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 DAVENFORT RANCH WEST PLANNED UNIT DEVELOPMENT LOCATED AT \$100-3320 NORTH CAPITAL OF TEXAS HIGHWAY (LOOP \$60).

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 and 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 by ebruary 2, 1982, 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. C814-88.0001908, 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 dires 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

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Ranch West planned unit development land use plan (the "PUD landause plan") on record at the Neighborhood Planning and Zoning Department in File No. Cala-88-0001.08. If this ordinance and the attached exhibits conflict, the ordinance applies Except as otherwise specifically provided by this ordinance, all other rules, regulations indiordinances of the City in effect on the effective date of this ordinance application the PUD.

Tract D-1 means Tract F, Block D, Lot 1, as shown on the PUD land use plan attached

Tract E-16 means Tract F, Block E, Lov 16, as shown on the PUD land use plan

PART 6. The attached exhibits on file with the City of Austin Neighborhood Planning and Zoning Department in File No. C814-88-0001 08 are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. Exhibit H of Ordinance No. 890202-B is amended as shown on Exhibit B of this ordinance. The attached exhibits are as follows:

Exhibit A: Description of 31 844 deres and zoning map Exhibit B: Amended Davenport PUD land use plan

- PART 7. In accordance with Section 25-2-411(A) (Planned Unit Development District Regulations) of the City Code, the following regulations apply to the PUD instead of otherwise applicable City Code regulations.
 - Cut and fill over four feet shall be structurally contained. (A)
 - Native grass/wildflower mix shall be used for restoration of disturbed **(B)** natural area including vegetative filter strips.
 - Replacement trees shall be Class I trees. (C)
 - Water quality facilities are subject to Code requirements as of the date of **(D)** this ordinance.

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- (F) At the time an application for approval of a site plane is submitted for development of the Property, or any portion of the Property an Integrated Pest Management (IPM) plan shall be submitted to the Watershed Protection and Development Review Department for review and approval. Ene IPM plan shall comply with the guidelines in Section 1.6.9.2 (D) inds (F) of the Environmental Criteria Manual that are in reffect on the date of this ordinance.
- (G) Except as otherwise provided in this part development of (i) Tract D-1 shall be in compliance with multifamily residence low lensity (MF-2) district site development regulations, (ii) Tract D-1A shall be in compliance with community commercial (GR) district site development regulations, and (iii) Tract E-16 shall comply with townhouse and condominium residence (SF-6) district site development regulations. If the regulations of this Part 7, Section (G) conflict with the Capital of Texas Highway Corridor regulations (Loop 360 Ordinance), as referenced on the original PUD land use plan of Ordinance No. 890202 By the regulations of the Loop 360 Ordinance shall control.
- (H) The following regulations apply to I ract E-16.
 - 1. All permitted and conditional townhouse and condominium residence (SF-6) uses are permitted and conditional uses of the tracts.
 - 2. The maximum number of townhouse and condominium residential units is 41
 - The maximum height of a building or structure is 35 feet from ground level as measured by the Code as of the date of this ordinance.
- (I) The following regulations apply to Tract D-1.
 - All permitted and conditional multifamily residence low density (MF-2) uses are permitted and conditional uses of the tract.
 - The maximum number of multifamily residential units is 175 and the minimum number of residential units is three per lot.

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- 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 hoorelevation to the midpoint of the highest gable of the roop.
- (J) The following regulations apply to Tract D
 - 1. Vehicular access from Tract D-1 A 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 user of the tract:

Pawn shop service

Hotel-motel

Commercial offistreet parking

Automotive repair services

Ball bond services

Exterminating service

Indoor sports and recreation

Cheater.

Communication service facilities

Group home Class I (limited)

Local utility services

Urban farm

Aff 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)

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.

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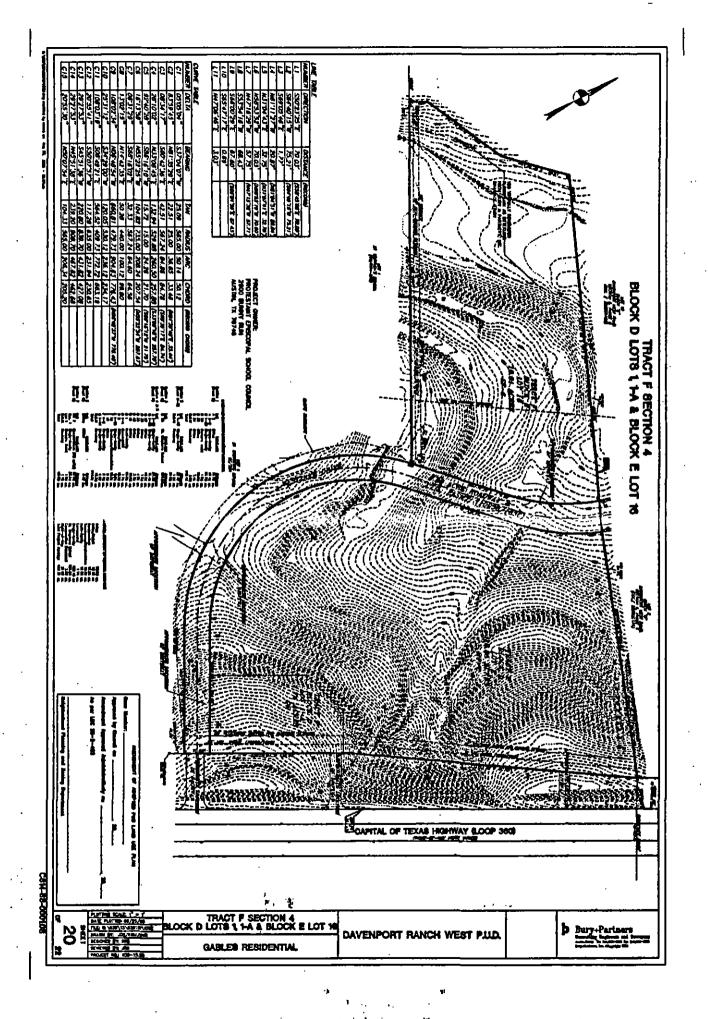
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General Notes (tract f section 4 block d lots 1,1-A & block e lot 16)

 The 25 and 100 year Semiplains will be considered within drainage ecomments and greenhalis.

