

#62

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE AMENDING ORDINANCE NO. 040311-Z-2, REZONING AND  
2 CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6800  
3 BURLESON ROAD IN THE SOUTHEAST NEIGHBORHOOD PLAN AREA  
4 FROM LIMITED INDUSTRIAL SERVICE-PLANNED DEVELOPMENT AREA-  
5 NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING DISTRICT TO LIMITED  
6 INDUSTRIAL SERVICE-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD  
7 PLAN (LI-PDA-NP) COMBINING DISTRICT

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 Colorado Crossing planned development area ("Colorado Crossing") comprised of  
13 approximately 644 acres of land located at 6800 Burleson Road in Travis County and more  
14 particularly described by metes and bounds in Ordinance No. 040311-Z-2 (the Original  
15 Property"). Colorado Crossing was approved March 11, 2004. It was amended by  
16 Ordinance 20090212-041 for the project commonly known as Met Center II PDA located  
17 on a portion of the Original Property.

18  
19 **PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to  
20 change the base district from limited industrial service-planned development area-  
21 neighborhood plan (LI-PDA-NP) combining district to limited industrial service-planned  
22 development area-neighborhood plan (LI-PDA-NP) combining district on the property  
23 described in Zoning Case No. C14-03-0116.02, on file at the Neighborhood Planning and  
24 Zoning Department, as follows:

25  
26 Approximately 291 acres of land, out of those certain lots in the Met Center II  
27 Subdivision and Lockheed Martin Subdivision, as more particularly described in  
28 Exhibit "A" incorporated into this ordinance (the "Met Center II PDA Property"),

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30 locally known as 6800 Burleson Road, in the City of Austin, Travis County, Texas, and  
31 generally identified in the map attached as Exhibit "B".  
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1 **PART 3.** Ordinance No. 040311-Z-2 was amended by Ordinance 20090212-041 to add  
2 Part 6 that applied only to the Met Center II PDA Property. This ordinance amends Part 6,  
3 as follows:  
4

5 **PART 6. This Part 6 applies only to the Met Center II PDA Property.**  
6

7 **A.** Subchapter E (*Design Standards and Mixed Use*) of Chapter 25-2 of the City  
8 Code does not apply to the Met Center II Property if development of the Met Center II  
9 Property does not contain the following:  
10

11 a residential use, a general retail sales (convenience) use, a general retail sales  
12 (general) use, a restaurant (general) use, or a restaurant (limited) use.  
13

14 **B.** In addition to the permitted uses identified in Part 5(2) of Ordinance No.  
15 040311-Z-2 the following uses are permitted uses of the property:  
16

