

ORDINANCE NO. 20081106-083

AN ORDINANCE AMENDING ORDINANCE NO. 030731-Z-5 AND ORDINANCE NO. 030731-Z-5b TO REZONE AND CHANGE THE ZONING MAP FROM MAJOR INDUSTRIAL PLANNED DEVELOPMENT AREA (MI-PDA) COMBINING DISTRICT TO MAJOR INDUSTRIAL PLANNED DEVELOPMENT AREA (MI-PDA) COMBINING DISTRICT FOR THE PROPERTY LOCATED AT 3200-3298 BLOCK OF FEATHERGRASS COURT.

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

PART 1. The planned development area is comprised of property originally known as the Multek planned development area ("Multek"). Multek is comprised of approximately 70 acres of land located at 3300 West Braker Lane in Travis County and more particularly described by metes and bounds in Ordinance No. 030731-Z-5. Multek was approved July 31, 2003 under Ordinance No. 030731-Z-5, and amended under Ordinance No. 041216-Z-5b. In addition Multek has been amended by Ordinance No. 20061005-044 and Ordinance No. 20070412-024 as part of the Domain planned development area. This ordinance affects a portion of the original Multek property for the project now known as Domain II.

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from major industrial planned development area (MI-PDA) combining district to major industrial planned development area (MI-PDA) combining district on the property described in Zoning Case No. C14-2008-0198, on file at the Neighborhood Planning and Zoning Department, as approximately 39 acres, being Lot 1A, The Domain Shopping Center Section 1, a Resubdivision of a portion of Lots 1 and 2, Block A, Multek Subdivision, (the "Domain II Property"), locally known as 3200-3298 block of Feathergrass Court, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 3. The provisions in Ordinances No. 030731-Z-5 and No. 041216-Z-5b apply to the Property except as otherwise provided in this ordinance. Development of the Property shall conform to the limitations and conditions set forth in this ordinance.

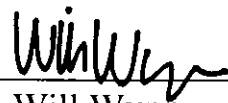
PART 4. The site development standards for exterior lighting set forth in Exhibit "B" apply to the Domain II Property in place of the standards in Section 2.5, Article 2, Subchapter E (*Design Standards and Mixed Use*) of Chapter 25-2 of the City Code.

PART 5. This ordinance takes effect on November 17, 2008.

PASSED AND APPROVED

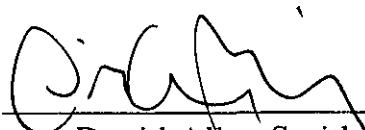
_____, November 6 _____, 2008

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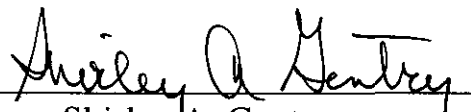
Will Wynn
Mayor

APPROVED:

