

ORDINANCE NO. _____

1 **AN ORDINANCE AMENDING ORDINANCE NO. 890202-B TO MODIFY THE**
2 **LAND USE PLAN FOR THE DAVENPORT WEST PLANNED UNIT**
3 **DEVELOPMENT PROJECT, REZONING AND CHANGING THE ZONING MAP**
4 **FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT**
5 **DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCATED AT 4417**
6 **WESTLAKE DRIVE.**

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
9

10 **PART 1.** Davenport Ranch West Planned Unit Development (the “Davenport PUD”) is
11 comprised of approximately 444.33 acres of land located generally in the vicinity of
12 Westlake Drive and Loop 360, and more particularly described in the metes and bounds in
13 the land use plan incorporated into Ordinance No. 890202-B.

14
15 **PART 2.** Davenport PUD was approved February 2, 1989, under Ordinance No. 890202-B
16 (the “Original Ordinance”), and amended under Ordinances No. 20010719-28, No.
17 20010719-115, No. 20021205-17, No. 20050325-040, No. 20070322-059, and No.
18 20140306-033.

19
20 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to
21 change the base district from planned unit development (PUD) district to planned unit
22 development (PUD) district on the property described by metes and bounds in Ordinance
23 No. 890202-B as approximately 444.33 acres of land that includes the following property
24 described in Zoning Case No. C814-88-0001.12, on file at the Planning and Zoning
25 Department, as follows:

26
27 Lot 17, Block E, Davenport West PUD Section 5, Phase 6, Travis County, Texas,
28 according to the map or plat thereof as recorded in Document No. 200000169, Plat
29 Records, Travis County, Texas, (the “Property”),

30
31 generally known as the Davenport PUD, now locally known as the property at 4417
32 Westlake Drive, in the City of Austin, Travis County, Texas, and generally identified in the
33 map attached as **Exhibit “A”**.

34
35
36 **PART 4.** This ordinance, together with the attached **Exhibit “B”** constitutes the amended
37 land use plan for the Davenport PUD and amends the Original Ordinance. The Davenport

1 PUD shall conform to the permitted uses and development standards and criteria, limitations
2 and conditions set forth in the ordinance and the land use plan, as amended, on record in the
3 Planning and Zoning Department in File No. C814-88-0001.12. If this ordinance and the
4 attached exhibits conflict, the ordinance applies. The attached exhibits are as follows:

5
6 Exhibit A: Zoning Map

7 Exhibit B: Amended Land Use Plan – (3 Pages)

8
9 **PART 5.** The Davenport PUD land use plan under the Original Ordinance, as amended, is
10 modified and amended as shown in this Part 5 as to the Property.

- 11
12 A. The total allowable non-residential building area on the Property shall be increased
13 by 29,090 square feet for a total of 1,257,404 square feet as shown on **Exhibit “B”**.
14
15 B. The total allowable impervious cover on the Property shall be reduced by 0.36 acres
16 to 1.98 acres as shown on **Exhibit “B”**.
17
18 C. All new commercial buildings on the Property shall achieve a two-star or greater
19 rating under the City of Austin Energy Green Building program using the applicable
20 rating version in effect at the time a rating registration application is submitted for
21 the building.
22
23 D. The Landowner shall use rainwater harvesting as the primary water source for all
24 landscape irrigation. Potable and/or reclaimed water shall only be used as a backup
25 supply if the primary sources are depleted.
26
27 E. The Landowner shall include at least 427 additional caliper inches of trees within
28 the Property.
29
30 F. The exterior lighting on the new building or structure shall be hooded or shielded to
31 minimize light pollution using “dark sky” guidelines and techniques on the Property.
32
33 G. The exterior glass on any new commercial building on the Property shall have a
34 reflectivity index less than 15 percent.
35
36 H. The Landowner shall submit detailed landscaping plan and heritage tree surveys at
37 the time of permit application for building any new buildings on the Property.
38
39 I. At the time of site plan review, an Environmental Resource Inventory shall be
40 prepared.

1
2 J. The Landowner shall permit and reconstruct the existing water quality pond located
3 along Royal Approach Drive, into a system of rain gardens as approved by the City
4 of Austin, through a cost sharing agreement with the City of Austin.

5
6 K. The Landowner shall install and maintain a green screen with climbing vines on the
7 north, south and east side of the parking structure.

8
9 L. The new commercial building on the Property shall have no building signage.

