

ORDINANCE NO. _____

1 AN ORDINANCE AMENDING ORDINANCE NO. 821104-F TO MODIFY THE
2 LAND USE PLAN, TO REZONE AND CHANGE THE ZONING MAP FROM
3 PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP)
4 COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT-
5 NEIGHBORHOOD PLAN (PUD) COMBINING DISTRICT FOR LAND KNOWN
6 AS THE LAKE AUSTIN COMMONS PLANNED UNIT DEVELOPMENT AKA
7 HARTLAND PLAZA LOCATED IN THE OLD WEST AUSTIN
8 NEIGHBORHOOD PLAN AREA AT 1717 WEST 6TH STREET AND 1711 WEST
9 5TH STREET.

10
11 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

12
13 **PART 1.** Lake Austin Commons planned unit development ("Lake Austin Commons
14 PUD") is comprised of approximately 4.326 acres of land located at 1717 West 6th Street
15 and 1711 West 5th Street, and more particularly described in Ordinance No. 821104-F.

16
17 **PART 2.** Lake Austin Commons PUD was approved November 4, 1982, under Ordinance
18 No. 821104-F (the "Original PUD Ordinance"), and amended under Ordinances No.
19 840607-F, No. 900628-B, and No. 920528-J.

20
21 **PART 3.** 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-neighborhood plan (PUD-NP)
23 district to planned unit development-neighborhood plan (PUD-NP) combining district on
24 the property described in the Original PUD Ordinance, and as follows:

25
26 Lots 1 and 2, Lake Austin Commons Subdivision, a subdivision in the City of
27 Austin, Travis County, according to the map or plat of record in Plat Book 83,
28 Page 58c, of the Plat Records of Travis County, Texas (the "Property"),

29
30 locally known as the property located at 1717 West 6th Street and 1711 West 5th Street,
31 City of Austin, Travis County, Texas, and generally identified in the map attached as
32 Exhibit "A".

33
34 **PART 4.** This ordinance, together with the attached Exhibits "A" and "B" constitute the
35 land use plan for the Lake Austin Commons PUD (the "PUD") and amends the Original
36 PUD Ordinance, as amended. The PUD shall conform to the limitations and conditions set
37 forth in this ordinance and the Lake Austin Commons planned unit development land use

1 plan (the "PUD land use plan") on record at the Neighborhood Planning and Zoning
2 Department in File No. C814-82-006.01(83). If this ordinance and the attached exhibits
3 conflict, the ordinance applies. Except as otherwise specifically provided by this ordinance,
4 all other rules, regulations and ordinances of the City in effect on the effective date of this
5 ordinance apply to the PUD.

6
7 **PART 5.** The attached exhibits are incorporated into this ordinance in their entirety as
8 though set forth fully in the text of this ordinance. The attached exhibits are as follows:

9
10 Exhibit A: Zoning map

11 Exhibit B: Amended Lake Austin Commons PUD land use plan

12
13 **PART 6.** The following applies to Phase 3-A of the PUD land use plan for the property
14 identified as the parking garage at West 6th Street.

15
16 1. The following uses are permitted uses on the first floor of the parking garage:

17
18 Art gallery

19 Consumer convenience services

20 Food sales

21 General retail sales (general)

22 Residential uses

23 Restaurant (general)

24 Personal improvement services

25 Veterinary services

Art workshop

Cultural services

General retail sales (convenience)

Park and recreation services

Restaurant (limited)

consumer repair services

Pet services

26
27 2. Drive-in service use is prohibited as an accessory use to a restaurant use.

28
29 **PART 7.** The Property is subject to Ordinance No. 020926-26 that established the Old
30 West Austin neighborhood plan combining district.

31
32 **PART 8.** In all other respects the terms and conditions of Ordinance No. 821104-F, as
33 amended, remain in effect.

