

ORDINANCE NO. _____

1 **AN ORDINANCE AMENDING ORDINANCE NO. 890202-B TO MODIFY THE**
2 **LAND USE PLAN FOR THE DAVENPORT WEST PLANNED UNIT**
3 **DEVELOPMENT PROJECT, REZONING AND CHANGING THE ZONING MAP**
4 **FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT**
5 **DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCATED AT 4417**
6 **WESTLAKE DRIVE.**

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

9
10 **PART 1.** Davenport Ranch West Planned Unit Development (the “Davenport PUD”) is
11 comprised of approximately 444.33 acres of land located generally in the vicinity of
12 Westlake Drive and Loop 360, and more particularly described in the metes and bounds in
13 the land use plan incorporated into Ordinance No. 890202-B.

14
15 **PART 2.** Davenport PUD was approved February 2, 1989, under Ordinance No. 890202-B
16 (the “Original Ordinance”), and amended under Ordinances No. 20010719-28, No.
17 20010719-115, No. 20021205-17, No. 20050325-040, No. 20070322-059, and No.
18 20140306-033.

19
20 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to
21 change the base district from planned unit development (PUD) district to planned unit
22 development (PUD) district on the property described by metes and bounds in Ordinance
23 No. 890202-B as approximately 444.33 acres of land that includes the following property
24 described in Zoning Case No. C814-88-0001.12, on file at the Planning and Zoning
25 Department, as follows:

26
27 Lot 17, Block E, Davenport West PUD Section 5, Phase 6, Travis County, Texas,
28 according to the map or plat thereof as recorded in Document No. 200000169, Plat
29 Records, Travis County, Texas, (the “Property”),

30
31 generally known as the Davenport PUD, now locally known as the property at 4417
32 Westlake Drive, in the City of Austin, Travis County, Texas, and generally identified in the
33 map attached as **Exhibit “A”**.

34
35
36 **PART 4.** This ordinance, together with the attached **Exhibit “B”** constitutes the amended
37 land use plan for the Davenport PUD and amends the Original Ordinance. The Davenport

1 PUD shall conform to the permitted uses and development standards and criteria, limitations
2 and conditions set forth in the ordinance and the land use plan, as amended, on record in the
3 Planning and Zoning Department in File No. C814-88-0001.12. If this ordinance and the
4 attached exhibits conflict, the ordinance applies. The attached exhibits are as follows:

5
6 Exhibit A: Zoning Map

7 Exhibit B: Amended Land Use Plan – (3 Pages)

8
9 **PART 5.** The Davenport PUD land use plan under the Original Ordinance, as amended, is
10 modified and amended as shown in this Part 5 as to the Property.

- 11
12 A. The total allowable non-residential building area on the Property shall be increased
13 by 29,090 square feet for a total of 1,257,404 square feet as shown on **Exhibit “B”**.
14
15 B. The total allowable impervious cover on the Property shall be reduced by 0.36 acres
16 to 1.98 acres as shown on **Exhibit “B”**.
17
18 C. All new commercial buildings on the Property shall achieve a two-star or greater
19 rating under the City of Austin Energy Green Building program using the applicable
20 rating version in effect at the time a rating registration application is submitted for
21 the building.
22
23 D. The Landowner shall use rainwater harvesting as the primary water source for all
24 landscape irrigation. Potable and/or reclaimed water shall only be used as a backup
25 supply if the primary sources are depleted.
26
27 E. The Landowner shall include at least 427 additional caliper inches of trees within
28 the Property.
29
30 F. The exterior lighting on the new building or structure shall be hooded or shielded to
31 minimize light pollution using “dark sky” guidelines and techniques on the Property.
32
33 G. The exterior glass on any new commercial building on the Property shall have a
34 reflectivity index less than 15 percent.
35
36 H. The Landowner shall submit detailed landscaping plan and heritage tree surveys at
37 the time of permit application for building any new buildings on the Property.
38
39 I. At the time of site plan review, an Environmental Resource Inventory shall be
40 prepared.

