

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO
2 ESTABLISH A PLANNED UNIT DEVELOPMENT (PUD) DISTRICT ON TWO
3 TRACTS OF LAND CONSISTING OF APPROXIMATELY 54.98 ACRES OF
4 LAND GENERALLY KNOWN AS LOOP 1 AT U.S. 290 WEST PUD, LOCATED
5 AT 5009 U.S. HIGHWAY 290 WEST (TRACT ONE); AND 4929 DAVIS LANE AND
6 5000 WEST SLAUGHTER LANE (TRACT TWO).
7

8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base zoning district on the property (the "Property") described in Zoning Case
12 No. C814-05-0213, on file at the Neighborhood Planning and Zoning Department, as
13 follows:
14

15 Tract One: From community commercial (GR) district and rural residence (RR)
16 district to planned unit development (PUD) district.
17

18 Lot 6, Resubdivision of Lot 4, Cougar Creek and Lot 1, Open Meadows, as Recorded
19 in Book 91, Page 317 of the Plat Records of Travis County, Texas.

20 Tract Two: From community commercial-conditional overlay (GR-CO) combining
21 district to planned unit development (PUD) district.
22

23 A 34.313 acre tract of land, more or less, out of land being all of Lot 2, Block "L",
24 Deer Park at Maple Run, Section Sixteen-B, a subdivision of record in Vol. 97,
25 Pg. 317, Plat Records of Travis County, Texas, the tract of land being more
26 particularly described by metes and bounds on Exhibit "B", incorporated into this
27 ordinance,
28

29 generally known as the Loop 1 at U.S. 290 West planned unit development, locally known
30 as the property located at 5009 U.S. Highway 290 West (Tract One) and 4929 Davis Lane
31 and 5000 West Slaughter Lane (Tract Two), in the City of Austin, Travis County, Texas,
32 and generally identified in the map attached as part of Exhibit "A".

33 **PART 2.** This ordinance, together with the attached Exhibits "A" through "B", shall
34 constitute the land use plan (the "PUD Land Use Plan") for the Loop 1 at U.S. 290 planned

1 unit development district (the "PUD") created by this ordinance. The PUD shall conform
2 to the limitations and conditions set forth in this ordinance and in the Loop 1 at U.S. 290
3 West planned unit development land use plan Exhibits "A" through "B" and on record at
4 the Neighborhood Planning and Zoning Department in File No. C814-05-0213. If the text
5 of this ordinance and the attached exhibits conflict, the ordinance applies. Except as
6 otherwise specifically provided by this ordinance and attached exhibits, all other rules,
7 regulations and ordinances of the City in effect on the effective date of this ordinance apply
8 to the PUD.

9 **PART 3.** The attached exhibits or copies of originals on file with the City of Austin
10 Neighborhood Planning and Zoning Department in File No. C814-05-0213 are
11 incorporated into this ordinance in their entirety as though set forth fully in the text of this
12 ordinance. The attached exhibits are as follows:

13 Exhibit A: Zoning Map
14 Exhibit B: Loop 1 at U.S. 290 West PUD Land Use Plan
15

16 **PART 4.** In accordance with Section 25-2-411(A) (*Planned Unit Development District*
17 *Regulations*) of the City Code, the following regulations apply to the PUD instead of
18 otherwise applicable City regulations.

19
20 (A) Section 25-2-242 (*Proposed District Boundaries Must Be Contiguous*) of the
21 City Code does not apply to the PUD.
22

23 (B) The following applies to Tract One:
24

25 1. Section 25-8-514(A) and (B) (*Pollution Prevention Required*) is amended to
26 exceed impervious cover requirements, to not meet SOS water quality
27 standards, and to allow construction of water quality facilities within a
28 critical water quality zone.
29

30 2. Section 25-8-452 (*Critical Water Quality Zone*) is modified to allow
31 construction of water quality facilities and detention facilities within a
32 critical water quality zone in the Barton Springs Zone. Such facilities
33 include those necessary to increase water capture to an additional quarter-
34 inch of run-off.
35

36 3. Section 25-8-453(A) (*Water Quality Transition Zone*) is modified to allow
37 construction within a water quality transition zone in the Barton Springs
38 Zone.

1
2
3 4. Section 25-2-651 (*Barton Springs Overlay District Regulations*) does not
4 apply.

