

ORDINANCE NO. 20060112-Z020

AN ORDINANCE AMENDING ORDINANCE NO. 000413-48 TO REZONE AND CHANGE THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR LAND KNOWN AS THE AVERY RANCH PLANNED UNIT DEVELOPMENT LOCATED AT AVERY RANCH BOULEVARD AT PARMER LANE.

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

PART 1. The Avery Ranch Planned Unit Development ("the Original Avery PUD") is comprised of approximately 1,629 acres of land located in the vicinity of Avery Ranch Boulevard, Parmer Lane and Brushy Creek Boulevard in Williamson County and more particularly described by metes and bounds in the land use plan incorporated into Ordinance No. 000413-48. The Avery Ranch PUD was approved April 13, 2000 under Ordinance No. 000413-48 (the "Original PUD Ordinance"), and amended under Ordinances No. 030130-27 and No. 030424-22.

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 (PUD) district to planned unit development (PUD) district on property identified in the Original PUD Ordinance and described in Zoning Case No. C814-99-0001.03, on file at the Neighborhood Planning and Zoning Department, generally known as the property located at Avery Ranch Boulevard at Parmer Lane, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "A".

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

Exhibit A	Zoning Map
Exhibit B	Amended Exhibit B of the PUD Land Use Plan; and Amended Exhibit H, Open Space, Parks and Trails Plan

PART 4. This ordinance, together with Exhibits "A" and "B", amends the Original PUD Ordinance. The Original Avery Ranch PUD shall conform to the limitations and conditions set forth in the Original PUD Ordinance as amended by this ordinance.

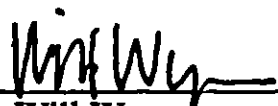
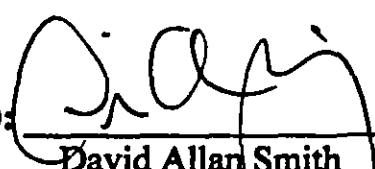

PART 5. The Original PUD Ordinance is modified as shown in this part.

1. The Land Use Plan, is amended to include a tract for the Round Rock Independent School District and a tract for the Leander Independent School District. The locations of the tracts are shown on Exhibit B.
2. The Open Space, Parks and Trail Plan, Exhibit H of the Land Use Plan, is amended:
 - a) to change the alignment of the trail layout in the approved parkland areas; and
 - b) to relocate a proposed neighborhood park from Tract III-D to Tract I-C.

PART 6. Except as otherwise provided in this ordinance, the provisions of the Original PUD Ordinance, as amended, remain in effect.

PART 7. This ordinance takes effect on January 23, 2006.

PASSED AND APPROVED

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		§	
		§	
<u>January 12</u> , 2006			<u></u>
			Will Wynn
			Mayor
APPROVED:	<u></u>	ATTEST:	<u></u>
	David Allan Smith		Shirley A. Gentry
	City Attorney		City Clerk

