





U.S. HWY 183

 1" = 1200'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W.WALSH	  	ZONING CASE #: C14-03-0116 ADDRESS: 6800 BURLESON RD. SUBJECT AREA (acres): 644.192	DATE: 03-11 INTLS: TRC	CITY GRID REFERENCE NUMBER L16,L17
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ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY KNOWN AS COLORADO CROSSING LOCATED AT 6000 BURLESON ROAD IN THE SOUTHEAST NEIGHBORHOOD PLANNING AREA FROM LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP) COMBINING DISTRICT AND RURAL RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (RR-CO-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PA-NP) COMBINING DISTRICT.

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

PART 1. The zoning map established by Section 25-2-1 of the City Code is amended to change the base districts on the property described in Zoning Case No.C14-03-0116, on file at the Neighborhood Planning and Zoning Department as follows:

Tract One: From limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district to limited industrial services-planned development area-neighborhood plan (LI-PA-NP) combining district.

Lots 1, 4, and 5, Lockheed Martin Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 98, Pages 73-77, of the Real Records of Travis County, Texas, and

A 19.651 acre tract of land, more or less, out of the Santiago del Valle Grant, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

SAVE AND EXCEPT the following:

A tract of land described in Exhibits A-4 and B-4 of an instrument titled Drainage Easement No. 4, recorded in Volume 12806, Page 16, of the Real Property Records of Travis County, Texas; and

A 0.651 acre tract of land out of Lot 4, of the Lockheed Martin Subdivision; and

A 0.372 acre tract of land out of Lot 4, of the Lockheed Martin Subdivision; and

1 A 0.103 acre tract of land out of Lot 5, of the Lockheed Martin Subdivision;

2
3 the above tracts more particularly described in Exhibit "B", incorporated into this
4 ordinance,

5
6 Tract Two: From rural residence-conditional overlay-neighborhood plan (RR-CO-
7 NP) combining district to limited industrial services planned development area-
8 neighborhood plan (LI-PDA-NP) combining district.

9
10 A tract of land described in Exhibits A-4 and B-4 in an agreement titled Drainage
11 Easement No. 4, recorded in Volume 12806, Page 46, of the Public Property Records
12 of Travis County, Texas;

13
14 **SAVE AND EXCEPT** a 3.259 acre tract of land, more or less, out of Lot 2, of the
15 Lockheed Martin Subdivision, the tract being more particularly described by metes
16 and bounds in Exhibit "C" incorporated into this ordinance, the "Property")

17
18 locally known as 6800 Burleson Road in the City of Austin, Travis County, Texas, and
19 generally identified in the map attached to Exhibit "D".

20
21 **PART 2.** Except as otherwise provided in this ordinance the Property is subject to
22 Ordinance No. 021110-12c that established the Southeast neighborhood plan combining
23 district.

24
25 **PART 3.** Development of the Property shall comply with Section 25-2-648 (*Planned*
26 *Development Area Performance Standards*) of the City Code.

27
28 **PART 4.** Definitions.

29
30 As used in this ordinance:

- 31
32 a. *Industrial Collector* means a street as defined by the Transportation Criteria
33 Manual.
34
35 b. *Commercial Collector* means a street as defined by the Transportation Criteria
36 Manual.

1 c. *Residential Uses* means the following:

2
3 Single-family residential Single-family attached residential
4 Small lot single-family residential Townhouse residential
5 Duplex residential Two-family residential
6 Condominium residential Multifamily residential
7 Retirement housing (small site) Retirement housing (large site)
8 Congregate living Convalescent services

9
10 d. *Special Industrial Uses* means the following:

11 General warehousing and distribution
12 Light manufacturing

13
14 e. *Lockheed Lots* means the property described as Lot 2 and 3, Lockheed Martin
15 Subdivision, Resubdivision of Lots 1 and 2, A, Lockheed Addition, a
16 subdivision in the City of Austin, Travis County, according to the map or plat
17 recorded in Plat Book 98, Page 73, Plat Records of Travis County, Texas.

18
19 f. *Burleson Business Park* means the property described as Lots 7-14, Burleson
20 Business Park Subdivision, a subdivision in the City of Austin, Travis County,
21 according to the map or plat recorded in Plat Book 77, Page 15, Plat Records
22 of Travis County, Texas.

23
24 **PART 5.** Development of the Property shall comply with the following use regulations:

- 25
26 1. Except as provided in Section 3, permitted and conditional limited industrial (LI)
27 uses are permitted on the Property.
28
29 2. The following are additional permitted uses of the Property:

30
31 Single-family residential Single-family attached residential
32 Small lot single-family residential Townhouse residential
33 Duplex residential Two-family residential
34 Condominium residential Multifamily residential
35 Retirement housing (small site) Retirement housing (large site)
36 Convalescent services Research assembly services
37 Research warehousing services
38 Pet services Recreation equipment sales
39 Recreation equipment maintenance and storage Administrative services
40 Postal facilities

1 Convalescent services
2 Private primary educational facilities
3 Private secondary educational facilities
4

Public primary educational facilities
Public secondary educational facilities

5 3. The following uses are prohibited uses of the Property

6
7 Monument retail sales
8 Basic industry
9 Resource extraction
10

Scrap and salvage
Recycling center

11 4. Residential Uses are prohibited on the property described in Exhibit "E".
12

13 **PART 6. Development of the Property shall comply with the following site development**
14 **regulations:**
15

