

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12535, 12545, 12555, AND 12565 RIATA VISTA CIRCLE FROM LIMITED INDUSTRIAL SERVICE (LI) DISTRICT TO LIMITED INDUSTRIAL SERVICE-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited industrial service (LI) base district to limited industrial service-planned development area (LI-PDA) combining district on the property described in Zoning Case No. C14-2024-0151, on file at the Planning Department, as follows:

LOTS 1 AND 2, BLOCK B, RIATA CROSSING NORTH, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 101, Page 361, of the Plat Records of Travis County, Texas (the “Property”),

locally known as 12535, 12545, 12555, and 12565 Riata Vista Circle in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “A”**.

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

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

PART 4. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

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

Administrative Services
Club or Lodge

Community Events
Consumer Repair Services

Alternative Financial Services
Cocktail Lounge not to exceed
20,000 square feet
Condominium Residential
Convention Center

Duplex Residential
Hospital Services (Limited)
Major Public Facilities
Multifamily Residential

Park and Recreation Services
(General)
Pawn Shop Services
Private Primary Educational
Facilities
Public Primary Educational
Facilities
Recreational Equipment Sales
Research Testing Services
Townhouse Residential

Guidance Services
Liquor Sales
Major Utility Facilities
Outdoor Entertainment not to
exceed 20,000 square feet
Park and Recreation Services
(Special)
Pet Services
Private Secondary Educational
Facilities
Recreational Equipment
Maintenance & Storage
Research Assembly Services
Research Warehousing Services

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

Cocktail Lounge (exceeding
20,000 square feet)
Outdoor Entertainment (exceeding
20,000 square feet)
Hospital Services (General)

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

Railroad Facilities
Resource Extraction
Recycling Center
Transportation Terminal

(D) An Automotive Sales use is a conditional use of the Property when located less than 50 feet of the following uses:

Condominium Residential
Multifamily Residential
Townhouse Residential
Duplex Residential
Short Term Rental

(E) A 100-foot wide building setback shall be provided and maintained along a boundary line when an abutting property is developed with any of the following uses:

Automotive Rentals
Condominium Residential
Duplex Residential
Automotive Sales
Construction Sales and Services
Light Manufacturing

Limited Warehousing and
Distribution
Short Term Rental
Two-Unit Residential

Multifamily Residential
Townhouse Residential

- (F) A 50-foot wide building setback shall be provided and maintained along a boundary line when an abutting property is developed with any of the following uses:

Condominium Residential
Multifamily Residential
Research Testing Services
Short Term Rental

Duplex Residential
Research Assembly Services
Research Warehousing Services
Townhouse Residential

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

- (1) Except for a building or structure containing a Hotel/Motel use, the maximum height of a building or structure shall not exceed 90 feet.
- (2) The maximum height of a building or structure containing a Hotel/Motel use shall not exceed 100 feet.
- (3) Maximum building coverage is 95 percent.
- (4) Development of the Property shall not exceed a floor to area ratio (FAR) of 4:1.
- (5) The minimum setbacks are:
 - (a) 0 feet for front yard
 - (b) 0 feet for side street yard
 - (c) 0 feet for interior side yard

PART 5. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

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_____, 2025

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas Erik Brady
City Attorney City Clerk

