

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:

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|--------------------------|--|
| Administrative Services | Alternative Financial Services |
| Club or Lodge | Cocktail Lounge not to exceed 20,000 square feet |
| Community Events | Condominium Residential |
| Consumer Repair Services | 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

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(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)

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

Railroad Facilities
 Resource Extraction
 Recycling Center
 Transportation Terminal

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(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

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(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

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

Condominium Residential
Multifamily Residential
Research Testing Services
Short Term Rental

Duplex Residential
Research Assembly Services
Research Warehousing Services
Townhouse Residential

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

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54 (1) Except for a building or structure containing a Hotel/Motel use, the
55 maximum height of a building or structure shall not exceed 90 feet.
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57 (2) The maximum height of a building or structure containing a Hotel/Motel
58 use shall not exceed 100 feet.
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60 (3) Maximum building coverage is 95 percent.
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62 (4) Development of the Property shall not exceed a floor to area ratio (FAR)
63 of 4:1.
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65 (5) The minimum setbacks are:
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67 (a) 0 feet for front yard
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69 (b) 0 feet for side street yard
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71 (c) 0 feet for interior side yard
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PART 5. This ordinance takes effect on _____, 2025.

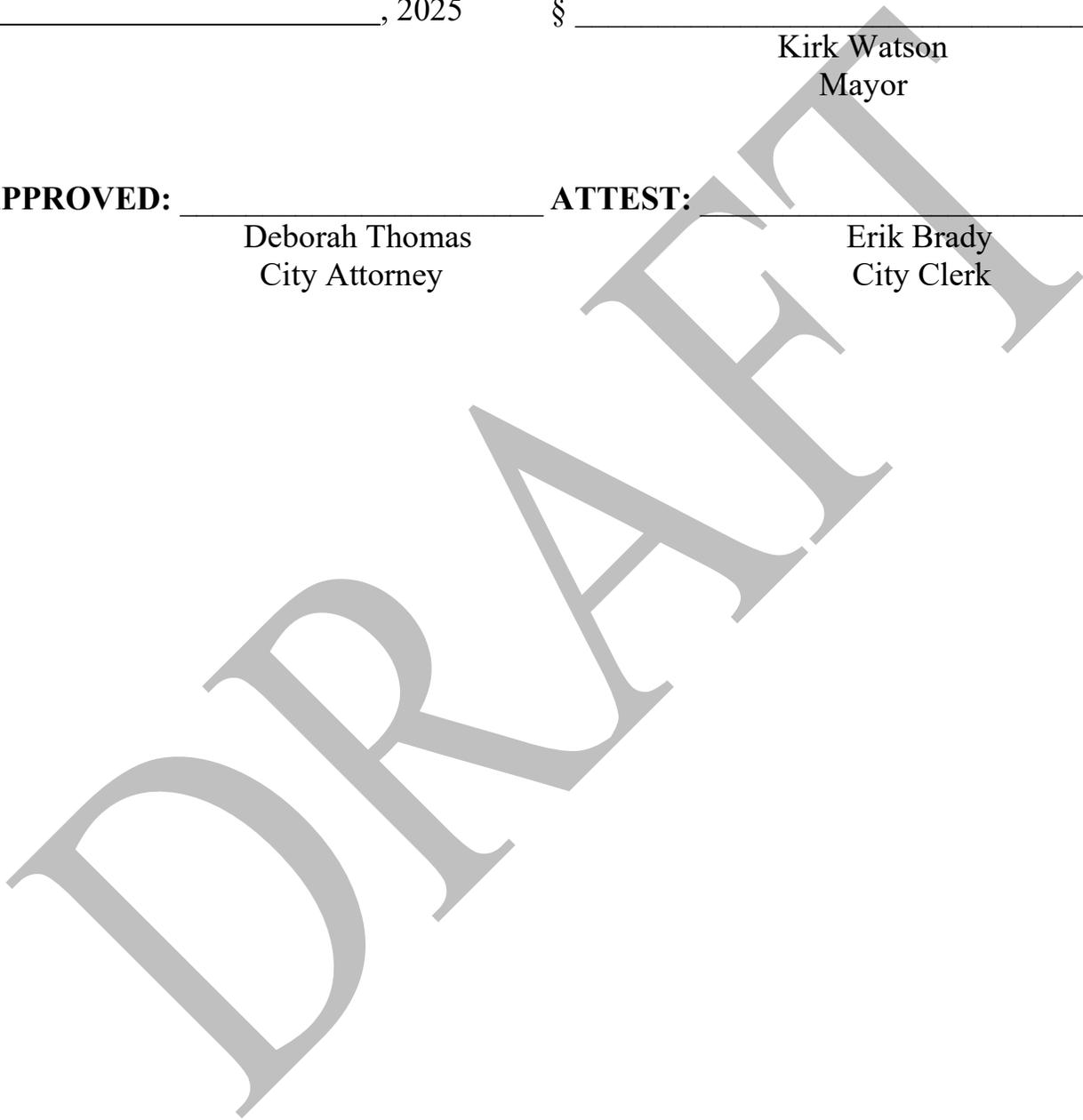
PASSED AND APPROVED

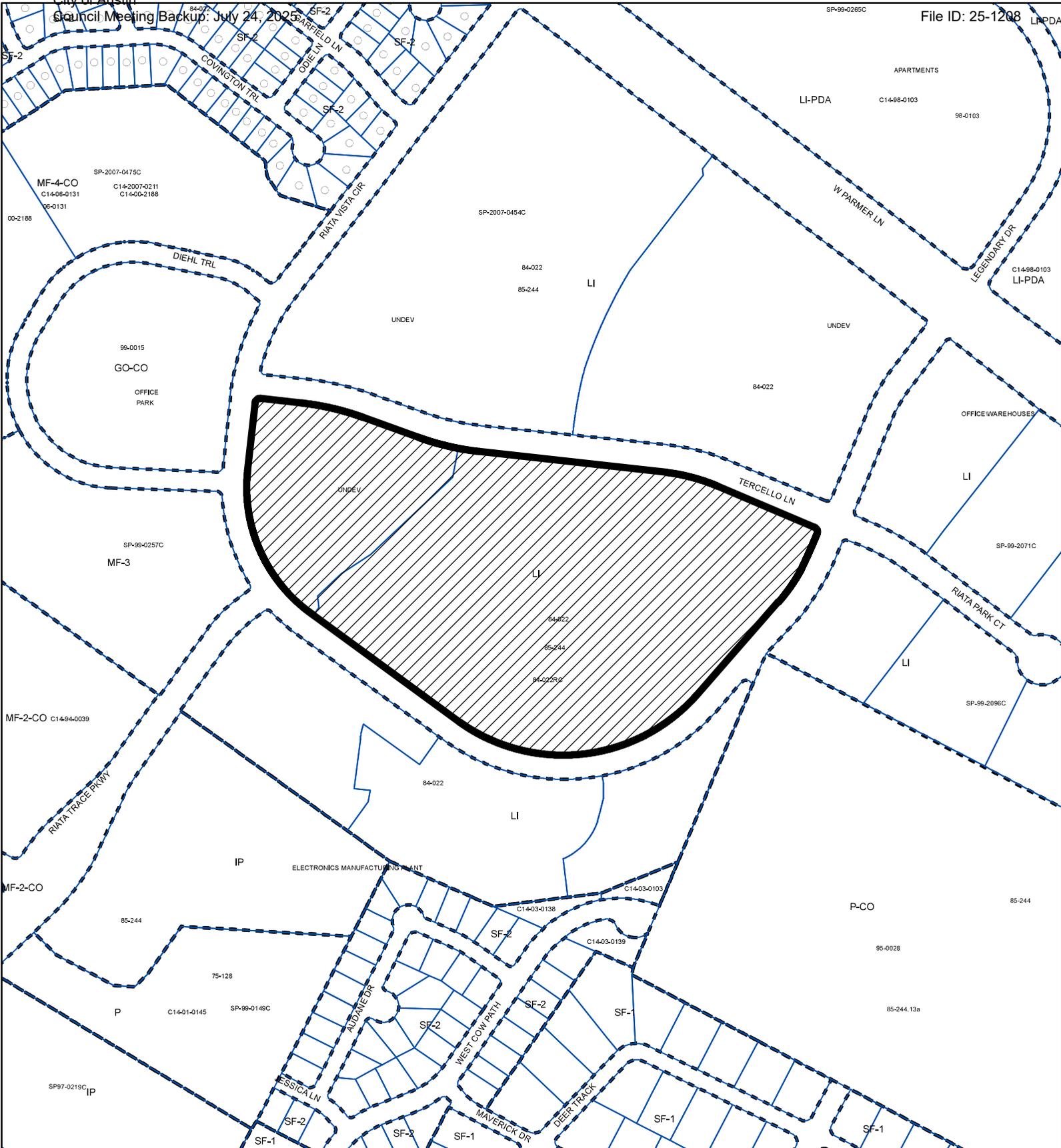
_____, 2025 §
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Kirk Watson
Mayor

APPROVED: _____
Deborah Thomas
City Attorney

ATTEST: _____
Erik Brady
City Clerk





ZONING

EXHIBIT "A"

ZONING CASE#: C14-2024-0151



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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 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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