

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

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

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

10  
11 PART 1. Covered Bridge Planned Unit Development (the "Covered Bridge PUD") is  
12 comprised of approximately 38.12 acres of land located generally at 6714 Covered Bridge  
13 Drive and more particularly described in Exhibit "A" incorporated into this Ordinance.

14  
15 PART 2. Covered Bridge PUD was approved on March 7, 2013, under Ordinance No.  
16 20130307-056 (the "Original Ordinance") and amended under Ordinance No. 20131003-  
17 080.

18  
19 PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to  
20 change the base district from planned unit development-neighborhood plan (PUD-NP)  
21 combining district to planned unit development-neighborhood plan (PUD-NP) combining  
22 district on the property described in Zoning Case No. C814-2012-0055.02, on file at the  
23 Planning and Development Review Department and locally known as 6714 Covered  
24 Bridge Drive, in the City of Austin, Travis County, Texas, and generally identified in the  
25 map attached as Exhibit "B".

26  
27 PART 4. This ordinance amends the Land Use Plan, attached as Exhibit "C", to change the  
28 following:

29  
30 Tract 1 changes:

- 31 a. the maximum residential units are reduced to 235;
- 32 b. the residential units per acre is changed to 15.80.

33  
34 Tract 2 & 4 changes:

- 35 a. maximum F.A.R is increased to 0.173:1;
- 36 b. building height is increased to 45';
- 37 c. the maximum residential units are increased to 130;

38 d. the residential units per acre is changed to 6.51.

39  
40 Note 24 is changed to read as follows:

41 Multifamily development in the PUD shall not exceed 360 units.  
42 Condominium development in the PUD is limited to 5 units on Tract 1.

43  
44 The attached Land Use Plan replaces the Land Use Plan in Ordinance No. 20131003-080.  
45 Except as otherwise specifically provided in Ordinance No. 20130307-056, as amended, all  
46 other rules, regulations and ordinances of the City, including Ordinance No. 20081211-  
47 097, apply to the PUD.

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

50  
51 **PART 6.** This ordinance takes effect on \_\_\_\_\_, 2014.  
52

53  
54 **PASSED AND APPROVED**

55  
56  
57 §  
58 §  
59 \_\_\_\_\_, 2014 § \_\_\_\_\_  
60 Lee Leffingwell  
61 Mayor

62  
63  
64 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
65 Karen M. Kennard Jannette S. Goodall  
66 City Attorney City Clerk  
67