16 1. Setbacks
17

18 The Property is subject to the terms set forth in a document identified as a *Declaration*
19 *of Restrictive Covenants Regarding Water Quality Setbacks* recorded in Document
20 No. 2003216558 in the Official Public Records of Travis County attached as Exhibit
21 "F" to this ordinance.
22

23 2. Except as provided in Section 25-2-491, all site development standards apply to the Property.
24

25 3. The development of the uses identified in Part 5, Section 2 and in Exhibit "G" shall
26 comply with the following site development standards:
27

28 a. Except for improvements cover and front setback standards for Residential Uses,
29 the site development standards set forth in Section 25-2-492 (*Site*
30 *Development Regulations*) of the City Code for the zoning districts identified
31 in Section 4; or
32

33 b. The PDA Optional Site Development Regulations for Residential Uses, Civic
34 and Neighborhood Commercial Uses set forth in Exhibit "G incorporated into
35 this ordinance.
36
37
38
39
40

4. Use

Zoning District

Single-family residential
Single-family attached residential
Small lot single-family residential
Townhouse residential
Duplex residential
Two-family residential
Condominium residential
Multifamily residential
Retirement housing (small site)
Retirement housing (large site)
Consumer repair services
Research assembly services
Research testing services
Research warehousing services
Pet services
Recreation equipment maintenance
and storage
Recreation equipment sales
Administrative services
Postal facilities
Convalescent services
Public primary educational facilities
Private primary educational facilities
Public secondary educational facilities
Private secondary educational facilities

SF-2
SF-3
SF-4
SF-5
SF-3
SF-3
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5. A preliminary plan or amendment to an existing preliminary plan for any portion of the Property that identifies phases in Section 6 must identify if the property will be developed under Section 3a or Section 3b. The site development regulations must be uniformly applied within each phase or section of a final plat.

6. The uses in this section are subject to Section 5.

Single-family residential
Single-family attached residential
Small lot single-family residential
Townhouse residential

Two-family residential
Condominium residential
Multifamily residential
Duplex residential

1 Retirement housing (small site)
2 Convalescent services

Retirement housing (large site)

3
4 7. A final plat for any portion of the Property that identifies the uses in Section 8 must
5 identify if the property will be developed under Section 3a or Section 3b. The site
6 development regulations must be uniformly applied within each phase or portion of a
7 final plat.

8
9 8. The uses in this section are subject to Section 7.

10
11 Consumer repair services
12 Research assembly services
13 Research testing services
14 Research warehousing services
15 Pet services
16 Recreation equipment maintenance
17 and storage

Recreation equipment sales
Administrative offices
Retail facilities
Public primary educational facilities
Private primary educational facilities
Public secondary educational facilities
Private secondary educational facilities

18
19 9. For Residential Uses, the maximum zoning impervious cover is 65 percent and the
20 minimum front yard setback is 10 feet.

21
22 10. A 25-foot wide vegetative buffer to residential screening shall be established and
23 maintained on any property developed with Residential Uses and a commercial or
24 industrial use, with the exception of the following uses:

25
26 Administrative and business offices
27 Consumer convenience services
28 Medical offices
29 Personal improvement services
30 Pet services
31 Restaurant (general)

Arts and crafts studio (limited)
General retail sales (convenience)
Outdoor sports and recreation
Personal services
Professional office
Restaurant (limited)

32
33 Improvements permitted within the buffer zone are limited to hike and bike trails,
34 drainage, underground utility improvements, overhead electric or communication
35 lines, and those improvements that may be otherwise required by the City of Austin.
36
37
38

1 11. A 100-foot wide buffer zone shall be established and maintained between property
2 developed with the Residential Uses and the following uses within the Property and in
3 the Lockheed Lots:

4
5 Agricultural sales and services
6 Equipment repair services
7 Research services
8 Research assembly services
9 Limited warehousing and distribution
10 Maintenance and service facilities
11 Railroad facilities

Construction sales and services
Equipment sales
Research testing services
Research warehousing services
Custom manufacturing
Postal facilities (exceeding 10,000 sq. ft.)

12
13 The 100-foot buffer zone shall be measured from the property line for property
14 developed with Residential Uses to a building with commercial, industrial, or civic
15 use.

16
17 If a portion of the property developed with Residential Uses is in a flood plain, the
18 buffer zone shall be measured from the boundary of the flood plain within that
19 residential lot, or, from the property line for property developed with Residential
20 Uses, whichever is furthest from the building with a commercial, industrial, or civic
21 use.

22
23 Improvements permitted within the buffer zone are limited to streets, access
24 easements, driveways, parking facilities, solid fences, pedestrian trails, hike and bike
25 pathways, recreational facilities, retention and water quality re-irrigation facilities,
26 underground utility improvements, overhead electric or communication lines, or those
27 improvements that are otherwise required by the City of Austin.

28
29 Notwithstanding the requirements of this section, a driveway, access easement, or
30 private street that serves a building with a commercial, industrial or civic use, may not
31 be constructed within 50 feet of a property line or flood plain line, as applicable, of a
32 lot with Residential Uses.

33
34 12. A 200-foot wide buffer zone shall be established and maintained between a property
35 developed with the Residential Uses and the Special Industrial Uses within the
36 Property and the Special Industrial Uses located in Burleson Business Park and the
37 Lockheed Lots.

38
39 The 200-foot buffer zone shall be measured from the property line of property
40 developed with Residential Uses to a building with a Special Industrial Use.