

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

1 AN ORDINANCE AMENDING ORDINANCE NO. 030731-Z-3 AND ORDINANCE  
2 NO. 030731-Z-5 TO REZONE AND CHANGE THE ZONING MAP FROM MAJOR  
3 INDUSTRIAL PLANNED DEVELOPMENT AREA (MI-PDA) COMBINING  
4 DISTRICT TO MAJOR INDUSTRIAL PLANNED DEVELOPMENT AREA (MI-  
5 PDA) COMBINING DISTRICT FOR PROPERTY GENERALLY KNOWN AS  
6 THE DOMAIN-SIMON PROJECT LOCATED GENERALLY AT NORTH MOPAC  
7 EXPRESSWAY, DOMAIN DRIVE, ROGERS ROAD, ESPERANZA CROSSING  
8 AND CENTURY OAKS TERRACE.

9  
10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

11  
12 **PART 1.** The planned development area ("Domain Project") is comprised of property  
13 originally known as the Multek planned development area ("Multek PDA") and the  
14 Domain planned development area ("Domain PDA"). On July 31, 2003, Multek PDA was  
15 approved under Ordinance No. 030731-Z-5 and Domain PDA was approved under  
16 Ordinance No. 030731-Z-3. Each designated planned development area over time has  
17 been modified under amendments to the original ordinances. These ordinances are:  
18 Ordinance No. 041216-Z-5b, Ordinance No. 041216-Z-5a, Ordinance No. 20061005-044,  
19 Ordinance No. 20070412-024, Ordinance No. 20071101-056, and Ordinance No.  
20 20081106-083. This ordinance affects approximately 50 acres out of the Domain Project as  
21 described in Part 2 below and known as the Domain-Simon Project.

22  
23 **PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to  
24 change the base district from major industrial planned development area (MI-PDA)  
25 combining district to major industrial planned development area (MI-PDA) combining  
26 district on the property described in Zoning Case No. C14-2010-0087, on file at the  
27 Neighborhood Planning and Zoning Department, as follows:

28  
29 Lot 2A, The Domain Shopping Center Section 2 Subdivision, described in  
30 Document 200800026, TCPR;

31  
32 Lot 4A, Block A, less 1.59 acres, The Domain Shopping Center Section 2  
33 Subdivision, described in Document 200800026, TCPR;

34  
35 Lot 4A, Block A, The Domain Shopping Center Section 2 Subdivision, described  
36 in Document 200800026, TCPR;  
37

1 Lot 5A, Block A, The Domain Shopping Center Section 3 Subdivision, described  
2 in Document 200800025, TCPR (the "Property"),  
3

4 locally known as 11701, 11733 North Mopac Expressway, 11400, 11500 Domain Drive,  
5 3311 Rogers Road, 3409 Esperanza Crossing and 11600 Century Oaks Terrace, in the City  
6 of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit  
7 "A".  
8

9 **PART 3.** Development of the Property is subject to the limitations and conditions set forth  
10 in this Part 3.  
11

12 A. Impervious cover on the Property under zoning site development regulations  
13 may not exceed 81.97 percent.  
14

15 B. Section 25-8-394 (*Uplands Zone*) of Chapter 25-8 (*Environment*) of the Code is  
16 modified to allow impervious cover of 81.97 percent.  
17

18 C. Bike Facilities.  
19

20 1. A pedestrian/bicycle entrance shall be provided between the existing  
21 pedestrian/bicycle trail under MoPac Expressway and the Simon Project  
22 internal drive as shown on the attached Exhibit "B". A minimum 12-foot  
23 wide paved path shall be constructed with as associated curb cut  
24 connecting to the internal drive.  
25

26 2. Shared lane marking ("sharrows") for bicycle routes shall be installed  
27 along the following roadways:  
28