1 **PART 9** This ordinance takes effect on _____, 2006.
2
3

4 **PASSED AND APPROVED**
5

6 _____, 2006
7
8

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§
§

9 Will Wynn
10 Mayor
11

12 **APPROVED:** _____
13

14 David Allan Smith
15 City Attorney

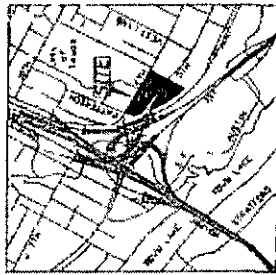
ATTEST: _____

Shirley A. Gentry
City Clerk

OWNER:

LAKE AUSTIN COMMONS, LTD.
1717 WEST 6TH STREET, SUITE 350
AUSTIN, TEXAS 78703
512.477.1312

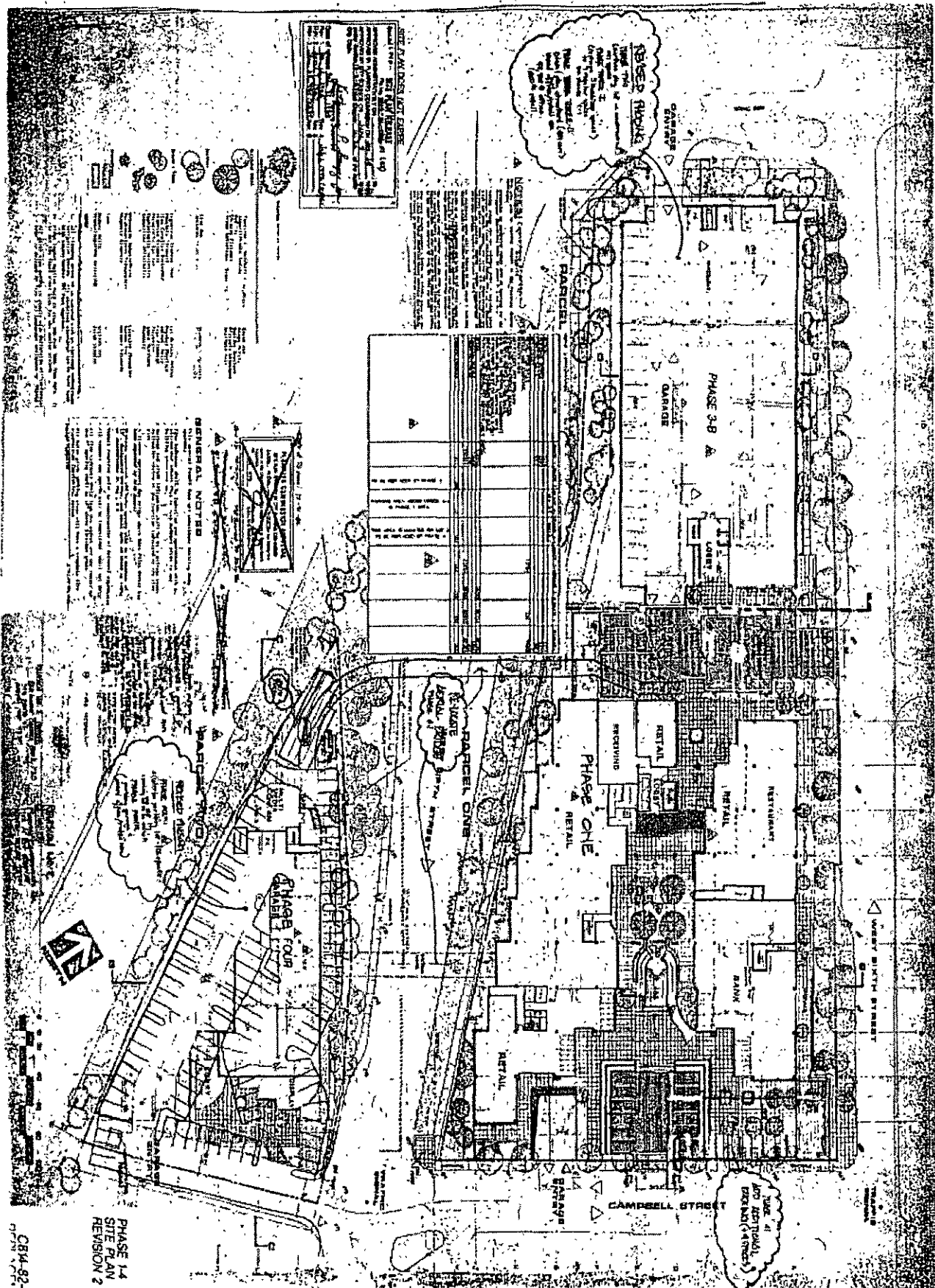
P.U.D. SITE PLAN LAKE AUSTIN COMMONS 1717 W. 6TH STREET AUSTIN, TEXAS 78703



