SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-03-0116.01 – Met Center II PDA Amendment

REQUEST:

Approve second / third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 6800 Burleson Road (Carson Creek; Onion Creek Watersheds) from limited industrial services – planned development area – neighborhood plan (LI-PDA-NP) combining district zoning to limited industrial services – planned development area – neighborhood plan (LI-PDA-NP) combining district zoning to change a condition of zoning. The amendment exempts the Met Center II property from Subchapter E of the Land Development Code of the City of Austin, if the proposed development does not contain a residential use, a general retail sales (convenience or general) use or a restaurant (general or limited) use.

DEPARTMENT COMMENTS:

The amendment to the Planned Development Area incorporates the conditions imposed by the City Council at First Reading.

OWNER: Met Center Partners-8, Ltd. and Met Center NYCTEX Phase II, Ltd. (Howard Yancy).

AGENT: Thrower Design (Ron Thrower).

DATE OF FIRST READING: January 15, 2009, approved LI-PDA-NP district zoning to change a condition of zoning, on First Reading (6-0, Mayor Pro Tem McCracken – off the dais).

CITY COUNCIL HEARING DATE: February 12, 2009

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Rhoades
e-mail: wendy.rhoades@ci.austin.tx.us

ZONING CHANGE REVIEW SHEET

CASE: C14-03-0116.01 – Met Center II PDA Amendment

P.C. DATE: November 25, 2008
December 9, 2008
January 13, 2009

ADDRESS: 6800 Burleson Road

OWNER: Met Center Partners-8, Ltd. and Met Center NYCTEX Phase II, Ltd. (Howard Yancy)

AGENT: Thrower Design (Ron Thrower)

ZONING FROM: LI-PDA-NP **TO:** LI-PDA-NP to modify Subchapter E of the Commercial Design Standards contained in the Land Development Code as it applies to the Met Center II properties.

AREA: 290.996 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to deny the Applicant's request to exempt the Met Center II property from Subchapter E of the Land Development Code of the City of Austin, if the proposed development does not contain a Residential use or a General Retail Sales (convenience or general) use.

PLANNING COMMISSION RECOMMENDATION:

November 25, 2008: *POSTPONED TO DECEMBER 9, 2008 (PLANNING COMMISSION)*
[J. REDDY; M. DEALEY – 2ND] (9-0)

NOTE: THE APPLICANT WAS REQUESTED TO IDENTIFY SPECIFIC EXEMPTIONS FROM THE COMMERCIAL DESIGN STANDARDS, AND TO IDENTIFY AREAS OF SPECIFIC PUBLIC BENEFITS WITHIN THE MET CENTER PLANNED DEVELOPMENT AREA.

December 9, 2008: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO JANUARY 13, 2009.*
[S. KIRK; M. DEALEY – 2ND] (8-0)

January 13, 2009: *APPROVED STAFF'S RECOMMENDATION TO DENY THE APPLICANT'S REQUEST TO EXEMPT THE MET CENTER II PROPERTY FROM SUBCHAPTER E OF THE LAND DEVELOPMENT CODE OF THE CITY OF AUSTIN, IF THE PROPOSED DEVELOPMENT DOES NOT CONTAIN A RESIDENTIAL USE OR A GENERAL RETAIL SALES (CONVENIENCE OR GENERAL) USE.*
[J. REDDY; P. HUI – 2ND] (6-1) C. SMALL – NAY; C. EWEN – ABSENT

ISSUES:

The Applicant would like to discuss the Planning Commission recommendation with the City Council.

DEPARTMENT COMMENTS:

The subject rezoning area consists of undeveloped property that is bisected by Metropolis Drive which extends between Burleson Road and the U.S. Highway 183. It is within a planned development area known as Colorado Crossing and is zoned limited industrial service – planned development area – neighborhood plan (LI-PDA-NP) combining district. There is an LCRA service center, undeveloped industrial zoned property, an industrial warehouse use, single family residences and a manufactured home park to the north, undeveloped land and single family residences and commercial uses to the east; undeveloped industrial land and single family residences within the Colorado Crossing subdivision to the south (both within the existing PDA, and commercial and industrial uses to the west. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant is seeking an amendment to the planned development area approved for Colorado Crossing (LI-PDA-NP) as it applies to these properties which are to be known as Met Center II. The specific request is to exempt all uses except residential uses and general retail sales (convenience and general) uses from the application of the Subchapter E of the Commercial Design Standards, and incorporate this provision into the ordinance. Although the Commercial Design Standards (CDS) do not apply to industrial uses, they do apply to industrial uses with more than 25% office space, and this latter type of development is contemplated for Met Center II.

