

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

**AN ORDINANCE AMENDING ORDINANCE NO. 890202-B FOR THE PROJECT KNOWN AS DAVENPORT RANCH WEST PLANNED UNIT DEVELOPMENT LOCATED AT 800 NORTH CAPITAL OF TEXAS HIGHWAY FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.**

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

**PART 1.** Davenport Ranch West Planned Unit Development (the "Davenport PUD") is comprised of approximately 444.31 acres of land. This ordinance amends 16.82 acres of land located generally at 800 North Capital of Texas Highway and more particularly described as follows:

Lot 1, Block A, Rob Roy 360 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200100089 of the Official Public Records of Travis County, Texas (the "Property"),

**PART 2.** Davenport Ranch West PUD was approved on February 2, 1989, under Ordinance No. 890202-B (the "Original Ordinance"), and amended under Ordinance Nos. 010719-115, 0101719-28, 021205-17, 20050825-040, and 20070322-059.

**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. C814-88-0001.10, on file at the Planning and Development Review Department and locally known as 800 North Capital of Texas Highway, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 4.** This ordinance amends the Land Use Plan, attached as Exhibits "B"- "D", to change the following:

**Exhibit "B", Sheet 1 of the Land Use Plan**

- a. The Overall Summary by General Land Use table is changed from office use to multifamily use and adjust the acreages for each use.
- b. The Land Use Summary Table – Section 1 is changed from office use to multifamily use and change a lot designation.

1  
2  
3 **Exhibit "C", Sheet 2 of the Land Use Plan**

- 4 c. Ordinance Compliance Note #1 is changed to read "Single family residential  
5 areas are limited to a density of one unit per two acres of gross site area, with  
6 minimum one acre lots".  
7 d. The Hill Country Roadway Ordinance Calculation is changed to subtract  
8 commercial office site area calculations on Lot A-1.  
9 e. F.A.R. and Parking Summary Table is changed to reflect Lot A-1 as a  
10 multifamily project.  
11 f. Change the diagram for Lot A-1 from limited office (LO) district zoning to  
12 multifamily residence-low density (MF-2) district zoning.  
13

14 **Exhibit "D", Sheet 3 of the Land Use Plan**

- 15 g. Remove the floor to area multiplier calculations and the allowable square  
16 footage calculations.  
17 h. Increase impervious cover on Lot A-1 from 3.16 acres to 3.5 acres.  
18 h. Change Impervious Cover Summary table to reflect the proposed impervious  
19 cover and account for a new building configuration and parking layout.  
20 i. Delete the Hill Country Ordinance table.  
21 j. Change Comprehensive Watershed Ordinance table to increase impervious  
22 cover from 3.16 acres to 3.5 acres.  
23 k. Delete the office project diagram.  
24 l. Add a note that height, as defined by City Code, of Lot A-1 is 35 feet.  
25 m. Delete the note that reads: "Due to the pitch of the roof design and height  
26 limitations the square footage of the third story of this building will be reduced  
27 by approximately 50% from the first two stories".  
28 n. Development of Lot A-1 shall not exceed 225 residential units.  
29

30 The attached Land Use Plan replaces the Land Use Plan in Ordinance No. 890202-B.  
31 Except as otherwise specifically provided in Ordinance No. 890202-B, as amended, all  
32 other rules, regulations and ordinances of the City apply to the PUD.  
33  
34  
35

