

ORDINANCE NO. _____

1 **AN ORDINANCE AMENDING ORDINANCE NO. 20070412-024 AND**
2 **ORDINANCE NO. 20071101-056 TO REZONE AND CHANGE THE ZONING**
3 **MAP ON THE PROPERTY LOCATED AT 11500 ALTERRA PARKWAY FROM**
4 **MAJOR INDUSTRY-PLANNED DEVELOPMENT AREA (MI-PDA) COMBINING**
5 **DISTRICT TO MAJOR INDUSTRY-PLANNED DEVELOPMENT AREA (MI-**
6 **PDA) COMBINING DISTRICT TO CHANGE A CONDITION OF ZONING.**

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
9

10 **PART 1.** The planned development area ("PDA") is comprised of property originally known
11 as the Domain PDA ("Domain"). Multek is comprised of approximately 70 acres of land
12 located at 3300 West Braker Lane in Travis County and more particularly described by
13 metes and bounds in Ordinance No. 030731-Z-5. Multek was approved July 31, 2003 under
14 Ordinance No. 030731-Z-5, and amended under Ordinance No. 041216-Z-5b. Domain is
15 comprised of approximately 235 acres of land located at 11400 Burnet Road in Travis
16 County and more particularly described by metes and bounds in Ordinance No. 030731-Z-3.
17 Domain was approved July 31, 2003 under Ordinance No. 030731-Z-3, and amended under
18 Ordinance No. 041216-Z-5a; both Multek and Domain were previously amended by
19 Ordinance No. 20061005-044, Ordinance No. 20070412-024, and Ordinance No. 20071101-
20 056. This ordinance affects the portion of the property in the Domain PDA as identified in
21 Part 2 of this ordinance.
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 industry-planned development area (MI-PDA)
25 combining district to major industry-planned development area (MI-PDA) combining
26 district on the property described in Zoning Case No. C14-2021-0191, on file at the
27 Housing and Planning Department, as follows:
28

29 LOT 2A, BLOCK V, DOMAIN LOT D9 SUBDIVISION, a subdivision in the
30 City of Austin, Travis County, Texas, as described in Document No. 201900057 of
31 the Official Public Records of Travis County, Texas (the "Property"),
32

33 locally known as 11500 Alterra Parkway in the City of Austin, Travis County, Texas, and
34 generally identified in the map attached as **Exhibit "A"**.
35

36 **PART 3.** The provisions in Ordinances No. 20070412-024 and No. 20071101-056 apply
37 to the Property except as otherwise provided in this ordinance. Property within the
38 boundaries of the planned development area combining district established by this
39 ordinance is subject to the following conditions:

- (A) The site development regulations table in Section J. of Part 3 of Ordinance No. 20070412-024 is amended as follows:

Minimum lot size (square feet)	0
Minimum lot width	50
Maximum height	308 feet 400 feet
Maximum building coverage	100%
Maximum floor area ratio	8:1
Setbacks:	
Front Street	0
Street side yard	0
Interior side yard	0
Rear yard	0

- (B) Subsection 2. b) of Part 3 of Ordinance No. 20071101-056 is amended as follows:

General Office, professional office, medical offices, and other commercial office uses shall provide one parking space for every ~~400~~ 500 square feet of gross building area. Site plans for the Property utilizing the parking ratio in this subsection shall do so in conjunction with an approved Transportation Demand Management (TDM) plan.

PART 4. Except as otherwise provided in this ordinance, the terms and conditions of Ordinance No. 20070412-024 and Ordinance No. 20071101-056 remain in effect.

PART 5. This ordinance takes effect on _____, 2023.

PASSED AND APPROVED

§

§

_____, 2023 § _____

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk



EXHIBIT "A"

ZONING CASE#: C14-2021-0191



Created: 12/13/2021

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

$$1'' = 400'$$