

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING ORDINANCE NO. 990408-14 TO REZONE AND CHANGE THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR LAND KNOWN AS THE FORUM PLANNED UNIT DEVELOPMENT TO CHANGE REGULATIONS APPLICABLE TO THE PROJECT KNOWN AS THE SOUTHWEST MARKETPLACE, LOCATED AT 4201-4515 WEST WILLIAM CANNON DRIVE AND 6900-7238 SOUTH MOPAC EXPRESSWAY.

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

**PART 1.** The Forum Planned Unit Development ("Forum PUD") is comprised of approximately 264 acres of land located along and near South Mopac Boulevard, West William Cannon Drive, Convict Hill Road and Brush County Road in Travis County and more particularly described by metes and bounds in the land use plan incorporated into Ordinance No. 990408-14. The Forum PUD was approved April 8, 1999 under Ordinance No. 990404-14 (the "Original PUD Ordinance").

**PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development district to planned unit development district to change the regulations applicable to property within Forum PUD described in Zoning Case No. C81498-0001.01, on file at the Neighborhood Planning and Zoning Department, as follows:

A 71 acre tract of land, more or less, out of the Thomas Anderson League in Travis County, the tract of land being more particularly described by metes and bounds in Attachment No. 1 (*Description of Property and Zoning Map*), incorporated into this ordinance, (the "Property")

locally known as the Southwest Marketplace area within the Forum PUD, located at 4201 to 4515 West William Cannon Drive and 6900 to 7238 South Mopac Expressway, in the City of Austin, Travis County, Texas, and generally identified in the map attached with Attachment No. 1 (*Description of Property and Zoning Map*).

**PART 3.** This ordinance, together with Attachments Nos. 1 through 5, amends the Original PUD Ordinance. The PUD shall conform to the limitations and conditions set forth in this ordinance and the Original PUD Ordinance.

**PART 4.** The attachments are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The attachments are as follows:

- |                   |   |
|-------------------|---|
| Attachment No. 1: | Description of Property and Zoning Map          |
| Attachment No. 2: | Amended PUD Land Use Plan (4 sheets)            |
| Attachment No. 3: | Green Builder Standards for Parcels B through E |
| Attachment No. 4: | Building Envelopes                              |
| Attachment No. 5: | Roadway Runoff Areas to be Treated              |

**PART 5.** The Original PUD Ordinance is modified as shown in this part.

(A) Exhibit A (*Forum PUD Land Use Plan*) of the Original PUD ordinance is deleted and replaced with Attachment No. 2 (*Amended Land Use Plan*) of this ordinance.

(B) Exhibit B (*Forum PUD Land Use Plan Development Regulations*) of the Original PUD ordinance is amended to add the following provisions:

40. The water quality facilities required under Note 25 to manage and treat storm water runoff may be located on one or more facilities on Parcels B through E.

41. Note 38 does not apply to Parcels B through E. Except as otherwise provided in this note, for Parcels B through E, a single occupant of a commercial use that is a permitted use identified on Exhibit D, as amended, may not exceed 50,000 square feet of gross floor area. Notwithstanding the previous sentence, one single occupant may occupy up to 153,000 square feet of gross floor area.

42. Administrative and business office use and professional office use are prohibited as a principal use on Parcels B through E.

43. For Parcels B through E, notwithstanding anything to the contrary in the Original PUD Ordinance or this ordinance, impervious cover may not exceed a total of 33.87 acres.

44. For Parcels B through E, the water quality facilities described in Notes 25 and 40 shall be designed to manage and treat storm water runoff from a 3.49 acre area of MoPac Boulevard and a 1.59 acre area of Brush

Country Road, more particularly described in Attachment No. 5  
(*Roadway Runoff Areas to be Treated*) of this ordinance.