1
2 J. The Landowner shall permit and reconstruct the existing water quality pond located
3 along Royal Approach Drive, into a system of rain gardens as approved by the City
4 of Austin, through a cost sharing agreement with the City of Austin.

5
6 K. The Landowner shall install and maintain a green screen with climbing vines on the
7 north, south and east side of the parking structure.

8
9 L. The new commercial building on the Property shall have no building signage.

10
11 M. The maximum height of the new commercial building on the Property shall not
12 exceed 40 feet as described in **Exhibit "B"**.

13
14 N. A 100-foot wide building setback shall be established and maintained along the
15 southern property line adjacent to Westlake Drive.

16
17 O. The exit median from the Property to Royal Approach Drive shall be modified and
18 extended for direct exiting onto Westlake Drive.

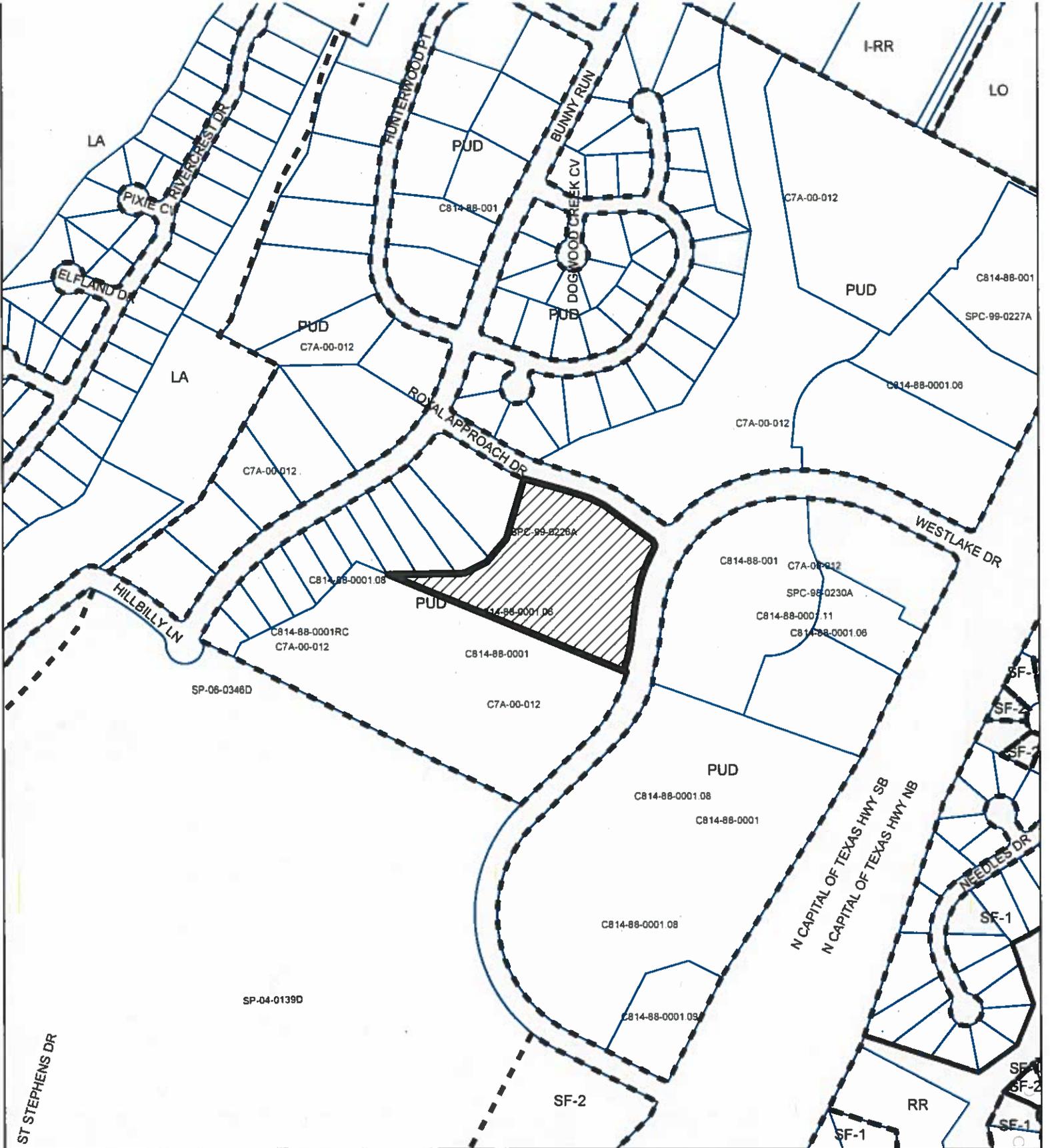
19
20 **PART 6.** Except as otherwise provided for in this ordinance, the terms and conditions of
21 the Original Ordinance, as amended, remain in effect.

