

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.

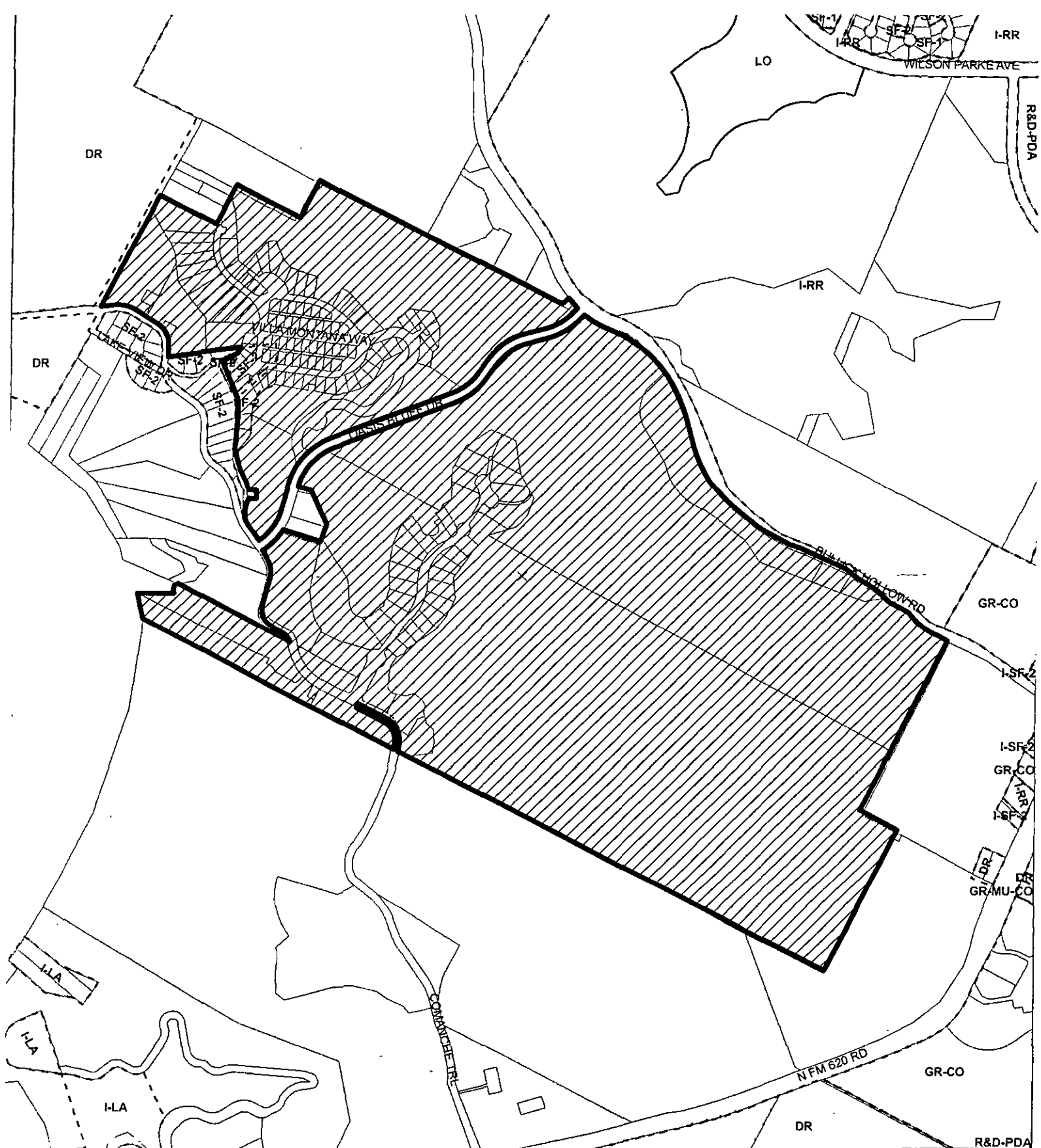
PART 5. The attached exhibits are incorporated into this ordinance as though set forth fully in the text of this ordinance. The attached exhibits are as follows:

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:

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

PASSED AND APPROVED

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N



SUBJECT TRACT



ZONING BOUNDARY

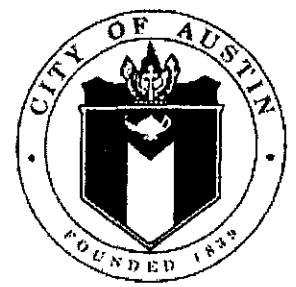


PENDING CASE

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.