1 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2014.  
2  
3

4 **PASSED AND APPROVED**  
5

6 §  
7 §  
8 §

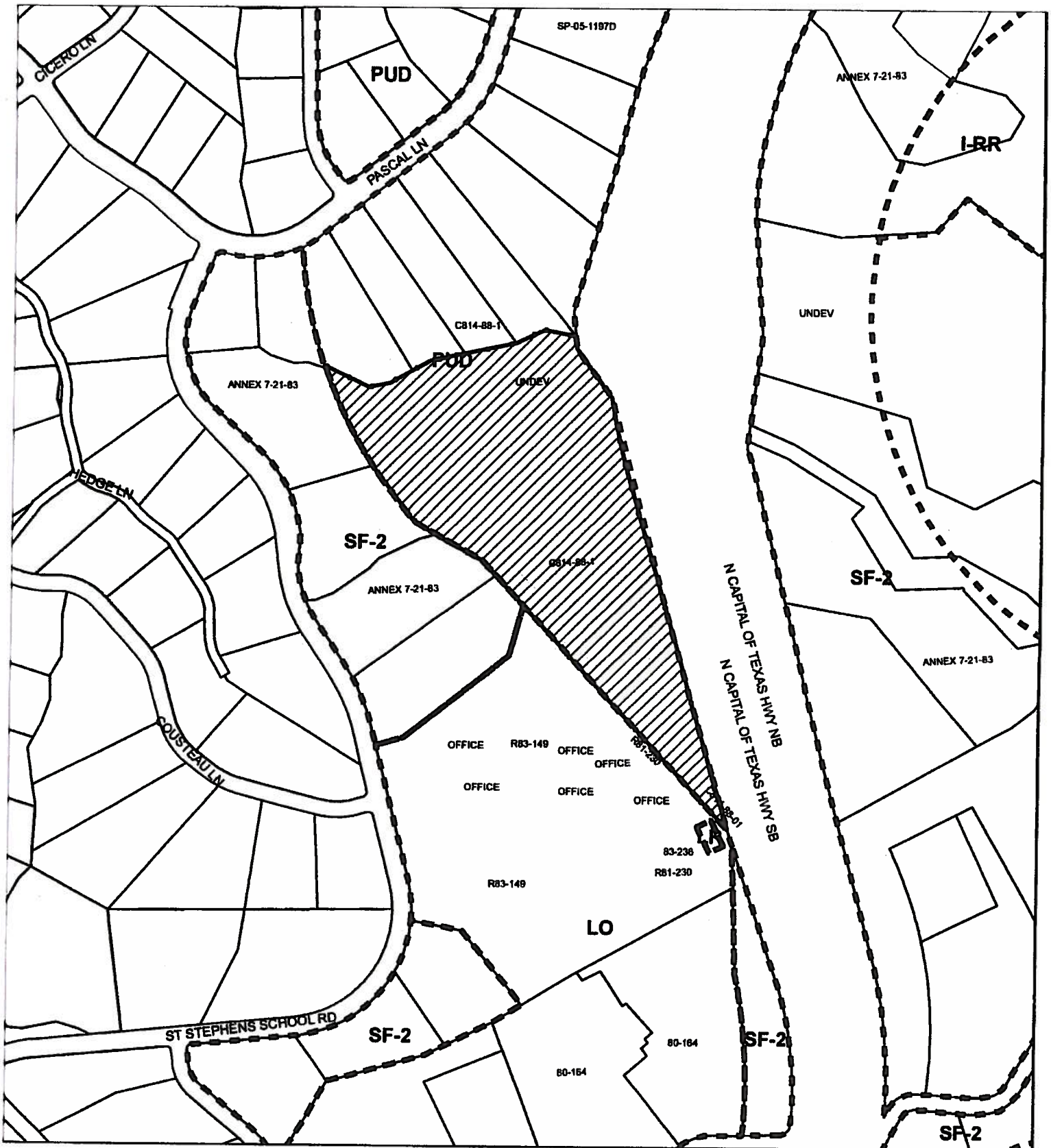
\_\_\_\_\_, 2014§ \_\_\_\_\_

9 Lee Leffingwell  
10 Mayor  
11

12  
13 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
14

15 Karen M. Kennard  
16 City Attorney

Jannette S. Goodall  
City Clerk



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING CASE

C814-88-0001.10

1" = 400'

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 by the City of Austin regarding specific accuracy or completeness.



Exhibit A





Laid-off Inventory - <u>Inventory</u> 1987-1988		Laid-off Inventory - <u>Inventory</u> 1987-1988		Laid-off Inventory - <u>Inventory</u> 1987-1988		Laid-off Inventory - <u>Inventory</u> 1987-1988		Laid-off Inventory - <u>Inventory</u> 1987-1988	
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**BURKS**  
*Psychographics*  
**MENT INC.**  
275 Austin, Texas 78741  
REVIEWS: March 14, 2000  
"HEAVEN IS MY HOME,"  
REVIEWS: December 7, 1998

PROJECT OWNER: WESTVIEW  
5000 Plaza  
P.O. Box 100  
Munich, TX 75316

THE P.I.L.S. is useful in the applications  
required for Submarine Commission, RMB in the  
City of Austin, Texas, 00784, 1-800-444-4444.  
00784-4444.

