

ORDINANCE NO. 20060727-122

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

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

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

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

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development-neighborhood plan (PUD-NP) combining district to planned unit development-neighborhood plan (PUD-NP) combining district on the property described in the Original PUD Ordinance, and as follows:

Lot 1 Lake Austin Commons Subdivision a subdivision in the City of Austin, according to the map or plat of record in Plat Book 83, Page 58c, of the Plat Records of Travis County, Texas, and Lot 1, Block A, Lake Austin Commons II Subdivision, a subdivision in the City of Austin, of record in Document No. 200600208, in the Official Public Records of Travis County, Texas (the "Property"),

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

PART 4. This ordinance, together with the attached Exhibits "A" and "B" constitute the land use plan for the Lake Austin Commons PUD (the "PUD") and amends the Original PUD Ordinance, as amended. The PUD shall conform to the limitations and conditions set forth in this ordinance and the Lake Austin Commons planned unit development land use plan (the "PUD land use plan") on record at the Neighborhood Planning and Zoning Department in File No. C814-82-006.01(83). If this ordinance and the attached exhibits conflict, the ordinance applies. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City in effect on the effective date of this ordinance apply to the PUD.

PART 5. 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: Zoning map

Exhibit B: Amended Lake Austin Commons PUD land use plan

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

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

Art gallery	Art workshop
Consumer convenience services	Cultural services
Food sales	General retail sales (convenience)
General retail sales (general)	Park and recreation services
Residential uses	Restaurant (limited)
Restaurant (general)	Consumer repair services
Personal improvement services	Pet services
Veterinary services	

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

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

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

PART 9. This ordinance takes effect on August 7, 2006.

PASSED AND APPROVED

July 27, 2006

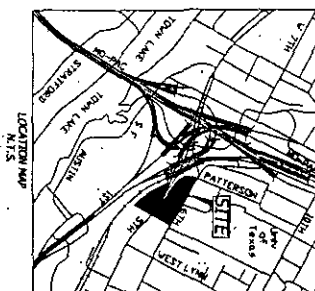
§
§
§ _____
Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk

OWNER:
LAKE AUSTIN COMMONS, LTD.
1717 WEST 6TH STREET, SUITE 390
AUSTIN, TEXAS 78703
512.477.1312

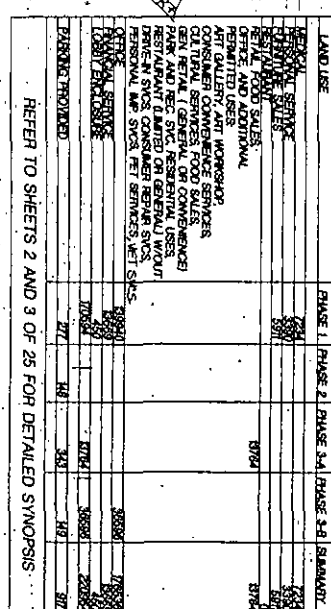
P.U.D. SITE PLAN LAKE AUSTIN COMMONS 1717 W. 6TH STREET AUSTIN, TEXAS 78703



