

ORDINANCE NO. _____

1 AN ORDINANCE AMENDING ORDINANCE NO. 20091217-126 FOR THE
2 PROJECT KNOWN AS SOUTH SHORE DISTRICT PLANNED UNIT
3 DEVELOPMENT LOCATED AT 1201 TOWN CREEK DRIVE IN THE
4 RIVERSIDE NEIGHBORHOOD PLAN AREA FROM PLANNED UNIT
5 DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT
6 TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP)
7 COMBINING DISTRICT.

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

10
11 **PART 1.** South Shore District Planned Unit Development (the “South Shore PUD”) is
12 comprised of approximately 20.17 acres of land. This ordinance amends area 7 on the
13 Land Use Plan, consisting of 2.87 acres of land located generally at 1201 Town Creek
14 Drive and more particularly described as follows:

15
16 Lot 1, Block B, Southshore Subdivision, a subdivision in the City of Austin, Travis
17 County, Texas, according to the map or plat of record in Document No. 201100016
18 of the Official Public Records of Travis County, Texas (the “Property”),
19

20 **PART 2.** South Shore PUD was approved on December 17, 2009, under Ordinance No.
21 20091217-126 (the “Original Ordinance”).
22

23 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to
24 change the base district from planned unit development-neighborhood plan (PUD-NP)
25 combining district to planned unit development-neighborhood plan (PUD-NP) combining
26 district on the property described in Zoning Case No. C814-2008-0087.01, on file at the
27 Planning and Development Review Department and locally known as 1201 Town Creek
28 Drive, in the City of Austin, Travis County, Texas, and generally identified in the map
29 attached as Exhibit “A”.
30

31 **PART 4. Code Modifications.** In accordance with Chapter 25-2, Subchapter B, Article 2,
32 Division 5 (*Planned Unit Development*) of City Code, the following site development
33 regulations apply to the PUD instead of otherwise applicable City regulations:
34

- 35 A. Section 25-2-492 (*Site Development Regulations*) of the City Code as it relates
36 to townhouse & condominium (SF-6) district zoning does not apply to the

PUD; such regulations are controlled in the Site Development Criteria Table 2, found on Sheet 2 of the Land Use Plan.

B. Subsections (B), (C) and (E) of Section 25-2-775 (*Townhouses*) of the City Code are modified as follows:

(B) The minimum lot width for a townhouse use is 15 feet.

(C) At least 1,700 square feet of site area is required for each townhouse.

(D) An average of 200 square feet of open space shall be required for each townhouse. The open space shall include areas within a townhouse lot or common open space accessible to a group of townhouses.

C. Subsection (A) of Section 25-4-171 (*Access to Lots*) of the City Code is modified as follows:

A townhouse lot shall either have access on a public street or right-of-way or through a dedicated access easement with a minimum width of 20 feet.

PART 5. This ordinance amends the Land Use Plan, attached as Exhibit "B", to change the following:

The Land Use Plan is amended to add townhouse & condominium (SF-6) district site development regulations on the Property as follows:

SITE DEVELOPMENT CRITERIA TABLE 2	
(Applicable to Area 7 only)	Applicable to
Regulation	Townhouse Use in Area 7
Min Lot Area ³	975 SF
Minimum Lot Width ⁴	15'
Minimum Lot Depth ⁵	30'
<u>Minimum Setbacks:</u>	
Front Yard	0'
Street Side Yard	0'
Interior Side Yard	0'
Rear Yard	0'
Maximum Building Height	*
Maximum Impervious Cover	**

Maximum Building Coverage	70%
Maximum Floor to Area Ratio	-
Maximum Units Townhouse Group ⁶	10
Maximum Units Per Acre	30

NOTES:

1. Site Development Criteria Table 2 applies to townhouse use in Area 7.
2. No building shall be constructed on any lot less than 975 square feet. A lot shall not contain more than one townhouse. A Townhouse lot shall either have access on a public street or right-of-way or through a dedicated access easement with a minimum width of 20 feet.
3. The lot width (as described in the table above) shall be defined as the width of the lot at the building foundation.
4. The lot depth (as described in the table above) shall be defined as the portion of the lot including the front yard and the building foundation.
5. A Townhouse Group is defined as a series of townhouses constructed on a single building foundation.
6. Resident townhouse parking shall be accommodated in a garage or at the rear of the townhouse.
7. An average of two hundred square feet of open space shall be required for each townhouse. The open space may include area within a townhouse lot or common open space accessible to a group of townhouses.
8. At least 1,700 square feet site area is required for each townhouse.