10
11 M. The maximum height of the new commercial building on the Property shall not
12 exceed 40 feet as described in **Exhibit "B"**.

13
14 N. A 100-foot wide building setback shall be established and maintained along the
15 southern property line adjacent to Westlake Drive.

16
17 O. The exit median from the Property to Royal Approach Drive shall be modified and
18 extended for direct exiting onto Westlake Drive.

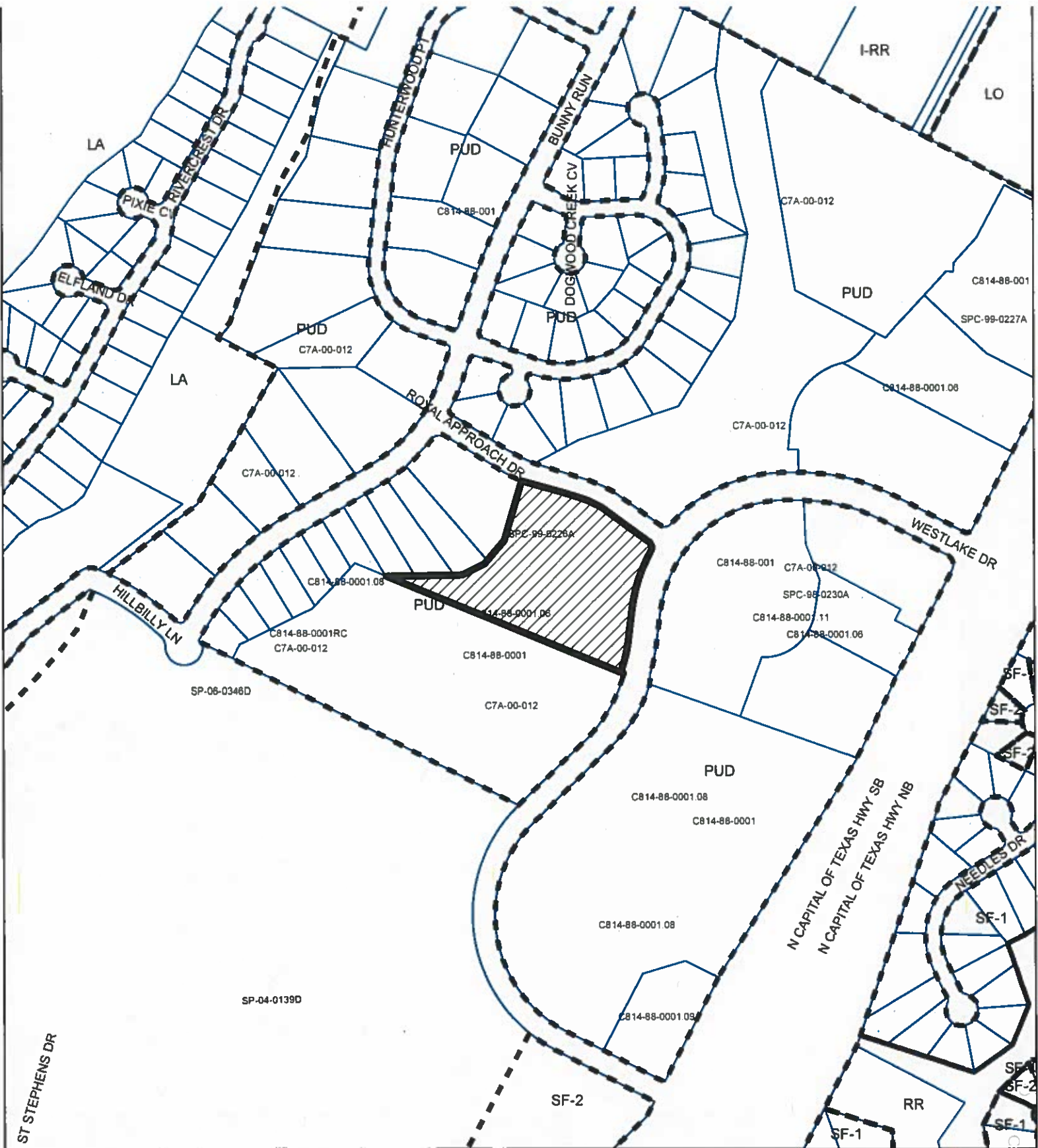
19
20 **PART 6.** Except as otherwise provided for in this ordinance, the terms and conditions of
21 the Original Ordinance, as amended, remain in effect.

