

**ORDINANCE NO. 20091105-062**

**AN ORDINANCE AMENDING ORDINANCE NO. 040311-Z-2, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6800 BURLESON ROAD IN THE SOUTHEAST NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICE-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICE-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 planned development area is comprised of property originally known as the Colorado Crossing planned development area ("Colorado Crossing") comprised of approximately 644 acres of land located at 6800 Burleson Road in Travis County and more particularly described by metes and bounds in Ordinance No. 040311-Z-2 (the Original Property"). Colorado Crossing was approved March 11, 2004. It was amended by Ordinance 20090212-041 for the project commonly known as Met Center II PDA located on a portion of the Original Property.

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

Approximately 269.369 acres of land, out of those certain lots in the Met Center II Subdivision and Lockheed Martin Subdivision, as more particularly described in Exhibit "A" incorporated into this ordinance (the "Met Center II PDA Property"),

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

**PART 3.** Ordinance No. 040311-Z-2 was amended by Ordinance 20090212-041 to add Part 6 that applied only to the Met Center II PDA Property. This ordinance amends Part 6, as follows:

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

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

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

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

Hospital use (general)

Hospital use (limited)

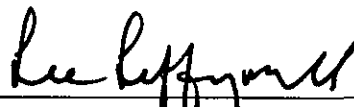
**PART 4.** Except as otherwise provided in this ordinance, the terms and conditions of Ordinance No. 040311-Z-2, as amended, and Ordinance No. 021010-12c that established the Southeast neighborhood plan combining district apply to the Original Property that includes the Met Center II PDA Property.

**PART 5.** This ordinance takes effect on November 16, 2009.

**PASSED AND APPROVED**

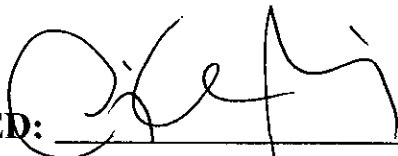
\_\_\_\_\_, November 5, 2009

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Lee Leffingwell  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

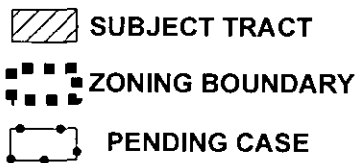
**ATTEST:**



Shirley A. Gentry  
City Clerk

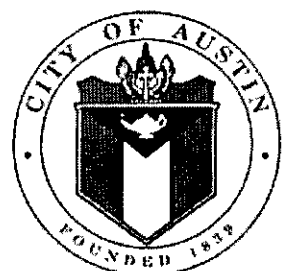
## **EXHIBIT A**

- 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 and 5, 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.


$$1'' = 1200'$$

ZONING EXHIBIT B

ZONING CASE#: C14-03-0116.02  
ADDRESS: 6800 BURLESON RD  
SUBJECT AREA: 269.369 ACRES  
GRID: JK16-17, L16-17 & M16-17  
MANAGER: C. PATTERSON



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.