

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY KNOWN AS RIBELIN RANCH LOCATED AT R.M. 2222 ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (IRR) district to planned unit development (PUD) district on the property (the "Property") described in Zoning Case No.C814-04-0061, consisting of 428 acres of land, more or less, being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, generally known as the Ribelin Ranch project, locally known as R.M. 2222 Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance and the attached Exhibits A through E are the land use plan for the Ribelin Ranch planned unit development district (the "PUD") created by this ordinance. The PUD shall conform to the limitations and conditions set forth in this ordinance and in the Ribelin Ranch planned unit development land use plan (the "PUD land use plan") on record at the Neighborhood Planning and Zoning Department in File No. C814-04-0061. If this ordinance and the attached exhibits conflict, the ordinance applies.

PART 3. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The attached exhibits are as follows:

- | | |
|------------|--|
| Exhibit A: | Description of Property |
| Exhibit B: | Zoning map |
| Exhibit C: | Ribelin Ranch PUD land use plan |
| Exhibit D: | Critical environmental feature buffer zones |
| Exhibit E: | Environmental Board recommendations dated May 19, 2004 |

PART 4. Description of Property

Tract 1A: A 134.977 acre tract of land as shown on Exhibits A and C

Tract 1B: A 45.845 acre tract of land as shown on Exhibits A and C

Tracts 2A, 2B, and 2C consisting of a 227.045 acre tract, a 8.845 acre tract, and an 11.357 acre tract, respectively, as shown on Exhibit C

PART 5. Development is not allowed on Tracts 2A, 2B, and 2C.

PART 6. The following uses are prohibited uses of the Property:

Automotive sales

Exterminating services

Service station

Automotive repair services

Pawnshop services

PART 7. The following regulations apply to Tract 1A.

A. The following uses are permitted uses of Tract 1A:

Bed & breakfast residential (Group 1)

Duplex residential

Group residential

Single family residential

Administrative & business offices

Business or trade school

Communications services

Medical offices (exceeding 5,000 sq. ft. gross floor area)

Personal services

Software development

College & university facilities

Community events

Convalescent services

Cultural services

Day care services (general)

Family home

Group home, Class I (limited)

Guidance services

Local utility services

Privates secondary educational facilities

Bed & breakfast residential (Group 2)

Multifamily residential

Townhouse residential

Art & craft studio (limited)

Business support services

Off-site accessory parking

Medical offices (not exceeding 5,000 sq. ft. gross floor area)

Professional office

Urban farm

Communication services facilities

Congregate living

Counseling services

Day care services (commercial)

Day care services (limited)

Group home, Class I (general)

Group home, Class II

Hospital services (limited)

Private primary educational facilities

Public primary educational facilities
Religious assembly
Safety services

Public secondary educational facilities
Telecommunication tower

B. The following uses are conditional uses of Tract 1A:

Restaurant (limited)
Club or lodge
Community recreation (public)
Residential treatment

Special use historic
Community recreation (private)
Hospital services (general)

C. Except as set forth in Section D of this part, Tract 1A shall be developed according to the general office-mixed use (GO-MU) district site development regulations.

D. Development of a single family residential use of Tract 1A shall comply with family residence (SF-3) development standards.

E. Development is not permitted within the 30-foot wide base channel of the two draws except for hand clearing for vegetation management.

PART 8. The following regulations apply to Tracts 1B.

A. The following uses are permitted uses of Tract 1B:

Administrative & business offices
Automotive rentals
Bail bond services
Business support services
Communication services
Drop-off recycling collection facility
Food sales
General retail sales (convenience)
Hotel-motel
Indoor sports & recreation
Medical offices (exceeding 5,000 sq. ft. gross floor area)
Outdoor sports & recreation
Personal services
Professional office

Art & craft studio (limited)
Automotive washing (of any type)
Business or trade school
Commercial off-street parking
Consumer repair services
Financial services
Funeral services
General retail sales (general)
Indoor entertainment
Off-site accessory parking
Medical offices (not exceeding 5,000 sq. ft. gross floor area)
Personal improvement services
Pet services
Research services

1 Restaurant (general)
2 Software development
3 Urban farm
4 Communication service facilities
5 Community recreation (private)
6 Congregate living
7 Cultural services
8 Day care services (general)
9 Family home
10 Group home, Class I (limited)
11 Guidance services
12 Local utility services
13 Privates secondary educational facilities
14 Public primary educational facilities
15 Religious assembly
16 Residential treatment
17 Telecommunication tower
18 Service station

19 Restaurant (limited)
20 Theater
21 College & university facilities
22 Community events
23 Community recreation (public)
24 Counseling services
25 Day care services (commercial)
26 Day care services (limited)
27 Group home, Class I (general)
28 Group home, Class II
29 Hospital services (limited)
30 Private primary educational facilities
31 Public secondary educational facilities
32 Safety services
33 Transportation terminal

34 B. The following uses are conditional uses of Tract 1B:

35 Outdoor entertainment
36 Special use historic
37 Club or lodge
38 Plant nursery
39 Custom manufacturing
40 Hospital services (general)

C. Tract 1B shall be developed according to the community commercial-mixed use (GR-MU) district site development regulations.

D. A commercial building may contain dwelling units in accordance with Section 25-2-1503 (*Residential Used Permitted in Neighborhood Mixed Use Building*) and Section 25-2-1504 (*Neighborhood Mixed Use Building Regulations*).