22
23 **PART 7.** This ordinance takes effect on _____, 2020.




24
25
26 **PASSED AND APPROVED**

27
28 §
29 §
30 _____, 2020 § _____
31
32 Steve Adler
33 Mayor

34
35 **APPROVED:** _____ **ATTEST:** _____
36 Anne L. Morgan Jannette S. Goodall
37 City Attorney City Clerk
38
39
40



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C814-88-0001.12

EXHIBIT "A"

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.

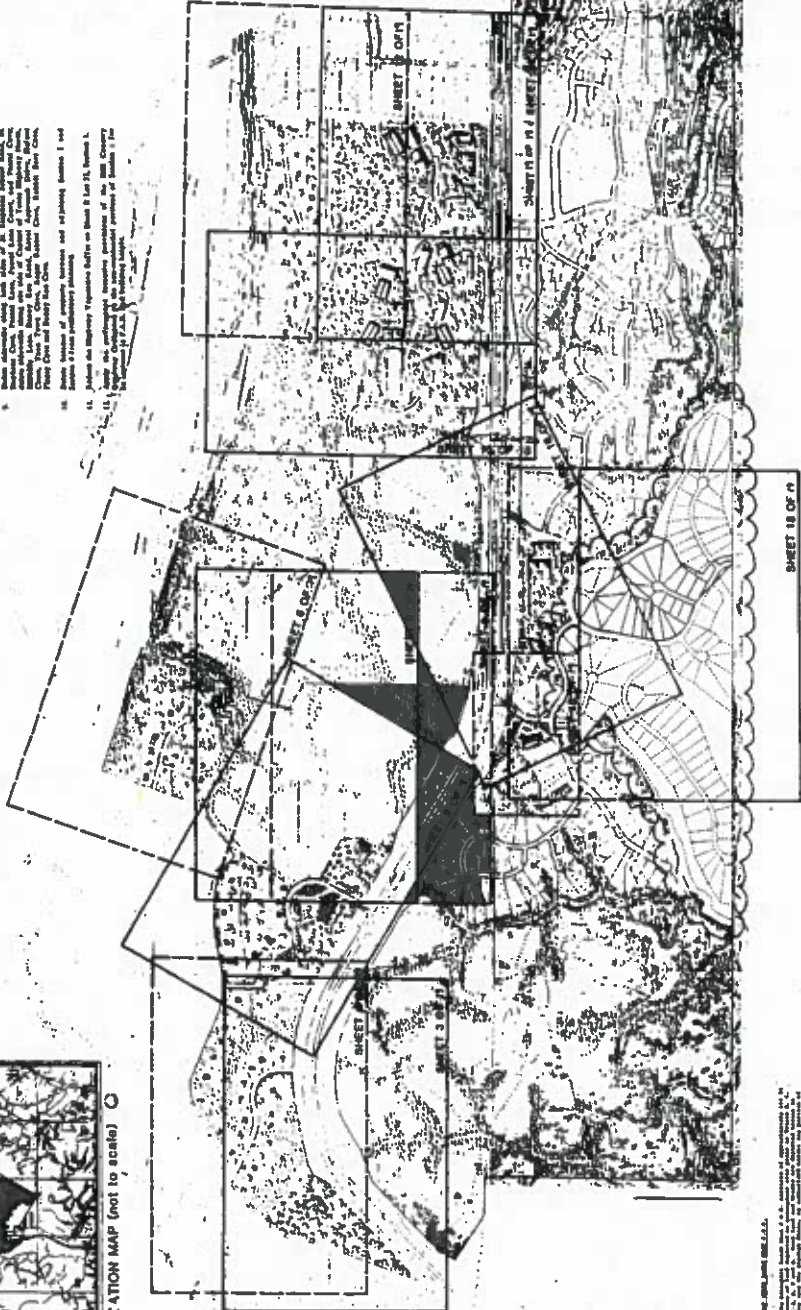


Created: 9/11/2019



**REVISED 01/27/2020 - 12th Amendment
SEE SHEETS 19 & 23**

3-2. Patients
 3-3. Conclusions
 3-4. Theoretical
 Laboratory

[illegible]

PROJECT OWNER: WESTVIEW DEVELOPMENT INC.
5000 Plaza On The Lake, Suite 275 Austin, Texas 78741

6/13/04 Revised CB14-88-0001.02(10)
with revise page 2 IC summary table

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