Subdivision is clossified as when and all public streets, sidewates, and drainings or wastewoler lines shot be constructed to City of Austin Standards.

 All access to ptote highways (Capital of Taues Highway) will be exquired before ptu plan approval.

 Water and measurable member shall be provided by City of Austin.
All gracibatis, public utility expensents, occur examinents and drahape all be served and mobilahed by the property camer.

Access to public drainage exemunts 25' or larger will be determined at the site represent plan parent stage.

7. Preparty earns shall provide for eccase to all drainage essentants as may be accessly and shall not provide access by governmental exibertion.

 No buildings, funces, landeropping or other obstruction what he placed within any drawnage sessions i shown harven succept as specifically approved by the City of Austin or other appropriate authority.

). There will be no construction in the greenheits either them villities, dreinings, and exceedings facilities.

10. The responsibility for mointenance of stormester detertion/retention facilities lies with the error, or successer in 10th, of the land wherein the facilities are located.

 Purking atracture layerest will be submitted by Transportation Review for approval prior to an application for sitz plan.
The Audin Fra Department requires access width of 25 had, and exphall or concrete as a "off weather driving surface."

13. The required width of occurs readways shall not be abstructed in any meaner, including parting of whicher. HO PARCHIC signs or other appropriate section, or both, probleting abstractions, may be required and shall be melalated by owner. Fire lense shall be appropriately marked.

14. Fire hydronits will be beddfed with the center of the 4 inch opening at teast 18 inches above the findless street with a 3 to 6 feet mathest from cartilag(s). We destrained the process within 3 leads of any fire hydrani and the 4 inch opening must be latedly unchalled from the struct.

15. When the protection fectifitie are to be installed by the developer, such fectifies, including all surfaces access routs, shell be installed and much surfaceshis prior to end suring the sites at construction. When advances melitode of protection, or approved by the first chief, are provided, the above may be suited or meditied.

18. As fire alorn systems, fire hydront systems, fire estimpulativing systems (including sprinter systems) wat and dry stitudiples, and beamment trial pipes, shall have the opproved of the fire department as to ineclusion and location, and will be subject to each particular exist on respirate by the fire chief. Please and eparticularies shall be submitted to the fire department for review and approved prior to construction.

17. All fire access reads will have a minimum variety degrance of 13 fact 6 indian.

18. Where R is applicable, buildings will meet the high-rise ordinance for the protection

 All signs will comply with the Sign Ordinance of the City of Austin, except as otherwise provided in the conceptual land plan as of the date of the ordinance.

 A detailed planting pion showing restoration methods will be submitted to the city approved of the site development plan permit stage.

All construction drawings, including a utility layout, will be quantited for the approval by the city of the also development plan partitistings.

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23. All enterior lighting which he beauted or whichled on that the light course is not directly viable from adjacent S^{-3} or some reprinting properties.

24. All dampoters and any permanently placed refuse receptation shall be located a minimum of the from any property used or based on SF-3 or many restriction. The location of and access to dampoters or any other refuse receptations shall comply with the quidations published by the Padic World Department. Location and occess shall be reviewed by the Padic World one Union Transportation Departments.

25. The unit of highly reflective surfaces, such as reflective as mirrored given, or reflective exold racid whose pitch is more than a run of 7 to a rise of 12, shall be prohibited.

24. Sidewalk lecations shall be determined at the time of publishmen.

 Each compact porting space will be identified by a sign stating "small car only" and signs will be perfect on all a directing expeciate to such spaces.

29. Drokrops pions with he submitted to City of Austin. Shnoff will be edicement at the site development plan permit stops.

30. Three access points will be effected to Loop 360 mabject to Tribot approved. Four driments, mabject to City of Austin driversky regulations, will be aligned to Modified Dries. Approximate locations are pleases.

. Fract F. Bhoth D. Lot 1 will provide an PM plan, 194—3" container grown break, and comply In the City of Austin Green Bulldorn Program (One Ster Level). Trees will be executed to pide everal species describly.

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33. All cut and fill ever + feet in to be structurally contained

34. No cod-lar based sectants shall be use

A POPUL CONTROLLED TO THE PROPERTY OF THE PROP

36. Movement height for hubblings an Tract F, Block D, Lot 1 is 47 feet

37. Sertion 25–10–124 (B), scarie readway sign district regulations in exempted to ellow takens on tract $B\!-\!L$

38. The element of Lots 1, 1—A, Black "D" Great F and Let 16, Block "E" Fract F away, by multiple written experience that was a series of the case may be, reallocate the importance care allowed disease. The exchining the bis document in accordance with 25-2-403(c) of the Land Bevelopment Code.

39, Leta 1 and 1-A, Black "D", "Fact F and Let 18, Block "E" Tract F are allowed a total of 1,48 acres of impervious cover as shown an the impervious cover by sliqued table on sheet 22 As additional 1.55 acres of impervious cover is allowed for the extension of Teatlate Drive on shown on the summary table on sheet 22.

Note in the property of the contract of the co

TRACT F SECTION 4	
TRACT F SECTION 4 OCK D LOTS 1, 1-A & BLOCK E LI	
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DAVENPORT RANCH WEST P.U.D.

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