

ORDINANCE NO. 20101014-047

AN ORDINANCE AMENDING ORDINANCE NO. 030731-Z-3 AND ORDINANCE NO. 030731-Z-5 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 PROPERTY GENERALLY KNOWN AS THE DOMAIN-ENDEAVOR PROJECT LOCATED GENERALLY AT BURNET ROAD, DOMAIN DRIVE AND ESPERANZA CROSSING.

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

PART 1. The planned development area ("Domain Project") is comprised of property originally known as the Multek planned development area ("Multek PDA") and the Domain planned development area ("Domain PDA"). On July 31, 2003, Multek PDA was approved under Ordinance No. 030731-Z-5 and Domain PDA was approved under Ordinance No. 030731-Z-3. Each designated planned development area over time has been modified under amendments to the original ordinances. These ordinances are: Ordinance No. 041216-Z-5b, Ordinance No. 041216-Z-5a, Ordinance No. 20061005-044, Ordinance No. 20070412-024, Ordinance No. 20071101-056, and Ordinance No. 20081106-083. This ordinance affects approximately 169 acres out of the Domain Project as described in Part 2 below and known as the Domain-Endeavor Project.

The Domain Project was master-planned with large retail uses prior to approval of Section 25-2-813 (*Large Retail Uses*) of the City Code. Under a planned development area combining district certain regulations in the City Code may be modified.

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. C14-2010-0015, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1-2, Block A, RREEF Domain Blk T&H Subdivision, described in Document 200800272, TCPR;

Lot 2-A2 Block A, Domain Sec 2 Subdivision, Resubdivision of Lot 2, Block A, Resubdivision of Lot 2-A, Block A, described in Document 200700336, TCPR;

Lot 2-A1-B, Block A, RREEF Domain-Multek Parking Resubdivision, Resubdivision of Lot 2-A1, Block A, Resubdivision of Lot 2, Block A, Domain Sec 2, described in Document 200800178, TCPR;

Lot 3, Block A, Multek Subdivision described in Document 200400090, TCPR; and,

Lots 1-B, 1-C, 1-D, and 1-E, Block A, Domain Sec 2 Subdivision, Resubdivision of Lot 1, Block A, described in Document 200600294, TCPR (the "Property"),

locally known as 10712, 10728, 10800, 11000, 11500, 11600 Burnet Road, 11601 Domain Drive, and 2900, 3001, and 3101 Esperanza Crossing, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

