

ORDINANCE NO. 20131003-080

AN ORDINANCE AMENDING ORDINANCE NO. 20130307-056 FOR THE PROJECT KNOWN AS COVERED BRIDGE PLANNED UNIT DEVELOPMENT LOCATED AT 6714 COVERED BRIDGE DRIVE IN THE WEST OAK HILL NEIGHBORHOOD PLAN AREA FROM PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT.

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

PART 1. Covered Bridge Planned Unit Development (the "Covered Bridge PUD") is comprised of approximately 6.09 acres of land located generally at 6714 Covered Bridge Drive and more particularly described by metes and bounds in Exhibit "A" incorporated into this Ordinance.

PART 2. Covered Bridge PUD was approved on March 7, 2013, under Ordinance No. 20130307-056 (the "Original Ordinance").

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-neighborhood plan (PUD-NP) combining district to planned unit development-neighborhood plan (PUD-NP) combining district on the property described in Zoning Case No. C814-2012-0055.01, on file at the Planning and Development Review Department and locally known as 6714 Covered Bridge Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 4. This ordinance amends the Land Use Plan, attached as Exhibit "C", to change the building coverage for Tracts 2 and 4 from 100,000 to 150,000. The attached Land Use Plan replaces the Land Use Plan in Ordinance No. 20130307-056. Except as otherwise specifically provided in Ordinance No. 20130307-056, as amended, all other rules, regulations and ordinances of the City, including Ordinance No. 20081211-097, apply to the PUD.

PART 5. The Property is subject to Ordinance No. 20081211-097 that established the West Oak Hill neighborhood plan combining district.

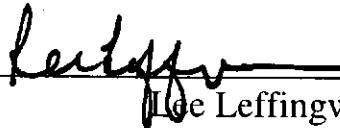
PART 6. This ordinance takes effect on October 14, 2013.

PASSED AND APPROVED

October 3

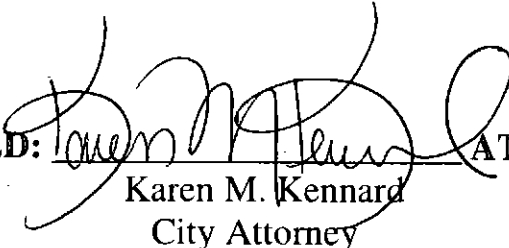
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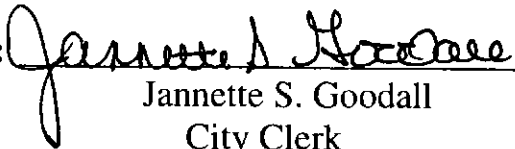
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

Exhibit "A"

Tract 1

Lots 1A-7A, Block A, Amended Plat of the Amended Plat of Lots 53-55, Block D, Covered Bridge Subdivision Section 2, and Lots 1-4, Block A, Covered Bridge Subdivision Section 7, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 201000036 of the Official Public Records of Travis County, Texas.

Tracts 2 and 4

Lot 1, Block A, Covered Bridge Subdivision Section 8, a subdivision in the City of Austin, Travis County, Texas according to the map or plat of record in Document No. 200400100 of the Official Public Records of Travis County, Texas.

Lot 2, Block A, Covered Bridge Subdivision Section 8, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200400100 of the Official Public Records of Travis County, Texas.

A 6.097 acre tract of land, more or less, being a portion of Lot A, Whitecrowe Addition Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A-1".

Tract 3

Lot 3, Block A, Covered Bridge Subdivision Section 8, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200400100 of the Official Public Records of Travis County, Texas.

Lot 4, Block A, Covered Bridge Subdivision Section 8, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200400100 of the Official Public Records of Travis County, Texas.

**6.097 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 6.097 ACRES (APPROXIMATELY 265,595 SQ. FT.), BEING A PORTION OF LOT A, WHITECROWE ADDITION, A SUBDIVISION OF RECORD IN VOLUME 87, PAGES 15A-15B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 6.097 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the southeast line of said Lot A, being the westernmost corner of Lot 1, Block A, Covered Bridge Subdivision Section 8, a subdivision of record in Document No. 200400100 of the Official Public Records of Travis County, Texas, being also the northernmost corner of a 15.741 acre tract described in Volume 13117, Page 759 of the Real Property Records of Travis County, Texas;

THENCE with the southeast line of said Lot A and the northwest line of the said 15.741 acre tract, the following two (2) courses and distances:

