

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

**AN ORDINANCE AMENDING ORDINANCE NO. 860619-G, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10010 FM 2222 ROAD FROM RESEARCH AND DEVELOPMENT-PLANNED DEVELOPMENT AREA (R&D-PDA) COMBINING DISTRICT TO RESEARCH AND DEVELOPMENT-PLANNED DEVELOPMENT AREA (R&D-PDA) 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 Kallestad Laboratories planned development area (“Kallestad”) comprised of approximately 10 acres of land located at McNeill Road and FM 2222 Road in Travis County and more particularly described by metes and bounds in Ordinance No. 860619-G. Kallestad was approved June 19, 1986 under Zoning Case No. C14-85-023. A site plan and Planned Development Area Agreement (the “Agreement”) were incorporated and approved as part of Ordinance No. 860619-G (collectively known as the “Original Ordinance”). The Agreement was filed of record in Volume 9889, Page 38, in the Real Property Records of Travis County, Texas and shall be amended to reflect the changes shown in Part 3 of this ordinance.

**PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from research and development-planned development area (R&D-PDA) combining district to research and development-planned development area (R&D-PDA) combining district on the property described in Zoning Case No. C14-85-023.01, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Block A, Kallestad Laboratories Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 87, Page 6, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 10010 FM 2222 Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 3.** The Original Ordinance is amended as to Part 1 of the Agreement, as follows:

City acknowledges and agrees that Kallestad, its successors and assigns, is planning and developing a Research and Development project on the Property ("Project"). As of the date of these covenants, construction of the Project is

1 estimated to be phased over a number of years and is to consist of either an [two  
2 story] office or [and three-story] laboratory use [area that will be combined within  
3 one building area, all] as shown on the site plan attached hereto as Exhibit "B" and  
4 incorporated herein by reference ("Site Plan").  
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6 **PART 4.** Except as otherwise provided in this ordinance, the terms and conditions of the  
7 Original Ordinance remain in effect.  
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9 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2011.  
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12 **PASSED AND APPROVED**

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14 §  
15 §  
16 \_\_\_\_\_, 2011 § \_\_\_\_\_  
17 Lee Leffingwell  
18 Mayor  
19

20  
21 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
22 Karen M. Kennard Shirley A. Gentry  
23 City Attorney City Clerk