5
6 5. Subsequent to site plan approval and prior to final building inspection, the
7 existing westernmost driveway along 290 West shall be closed to vehicular
8 access to the property.
9

10
11 (C) The following applies to Tract Two:

12
13 1. Section 25-8-514 (A) and (B) (*Pollution Prevention Required*) is, to the extent
14 required for accessibility or other requirements, amended to allow for the
15 construction of trails and related facilities to be constructed by the City of
16 Austin. Up to 20,000 square feet of additional impervious cover may be allowed
17 for such facilities.
18

19 (D) At the time an application for approval of a site plan is submitted for
20 development of Tract One or Tract Two, or any portions of Tract One or Tract
21 Two, an Integrated Pest Management (IPM) plan shall be submitted to the
22 Watershed Protection and Development Review Department for review and
23 approval.
24

25 The IPM plan shall comply with the guidelines in Section 1.6.9.2 (D) and (F) of
26 the Environmental Criteria Manual that are in effect on the date of this
27 covenant.
28

29 (E) At the time an application for approval of a site plan is submitted for
30 development of Tract One or Tract Two, or any portion of Tract One or Tract
31 Two, a landscape plan shall be submitted to the Watershed Protection and
32 Development Review Department for review and approval. Ninety percent of
33 the total plant material used, exclusive of turf, shall be native to Central Texas
34 or on the Grow Green Native and Adapted Landscape Plants list, attached as
35 Exhibit "B". Plants on the Invasive Species/Problem Plants list, attached as
36 Exhibit "C", may not be included.
37
38
39

1 **PART 5.** The Property shall be developed according to the community commercial (GR)
2 district uses and site development regulations of the City Code.

3 **PART 6.** This ordinance takes effect on _____, 2006.

