

ORDINANCE NO. 20101014-048

AN ORDINANCE AMENDING ORDINANCE NO. 030731-Z-3 AND ORDINANCE NO. 030731-Z-5 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 PROPERTY GENERALLY KNOWN AS THE DOMAIN-SIMON PROJECT LOCATED GENERALLY AT NORTH MOPAC EXPRESSWAY, DOMAIN DRIVE, ROGERS ROAD, ESPERANZA CROSSING AND CENTURY OAKS TERRACE.

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

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

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. C14-2010-0087, on file at the Neighborhood Planning and Zoning Department, as follows:

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

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

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

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

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

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

- A. Impervious cover on the Property under zoning site development regulations may not exceed 81.97 percent.
- B. Section 25-8-394 (*Uplands Zone*) of Chapter 25-8 (*Environment*) of the Code is modified to allow impervious cover of 81.97 percent.
- C. Bike Facilities.
 - 1. A pedestrian/bicycle entrance shall be provided between the existing pedestrian/bicycle trail under MoPac Expressway and the Simon Project internal drive as shown on the attached Exhibit "B". A minimum 12-foot wide paved path shall be constructed with as associated curb cut connecting to the internal drive prior to issuance of a certificate of occupancy for a building on Lot 5A, Block A, the Domain Shopping Center Section 3 Subdivision.
 - 2. Shared lane marking ("sharrows") for bicycle routes shall be installed along the following roadways:

Esperanza Crossing from Oaks Terrace to Domain Drive;
Domain Drive from Esperanza Crossing to the southern boundary of the property; and
Domain Drive from Domain Boulevard to Esperanza Crossing, on the west side of the street only.
 - 3. The bicycle routes provided shall comply with the following standards.
 - a. Sharrows shall be placed with the tip of the chevron in the middle of the lane as measured from face of a curb.

- b. Each block shall contain a minimum of two sharrow facility signs with dimensions as shown on Exhibit "C" and placed one on each side of the street.
- c. Angled and head-in parking is prohibited on either side of a road with sharrows. Reverse angled parking is allowed.
- d. The pedestrian/bicycle entrance, connecting path to the street, and sharrows shall be installed within one year of the effective date of this ordinance.

D. The two trees on the property numbered 5068 and 5081 as shown on Exhibit "D" may not be removed unless the City Arborist approves otherwise based on the health of the individual trees.

PART 4. The provisions in Ordinances No. 030731-Z-3 and No. 030731-Z-5, as amended, apply to the Property except as otherwise provided in this ordinance.