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## Exhibit B





Location Map (N.T.S.)

### CONTROLLING ORDINANCES

- 1. ZONING ORDINANCE - The proposed development is located within the R-1 (Single-Family Residential) Zone. The zoning ordinance requires that the development be consistent with the character of the surrounding area and that it not be a nuisance to the neighborhood.
- 2. SUBDIVISION MAP ACT - The proposed development is a subdivision of land and must comply with the provisions of the Subdivision Map Act, including the requirement that the subdivision be shown on a map that is recorded in the public records.
- 3. PLANNED UNIT DEVELOPMENT ACT - The proposed development is a Planned Unit Development (PUD) and must comply with the provisions of the PUD Act, including the requirement that the PUD be shown on a map that is recorded in the public records.

## TRACT D - SECTION 1 / TRACT C-3 - SECTION 2 INFORMATION

### OVERALL ORDINANCE INFORMATION

### TYPICAL NOTES

The following information is provided for your information and is not intended to constitute a warranty or representation of any kind. The information is based on the best available information at the time of preparation of this map and is subject to change without notice.

**TRACT D - SECTION 1**

**TRACT C-3 - SECTION 2**

**TYPICAL PARKING BAY**

**TYPICAL NOTES (N.B.S.)**

**APPROVAL BOX**

### SECTION 1 FIELD NOTES

The following information is provided for your information and is not intended to constitute a warranty or representation of any kind. The information is based on the best available information at the time of preparation of this map and is subject to change without notice.

**TRACT D - SECTION 1**

**TRACT C-3 - SECTION 2**

**TYPICAL NOTES (N.B.S.)**

### TYPICAL NOTES (N.B.S.)

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**TRACT D - SECTION 1**

**TRACT C-3 - SECTION 2**

**TYPICAL NOTES (N.B.S.)**

### TYPICAL NOTES (N.B.S.)

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**TRACT D - SECTION 1**

**TRACT C-3 - SECTION 2**

**TYPICAL NOTES (N.B.S.)**

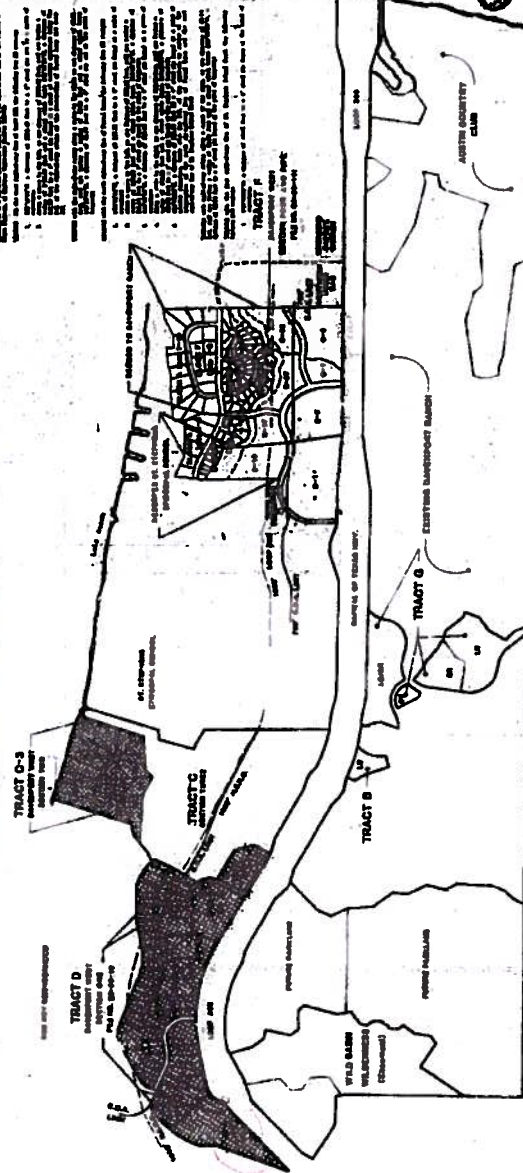
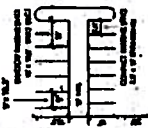
### TYPICAL NOTES (N.B.S.)

