

ORDINANCE NO. 20060727-121

AN ORDINANCE AMENDING ORDINANCE NO. 911114-F TO MODIFY THE LAND USE PLAN, TO REZONE AND CHANGE THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR LAND KNOWN AS THE CANYON RIDGE PLANNED UNIT DEVELOPMENT LOCATED AT 7300 F.M. 2222 ROAD, 6500 AND 6508 JESTER BOULEVARD.

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

PART 1. Canyon Ridge planned unit development ("Canyon Ridge PUD") is comprised of approximately 142 acres of land located generally in the vicinity of F.M. 2222 Road and Jester Boulevard and more particularly described by metes and bounds in the Land Use Plan incorporated into Ordinance No. 911114-F.

PART 2. Canyon Ridge PUD was approved November 14, 1991, under Ordinance No. 911114-F (the "Original PUD 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 (PUD) district to planned unit development (PUD) district on the property described by metes and bounds in Ordinance No. 911114-F as approximately 142 acres of land that includes the following property described in Zoning Case No. C814-89-0006.03, as follows:

Lots 2, 3, and 4, Block A, Canyon Ridge Phase B Subdivision, a subdivision in the City of Austin, Travis County, according to the map or plat of record in Plat Book 93, Page 5, of the Plat Records of Travis County, Texas (the "Property"),

locally known as the property located at 7300 F.M. 2222 Road, and 6500 and 6508 Jester Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A". For purposes of this ordinance the property now identified as Lots 2, 3, and 4, is the same property as Tracts 2, 3, and 4 in the Original PUD Ordinance.

PART 4. This ordinance, together with the attached Exhibits "A" and "B", shall constitute the land use plan for the Canyon Ridge PUD (the "PUD") created by this ordinance. The PUD shall conform to the limitations and conditions set forth in the ordinance and the Canyon Ridge planned unit development land use plan (the "PUD land use plan") on record at the Neighborhood Planning and Zoning Department in File No. C814-89-

0006.03. If this ordinance and the attached exhibits conflict, the ordinance applies. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City in effect on the effective date of this ordinance apply to the PUD.

PART 5. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The attached exhibits are as follows:

Exhibit A: Zoning map

Exhibit B: Amended Canyon Ridge PUD land use plan

PART 6. In accordance with Section 25-2-411(A) (*Planned Unit Development District Regulations*) of the City Code, the following regulations apply to the Property instead of otherwise applicable City Code regulations.

- A. Section 25-8-341 (*Cut Requirements*) is modified to allow a maximum cut of 18 feet. A cut area must be restored and stabilized in accordance with City rules and regulations.
- B. Section 25-8-342 (*Fill Requirements*) is modified to allow a maximum fill of 16 feet.
- C. Section 25-8-302 (A) (1) (*Construction of a Building or Parking Area*) of the Code is modified to allow construction on a slope that has a gradient of more than 25 percent.
- D. Section 25-8-302 (B) (1) (*Construction of a Building or Parking Area*) of the Code is modified to allow:
 - 1. 10 percent impervious cover on a slope with a gradient of more than 15 percent and not more than 25 percent; and
 - 2. 2.0 percent impervious cover on a slope with a gradient of more than 25 percent and not more than 35 percent; and
 - 3. 1.0 percent impervious cover on a slope with a gradient of more than 35 percent.
- E. Section 25-8-423 (C) (*Water Quality Transition Zone*) is modified to allow construction of a water quality pond within the water quality transition zone.

- F. Section 25-8-425 (*Transfer of Development Intensity*) is modified to allow a transfer of development intensity from an adjoining parcel within the PUD to the Property in an amount not to exceed 2.9617 acres.
- G. A site plan may include an alternative landscaping plan that complies with Section 25-2-1001 (*Procedures*).

PART 7. The following regulations apply to the Property.

- A. A parking ratio of one space to each 275 square feet of development is permitted on the Property.
- B. A one-story parking structure with a 270 parking space capacity shall be constructed on Lot 2, Lot 3, or Lot 4.
- C. Part 5. II. Civic & Commercial Uses. The Permitted Use Chart is amended and restated to allow the following permitted uses for Tracts 2, 3, and 4:

Administrative and business offices	Art gallery
Art workshop	Business support services
Indoor sports and recreation	Communication services
Consumer convenience services	Consumer repair services
Financial services	Food sales
General retail sales (convenience)	General retail sales (general)
Off-site accessory parking	Personal improvement services
Pet services	Professional office
Research services	Restaurant (limited)
Restaurant (general)	Veterinary services

Medical offices (<5000 sq. ft. and >5000 sq. ft. of gross floor area)

- D. Except as provided in this Subsection D, drive-in service as an accessory use for a commercial use is permitted. Drive-in service for a restaurant (general or limited) use is not permitted.
- E. A drive through lane for a drive-in service use shall be screened from visibility from F.M 2222 Road.

F. Part 6 (a) (iii) is deleted in its entirety and the following is substituted in its place:

Height. Except as provided in this subsection, a building or structure may not exceed a height of 28 feet above ground level within the Canyon Ridge PUD. A maximum height of 34 feet, or two stories, is permitted on Tracts 2, 3, and 4, provided that a height above 28 feet is measured from an allowed cut area located on the upslope side of a building or structure.

G. Part 6 (b) (ii) and Part 6 (c) (i) are deleted. The restrictions for a maximum 4000 square foot of gross floor area per building or structure no longer apply to a structure or building developed on the Property.

H. Two driveway cuts are permitted from the Property to Jester Boulevard as follows:

1. A full function driveway that allows right-in, right-out and left-in, left-out movement; and
2. A limited function driveway that allows right-in and right-out movement only.

I. A 100-foot wide vegetative buffer shall be provided along F.M. 2222 Road to comply with Hill Country Roadway requirements. Restoration of this area shall comply with Section 2.7.0 of the Environmental Criteria Manual for moderate density revegetation.

PART 8. In all other respects the terms and conditions of Ordinance No. 91114-F, as amended, remain in effect.

PART 9. This ordinance takes effect on August 7, 2006.

PASSED AND APPROVED

_____ July 27 _____, 2006 §
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 Will Wynn
 Mayor

APPROVED: _____ **ATTEST:** _____
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk



**EXHIBIT A
PLANNED UNIT DEVELOPMENT**

CASE #: C814-89-0006.03
ADDRESS: 7300 F M 2222 RD AT
 JESTER BLVD
SUBJECT AREA (acres): 56.950

DATE: 05-10
INTLS: SM

**CITY GRID
 REFERENCE
 NUMBER**
 F31

 " = 600'	SUBJECT TRACT
	PENDING CASE
	ZONING BOUNDARY
	CASE MGR: S.SIRWAITIS
	COUNTY