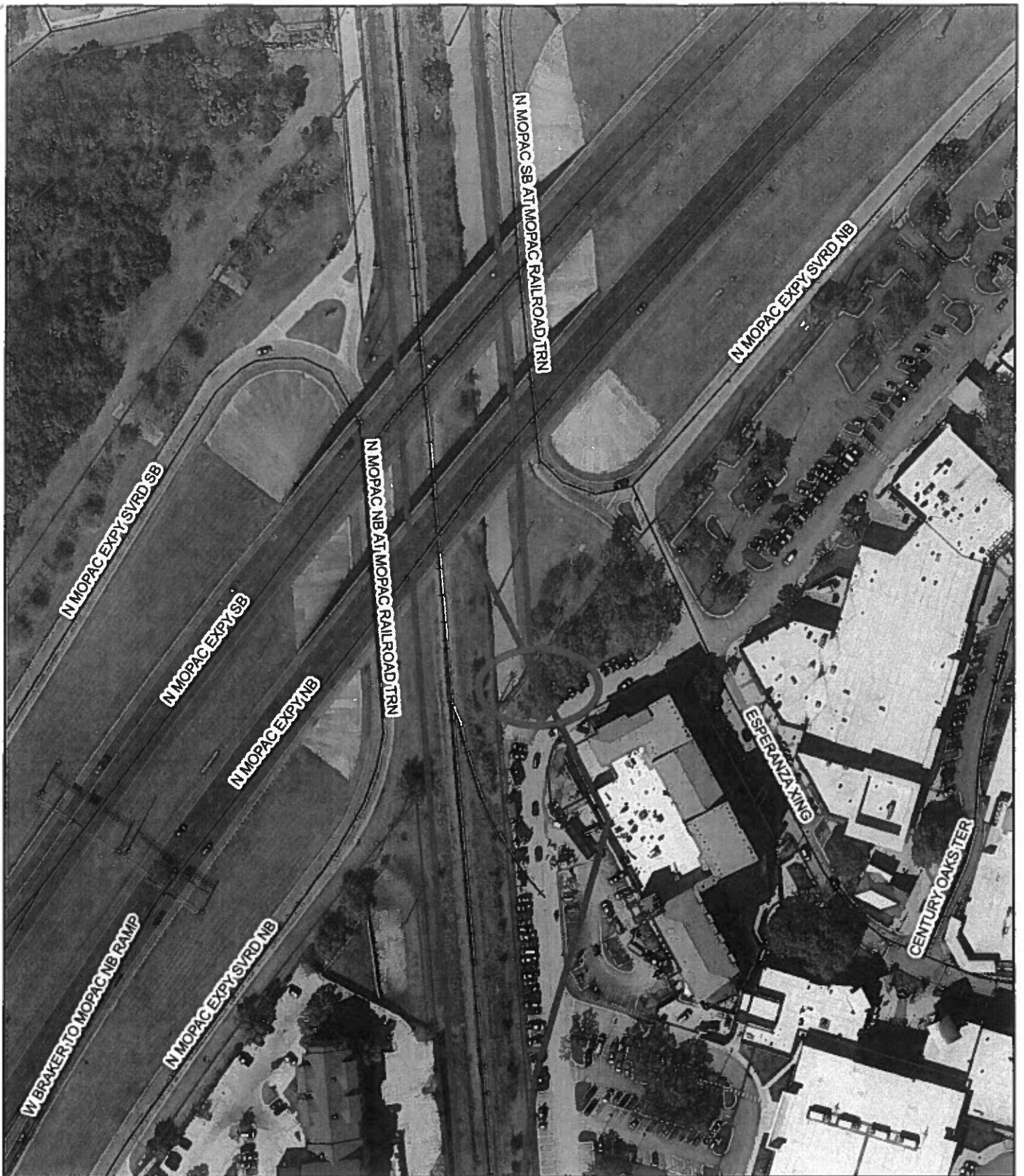
29 Esperanza Crossing from Oaks Terrace to Domain Drive;  
30 Domain Drive from Esperanza Crossing to the southern boundary of the  
31 property; and  
32 Domain Drive from Domain Boulevard to Esperanza Crossing, on the  
33 west side of the street only.  
34

35 3. The bicycle routes provided shall comply with the following standards.  
36

37 a. Sharrows shall be placed with the tip of the chevron in the middle of  
38 the lane as measured from face of a curb.  
39







**C14-2010-0087 (Simon)**

*EXHIBIT B*

Produced by: Eric Dusza, Neighborhood Connectivity Division,  
Public Works Department, City of Austin, August 2010

0.05 Miles

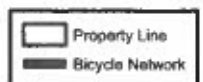
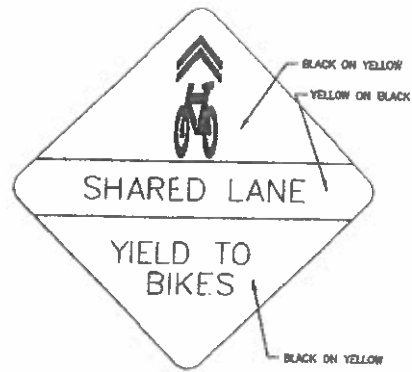
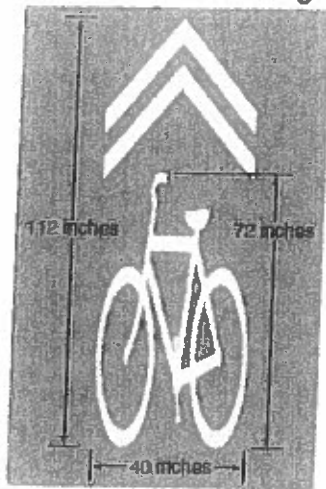


EXHIBIT C

Shared Lane Marking



**BIKE ROUTE SIGN**  
NOT TO SCALE