

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE AMENDING ORDINANCE NO. 040129-43 TO MODIFY THE  
2 LAND USE PLAN FOR THE COMANCHE CANYON RANCH  
3 EXTRATERRITORIAL JURISDICTION PLANNED UNIT DEVELOPMENT  
4 PROJECT AND DEVELOPMENT AGREEMENT, REZONING AND CHANGING  
5 THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT  
6 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY  
7 LOCATED AT COMANCHE TRAIL AT MONTE CASTILLO PARKWAY.

8  
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10  
11 PART 1. The Comanche Canyon Ranch extra territorial jurisdiction planned unit  
12 development is comprised of approximately 468 acres of land located generally in the  
13 vicinity of Comanche Trail and Bullick Hollow Road at Oasis Bluff Drive and more  
14 particularly described by metes and bounds in Ordinance No. 040129-43.

15  
16 PART 2. The Comanche Canyon Ranch extra territorial jurisdiction planned unit  
17 development and development agreement (the "CCR PUD") was approved under  
18 Ordinance No. 040129-43 (the "Original Ordinance"), and amended under Ordinance No.  
19 20090806-056.

20  
21 PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to  
22 change the base district from planned unit development (PUD) district to planned unit  
23 development (PUD) district on the property described in Zoning Case No. C814-01-  
24 0114.02, on file at the Planning and Development Review Department and generally  
25 identified in the map attached as Exhibit "A". The portion of the CCR PUD amended by  
26 this ordinance is generally known as Comanche Canyon Ranch Area 2, is located in the  
27 vicinity of Comanche Trail at Monte Castillo Parkway, and is more particularly described  
28 as follows:

29  
30 Lot 35B of Comanche Canyon Ranch Area Two, Lot 35, Block B Resubdivision,  
31 ("Lot 35B") and, Lot 1, Block C of Comanche Canyon Ranch Area Two, Lot 1,  
32 Block C Resubdivision ("Lot 1"), subdivisions in the City of Austin, Travis  
33 County, Texas according to the map or plat of record in Document No. 200800027  
34 and Document No. 200800028, respectively, of the Official Public Records of  
35 Travis County, Texas.  
36  
37

1 **PART 4.** This ordinance, together with the attached Exhibits A and B, constitutes the  
2 amended land use plan for the CCR PUD and amends the Original Ordinance. The CCR  
3 PUD shall conform to the limitations and conditions set forth in the Original Ordinance  
4 and the land use plan on record at the Planning and Development Review Department in  
5 File No. C814-01-0114.02. If this ordinance and the attached exhibits conflict, the  
6 ordinance applies.

7  
8 **PART 5.** The attached exhibits are incorporated into this ordinance as though set forth  
9 fully in the text of this ordinance. The attached exhibits are as follows:

10 Exhibit A: Zoning map  
11 Exhibit B: Page 1 of the Amended Land Use Plan  
12

13  
14 **PART 6.** The CCR PUD land use plan under the Original Ordinance, as amended, is  
15 modified and amended as to Comanche Canyon Ranch Area 2 as follows:

16  
17 The land use table on the plan allows a hotel-motel use as an additional permitted use  
18 on Lot 35B and increases the parking spaces in the parking structure to 1000 spaces  
19 on Lot 1.  
20

21 **PART 7.** Except as otherwise provided for in this ordinance, the terms and conditions of  
22 Ordinance No. 040129-43, as amended, remain in effect.  
23

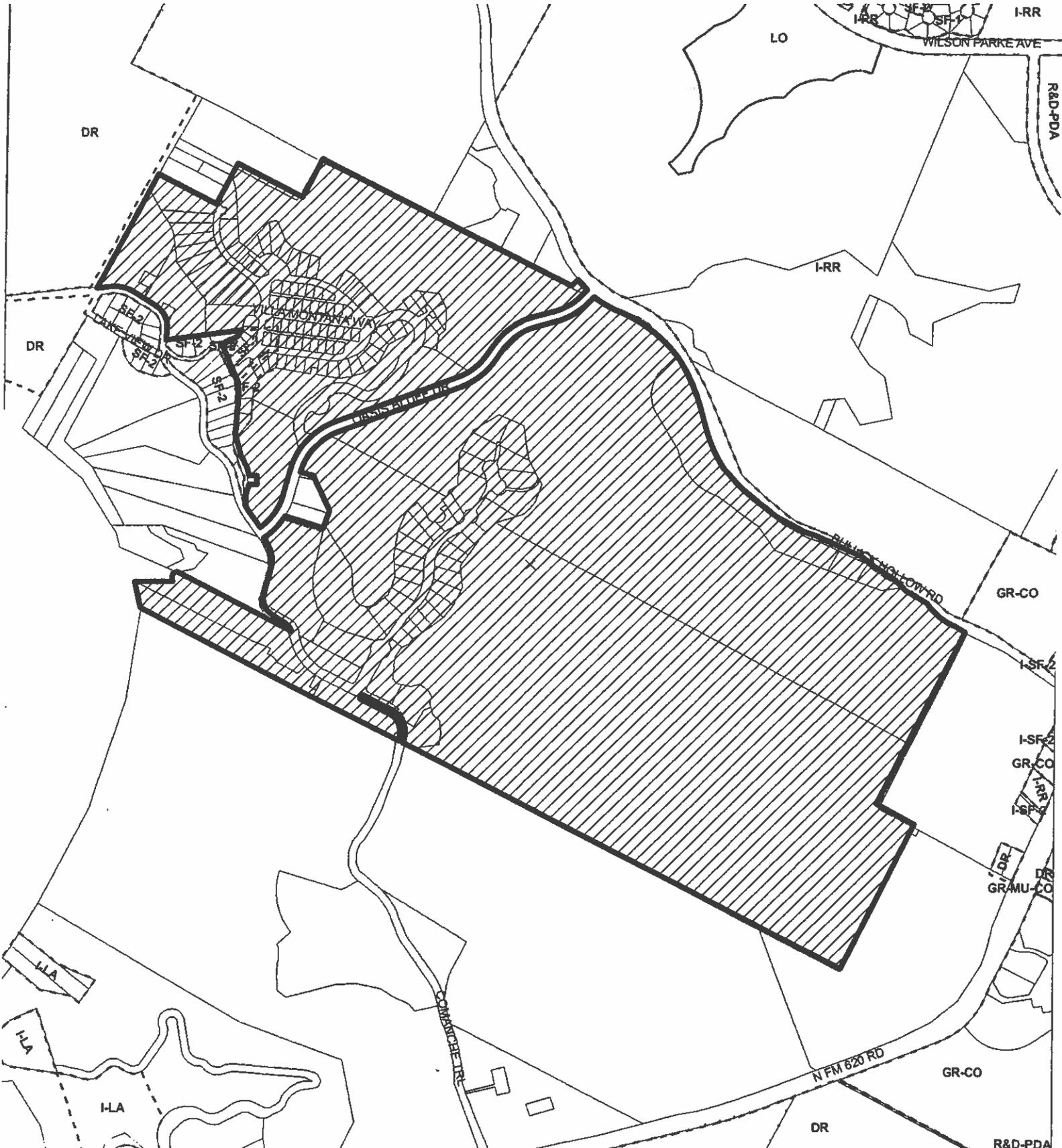
24 **PART 8.** This ordinance takes effect on \_\_\_\_\_, 2010.  
25