The attached Land Use Plan replaces the Land Use Plan in Ordinance No. 20091217-126. Except as otherwise specifically provided in Ordinance No. 20091217-126, as amended, all other rules, regulations and ordinances of the City, including Ordinance No. 20061116-057 that established the Riverside neighborhood planning area, apply to the PUD.

1 **PART 6.** This ordinance takes effect on _____, 2014.
2
3

4 **PASSED AND APPROVED**
5

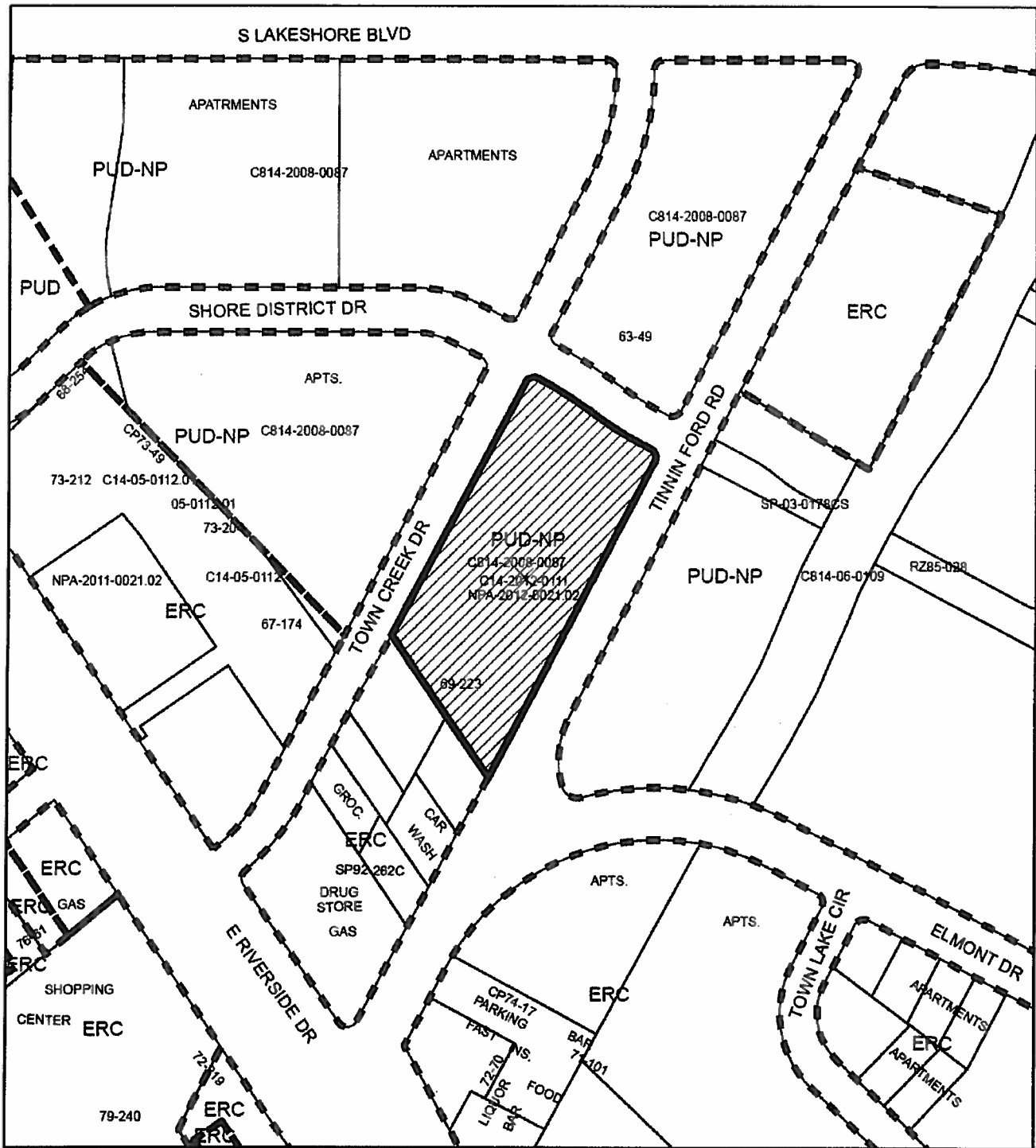
6 §
7 §
8 §

9 _____
10 Lee Leffingwell
11 Mayor
12

13 **APPROVED:** _____ **ATTEST:** _____
14

15 Karen M. Kennard
16 City Attorney

Jannette S. Goodall
City Clerk



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-2008-0087.01

1" = 200'

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.

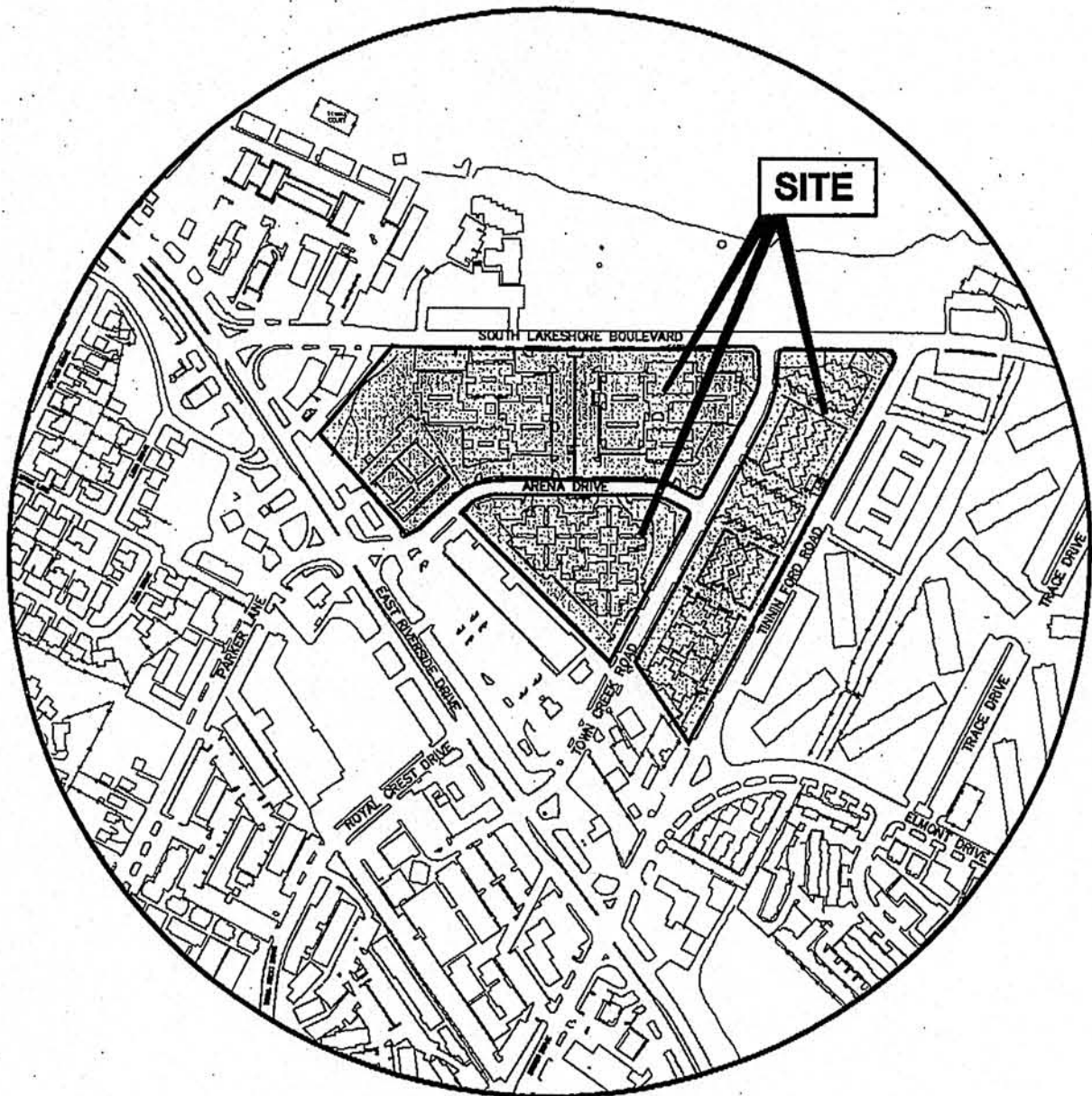
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Exhibit A