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25. BUILDING FOOTPRINTS

| COMMITTEE | | | | SECTIONS | | | |
|-----------|------------------------------|-----------|---------|----------|------------------------------------|-----------|---------|
| No. | Description | Sheet No. | Scale | No. | Description | Sheet No. | Scale |
| 1 | LAKE AUSTIN COMMONS, LTD. | 1 | 1"=100' | 1 | PHASE 1-4 SITE PLAN (REVISION 2) | 2 | 1"=100' |
| 2 | PHASE 1-4 SITE PLAN | 3 | 1"=100' | 2 | PHASE 1 SITE PLAN | 4 | 1"=100' |
| 3 | PHASE 1 SITE PLAN (ENLARGED) | 5 | 1"=100' | 3 | PHASE 1 LANDSCAPE PLAN | 6 | 1"=100' |
| 4 | PHASE 2 SITE PLAN | 7 | 1"=100' | 4 | PHASE 2 LANDSCAPE PLAN | 8 | 1"=100' |
| 5 | PHASE 2 SITE GRADING PLAN | 9 | 1"=100' | 5 | PHASE 2 SITE GRADING DETAILS | 10 | 1"=100' |
| 6 | PHASE 2 GENERAL DETAILS | 11 | 1"=100' | 6 | PHASE 1 AND 2 REVISED SITE PLAN | 12 | 1"=100' |