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

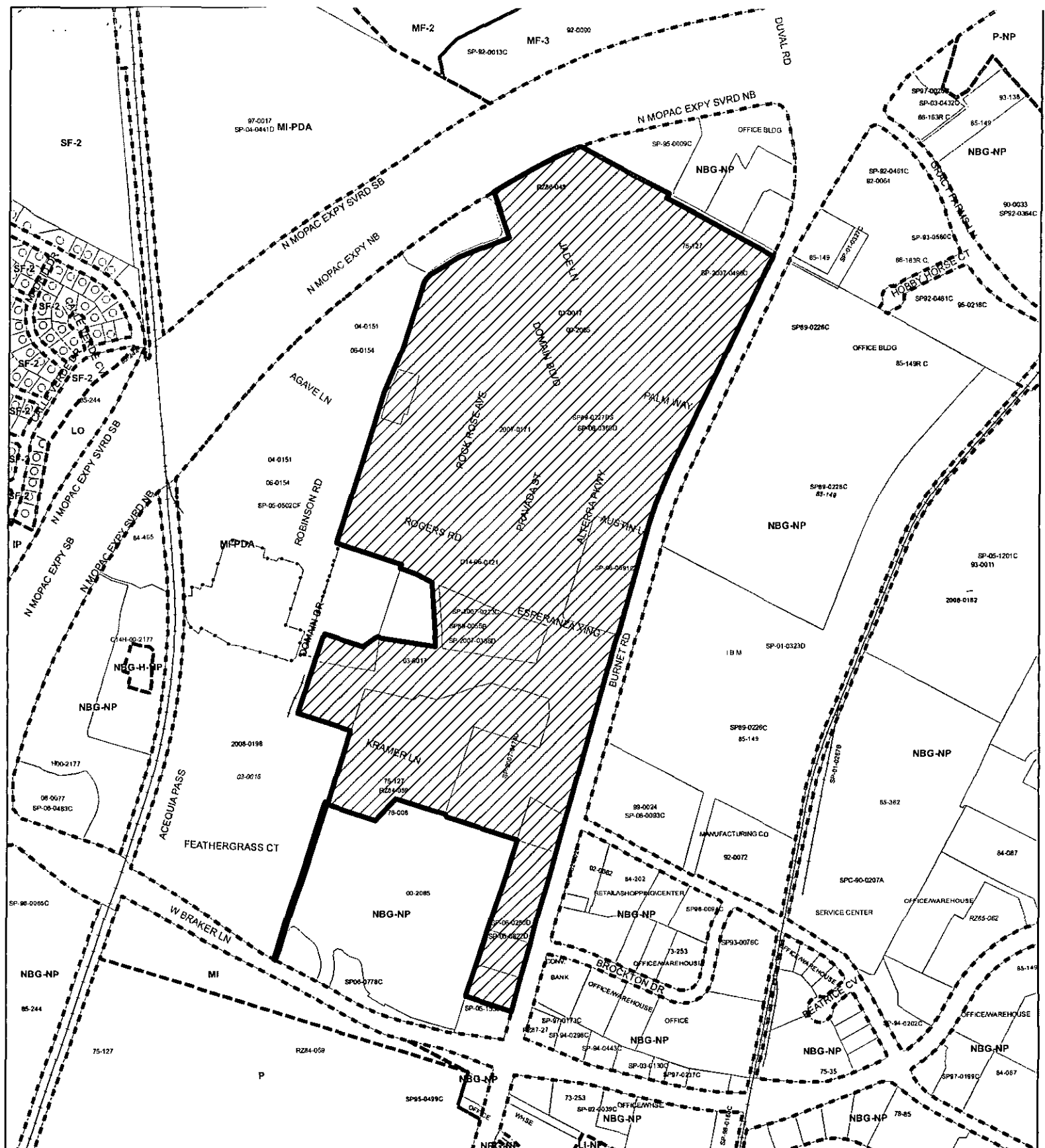
- A. Section 25-2-813 (B) (*Large Retail Uses*) does not apply. A conditional use permit is not required for a retail use that exceeds 100,000 square feet. Administrative approval may be given to construct such retail use on the portion of the Property located north of Esperanza Crossing.
- B. Impervious cover on the property identified in Exhibit "B" is zero (0) percent. No impervious cover is permitted.
- C. Bike Plan/Trails.
 - 1. The Domain-Endeavor Project shall provide internal bicycle routes for access and continuity to existing or planned bicycle routes as well as multi-use hike and bike trails as more particularly detailed in the attached Exhibit "C".
 - 2. Shared lane marking ("sharrows") for bicycle routes shall be installed along the following roadways:

Alterra Parkway between the southern property line south of Kramer Lane, and Domain Drive;
Domain Drive between Alterra Parkway and Domain Boulevard;
Domain Drive from Domain Boulevard to Esperanza Crossing, on the east side of the street only;

Esperanza Crossing between Burnet Road and Domain Drive; and
Kramer Lane extending to the western property line.