Additional Permitted Uses

Administrative and Business Offices	Research Services
Art Gallery	Restaurant (General)
Art Workshop	Restaurant (Limited)
Business or Trade School	Software Development
Business Support Services	Theater
Cocktail Lounge	College and University Facilities
Commercial Off-Street Parking	Community Recreation (Private)
Communications Services	Community Recreation (Public)
Consumer Convenience Services	Counseling Services
Consumer Repair Services	Cultural Services
Financial Services	Day Care Services (Commercial)
Food Sales	Family Home
General Retail Sales (Convenience)	Group Home, Class II
General Retail Sales (General)	Guidance Services
Hotel-Motel	Hospital Services (Limited)
Indoor Entertainment	Local Utility Services
Indoor Sports and Recreation	Private Primary Educational Facilities
Medical Offices - exceeding 5,000 sf gross floor area	Private Secondary Educational Facilities
Medical Offices - not exceeding 5,000 sf gross floor area	Safety Services
Off-Site Accessory Parking	Administrative Services
Outdoor Sports and Recreation	Pet Services
Personal Improvement Services	Printing and Publishing
Personal Services	Professional Office



VICINITY MAP

N.T.S.

PUD NOTES:

1. THE MF-6 SITE DEVELOPMENT STANDARDS ARE APPLICABLE TO THE SOUTHSHORE PUD. CRITERIA SPECIFIED IN THE SITE DEVELOPMENT CRITERIA TABLES (SHOWN HEREIN) SUPERSEDE THE PROPOSED BASE DISTRICT REQUIREMENTS. SITE DEVELOPMENT CRITERIA TABLE 1, SITE DEVELOPMENT CRITERIA TABLE 2, AND THE ACCOMPANYING NOTES SHALL SERVE AS THE DEVELOPMENT STANDARDS FOR ALL USES.
2. ALL LAND USES PERMITTED IN THE MF-6 BASE DISTRICT ARE ALLOWED. LAND USES LISTED IN THE ADDITIONAL PERMITTED USES TABLE SHALL BE PERMITTED WITHIN THE PUD.
3. IMPERVIOUS COVER SHALL BE RESTRICTED TO 14.90 ACRES OR 74% OF GROSS SITE AREA.
4. THE TOTAL NUMBER OF RESIDENTIAL UNITS WITHIN THE PUD SHALL BE LIMITED TO 1200.
5. STRUCTURES LOCATED WITHIN AREA 7 OF THE PUD LAND USE PLAN SHALL BE SUBJECT TO A SETBACK OF 20 FEET FROM THE SOUTHERN PROPERTY LINE OF AREA 7. AT SUCH TIME THE CITY OF AUSTIN DETERMINES TO CONSTRUCT AN EXTENSION OF ELMONT DRIVE, AN EASEMENT OR STREET DEED WITHIN THE 20 FOOT SETBACK WILL BE PREPARED TO ALLOW FOR THE CONNECTION OF ELMONT DRIVE BETWEEN ARENA DRIVE AND TINNIN FORD ROAD.

MODIFICATIONS TO CODE:

THE PUD SPECIFIC PERFORMANCE STANDARD IDENTIFIED HEREIN SHALL APPLY IN LIEU OF OTHERWISE APPLICABLE CODE SECTIONS, CITY REGULATIONS OR THE CITY POLICIES:

