ORDINANCE NO. 20200206-068

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

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

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


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 (PUD) district to planned unit development (PUD) district on the property described by metes and bounds in Ordinance No. 890202-B as approximately 444.33 acres of land that includes the following property described in Zoning Case No. C814-88-0001.12, on file at the Planning and Zoning Department, as follows:

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

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

PART 4. This ordinance, together with the attached Exhibit “B” constitutes the amended land use plan for the Davenport PUD and amends the Original Ordinance. The Davenport
PUD shall conform to the permitted uses and development standards and criteria, limitations and conditions set forth in the ordinance and the land use plan, as amended, on record in the Planning and Zoning Department in File No. C814-88-0001.12. If this ordinance and the attached exhibits conflict, the ordinance applies. The attached exhibits are as follows:

Exhibit A: Zoning Map
Exhibit B: Amended Land Use Plan – (3 Pages)

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

A. The total allowable non-residential building area on the Property shall be increased by 29,090 square feet for a total of 1,257,404 square feet as shown on Exhibit “B”.

B. The total allowable impervious cover on the Property shall be reduced by 0.36 acres to 1.98 acres as shown on Exhibit “B”.

C. The new building or structure on the Property shall achieve a two-star or greater rating under the City of Austin Energy Green Building program using the applicable rating version in effect at the time a rating registration application is submitted for the building.

D. The new building or structure on the Property shall use rainwater harvesting as the primary water source for all landscape irrigation. Potable and/or reclaimed water shall only be used as a backup supply if the primary sources are depleted.

E. The Landowner shall include at least 427 additional caliper inches of trees within the Property.

F. The exterior lighting on the new building or structure shall be hooded or shielded to minimize light pollution using “dark sky” guidelines and techniques on the Property.

G. The exterior glass on the new building or structure on the Property shall have a reflectivity index less than 15 percent.

H. The Landowner shall submit detailed landscaping plan and heritage tree surveys at the time of permit application for building the new building or structure on the Property.
I. At the time of site plan review, an Environmental Resource Inventory shall be prepared.

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

K. For the new building or structure on the Property the Landowner shall install and maintain a green screen with climbing vines on the north, south and east side of the parking structure that are exposed.

L. The new building or structure on the Property shall have no building signage.

M. The maximum height of the new building or structure on the Property shall not exceed 40 feet as described in Exhibit “B”.

N. A 100-foot wide building setback for the new building or structure shall be established and maintained along the southern property line adjacent to Westlake Drive.

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

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

PART 7. This ordinance takes effect on February 17, 2020.

PASSED AND APPROVED

_________________________  ________________________
February 6, 2020          Steve Adler

Mayor

APPROVED:  ATTEST:

Anne L. Morgan  Jannette S. Goodall
City Attorney    City Clerk

February 6, 2020  ________________________

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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