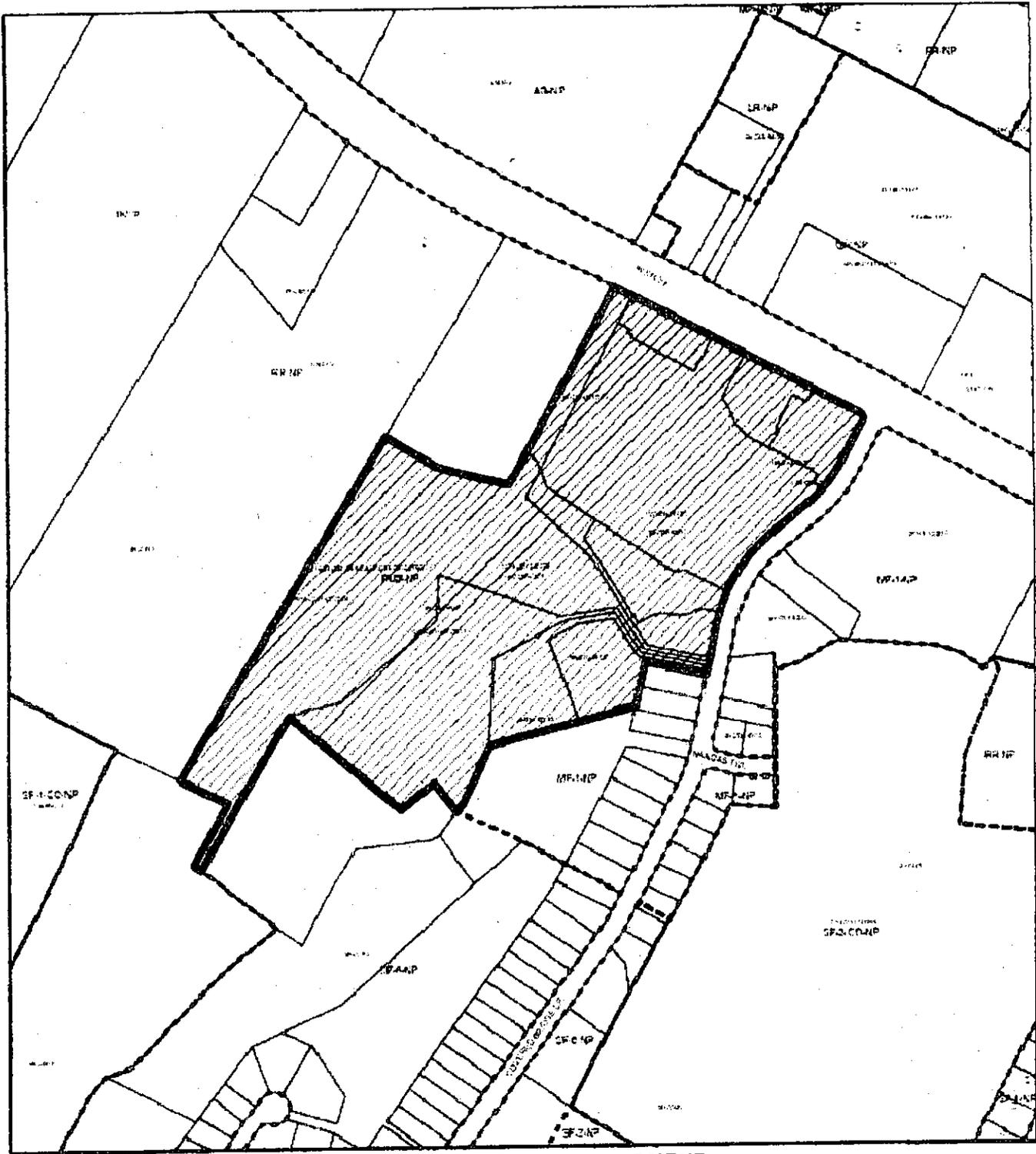
**Exhibit "A"**

**Tracts 1, 2 and 4**

Lots 1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A and 9A, Covered Bridge Whitecrowe Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 201300242 of the Official Public Records of Travis County, Texas (the "Property"),

**Tract 3**

Lot 3 and 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.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

