

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

1 AN ORDINANCE AMENDING ORDINANCE NO. 030731-Z-3 AND ORDINANCE  
2 NO. 030731-Z-5 TO REZONE AND CHANGE THE ZONING MAP FROM MAJOR  
3 INDUSTRIAL PLANNED DEVELOPMENT AREA (MI-PDA) COMBINING  
4 DISTRICT TO MAJOR INDUSTRIAL PLANNED DEVELOPMENT AREA (MI-  
5 PDA) COMBINING DISTRICT FOR PROPERTY GENERALLY KNOWN AS  
6 THE DOMAIN-SIMON PROJECT LOCATED GENERALLY AT NORTH MOPAC  
7 EXPRESSWAY, DOMAIN DRIVE, ROGERS ROAD, ESPERANZA CROSSING  
8 AND CENTURY OAKS TERRACE.

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

11  
12 **PART 1.** The planned development area is comprised of property originally known as the  
13 Multek planned development area ("Multek PDA") and the Domain planned development  
14 area ("Domain PDA"). On July 31, 2003 Multek PDA was approved under Ordinance No.  
15 030731-Z-5 and Domain PDA was approved under Ordinance No. 030731-Z-3. Each  
16 designated planned development area has over time been modified under amendments to  
17 the original ordinances. These ordinances are: Ordinance No. 041216-Z-5b, Ordinance No.  
18 041216-Z-5a, Ordinance No. 20061005-044, Ordinance No. 20070412-024, Ordinance No.  
19 20071101-056, and Ordinance No. 20081106-083. This ordinance affects approximately  
20 50 acres of the property identified as the Domain-Simon Project in the Domain and Multek  
21 planned development areas and described in Part 2 below.

22  
23 **PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to  
24 change the base district from major industrial planned development area (MI-PDA)  
25 combining district to major industrial planned development area (MI-PDA) combining  
26 district on the property described in Zoning Case No. C14-2010-0087, on file at the  
27 Neighborhood Planning and Zoning Department, as follows:

28  
29 Lot 2A, The Domain Shopping Center Section 2 Subdivision, described in  
30 Document 200800026, TCPR;

31  
32 Lot 4A, Block A, less 1.59 acres, The Domain Shopping Center Section 2  
33 Subdivision, described in Document 200800026, TCPR;

34  
35 Lot 4A, Block A, The Domain Shopping Center Section 2 Subdivision, described  
36 in Document 200800026, TCPR;  
37

1 Lot 5A, Block A, The Domain Shopping Center Section 3 Subdivision, described  
2 in Document 200800025, TCPD (the "Property"),

3  
4 locally known as 11701, 11733 North Mopac Expressway, 11400, 11500 Domain Drive,  
5 3311 Rogers Road, 3409 Esperanza Crossing and 11600 Century Oaks Terrace, in the City  
6 of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit  
7 "A".

8  
9 **PART 3.** Development of the Property is subject to the limitations and conditions set forth  
10 in this Part 3.

11  
12 A. Impervious cover on the Property under zoning site development regulations  
13 may not exceed 81.97 percent.

14  
15 B. Section 25-8-394 (*Uplands Zone*) of Chapter 25-8 (*Environment*) of the Code is  
16 modified to allow impervious cover of 81.97 percent.

17  
18 C. Bike Facilities.

19  
20 1. A pedestrian/bicycle entrance shall be provided between the existing  
21 pedestrian/bicycle trail under MoPac Expressway and the Simon Project  
22 internal drive as shown on the attached Exhibit "B". A minimum 12-foot  
23 wide paved path shall be constructed with as associated curb cut  
24 connecting to the internal drive.

25  
26 2. Shared lane marking ("sharrows") for bicycle routes shall be installed  
27 along the following roadways:

28  
29 Esperanza Crossing from Oaks Terrace to Domain Drive;  
30 Domain Drive from Esperanza Crossing to the southern boundary of the  
31 property; and  
32 Domain Drive from Domain Boulevard to Esperanza Crossing, on the  
33 west side of the street only.

34  
35 3. The bicycle routes provided shall comply with the following standards.

36  
37 a. Sharrows shall be placed with the tip of the chevron in the middle of  
38 the lane as measured from face of a curb.  
39

- 1 b. Each block shall contain a minimum of two sharrow facility signs  
2 with dimensions as shown on Exhibit "C" and placed one on each  
3 side of the street.  
4  
5 c. Angled and head-in parking is prohibited on either side of a road  
6 with sharrows. Reverse angled parking is allowed.  
7  
8 d. The pedestrian/bicycle entrance, connecting path to the street, and  
9 sharrows shall be installed within one year of the effective date of  
10 this ordinance.  
11

