

**ORDINANCE NO. 20140417-018**

**AN ORDINANCE AMENDING ORDINANCE NO. 20140213-081 TO REPLACE SHEET 2 IN EXHIBIT "B", THE LAND USE PLAN FOR THE PROJECT KNOWN AS SOUTH SHORE DISTRICT PLANNED UNIT DEVELOPMENT LOCATED AT 1201 TOWN CREEK DRIVE.**

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

**PART 1.** Part 5 of Ordinance No. 20140213-081 is amended to attach the correct version of Sheet 2 in Exhibit "B", the Land Use Plan. PUD Note No. 1 on Sheet 2 of the Land Use Plan is corrected to read as follows:

**PUD NOTES:**

1. The MF-6 site development standards are applicable to 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.

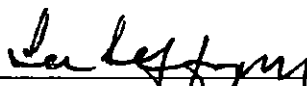
The complete Land Use Plan for the South Shore Planned Unit Development (C814-2008-0087.01) is attached as Exhibit "A" to this ordinance and replaces Exhibit "B" in Ordinance No. 20140213-081. In all other respects the terms and conditions of Ordinance No. 20140213-081 remain in effect.

**PART 2.** This ordinance takes effect on April 28, 2014.

**PASSED AND APPROVED**

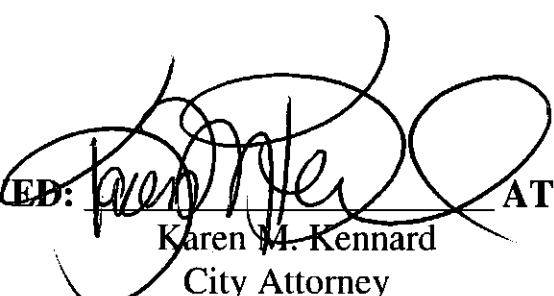
\_\_\_\_\_, April 17, 2014

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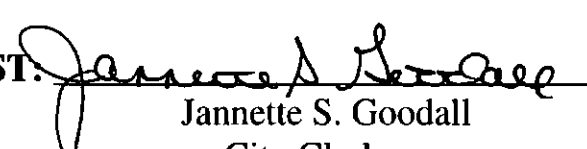