1. South 29°33'02" West, a distance of 240.05 feet to a 1/2" rebar found;
2. South 29°19'49" West, a distance of 319.87 feet to a 1/2" rebar with "Chaparral" cap set, from which a 1/2" rebar found for a common corner of said Lot A and the said 15.741 acre tract, bears South 51°52'11" East, a distance of 302.90 feet;

THENCE over and across said Lot A, the following three (3) courses and distances:

1. North 51°52'11" West, a distance of 30.36 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 29°19'49" East, a distance of 222.30 feet to a 1/2" rebar with "Chaparral" cap set;
3. North 63°42'47" West, a distance of 170.09 feet to a 1" iron pipe found for a common corner of said Lot A and a 53.28 acre tract described in Volume 9504, Page 847 of the Real Property Records of Travis County, Texas;

THENCE North 31°25'13" East with the northwest line of said Lot A and the southeast line of the said 53.28 acre tract, a distance of 1257.25 feet to a 1" iron pipe found for the westernmost corner of a 6.88 acre tract described in Volume 13087, Page 536 of the Real Property Records of Travis County, Texas;

THENCE with the common line of said Lot A and the said 6.88 acre tract, the following five (5) courses and distances:

1. South 60°42'19" East, a distance of 190.69 feet to a 1" iron pipe found;
2. South 74°07'03" East, a distance of 94.17 feet to a 1" iron pipe found;
3. South 76°20'49" East, a distance of 138.36 feet to a calculated point in the rock rip rap of a drainage structure;
4. North 32°10'11" East, a distance of 30.85 feet to a 1/2" rebar with "Chaparral" cap set;
5. North 28°28'11" East, a distance of 683.82 feet to a calculated point in the southwest right-of-way line of State Highway 71 (150' right-of-way width) as shown on TxDOT map CSJ No. 700-03, from which a 3/4" iron pipe found, bears South 84°20'35" West, a distance of 0.31 feet and a 1/2" rebar found, bears North 28°28'11" East, a distance of 1.82 feet;


THENCE South 61°58'52" East with the southwest right-of-way line of State Highway 71 and over and across said Lot A, a distance of 60.10 feet to a 1/2" rebar with "Chaparral" cap found in the southeast line of said Lot A, being the northernmost corner of Lot 2, Block A, of said Covered Bridge Subdivision Section 8, from which a 1/2" rebar found, bears North 28°28'09" East, a distance of 1.19 feet;

THENCE with the common line of said Lot A and said Covered Bridge Subdivision Section 8, the following thirteen (13) courses and distances:

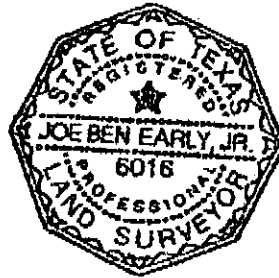
1. South 28°28'09" West, a distance of 685.78 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 28°08'31" West, a distance of 95.64 feet to a 1/2" rebar found;
3. North 55°17'31" West, a distance of 62.17 feet to a 1/2" rebar with "Landmark" cap found;
4. North 77°20'11" West, a distance of 125.22 feet to a 1/2" rebar found;
5. North 73°50'19" West, a distance of 102.53 feet to a 1/2" rebar found;
6. North 60°54'36" West, a distance of 119.75 feet to a 1/2" rebar found;
7. South 75°33'19" West, a distance of 28.94 feet to a 1/2" rebar found;
8. South 30°28'57" West, a distance of 43.56 feet to a 1/2" rebar found;

9. South 29°50'49" West, a distance of 51.07 feet to a cotton spindle found;
10. South 31°27'09" West, a distance of 50.15 feet to a 1/2" rebar found;
11. South 01°59'33" West, a distance of 164.96 feet to a 1/2" rebar found;
12. South 14°18'24" West, a distance of 106.24 feet to a 1/2" rebar found;
13. South 29°35'16" West, a distance of 440.59 feet to the **POINT OF BEGINNING**, containing 6.097 acres of land, more or less.