| 7 | PHASE 3-A SITE PLAN | 13 | 1"=100' | 7 | PHASE 3-B SITE PLAN | 14 | 1"=100' |
| 8 | PHASE 4-1 SITE PLAN | 15 | 1"=100' | 8 | PHASE 4-1 LANDSCAPE PLAN | 16 | 1"=100' |
| 9 | PHASE 4 SITE PLAN | 17 | 1"=100' | 9 | BUILDING CROSS SECTIONS (ULTIMATE) | 18 | 1"=100' |
| 10 | PHASE 3-A BUILDING SECTIONS | 19 | 1"=100' | 10 | BUILDING FOOTPRINTS | 20 | 1"=100' |
| 11 | BUILDING FOOTPRINTS | 21 | 1"=100' | 11 | BUILDING FOOTPRINTS | 22 | 1"=100' |
| 12 | BUILDING FOOTPRINTS | 23 | 1"=100' | 12 | BUILDING FOOTPRINTS | 24 | 1"=100' |
| 13 | BUILDING FOOTPRINTS | 25 | 1"=100' | | | | |
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NOTES:
1. SEE PLAN FOR EXISTING UTILITIES.
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GENERAL NOTES:
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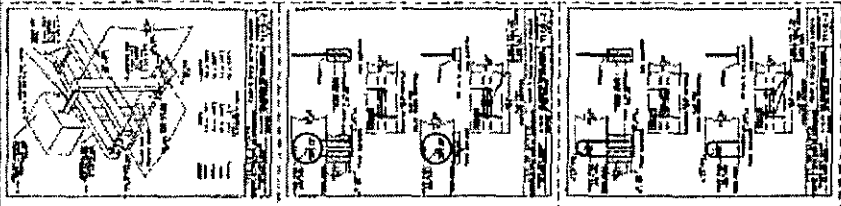
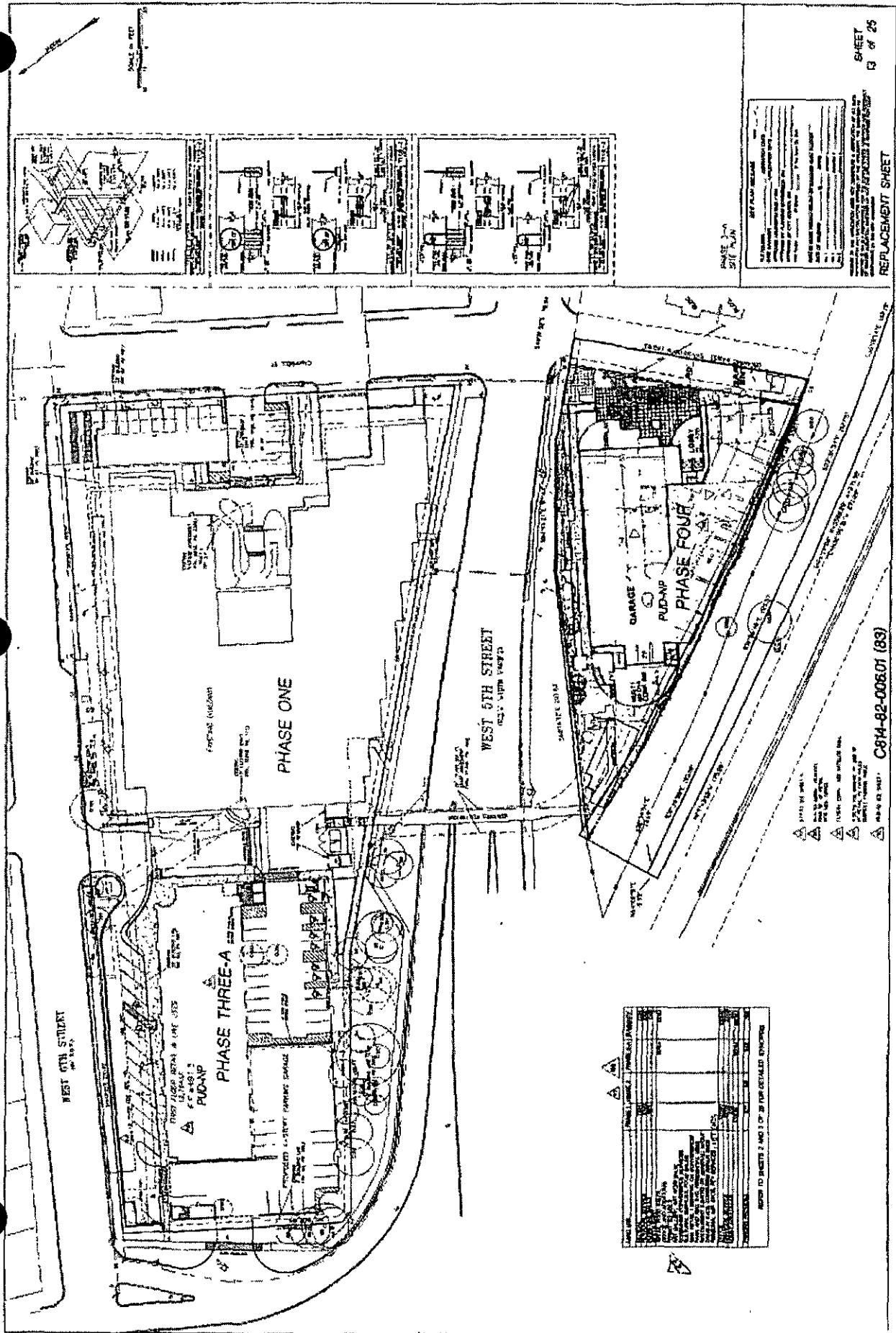
PHASE 1-4
SITE PLAN
REVISION 2

