

40

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 890202-B TO MODIFY THE LAND USE PLAN, TO REZONE AND CHANGE THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR LAND KNOWN AS THE DAVENPORT RANCH WEST PLANNED UNIT DEVELOPMENT LOCATED AT 3100-3320 NORTH CAPITAL OF TEXAS HIGHWAY (LOOP 360).

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

PART 1. Davenport Ranch West planned unit development ("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 by metes and bounds in the Land Use Plan incorporated into Ordinance No. 890202-B.

PART 2. Davenport PUD was approved February 2, 1989, under Ordinance No. 890202-B (the "Original PUD Ordinance"), and amended under Ordinances No. 010719-28, No. 010719-115, and No. 021205-17.

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. C814-88-000108, as follows:

A 31.844 acre tract of land, more or less, out of the Burke Trammell Survey No. 3 and the Antonio Rodriguez Survey No. 4 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

the 31.844 acres being generally known as the Gables at Westlake project in the Davenport Ranch West planned unit development, locally known as the property located at 3100-3320 North Capital of Texas Highway (Loop 360), 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 Exhibits "A" and "B", shall constitute the land use plan for the Davenport PUD (the "PUD") created by this ordinance. The PUD shall conform to the limitations and conditions set forth in the ordinance and the Davenport

1 Ranch West planned unit development land use plan (the "PUD land use plan") on record
2 at the Neighborhood Planning and Zoning Department in File No. C814-88-0001.08. If this
3 ordinance and the attached exhibits conflict, the ordinance applies. Except as otherwise
4 specifically provided by this ordinance, all other rules, regulations and ordinances of the
5 City in effect on the effective date of this ordinance apply to the PUD.

6
7 **PART 5. Certain Terms Defined.**

8
9 Tract D-1 means Tract F, Block D, Lot 1, as shown on the PUD land use plan attached
10 as Exhibit B.

11
12 Tract D-1A means Tract F, Block D, Lot 1-A, as shown on the PUD land use plan
13 attached as Exhibit B.

14
15 Tract E-16 means Tract F, Block E, Lot 16, as shown on the PUD land use plan
16 attached as Exhibit B.

17
18 **PART 6.** The attached exhibits on file with the City of Austin Neighborhood Planning and
19 Zoning Department in File No. C814-88-0001.08 are incorporated into this ordinance in
20 their entirety as though set forth fully in the text of this ordinance. Exhibit H of Ordinance
21 No. 890202-B is amended as shown on Exhibit B of this ordinance. The attached exhibits
22 are as follows:

23
24 Exhibit A: Description of 3.844 acres and zoning map

25 Exhibit B: Amended Davenport PUD land use plan

26
27 **PART 7.** In accordance with Section 25-2-411(A) (*Planned Unit Development District*
28 *Regulations*) of the City Code, the following regulations apply to the PUD instead of
29 otherwise applicable City Code regulations.

- 30
31 (A) Cut and fill over four feet shall be structurally contained.
32
33 (B) Native grass/wildflower mix shall be used for restoration of disturbed
34 natural area including vegetative filter strips.
35
36 (C) Replacement trees shall be Class I trees.
37
38 (D) Water quality facilities are subject to Code requirements as of the date of
39 this ordinance.
40

- 1 (E) A minimum of 9.0 acres shall be provided for Hill Country Natural Area.
- 2
- 3 (F) At the time an application for approval of a site plan is submitted for
- 4 development of the Property, or any portion of the Property, an Integrated
- 5 Pest Management (IPM) plan shall be submitted to the Watershed Protection
- 6 and Development Review Department for review and approval. The IPM
- 7 plan shall comply with the guidelines in Section 1.6.9.2 (D) and (E) of the
- 8 Environmental Criteria Manual that are in effect on the date of this
- 9 ordinance.
- 10
- 11 (G) Except as otherwise provided in this part, development of (i) Tract D-1 shall
- 12 be in compliance with multifamily residence low density (MF-2) district site
- 13 development regulations, (ii) Tract D-1A shall be in compliance with
- 14 community commercial (GR) district site development regulations, and (iii)
- 15 Tract E-16 shall comply with townhouse and condominium residence (SF-6)
- 16 district site development regulations. If the regulations of this Part 7, Section
- 17 (G) conflict with the Capital of Texas Highway Corridor regulations (Loop
- 18 360 Ordinance), as referenced on the original PUD land use plan of
- 19 Ordinance No. 890202, the regulations of the Loop 360 Ordinance shall
- 20 control.
- 21
- 22 (H) The following regulations apply to Tract E-16.
- 23
- 24 1. All permitted and conditional townhouse and condominium residence
- 25 (SF-6) uses are permitted and conditional uses of the tracts.
- 26
- 27 2. The maximum number of townhouse and condominium residential
- 28 units is 41.
- 29
- 30 The maximum height of a building or structure is 35 feet from ground
- 31 level as measured by the Code as of the date of this ordinance.
- 32
- 33 (I) The following regulations apply to Tract D-1.
- 34
- 35 1. All permitted and conditional multifamily residence low density (MF-
- 36 2) uses are permitted and conditional uses of the tract.
- 37
- 38 2. The maximum number of multifamily residential units is 175 and the
- 39 minimum number of residential units is three per lot.
- 40

