

ORDINANCE NO. 20240215-039

AN ORDINANCE AMENDING ORDINANCE NO. 030731-Z-3 AND ORDINANCE NO. 20070412-024 TO REZONE AND CHANGE THE ZONING MAP ON THE PROPERTY LOCATED AT 3210 ESPERANZA CROSSING 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 is comprised of property originally known as the Domain planned development area (“Domain PDA”). Domain PDA 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 PDA was approved July 31, 2003 under Ordinance No. 030731-Z-3, and amended by Ordinance Nos. 041216-Z-5a, 20061005-044, 20070412-024, 20071101-056, 20101014-047, 20101014-048, 20120628-127, 20131212-120, 20140626-129, 20150611-033, 20160922-071, 20161208-044, 20210304-091, and 20230126-081. 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 in Section 24-2-191 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 C14-2023-0144, on file at the Planning Department, as follows:

0.347 acres of land, being a portion of LOT 1A of the RREEF DOMAIN BLOCK V, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Document No. 201100200, of the Official Public Records of Travis County, Texas, and being a portion of that same LOT 1A described by deed recorded in Document No. 2015117722 of the Official Public Records of Travis County, Texas, said 0.347 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 3210 Esperanza Crossing in the City of Austin, Travis County, Texas, and generally identified on the map attached as **Exhibit “B”**.

PART 3. The provisions in Ordinances No. 030731-Z-3 and No. 20070412-024 apply to the Property except as otherwise provided in this ordinance. Development of the Property is subject to the following use regulation:

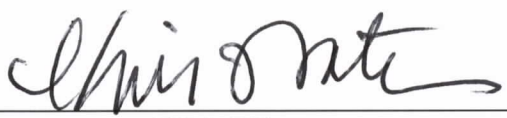
A liquor sales use is an additional permitted use of the Property:


PART 4. Except as otherwise provided in this ordinance, the terms and conditions of Ordinances No. 030731-Z-3 and No. 20070412-024 remain in effect.

PART 5. This ordinance takes effect on February 26, 2024.

PASSED AND APPROVED

February 15, 2024

§
§
§ 
Kirk Watson
Mayor

APPROVED: 
Anne L. Morgan
City Attorney

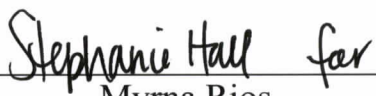
ATTEST:  for
Myrna Rios
City Clerk

EXHIBIT A

0.347 ACRE
LOT 1A RREEF DOMAIN BLOCK V
ZONING DESCRIPTION

FN. NO. 23-153 (ABB)
NOVEMBER 9, 2023
JOB NO. 222012902

DESCRIPTION

A 0.347 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF LOT 1A RREEF DOMAIN BLOCK V SUBDIVISION OF RECORD IN DOCUMENT NO. 201100200 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 1A CONVEYED TO TR DOMAIN, LLC BY DEED OF RECORD IN DOCUMENT NO. 2015117722 OF SAID OFFICIAL PUBLIC RECORDS; SAID 0.347 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a PK nail with washer found in the interior line of Lot 2A, Domain Lot D9 Subdivision of record in Document No. 201900057 of said Official Public Records, being the southwesterly corner of said Lot 1A;

THENCE, S72°31'08"E, leaving the southwesterly corner of said Lot 1A, along the interior line of said Lot 2A, being the southerly line of said Lot 1A, a distance of 439.15 feet to a point;

THENCE, N17°28'52"E, leaving the northerly line of said Lot 2A, over and across said Lot 1A, a distance of 24.86 feet to the **POINT OF BEGINNING** and southwesterly corner hereof;

THENCE, continuing over and across said Lot 1A, for the exterior lines hereof, the following sixteen (16) courses and distances:

- 1) N17°22'13"E, a distance of 20.40 feet to an angle point;
- 2) S72°37'47"E, a distance of 0.15 feet to an angle point;
- 3) N17°22'13"E, a distance of 43.00 feet to an angle point;
- 4) S72°37'47"E, a distance of 4.00 feet to an angle point;
- 5) N17°22'13"E, a distance of 49.10 feet to an angle point;
- 6) N72°37'47"W, a distance of 4.00 feet to an angle point;
- 7) N17°22'13"E, a distance of 60.50 feet to an angle point;
- 8) N72°37'47"W, a distance of 0.15 feet to an angle point;


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- 9) N17°22'13"E, a distance of 4.20 feet to the northwesterly corner hereof;
- 10) S72°37'47"E, a distance of 59.60 feet to an angle point;
- 11) S17°22'13"W, a distance of 7.25 feet to an angle point;
- 12) S72°37'47"E, a distance of 29.20 feet to the northeasterly corner hereof;
- 13) S17°22'13"W, a distance of 162.85 feet to the southeasterly corner hereof, from which a PK nail with washer found at the southeasterly corner of said Lot 1A bears S09°15'41"E, a distance of 35.99 feet;
- 14) N72°37'47"W, a distance of 29.30 feet to an angle point;
- 15) S17°22'13"W, a distance of 7.10 feet to an angle point;
- 16) N72°37'47"W, a distance of 59.50 feet to the **POINT OF BEGINNING**, containing an area of 0.347 acre (15,096 square feet) of land, more or less, within these metes and bounds.

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

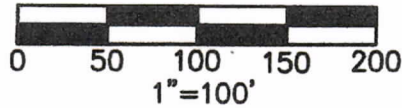
I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723

 11/10/23

JOHN T. BILNOSKI Date
R.P.L.S. NO. 4998
STATE OF TEXAS
TBPELS # 10194230
john.bilnoski@stantec.com





LOT 4A, BLOCK "A"
THE DOMAIN SHOPPING
CENTER SECTION 2
DOCUMENT NO. 200800026

LOT 3A, BLOCK "A"
THE DOMAIN SHOPPING
CENTER SECTION 2
DOCUMENT NO. 200800026

LOT 2A
DOMAIN LOT D9 SUBDIVISION
DOC. NO. 201900057

LOT 1A
RREEF DOMAIN
BLOCK V SUBDIVISION
DOC. NO. 201100200
TR DOMAIN, LLC
DOC. NO. 2015117722

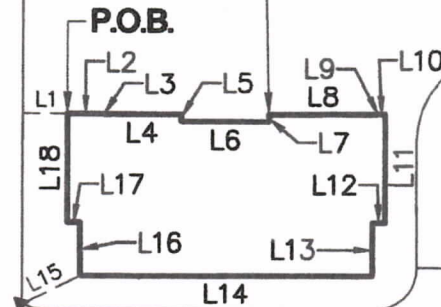
LOT 2A
DOMAIN LOT D9
SUBDIVISION
DOC. NO.
201900057

0.347 ACRES
(15,096 SQ. FT.)
BOUNDARY
DESCRIPTION

CHERRY SAGE PRIVATE ROAD

LOT 2-B, BLOCK "A"
RESUBDIVISION OF LOT
2, BLOCK "A", DOMAIN
SECTION 2 SUBDIVISION
DOC. NO. 200700203

ESPERANZA CROSSING
PRIVATE ROAD



LOT 2
RREEF DOMAIN ROCK
ROSE SOUTH
SUBDIVISION
DOC. NO. 201400117

ROCK ROSE AVE PRIVATE ROAD

LOT 1A
RREEF DOMAIN
BLOCK U SUBDIVISION
DOC. NO. 201300086

LOT 1
RREEF DOMAIN ROCK ROSE
SOUTH SUBDIVISION
DOCUMENT NO. 201400117

NOVEMBER 2023
222012902

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2023/11/10 2:38 PM By: Bilnoski, John

FN NO. 23-153(ABB)



1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPCLS # F-6324 TBPCLS # 10194230
www.stantec.com