3. The bicycle routes provided shall comply with the following standards.
 - a. Sharrows shall be placed with the tip of the chevron in the middle of the lane as measured from face of a curb.
 - b. Each block shall contain a minimum of two sharrow facility signs with dimensions as shown on Exhibit "D" and placed one on each side of the street.
 - c. Angled and head-in parking is prohibited on either side of a road with sharrows. Reverse angled parking is allowed.
4. The sharrows shall be installed within one year of the effective date of this ordinance for existing roadways, and at the time of construction for future roadways.
5. A multi-use hike and bike trail shall be provided on the following roadways:




Alterra Parkway between Kramer Lane and Domain Drive; and
Kramer Lane from Burnet Road extending to the western property line.
6. The multi-use trails shall comply with the following standards.
 - a. A minimum 8-foot wide (clear space) off-street multi-use path shall be provided along the roadways identified in Subsection 5 above.
 - b. Bike route signage shall be provided for the Kramer Lane bike route and must comply with City of Austin standards.
 - c. Multi-use trails shall be provided in conjunction with the development of building site plans.
7. Recommendations to update the Domain Design Guidelines for multi-modal travel may be found in the memorandum from the Public Works Department of the Planning and Development Review Department, dated August 18, 2010, and on file at the departments.



ZONING EXHIBIT A

ZONING CASE#: C14-2010-0015
 LOCATION: 2900 ESPERANZA CROSSING
 SUBJECT AREA: 169.7386 ACRES
 GRID: K33-34
 MANAGER: SHERRI SIRWAITIS



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 800'

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.

1.008 ACRES
RREEF DOMAIN

FN.NO. 10-202(KWA)
OCTOBER 01, 2010
BPI JOB NO. 1262-32

EXHIBIT B

DESCRIPTION

OF A 1.008 ACRE TRACT OF LAND OUT OF THE JAMES RODGERS SURVEY NO. 19, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK "A" RREEF DOMAIN BLOCK T AND H SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200800272 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.008 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at a 1/2 inch iron rod found at the northwesterly corner of Lot 3, Block "A" Multek Subdivision, a subdivision of record in Document No. 200400090 of said Official Public Records, being an angle point in the southerly line of said Lot 1;

THENCE, N82°19'44"E, leaving said Lot 3, over and across said Lot 1, a distance of 412.38 feet to a calculated point for the **POINT OF BEGINNING** and southwesterly corner hereof;

THENCE, continuing over and across said Lot 1, for the exterior lines hereof, the following five (5) courses and distances:

- 1) N08°41'09"E, a distance of 162.52 feet to a calculated point for the northwesterly corner hereof, from which a 1/2 inch iron rod with cap found at the southeasterly corner of Lot 2, Block "A" of said RREEf Domain Block T and H Subdivision bears N17°02'28"E, a distance of 57.83 feet;
- 2) S81°12'14"E, a distance of 300.05 feet to a calculated point for the northeasterly corner hereof, from which a 1/2 inch iron rod with cap found at the southeasterly corner of Lot 2-A3, Block "A" Resubdivision of Lot 2, Block "A", Domain Section 2, a subdivision of record in Document No. 200700336 of said Official Public Records bears S89°17'46"E, a distance of 355.89 feet
- 3) S18°53'45"W, a distance of 104.22 feet to a calculated point for the southeasterly corner hereof;
- 4) S65°59'34"W, a distance of 110.48 feet to a calculated point for an angle point;

FN 10-202(KWA)
OCTOBER 01, 2010
PAGE 2 of 2

- 5) N81°13'25W, a distance of 188.61 feet to the **POINT OF BEGINNING**, and containing 1.008 acres (43,916 square feet) of land, more or less, within these metes and bounds.

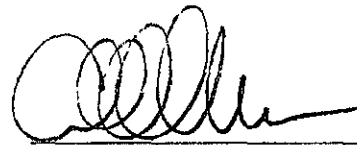
BEARING BASIS: THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE NAD 83(93) AND WERE DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS CONNECTED TO THE FOLLOWING:

MM02-HIGH PRECISION CONTROL POINT LOCATED ON THE ROOF OF THE OFFICES OF McGRAY & McGRAY LAND SURVEYORS, 3301 HANCOCK DRIVE, AUSTIN, TEXAS 78731