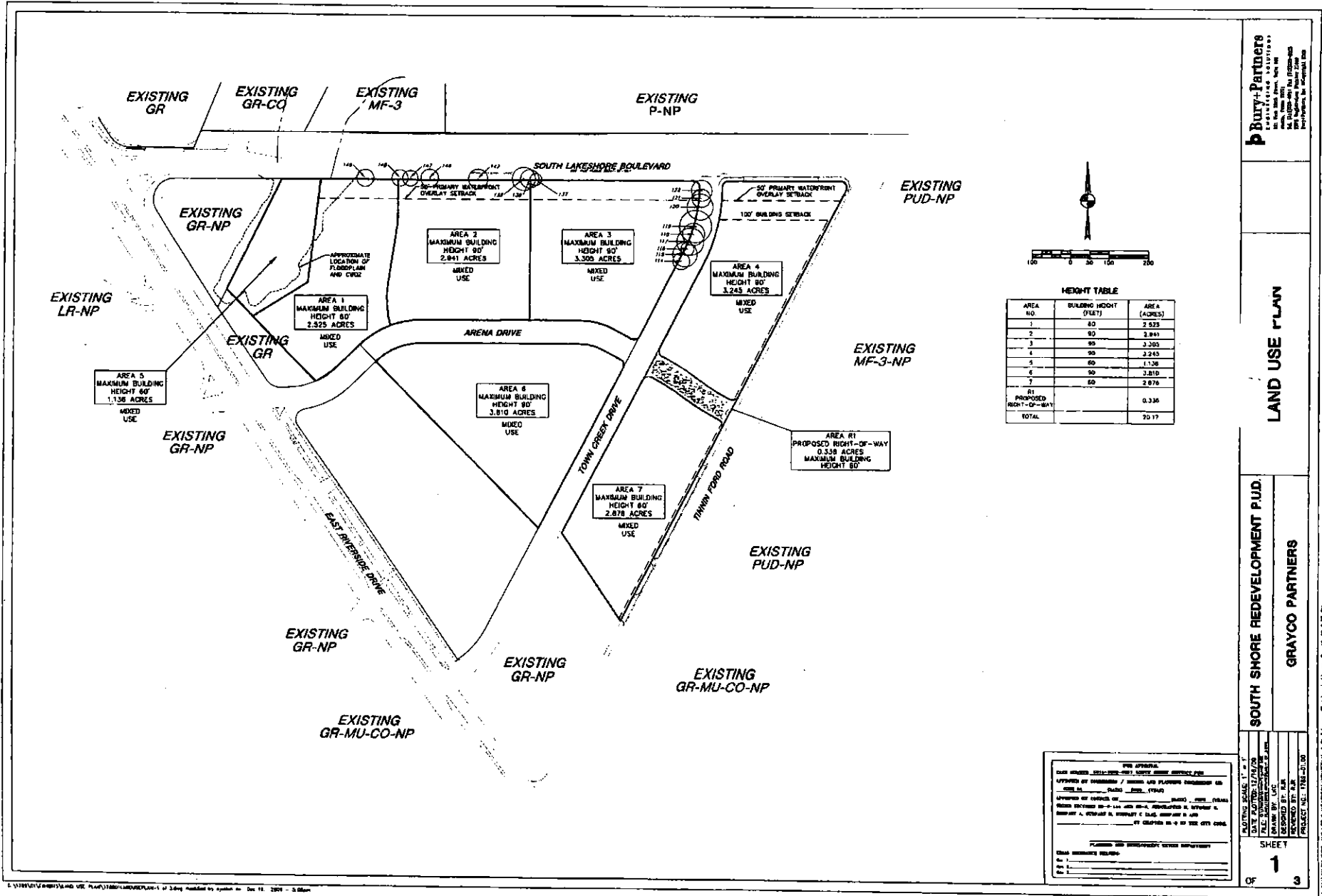
Lee Leffingwell  
Mayor

**APPROVED:**

  
Karen M. Kennard  
City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk



# Additional Permitted Uses

|                                                           |                                          |
|-----------------------------------------------------------|------------------------------------------|
| Administrative and Business Offices                       | Research Services                        |
| Art Gallery                                               | Restaurant (General)                     |
| Art Workshop                                              | Restaurants (Limited)                    |
| Business or Trade School                                  | Software Development                     |
| Business Support Services                                 | Theater                                  |
| Cafeteria/Lounge                                          | College and University Facilities        |
| Commercial Off-Street Parking                             | Community Recreation (Private)           |
| Communications Services                                   | Community Reception (Public)             |
| Customer Convenience Services                             | Contracting Services                     |
| Customer Support 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                        |
| Healthcare                                                | Hospital Services (Limited)              |
| Indoor Entertainment                                      | Local Utility Services                   |
| Indoor Sports and Recreation                              | Private Primary Educational Facilities   |
| Medical Offices - exceeding 5,000 of gross floor area     | Private Secondary Educational Facilities |
| Medical Offices - not exceeding 5,000 of gross floor area | Safety Services                          |
| Off-Site Accessory Parking                                | Administrative Services                  |
| Outdoor Sports and Recreation                             | Fire Services                            |
| Personal Improvement Services                             | Printing and Publishing                  |
| Personal Services                                         | Professional Office                      |



VICINITY MAP  
N.T.S.

**Bury-Partners**  
ENGINEERING SOLUTIONS  
10000 West 10th Avenue, Suite 400  
North, Texas 75061  
Tel: 972-441-1000  
Fax: 972-441-1001  
www.bury-partners.com

## LAND USE PLAN NOTES

SOUTH SHORE DISTRICT PLUD.

GRAYCO PARTNERS

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

| Regulation                                 | Applicable to<br>Townhouse lots in Area 7 |
|--------------------------------------------|-------------------------------------------|
| Min Lot Area <sup>a</sup>                  | 975 SF                                    |
| Maximum Lot Width <sup>b</sup>             | 15'                                       |
| Minimum Lot Depth <sup>b</sup>             | 30'                                       |
| Minimum Setbacks:                          |                                           |
| Front Yard                                 | 0'                                        |
| Street Side Yard                           | 0'                                        |
| Interior Side Yard                         | 0'                                        |
| Rear Yard                                  | 0'                                        |
| Maximum Building Height                    | 10'                                       |
| Maximum Impervious Cover                   | 20%                                       |
| Maximum Building Coverage                  | 20%                                       |
| Maximum Floor to Area Ratio                | 10                                        |
| Maximum Units/Townhouse Group <sup>c</sup> | 10                                        |
| Maximum Units per Acre                     | 30                                        |

- See Height Table on Page 1 of this PLUD Plan.  
\*\* Refer to PLUD Note 3.
- NOTES**
- Site Development Criteria Table 2 applies to townhouse lots in Area 7.
  - 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.
  - The lot width (as described in the table above) shall be defined as the width of the lot at the building foundation.
  - 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.
  - A townhouse group is defined as a series of townhouses constructed on a single building foundation.
  - Resident townhouse parking shall be accommodated in a garage or at the rear of the townhouse.
  - An average of one 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.
  - At least 1,700 square feet area is required for each townhouse.

