

## ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0151 (Riata Vista Circle PDA)

DISTRICT: 6

ADDRESS: 12535, 12545, 12555 and 12565 Riata Vista Circle

ZONING FROM: LI

TO: LI-PDA

SITE AREA: 28.85 acres

PROPERTY OWNER: Capital City Lucky Riata, LLC

APPLICANT/AGENT: Jackson Walker LLP (Pamela Madere)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov))

### STAFF RECOMMEDATION:

**Staff recommends LI-PDA, Limited Industrial-Planned Development Area Combining District zoning, to change a condition of zoning. The PDA will be subject to the following conditions:**

- 1) **Cocktail Lounge use and Outdoor Entertainment use will be limited to 20,000 sq. ft. on the property. Any additional sq. ft. of this use over this limit will require a conditional use permit.**
- 2) **Buffer Zone:**  
**A 100-foot wide buffer zone shall be established and maintained between property developed with the Residential uses listed below:**

**Multifamily Residential**  
**Condominium Residential**  
**Duplex Residential**  
**Short Term Rental (Types 1 and 3)**  
**Townhouse Residential**  
**Two-Unit Residential**

**And the following Commercial and Industrial uses listed below:**

**Automotive Rentals**  
**Automotive Sales**  
**Construction Sales and Services**  
**Light Manufacturing**  
**Limited Warehousing and Distribution**

Improvements permitted within the buffer zone are limited to driveways, parking facilities, solid fences, pedestrian trails, hike and bike trails, recreational facilities, detention and water quality re-irrigation facilities, drainage, underground utility improvements, overhead electric or communication lines, or those improvements that may be otherwise required or allowed by the City of Austin.

**3) Buffer Zone:**

**A 50-foot wide buffer zone shall be established and maintained between property developed with the Residential uses listed below:**

**Multifamily Residential**

**Condominium Residential**

**Duplex Residential**

**Short Term Rental (Types 1 and 3)**

**Townhouse Residential**

**And the following Commercial uses listed below:**

**Research Assembly Services**

**Research Testing Services**

**Research Warehousing Services**

Improvements permitted within the buffer zone are limited to driveways, parking facilities, solid fences, pedestrian trails, hike and bike trails, recreational facilities, detention and water quality re-irrigation facilities, drainage, underground utility improvements, overhead electric or communication lines, or those improvements that may be otherwise required or allowed by the City of Austin.

**4) Conditional Use:**

**Automotive Sales - if located within 100-feet of uses of the Residential uses listed below:**

**Multifamily Residential**

**Condominium Residential**

**Duplex Residential**

**Short Term Rental (Types 1 and 3)**

**Townhouse Residential**

**Cocktail Lounge and Outdoor Entertainment – if over the 20,000 sq. ft. limit established for this use as permitted use on the property.**

**5) Limit the maximum height permitted on the property to 90 feet, with the exception of a Hotel/Motel use. The maximum height permitted for a Hotel/Motel use is 100 feet.**

**ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:**

**April 15, 2025: Approved staff's recommendation of LI-PDA zoning by consent (8-1, B. Greenberg-No, S. Boone and T. Major-absent); R. Puzycki-1st, A. Flores-2nd.**

**CITY COUNCIL ACTION:**

**May 22, 2025: Postponed to June 5, 2025 at the neighborhood's request by consent (11-0); Z. Qadri-1st, R. Alter-2nd..**

**June 5, 2025: Postponed to July 24, 2025 by Council Member Laine by consent (11-0); J. Vela-1st, P. Ellis-2nd.**

**July 24, 2025: Approved postponement request by Council Member Laine to August 28, 2025 on consent (11-0); J. Vela-1st, N. Harper-Madison-2nd.**

**August 28, 2025**

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is 28.85 acres that is currently developed with an industrial campus (Apple Inc.) with four 2-story office buildings surrounded by surface parking zoned LI, Limited Industrial. To the north, across Tercello Lane, there are 3-story office buildings (Apple Inc.) with two parking structures that front W. Parmer Lane and are zoned LI. The lots to the west, across Riata Vista Circle, are zoned GO-CO and MF-3 and are developed with a 1-story office structure and multifamily uses (Mylesmark at Riata) respectively. The tracts to the south, contain a medical office use (Austin Radiology Association) and an office building (Greater Texas Credit Unit Headquarters) zoned LI. There is a detention pond (Riata Trace Pond) zoned IP and neighborhood park (Riata Neighborhood Trail and Park) zoned P along Riata Trace Parkway further to the south. To the east, there is a neighborhood park and trail system (Yett Creek Neighborhood Park) zoned P-CO and another industrial campus with three 1-story office/warehouse buildings (Intertek Alchemy, GD4 Test Services, Inc. IGT Corporation and Apple Inc.) zoned LI. This site under consideration is highlighted in the city's adopted Industrial Study as part of the North Research Boulevard industrial cluster which is recommended for protection and intensification of industrial uses.