1. MODIFICATION TO SECTION 25-1-21 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR SITE DEVELOPMENT TO COMPLY WITH DEVELOPMENT STANDARDS ON AN OVERALL CONTIGUOUS BASIS, RATHER THAN TRACT BY TRACT.
2. MODIFICATION TO SECTION 25-2-243 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR THE PUD AREA TO BE CONSIDERED CONTIGUOUS IN ONE ZONING APPLICATION.
3. MODIFICATION TO SECTION 25-4-491 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR ADDITIONAL PERMITTED USES AS INDICATED ON THE PUD PLAN.
4. MODIFICATION TO SECTION 25-8-392 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR CONSTRUCTION OF A REGIONAL WET POND WITHIN THE BOUNDARIES OF THE CRITICAL WATER QUALITY ZONE.
5. MODIFICATION TO SECTION 25-2-741(C) OF THE LAND DEVELOPMENT CODE TO ALLOW FOR THE MAXIMUM HEIGHTS OF AREAS 2, 3, 4 AND 6 TO EXCEED 60 FEET OR THE HEIGHT OF THE EXISTING MF-3 BASE ZONING DISTRICT.

Planning & Development
Review
OCT 05 2009

PUD APPROVAL	
CASE NUMBER C814-2008-0087 SOUTH SHORE DISTRICT PUD	
APPROVED BY COMMISSION / ZONING AND PLANNING COMMISSION ON:	
JUNE 24	(DATE) 2009 (YEAR)
APPROVED BY COUNCIL ON December 17 (DATE) 2009 (YEAR)	
UNDER SECTIONS 25-2-144 AND 25-2, SUBCHAPTER B, DIVISION 5,	
SUBPART A, SUBPART B, SUBPART C (3.2), SUBPART D AND	
25091217-126 OF CHAPTER 25-2 OF THE CITY CODE.	
Stephen Ryle	
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT	
FINAL ORDINANCE READING:	
Rev. 1	
Rev. 2	
Rev. 3	

PLOTTING SCALE: 1" = 1'	SOUTH SHORE DISTRICT PUD.	GRAYCO PARTNERS
DATE PLOTTED: 11/20/08		
FILE: C:\1789\01\EXHIBITS\LAND USE		
DRAWN BY: DBK		
DESIGNED BY: RJR		
REVIEWED BY: RJR		
PROJECT NO.: 1789-01.22		
SHEET		
2		
OF 3		

SITE DEVELOPMENT CRITERIA TABLE 1

	MF-6
MINIMUM LOT SIZE (square feet):	8,000
MINIMUM LOT WIDTH:	50
MAXIMUM DWELLING UNITS PER LOT:	-
MAXIMUM HEIGHT:	*
MINIMUM SETBACKS:	
FRONT YARD:	**
STREET SIDE YARD:	**
INTERIOR SIDE YARD:	**
REAR YARD:	**
MAXIMUM BUILDING COVERAGE:	70%
MAXIMUM IMPERVIOUS COVER:	***
MAXIMUM FLOOR AREA RATIO:	-

* SEE TABLE ON SHEET 1 OF THE LAND USE PLAN FOR PARCEL HEIGHTS.
** SET BACKS WILL BE GOVERNED BY COMMERCIAL DESIGN STANDARDS FOR BUILDING PLACEMENTS OR STANDARD MF-6 IF NOT APPLICABLE.
*** SEE NOTE 3 FOR MAXIMUM IMPERVIOUS COVER

Prohibited Uses

Drive Thru Services

SITE DEVELOPMENT CRITERIA TABLE 2 (Applicable to Area 7 only)

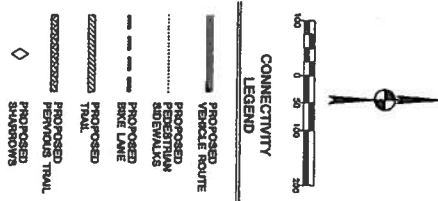
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Maximum Impervious Cover	**
Maximum Building Coverage	70%
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*See Height Table on Page 1 of this PUD Plan.

**Refer to PUD Note 3.

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[illegible]

OF 3	SHEET 3	PLOTTING SCALE: 1" = 1'
		DATE PLOTTED: 12/14/08
		FILE: 6 Intersected and Intersected - 1 of 2
		DRAWN BY: LAC
		DESIGNED BY: R.R
		REVIEWED BY: R.R

GRAYCO PARTNERS

LAND USE PLAN CONNECTIVITY

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ENGINEERING SOLUTIONS
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