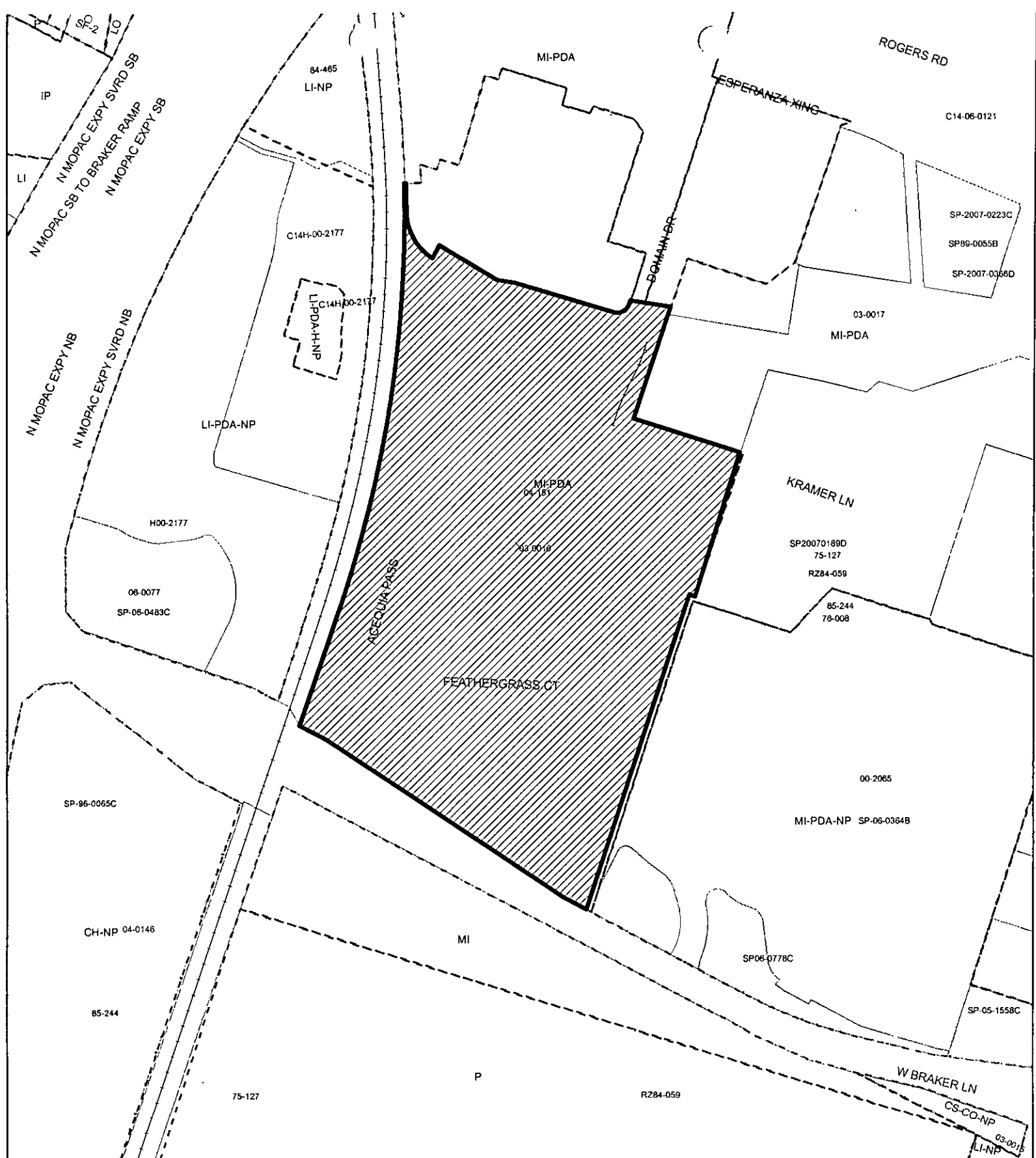


David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



ZONING EXHIBIT A

ZONING CASE#: C14-2008-0198
 ADDRESS: 3200-3298 BLK FEATHERGRASS CT
 SUBJECT AREA: 39.84 ACRES
 GRID: K33
 MANAGER: C. PATTERSON

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

OPERATOR: S. MEEKS



1" = 400'

This map has been produced by G I S Services for the sole purpose of geographic reference
 No warranty is made by the City of Austin regarding specific accuracy or completeness

EXHIBIT “B”

Subchapter E: Design Standards and Mixed Use

Article 2: Site Development Standards

§ 2.5. EXTERIOR LIGHTING.

2.5.1. Applicability. The following table summarizes the applicability of this section:

Standard	Applies if the Principal Street Is:	Applies to the Following:
2.5: Exterior Lighting	All roadway types	All zoning districts

- A. This section shall apply to the Project, in lieu of Section 2.5, Subchapter E, Article 2 (Site Development Standards) or any other section of the City Code pertaining to exterior lighting, whether in the City Code's current form or as the City Code may be subsequently amended.