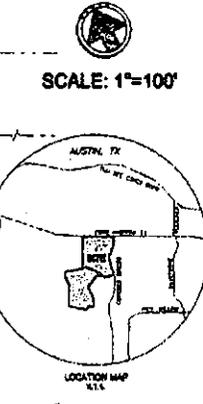
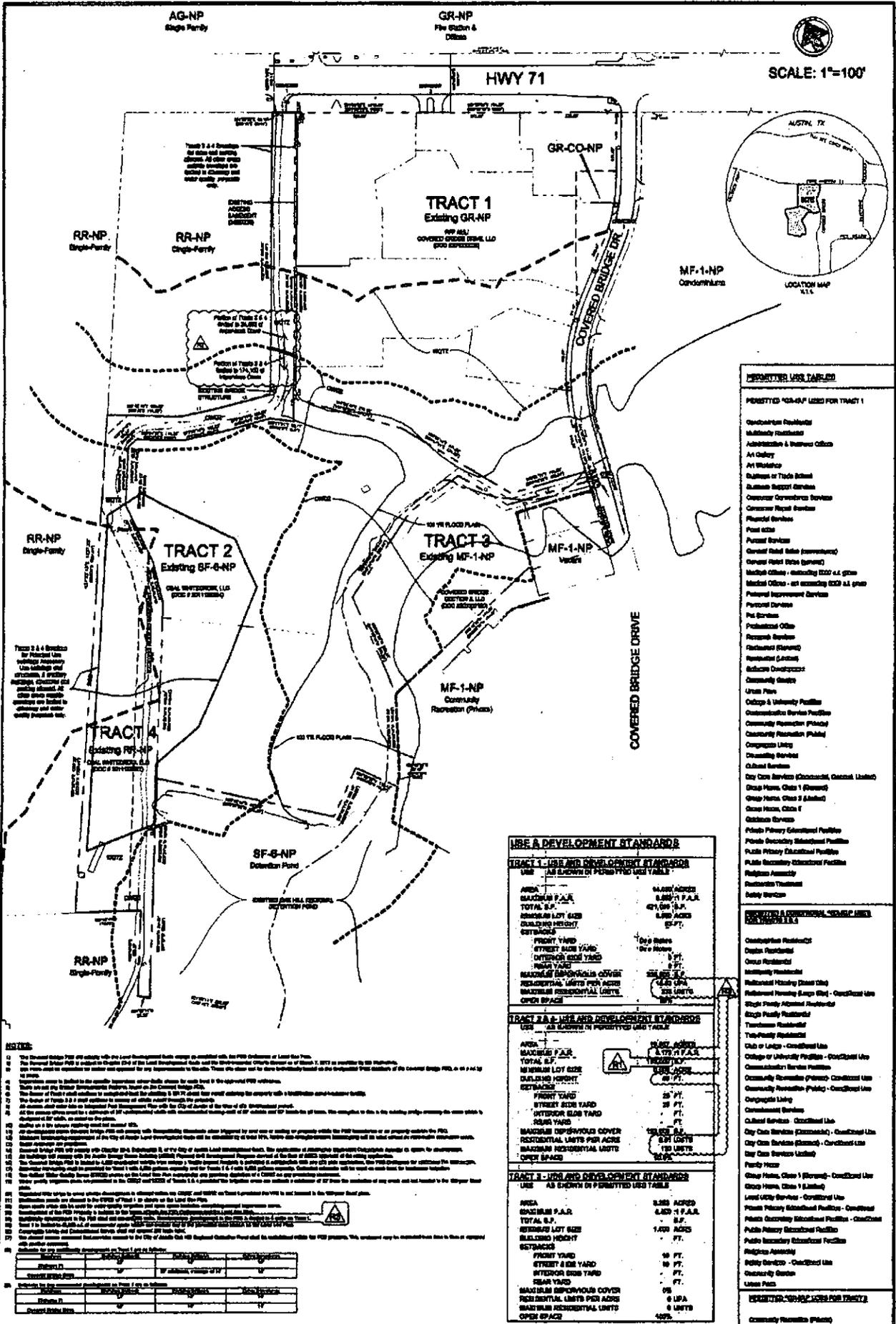
**PLANNED UNIT DEVELOPMENT**  
**ZONING CASE#: C814-2012-0055.02**



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 reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**PERMITTED "COMB" USES FOR TRACT 1**

- Condominium Residential
- Industry/Manufacturing
- Administration & Business Offices
- Art Gallery
- Art Workshop
- Ballroom or Trade Show
- Business Support Services
- Consumer Convenience Services
- Consumer Retail Services
- Financial Services
- Food Service
- Professional Services
- General Retail Sales (merchandise)
- General Retail Sales (services)
- Medical Office - including EOC or a gym
- Medical Office - not including EOC or a gym
- Personal Improvement Services
- Personal Services
- Post Office
- Professional Office
- Research Services
- Restaurant (limited)
- Software Development
- Community Center
- Urban Park
- College & University Facilities
- Community Service Facilities
- Community Recreation (Public)
- Community Recreation (Private)
- Congregational Living
- Childcare Services
- Child Care Services (Childcare, General, Limited)
- Day Care Home, Class 1 (Preschool)
- Day Care Home, Class 2 (Limited)
- Day Care Home, Class 3
- Daycare Services
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Public Primary Educational Facilities
- Public Secondary Educational Facilities
- Religious Assembly
- Recreational Trail
- Safety Services