4
5
6
7 **PASSED AND APPROVED**

8
9
10 _____, 2006

11
12 Will Wynn
13 Mayor

14
15
16 **APPROVED:**

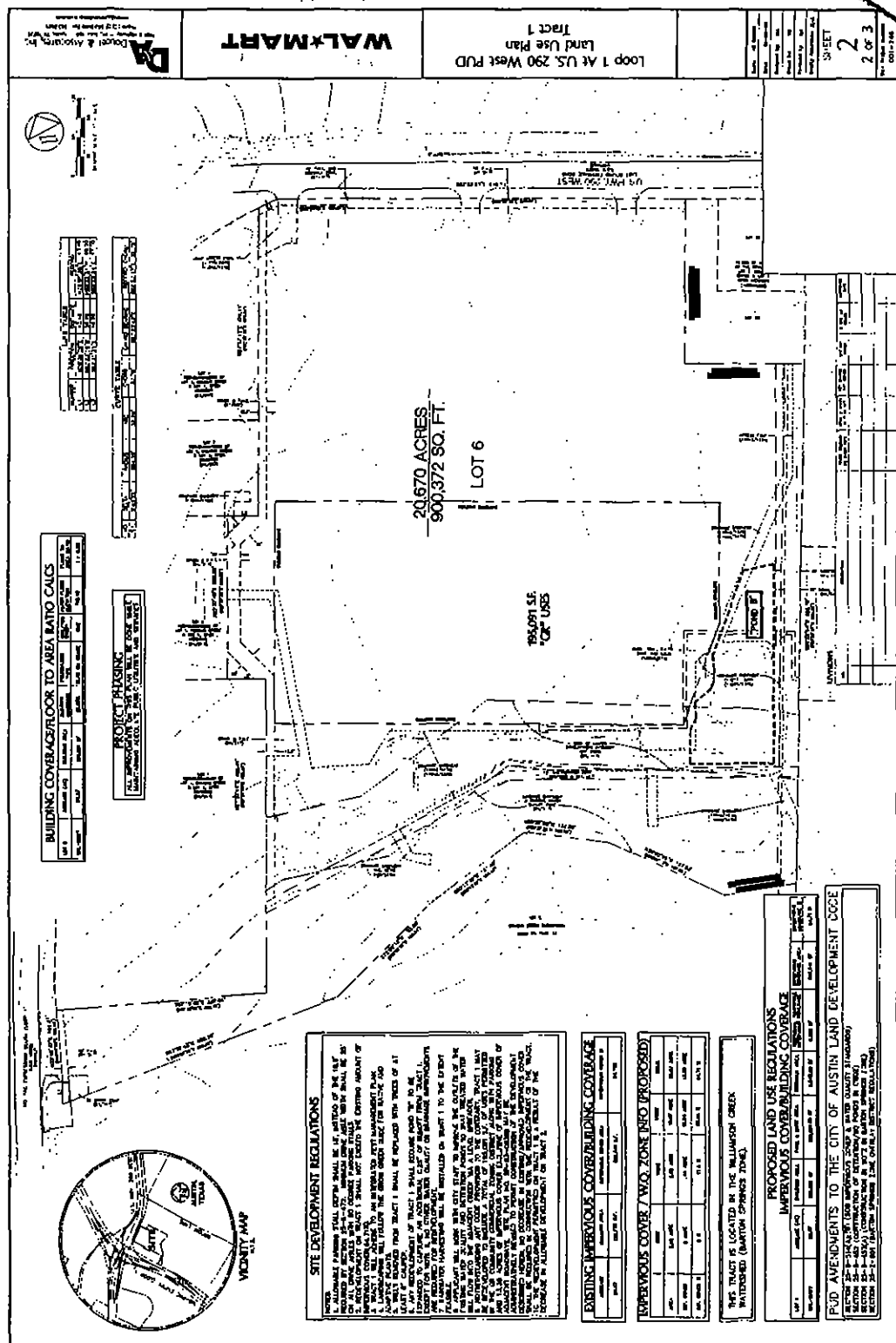
17 David Allan Smith
18 City Attorney

ATTEST:

Shirley A. Gentry
City Clerk



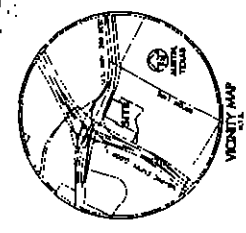
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BUILDING COVER/ACREAGE TO AREA RATIO CALC.

LOT	ACREAGE	BUILDING COVER	BUILDING COVER/ACREAGE
LOT 6	20,670	1,000,000	4.84
LOT 7	17.24	100,000	5.80
LOT 8	17.24	100,000	5.80

PROJECT PHASING
 ALL IMPROVEMENTS TO THE LOT SHALL BE DONE IN ONE PHASE.
 THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PHASING OF THE PROJECT.



SITE DEVELOPMENT REGULATIONS

1. ALLOWABLE FARMING SHALL BE LIMITED TO THE USE OF THE LOT FOR THE PURPOSES OF FARMING. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PHASING OF THE PROJECT.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PHASING OF THE PROJECT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PHASING OF THE PROJECT.

3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PHASING OF THE PROJECT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PHASING OF THE PROJECT.

EXISTING IMPERVIOUS COVER/ACREAGE

LOT	ACREAGE	EXISTING IMPERVIOUS COVER	EXISTING IMPERVIOUS COVER/ACREAGE
LOT 6	20,670	1,000,000	4.84
LOT 7	17.24	100,000	5.80
LOT 8	17.24	100,000	5.80

PERVIOUS COVER / W/O. ZONE INFO (PROPOSED)

LOT	ACREAGE	PERVIOUS COVER	PERVIOUS COVER/ACREAGE
LOT 6	20,670	1,000,000	4.84
LOT 7	17.24	100,000	5.80
LOT 8	17.24	100,000	5.80

THE TRACT IS LOCATED IN THE MALLARD CREEK WATERSHED (AUSTIN SPRINGS ZONE).

PROPOSED LAND USE REGULATIONS IMPERVIOUS COVER/ACREAGE

LOT	ACREAGE	PROPOSED IMPERVIOUS COVER	PROPOSED IMPERVIOUS COVER/ACREAGE
LOT 6	20,670	1,000,000	4.84
LOT 7	17.24	100,000	5.80
LOT 8	17.24	100,000	5.80

FOR AVENUEMENTS TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE

WALMART

Loop 1 At US 290 West PUD
 Tract 1

SHEET
 2 OF 3
 2008-1-10

[illegible]

SITE DEVELOPMENT REGULATIONS

- [illegible]

THE MUSEUM IS LOCATED IN THE WILLIAMSON COTTAGE
MUSEUM, 10111 10TH AVE. N.W.