45. For Parcels B through E, the water quality facilities described in Notes 23 and 44 shall be designed to manage and treat storm water runoff to a capture depth of 2.59 inches.
46. Note 15 does not apply to Parcels B through E. Parcels B through E are subject to the Green Builder Standards attached as Attachment No. 3 (*Green Builder Standards for Parcels B through E*) of this ordinance.
47. Development of a building on Parcels B through E is confined to the building areas identified on Attachment No. 4 (*Building Envelopes*) of this ordinance.

(C) Exhibit D (Permitted Uses table) of the Original PUD Ordinance is amended as shown in this section.

- (1) For Parcel B, the acreage shown is changed from 21.85 to 24.95 to correct a scrivener's error.
- (2) For Parcel C:
  - (a) the acreage shown is changed from 27.49 to 24.39 to correct a scrivener's error;
  - (b) the base district is changed from general office (GO) to community commercial (GR);
  - (c) liquor sales use is added as a permitted use; and
  - (d) service station use is added as an excluded use.

**PART 6.** Except as otherwise proved in the ordinance, the terms and conditions of Ordinance No. 990408-14 remain in effect.

1 **PART 7.** This ordinance takes effect on \_\_\_\_\_, 2004.

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4 **PASSED AND APPROVED**

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8 \_\_\_\_\_, 2004

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15  
Wynn  
Mayor

**APPROVED:**

**ATTEST:**

David Allan Smith  
City Attorney

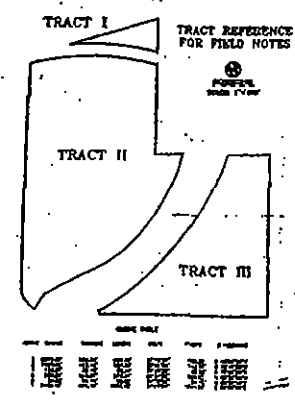
Shirley A. Brown  
City Clerk

TRACT I

TRACT II

0 1000 FEET

0 1 MILE



# THE FORUM

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## PLANNED UNIT DEVELOPMENT

[illegible]

10. Advanced Integrated Group will be bound only by the terms contained in the final development order. The proposed advance payment from the French will be 1.8 million dollars, to be disbursed in two tranches: 0.9 million dollars to be paid by the end of the first quarter of 1990 and 0.9 million dollars to be paid by the end of the second quarter of 1990. The French will be required to provide a letter of credit for the full amount of the advance payment by the end of the first quarter of 1990. The French will be required to provide a letter of credit for the full amount of the advance payment by the end of the first quarter of 1990.

[illegible]

