

**ORDINANCE NO. 20140213-081**

**AN ORDINANCE AMENDING ORDINANCE NO. 20091217-126 FOR THE PROJECT KNOWN AS SOUTH SHORE DISTRICT PLANNED UNIT DEVELOPMENT LOCATED AT 1201 TOWN CREEK DRIVE IN THE RIVERSIDE 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.** South Shore District Planned Unit Development (the "South Shore PUD") is comprised of approximately 20.17 acres of land. This ordinance amends area 7 on the Land Use Plan, consisting of 2.87 acres of land located generally at 1201 Town Creek Drive and more particularly described as follows:

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

**PART 2.** South Shore PUD was approved on December 17, 2009, under Ordinance No. 20091217-126 (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. C814-2008-0087.01, on file at the Planning and Development Review Department and locally known as 1201 Town Creek Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

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

- A. Section 25-2-492 (*Site Development Regulations*) of the City Code as it relates 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.
- (E) 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:

| <b>SITE DEVELOPMENT CRITERIA TABLE 2</b> |                                |
|--|--------------------------------|
| <b>(Applicable to Area 7 only)</b>       | <b>Applicable to</b>           |
| <b>Regulation</b>                        | <b>Townhouse Use in Area 7</b> |
| Min Lot Area <sup>3</sup>                | 975 SF                         |
| Minimum Lot Width <sup>4</sup>           | 15'                            |
| Minimum Lot Depth <sup>5</sup>           | 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 <sup>6</sup> | 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.

**PART 6.** This ordinance takes effect on February 24, 2014.

**PASSED AND APPROVED**

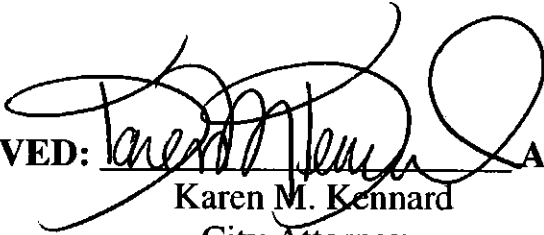
February 13, 2014

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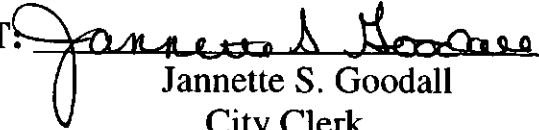
Lee Leffingwell  
Mayor

