

ORDINANCE NO. _____

1 AN ORDINANCE AMENDING ORDINANCE NO. 20070412-024 TO REZONE
2 AND CHANGE THE ZONING MAP FROM MAJOR INDUSTRIAL PLANNED
3 DEVELOPMENT AREA (MI-PDA) COMBINING DISTRICT TO MAJOR
4 INDUSTRIAL PLANNED DEVELOPMENT AREA (MI-PDA) COMBINING
5 DISTRICT FOR PROPERTY LOCATED AT 10700-11000 AND 11100-11900
6 BURNET ROAD, 2800 BLOCK OF BRAKER LANE AND 3300 WEST BRAKER
7 LANE.

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

10
11 **PART 1.** The planned development area is comprised of property originally known as the
12 Multek planned development area ("Multek") and the Domain planned development area
13 ("Domain") Multek is comprised of approximately 70 acres of land located at 3300 West
14 Braker Lane in Travis County and more particularly described by metes and bounds in
15 Ordinance No 030731-Z-5 Multek was approved July 31, 2003 under Ordinance No
16 030731-Z-5, and amended under Ordinance No 041216-Z-5b Domain is comprised of
17 approximately 235 acres of land located at 11400 Burnet Road in Travis County and more
18 particularly described by metes and bounds in Ordinance No 030731-Z-3 Domain was
19 approved July 31, 2003 under Ordinance No 030731-Z-3, and amended under Ordinance
20 No 041216-Z-5a, both Multek and Domain were last amended by Ordinance No
21 20061005-044 and 20070412-024 This ordinance affects a portion of the property
22 identified in the Domain and Multek planned development areas and is shown on the
23 attached Exhibit "A"

24
25 **PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to
26 change the base district from major industrial planned development area (MI-PDA)
27 combining district to major industrial planned development area (MI-PDA) combining
28 district on the property described in Zoning Case No C14-2007-0171, on file at the
29 Neighborhood Planning and Zoning Department, as follows

30
31 Lot 2, Block A, Domain Section 2 Subdivision, and Lot 3, Block A, Multek
32 Subdivision, and Lots 1-B, 1-C, 1-D, and 1-E, Block A, Resubdivision of Lot 1,
33 Block A, Domain Section 2 Subdivision, subdivisions in the City of Austin, Travis
34 County, Texas, as more particularly described in Documents No 200300333,
35 200400090, and 200600294, respectively, recorded in the Official Public Records
36 of Travis County, Texas (the "Property"),
37

1
2 locally known as 10700-11000 and 11100-11900 Burnet Road, 2800 Block of Braker Lane
3 and 3300 West Braker Lane, in the City of Austin, Travis County, Texas, and generally
4 identified in the map attached as Exhibit "A"

5
6 **PART 3.** Section N Subsection 2(c) of Part 3 of Ordinance No 20070412-024 are
7 amended as follows

8
9 Part 3 The provisions in Ordinances No 030731-Z-3 and No 030731-Z-5 apply to
10 the Property except as otherwise provided in this ordinance. Development of the
11 Property shall conform to the limitations and conditions set forth in this ordinance

12
13 N Parking Section 25-6-472(A) and (I) (*Parking Facility Standards*), Section
14 25-6-473(D) (*Modification of Parking Requirements*), Section 25-6-477(B)
15 (*Bicycle Parking*), Chapter 25-6, Appendix A (*Tables of Off-Street Parking and*
16 *Loading Requirements*) of the City Code, and are modified to permit parking to
17 comply with the standards as set forth in this section

18
19 1 Section 25-6-472(A) (*Parking Facility Standards*) is modified to allow a
20 parking facility for a use to comply with the requirements set forth in this
21 ordinance instead of the requirements in Appendix A (*Tables of Off-Street*
22 *Parking and Loading*)

23
24 2 Parking spaces The following regulations apply

25
26 a) Except as otherwise provided in this subsection, a commercial use shall
27 provide one parking space for every 325 square feet of gross building
28 area

29
30 b) General office, professional office, medical offices, and other commercial
31 office uses shall provide one parking space for every 400 square feet of
32 gross building area

33
34 c) A condominium or multifamily residential use must provide parking
35 space for each dwelling unit calculated as (i) one parking space for up to
36 one bedroom, plus (ii) an additional 0.5 spaces for each additional
37 bedroom, if any, in that dwelling unit

38
39 **PART 4.** Part 3 of Ordinance No 20070412-024 is amended to add new provisions to
40 read

1
2 R Section 25-5-81(B) (*Site Plan Expiration*) is modified to allow a site plan to
3 expire seven years after the date of its approval except as provided in
4 Subsections (C), (D) and (E) of the section

5
6 S Section 25-4-62 (2) (*Expiration of Approved Preliminary Plan*) is modified
7 to allow an approved preliminary plan in the desired development zone to
8 expire ten years after the date the application for its approval is filed
9

10 **PART 5.** Except as otherwise provided in this ordinance, the terms and conditions of
11 Ordinance No 20070412-024 remain in effect

12
13 **PART 6.** This ordinance takes effect on _____, 2007
14

15
16 **PASSED AND APPROVED**
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18
19
20 _____, 2007

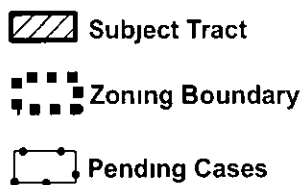
21 Will Wynn
22 Mayor

23
24
25 **APPROVED:** _____

26 David Allan Smith
27 City Attorney

ATTEST: _____

Shirley A Gentry
City Clerk



OPERATOR S MEEKS