**PERMITTED "COMB" USES FOR TRACT 2**

- Condominium Residential
- Daycare Residential
- Office Residential
- Industry/Manufacturing
- Medical (including Day Care) - Conditional Use
- Single Family Attached Residential
- Transitional Residential
- Two-Family Residential
- Club or Lounge - Conditional Use
- College or University Facilities - Conditional Use
- Community Service Facilities
- Community Recreation (Private) - Conditional Use
- Community Recreation (Public) - Conditional Use
- Congregational Living
- Childcare Services
- Child Care Services - Conditional Use
- Day Care Services (Childcare) - Conditional Use
- Day Care Services (Limited) - Conditional Use
- Day Care Services (Preschool)
- Family Home
- Group Home, Class 1 (Boarding) - Conditional Use
- Group Home, Class 2 (Limited)
- Landscaping Services - Conditional Use
- Healthcare (including Daycare) - Conditional Use
- Public Primary Educational Facilities - Conditional Use
- Public Secondary Educational Facilities
- Religious Assembly
- Safety Services - Conditional Use
- Urban Park

**PERMITTED "COMB" USES FOR TRACT 3**

- Community Recreation (Private)

**USE & DEVELOPMENT STANDARDS**

TRACT 1 - USE AND DEVELOPMENT STANDARDS	
USE: RR-NP (RR-NP) IN PERMITTED USE TABLE	
AREA	0.500 ACRES
MAXIMUM F.A.R.	0.500 F.A.R.
TOTAL S.F.	471,000 S.F.
MINIMUM LOT SIZE	1.000 ACRES
BUILDING HEIGHT	5 FT.
SETBACKS	5 FT.
FRONT YARD	5 FT.
STREET SIDE YARD	5 FT.
INTERIOR SIDE YARD	5 FT.
REAR YARD	5 FT.
MAXIMUM DEEP-WATER COVER	0%
RESIDENTIAL UNITS PER ACRE	200 UNITS
MAXIMUM RESIDENTIAL UNITS	200 UNITS
OPEN SPACE	100%

TRACT 2 & 3 - USE AND DEVELOPMENT STANDARDS	
USE: MF-1-NP (MF-1-NP) IN PERMITTED USE TABLE	
AREA	0.500 ACRES
MAXIMUM F.A.R.	0.500 F.A.R.
TOTAL S.F.	471,000 S.F.
MINIMUM LOT SIZE	1.000 ACRES
BUILDING HEIGHT	5 FT.
SETBACKS	5 FT.
FRONT YARD	5 FT.
STREET SIDE YARD	5 FT.
INTERIOR SIDE YARD	5 FT.
REAR YARD	5 FT.
MAXIMUM DEEP-WATER COVER	0%
RESIDENTIAL UNITS PER ACRE	200 UNITS
MAXIMUM RESIDENTIAL UNITS	200 UNITS
OPEN SPACE	100%

TRACT 3 - USE AND DEVELOPMENT STANDARDS	
USE: SF-8-NP (SF-8-NP) IN PERMITTED USE TABLE	
AREA	0.500 ACRES
MAXIMUM F.A.R.	0.500 F.A.R.
TOTAL S.F.	471,000 S.F.
MINIMUM LOT SIZE	1.000 ACRES
BUILDING HEIGHT	5 FT.
SETBACKS	5 FT.
FRONT YARD	5 FT.
STREET SIDE YARD	5 FT.
INTERIOR SIDE YARD	5 FT.
REAR YARD	5 FT.
MAXIMUM DEEP-WATER COVER	0%
RESIDENTIAL UNITS PER ACRE	200 UNITS
MAXIMUM RESIDENTIAL UNITS	200 UNITS
OPEN SPACE	100%

**NOTES:**

- The proposed project shall comply with all applicable laws, rules, regulations, codes, and ordinances of the City of Austin.
- The proposed project shall comply with all applicable laws, rules, regulations, codes, and ordinances of the State of Texas.
- The proposed project shall comply with all applicable laws, rules, regulations, codes, and ordinances of the United States of America.
- The proposed project shall comply with all applicable laws, rules, regulations, codes, and ordinances of the City of Austin.
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- The proposed project shall comply with all applicable laws, rules, regulations, codes, and ordinances of the United States of America.

APPROVED BY CITY COUNCIL WITH ORDINANCE 2014-0065  
ON OCTOBER 8, 2014.

APPROVED ADMINISTRATIVELY ON NOVEMBER 22, 2014.

**COVERED BRIDGE PUD  
LAND USE PLAN**  
C814-2012-0065

Exhibit C SHEET 1 OF 1

**Thruway Design**  
LAND PLANNERS