

ORDINANCE NO. 20200206-068

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

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 444.33 acres of land located generally in the vicinity of Westlake Drive and Loop 360, and more particularly described in the metes and bounds in the land use plan incorporated into Ordinance No. 890202-B.

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

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 by metes and bounds in Ordinance No. 890202-B as approximately 444.33 acres of land that includes the following property described in Zoning Case No. C814-88-0001.12, on file at the Planning and Zoning Department, as follows:

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

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

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

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

Exhibit A: Zoning Map

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

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

- A. The total allowable non-residential building area on the Property shall be increased by 29,090 square feet for a total of 1,257,404 square feet as shown on **Exhibit “B”**.
- B. The total allowable impervious cover on the Property shall be reduced by 0.36 acres to 1.98 acres as shown on **Exhibit “B”**.
- C. The new building or structure on the Property shall achieve a two-star or greater rating under the City of Austin Energy Green Building program using the applicable rating version in effect at the time a rating registration application is submitted for the building.
- D. The new building or structure on the Property shall use rainwater harvesting as the primary water source for all landscape irrigation. Potable and/or reclaimed water shall only be used as a backup supply if the primary sources are depleted.
- E. The Landowner shall include at least 427 additional caliper inches of trees within the Property.
- F. The exterior lighting on the new building or structure shall be hooded or shielded to minimize light pollution using “dark sky” guidelines and techniques on the Property.
- G. The exterior glass on the new building or structure on the Property shall have a reflectivity index less than 15 percent.
- H. The Landowner shall submit detailed landscaping plan and heritage tree surveys at the time of permit application for building the new building or structure on the Property.

- I. At the time of site plan review, an Environmental Resource Inventory shall be prepared.
- J. The Landowner shall permit and reconstruct the existing water quality pond located along Royal Approach Drive, into a system of rain gardens as approved by the City of Austin, through a cost sharing agreement with the City of Austin.
- K. For the new building or structure on the Property the Landowner shall install and maintain a green screen with climbing vines on the north, south and east side of the parking structure that are exposed.
- L. The new building or structure on the Property shall have no building signage.
- M. The maximum height of the new building or structure on the Property shall not exceed 40 feet as described in **Exhibit "B"**.
- N. A 100-foot wide building setback for the new building or structure shall be established and maintained along the southern property line adjacent to Westlake Drive.
- O. The exit median from the Property to Royal Approach Drive shall be modified and extended for direct exiting onto Westlake Drive.

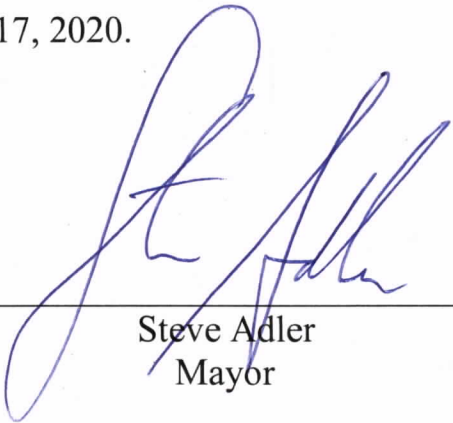
PART 6. Except as otherwise provided for in this ordinance, the terms and conditions of the Original Ordinance, as amended, remain in effect.

PART 7. This ordinance takes effect on February 17, 2020.

PASSED AND APPROVED


_____, February 6 _____, 2020

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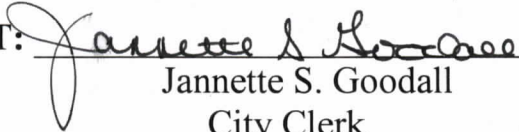
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



— — —
1 — —

ZONING BOUNDARY

ZONING CASE#: C814-88-0001.12

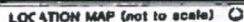
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

$$1'' = 400'$$



F U D A P P O I N T
 Date of CP 28
 FILE NUMBER C 34-60-0001.52
 APPROVED BY PLANNING DEPARTMENT - 10/10/64 R. J. [illegible]
 APPROVED BY CITY ENGINEER, [illegible]
 APPROVED BY [illegible]
 OF [illegible] OF [illegible]

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

THE FOLLOWING VARIANCES, WAIVERS AND REMEDIES HAVE BEEN APPROVED FOR THE PROJECT BY THE CITY COUNCIL OF THE CITY OF AUSTIN ON DECEMBER 21, 1992.

