

**ORDINANCE NO. 20100408-042**

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

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

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

**PART 2.** The Comanche Canyon Ranch extraterritorial jurisdiction planned unit development and development agreement (the "CCR PUD") was approved under Ordinance No. 040129-43 (the "Original Ordinance"), and amended under Ordinance No. 20090806-056.

**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 in Zoning Case No. C814-01-0114.02, on file at the Planning and Development Review Department and generally identified in the map attached as Exhibit "A". The portion of the CCR PUD amended by this ordinance is generally known as Comanche Canyon Ranch Area 2, is located in the vicinity of Comanche Trail at Monte Castillo Parkway, and is more particularly described as follows:

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

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

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

- Exhibit A: Zoning map
- Exhibit B: Page 1 of the Amended Land Use Plan

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

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

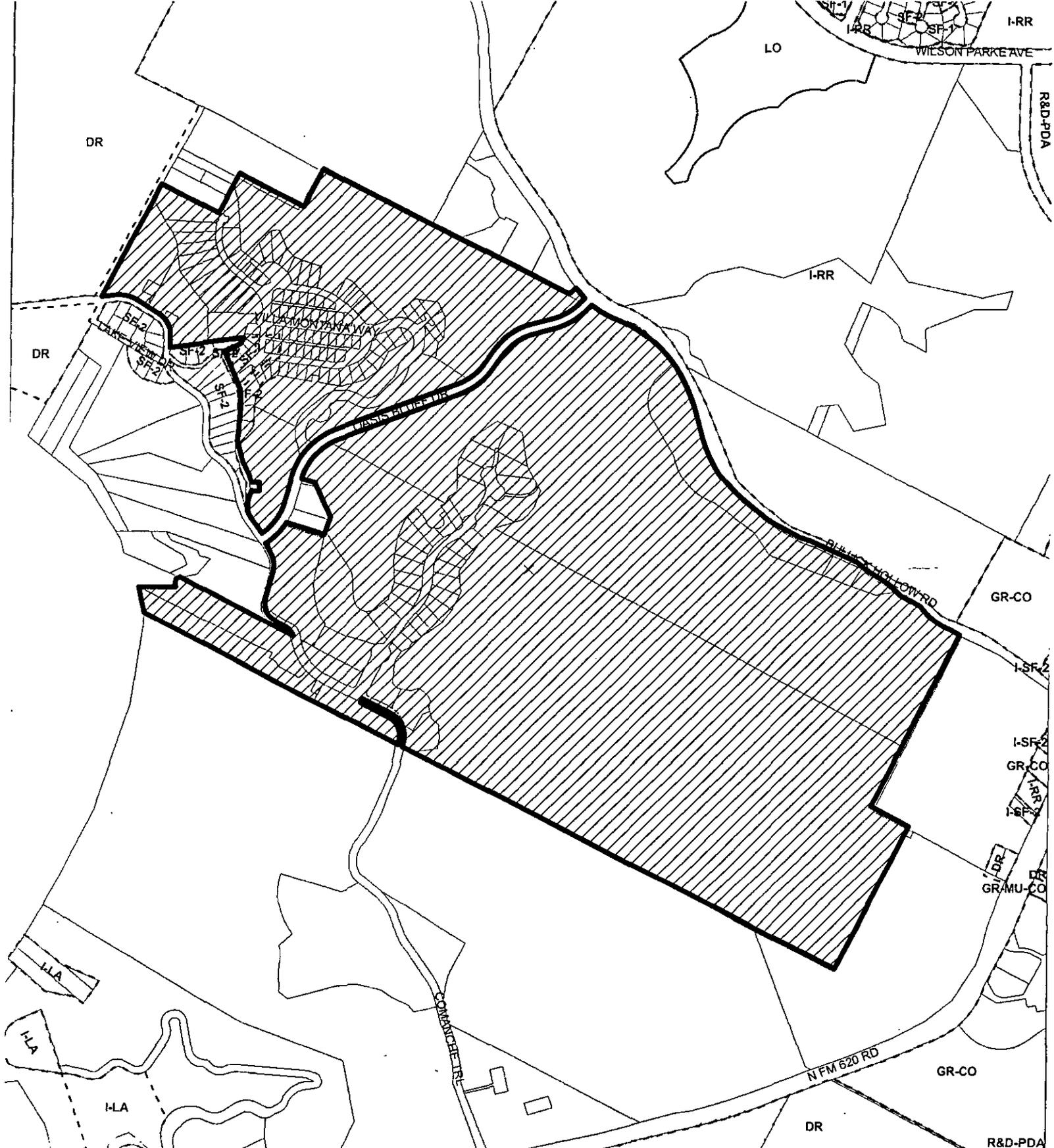
**PART 7.** Except as otherwise provided for in this ordinance, the terms and conditions of Ordinance No. 040129-43, as amended, remain in effect.