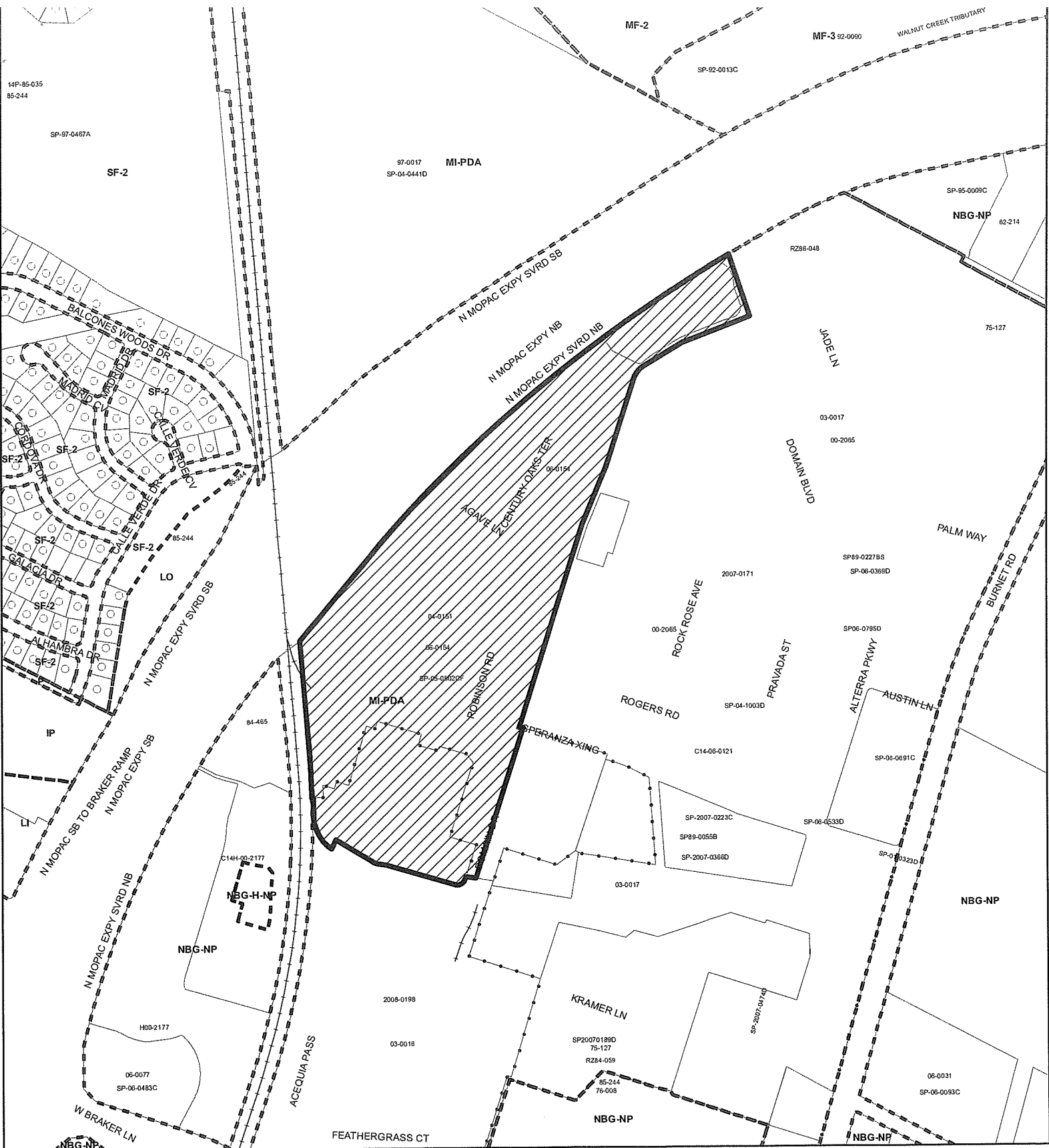
12 **PART 4.** The provisions in Ordinances No. 030731-Z-3 and No. 030731-Z-5, as amended,  
13 apply to the Property except as otherwise provided in this ordinance.  
14

15 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2010.  
16

17 **PASSED AND APPROVED**  
18

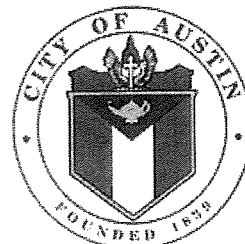
19  
20 §  
21 §  
22 \_\_\_\_\_, 2010 § \_\_\_\_\_  
23 Lee Leffingwell  
24 Mayor  
25

26  
27 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
28 Karen M. Kennard Shirley A. Gentry  
29 Acting City Attorney City Clerk



## ZONING EXHIBIT A

ZONING CASE#: C14-2010-0087  
 LOCATION: 11701 N MOPAC EXPY NB  
 SUBJECT AREA: 50.68 ACRES  
 GRID: K33-34  
 MANAGER: SHERRI SIRWAITIS