4. Second marriage licentiousness after and one and 198 on marriage and 198 on marriage, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 8



Land-use suitability - development intensity (% area)				
Iteration 1 (Final 1)	Land	Land, slope	Land, slope	Area
	0-10	0-10	0-10	10.00 km ²
	11-20	11-20	11-20	10.00 km ²
	21-30	21-30	21-30	10.00 km ²
	31-40	31-40	31-40	10.00 km ²
	41-50	41-50	41-50	10.00 km ²
	51-60	51-60	51-60	10.00 km ²
Iteration 2 (Final 2)	Land	Land, slope	Land, slope	Area
	0-10	0-10	0-10	10.00 km ²
	11-20	11-20	11-20	10.00 km ²
	21-30	21-30	21-30	10.00 km ²
	31-40	31-40	31-40	10.00 km ²
	41-50	41-50	41-50	10.00 km ²
	51-60	51-60	51-60	10.00 km ²
Iteration 3 & 4 (Final 3 & 4)	Land	Land, slope	Land, slope	Area
	0-10	0-10	0-10	10.00 km ²
	11-20	11-20	11-20	10.00 km ²
	21-30	21-30	21-30	10.00 km ²
	31-40	31-40	31-40	10.00 km ²
	41-50	41-50	41-50	10.00 km ²
	51-60	51-60	51-60	10.00 km ²
Iteration 5 (Final 5)	Land	Land, slope	Land, slope	Area
	0-10	0-10	0-10	10.00 km ²
	11-20	11-20	11-20	10.00 km ²
	21-30	21-30	21-30	10.00 km ²
	31-40	31-40	31-40	10.00 km ²
	41-50	41-50	41-50	10.00 km ²
	51-60	51-60	51-60	10.00 km ²
Iteration 6 (Final 6)	Land	Land, slope	Land, slope	Area
	0-10	0-10	0-10	10.00 km ²
	11-20	11-20	11-20	10.00 km ²
	21-30	21-30	21-30	10.00 km ²
	31-40	31-40	31-40	10.00 km ²
	41-50	41-50	41-50	10.00 km ²
	51-60	51-60	51-60	10.00 km ²
Iteration 7 (Final 7)	Land	Land, slope	Land, slope	Area
	0-10	0-10	0-10	10.00 km ²
	11-20	11-20	11-20	10.00 km ²
	21-30	21-30	21-30	10.00 km ²
	31-40	31-40	31-40	10.00 km ²
	41-50	41-50	41-50	10.00 km ²
	51-60	51-60	51-60	10.00 km ²

D-2. Primary
 D-2A. Commercial
 D-2B. Thrift/
 Insurance
 D-2C. Other

[illegible]

BURKS

REVISOR: March 14, 2008
 Revised to, Sec. 204;
 DECEMBER 7, 1998
 REVISOR: SEPTEMBER 21, 1998
 C-814-14-0044

NOTE:
SHEET 2, 7, 11, AND 14 OF 18
ARE COVER / CALCULATION SHEETS.

This F.A.D. is subject to the restrictions imposed by Sanitation Commission, Head of the City of Austin Planning Office, State Institute CHS-08-000.

PROJECT OWNER: **BURKS**
WESTVIEW DEVELOPMENT INC. Reprographics
5000 Plaza On The Lake, Suite 275 Austin, Texas 7874

4/23/04 Revised CBIV-88-0001.02(A1)
 revise page 22 IC summary table

DAVENPORT RANCH WEST P.U.D.