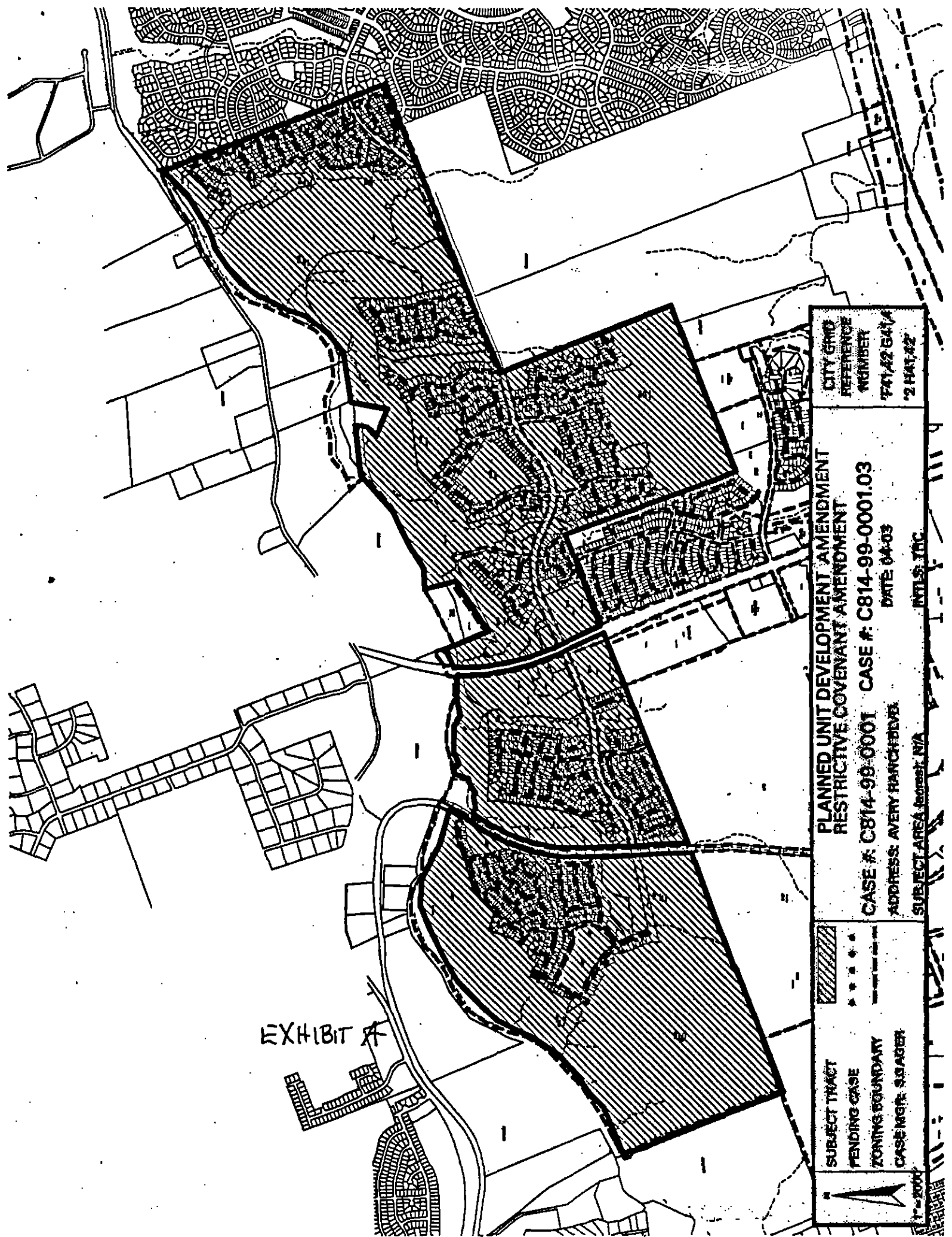


EXHIBIT A

 1" = 200'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR. SJAGER	PLANNED UNIT DEVELOPMENT AMENDMENT RESTRICTIVE COVENANT AMENDMENT CASE #: C814-99-0001 CASE #: C814-99-0001.03 ADDRESS: AVERY HANCOCK BL DATE: 04-03 SUBJECT AREA Adjacent: N/A		CITY GRID REFERENCE NUMBER 747.42 641.4 '2 HAT.42
	INTLS, INC.			