N



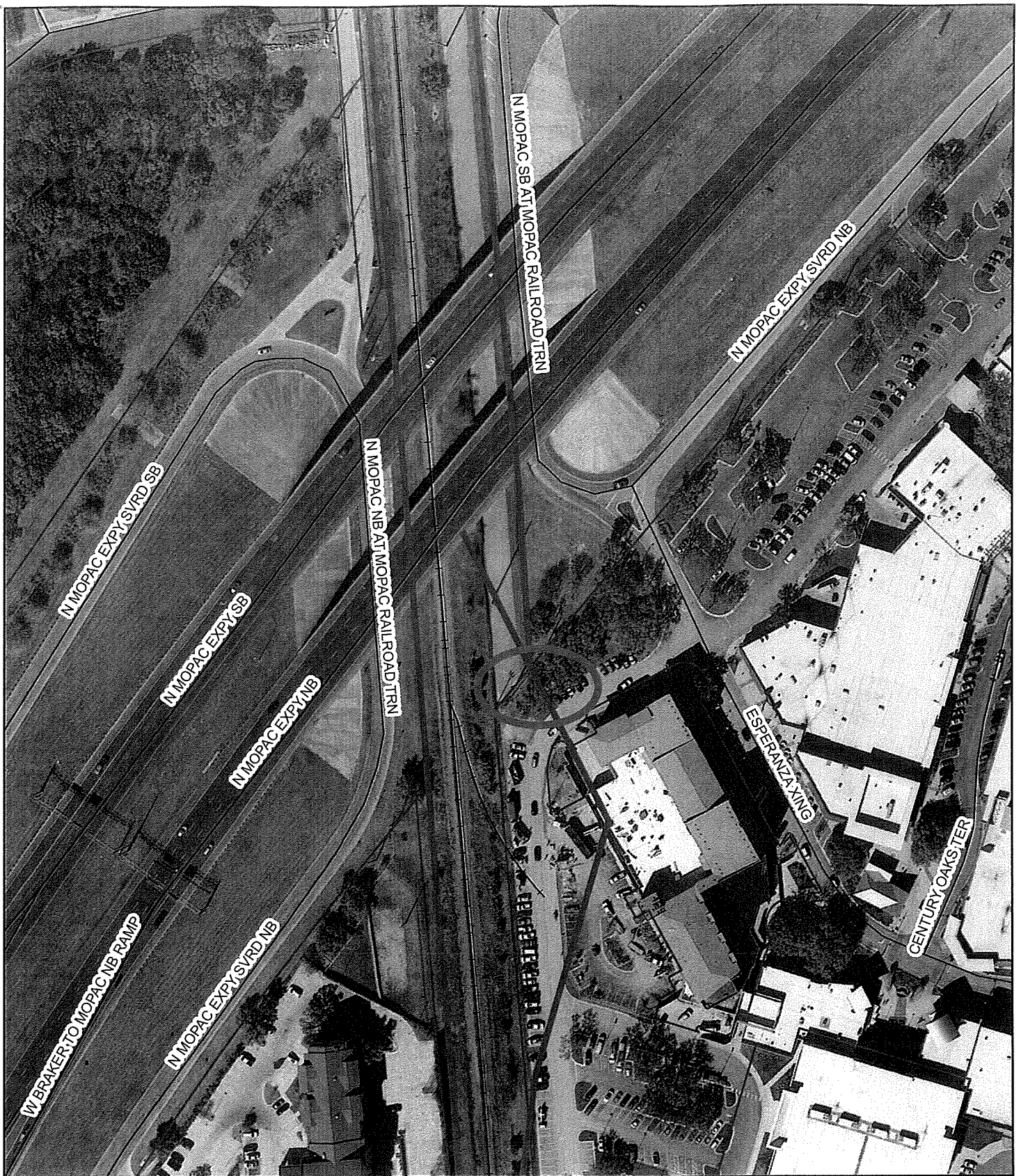
SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 600'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



# C14-2010-0087 (Simon) *EXHIBIT B*

Produced by: Eric Dusza, Neighborhood Connectivity Division,  
Public Works Department, City of Austin, August 2010

0.05 Miles

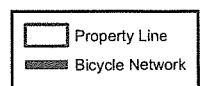
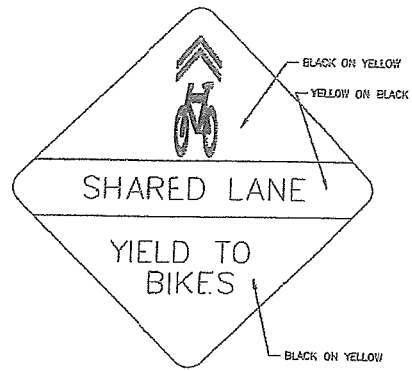
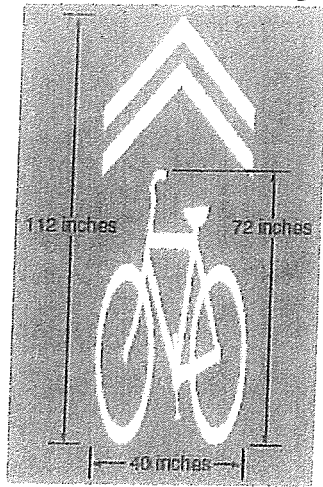


EXHIBIT C

Shared Lane Marking



**BIKE ROUTE SIGN**  
NOT TO SCALE