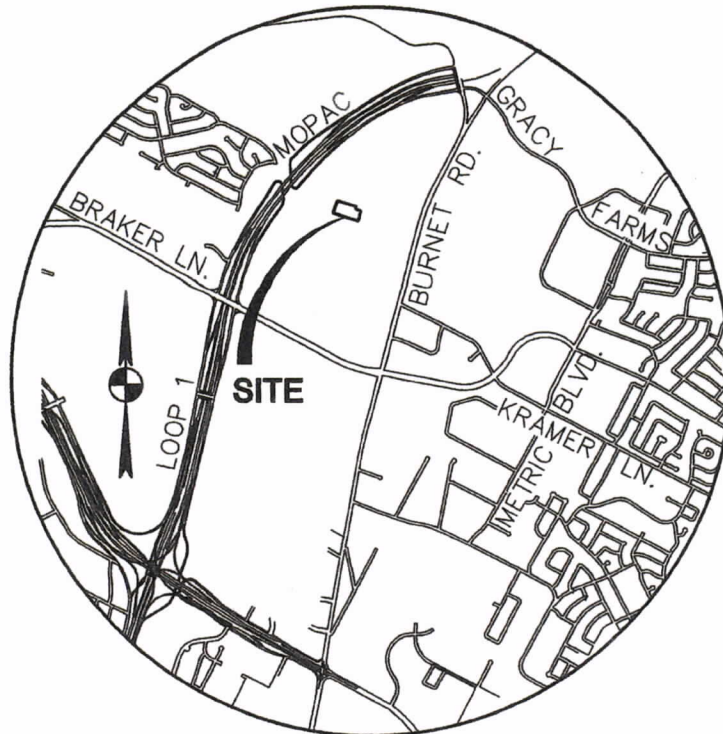
Client/Project
DOMAIN NORTHSIDE RETAIL
LOT 1A RREEF DOMAIN BLOCK V

Figure No.

SHEET 1 OF 2

Title

ZONING DESCRIPTION



VICINITY MAP
(N.T.S.)

BEARING BASIS NOTE:

THE BASIS OF BEARINGS SHOWN HEREON IS TEXAS STATE PLANE COORDINATES CENTRAL ZONE (HARN-NAD83) AND WERE DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS.

LEGEND

- ▲ PK PK NAIL WITH WASHER FOUND
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N17°28'52"E	24.86'
L2	N17°22'13"E	20.40'
L3	S72°37'47"E	0.15'
L4	N17°22'13"E	43.00'
L5	S72°37'47"E	4.00'
L6	N17°22'13"E	49.10'

LINE TABLE		
NO.	BEARING	DISTANCE
L7	N72°37'47"W	4.00'
L8	N17°22'13"E	60.50'
L9	N72°37'47"W	0.15'
L10	N17°22'13"E	4.20'
L11	S72°37'47"E	59.60'
L12	S17°22'13"W	7.25'

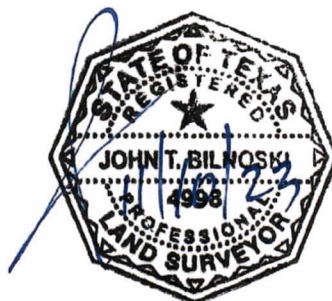
LINE TABLE		
NO.	BEARING	DISTANCE
L13	S72°37'47"E	29.20'
L14	S17°22'13"W	162.85'
L15	S9°15'41"E	35.99'
L16	N72°37'47"W	29.30'
L17	S17°22'13"W	7.10'
L18	N72°37'47"W	59.50'