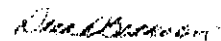
Surveyed on the ground September 13, 2011. Bearing basis is Grid Azimuth for the Texas Central Zone, NAD 1983/93 HARN from the LCRA survey control network.
Attachments: Drawing 040-038-WHITECROWE-6AC

 9/14/11

Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016



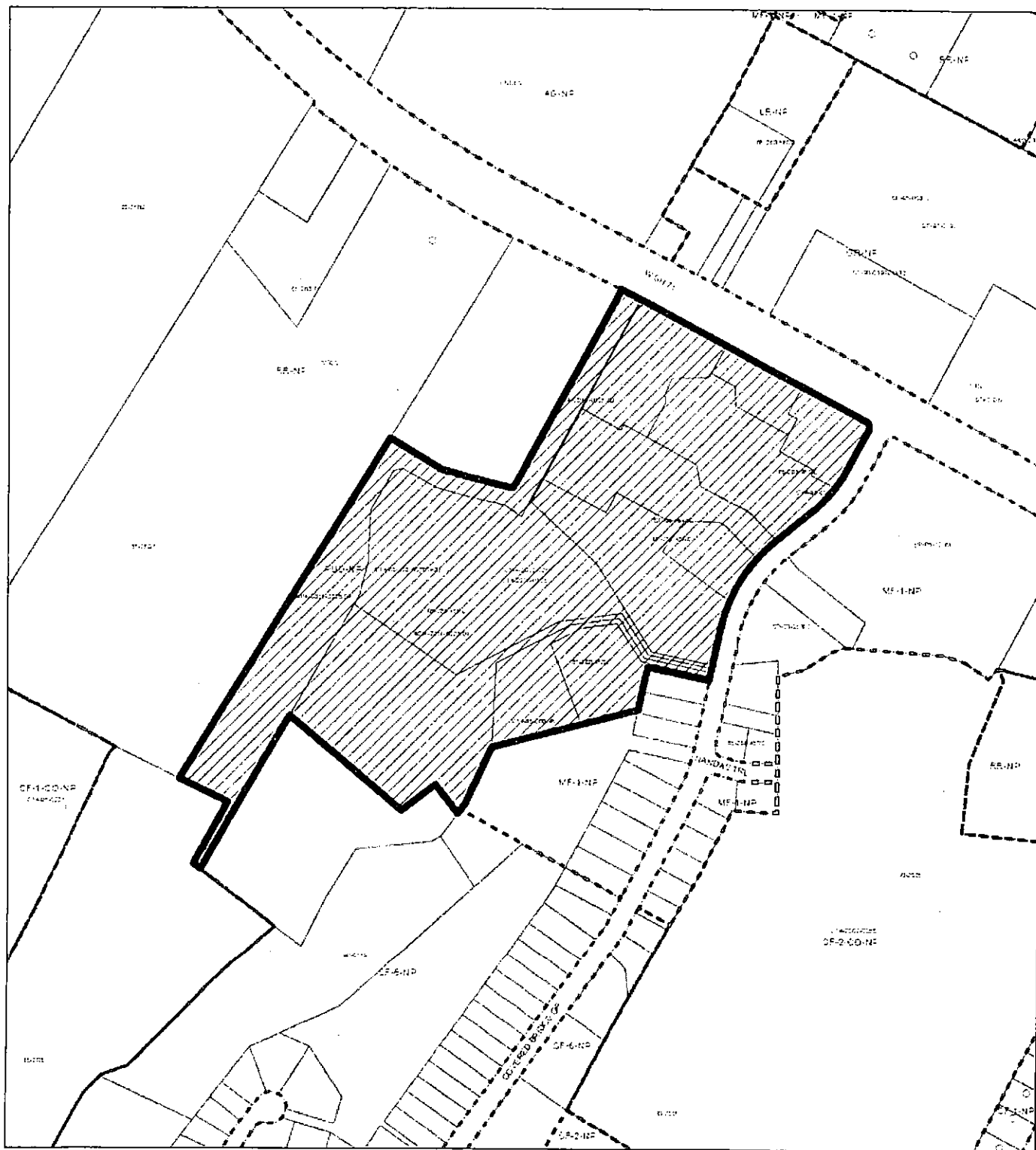
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS






DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

October 31 2011 01:59 PM

FEE: \$ 58.00 2011158827



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

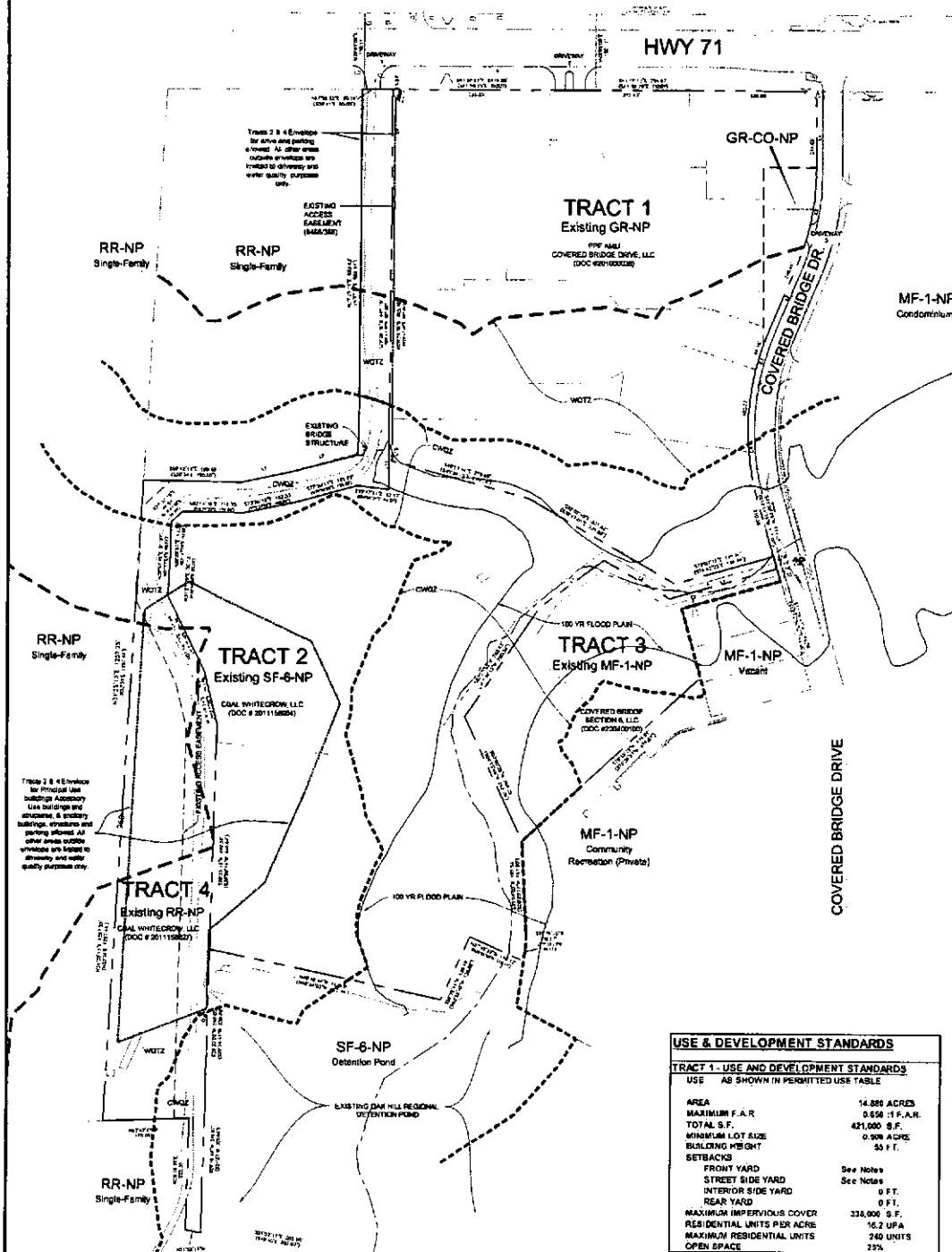
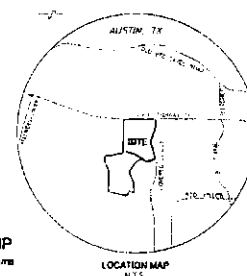
ZONING

ZONING CASE#: C814-2012-0055.01



This product is for informational purposes and may not have been prepared for or be suitable for legal engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

[illegible]

| Factor | Business problem | Part of solution | When solution |
|------------------|------------------|---------------------------|---------------|
| Program 1 | 10 | 10 | 10 |
| General Bridge 1 | 20 | 10 minimum, maximum of 10 | 10 |

TRACT 1 - USE AND DEVELOPMENT STANDARDS

| TRACT 1 - USE AND DEVELOPMENT STANDARDS | |
|---|---------------------------------|
| USE | AS SHOWN IN PERMITTED USE TABLE |
| AREA | 14.800 ACRES |
| MAXIMUM F.A.R. | 0.650 - F.A.R. |
| TOTAL S.F. | 431,000 S.F. |
| MINIMUM LOT SIZE | 0.308 ACRE |
| BUILDING HEIGHT | 33 F.T. |
| SETBACKS | |
| FRONT YARD | See Notes |
| STREET SIDE YARD | See Notes |
| INTERIOR SIDE YARD | 0 F.T. |
| REAR YARD | 0 F.T. |
| MAXIMUM IMPERVIOUS COVER | 338.000 S.F. |
| RESIDENTIAL UNITS PER ACRE | 16.2 U/A |
| MAXIMUM RESIDENTIAL UNITS | 240 UNITS |
| OPEN SPACE | 25% |