The Commercial Design Standards as adopted apply to the Met Center II project. At this time, amendments to the Standards are being discussed by a working group, including those that would affect industrially zoned properties. If the City Council approves amendments to the application of Commercial Design Standards, then Staff will have clear direction in project design review and evaluation. However, in the absence of a formal review and approval process, the Staff is unable to recommend an amendment which outlines that developments other than residential and general retail sales uses that may occur in Met Center II be exempt from the adopted Commercial Design Standards.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LI-PDA-NP	Undeveloped
North	SF-2-NP; MH-NP; P-CO-NP; CS-MU-CO-NP; CS-CO-NP; LI-CO-NP; LI-NP	Undeveloped; Single family residences; Manufactured home park; LCRA service center; Industrial/warehouse
South	LI-PDA-NP	Undeveloped; Single family residences within the Colorado Crossing subdivision

East	SF-2-NP; CS-CO-NP; CS-NP; LI-CO-NP; LI-NP	Undeveloped; Single family residences; Commercial
West	CS-MU-NP; LI-CO-NP	Commercial; Industrial/warehouse uses

NEIGHBORHOOD PLANNING AREA: Southeast Combined (Southeast) **TIA:** Is not required

WATERSHED: Carson Creek; Onion Creek **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **SCENIC ROADWAY:** Yes – U.S. Highway 183

NEIGHBORHOOD ORGANIZATIONS:

96 – Southeast Corner Alliance of Neighborhoods (SCAN)
511 – Austin Neighborhoods Council
428 – Barton Springs / Edwards Aquifer Conservation District
627 – Onion Creek Homeowners Association
634 – Montopolis Area Neighborhood Alliance
688 – Southeast Neighborhood Planning Contact Team
743 – Southeast Austin Trails & Greenbelt Alliance
774 – Del Valle Independent School District
786 – Home Builders Association of Greater Austin
1005 – Elroy Preservation Association
1037 – Homeless Neighborhood Association
1075 – League of Bicycling Voters
1113 – Austin Parks Foundation

SCHOOLS:

The subject rezoning area is within the Del Valle Independent School District.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0152 – Felter Investments – 7910 Burleson Road	RR-CO-NP; IP-NP; IP-CO-NP to RR-CO-NP for Tract 1 and LI-CO-NP for Tract 2	To Grant RR-CO-NP for Tract 1 and LI-CO-NP for Tract 2 with CO for 50' wide building setback on either side of the centerline of an open waterway, and 2,000 trips	Approved as Commission recommended (12-13-07).

C14-03-0039 – Southeast Combined Creek Setback – Northeast of Burleson Road, Southeast of McCall Lane and West of U.S. 183 – City Initiated	RR-NP; CS-NP; IP-NP; LI-NP; LI-CO-NP to RR-CO-NP; CS-CO-NP; IP-CO-NP; LI-CO-NP, to establish a setback that prohibits development for 50 feet in both directions from the centerline of an open waterway, with certain exceptions	To Grant as requested	Approved (6-12-03).
C14-96-0024 – Araclean Services, Inc.-Bldg II Rezoning	IP to LI	To Grant LI-CO, subject to an Integrated Pest Management Program	Approved LI-CO with the CO prohibiting restaurants and food sales, and limiting the F.A.R. of financial services to 0.287 to 1 (3-24-94).
C14-86-141 – James W. Akin, Et Ux	DR to W/LO and IP	To Grant W/LO and IP with conditions	Approved W/LO and IP with Restrictive Covenant requiring a contact person during construction;no access through Bluebonnet Gardens to Norwood Lane as long as the west side of Norwood remains residentially zoned; 25' strip of DR to remain on east side of tract; any land determined to be in the 100-year floodplain will be zoned RR if Waterway Development Permit precludes alteration or fill which would remove land from the floodplain (5-14-87).

RELATED CASES:

The Southeast Combined Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on October 10, 2002 (C14-02-0128.03, Ordinance 021010-12c).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Burleson Road	96 feet	64 feet	Arterial	Yes, Route 72	No	No

CITY COUNCIL DATE: December 18, 2008 **ACTION:** Approved a Postponement request by the Staff to January 15, 2009 (6-0, McCracken off the dais).

