

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 6605 REGIENE ROAD IN THE EAST MLK**
3 **COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL**
4 **SERVICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP)**
5 **COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICE-PLANNED**
6 **DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING**
7 **DISTRICT.**

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

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from limited industrial service-conditional overlay-neighborhood
13 plan (LI-CO-NP) combining district to limited industrial service-planned development
14 area-neighborhood plan (LI-PDA-NP) combining district on the property described in
15 Zoning Case No. C14-2024-0021, on file at the Planning Department, as follows:

16
17 LOT 1, KURACHI SUBDIVISION, a subdivision in the City of Austin, Travis
18 County, Texas, according to the map or plat of record in Document No. 200400223
19 of the Official Public Records of Travis County, Texas (the "Property"),

20
21 locally known as 6605 Regiene Road in the City of Austin, Travis County, Texas,
22 generally identified in the map attached as **Exhibit "A"**.

23
24 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
25 Property may be developed and used in accordance with the regulations established for the
26 limited industrial service (LI) base district and other applicable requirements of the City
27 Code.

28
29 **PART 3.** Development of the Property shall comply with Section 25-2-648 (*Planned*
30 *Development Area Performance Standards*) of the City Code.

31
32 **PART 4.** Development of the Property within the boundaries of the planned development
33 area (PDA) combining district established by this ordinance is subject to the use and site
34 development regulations set forth in this part:

35
36 (A) The following uses are additional permitted uses of the Property:

37
Bed & Breakfast (Group 1)
Condominium Residential

Bed & Breakfast (Group 2)
Duplex Residential

Group Residential
Retirement Housing (Large Site)
Short-Term Rental (Types 1 and 3)
Single-Family Attached Residential
Townhouse Residential

Multifamily Residential
Retirement Housing (Small Site)
Short-Term Rental (Type 2)
Single-Family Residential

(B) The following uses are prohibited uses of the Property:

Agricultural Sales and Services	Automotive Rentals
Automotive Repair Services	Automotive Sales
Automotive Washing (of any type)	Bail Bond Services
Basic Industry	Building Maintenance Services
Campground	Construction Sales and Services
Drop-Off Recycling Collection Facility	Electronic Prototype Assembly
Electronic Testing	Equipment Repair Services
Equipment Sales	Exterminating Services
Funeral Services	General Warehousing and Distribution
Kennels	Laundry Services
Maintenance and Service Facilities	Monument Retail Sales
Outdoor Sports and Recreation	Railroad Facilities
Recycling Center	Resource Extraction
Scrap and Salvage Services	Vehicle Storage
Veterinary Services	

(C) Light manufacturing use is a prohibited use on the Property, excluding a brewery as the principal use of the Property. A brewery as a principal use on the Property shall require no minimum square feet of gross floor area of the principal developed use.

(D) A brewery as the principal use on the Property shall require a 50-foot-wide building setback to be established and maintained between the brewery and any abutting residential use.

(E) Development of the Property shall comply with the following regulations:

(1) The maximum height of a building or structure on the Property shall not exceed 275 feet.

(2) Development of the Property shall not exceed a floor-to-area ratio (FAR) of 2:1.

(3) The minimum setbacks are:

- a) 0 feet for front yard
- b) 0 feet for street side yard
- c) 0 feet for interior side yard
- d) 0 feet for rear yard

PART 5. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 021107-Z-12b that established zoning for the MLK-183 Neighborhood Plan.

PART 6. This ordinance takes effect on _____, 2024.

PASSED AND APPROVED

_____, 2024 §
 §
 §
 §
Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk



Created: 2/29/2024