Handwritten: 1/1/2009

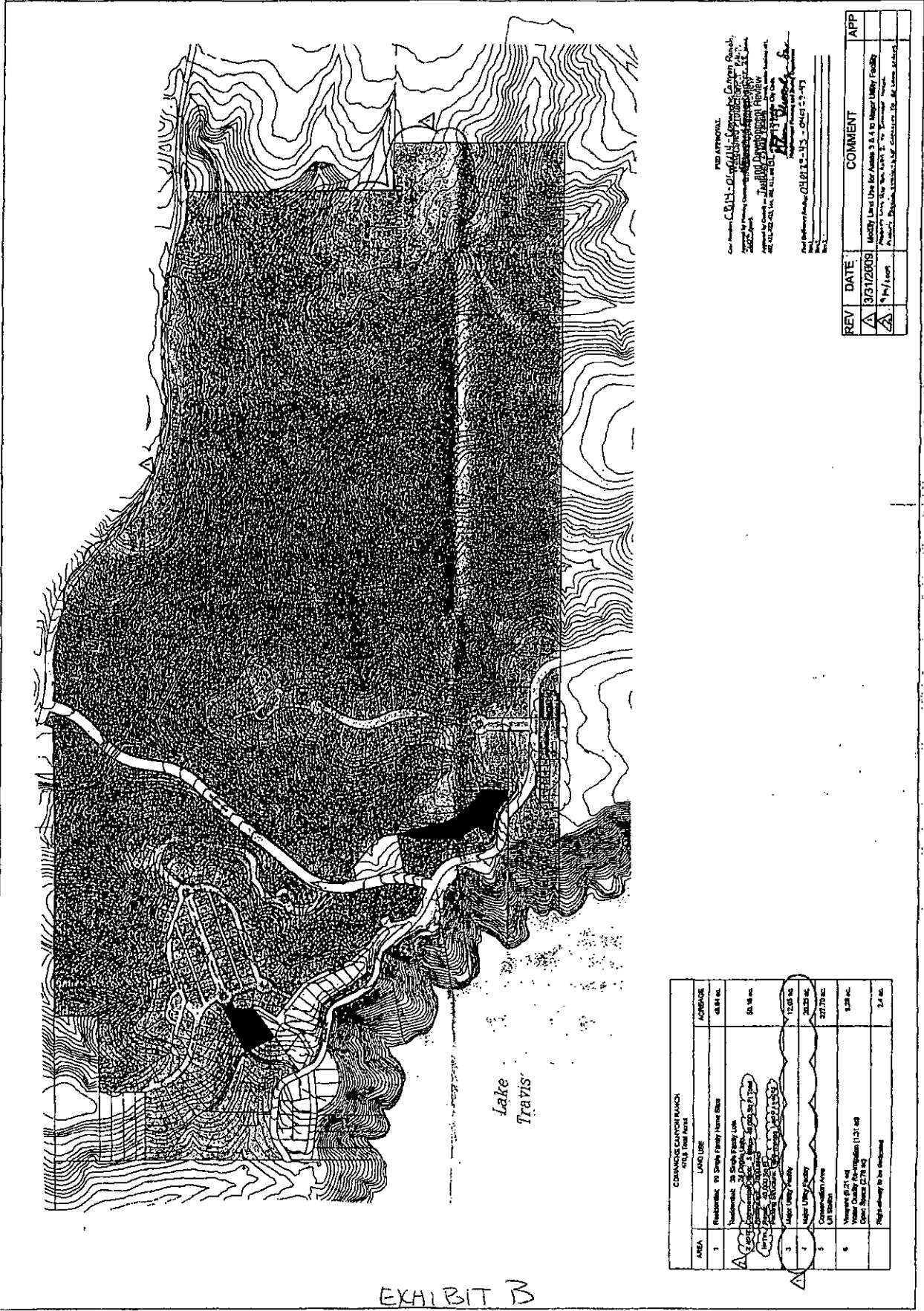


EXHIBIT B

AREA	LAND USE	ACRES
1	Residential - 90 Single Family Homes Sites	48.84 ac.
2	Recreational - 20 Single Family Lots	52.18 ac.
3	Water Utility Facility	12.05 ac.
4	Water Utility Facility	20.25 ac.
5	Comanche Canyon	277.71 ac.
6	Wetland (2.71 ac) Water Quality Regulation (1.21 ac) Other (0.79 ac)	4.71 ac.
	Right-of-Way to be dedicated	2.4 ac.

COMANCHE CANYON RANCH
4133 Redwood Springs Rd
Suite 100
Austin, Texas 78759
(512) 338-1000

REV	DATE	COMMENT	APP
1	3/31/2009	Initial Land Use for Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	