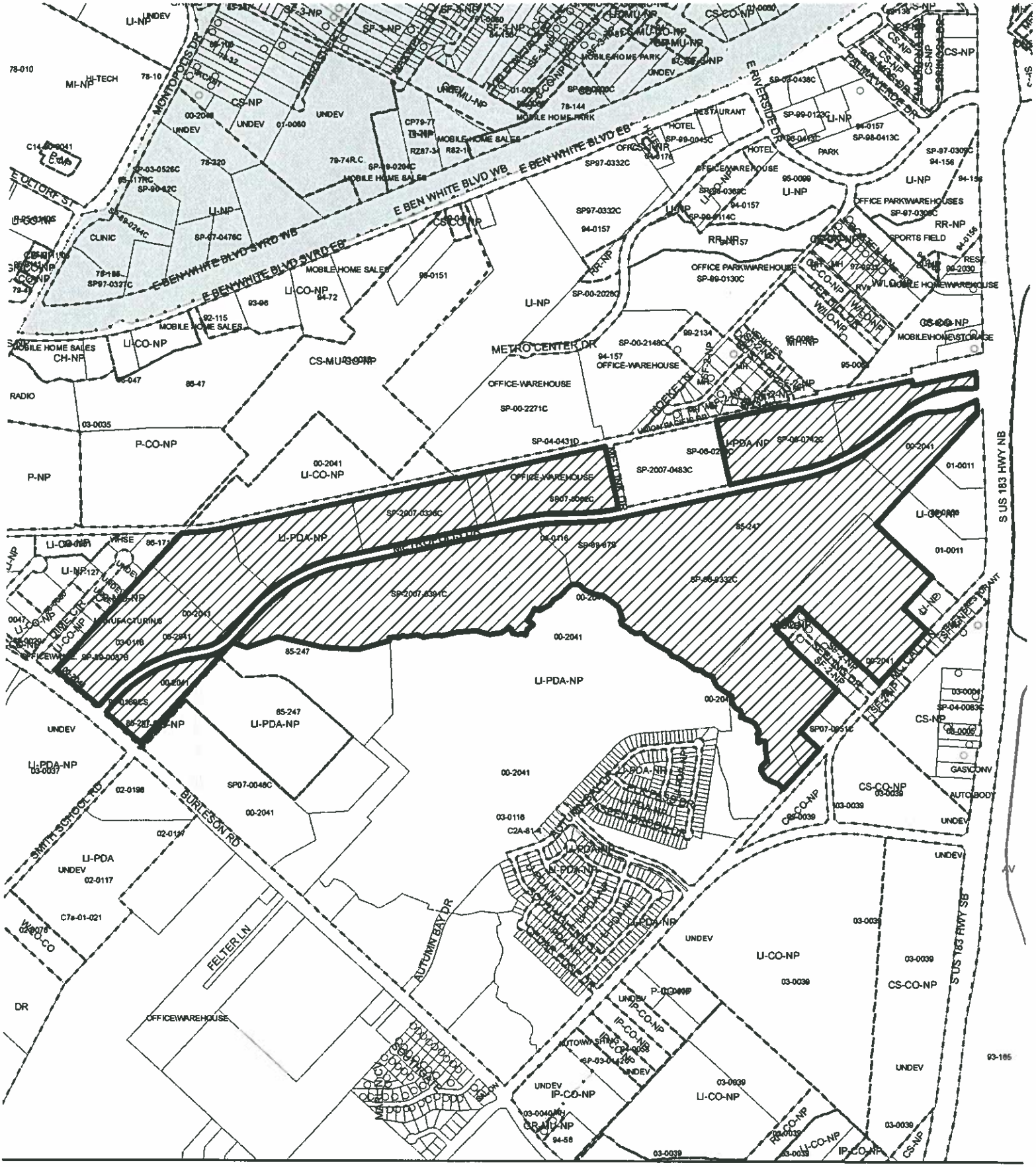
January 15, 2009 Approved the Applicant's request of limited industrial service-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning and exempt the Met Center II property from Subchapter E of the Land Development Code of the City of Austin, if the proposed development does not contain a Residential use, a General Retail Sales (convenience or general) use, or a Restaurant (general or limited) use (6-0, Mayor Pro Tem McCracken – off the dais).

February 12, 2009

ORDINANCE READINGS: 1st January 15, 2009 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades **PHONE:** 974-7719
e-mail: wendy.rhoades@ci.austin.tx.us



N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

1" = 1200'

ZONING EXHIBIT A

ZONING CASE#: C14-03-0116.01
ADDRESS: 6800 BURLESON RD
SUBJECT AREA: 290.996 ACRES
GRID: K16-17, L16-17 & M16-17
MANAGER: W. RHOADES

CITY OF AUSTIN FOUNDED 1839

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 A

Thrower Design
4608-A South Lamar Boulevard
Austin, Texas 78745
(512) 476-4456 • Fax (512) 476-4454

November 19, 2008

Mr. Greg Guernsey, Director
Neighborhood Planning & Zoning Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: Met Center II, "LI-PDA"
Amend Ordinance 040311-Z-2