CEM-82-00601 (63)
SHEET
2 OF 25

SITE PLAN
1/4 SECTION

Austin Commons

E.M. SYKES & CO.
Austin, Texas



PHASE FOUR
SITE PLAN

| NO. | DESCRIPTION | DATE |
|-----|-------------|---------|
| 1 | PRELIMINARY | 10/1/81 |
| 2 | REVISED | 10/1/81 |
| 3 | REVISED | 10/1/81 |
| 4 | REVISED | 10/1/81 |
| 5 | REVISED | 10/1/81 |
| 6 | REVISED | 10/1/81 |
| 7 | REVISED | 10/1/81 |
| 8 | REVISED | 10/1/81 |
| 9 | REVISED | 10/1/81 |
| 10 | REVISED | 10/1/81 |

SHEET
13 of 25

REPLACEMENT SHEET

PHASE THREE-A
SITE PLAN

| NO. | DESCRIPTION | DATE |
|-----|-------------|---------|
| 1 | PRELIMINARY | 10/1/81 |
| 2 | REVISED | 10/1/81 |
| 3 | REVISED | 10/1/81 |
| 4 | REVISED | 10/1/81 |
| 5 | REVISED | 10/1/81 |
| 6 | REVISED | 10/1/81 |
| 7 | REVISED | 10/1/81 |
| 8 | REVISED | 10/1/81 |
| 9 | REVISED | 10/1/81 |
| 10 | REVISED | 10/1/81 |

- △ 1' TO 2' DEPTH
- △ 2' TO 4' DEPTH
- △ 4' TO 6' DEPTH
- △ 6' TO 8' DEPTH
- △ 8' TO 10' DEPTH
- △ 10' TO 12' DEPTH
- △ 12' TO 14' DEPTH
- △ 14' TO 16' DEPTH
- △ 16' TO 18' DEPTH
- △ 18' TO 20' DEPTH

C814-82-008.01 (89)

AUSTIN
COMMONS
P.U.D.

John Austin Planning Firm
James Patrick Planning Services
111 West 4th Street
Austin, Texas 78701

