ORDINANCE NO.	

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

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

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

LOTS 2, 3, AND 4, DUPLEX ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 74, Page 84, of the Plat Records of Travis County, Texas,

(collectively, the "Property"),

locally known as 439, 505, 509, 511, and 515 Industrial Boulevard and 4208 Terry O Lane 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.

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65 66 **PART 3.** Development of the Property shall comply with Section 25-2-648 (*Planned Development Area Performance Standards*) of the City Code.

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

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

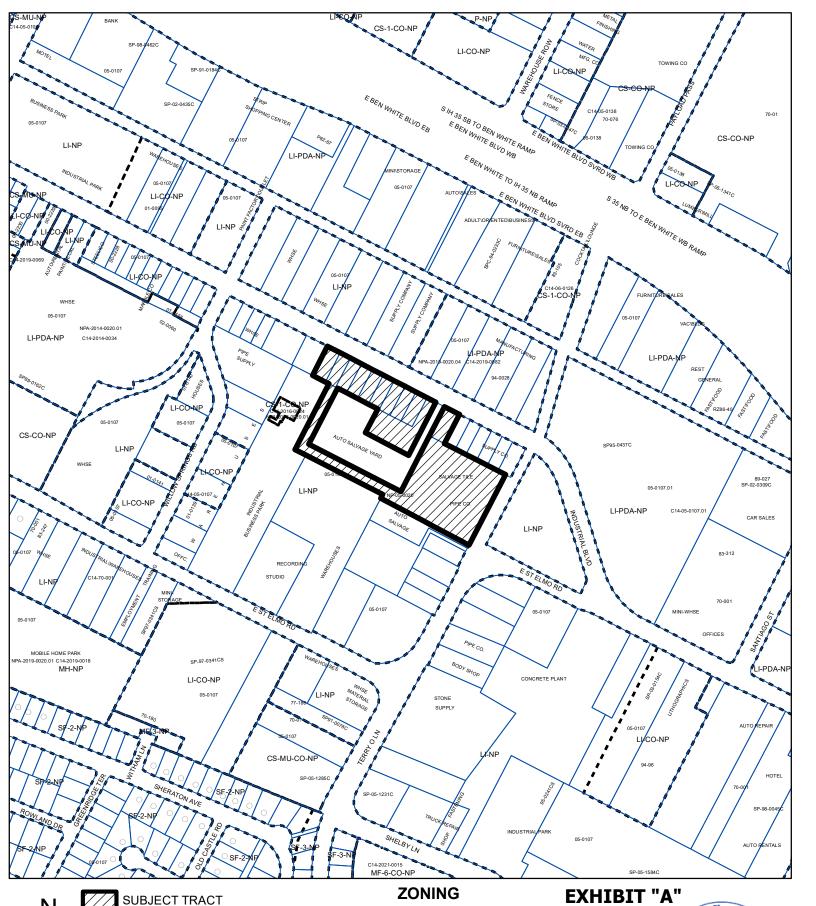
Condominium Residential Multifamily Residential Research Testing Services

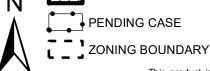
(B) The following uses are prohibited uses of the Property:

Agricultural Sales and Services Adult Oriented Businesses **Automotive Repair Services** Automotive Rentals Automotive Washing (of any type) **Automotive Sales Bail Bond Services Basic Industry Building Maintenance Services** Campground Construction Sales and Services **Equipment Repair Services Equipment Sales Exterminating Services Laundry Services** Kennels Maintenance and Service Facilities Monument Retail Sales **Recycling Center** Resource Extraction Scrap and Salvage Services Vehicle Storage

- (C) 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 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.

(5)	The minimum setbacks are:	
	a) 0 feet for front yard	
	b) 0 feet for street side	yard
	c) 10 feet for interior si	de yard
	d) 10 feet for rear yard	
		this ordinance, the Property is subject to
		ed zoning for the East Congress
Neighborhood 1	Plan.	
DADT ( This	andinamas talvas affact an	2024
PARI 0. Ims	ordinance takes effect on	, 2024.
PASSED AND		
	, 2024 §	
	, 2024	Kirk Watson
		Mayor
APPROVED:ATTEST:		
	Deborah Thomas	Myrna Rios
	Acting City Attorney	City Clerk





1" = 400'

ZONING CASE#: C14-2022-0062

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

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