3. Except as provided in Subsection 3, the maximum height of a building or structure is 47 feet measured from the finished floor elevation to the midpoint of the highest gable of the roof.

4. The maximum height of a building or structure used as a community recreation (private) use is 30 feet from the finished floor elevation to the midpoint of the highest gable of the roof.

(J) The following regulations apply to Tract D-1A.

1. Vehicular access from Tract D-1A may be to Loop 360 and Westlake Drive.

2. Except as provided in Subsection 3, all permitted and conditional community commercial (GR) uses are permitted uses and conditional uses of the tract.

3. The following uses are prohibited uses of the tract:

Pawn shop services

Hotel-motel

Commercial off-street parking

Automotive repair services

Bail bond services

Exterminating services

Indoor sports and recreation

Theater

Communication service facilities

Group home, Class I (limited)

Local utility services

Urban farm

Off site accessory parking

Funeral services

Automotive rentals

Automotive sales

Communications services

Indoor entertainment

Outdoor sports and recreation

Congregate living

Family home

Group home, Class II

Residential treatment

Group home, Class I (general)

4. A site plan or building permit for Tract D-1A may not be approved, released, or issued, if the completed development or uses of Tract D-1A, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 1,302 unadjusted trips per day.

PART 8. Except as otherwise provided in this ordinance, the provisions of the Original PUD Ordinance, as amended, remain in effect.

1
2 **PART 9.** This ordinance takes effect on _____, 2005.
3
4

5 **PASSED AND APPROVED**
6
7

8
9 _____, 2005.

§
§
§

Will Wynn
Mayor

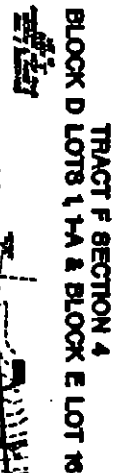
10
11
12
13
14 **APPROVED:** _____

ATTEST: _____

15 David Allan Smith
16 City Attorney

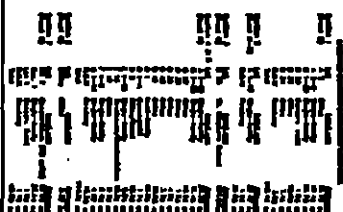
Shirley A. Brown
City Clerk

DRAFT



Model	Location	Distance	Period
1	55°02'30" N	70.5	1950-1960
2	55°04'00" N	75.3	1960-1970
3	54°59'00" N	1.35	1970-1975
4	54°51'30" N	20.8	1975-1980
5	46°17'00" N	32.5	1980-1985
6	46°13'00" N	70.0	1985-1990
7	46°18'20" N	5.25	1990-1995
8	55°53'40" N	66.45	1995-2000
9	55°02'30" N	8.60	2000-2005
10	55°05'17" N	0.80	
11	46°17'00" N	1.0	

**PROJECT OWNER:
PROTESTANT EPISCOPAL SCHOOL COUNCIL
2700 GUSTY BLVD
AUSTIN, TX 78746**

[illegible]

CAPITAL OF TEXAS HIGHWAY LOOP 300

Date Issued: _____
 Approved by Board on _____
 Approved by Department on _____
 Attest: _____
 Department President and Acting Department

TRACT F SECTION 4
BLOCK D LOTS 1-1-A & BLOCK E LOT 10

GABLE® RESIDENTIAL**DAVENPORT RANCH WEST P.L.D.**

b Bury+Partners
Executive Engineers and Planners
Consulting Inc. 840-2000 Ave. 840-2000
Burlington, Ont. L7R 4A6

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