△ P.U.D. Amendment 2003/2004

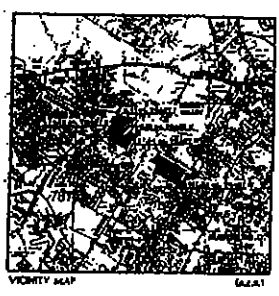
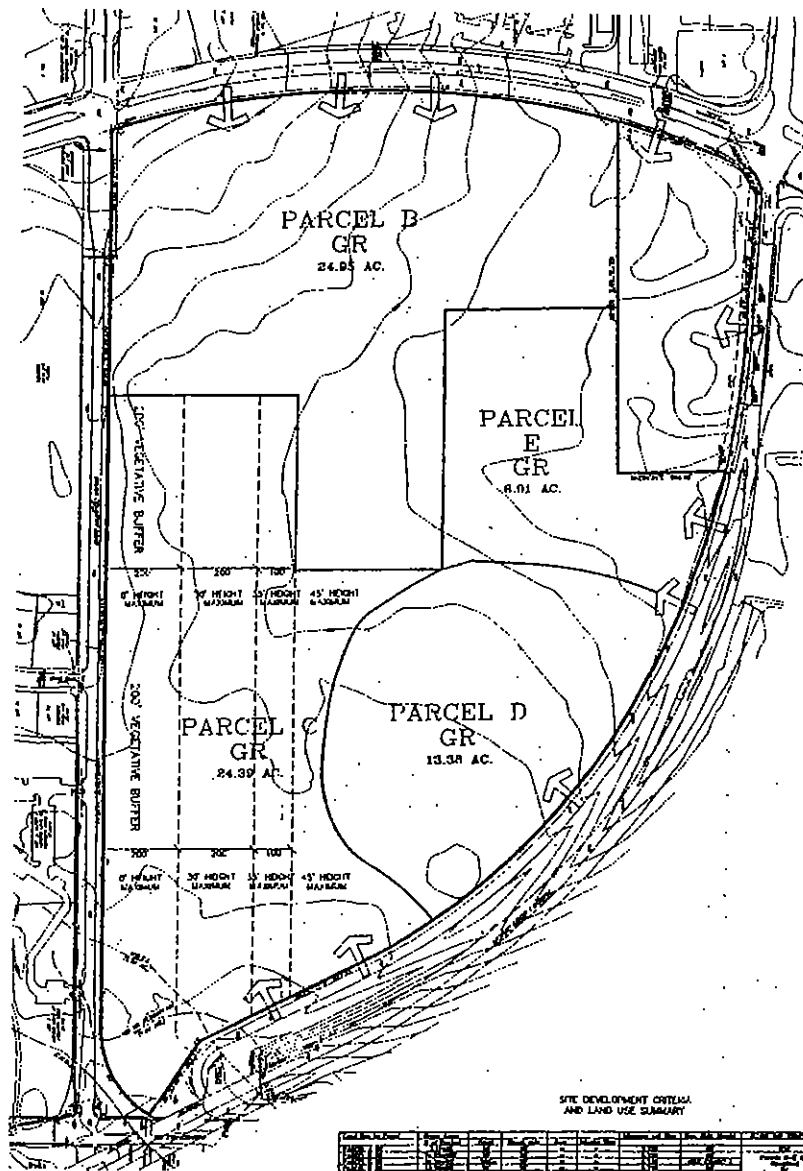


TABLE OF EXHIBITS  
ORDINANCE NO.

1. EXHIBIT A- LAND USE PLAN (see attached sheets 2-3 and 3-1)
2. EXHIBIT B- FORUM PUD DEVELOPMENT REGULATIONS
3. EXHIBIT C- DESCRIPTION OF PROPERTY AND ZONING MAP
4. EXHIBIT D- PERMITTED USES TABLE
5. EXHIBIT E- GREEN BUILDING STANDARDS
6. EXHIBIT F- DESCRIPTION OF MITIGATION PROPERTY
7. EXHIBIT G- WATER QUALITY CRITERIA