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**TRACT D - SECTION 1**

**TRACT C-3 - SECTION 2**

**TYPICAL NOTES (N.B.S.)**



MASTER INDEX & SURROUNDING LAND USE MAP (Scale: 1" = 800')



PROJECT OWNER: WESTVIEW DEVELOPMENT, INC.  
6000 Paces on the Lake, Suite 200, Dallas, Texas 75240

DAVENPORT RANCH WEST  
PLANNED UNIT DEVELOPMENT  
TRACT D & TRACT C-3 SECTION 1 & 2

CAMPION  
ENGINEERING  
INCORPORATED

012/17-0800



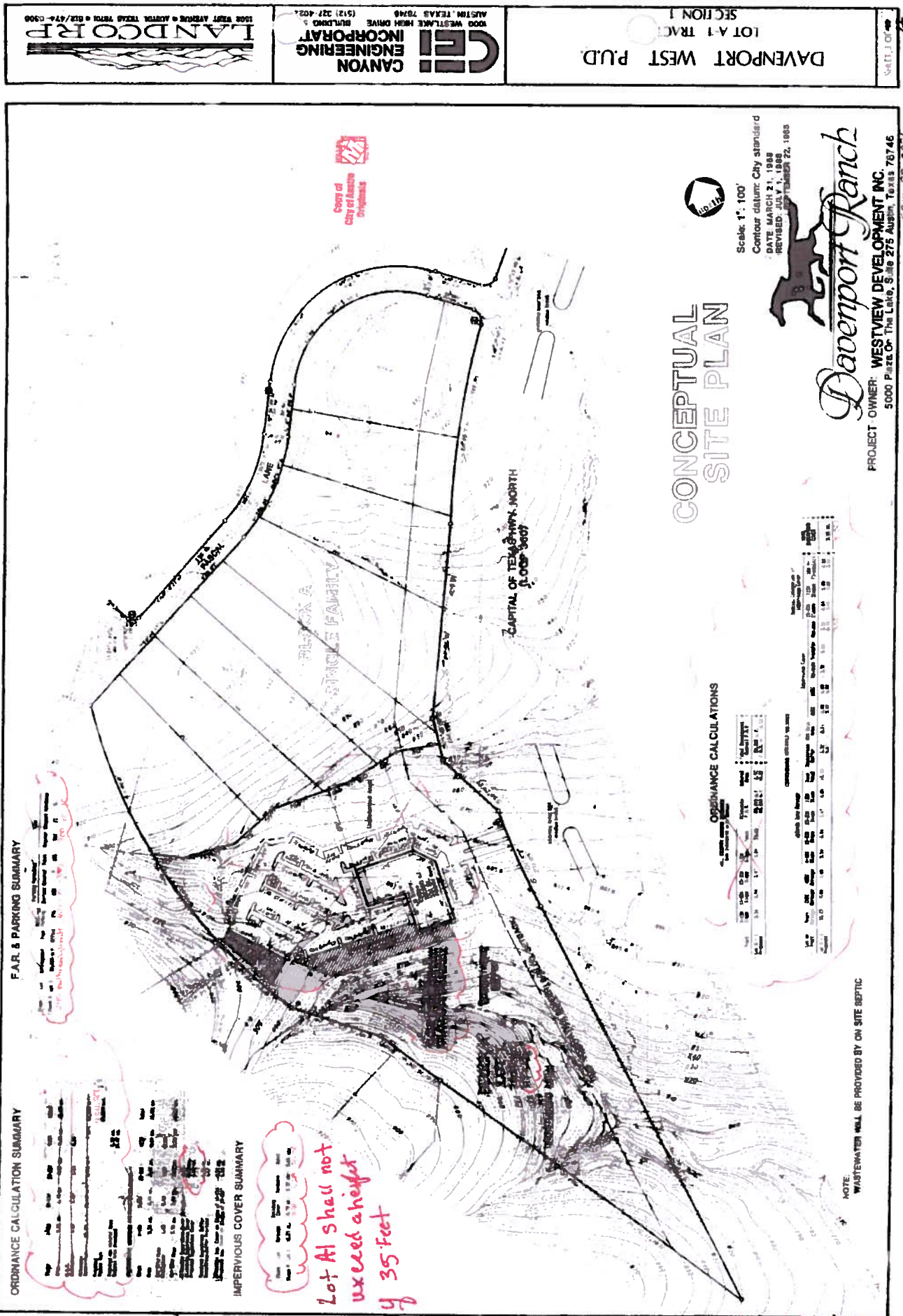


Exhibit D