In this case, the applicant is requesting to add a PDA, Planned Development District, overlay to the existing LI zoning to redevelop the site with life science/office uses with hotel, residential and supporting retail for the mixed uses. *(Please see Applicant's Request Letter - Exhibit C and Application Amendment Request – Exhibit D).*

1) Through the PDA overlay the applicant is requesting that the following uses are additional permitted uses to the LI base district:

**Permitted Uses by Right:**

Residential Uses

- Condominium Residential
- Duplex Residential
- Multifamily Residential
- Townhouse Residential
- Short-Term Rental

Commercial Uses

- Alternative Financial Services
- Cocktail Lounge
- Commercial Off-Street Parking
- Consumer Repair Services
- Liquor Sales
- Pawn Shop Services
- Pet Services
- Recreational Equipment Maintenance & Storage
- Recreational Equipment Sales

- Research Assembly Services
- Research Testing Services
- Research Warehousing Services

Civic Uses

- Administrative Services
- Club or Lodge
- Community Events
- Convention Center
- Guidance Services
- Hospital Services (Limited)
- Major Public Facilities
- Major Utility Facilities
- Park and Recreation Services (General)
- Park and Recreation Services (Special)
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Public Primary Educational Facilities
- Public Secondary Educational Facilities

2) The following use shall be a conditional use to the property:

**Conditional Uses:**

- Hospital Services (General)
- Automobile Sales - if within 50 feet of the residential uses
- Cocktail Lounge - if greater than 20,000 square feet
- Outdoor entertainment.

3) Prohibit the following uses from the LI base district:

**Prohibited Uses:**

Civic Uses

- Railroad Facilities
- Transportation Terminal

Industrial Uses

- Resource Extraction
- Recycling Center

4) In addition, the applicant proposes the following modification to the LI base zoning district through the PDA:

**Site Development Regulations:**

Maximum Height: 120 ft, 100 ft for Hotel/Motel and Multifamily uses

Minimum Setbacks:

- Front Yard: 0 ft
- Street Side Yard: 0 ft
- Interior Side Yard: 0 ft

Rear Yard: 0 ft  
Maximum Floor Area Ratio (FAR): 4:1  
Maximum impervious cover: 80%  
Maximum building coverage: 95%

6) **Buffer Zone:**

Proposed buffer zone from the residential uses to commercial and industrial uses:

Allow a 30-foot buffer similar to Compatibility Standards buffer standards for the residential uses adjacent to Research Assembly, Research Testing and Research Warehousing Services.

Require a 50-foot buffer between residential uses and Automobile Rentals, Automobile Sales, Construction Sales and Services, Light Manufacturing and Limited Warehousing and Distribution uses.

**BASIS OF RECOMMENDATION:**

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Limited Industrial Service district is intended as an area primarily for commercial services and limited manufacturing uses, generally on moderately sized sites.

Planned Development Area combining district is intended for combination with selected commercial and industrial base districts, in order to modify base district provisions as necessary to allow for appropriate industrial and commercial uses or to reflect the terms of a Planned Development Area agreement following annexation of properties subject to such an agreement.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed LI-PDA zoning will be consistent with existing zoning patterns in this area because there is industrial (LI) zoning to the north and east and office, multifamily and industrial zoning (GO-CO, MF-3 and LI) zoning to the west and south of this site. This area contains a mixture of residential, office and industrial uses that are located adjacent to the two neighborhood parks and hike and bike trail systems that are zoned P and P-CO.

3. *The proposed zoning should allow for a reasonable use of the property.*

LI-PDA zoning would allow for a fair and reasonable use of the site because it would make it possible for the applicant to develop additional residential units in this area of the city on a property with access to Level 1, Tercello Lane, and Level 3, Riata Vista Circle, roadways. The staff is recommending a maximum height of 90 feet because these lots do not front onto a major corridor (i.e. – Parmer Lane) and are not adjacent to transportation options such as Capital Metro bus routes, stops or light rail. The recommended height would be compatible with surrounding development patterns. The proposed use limitations and buffer setbacks are consistent with the staff's recommendations for other PDA requests throughout the city.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI	Office/Industrial Campus, with parking structures (Apple Inc.)
<i>North</i>	LI	Office/Industrial Campus, with surface parking (Apple Inc. Riata Vista 3 and 4)
<i>South</i>	LI	Medical Office (Austin Radiology Association), Office (Greater Texas Credit Unit Headquarters)
<i>East</i>	P-CO, LI	Neighborhood Park and Trail System (Yett Creek Neighborhood Park), Office/Warehouse (Intertek Alchemy, GD4 Test Services, Inc. IGT Corporation and Apple Inc.)
<i>West</i>	GO-CO, MF-3	Office, Multifamily (Mylesmark at Riata)