## SITE DEVELOPMENT CRITERIA TABLE 1

|                                     | WF-3  |
|-------------------------------------|-------|
| MINIMUM LOT SIZE (exclusive of lot) | 8,000 |
| MINIMUM LOT WIDTH                   | 50    |
| MAXIMUM BUILDING 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            | -     |

- \*\* SET TABLE ON SHEET 1 OF THE LAND USE PLAN FOR PARCELS WITHIN THE DISTRICT.  
\*\*\* SET BACKS SHALL BE GOVERNED BY COMMERCIAL DESIGN STANDARDS FOR BUILDING PLACEMENTS OR STANDARDS WE-4 IF NOT APPLICABLE.  
\*\*\* SEE NOTE 3 FOR MAXIMUM IMPERVIOUS COVER

## Prohibited Uses

Entire Town Services

## PUD NOTES:

- THE WF-3 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 THAT APPLY AS THE DEVELOPMENT STANDARDS FOR ALL USES.
- ALL LAND USES PERMITTED IN THE WF-3 BASE DISTRICT ARE ALLOWED. LAND USES LISTED IN THE ADDITIONAL PERMITTED USES TABLE SHALL BE PERMITTED WITHIN THE PUD.
- IMPERVIOUS COVER SHALL BE RESTRICTED TO 14.90 ACRES OR 74% OF GROSS SITE AREA.
- THE TOTAL NUMBER OF RESIDENTIAL UNITS WITHIN THE PUD SHALL BE LIMITED TO 1200.
- 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 ELWORT DRIVE, AN EASEMENT OR STREET DEED WITHIN THE 20 FOOT SETBACK SHALL BE PREPARED TO ALLOW FOR THE CONNECTION OF ELWORT DRIVE BETWEEN AREA 7 DRIVE AND THOMAS FORD ROAD.

## MODIFICATIONS TO CODE:

- THE PUD SPECIFIC PERFORMANCE STANDARDS IDENTIFIED HEREIN SHALL APPLY IN LIEU OF OTHERWISE APPLICABLE CODE SECTIONS, CITY REGULATIONS OR THE CITY POLICES.
- MODIFICATION TO SECTION 25-1-171 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.
  - MODIFICATION TO SECTION 25-2-243 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR THE PUD AREA TO BE CONSIDERED CONTIGUOUS TO ONE ZONING APPLICATION.
  - MODIFICATION TO SECTION 25-4-421 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR ADDITIONAL PERMITTED USES AS INDICATED IN THE PUD PLAN.
  - MODIFICATION TO SECTION 25-8-302 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR CONSTRUCTION OF A REGIONAL WET POND WITHIN THE BOUNDARIES OF THE CRITICAL WATER QUALITY ZONE.
  - MODIFICATION TO SECTION 25-9-141(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 WF-3 BASE ZONING DISTRICT.

PUD APPROVAL

CHECK INDICATOR: (P) = PUBLIC-USE PROJECT, (R) = RESIDENTIAL PROJECT, (C) = COMMERCIAL PROJECT

APPROVED BY: CONSTRUCTION / SURVEY AND PLANNING COMMISSIONER

DATE: 01/11/2008

PROJECT: 10000 WEST 10TH AVENUE, SUITE 400, NORTH, TEXAS 75061

APPROVED BY: ENGINEER

DATE: 01/11/2008

PROJECT: 10000 WEST 10TH AVENUE, SUITE 400, NORTH, TEXAS 75061

APPROVED BY: PLANNING AND DEVELOPMENT DEPARTMENT

DATE: 01/11/2008

PROJECT: 10000 WEST 10TH AVENUE, SUITE 400, NORTH, TEXAS 75061

PLANNING SCALE: 1" = 1'

