

Update to lines 31-33 to reflect
the planned development area
(PDA) combining district.

Version 2

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.

6
7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

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:

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

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

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

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

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

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

30 Administrative Services
31 Club or Lodge

32 Alternative Financial Services
33 Cocktail Lounge not to exceed
34 20,000 square feet
35 Condominium Residential

36 Community Events

Consumer Repair Services	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 (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	

37
38 (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)

39
40 (C) The following uses are prohibited uses of the Property:

Railroad Facilities
Resource Extraction

Recycling Center
Transportation Terminal

41
42 (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

43
44 (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

Automotive Sales
Construction Sales and Services

48 Duplex Residential
49 Limited Warehousing and
50 Distribution
51 Short Term Rental
52 Two-Unit Residential

53 Light Manufacturing
54 Multifamily Residential
55 Townhouse Residential

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

59 Condominium Residential
60 Multifamily Residential
61 Research Testing Services
62 Short Term Rental

63 Duplex Residential
64 Research Assembly Services
65 Research Warehousing Services
66 Townhouse Residential

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

68 (1) Except for a building or structure containing a Hotel/Motel use, the
69 maximum height of a building or structure shall not exceed 90 feet.

70 (2) The maximum height of a building or structure containing a Hotel/Motel
71 use shall not exceed 100 feet.

72 (3) Maximum building coverage is 95 percent.

73 (4) Development of the Property shall not exceed a floor to area ratio (FAR)
74 of 4:1.

75 (5) The minimum setbacks are:

76 (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

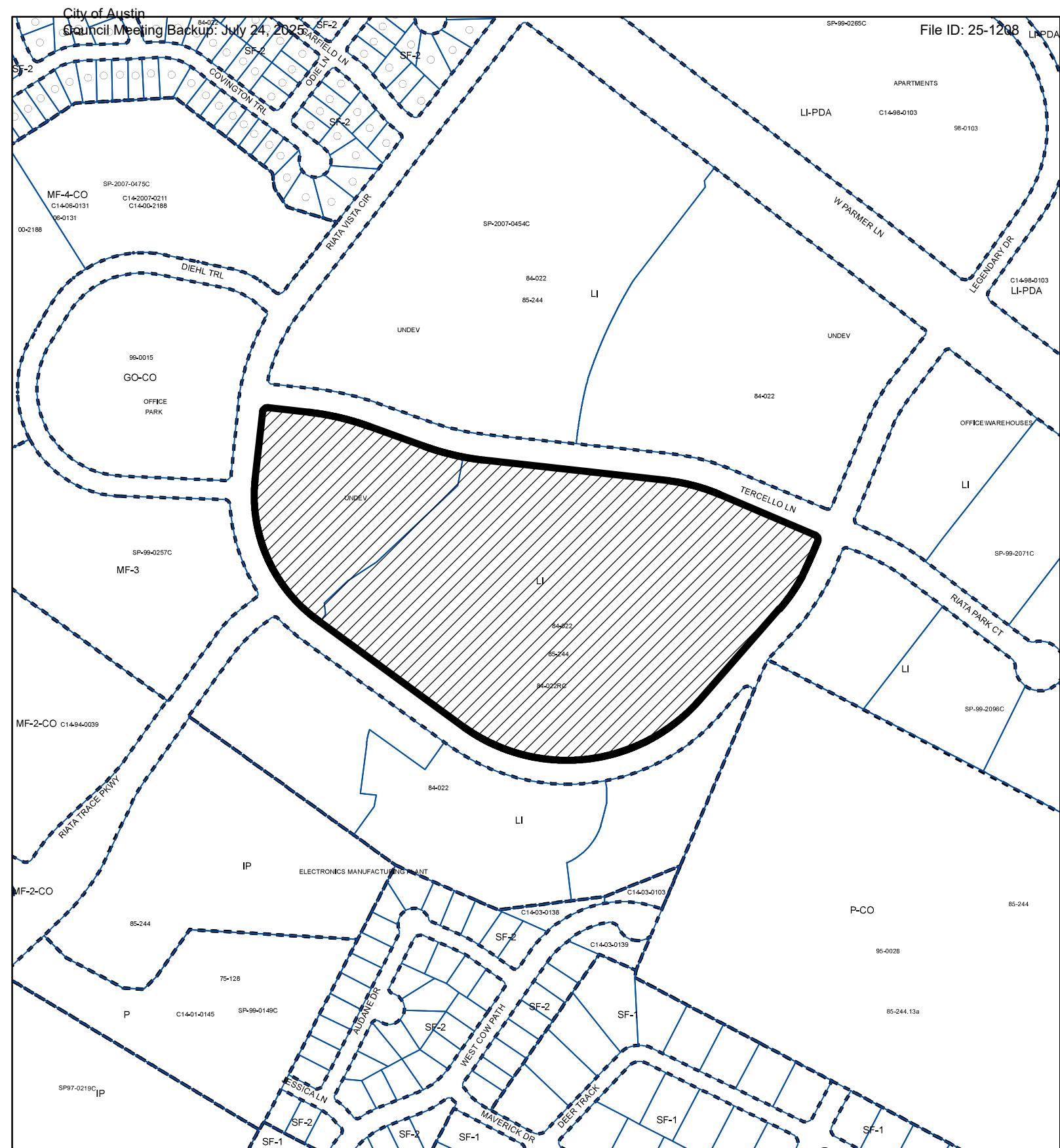
85 **APPROVED:** _____

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.

Created: 10/9/2024