**APPROVED:**

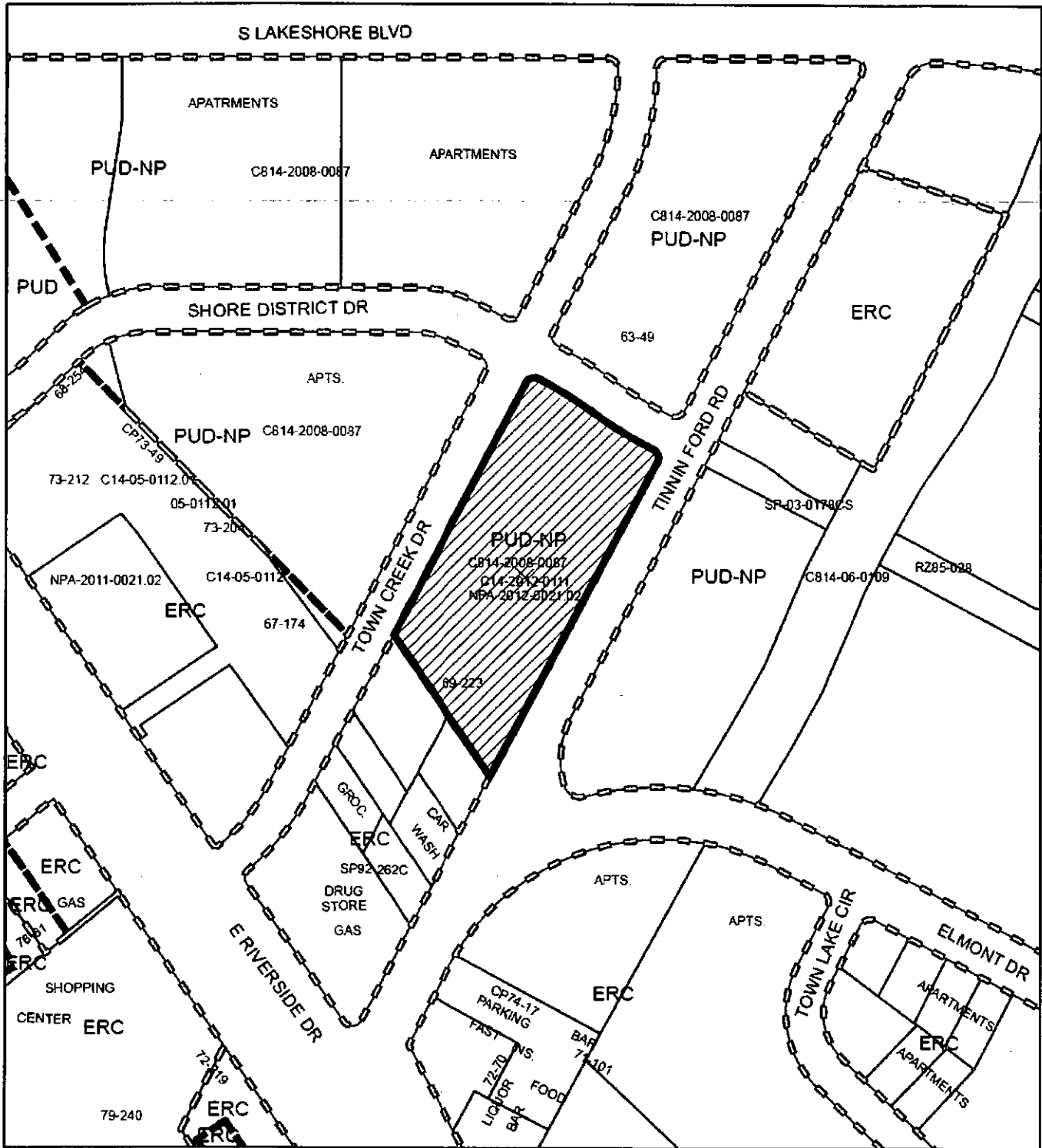





Karen M. Kennard  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

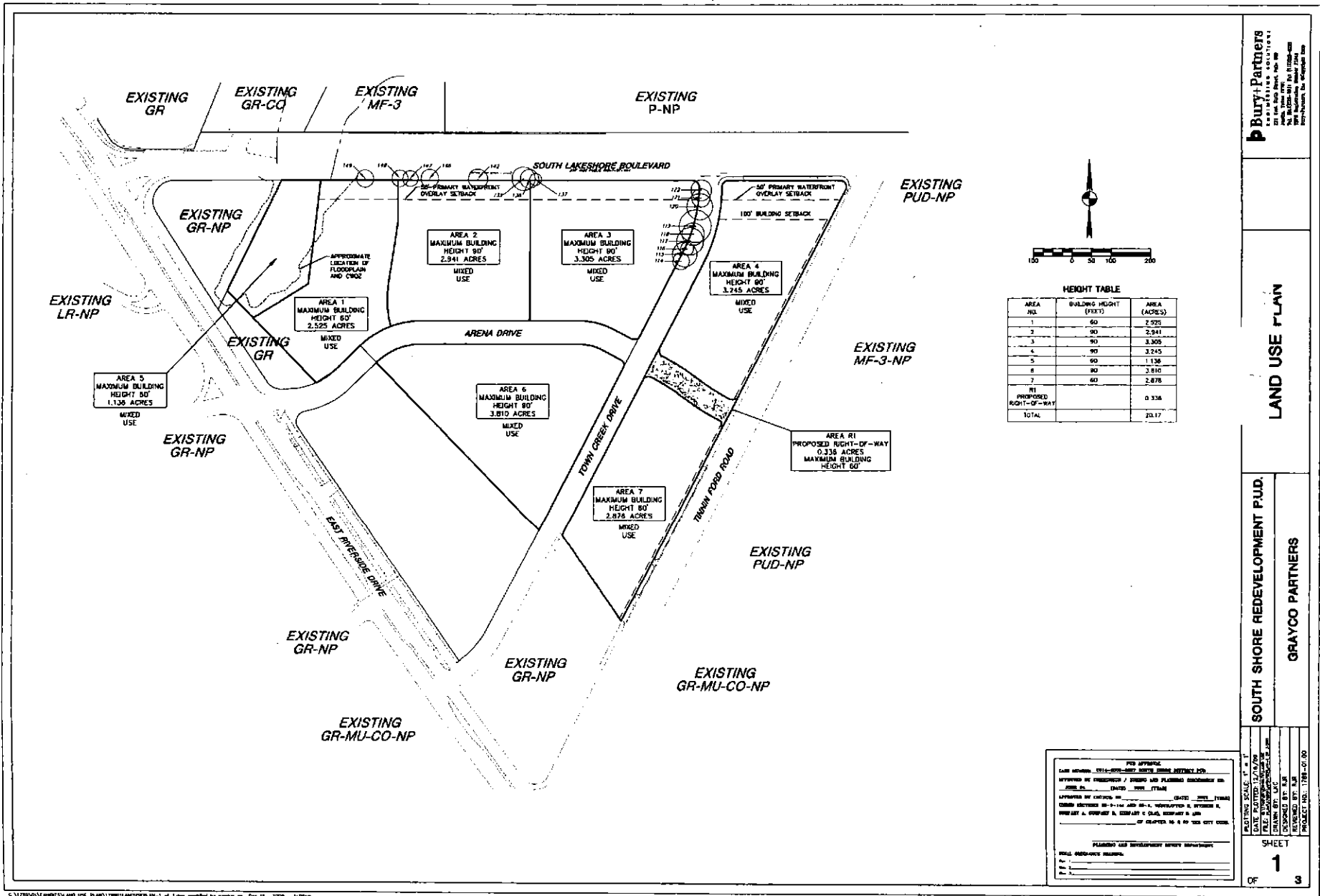
**PLANNED UNIT DEVELOPMENT**  
**ZONING CASE#: C814-2008-0087.01**

1" = 200'

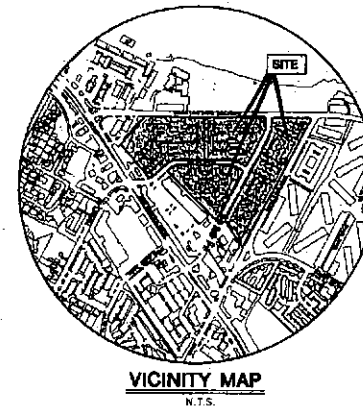
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.





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| <b>Administrative and Support Offices</b>                      | <b>Research Services</b>                 |
| Art Gallery  | Restoration (General)                    |
| Art Workshop   | Restoration (Limited)                    |
| Business or Trade School                                       | Software Development                     |
| Business Support Services                                      | Transfer                                 |
| Cafeteria/Lounge   | Campus and University Facilities         |
| Commercial Off-Site Parking                                    | Community Association (Private)          |
| Compassionate Services   | Community Association (Public)           |
| Consumer Convenience Services                                  | Counseling Services                      |
| Consumer Repair Services                                       | Cultural Services                        |
| Counseling Services  | Day-Care Services (Commercial)           |
| Food Service   | Family Home                              |
| General Retail Sales (Convenience)                             | Group Home, Class II                     |
| General Retail Sales (General)                                 | Guidance Services                        |
| Hotel/Motel  | Hospital Services (Limited)              |
| Home Historic/monument   | Local Utility Services                   |
| Indoor Sports and Recreation                                   | Private Primary Educational Facilities   |
| Medical Offices - not exceeding 5,000 sq. ft. gross floor area | Private Secondary Educational Facilities |
| Medical Offices - not exceeding 5,000 sq. ft. gross floor area | Public Services                          |
| MU-3 of Accessory Building                                     | Recreational Services                    |
| Outdoor Sports and Recreation                                  | Refuge Services                          |
| Residential Improvement Services                               | Printing and Publishing                  |
| Personal Services  | Professional Offices                     |