22
23 **PART 7.** This ordinance takes effect on _____, 2020.

24
25
26 **PASSED AND APPROVED**

27
28 §
29 §
30 _____, 2020 § _____
31 Steve Adler
32 Mayor

33
34
35 **APPROVED:** _____ **ATTEST:** _____
36 Anne L. Morgan Jannette S. Goodall
37 City Attorney City Clerk
38
39
40



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING
ZONING CASE#: C814-88-0001.12

EXHIBIT "A"

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 9/11/2019



LOCATION MAP (not to scale)

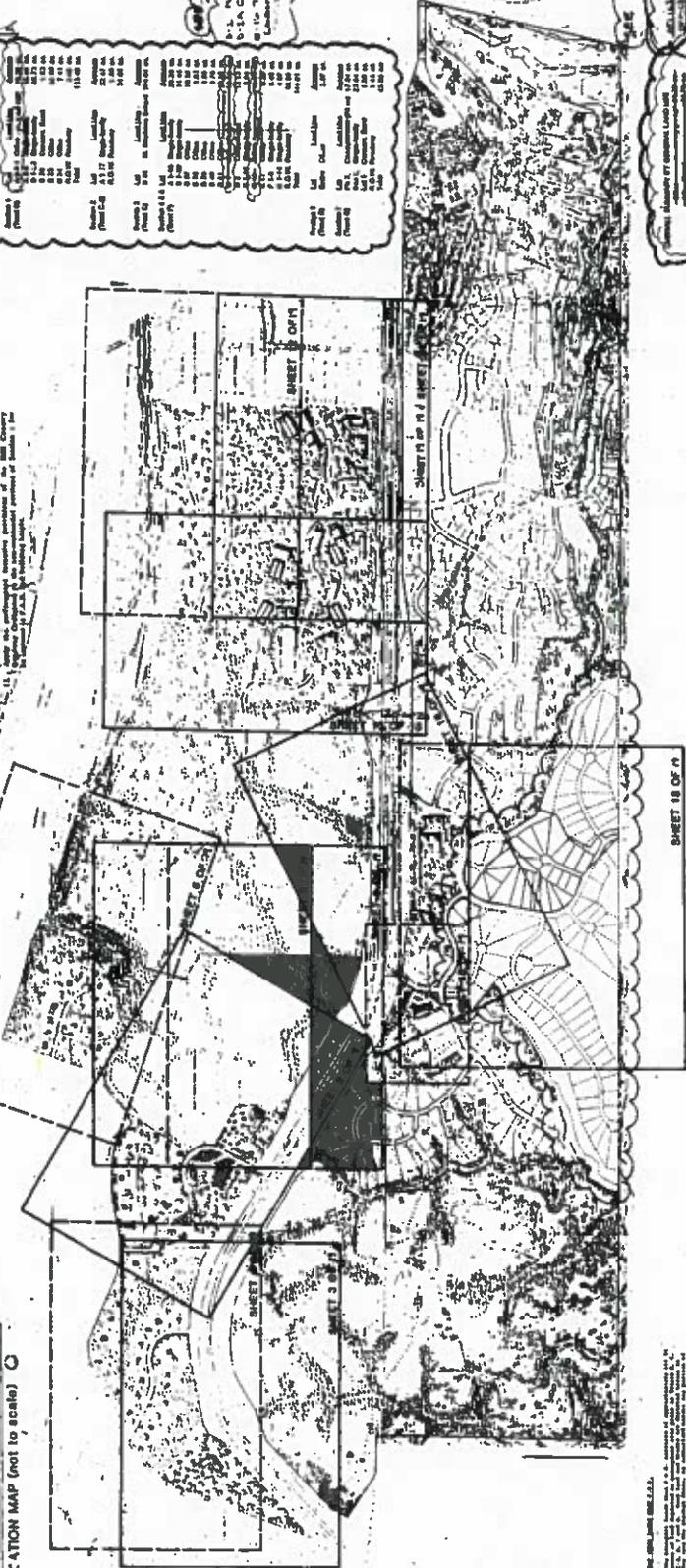
PLAT APPROVAL: []
 PREPARED BY: []
 DATE: []