Dear Mr. Guernsey,

It has come to our attention that some questions remain with the City of Austin Neighborhood Planning & Zoning Department staff regarding the intent behind the request for amending the "PDA" Ordinance language as we have presented. Specifically, our request is to modify the existing "LI-PDA" Ordinance language to provide a provision as follows – "**Development within the Met Center II property identified in PART 4, is exempt from Subchapter E, Land Development Code of the City of Austin, if the proposed development does not contain a Residential use or a General Retail Sales use.** " We all need to understand the intent of Subchapter E is to promote the pedestrian friendly style development patterns similar with new urban movements around the country. As an effort to make clear the intentions of the request I would like to offer the following for comment relating to the request to provide reasoning that the Met Center II project is not intended for pedestrian style development –

The Met Center II property is a very large scaled Industrial Park development that was specifically constructed to attract many users with varying needs and requirements for development of individual properties. This project is intended to lure users to Met center II with specific development requirements associated with large tracts of land with redundant infrastructure to serve the proposed facilities with appropriate power and water systems. Typically, the end users have security measures which far exceed anything that is considered

APPLICANT'S REQUES

as normal for industrial development, for which some may be federally mandated security requirements.

As an example, we processed a site plan revision for an end user that requires complete fencing of the grounds, a guardhouse with gates at the main entrance, and driveways with exiting systems that include exit control arms and tire shredders. This user is not an Industrial use as defined by the Land Development Code, yet is subject to the Commercial Design Standards as found in Subchapter E. But the above end user site requirements and security measures also shows that the use is not a pedestrian friendly development. In fact, they are just the opposite.

Envision the Met Center property developed with multiple users of this type scattered amongst true Industrial uses and the outcome is not a new urban pedestrian atmosphere at all. It is doubtful that anyone in Building A would walk down the sidewalk to do business at Building F, as an example. This is not spontaneous style users that would necessitate the need for urban style sidewalks and other requirements associated with the CDS.

While sidewalks is only part of the equation associated with the CDS that is not appropriate for the end users of this industrial park, the list is long and varied and can include building glazing requirements, exterior lighting, screening of utilities and equipment, etc.. I understand the current staff position is to have sidewalks, exterior lighting and screening of utilities and equipment as a part of the recommendation. This may only be the staff position of the few staff members that have attended the CDS stakeholder meetings but is not representative of the entire stakeholder group.

The exterior lighting is an issue with the Met Center II development and relates to the theme carried through the entire Met Center project which started in the 1990's with Met Center I located at Ben White and E. Riverside Drive. The developers have gone to great lengths to carry a theme through the entire project of which lighting is one of the themes. The language of the lighting requirements in the CDS will not allow for the theme to be carried through. The lighting standards are being discussed with the CDS stakeholder group and hopefully will allow for reasonable changes. However, this has not been vetted through the entire group and may have delays which do not promote the current request of timeliness for the Met Center II "PDA" modification request.

The screening or equipment and utilities can pose a significant problem with some of the potential users of Industrial Parks. Some users may require several backup generator systems and fuel storage tanks to supply the backup generators. This can be very large scale equipment which is extremely difficult and expensive to screen. Some of the equipment might be mounted on pads or in containment areas that would cause for the screening to be 15'-20' in height. This is not easily achieved and will actually be a detractor to the end user.

End users are attracted to Industrial Parks for specific reasons of which none are the desire for pedestrian friendliness amongst the customers of the buildings or between the buildings. These Industrial Parks serve a purpose which can not be fulfilled elsewhere in the City of Austin and bring jobs inside the city rather than sending them to other communities or outlying areas.

The Met Center II development is a unique Industrial Park and the developers are adding features to accommodate the employees of the end users that is not normally seen in the Austin area. Both Met Center I and Met Center II have extensive walking trails for hiking and biking along the park like settings they have created in the undeveloped areas along the creek systems. This trail system totals almost 5 miles in length and provides opportunities for the employees to exercise during breaks or before / after work. Typically, the end users provide shower facilities for employee use because they recognize the benefit of exercise. Outdoor break areas are typically provided for employee use but these are contained within the fenced facilities and do not provide the opportunity for public access. The hiking trails are a huge amenity to the Met Center setting. Additionally, the Met Center II developers are planning to incorporate a Disc Golf course which is another amenity to the employees and users of the various sites.

The theme of the Met Center projects is tree lined roadways planted with red oaks on 40' spacing. These trees are not located in the location specified in the CDS but the feel of the street is much different than any other Industrial Park. The sidewalk for the development is the standard sidewalk of 5' width abutting the north curb of the Industrial Roadway within the project. To meet the specific requirements of the CDS would cause for the trees and sidewalks to be replaced causing for a tremendous amount of time and money to be expended that would not serve the intended purpose of the CDS. Not to mention the reworking of the existing license agreement which is a long and timely process.

