

#48  
1-12-06

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

1 AN ORDINANCE AMENDING ORDINANCE NO. 000413-48 FOR THE PROJECT  
2 KNOWN AS AVERY RANCH PLANNED UNIT DEVELOPMENT PROJECT TO  
3 MODIFY THE LAND USE PLAN, REZONING AND CHANGING THE ZONING  
4 MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED  
5 UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCALLY  
6 KNOWN AS 14900 AVERY RANCH BOULEVARD AND 10550 FARMER LANE.

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

9  
10 PART 1. Avery Ranch Planned Unit Development ("Avery Ranch PUD") is comprised of  
11 approximately 1,629 acres of land located at Farmer Lane and Brushy Creek in Williamson  
12 County and more particularly described by metes and bounds in the land use plan  
13 incorporated in ordinance No. 000413-48.

14  
15 PART 2. Avery Ranch PUD was approved April 13, 2000 under Ordinance No. 000413-  
16 48.

17  
18 PART 3. Avery Ranch PUD was amended to Parcel III-2 on January 30, 2003 under  
19 Ordinance No. 030130-27.

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21 PART 4. The zoning map established by Section 25-2-191 of the City Code is amended to  
22 change the base district from planned unit development (PUD) district to planned unit  
23 development (PUD) district on the property described in Zoning Case No. C814-99-  
24 0001.04, on file at the Watershed Protection and Development Review Department, as  
25 follows:

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27 Parcel No. II-B: A 7.06-acre tract of land, more or less, out of the S. Damon  
28 Survey, Abstract No. 170 in Williamson County, the tract of land being more  
29 particularly described by metes and bounds in Exhibit "A" incorporated into this  
30 ordinance; and

31  
32 Parcel No. III-F2: Lot 1, Block A, Avery Ranch Commercial Southeast  
33 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according  
34 to the map or plat of record in Document No. 20020066755, of the Official Public  
35 Records, Williamson County, Texas (the "Property"),  
36

1 locally known as the property at 14900 Avery Ranch Boulevard and 10550 Parmer Lane,  
2 in the City of Austin, Williamson County, Texas, and generally identified in the map  
3 attached as Exhibit "B".

4  
5 **PART 5.** Exhibit "D", identified as the Land Use Table on the Avery Ranch Land Use  
6 Plan, under Ordinance No. 000413-48 is amended:

- 7  
8 1. to modify the land use plan to allow liquor sales use as a permitted use on  
9 Parcel II-B and Parcel III-F2 as shown on the attached Exhibit "C". A liquor  
10 sales use may not exceed a 6,000 square foot building footprint on each parcel;  
11 and  
12  
13 2. to modify the land use plan to prohibit cocktail lounge use on Parcel II-B and  
14 Parcel III-F2 as shown on the attached Exhibit "C".  
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16 **PART 6.** The attached Exhibits "A", "B" and "C", are incorporated into this ordinance in  
17 their entirety as though set forth fully in the text of this ordinance.

18  
19 **PART 7.** In all other respects the terms and conditions of Ordinance No. 000413-48, as  
20 amended, remain in effect.

21  
22 **PART 8.** This ordinance takes effect on \_\_\_\_\_, 2005.

23  
24  
25 **PASSED AND APPROVED**

26  
27  
28  
29 \_\_\_\_\_, 2005.

30 Will Wynn  
31 Mayor

32  
33  
34 **APPROVED:**

35 David Allan Smith  
36 City Attorney

37 **ATTEST:**

Shirley A. Gentry  
City Clerk