| Regulation                   | Applicable to Townhome Use in Area 3 |
|------------------------------|--------------------------------------|
| Min Lot Area                 | 373.54                               |
| Min Setback Side Yards       | 15'                                  |
| Min Setback Front Yards      | 20'                                  |
| Min Setback Rear Yards       | 0'                                   |
| Front Yard                   | 0'                                   |
| Street Side Yard             | 0'                                   |
| Interior Side Yard           | 0'                                   |
| Rear Yard                    | 0'                                   |
| Maximum Building Height      | 6                                    |
| Maximum Impervious Cover     | 70%                                  |
| Maximum Building Coverage    | 70%                                  |
| Maximum Floor to Area Ratio  | 10                                   |
| Maximum Units/Townhome Group | 10                                   |
| Maximum Units Per Acre       | 19                                   |

NOTES.

- ### SITE DEVELOPMENT CRITERIA TABLE

|                                    |       |
|------------------------------------|-------|
|                                    | MF-6  |
| MINIMUM LOT SIZE<br>(MINIMUM FEET) | 8,000 |
| MINIMUM LOT WIDTH:                 | 50    |
| MAXIMUM DWELLING<br>UNITS PER LOT: | —     |
| MAXIMUM HEIGHT:                    | 4     |
| MINIMUM SETBACKS:                  |       |
| FRONT YARD:                        | 20    |
| STREET SIDE YARD:                  | 20    |
| INTERIOR SIDE YARD:                | 20    |
| REAR YARD:                         | 40    |
| MAXIMUM BUILDING<br>COVERAGE:      | 70%   |
| MAXIMUM<br>IMPERVIOUS COVER:       | 20%   |
| MAXIMUM<br>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 WF-8 IF NOT APPLICABLE.  
 \*\*\* SEE NOTE 3 FOR MAXIMUM IMPERVIOUS COVER

Freehold High School

## Drive Then Service

1. THE W-6 SITE DEVELOPMENT STANDARDS ARE APPLICABLE TO SOUTHSIDEWAY PUD. CRITERIA SPECIFIED IN THE SITE DEVELOPMENT CRITERIA TABLES (SHOWN HEREIN) SUPERSEDE THE PROPOSED BASE DISTRICT REQUIREMENTS. SITE DEVELOPMENT CRITERIA TABLE 1 AND THE ACCOMPANYING NOTES SHALL SERVE AS THE DEVELOPMENT STANDARDS FOR ALL USES.
2. ALL LAND USES PERMITTED IN THE W-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 14.0% 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 DEMANDS TO CONSTRUCT A PORTION OF ELAMTOWN DRIVE, THE CITY OF AUSTIN SHALL BE REQUIRED TO PROVIDE A 20' SETBACK. THE CITY SHALL BE PREPARED TO ALLOW FOR THE CONNECTION OF ELAMTOWN DRIVE BETWEEN ARDVA DRIVE AND THINNY FORD ROAD.

THE FWD 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 A PUD FOR THE PURPOSES OF THE PUD ACT.
3. MODIFICATION TO SECTION 25-4-401 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR ADDITIONAL PERMITTED USES AS INDICATED ON THE PUD PLAN.
4. MODIFICATION TO SECTION 25-6-502 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR CONSTRUCTION OF A PERMANENT STRUCTURE ON THE CRITICAL WATERS ZONE.
5. MODIFICATION TO SECTION 25-7-741(C) OF THE LAND DEVELOPMENT CODE TO ALLOW FOR THE MAXIMUM HEIGHT OF AREAS 2, 3, 4 AND 8 TO EXCEED 60 FEET OR THE HEIGHT OF THE EXISTING MF-3 ZONE.

*[Faint handwritten notes at bottom right]*

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**LAND USE PLAN  
NOTES**

**SOUTH SHORE DISTRICT PLD.**

**GRAYCO PARTNERS**

PLOTTING SCALE: 1" = 1'

DATE PLOTTED: 11/20/08

FILE: 01-VIA-03-0001-001.DWG

FILE: 01-VIA-03-0001-001.DWG

DRAWN BY: DBK

DESIGNED BY: RLR

REVIEWED BY: RLR

PROJECT NO.: 1766-01-32

SHEET

2

OF 3