USE AS SHOWN IN PERMITTED USE TABLE

| | |
|----------------------------|-----------------|
| AREA | 19.987 ACRES |
| MAXIMUM F.A.R. | 0.115 :1 F.A.R. |
| TOTAL S.F. | 150,000 S.F. |
| MINIMUM LOT SIZE | 0.500 ACRE |
| BUILDING HEIGHT | 40 FT. |
| SETBACKS | |
| FRONT YARD | 25 FT. |
| STREET SIDE YARD | 25 FT. |
| INTERIOR SIDE YARD | - FT. |
| REAR YARD | - FT. |
| MAXIMUM IMPERVIOUS COVER | 199,800 S.F. |
| RESIDENTIAL UNITS PER ACRE | 0 |
| OPEN SPACE | 60.5% |

USE AS SHOWN IN PERMITTED USE TABLE

| | |
|----------------------------|----------------|
| AREA | 2.255 ACRES |
| MAXIMUM F.A.R. | 0.600 1 F.A.R. |
| TOTAL S.F. | S.F. |
| MINIMUM LOT SIZE | 1,000 ACRE |
| BUILDING HEIGHT | FT. |
| SETBACKS | |
| FRONT YARD | 10 FT. |
| STREET SIDE YARD | 10 FT. |
| INTERIOR SIDE YARD | FT. |
| REAR YARD | FT. |
| MAXIMUM IMPERVIOUS COVER | % |
| RESIDENTIAL UNITS PER ACRE | 0 UPA |
| MAXIMUM RESIDENTIAL UNITS | 0 UNITS |
| OPEN SPACE | 100% |

PERMITTED "DRAW" USES FOR TRACT 1

Condominium Residential

- Adult/Youth Residential
- Administrative & Business Offices
- Art Gallery
- Art Workshops
- Business/Tech. School
- Business Support Services
- Consumer Convenience Services
- Consumer Repair Services
- Financial Services
- Food Sales
- Furniture Services
- General Retail Sales (convenience)
- General Retail Sales (specialty)
- Medical Offices - licensing 5000 sq. ft. gross
- Medical Offices - net exceeding 6000 sq. gross
- Home Improvement Services
- Personal Services
- Pet Services
- Professional Office
- Reception Services
- Restaurant (General)
- Restaurant (Limited)
- Software Development
- Community Garden
- Urban Farm
- College & University Facilities
- Communication Services Facilities
- Community Recreation (Private)
- Community Recreation (Public)
- Corporate Living
- Counseling Services
- Cultural Services
- Day Care Services (Childcare, General, Limited)
- Group Home, Class 1 (General)
- Group Home, Class 2 (Limited)
- Group Home, Class 3
- Outpatient Services
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Religious Services
- Residential Treatment
- Safety Services

PERMITTED & CONDITIONAL "GRASS" USES
FOR TRACTS 3 & 4

- Condominium Residential
- Couples Residential
- Cowboy Residential
- Multi-family Residential
- Fulltime/week Housing (Small Size)
- Fulltime/week Housing (Large Size)
- Single Family Attached Residences
- Single Family Residential
- Townhouse Residential
- Two-family Residential
- Cabin or Lodge - Conditional Use
- College or University Facilities - Conditional Use
- Communication Service Facilities
- Community Recreation (Public) - Conditional Use
- Community Recreation (Private) - Conditional Use
- Congregating Place
- Convenience Services
- Conventional Residences - Conditional Use
- Day Care Services (Commercial) - Conditional Use
- Day Care Services (General) - Conditional Use
- Day Care Services (Limited)
- Family Home
- Group Home, Class I (General) - Conditional Use
- Group Home, Class II (General)
- Low Cost Utility Services - Conditional Use
- Private Primary Educational Facilities - Conditional
- Public Primary Educational Facilities - Conditional
- Public Primary Educational Facilities
- Public Secondary Educational Facilities
- Religious Assembly
- Service Services - Conditional Use
- Community Garden
- Urban Farm

PERMITTED *OR NOT* LINE# FOR TRACT :