2.5.2. Standards.

A. Definitions

1. “Project” means Domain II, an approximately 39.84 acre mixed-use development located on Lot 1A, The Domain Shopping Center Section 1, (Resubdivision of Portion of Lots 1 and 2, Block A, Multek Subdivision), according to the map or plat recorded at Document No. 200800119, Official Public Records, Travis County, Texas.
2. “Developer” means the individual or entity that is, or is acting on behalf of the owner to develop the Project.
3. “Full Cutoff” means luminaires that emit no direct light above horizontal and comply with industry glare requirements limiting intensity of light from the luminaire in the region between eighty degrees (80°) and ninety degrees (90°).
4. “Cutoff” means luminaires that emit between zero percent (0%) and sixteen percent (16%) of the light output of the lamp at or above ninety degrees (90°).
5. “Fully Shielded” means luminaires that emit no direct light above horizontal, but have no limitation on the intensity in the region between eighty degrees (80°) and ninety degrees (90°).

- B. Submission of Plans and Evidence of Compliance.** All building permit applications shall include a description of all lighting fixtures affixed and not affixed to buildings, both proposed and those that will remain on the site, as well as any existing or proposed lighting fixtures to be located in adjacent rights-of-way after completion of the project.

1. All submissions must contain the following:
 - a. Computer-generated calculation plots showing calculated horizontal and vertical footcandles at one foot (1') above grade level every ten feet (10')

at the property line and ten feet (10') beyond the property line to show compliance with light trespass restrictions in Section 2.5.2.I.

- b. Elevation drawings for each exterior building façade showing all lighting fixture types and placement and a calculation of design lighting power density for each exterior building façade.
 - c. A Project compliance plan sealed by a registered Professional Engineer (P.E.) (the "Engineer"), who is also certified in LEED standards, and who shall be selected and compensated by the Developer. The Project compliance plan shall certify compliance with the following exterior lighting standards:
 - a. Light pollution, as described in Section 2.5.2.G;
 - b. Lighting power densities, as described in Section 2.5.2.H; and
 - c. Light trespass, as described in Section 2.5.2.I.
 - d. Should any outdoor light fixture or the type of light source therein be changed after site plan or building permit approval has been granted, an amended Project compliance plan will be prepared and submitted to the City by the Engineer, together with adequate information to assure compliance with required standards. The amended Project compliance plan will be filed with each building permit that includes calculations to be amended.
2. The obligation to inspect the Project and to ensure compliance with these exterior lighting standards shall rest solely on the certifying and sealing Engineer.
- C. Fully Shielded and Full Cutoff Light Fixtures Required.** The following outdoor lighting applications on the Project shall be illuminated by fixtures that are both Fully Shielded and Full Cutoff (recognizing that a fixture that is Full Cutoff is, by definition, also Fully Shielded):
1. Public and private streets; and
 2. Parking lots.
- D. Lighting of Building Façades.** The lighting of buildings and structures that are illuminated shall be calculated per the following standards:
1. ASHRAE 90.1-2004, Table 9.4.5, incorporated as Appendix A;
 2. Calculation 1: Sample Exterior Lighting Power Density Calculation, incorporated as Appendix B; and
 3. Table 3: Lamp Lumen Calculation, incorporated as Appendix C.