**REVISED 01/27/2020 - 12th Amendment
 SEE SHEETS 19 & 23**

1. THE PROVISIONS, STANDARDS, SPECIFICATIONS, AND CONDITIONS MAY BE MODIFIED BY THE CITY ENGINEER AT HIS DISCRETION.
2. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE CITY ENGINEER'S PORTION OF THE PROJECT.
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Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	10,000	10,000	10,000
2	10,000	10,000	10,000
3	10,000	10,000	10,000
4	10,000	10,000	10,000
5	10,000	10,000	10,000
6	10,000	10,000	10,000
7	10,000	10,000	10,000
8	10,000	10,000	10,000
9	10,000	10,000	10,000
10	10,000	10,000	10,000



NOTE: SHEET 2, 7, 11, AND 14 OF 18 ARE COVER / CALCULATION SHEETS.

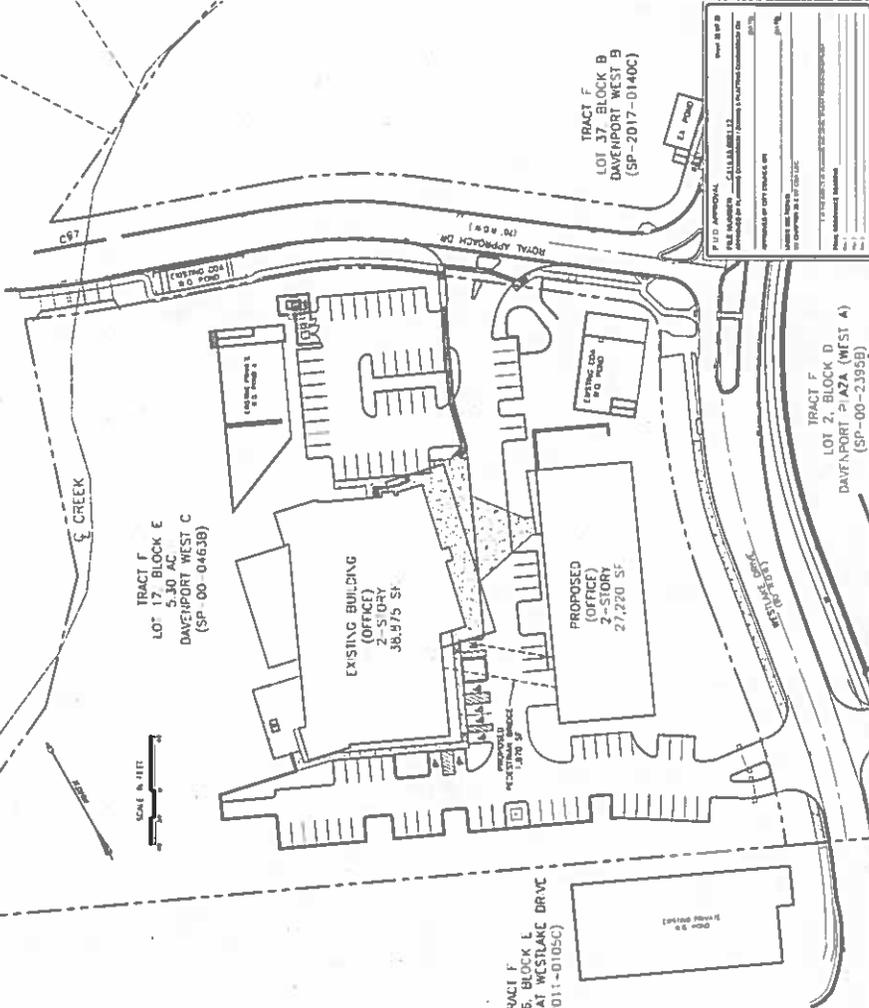
FOR APPROVAL:
 City Engineer: []
 Date: []

