

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 439, 505, 509, 511, AND 515 INDUSTRIAL
3 BOULEVARD AND 4208 TERRY O LANE IN THE SOUTH CONGRESS
4 COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL
5 SERVICE-NEIGHBORHOOD PLAN (LI-NP) COMBINING DISTRICT TO
6 LIMITED INDUSTRIAL SERVICE-PLANNED DEVELOPMENT AREA-
7 NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING 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-neighborhood plan (LI-NP)
13 combining district to limited industrial service-planned development area-neighborhood
14 plan (LI-PDA-NP) combining district on the property described in Zoning Case No. C14-
15 2022-0062, on file at the Planning Department, as follows:

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17 LOT 3, O.K. ADDITION, a subdivision in the City of Austin, Travis County,
18 Texas, according to the map or plat of record in Volume 69, Page 99, of the Plat
19 Records of Travis County, Texas,

20
21 LOTS 43-50, ST. ELMO HEIGHTS SEC. 1, a subdivision in the City of Austin,
22 Travis County, Texas, according to the map or plat of record in Volume 5, Page
23 158, of the Plat Records of Travis County, Texas, and
24

25 LOTS 2, 3, AND 4, DUPLEX ADDITION, a subdivision in the City of Austin,
26 Travis County, Texas, according to the map or plat of record in Volume 74, Page
27 84, of the Plat Records of Travis County, Texas,
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29 (collectively, the “Property”),
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31 locally known as 439, 505, 509, 511, and 515 Industrial Boulevard and 4208 Terry O Lane
32 in the City of Austin, Travis County, Texas, generally identified in the map attached as
33 **Exhibit “A”**.
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35 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
36 Property may be developed and used in accordance with the regulations established for the
37 limited industrial service (LI) base district and other applicable requirements of the City
38 Code.
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40 **PART 3.** Development of the Property shall comply with Section 25-2-648 (*Planned*
41 *Development Area Performance Standards*) of the City Code.

42
43 **PART 4.** Development of the Property within the boundaries of the planned development
44 area (PDA) combining district established by this ordinance is subject to the use and site
45 development regulations set forth in this part:

46
47 (A) The following uses are additional permitted uses of the Property:

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49 Condominium Residential Multifamily Residential
50 Research Testing Services

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

52
53 Adult Oriented Businesses Agricultural Sales and Services
54 Automotive Rentals Automotive Repair Services
55 Automotive Sales Automotive Washing (of any type)
56 Bail Bond Services Basic Industry
57 Building Maintenance Services Campground
58 Construction Sales and Services Equipment Repair Services
59 Equipment Sales Exterminating Services
60 Kennels Laundry Services
61 Maintenance and Service Facilities Monument Retail Sales
62 Recycling Center Resource Extraction
63 Scrap and Salvage Services Vehicle Storage

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

- 65
66 (1) The maximum height of a building or structure on the Property shall not
67 exceed 125 feet.
- (2) Development of the Property shall not exceed a floor-to-area ratio (FAR)
of 6:1.
- (3) Maximum impervious cover is 95 percent.
- (4) Maximum building coverage is 80 percent.