CORRECTIONS									
No.	Description	Drawn By	Checked By	Date	Revised By	Checked By	Date	Revised By	Checked By
1	REVISION 1: 1717 W. 6TH STREET, SUITE 390, AUSTIN, TEXAS 78703			5-11-83					
2	REVISION 2: 1717 W. 6TH STREET, SUITE 390, AUSTIN, TEXAS 78703			5-11-83					
3	REVISION 3: 1717 W. 6TH STREET, SUITE 390, AUSTIN, TEXAS 78703			5-11-83					
4	REVISION 4: 1717 W. 6TH STREET, SUITE 390, AUSTIN, TEXAS 78703			5-11-83					
5	REVISION 5: 1717 W. 6TH STREET, SUITE 390, AUSTIN, TEXAS 78703			5-11-83					
6	REVISION 6: 1717 W. 6TH STREET, SUITE 390, AUSTIN, TEXAS 78703			5-11-83					
7	REVISION 7: 1717 W. 6TH STREET, SUITE 390, AUSTIN, TEXAS 78703			5-11-83					
8	REVISION 8: 1717 W. 6TH STREET, SUITE 390, AUSTIN, TEXAS 78703			5-11-83					
9	REVISION 9: 1717 W. 6TH STREET, SUITE 390, AUSTIN, TEXAS 78703			5-11-83					
10	REVISION 10: 1717 W. 6TH STREET, SUITE 390, AUSTIN, TEXAS 78703			5-11-83					
11	REVISION 11: 1717 W. 6TH STREET, SUITE 390, AUSTIN, TEXAS 78703			5-11-83					
12	REVISION 12: 1717 W. 6TH STREET, SUITE 390, AUSTIN, TEXAS 78703			5-11-83					
13	REVISION 13: 1717 W. 6TH STREET, SUITE 390, AUSTIN, TEXAS 78703			5-11-83					
14	REVISION 14: 1717 W. 6TH STREET, SUITE 390, AUSTIN, TEXAS 78703			5-11-83					
15	REVISION 15: 1717 W. 6TH STREET, SUITE 390, AUSTIN, TEXAS 78703			5-11-83					
16	REVISION 16: 1717 W. 6TH STREET, SUITE 390, AUSTIN, TEXAS 78703			5-11-83					
17	REVISION 17: 1717 W. 6TH STREET, SUITE 390, AUSTIN, TEXAS 78703			5-11-83					
18	REVISION 18: 1717 W. 6TH STREET, SUITE 390, AUSTIN, TEXAS 78703			5-11-83					
19	REVISION 19: 1717 W. 6TH STREET, SUITE 390, AUSTIN, TEXAS 78703			5-11-83					
20	REVISION 20: 1717 W. 6TH STREET, SUITE 390, AUSTIN, TEXAS 78703			5-11-83					
21	REVISION 21: 1717 W. 6TH STREET, SUITE 390, AUSTIN, TEXAS 78703			5-11-83					
22	REVISION 22: 1717 W. 6TH STREET, SUITE 390, AUSTIN, TEXAS 78703			5-11-83					
23	REVISION 23: 1717 W. 6TH STREET, SUITE 390, AUSTIN, TEXAS 78703			5-11-83					
24	REVISION 24: 1717 W. 6TH STREET, SUITE 390, AUSTIN, TEXAS 78703			5-11-83					
25	REVISION 25: 1717 W. 6TH STREET, SUITE 390, AUSTIN, TEXAS 78703			5-11-83					

- ## INDEX OF SHEETS
- COVER SHEET
 - PHASE 1-4 SITE PLAN (REVISION 2)
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 - PHASE 1 SITE PLAN (ENLARGED)
 - PHASE 1 LANDSCAPE PLAN
 - PHASE 2 SITE PLAN
 - PHASE 2 LANDSCAPE PLAN
 - PHASE 2 SITE GRADING PLAN
 - PHASE 2 SITE GRADING DETAILS
 - PHASE 2 GENERAL DETAILS
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 - PHASE 3-A SITE PLAN
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 - BUILDING FOOTPRINTS
 - BUILDING FOOTPRINTS
 - BUILDING FOOTPRINTS
 - BUILDING FOOTPRINTS


EXHIBIT B
(6 replacement sheets)

[illegible]

REFER TO SHEETS 2 AND 3 OF 25 FOR DETAILED SYNOPSIS.

[illegible]

7874-82-006-01(58)