BURKS
 WESTVIEW DEVELOPMENT INC.
 5900 Plaza On The Lake, Suite 275 Austin, Texas 78741
 RECEIVED: March 14, 2020
 RECEIVED: December 7, 2019

Let's do Revised CBH 19-001 08(a) per revised paper IC summary table

THE CITY ENGINEER'S PORTION OF THE PROJECT SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY ENGINEER'S PORTION OF THE PROJECT. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE CITY ENGINEER'S PORTION OF THE PROJECT.

- 1 THE PROPOSED DEVELOPMENT OF AN ADDITIONAL OFFICE BUILDING WITH THE 17TH AGREEMENT ON LOT E-17 TRACT F OF THE PUD SHALL COMPLY WITH A 25% TREE REPLACEMENT REQUIREMENT.
- 2 THE PROPOSED DEVELOPMENT OF AN ADDITIONAL OFFICE BUILDING WITH THE 17TH AGREEMENT ON LOT E-17 TRACT F OF THE PUD SHALL PROVIDE FOR WATERSHED MANAGEMENT FOR ADDITIONAL URBANIZATION. WATERSHED SUPPLIES SHALL BE EXPANDED TO INCLUDE TREE PLANTING, LANDSCAPE PLANS, AND HERBACEOUS TREE PLANTINGS AS REQUIRED IN THE SITE PLAN FOR PERMITTING FOR THE FIRST PUD APPROVAL.
- 3 THE PROPOSED DEVELOPMENT OF AN ADDITIONAL OFFICE BUILDING WITH THE 17TH AGREEMENT ON LOT E-17 TRACT F OF THE PUD SHALL REQUIRE CUT FILL RATIO TO BE MAINTAINED.
- 4 THE PROPOSED DEVELOPMENT OF AN ADDITIONAL OFFICE BUILDING WITH THE 17TH AGREEMENT ON LOT E-17 TRACT F OF THE PUD SHALL PERMIT AND RECONSTRUCT THE EXISTING DRIVEWAY TO THE PROPOSED OFFICE BUILDING TO BE MAINTAINED AND AGREED WITH THE CITY OF AUSTIN THROUGH A COST SHARING AGREEMENT WITH THE CITY OF AUSTIN.
- 5 THE PROPOSED DEVELOPMENT OF AN ADDITIONAL OFFICE BUILDING WITH THE 17TH AGREEMENT ON LOT E-17 TRACT F OF THE PUD SHALL UTILIZE FULLY SHELDED AND ACCESS GRADING TO COMPLY WITH DRAINAGE REQUIREMENTS.
- 6 THE PROPOSED DEVELOPMENT OF AN ADDITIONAL OFFICE BUILDING WITH THE 17TH AGREEMENT ON LOT E-17 TRACT F OF THE PUD SHALL HAVE NO BUILDING FOOTING EXPOSED SOUTH FOR VIEWS ON THE SOUTH NORTH INDICATED SIDES THAT ARE EXPOSED TO THE PUBLIC.
- 7 THE PROPOSED DEVELOPMENT OF AN ADDITIONAL OFFICE BUILDING WITH THE 17TH AGREEMENT ON LOT E-17 TRACT F OF THE PUD SHALL HAVE GLASS REFLECTIVITY LESS THAN 15%.
- 8 THE PROPOSED DEVELOPMENT OF AN ADDITIONAL OFFICE BUILDING WITH THE 17TH AGREEMENT ON LOT E-17 TRACT F OF THE PUD SHALL BE NO CLOSER THAN 100 FEET FROM THE SOUTHWEST PROPERTY LINE OF THE SITE.
- 9 THE PROPOSED DEVELOPMENT OF AN ADDITIONAL OFFICE BUILDING WITH THE 17TH AGREEMENT ON LOT E-17 TRACT F OF THE PUD SHALL BE NO CLOSER THAN 100 FEET FROM THE SOUTHWEST PROPERTY LINE OF THE SITE.
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REVISED 01/27/2020 - 12th Amendment SEE SHEETS 19 & 23

