

**ORDINANCE NO. \_\_\_\_\_**

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

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

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

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

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

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

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

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

**34 (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	Guidance Services
Hospital Services (Limited)	Liquor Sales
Major Public Facilities	Major Utility Facilities
Multifamily Residential	Outdoor Entertainment not to exceed 20,000 square feet
 	Park and Recreation Services (Special)
Park and Recreation Services (General)	Park and Recreation Services (Special)
Pawn Shop Services	Pet Services
Private Primary Educational Facilities	Private Secondary Educational Facilities
Public Primary Educational Facilities	Recreational Equipment Maintenance & Storage
Recreational Equipment Sales	Research Assembly Services
Research Testing Services	Research Warehousing Services
Townhouse Residential	

- 36
- 37 (B) The following uses are conditional uses of the Property:
- 38     Cocktail Lounge (exceeding 20,000 square feet)
- 39     Outdoor Entertainment (exceeding 20,000 square feet)
- 40
- 41 (C) The following uses are prohibited uses of the Property:
- 42     Railroad Facilities
- 43     Resource Extraction
- 44
- 45 (D) An Automotive Sales use is a conditional use of the Property when located less than 50 feet of the following uses:
- 46     Condominium Residential
- 47     Multifamily Residential
- 48     Townhouse Residential
- 49
- 50 (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:
- 51     Automotive Rentals
- 52     Condominium Residential
- 53     Duplex Residential
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- 55     Automotive Sales
- 56     Construction Sales and Services
- 57     Light Manufacturing

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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

77 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2025.

78 **PASSED AND APPROVED**

79 \_\_\_\_\_, 2025

80 §  
81 §  
82 § \_\_\_\_\_

83 Kirk Watson  
84 Mayor

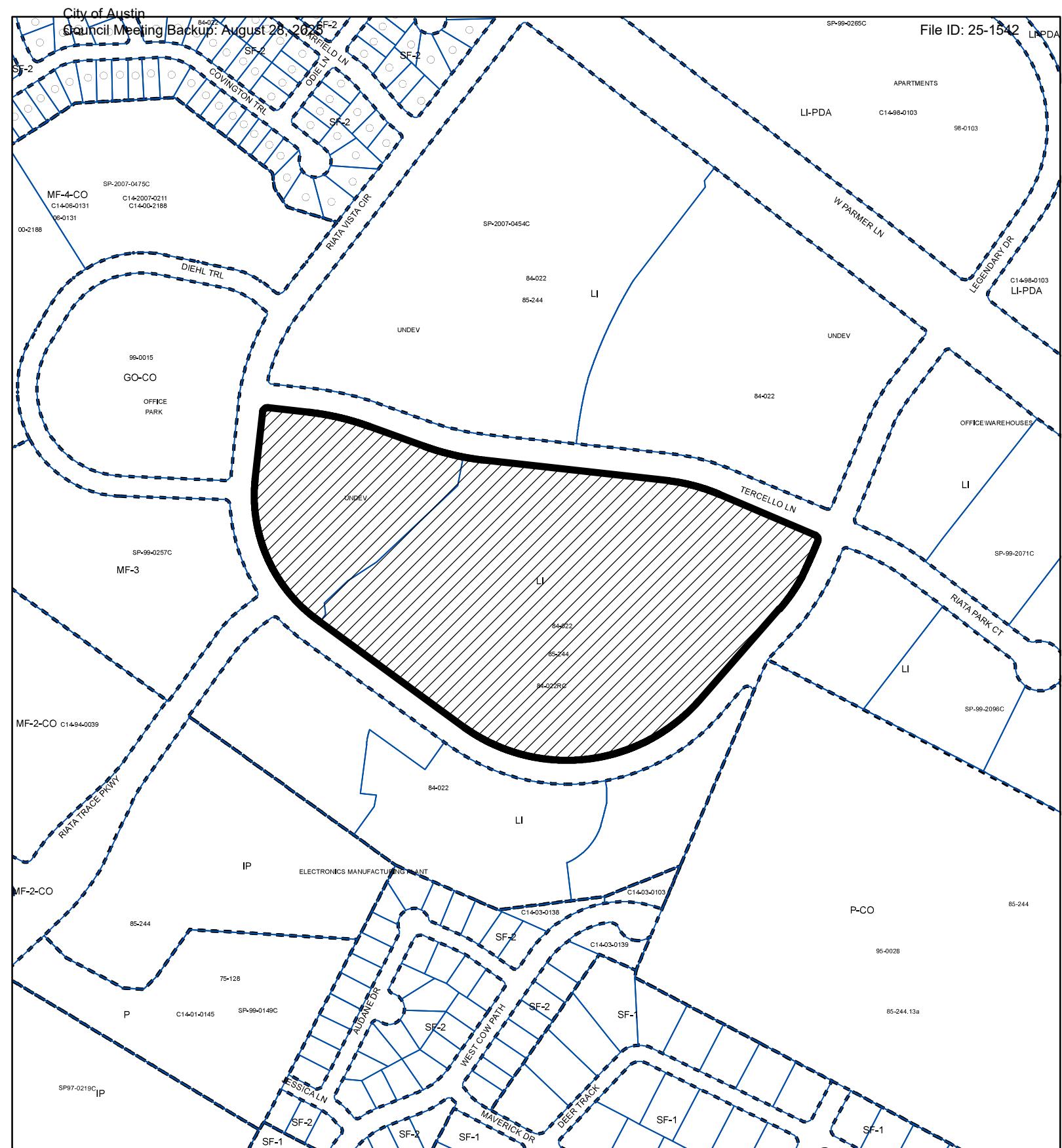
85 **APPROVED:** \_\_\_\_\_

86 Deborah Thomas  
87 City Attorney

88 **ATTEST:** \_\_\_\_\_

89 Erik Brady  
City Clerk

DRAFT



## SUBJECT TRACT

PENDING CASE

## ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2024-0151

## **EXHIBIT "A"**



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.

$$1" = 400'$$

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.

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