78746

(914-38-0001)

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

LANDCORP
1002 WEST AVENUE • AUSTIN, TEXAS 78703 • 512/474-0800



CANYON ENGINEERING INCORPORATED

1000 WESTLAKE HIGH DRIVE
AUSTIN, TEXAS 78746

(512) 327-4022

DAVENPORT WEST P.U.D.

LOT A-1 TRACT D

SECTION 1

SHEET 3 OF 4