**PART 8.** This ordinance takes effect on April 19, 2010.

**PASSED AND APPROVED**

\_\_\_\_\_ April 8 \_\_\_\_\_, 2010      §  
   §  
   §  
   Lee Leffingwell FOR  
   Mayor

**APPROVED:** David Allan Smith      **ATTEST:** Shirley A. Gentry  
   City Attorney      Shirley A. Gentry  
   City Clerk



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

ZONING EXHIBIT A

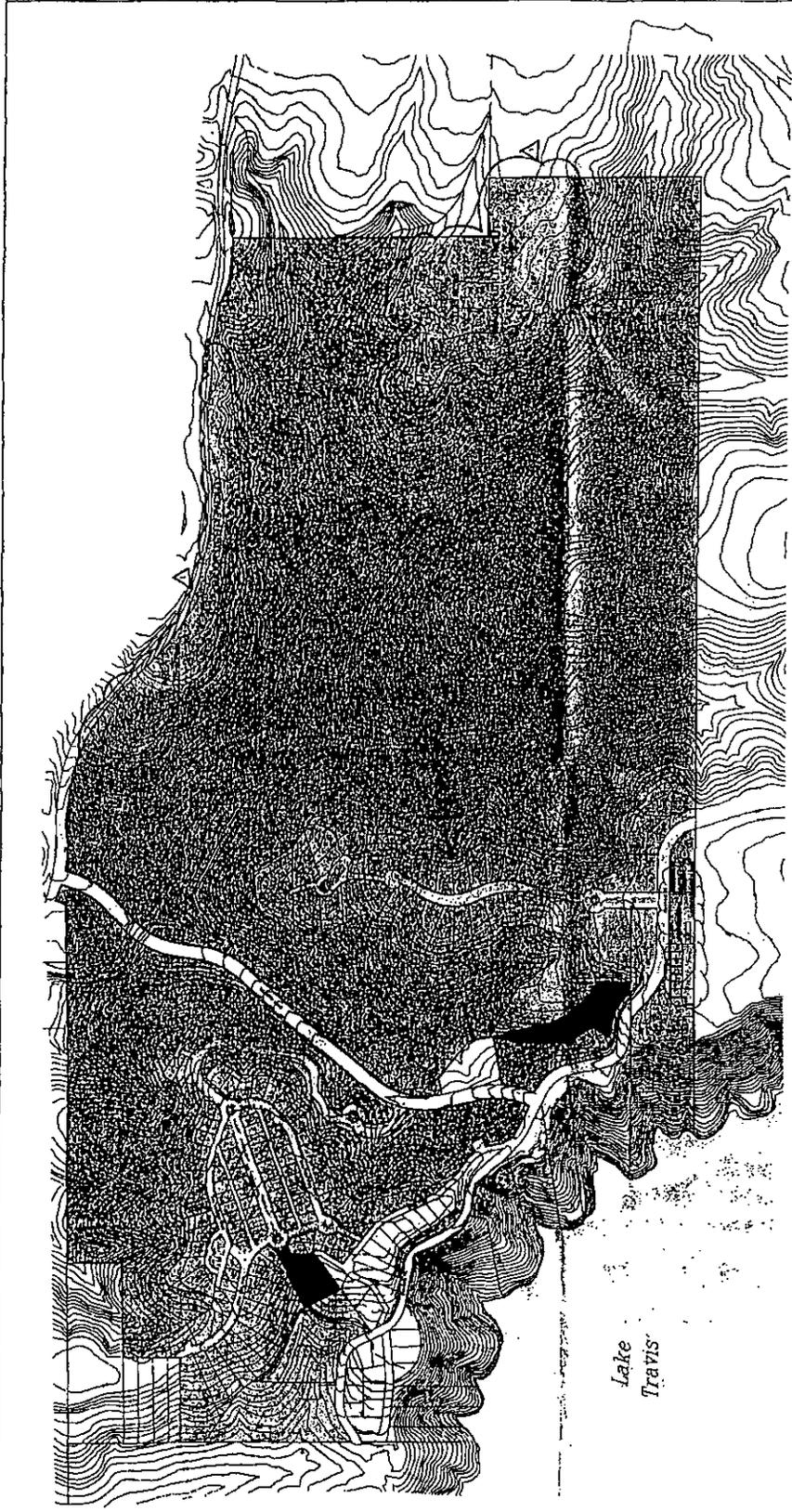
ZONING CASE#: C814-01-0114.02  
 ADDRESS: N FM 620 RD  
 SUBJECT AREA: 470.60 ACRES  
 GRID: B34-35 & C33-35  
 MANAGER: S. SIRWAITIS



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.

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AREA	LAND USE	ACREAGE
1	Residential - 90 Single Family Homes Sites	48.89 ac.
2	Recreational - 20 Single Family Lots	50.18 ac.
3	Water Utility - 12,000 gpd	12.00 ac.
4	Water Utility - 20,000 gpd	20.00 ac.
5	Competition Area	247.73 ac.
6	Wetland (EPA) and Water Quality Regulations (1-21-89)	9.28 ac.
7	Other	2.4 ac.

FOR APPROVAL  
 COMANCHE CANYON RANCH - Comanche Canyon Ranch  
 1510 West 10th Street - Suite 100  
 Oklahoma City, Oklahoma 73106  
 (405) 525-1424  
 Approved by: [Signature]  
 Date: 1/2/00

REV	DATE	COMMENT	APP
1	3/31/2009	Modify Lot Size for Areas 3 & 4 to Match Utility Facility	
2	7/1/2009	Modify Lot Size for Area 3 to Match Utility Facility	
3		Modify Lot Size for Area 4 to Match Utility Facility	

EXHIBIT B