26  
27 **PASSED AND APPROVED**

28  
29 §  
30 §  
31 \_\_\_\_\_, 2010 § \_\_\_\_\_  
32

33 Lee Leffingwell  
34 Mayor

35  
36 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
37 David Allan Smith Shirley A. Gentry  
38 City Attorney City Clerk



ZONING EXHIBIT A

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE#: C814-01-0114.02  
 ADDRESS: N FM 620 RD  
 SUBJECT AREA: 470.60 ACRES  
 GRID: B34-35 & C33-35  
 MANAGER: S. SIRWAITIS

OPERATOR: S. MEEKS



1" = 1200'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1/1/2000



Lake Travis

EXHIBIT B

FOR APPROVAL:  
 The above C.M.N. - CIVIL - ENGINEERING - CONSULTING SERVICE, INC. has prepared this plan for the purpose of showing the location of the proposed road and utility lines. It is the responsibility of the applicant to verify the accuracy of the information provided hereon. The engineer's work is limited to the information provided and does not constitute a warranty of any kind. The engineer's work is not to be used for any other purpose without the written consent of the engineer.

DATE: 3/31/2008  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

REV	DATE	COMMENT	APP
1	3/31/2008	ISSUE: Final Plan for Areas 2 & 4 to Major Utility Facility	
2			
3			

AREA	ACRES	ACRES
1	10.00	10.00
2	10.00	10.00
3	10.00	10.00
4	10.00	10.00
5	10.00	10.00
6	10.00	10.00
7	10.00	10.00
8	10.00	10.00
9	10.00	10.00
10	10.00	10.00
11	10.00	10.00
12	10.00	10.00
13	10.00	10.00
14	10.00	10.00
15	10.00	10.00
16	10.00	10.00
17	10.00	10.00
18	10.00	10.00
19	10.00	10.00
20	10.00	10.00
21	10.00	10.00
22	10.00	10.00
23	10.00	10.00
24	10.00	10.00
25	10.00	10.00
26	10.00	10.00
27	10.00	10.00
28	10.00	10.00
29	10.00	10.00
30	10.00	10.00
31	10.00	10.00
32	10.00	10.00
33	10.00	10.00
34	10.00	10.00
35	10.00	10.00
36	10.00	10.00
37	10.00	10.00
38	10.00	10.00
39	10.00	10.00
40	10.00	10.00
41	10.00	10.00
42	10.00	10.00
43	10.00	10.00
44	10.00	10.00
45	10.00	10.00
46	10.00	10.00
47	10.00	10.00
48	10.00	10.00
49	10.00	10.00
50	10.00	10.00
51	10.00	10.00
52	10.00	10.00
53	10.00	10.00
54	10.00	10.00
55	10.00	10.00
56	10.00	10.00
57	10.00	10.00
58	10.00	10.00
59	10.00	10.00
60	10.00	10.00
61	10.00	10.00
62	10.00	10.00
63	10.00	10.00
64	10.00	10.00
65	10.00	10.00
66	10.00	10.00
67	10.00	10.00
68	10.00	10.00
69	10.00	10.00
70	10.00	10.00
71	10.00	10.00
72	10.00	10.00
73	10.00	10.00
74	10.00	10.00
75	10.00	10.00
76	10.00	10.00
77	10.00	10.00
78	10.00	10.00
79	10.00	10.00
80	10.00	10.00
81	10.00	10.00
82	10.00	10.00
83	10.00	10.00
84	10.00	10.00
85	10.00	10.00
86	10.00	10.00
87	10.00	10.00
88	10.00	10.00
89	10.00	10.00
90	10.00	10.00
91	10.00	10.00
92	10.00	10.00
93	10.00	10.00
94	10.00	10.00
95	10.00	10.00
96	10.00	10.00
97	10.00	10.00
98	10.00	10.00
99	10.00	10.00
100	10.00	10.00