- E. Directional Luminaires.** Directional luminaires may be used to illuminate signs, flagpoles, landscaping, trees, hardscape features, fireplaces, artwork, sculptures, water features, carts, kiosks, stages, steps, retaining walls, and architectural façades. Such luminaires shall be installed and aimed so that they illuminate only the specific object or area and do not shine directly onto neighboring properties or roadways outside the Project. Lumens emitted from directional luminaires shall be included in the total Project-wide lumens calculation.
- F. Holiday Display Lighting.** Lighting fixtures and lighting effects for holiday displays may be installed on a temporary basis only and shall not be required to conform to the light pollution reduction requirements and the lighting power density limits of Sections 2.5.2.G. and H., respectively. However, all such holiday display lighting must be shut down by curfew controllers as noted in Section 2.5.2.G.3.
- G. Light Pollution Reduction.** To reduce light pollution from the Project, the following standards will be met:
1. **Design.** No more than ten percent (10%) of the total initial designed site lumens may be emitted above an angle of ninety degrees (90°) from nadir (straight down).
 2. **Calculation.** Utilizing manufactures' fixture data, Developer shall document the quantity and initial lamp lumens for each lighting fixture. Additionally, from photometric data, Developer shall determine the number of initial lamp lumens that are emitted above ninety degrees (90°) from nadir. For purposes of its own records, and to facilitate the Engineer's assessment of compliance with these exterior lighting standards, Developer shall enter this data into a form similar to Table 3, as referenced in Appendix C, to determine and demonstrate that the percentage of fixture lumens output above ninety degrees (90°), including exterior building lighting, does not exceed ten percent (10%) of the total fixture lumens Project-wide.
 3. **Curfew Controllers.** The Project must include curfew controllers to turn off site lighting that is not either Full Cutoff or Fully Shielded by the later of 11:00 p.m. or closing, provided that site lighting for stairs and sidewalks may remain on beyond that time to allow for a reasonable time for employees to safely walk to their vehicles or otherwise leave the property.
 - a. Lighting fixtures that are essential to provide a safe and secure post-curfew environment shall be Full Cutoff and/or Fully Shielded.

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H. Lighting Power Density Reduction. To reduce energy use, the following standards will be met:

1. Lighting Power Densities (LPD) for exterior areas, including landscape features, shall not exceed eighty percent (80%) of the Lighting Power Densities (LPD) as set forth for such exterior areas in the Tradable Surfaces section of Appendix A hereto.
2. Lighting Power Densities (LPD) for building façades shall not exceed fifty percent (50%) of the Lighting Power Densities (LPD) as set forth for building façades in the Non-Tradable Surfaces section of Appendix A hereto.
3. Appendix B hereto provides an example of the calculation methodology to be used by the Engineer for determining compliance with this Section 2.5.2.H.

I. Light Trespass. In order to measure compliance with the light trespass requirements, Developer shall utilize lighting design software to develop a site illumination model. The model should show the full extent of the site and all installed exterior lighting fixtures. A horizontal calculation grid should be set up to measure the site illumination at the ground plane and vertical calculation grid should be set at the property boundary and at ten feet (10') beyond the site boundary to measure vertical illumination. The calculation grid spacing should be a maximum of ten feet (10') by ten feet (10') and shall exclude building interior areas. For site boundaries that abut public rights-of-way, light trespass requirements may be met relative to the curb line instead of the site boundary.

1. Exterior lighting shall be designed so that all site and building mounted lighting fixtures produce a maximum initial illuminance value no greater than 0.60 horizontal and vertical footcandles at the site boundary and no greater than 0.01 horizontal footcandles ten (10) feet beyond the site.