AUSIN RRP-COOPERATIVE BASE NETWORK CONTROL STATION AND AN "A" ORDER HARN STATION LOCATED ON THE ROOF OF BUILDING 4 OF THE TEXAS DEPARTMENT OF TRANSPORTATION OFFICES AT CAMP HUBBARD, LOOP 1 @ 35th STREET, AUSTIN, TEXAS 78731

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES. A SURVEY SKETCH WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

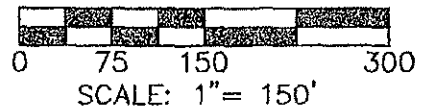
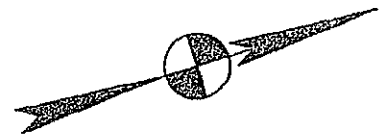
BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET SUITE 600
AUSTIN, TEXAS 78701



10-1-10

ABRAM C. DASHNER
R.P.L.S. NO. 5901
STATE OF TEXAS





LINE TABLE

LINE	BEARING	LENGTH
L1	S18°53'45"W	104.22
L2	S65°59'34"W	110.48
L3	N17°02'28"E	57.83
L4	S74°46'51"E	105.68

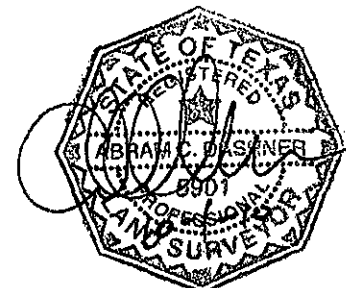
LOT 1, BLOCK "A"
RREEF DOMAIN BLOCK T
AND H SUBDIVISION
DOCUMENT NO. 200800272

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS NOTED)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

ESPERANZA WAY
(PRIVATE DRIVE)

LOT 2-A2, BLOCK "A"
RESUBDIVISION OF LOT 2,
BLOCK "A", DOMAIN SECTION
2 SUBDIVISION
DOCUMENT NO. 200700336



BURNET ROAD (F.M. HIGHWAY 1325)
(120' VARIES)

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
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SKETCH TO ACCOMPANY DESCRIPTION
OF A 1.008 ACRE TRACT OF LAND OUT OF THE JAMES
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"A" RREEF DOMAIN BLOCK T AND H SUBDIVISION, A
SUBDIVISION OF RECORD IN DOCUMENT NO. 200800272 OF
THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**SIMON
PROPERTY
GROUP**