DATE: 01/11/2008

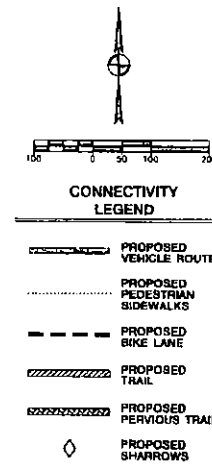
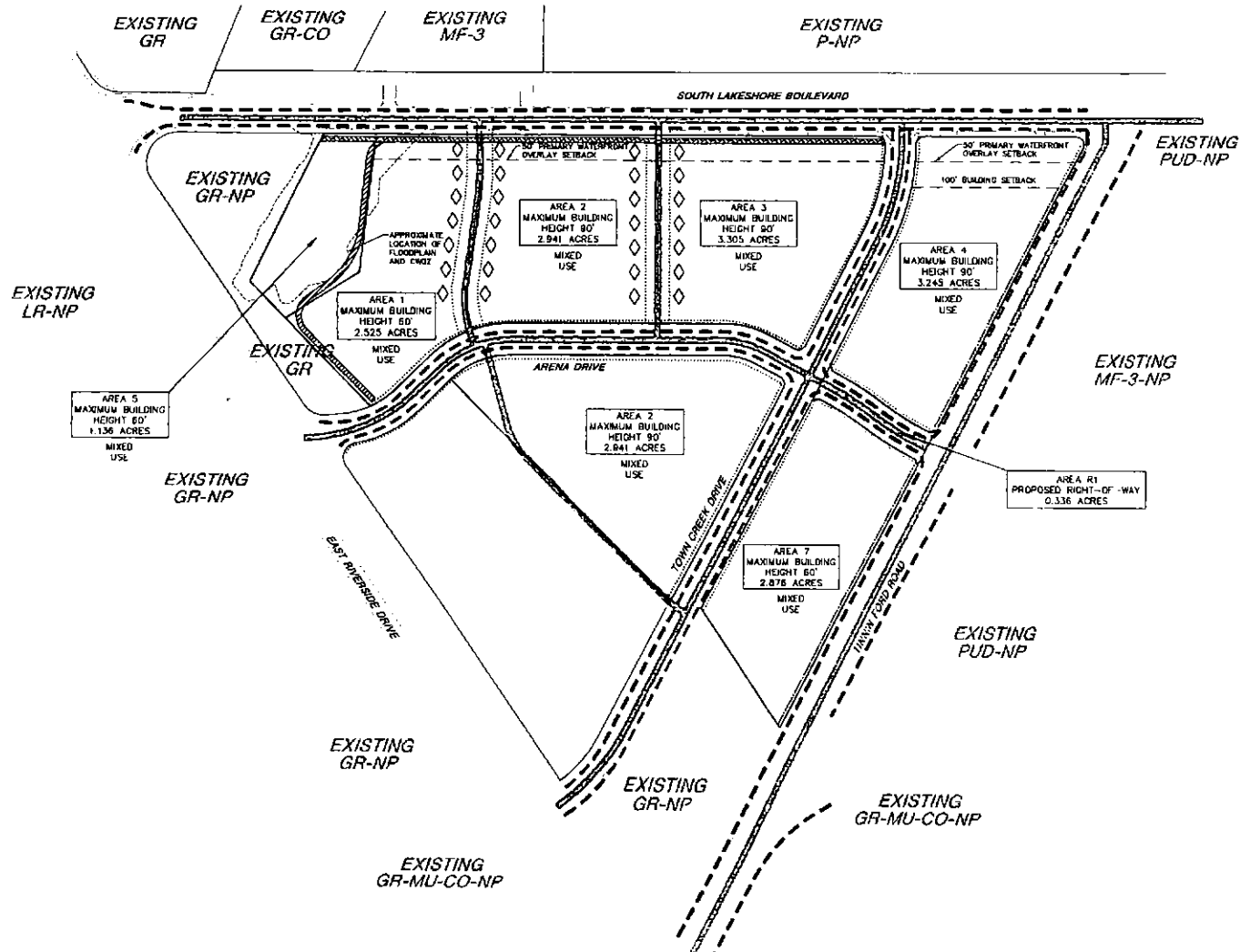
PROJECT: 10000 WEST 10TH AVENUE, SUITE 400, NORTH, TEXAS 75061

APPROVED BY: PLANNING

DATE: 01/11/2008

PROJECT: 10000 WEST 10TH AVENUE, SUITE 400, NORTH, TEXAS 75061

SHEET  
2  
OF 3



PLAN APPROVAL  
 DATE REVIEWED: 12/16/09  
 APPROVED BY: [Signature] / [Name] AND PLANNING COMMISSION ON: [Date]  
 FILE NUMBER: [Number]  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DESIGNED BY: [Name]  
 PROJECT NO.: [Number]

PLANNING AND REDEVELOPMENT DIVISION  
 FULL DRAINAGE PLAN  
 SHEET 3 OF 3

**Bury+Partners**  
 ENGINEERING SOLUTIONS  
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 www.burypartners.com

# LAND USE PLAN CONNECTIVITY

SOUTH SHORE REDEVELOPMENT PUD.

GRAYCO PARTNERS

PLANNING SCALE: 1" = 1'  
 DATE PLOTTED: 12/16/09  
 FILE NUMBER: [Number]  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DESIGNED BY: [Name]  
 PROJECT NO.: [Number]

SHEET 3 OF 3