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Appendix A

ASHRAE 90.1-2004 Lighting Power Densities for Building Exteriors

Table 9.4.5

	Applications	Lighting Power Densities
Tradable Surfaces (Lighting power densities for uncovered parking areas, building grounds, building entrances and exits, canopies and overhangs and outdoor sales areas may be traded.)	Uncovered Parking Areas	
	Parking Lots and drives	0.15W/ft ²
	Building Grounds	
	Walkways less than 10-feet wide	1.0W/linear foot
	Walkways 10-feet wide or greater	
	Plaza areas	0.2W/ft ²
	Special Feature Areas	
	Stairways	1.0W/ft ²
	Building Entrances and Exits	
	Main entries	30W/linear foot of door width
	Other doors	20W/linear foot of door width
	Canopies and Overhangs	
	Canopies (free standing and attached overhangs)	1.25W/ft ²
	Outdoor Sales	
Non-Tradable Surfaces (Lighting power density calculations for the following applications can be used only for the specific application and cannot be traded between surfaces or with other exterior lighting. The following allowances are in addition to any allowance otherwise permitted in the "Tradable Surfaces" section of this table.)	Open Areas (including vehicle sales lots)	.5W/ft ²
	Street frontage for vehicle sales lots in addition to "open area" allowance	20W/linear foot
	Building Façades	0.2W/ft ² for each illuminated wall or surface or 5.0W/linear foot for each illuminated wall or surface length
	Automated teller machines and night depositories	270W per location plus 90W per additional ATM per location
	Entrances and gatehouse inspection stations at guarded facilities	1.25W/ft ² of uncovered area (covered areas are included in the "Canopies and Overhangs" section of "Tradable Surfaces")
	Loading areas for law enforcement, fire, ambulance and other emergency service vehicles	0.5W/ft ² of uncovered area (covered areas are included in the "Canopies and Overhangs" section of "Tradable Surfaces")
	Drive-up window at fast food restaurants	400W per drive-through
	Parking near 24-hour retail entrances	800W per main entry

Source: ASHRAE 90.1-2004 Lighting Power Densities for Building Exteriors, as shown in U.S. Green Building Council. LEED for New Construction Version 2.2. Page 104.

Appendix B

Calculation 1: Sample Exterior Lighting Power Density Calculation

Site Lighting Power Density Calculation						
Site Lighting Fixture	Fixture Power (Watts)	Total Fixtures (Qty)	Total Fixture Power (Watts)	Site Location	Site Area (SF)	LPD (W/SF)
Pole Fixture 1	250	14	3500	Parking 1	32,000	0.11
Pole Fixture 2	250	8	2000	Parking 2	18,000	0.11
Pole Fixture 3	115	1	115	Walkways 1	875	0.13
Bollard Fixture 1	40	4	160	Walkways 2	875	0.18
Bollard Fixture 2	40	6	240	Courtyard 1	1,500	0.16
Wall Washer 1	50	5	250	Building Façade N	2,500	0.10
Site Areas						
Identification	Area (SF)	ASHRAE 90.1.2004 Allowable LPD (W/SF)	Actual LPD (From Site Lighting Table)	Actual LPD Reduction (%)	Required LPD Reduction (%)	Complies (Yes/No)
Parking 1	32,000	0.25	0.11	56%	20%	YES
Parking 2	18,000	0.15	0.11	27%	20%	YES
Walkways 1 (10' wide)	875	0.20	0.16	20%	20%	YES
Courtyard 1	1,500	0.20	0.16	20%	20%	YES
Building Façade N	2,500	0.20	0.10	50%	20%	YES

Source: U.S. Green Building Council. LEED for New Construction Version 2.2. Page 107.

Appendix C

Table 3: [Sample] Lamp Lumen Calculation

Column #	1	2	3	4	5	6
Luminaire Type	Quantity of Installed Luminaires	Initial Fixture Lumens per Luminaire	Total Fixture Lumens (column 1 X column 2)	Initial Fixture Lumens from Luminaire above 90 Degrees (from nadir-straight down)	Total Fixture Lumens above 90 Degrees (column 1 X column 4)	Percentage of Lumens above 90 Degrees (column 5 / column 3)
A	10	4,600	46,000	100	1,000	2.2%
B	20	11,900	238,000	-	-	0.0%
C	5	2,000	10,000	2,000	10,000	100.0%
Total			294,000		11,000	3.7%

Source: U.S. Green Building Council. LEED for New Construction Version 2.2. Page 108.

Note: This table has been slightly modified from the original source. The word "Sample" has been added to the title. The top row indicating Column numbers has been added and column references were modified to refer to the indicated Column number. Column 6 has been added to show how the table will be used to determine project-wide lumens calculation.