

ORDINANCE NO. 20230126-081

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

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

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

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

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

PART 3. The provisions in Ordinances No. 20070412-024 and No. 20071101-056 apply to the Property except as otherwise provided in this ordinance. Property within the boundaries of the planned development area combining district established by this 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 February 6, 2023.

PASSED AND APPROVED

January 26, 2023 §
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§
Kirk Watson
Mayor

APPROVED: Anne L. Morgan
City Attorney

ATTEST: Myrna Rios
City Clerk

$$1'' = 400'$$