

**ORDINANCE NO. 20060727-133**

**AN ORDINANCE AMENDING ORDINANCE NO. 001130-97 TO REZONE AND CHANGE THE ZONING MAP FROM LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT FOR LAND KNOWN AS THE BRAKER POINTE WHOLE FOODS MARKET PROJECT LOCATED AT 10701 NORTH MOPAC EXPRESSWAY.**

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

**PART 1.** The Braker Pointe Planned Development Area (the "Original PDA") is comprised of approximately 26.5 acres of land located at 10701, 10801, and 11101 North MoPac Expressway in Travis County (the "Original Property") and more particularly described in Ordinance No. 001130-97. The Original PDA was approved September 12, 1985 under Ordinance No. 850912-R, amended by Ordinance No. 850926-P, and Ordinance No. 980709-I under Zoning Case No. C14-84-376. On November 30, 2000, the Original Property was rezoned under Zoning Case No. C14H-00-2177 by Ordinance No. 001130-97 (the "LI-PDA Ordinance").

**PART 2.** As set forth in the LI-PDA Ordinance, the site development standards in Exhibit C attached to the ordinance applied to the property identified as Tract One in the ordinance.

**PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited industrial services-planned development area (LI-PDA) combining district to limited industrial services-planned development area (LI-PDA) combining district on the property described in Zoning Case No. C14-06-0077, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Block A, Braker Pointe Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 101, Pages 336-337, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 10701 North MoPac Expressway, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit A.

**PART 4.** Part 2 of Ordinance No. 001130-97 is amended to replace Exhibit C with a new exhibit identified as Exhibit B attached and incorporated into this ordinance and to modify the site development standards for the Property that includes Building 4 as shown in the attached Exhibit B.

**PART 5.** Except as otherwise provided in this ordinance, the terms and conditions set forth in Ordinance No. 001130-97 remain in effect.

**PART 6.** This ordinance takes effect on August 7, 2006.

**PASSED AND APPROVED**

\_\_\_\_\_, July 27, 2006      §  
   §  
   §  
   Will Wynn  
   Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
                                 David Allan Smith                                   Shirley A. Gentry  
                                 City Attorney                                   City Clerk

BS 244 4RC

MI-PDA

A19  
4

IP

EP97-0221C

EP-95-0485C

BS-0123

EP95-0305C

EP97-0328C

BS-244 11RC

LI

GP-99-2027C

GP-97-0445C

EP94-0305C

BS 244 4RC

EP94-0335C

SP90-0805C  
SP90-0428C

BS-244 6RC  
SP90-0181C

STONE LAKE BOULEVARD

MO-PAC EXPRESSWAY NORTH

BA-425

LI

C14H-00-2177

C14H-00-2177

LI-PDA-N

LI-PDA

LI-PDA

04-151

MI-PDA

03-0016

IP

BRAKER LANE

EP 96-0055C

04-0146

CH

BS 244

MI

MI

75-127

P

R264



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: J. ROUSSELIN



CASE #: C14-06-0077

ADDRESS: 10701 N MOPAC EXPY

SUBJECT AREA (acres): 4.332

ZONING EXHIBIT A

DATE: 06-04

INTLS: SM

CITY GRID  
REFERENCE  
NUMBER

J33

1" = 400'

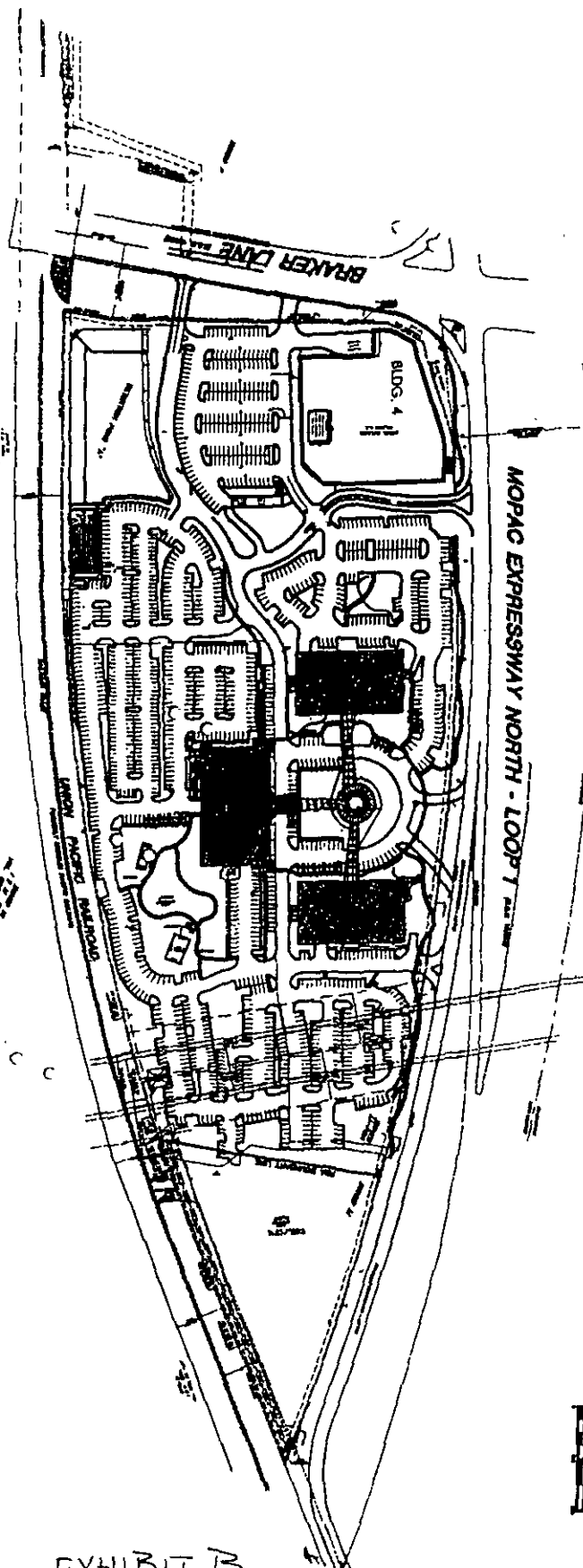


EXHIBIT B

BRAKER POINTE - MOPAC AT BRAKER LANE  
U/PDA SITE PLAN ORDINANCE NO. 850912-R  
AND 850926-P AND 980709-1  
PROPOSED EXHIBIT 'C'