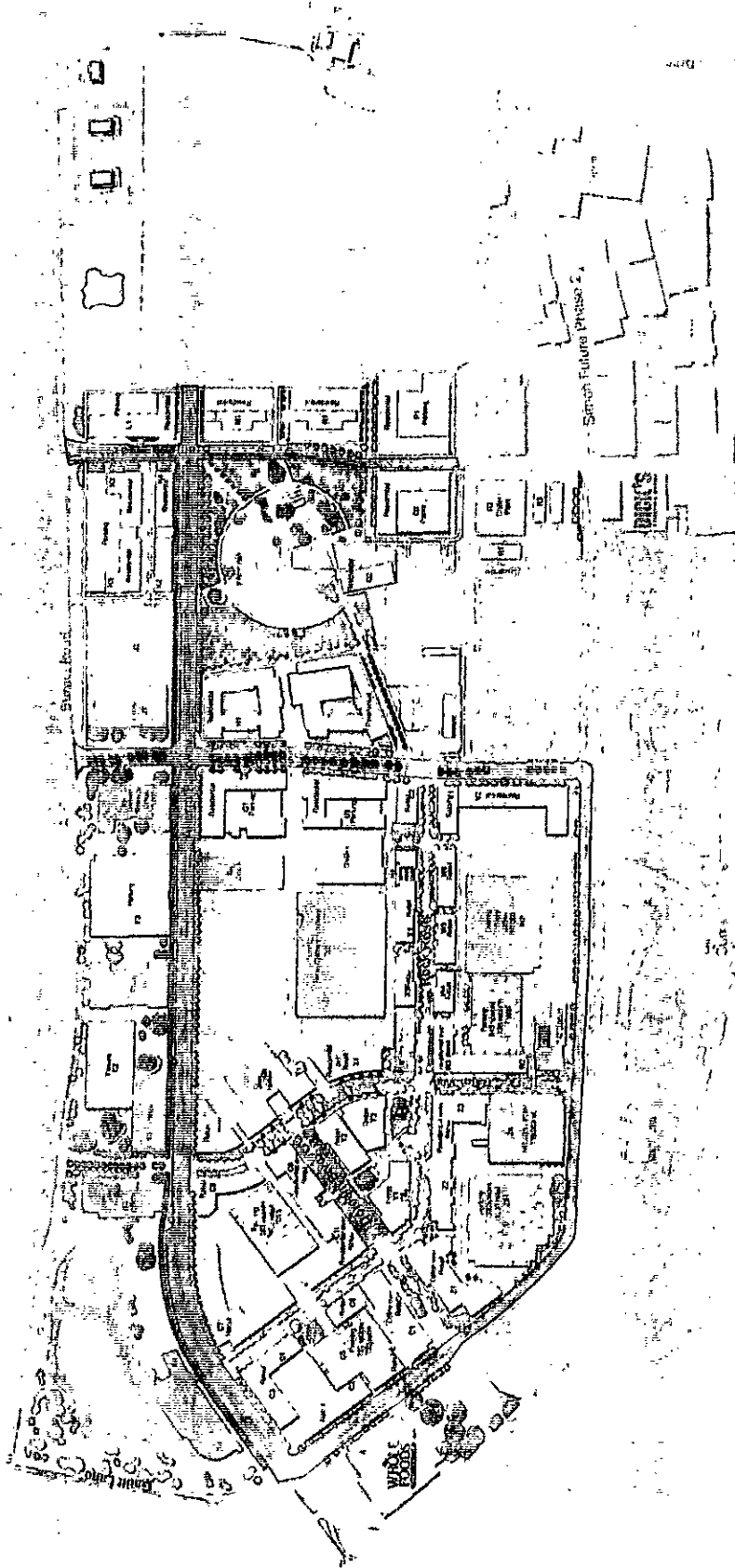
DATE: 10/01/10

FILE: H:\1262\32\126232EX57.DWG

FN No.: 10-202(KWA)

DRAWN BY: KWA

PROJ. No: 1262-32-



Residential Adjacent to 9 Ave Port

Sharrow

Bike & Bike Trail

ENDEAVOR



1000 10th Avenue, Suite 100
Denver, CO 80202

The

1 2 3 4 5 6 7 8 9 10 11 12

ALERT continued

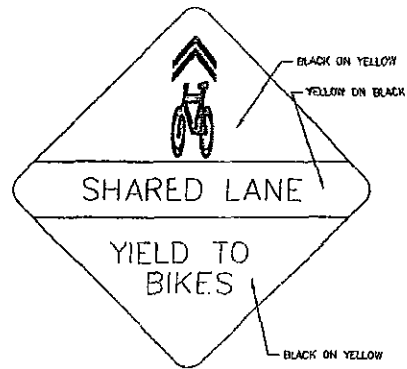
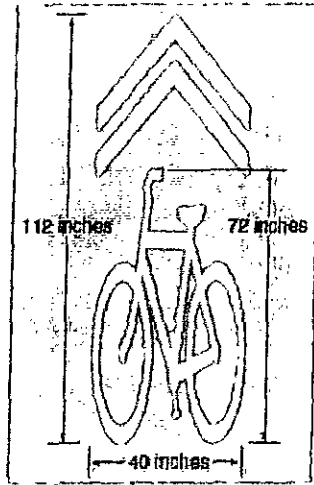
EXHIBIT C

DESIGNWORKSHOP

Genstar
SP 54 (R1)

EXHIBIT D

Shared Lane Marking



BIKE ROUTE SIGN
NOT TO SCALE