EXHIBIT B  
PROPOSED PUD AMENDMENT

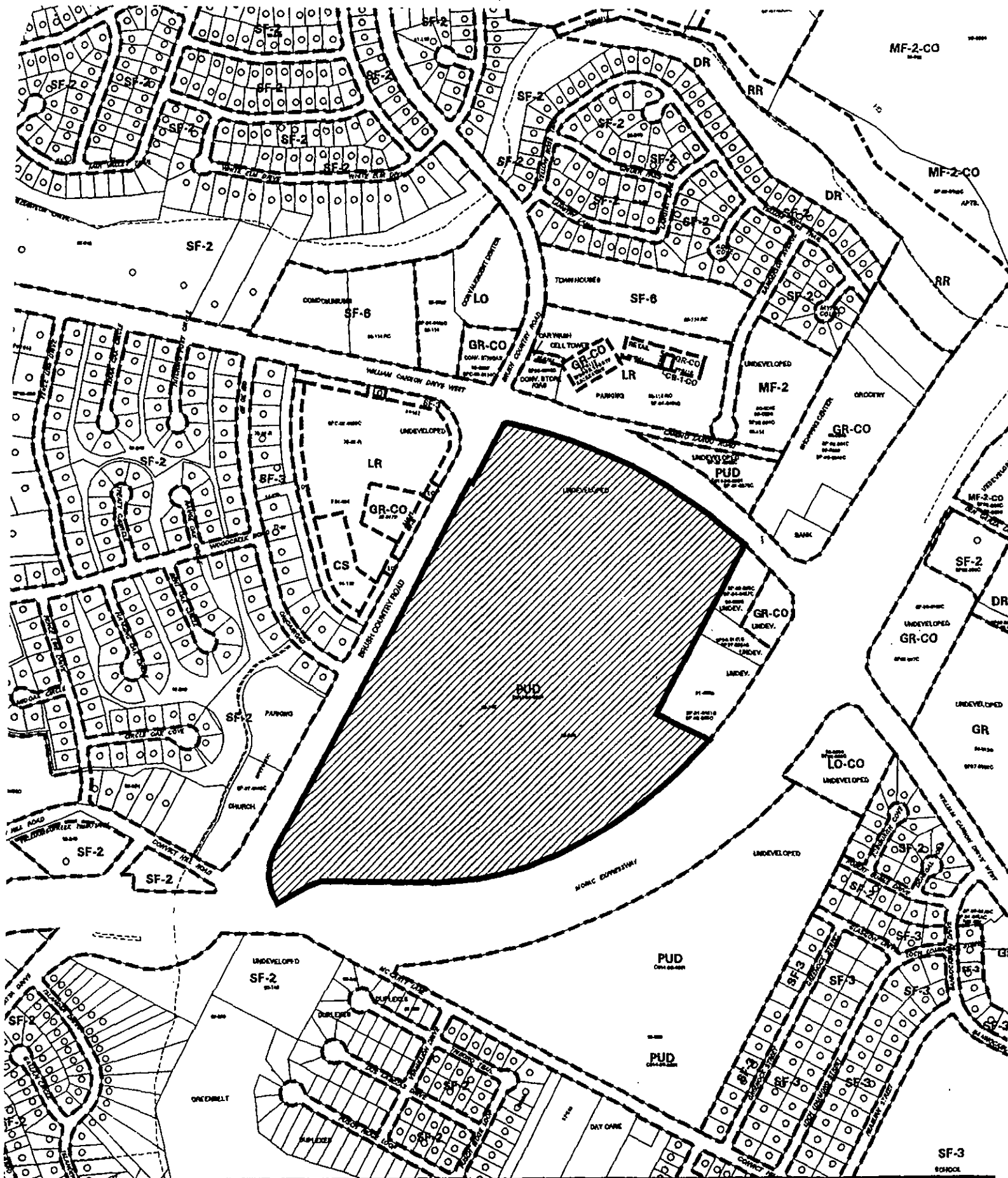






SCALE: 1"=100'

SITE DEVELOPMENT CRITERIA  
AND LAND USE SUMMARY

Parcel	Area (Ac.)	Height (ft.)	Use	Notes
A	24.95	0-45	GR	
B	8.01	0-45	GR	
C	24.39	0-45	GR	
D	13.38	0-45	GR	

NOTES:  
1. ALL AREAS SHOWN ARE BASED ON AERIAL PHOTOGRAPHY.  
2. THE BOUNDARIES SHOWN ARE BASED ON THE LATEST AVAILABLE SURVEY DATA.  
3. THE AREA SHOWN IS NOT TO BE USED FOR ANY OTHER PURPOSES.  
4. THE AREA SHOWN IS NOT TO BE USED FOR ANY OTHER PURPOSES.



 1" = 600'	<p><b>SUBJECT TRACT</b> </p> <p><b>PENDING CASE</b> </p> <p><b>ZONING BOUNDARY</b> </p> <p><b>CASE MGR: W. WALSH</b></p>	<p align="center"><b>PLANNED UNIT DEVELOPMENT</b></p> <p><b>CASE #:</b> C814-98-0001.01</p> <p><b>ADDRESS:</b> 4201-4515 W WILLIAM CANNON DR &amp; 6900-7238 S MOPAC</p> <p><b>SUBJECT AREA (acres):</b> 71.630</p> <p><b>DATE:</b> 04-05</p> <p><b>INTLS:</b> SM</p>	<p><b>CITY GRID REFERENCE NUMBER</b></p> <p align="center"><b>D18</b></p>
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