We understand that Alternative Equivalent Compliance can be requested for the developments as they move forward through the process of an approval. However, the end users that are seeking the sites within the Met Center II project are usually reviewing several sites in several cities simultaneously as an effort to find the site that best suits their needs and requirements. Having issues of development as unknowns goes a long way in deterring the end users from the Austin market. We would rather have known development guidelines with a continuous theme throughout the entire Industrial Park project boundary so that the Met Center II developers can continue to actively market the property in a manner conducive to bring jobs and employers to the Austin area.

We discussed our proposal to resolve the Industrial Park / CDS issue with the entire CDS stakeholder group and out of that meeting resulted with the language as we have within our request. Council member Brewster McCracken was leading the discussion and strongly recognizes the situation as something that can be easily resolved as we have proposed so as to bring end users to the right properties in the Austin area.

Therefore, we respectfully request your support of our request to modify the language of the "PDA" for the Met Center II property as we have proposed with the application currently on file with the City of Austin.

Thank you for your consideration of this request. Should you have any questions or need additional information, please contact me at my office.

Sincerely,

A. Ron Thrower

A. Ron Thrower

Amend Ordinance 040311-Z-2 as follows:

1) **PART 4 – Add subsection (g.) as follows:**

   g. **Met Center II means the property described in Exhibit H.**

2) **PART 6 – Add subsection (20.) as follows:**

   20. **Development within the Met Center II property identified in PART 4, is exempt from Subchapter E, Land Development Code of the City of Austin, if the proposed development does not contain a Residential use or a General Retail Sales use.**

ORDINANCE NO. 040311-Z-2

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY KNOWN AS COLORADO CROSSING LOCATED AT 6800 BURLESON ROAD IN THE SOUTHEAST NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP) COMBINING DISTRICT AND RURAL RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (RR-CO-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No.C14-03-0116, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district.

Lots 1, 4, and 5, Lockheed Martin Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 98, Pages 73-77, of the Plat Records of Travis County, Texas, and

A 19.651 acre tract of land, more or less, out of the Santiago del Valle Grant, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

SAVE AND EXCEPT the following:

A tract of land described in Exhibits A-4 and B-4 of an instrument titled Drainage Easement No. 4, recorded in Volume 12806, Page 16, of the Real Property Records of Travis County, Texas; and

A 0.651 acre tract of land out of Lot 4, of the Lockheed Martin Subdivision; and

A 0.372 acre tract of land out of Lot 4, of the Lockheed Martin Subdivision; and

APPROVED ORDINANCE
FOR COLORADO CROSSING

A 0.103 acre tract of land out of Lot 5, of the Lockheed Martin Subdivision;

the above tracts more particularly described in Exhibit "B", incorporated into this ordinance,

Tract Two: From rural residence-conditional overlay-neighborhood plan (RR-CO-NP) combining district to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district.

A tract of land described in Exhibits A-4 and B-4 in an instrument titled Drainage Easement No. 4, recorded in Volume 12806, Page 16, of the Real Property Records of Travis County, Texas;

SAVE AND EXCEPT a 3.259 acre tract of land, more or less, out of Lot 2, of the Lockheed Martin Subdivision, the tract being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance, (the "Property")

locally known as 6800 Burleson Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "D".

PART 2. Except as otherwise provided in this ordinance the Property is subject to Ordinance No. 021010-12c that established the Southeast neighborhood plan combining district.

PART 3. Development of the Property shall comply with Section 25-2-648 *(Planned Development Area Performance Standards)* of the City Code.

PART 4. Definitions.

As used in this ordinance:

a. *Industrial Collector* means a street as defined by the Transportation Criteria Manual.

b. *Commercial Collector* means a street as defined by the Transportation Criteria Manual.

c. *Residential Uses* means the following:

Single-family residential	Single-family attached residential
Small lot single-family residential	Townhouse residential
Duplex residential	Two-family residential
Condominium residential	Multifamily residential
Retirement housing (small site)	Retirement housing (large site)
Congregate living	Convalescent services

d. *Special Industrial Uses* means the following:
General warehousing and distribution
Light manufacturing

e. *Lockheed Lots* means the property described as Lot 2 and 3, Lockheed Martin Subdivision, Resubdivision of Lots 1 and 1A, Lockheed Addition, a subdivision in the City of Austin, Travis County, according to the map or plat recorded in Plat Book 98, Page 73, Plat Records of Travis County, Texas.

f. *Burleson Business Park* means the property described as Lots 7-14, Burleson Business Park Subdivision, a subdivision in the City of Austin, Travis County, according to the map or plat recorded in Plat Book 77, Page 15, Plat Records of Travis County, Texas.

PART 5. Development of the Property shall comply with the following use regulations:

1. Except as provided in Section 3, all permitted and conditional limited industrial (LI) uses are permitted and conditional uses of the Property.