PART 9. Except as otherwise provided in this part, a principal retail use and its accessory uses may not exceed 50,000 square feet of gross floor area. A principal food sales use and its accessory uses may not exceed 100,000 square feet of gross floor area.

PART 10. In accordance with Section 25-2-411 (A) (*Planned Unit Development District Regulations*) of the Code, the following regulations apply to the PUD instead of otherwise applicable Code regulations.

- 1 A. Section 25-8-424 (*Uplands Zone*) is modified to allow a maximum impervious
2 cover of 67 percent on a site by site basis.
- 3
- 4 B. Section 25-8-281(B) and (C) (*Critical Environmental Features*) is modified as
5 follows:
6
7 Except as otherwise provided in this section, the applicable critical
8 environmental feature buffers are identified on Exhibit D. If not shown on the
9 exhibit, a 50 foot buffer zone is permitted around a critical environmental
10 feature.
- 11
- 12 C. A residential lot may not include a critical environmental feature or be located
13 within 50 feet of a critical environmental feature.
- 14
- 15 D. Section 25-8-341 (*Cut Requirements*) and Section 25-8-342 (*Fill requirements*)
16 are modified to allow a cut or fill of up to eight feet of depth for detention and
17 water quality ponds.
- 18
- 19 E. Section 25-8-42 (*Administrative Variances*) is modified to allow the Director of
20 Watershed Protection and Development Review to grant a cut or fill variance of
21 up to eight feet for development on the Property.
- 22
- 23 F. Section 25-8-302 (B) (1) (*Construction of a Building or Parking Area*) is
24 modified to allow impervious cover on slopes with a gradient of more than 15
25 percent to exceed 10 percent of the total area of the slopes.
- 26
- 27 G. The requirements under Chapter 25-8, Subchapter B, Article 2 (*Endangered*
28 *Species*) are waived.
- 29
- 30 H. Section 25-8-123 (2)(a) (*Vegetation Report*) is modified so that a tree survey
31 does not include Ash Juniper (Cedar) trees with a single trunk with a diameter
32 less than eight inches measured four and one-half feet from natural grade level.
- 33
- 34 I. Mitigation for Class I protected trees shall be at 50 percent replacement value.
- 35
- 36 J. Section 25-7-32 (C) (*Floodplain Maps, Delineation, and Depiction*) is
37 modified to waive the requirement for calculation of the boundaries of the 100-
38 year floodplain.
- 39
- 40

- 1 K. Section 25-4-33 (*Original Tract Requirement*) is modified to allow the filing
2 and approval of a subdivision application that does not include Tracts 2A, 2B
3 or 2C if a 30 foot wide access easement across Tract 1A is provided for the
4 tracts at the time a preliminary plan for Tract 1A or Tract 1B is submitted.
5
6 L. Tracts 2A, 2B, and 2C may be conveyed without platting.
7
8 M. Sections 25-2-411 (I) (1), (5) and (6) (*Planned Unit Development District*
9 *Regulations*) are modified to defer the location of buildings and driveway cuts
10 to the time an application for a site development permit is filed.
11
12 N. Section 25-2-1023(A) (*Roadway Vegetative Buffer*) is modified to allow a
13 vegetative buffer of 75 feet wide along the future right-of-way of RR 2222 and
14 require Hill Country Roadway high intensity restoration under Appendix A of
15 the Environmental Criteria Manual.
16
17 O. Section 25-2-1025(A) (*Natural Area*) is modified to allow 20 percent of the
18 Property, excluding dedicated right-of-way, within 1,000 feet of the existing
19 right-of-way of RR 2222 to be left in a natural state.
20
21 P. Section 25-2-423 (*Rezoning If Development Applications Expire Or Are Not*
22 *Approved*) is modified to provide that the Director of the Neighborhood
23 Planning and Zoning Department may request that Council initiate a rezoning
24 if (1) a preliminary plan or site plan for a portion of the property is not
25 approved on or before June 17, 2007, or (2) an approved preliminary plan or
26 site plan expires.

27
28
29 **PART 11.** At the time an application for approval of a site plan is submitted for
30 development of the Property or any portion of the Property, an Integrated Pest
31 Management (IPM) plan shall be submitted to the Watershed Protection and Development
32 Review Department for review and approval. The IPM plan shall comply with the
33 guidelines in Section 1.6.9.2 (D) and (F) of the Environmental Criteria Manual that are in
34 effect on the date of this covenant.
35

36 **PART 12.** For commercial areas landscaping shall comply with Hill Country Roadway
37 requirements with low intensity revegetation of natural areas under Appendix A of the
38 Environmental Criteria Manual. For single family residential areas, a Grow Green
39 landscape shall be installed by the builder. A Grow Green and IPM plan education packet
40 shall be provided to single family homeowners.

1
2 **PART 13.** Development of the Property shall comply with the Environmental Board
3 recommendations attached in Exhibit E.

4
5 **PART 14.** The requirements of Section 25-9-38 (*Expiration of Service Extension*
6 *Approval*) are waived to provide that Service Extension Requests No. 2337 and No. 2338
7 shall expire on June 28, 2014.

8
9 **PART 15.** This ordinance takes effect on _____, 2004.

10
11 **PASSED AND APPROVED**

12
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14
15
16 _____, 2004

17 Will Wynn
18 Mayor

19
20
21 **APPROVED:** _____

22 David Allan Smith
23 City Attorney

ATTEST: _____

Shirley A. Brown
City Clerk