

ORDINANCE NO. 041216-Z-5a

AN ORDINANCE AMENDING ORDINANCE NO. 030731-Z-3 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 LAND KNOWN AS THE DOMAIN PLANNED DEVELOPMENT AREA LOCATED AT 11400 BURNET ROAD.

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

PART 1. The Domain Planned Development Area (the "Original Domain PDA") is comprised of approximately 200 acres of land located at 11400 Burnet Road in Travis County and more particularly described by metes and bounds in Ordinance No. 030731-Z-3. The Original Domain PDA was approved July 31, 2003 under Ordinance No. 030731-Z-3 (the "Original PDA Ordinance").

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. C14-04-0151, on file at the Neighborhood Planning and Zoning Department, locally known as 11400 Burnet Road, in the City of Austin, Travis County, Texas, and generally identified as Tract A in the map attached as Exhibit "A".

PART 2. This ordinance amends the Original PDA Ordinance. The Original Domain PDA shall conform to the limitations and conditions set forth in the Original PDA Ordinance as amended by this ordinance.

PART 3. The Original PDA Ordinance is modified as shown in this part.

1. Part 4, Section 11 is amended as follows:

A 100-foot wide buffer zone measured from building to building shall be established and maintained between property developed with the uses in Section 8 and the following uses:

Agricultural sales and services
Equipment repair services

Construction sales and services
Equipment sales

Research services
General warehousing and distribution
Limited warehousing and distribution
Postal facilities

Research testing services
Light manufacturing
Maintenance and services facilities
Railroad facilities

Improvements permitted within the buffer zone are limited to driveways, parking facilities, solid fences, pedestrian trails, hike and bike trails, recreational facilities, detention and water quality re-irrigation facilities, drainage, underground utility improvements, overhead electric or communication lines, or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

2. Part 4, Section 12 is amended as follows:

Except as provided in Section 13, a 25-foot wide vegetative buffer to provide screening shall be provided and maintained between property developed with a use in Section 8 and property developed with a commercial or industrial use, except when the use in Section 8 abuts a parking structure where the building shares a common wall or unless there is a driveway, private or public roadway of 60 feet or more separating the residential and commercial/industrial uses. If a 100-foot wide buffer zone is required under Section 11, the 25-foot wide vegetative buffer may be located within the 100-foot wide buffer zone.

Improvements permitted within the 25-foot buffer zone are limited to drainage, underground utility improvements, overhead electric or communication lines, or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

3. Part 4 is amended to add the following sections:

14. Section 25-8-301 (*Construction of a Roadway or Driveway*) is modified to allow construction on a slope.

15. Section 25-8-341 (*Cut Requirements*) and Section 25-8-342 (*Fill Requirements*) are modified to allow cut and fill to exceed four feet of depth. All cut and fill areas shall be structurally contained.

PART 4. Except as otherwise provided in this ordinance, the terms and conditions of Ordinance No. 030731-Z-3 remain in effect.

PART 5. This ordinance takes effect on December 27, 2004.

PASSED AND APPROVED

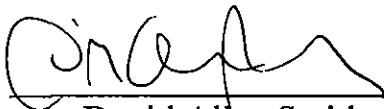
December 16, 2004

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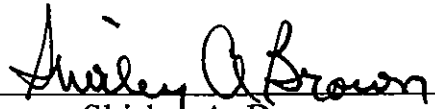
Will Wynn
Mayor

APPROVED:

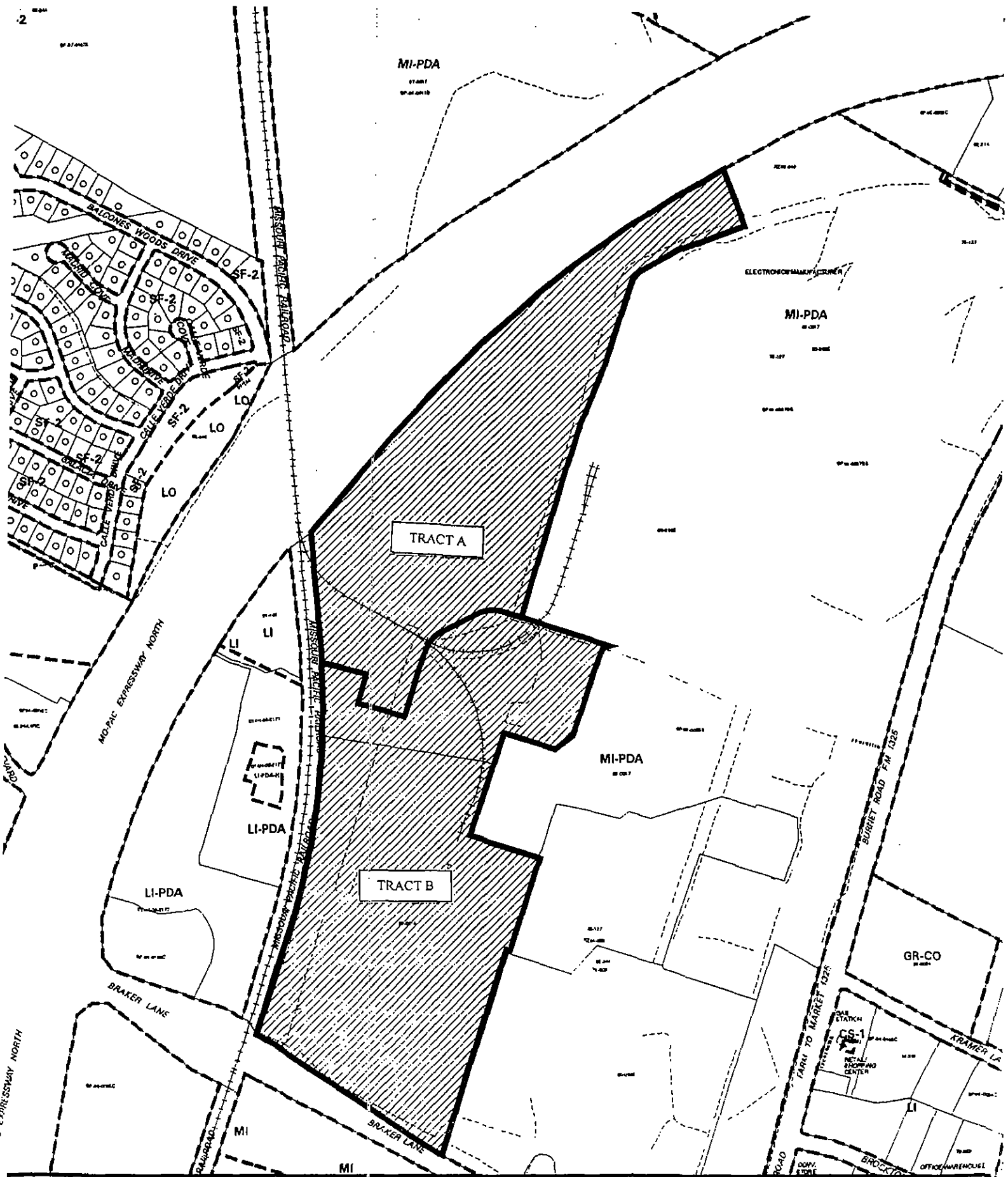



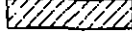


David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



 1" = 600'	SUBJECT TRACT		ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER K33-34
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: S. GAGER				
	CASE #: C14-04-0151				
ADDRESS: 11400 BURNET RD & 3300 W BRAKER LANE			DATE: 04-12		
SUBJECT AREA (acres): 96.133			INTLS: SM		