2. The following are additional permitted uses of the Property:

Single-family residential	Single-family attached residential
Small lot single-family residential	Townhouse residential
Duplex residential	Two-family residential
Condominium residential	Multifamily residential
Retirement housing (small site)	Retirement housing (large site)
Consumer repair services	Research assembly services
Research testing services	Research warehousing services
Pet services	Recreation equipment sales
Recreation equipment maintenance and storage	Administrative services
	Postal facilities

Convalescent services
Private primary educational facilities
Private secondary educational facilities
Public primary educational facilities
Public secondary educational facilities

3. The following uses are prohibited uses of the Property:

Monument retail sales
Basic industry
Resource extraction
Scrap and salvage
Recycling center

4. Residential Uses are prohibited on the property described in Exhibit "E".

PART 6. Development of the Property shall comply with the following site development regulations:

1. Setbacks

The Property is subject to the terms set forth in a document identified as a *Declaration of Restrictive Covenants Regarding Water Quality Setbacks* recorded in Document No. 2003216558 in the Official Public Records of Travis County attached as Exhibit "F" to this ordinance.

2. Except as provided in Section 3, LI site development standards apply to the Property.

3. The development of the uses identified in Part 5, Section 2 and in Exhibit "G" shall comply with the following site development standards:

   a. Except for impervious cover and front setback standards for Residential Uses, the site development standards set forth in Section 25-2-492 (*Site Development Regulations)* of the City Code for the zoning districts identified in Section 4; or

   b. The PDA Optional Site Development Regulations for Residential Uses, Civic and Neighborhood Commercial Uses set forth in Exhibit "G incorporated into this ordinance.

4.

Use	Zoning District
Single-family residential	SF-2
Single-family attached residential	SF-3
Small lot single-family residential	SF-4A
Townhouse residential	SF-6
Duplex residential	SF-3
Two-family residential	SF-3
Condominium residential	SF-6
Multifamily residential	MF-6
Retirement housing (small site)	SF-3
Retirement housing (large site)	MF-4
Consumer repair services	MF-6
Research assembly services	MF-6
Research testing services	MF-6
Research warehousing services	MF-6
Pet services	MF-6
Recreation equipment maintenance and storage	MF-6
Recreation equipment sales	MF-6
Administrative services	MF-6
Postal facilities	MF-6
Convalescent services	MF-6
Public primary educational facilities	MF-6
Private primary educational facilities	MF-6
Public secondary educational facilities	MF-6
Private secondary educational facilities	MF-6

5. A preliminary plan or a revision to an existing preliminary plan for any portion of the Property that identifies the uses in Section 6 must identify if the property will be developed under Section 3a or Section 3b. The site development regulations must be uniformly applied within each phase or section of a final plat.

6. The uses in this section are subject to Section 5.

Single-family residential	Two-family residential
Single-family attached residential	Condominium residential
Small lot single-family residential	Multifamily residential
Townhouse residential	Duplex residential

Retirement housing (small site)
Convalescent services
Retirement housing (large site)

7. A final plat for any portion of the Property that identifies the uses in Section 8 must identify if the property will be developed under Section 3a or Section 3b. The site development regulations must be uniformly applied within each phase or section of a final plat.

8. The uses in this section are subject to Section 7.

Consumer repair services
Research assembly services
Research testing services
Research warehousing services
Pet services
Recreation equipment maintenance and storage
Recreation equipment sales
Administrative services
Postal facilities
Public primary educational facilities
Private primary educational facilities
Public secondary educational facilities
Private secondary educational facilities

9. For Residential Uses, the maximum zoning impervious cover is 65 percent and the minimum front yard setback is 15 feet.

10. A 25-foot wide vegetative buffer to provide screening shall be established and maintained between property developed with Residential Uses and a commercial or industrial use with the exception of the following uses:

Administrative and business office
Consumer convenience services
Medical offices
Personal improvement services
Pet services
Restaurant (general)
Arts and crafts studio (limited)
General retail sales (convenience)
Outdoor sports and recreation
Personal services
Professional office
Restaurant (limited)

Improvements permitted within the buffer zone are limited to hike and bike trails, drainage, underground utility improvements, overhead electric or communication lines, or those improvements that may be otherwise required by the City of Austin.

11. A 100-foot wide buffer zone shall be established and maintained between property developed with the Residential Uses and the following uses within the Property and in the Lockheed Lots:

Agricultural sales and services	Construction sales and services
Equipment repair services	Equipment sales
Research services	Research testing services
Research assembly services	Research warehousing services
Limited warehousing and distribution	Custom manufacturing
Maintenance and service facilities	Postal facilities (exceeding 10,000 sq. ft.)
Railroad facilities	

The 100-foot buffer zone shall be measured from the property line for property developed with Residential Uses to a building with a commercial, industrial, or civic use.