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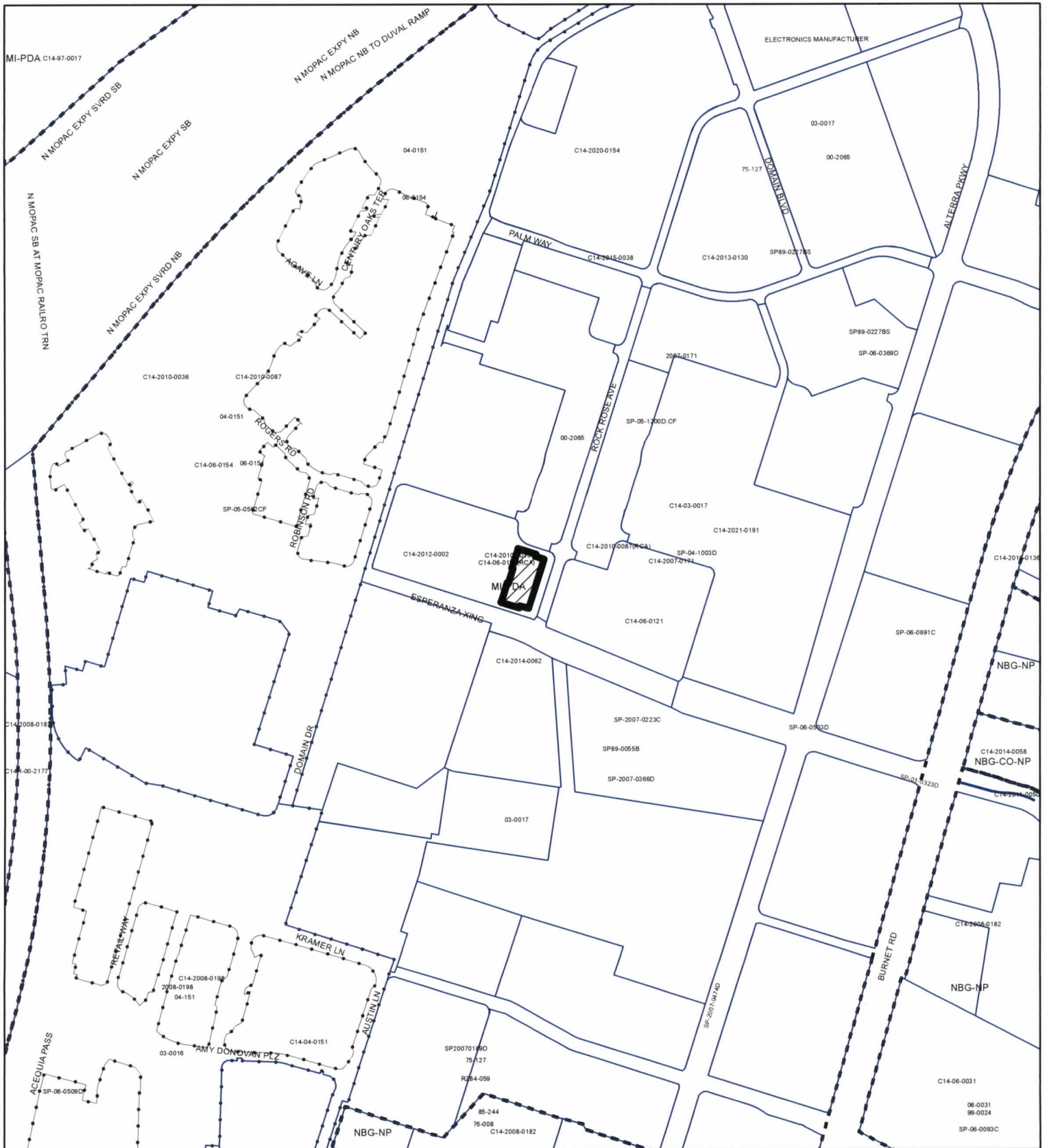
Client/Project
DOMAIN NORTHSIDE RETAIL
LOT 1A RREEF DOMAIN BLOCK V

Figure No.

SHEET 2 OF 2

Title

ZONING DESCRIPTION



ZONING

ZONING CASE#: C14-2023-0144

EXHIBIT B

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 Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 11/21/2023



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 400'