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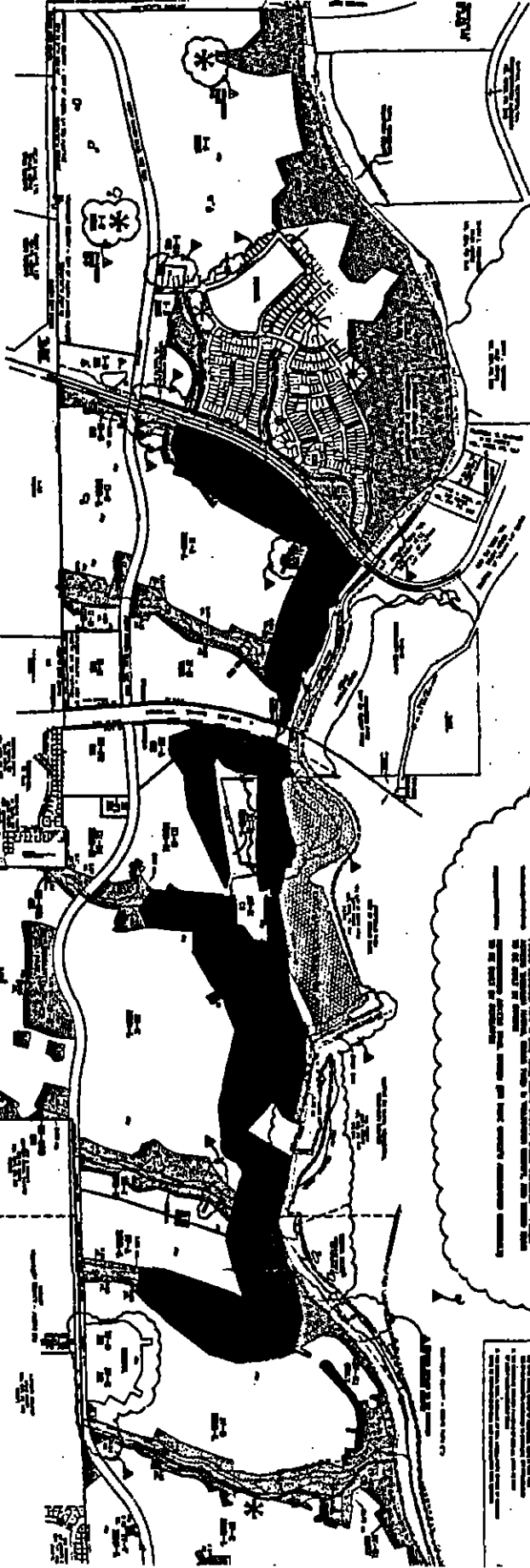
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EXHIBIT B

EXHIBIT B
AVERY RANCH PUD
LAND USE PLAN

GARCIA DESIGN INC.
10000 N. 100th St., Suite 100
Seattle, WA 98154
Phone: (206) 835-1234
Fax: (206) 835-5678
www.garcia-design.com



LEGEND

EXISTING

PROPOSED

REMARKS

1. EXISTING BUILDING

2. PROPOSED BUILDING

3. EXISTING PARKING LOT

4. PROPOSED PARKING LOT

5. EXISTING DRIVEWAY

6. PROPOSED DRIVEWAY

7. EXISTING FENCE

8. PROPOSED FENCE

9. EXISTING LANDSCAPING

10. PROPOSED LANDSCAPING

11. EXISTING UTILITY LINES

12. PROPOSED UTILITY LINES

13. EXISTING ROAD

14. PROPOSED ROAD

15. EXISTING TRAIL

16. PROPOSED TRAIL

17. EXISTING WATER FEATURE

18. PROPOSED WATER FEATURE

19. EXISTING TREE

20. PROPOSED TREE

21. EXISTING SHED

22. PROPOSED SHED

23. EXISTING GAZEBO

24. PROPOSED GAZEBO

25. EXISTING SIGN

26. PROPOSED SIGN

27. EXISTING LIGHT

28. PROPOSED LIGHT

29. EXISTING FURNITURE

30. PROPOSED FURNITURE

31. EXISTING WALL

32. PROPOSED WALL

33. EXISTING CURB

34. PROPOSED CURB

35. EXISTING SIDEWALK

36. PROPOSED SIDEWALK

37. EXISTING DRIVE

38. PROPOSED DRIVE

39. EXISTING ALLEY

40. PROPOSED ALLEY

41. EXISTING YARD

42. PROPOSED YARD

43. EXISTING PATIO

44. PROPOSED PATIO

45. EXISTING PORCH

46. PROPOSED PORCH

47. EXISTING DECK

48. PROPOSED DECK

49. EXISTING STAIR

50. PROPOSED STAIR

51. EXISTING RAMP

52. PROPOSED RAMP

53. EXISTING ELEVATOR

54. PROPOSED ELEVATOR

55. EXISTING ESCALATOR

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57. EXISTING LIFT

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95. EXISTING DECK

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97. EXISTING STAIR

98. PROPOSED STAIR

99. EXISTING RAMP

100. PROPOSED RAMP

EXHIBIT B

NO.	DESCRIPTION	DATE	BY
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EXHIBIT H OPEN SPACE, PARKS & TRAILS AVERY RANCH PU LAND USE PLAN

Legend:
 1. EXISTING BUILDING
 2. PROPOSED BUILDING
 3. EXISTING PARKING LOT
 4. PROPOSED PARKING LOT
 5. EXISTING DRIVEWAY
 6. PROPOSED DRIVEWAY
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