If a portion of the property developed with Residential Uses is in a flood plain, the buffer zone shall be measured from the boundary of the flood plain within that residential lot, or, from the property line for property developed with Residential Uses, whichever is furthest from the building with a commercial, industrial, or civic use.

Improvements permitted within the buffer zone are limited to streets, access easements, driveways, parking facilities, solid fences, pedestrian trails, hike and bike pathways, recreational facilities, detention and water quality re-irrigation facilities, underground utility improvements, overhead electric or communication lines, or those improvements that may be otherwise required by the City of Austin.

Notwithstanding the requirements of this section, a driveway, access easement, or private street that serves a building with a commercial, industrial or civic use, may not be constructed within 50 feet of a property line or flood plain line, as applicable, of a lot with Residential Uses.

12. A 200-foot wide buffer zone shall be established and maintained between a property developed with the Residential Uses and the Special Industrial Uses within the Property and the Special Industrial Uses located in Burleson Business Park and the Lockheed Lots.

The 200-foot buffer zone shall be measured from the property line of property developed with Residential Uses to a building with a Special Industrial Use.

If a portion of the property developed with Residential Uses is in a flood plain, the buffer zone shall be measured from the boundary of the flood plain within that residential lot, or, from the property line for property developed with Residential Uses, whichever is furthest from the building with a Special Industrial Use.

Improvements permitted within the buffer zone are limited to streets, access easements, driveways, parking facilities, solid fences, pedestrian trails, hike and bike pathways, recreational facilities, detention and water quality re-irrigation facilities, underground utility improvements, overhead electric or communication lines, or those improvements that may be otherwise required by the City of Austin.

Notwithstanding the requirements of this section, a driveway, access easement, or private street that serves a building with a commercial, industrial, or civic use, may not be constructed within 100 feet of a property line or flood plain line, as applicable, of a lot with Residential Uses.

13. A 50-foot wide buffer zone shall be established and maintained between property developed with Residential Uses and the exterior perimeter of the Property.

    The 50-foot buffer zone shall be measured between the exterior perimeter property line and a building used for Residential Uses.

    Improvements permitted within the buffer zone are limited to streets, access easements, driveways, parking facilities, solid fences, pedestrian trails, hike and bike pathways, recreational facilities, detention and water quality re-irrigation facilities, underground utility improvements, overhead electric or communication lines, or those improvements that may be otherwise required by the City of Austin.

14. Notwithstanding the requirements of this ordinance, development of the Property is subject to Chapter 25-2, Subchapter C, Article 10 (*Compatibility Standards*).

15. The number of dwelling units of the following uses may not exceed a cumulative total of 5,500 units:

Single-family residential	Single-family attached residential
Small lot single-family residential	Townhouse residential
Duplex residential	Two-family residential

Condominium residential	Retirement housing (small site)
Retirement housing (large site)	Congregate living
Convalescent services	Multifamily residential

16. Development of the Property may not exceed a density of 1,500 multifamily residential units.

17. A subdivision that includes any of the following uses must have access to Burleson Road, McKinney Falls Parkway or U.S. Highway 183 ("Roads") by a right-of-way or a private road, other than an Industrial Collector. The subdivision may also have access to the Roads by an Industrial Collector.

Single-family residential	Single-family attached residential
Small lot single-family residential	Townhouse residential
Duplex residential	Two-family residential
Condominium residential	

18. A development that includes any of the following uses must abut an Industrial Collector or have access to it by a Commercial Collector or private driveway or street:

General warehousing and distribution	Limited warehousing and distribution
Light manufacturing	Custom manufacturing

19. All residential development within the PDA shall comply with the existing Austin Energy Green Building Program standards. Single family and multifamily residential development shall meet a minimum one star rating.