CITY OF AUSTIN, APPROXIMATE Q-2, INTERMEDIATE COVER

THE TRACT IS SUBJECT TO THE LATEST AUSTIN WATERBODIES ORDINANCE AS ADOPTED BY THE APPROVED P.U.D. PLAN. ALL OTHER REGULATIONS SHALL BE ENFORCED FROM THE 17TH AGREEMENT ON LOT E-17 TRACT F OF THE PUD.

LOOP 150 CORRIDOR CALCULATIONS (COMMERCIAL, APPL. SERVICES, P.O.B.)

SECTION A	0-115	175-718	25-25%	3.5%	TOTAL
AREA	71,811 ac	11,964 ac	5.81 ac	84.23 ac	
MULTIPLIER	0.34	0.22	0.15	0.17	
TOTAL REQUIRED PARKING	1,852,075	116,615	11,368	17,296	1,977,354
PROVIDED PARKING	1,852,075	116,615	11,368	17,296	1,977,354
NET SURPLUS	0	0	0	0	0

LAKE AUSTIN CORRIDOR CALCULATIONS

SECTION C	0-115	175-718	25-25%	3.5%	TOTAL
AREA	71,811 ac	11,964 ac	5.81 ac	84.23 ac	
MULTIPLIER	0.34	0.22	0.15	0.17	
TOTAL REQUIRED PARKING	1,852,075	116,615	11,368	17,296	1,977,354
PROVIDED PARKING	1,852,075	116,615	11,368	17,296	1,977,354
NET SURPLUS	0	0	0	0	0

PROPOSED NON-RESIDENTIAL INTERMEDIATE COVER - SECTIONS A, B & C

SECTION A	0-115	175-718	25-25%	3.5%	TOTAL
AREA	71,811 ac	11,964 ac	5.81 ac	84.23 ac	
MULTIPLIER	0.34	0.22	0.15	0.17	
TOTAL REQUIRED PARKING	1,852,075	116,615	11,368	17,296	1,977,354
PROVIDED PARKING	1,852,075	116,615	11,368	17,296	1,977,354
NET SURPLUS	0	0	0	0	0

DAVENPORT WEST PUD - TRACT F

EXISTING BUILDING AREA = 36,975 SF
 PROPOSED OFFICE BUILDING AREA = 27,220 SF
 TOTAL BUILDING AREA = 64,195 SF
 TOTAL ALLOTMENT PLUS PROPOSED BUILDING AREA = 1,277,424 SF

PARKING CALCULATIONS

REQUIRED PARKING - GENERAL OFFICE @ 1.25 SPACES	80,244
EXISTING BUILDING	36,975
PROPOSED OFFICE BUILDING	27,220
TOTAL BUILDING	64,195
TOTAL ALLOTMENT PLUS PROPOSED BUILDING AREA	1,277,424
TOTAL REQUIRED PARKING - 217 SPACES	217

PERMITS CALCULATIONS

SECTION A	0-115	175-718	25-25%	3.5%	TOTAL
AREA	71,811 ac	11,964 ac	5.81 ac	84.23 ac	
MULTIPLIER	0.34	0.22	0.15	0.17	
TOTAL REQUIRED PARKING	1,852,075	116,615	11,368	17,296	1,977,354
PROVIDED PARKING	1,852,075	116,615	11,368	17,296	1,977,354
NET SURPLUS	0	0	0	0	0