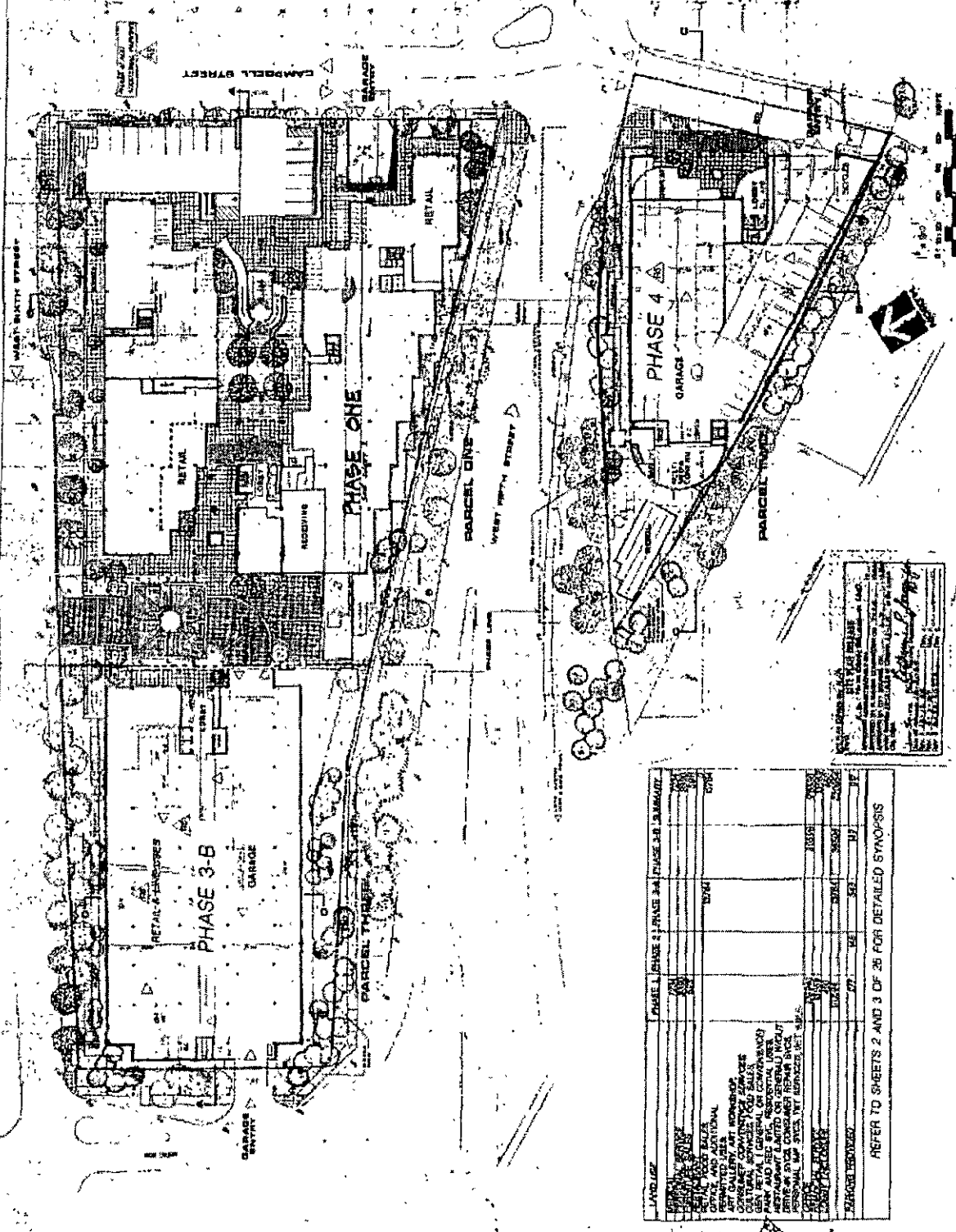
E.M. SYKES CO.
Austin, Texas

Austin Commons

PHASE 3-B
SITE PLAN

SHEET
14 OF 25

C814-82-006.01 (83)
REPLACEMENT SHEET



| LAND USE | PHASE 1 | PHASE 2 | PHASE 3A | PHASE 3B | PHASE 4 |
|----------------|---------|---------|----------|----------|---------|
| ART GALLERY | 100 | 100 | 100 | 100 | 100 |
| ART WORKSHOP | 100 | 100 | 100 | 100 | 100 |
| ART STUDIO | 100 | 100 | 100 | 100 | 100 |
| ART STORAGE | 100 | 100 | 100 | 100 | 100 |
| ART OFFICE | 100 | 100 | 100 | 100 | 100 |
| ART LOUNGE | 100 | 100 | 100 | 100 | 100 |
| ART RESTAURANT | 100 | 100 | 100 | 100 | 100 |
| ART CAFE | 100 | 100 | 100 | 100 | 100 |
| ART BAR | 100 | 100 | 100 | 100 | 100 |
| ART THEATRE | 100 | 100 | 100 | 100 | 100 |
| ART MUSEUM | 100 | 100 | 100 | 100 | 100 |
| ART ARCHIVE | 100 | 100 | 100 | 100 | 100 |
| ART LIBRARY | 100 | 100 | 100 | 100 | 100 |
| ART GALLERY | 100 | 100 | 100 | 100 | 100 |
| ART WORKSHOP | 100 | 100 | 100 | 100 | 100 |
| ART STUDIO | 100 | 100 | 100 | 100 | 100 |
| ART STORAGE | 100 | 100 | 100 | 100 | 100 |
| ART OFFICE | 100 | 100 | 100 | 100 | 100 |
| ART LOUNGE | 100 | 100 | 100 | 100 | 100 |
| ART RESTAURANT | 100 | 100 | 100 | 100 | 100 |
| ART CAFE | 100 | 100 | 100 | 100 | 100 |
| ART BAR | 100 | 100 | 100 | 100 | 100 |
| ART THEATRE | 100 | 100 | 100 | 100 | 100 |
| ART MUSEUM | 100 | 100 | 100 | 100 | 100 |
| ART ARCHIVE | 100 | 100 | 100 | 100 | 100 |
| ART LIBRARY | 100 | 100 | 100 | 100 | 100 |

REFER TO SHEETS 2 AND 3 OF 26 FOR DETAILED SYNOPSIS

Kaiser Austin's Physical Fitness
 Written Pacing Practice
 2017-2018
 Austin, Texas 78703

ENT. STYKES, CO.
Austin, Texas

Austin: Commons

NOTES

PHASE 4
SITE PLAN

SHEET
17 OF 25

C814-82-006.01 (83)
REPLACEMENT SHEET