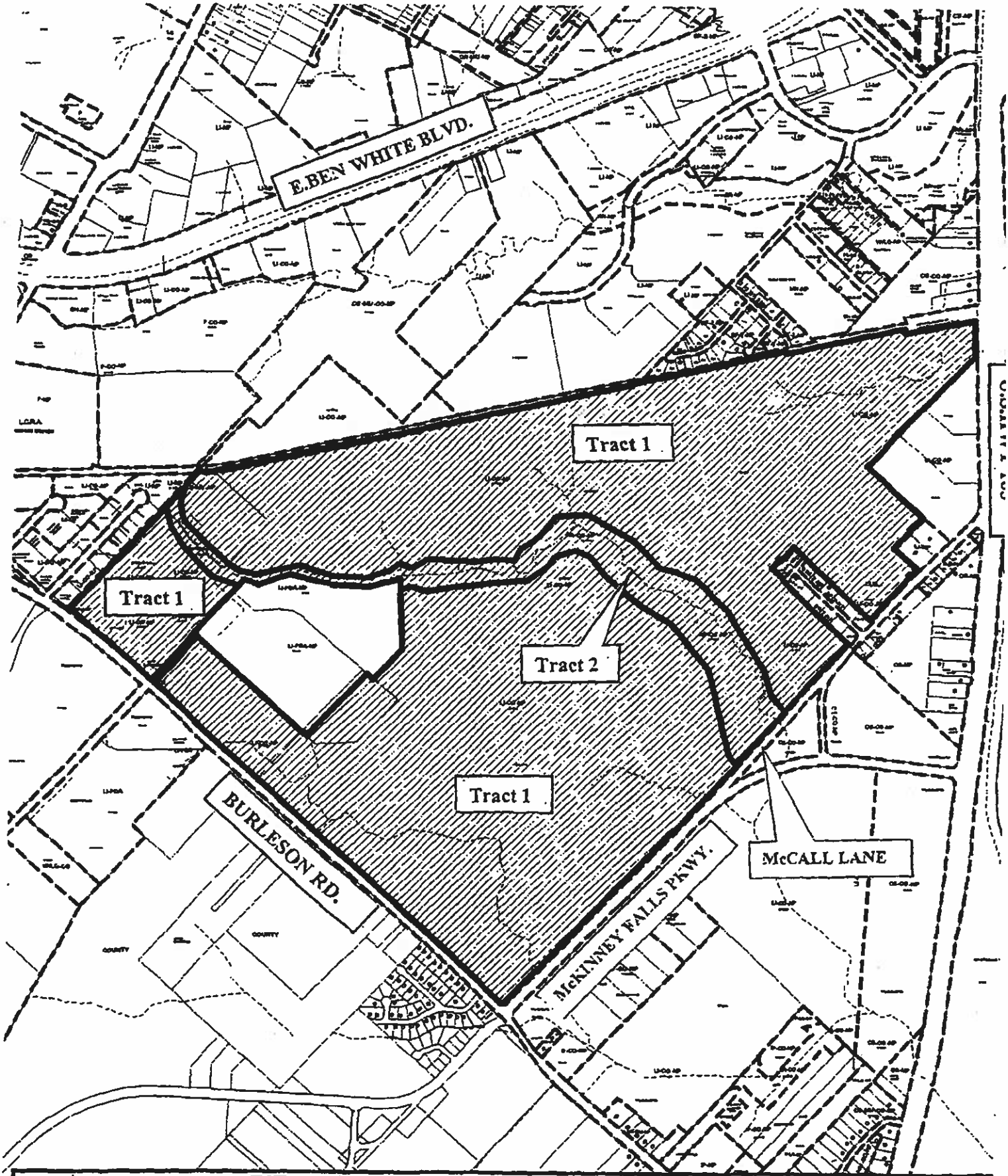
PART 7. This ordinance takes effect on March 22, 2004.

PASSED AND APPROVED

March 11, 2004 § Will Wynn
Will Wynn
Mayor

APPROVED: David Allan Smith
David Allan Smith
City Attorney

ATTEST: Shirley A. Brown
Shirley A. Brown
City Clerk



N 1" = 1200'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W.WALSH	ZONING EXHIBIT D CASE #: C14-03-0116 ADDRESS: 6800 BURLESON RD. SUBJECT AREA (acres): 644.192	DATE: 03-11 INTLS: TRC	CITY GRID REFERENCE NUMBER L16,L17

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-03-0116.01
Contact: Wendy Rhoades, (512) 974-7719
Public Hearing:
November 25, 2008 Planning Commission
December 18, 2008 City Council

☒ **I am in favor**
☐ **I object**

Gene Freudenberg
Your Name *(please print)*

Lee Hill Dr.
Your address(es) affected by this application

Gene Freudenberg — 11/27/08
Signature — Date

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Wendy Rhoades}
P. O. Box 1088
Austin, TX 78767-8810

Rhoades, Wendy

From: Ron Thrower [Ron@throwerdesign.com]

Sent: Monday, December 08, 2008 11:18 AM

To: Rhoades, Wendy

Cc: Chris Ewen; Clint Small; sully.jumpnet@sbcglobal.net; Jay Reddy; Mandy Dealey; Paula Hui; Perla Cavazos; Saundra Kirk; Tracy Atkins

Subject: Met Center PDA

Wendy,

Please accept this email as a postponement for the Met Center PDA amendments. We would prefer to spend more time on the concept of provisional CDS applicability to the development plans of Met Center.

As such we would like to postpone the Planning Commission hearing to January 13th and the City Council hearing to January 15th.

Thank you for your attention to this request.

Ron Thrower

Thrower Design

4608-A South Lamar Blvd.
Austin, Texas 78745
512/476-4456
512/476-4454 fax

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