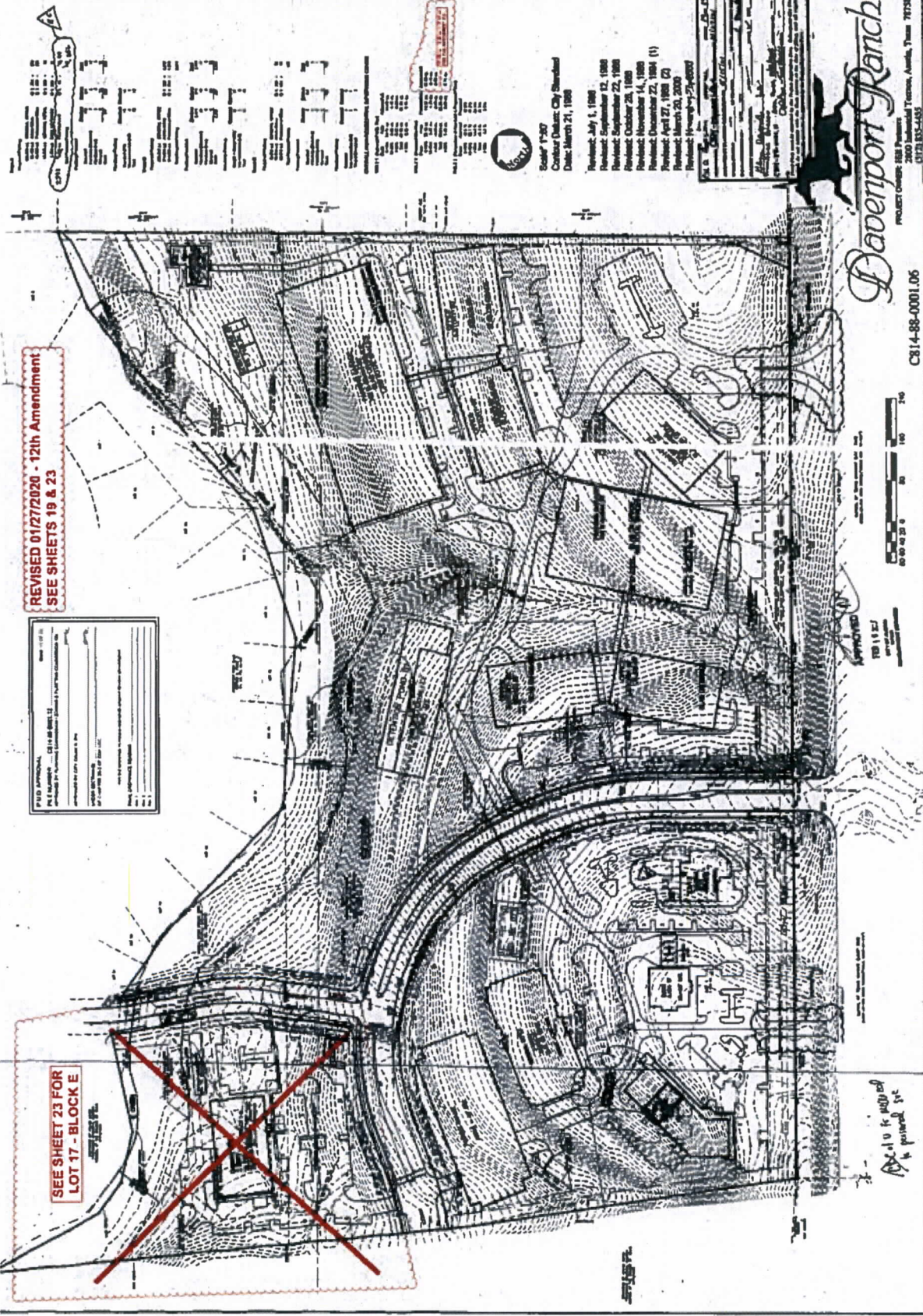
DAVENPORT RANCH WEST P.U.D.
MASTER INDEX P.U.D. SITE PLANS MAP

SHEET 1 OF 1

EXHIBIT "B"

[illegible]

SEE SHEET 23 FOR
LOT 17 - BLOCK E



4-10 for measured
by measured size

C814-88-0001.06

DAVENPORT WEST P.U.D.
 LOTS B-2-B, B-3-C, C-1, C-2, D-2-B, 3
 TRACT F SECTION 5
 HANNAHAN • PILCHARD ENGINEERING, INC.
 CONSULTING ENGINEERS
 1004 ALABAMA AVENUE, SUITE 100
 ALBUQUERQUE, NEW MEXICO 87102
 OFFICE: 505-262-4500 FAX: 505-262-4503
 HPE
 LAND STRATEGIES INC.