17 Hospital use (general)

18 Hospital use (limited)  
19

20 **PART 4.** Except as otherwise provided in this ordinance, the terms and conditions of  
21 Ordinance No. 040311-Z-2, as amended, and Ordinance No. 021010-12c that established  
22 the Southeast neighborhood plan combining district apply to the Original Property that  
23 includes the Met Center II PDA Property.  
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25 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2009.  
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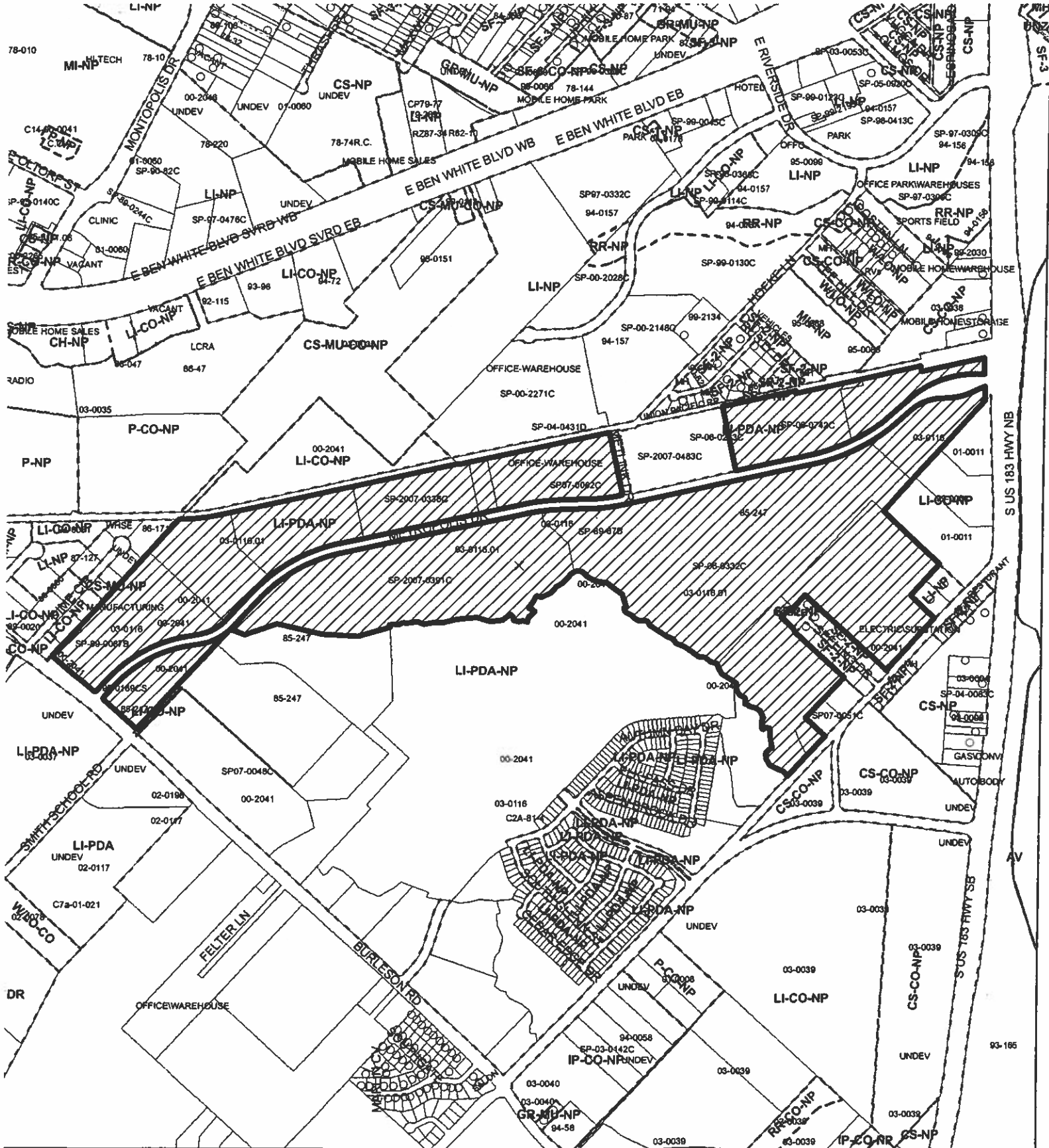
27 **PASSED AND APPROVED**  
28

29  
30 §  
31 §  
32 \_\_\_\_\_, 2009 § \_\_\_\_\_  
33 Lee Leffingwell  
34 Mayor  
35

36  
37 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
38 David Allan Smith Shirley A. Gentry  
39 City Attorney City Clerk

## **EXHIBIT A**

- Tract 1: Lots 1-A and 3-A, Block A, Lot 1-A, Block D, Resubdivision of Met Center II, Section 1, a subdivision of record in Document #200700187 of the Official Public Records of Travis County, Texas.
- Tract 2: Lot 2-A, Block D, Amended Plat of Lots 2-A and 3-A, Block D, of the Resubdivision of Met Center II, Section 1, a subdivision of record in Document #200700361 of the Official Public Records of Travis County, Texas.
- Tract 3: Lots 1, Block F, Met Center II, Section 2, Resubdivision of a portion of Lot 5A, Block A, Resubdivision of Lot 1, Lockheed Addition, a subdivision of record in Document #200700135 of the Official Public Records of Travis County, Texas
- Tract 4: Lots 4, 5, and 6, Block B, Lot 4, Block D, and Lot 1, Block H, Met Center II, Section 3, a subdivision of record in Document #200700174 of the Official Public Records of Travis County, Texas.
- Tract 5: Lots A, B, & C, Block B, Amended Plat of Lot 1-A, Block B, Resubdivision of Met Center II, Section 1, and Lots 2 and 3, Block B, Met Center II, Section 3, a subdivision of record in Document #200800292 of the Official Public Records of Travis County, Texas.
- Tract 6: Lot 2, Block F, Met Center II, Section 5, Resubdivision of a portion of Lots 5A, Block A, Resubdivision of Lot 1, Lockheed Addition, a subdivision of record in Document #200700136 of the Official Public Records of Travis County, Texas.



**N**

**N**

**SUBJECT TRACT**

**ZONING BOUNDARY**

**PENDING CASE**

**OPERATOR: S. MEEKS**

**ZONING EXHIBIT B**

**ZONING CASE#: C14-03-0116.02**

**ADDRESS: 6800 BURLESON RD**

**SUBJECT AREA: 289.825 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.