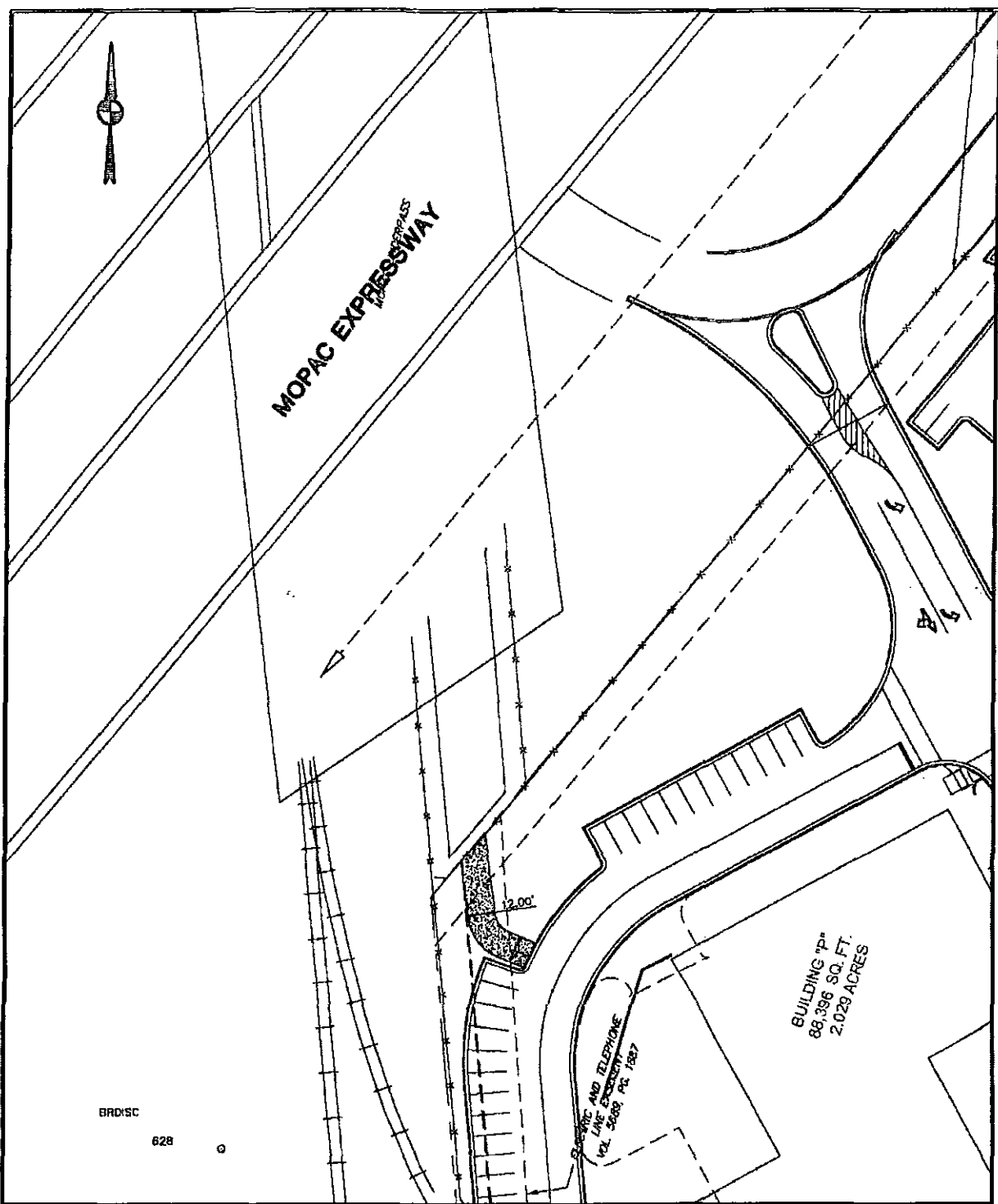
PART 3. This ordinance takes effect on October 25, 2010.

PASSED AND APPROVED

_____, October 14, 2010 §
 §
 § Lee Leffingwell
 Lee Leffingwell
 Mayor

APPROVED: Karen M. Kennard **ATTEST:** Shirley A. Gentry
 Shirley A. Gentry
 City Clerk

EXHIBIT B



Bury+Partners
ENGINEERING SOLUTIONS
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TEPW Registration Number F-1048
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**MOPAC BIKE ACCESS
DOMAIN SHOPPING CENTER**

SIMON PROPERTY GROUP

EXH

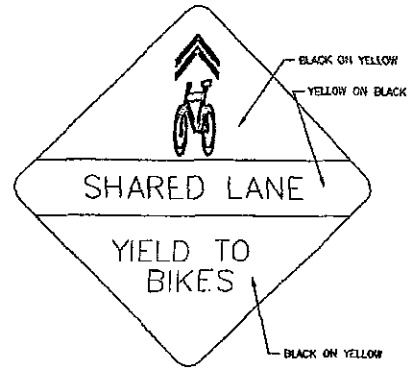
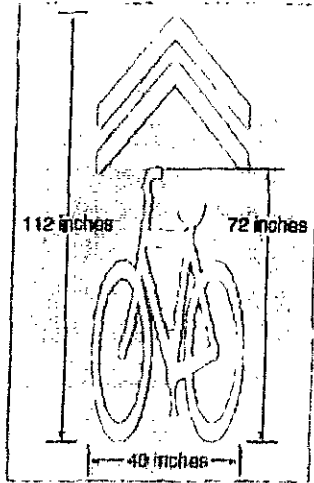
DATE: 2010-10-14 SCALE: 1"=60'

DRAWN BY: ML FILE: 12832 BIKE ACCESS MOPAC CENTER.DWG

PROJECT No.: 1283-32.00

EXHIBIT C

Shared Lane Marking



BIKE ROUTE SIGN
NOT TO SCALE

EXHIBIT D