 SHEET
 14 OF 25
 C814-82-006.01 (83)
 REPLACEMENT SHEET

SITE PLAN
WITH SCHEMATIC LANDSCAPE

Lake Austin Commons

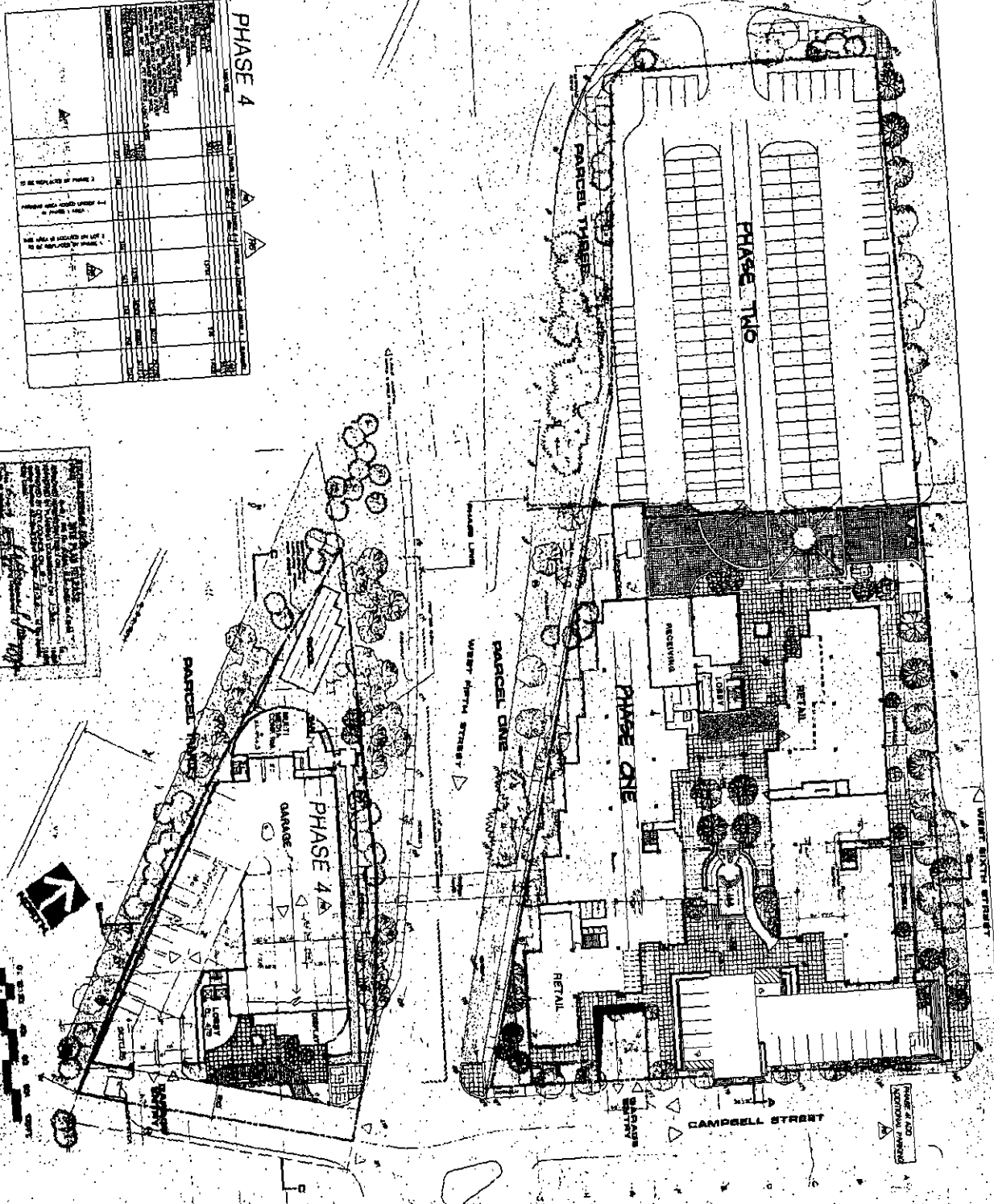
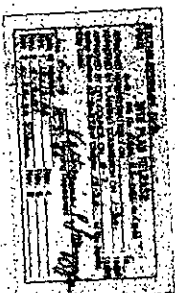
E. M. SYKES, CO.
Austin, Texas

**AUSTIN
COMMONS
P.U.D.**

Lake Austin Financial Plaza
Inverlin Parking Paving Services
1717 West 6th Street
Austin, Texas 78703

PHASE 4

NO.	DESCRIPTION	DATE	BY	CHECKED	APPROVED
1	PHASE 4 SITE PLAN	10/1/83	J. M. SYKES		
2	PHASE 4 SITE PLAN	10/1/83	J. M. SYKES		
3	PHASE 4 SITE PLAN	10/1/83	J. M. SYKES		
4	PHASE 4 SITE PLAN	10/1/83	J. M. SYKES		
5	PHASE 4 SITE PLAN	10/1/83	J. M. SYKES		
6	PHASE 4 SITE PLAN	10/1/83	J. M. SYKES		
7	PHASE 4 SITE PLAN	10/1/83	J. M. SYKES		
8	PHASE 4 SITE PLAN	10/1/83	J. M. SYKES		
9	PHASE 4 SITE PLAN	10/1/83	J. M. SYKES		
10	PHASE 4 SITE PLAN	10/1/83	J. M. SYKES		



SITE PLAN
WITH SCHEMATIC LANDSCAPE

Lake Austin Commons

E.M. SYKES CO.
Austin, Texas

PHASE 4
SITE PLAN

AUSTIN COMMONS
P.U.D.

1313 West 6th Street
Austin, Texas 78703

SHEET
17 OF 25

814-82-00601 (83)

REPLACEMENT SHEET