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Walnut Creek

CAPITOL VIEW CORRIDOR: N/A

SCENIC ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets,  
 Friends of Austin Neighborhoods,  
 Homeless Neighborhood Association,  
 Neighborhood Empowerment Foundation,  
 SELTexas,  
 Save Our Springs Alliance,  
 Sierra Club, Austin Regional Group,  
 TNR BCP - Travis County Natural Resources

SCHOOLS: Austin Independent School District

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0211 (Clear Water: 5701-5725 Diehl Trail)	GO-MU-CO to MF-4	12/18/07: Approved the staff recommendation of MF-4-CO zoning, with a CO to impose the following conditions on the site: 1) Development on the site shall be limited to less than to less than 2,260 trips per day. 2) There shall be a 25-foot vegetative buffer (within	1/10/08: Approved MF-4-CO zoning by consent, with the following amendment to allow additional trees to be planted in the vegetative buffer and the necessary improvements to allow trees to be planted (7-0); 1 <sup>st</sup> reading

		<p>the required compatibility setback) along the property line adjacent to the existing SF-2 zoning/single family residential uses to the north, west and east.</p> <p>3) Residential development on the property shall be limited to 18 units per acre and with the additional conditions agreed upon by the applicant and the adjacent single-family residents (7-0, J. Martinez-off dais)</p>	<p>1/31/08: Approved MF-4-CO zoning by consent, prohibiting structures within a limited area as the neighborhood had requested (7-0); 2<sup>nd</sup>/3<sup>rd</sup> readings.</p>
<p>C14-06-0131</p>	<p>GO-CO to GO-MU</p>	<p>7/18/06: Approved the staff's recommendation of GR-MU-CO zoning by consent (6-0, B. Baker, J. Gohil, J. Martinez-absent); M. Hawthorne-1<sup>st</sup>, C. Hammond-2<sup>nd</sup>. The conditional overlay will impose the following conditions on the site:</p> <p>1) The property shall be restricted to 'LO' district development standards and regulations, with the exception of height limitations. 2) Development on the site shall be limited to less than to less than 2,260 trips per day. 3) There shall be a 25-foot vegetative buffer (within the required compatibility setback) along the property line adjacent to the existing SF-2 zoning/ single family residential uses to the north, west and east. 4) Residential development on the property shall be limited to 18 units per acre.</p> <p>In addition, the applicant agreed to post fiscal for improvements at the intersection of Riata Vista West and Parmer Lane, Riata Vista East and Parmer Lane, and Delcour Drive and Parmer Lane in association with zoning case C14-00-2188.</p>	<p>8/10/06: Approved GO-MU-CO zoning with building coverage increased to 60% and impervious coverage increased to 80%(7-0); all 3 readings</p>

C14-03-0139 (Milwood Section 20-B Rezoning #2, 12507 West Cow Path)	LI to SF-2	10/14/03: Approved staff's recommendation of SF-2 zoning, by consent (9-0); J. Martinez-1 <sup>st</sup> , J. Gohil-2 <sup>nd</sup> .	11/20/03: Granted SF-2 zoning (6-0, Goodman-off the dais); all 3 readings
C14-03-0138 (Milwood Section 20-B Rezoning, 12506 West Cow Path)	LI to SF-2	10/14/03: Approved staff's recommendation of SF-2 zoning, by consent (9-0); J. Martinez-1 <sup>st</sup> , J. Gohil-2 <sup>nd</sup> .	11/20/03: Granted SF-2 zoning (6-0, Goodman-off the dais); all 3 readings
C14-03-0103	LI to SF-2	8/12/03: Approved SF-2 zoning, with the condition that this case not have 3 <sup>rd</sup> and final reading at City Council until a rezoning has been initiated by the City staff for the other two 'LI' zoned lots in the Milwood Section 20-B Subdivision (8-0, J. Castaneda-left early)	9/25/03: Approved ZAP rec. of SF-2 zoning by consent (7-0); 1 <sup>st</sup> reading
C14-01-0174	I-RR to LI-PDA	1/08/02: Approved staff's recommendation of LI-PDA by consent (9-0)	2/07/02: Approved LI-PDA on all 3 readings (6-0, Goodman-absent)
C14-01-0145	IP to P	11/13/01: Approved staff's recommendation of P zoning by consent. (8-0, J. Martinez-absent)	12/13/01: Approved P on all 3 readings (7-0)
C14-00-2188	MF-3 to GO	12/05/00: Approved staff's rec. of GO-CO w/ conditions (8-0): 40 foot height limit, 100 foot building setback from any single-family residential property, 'LO' development standards and regulations, and a 2,260 vehicle trip limit per day.	1/18/01: Approved PC rec. of GO-CO (6-0); all 3 readings

RELATED CASES: N/A

OTHER STAFF COMMENTS:

Comprehensive Planning

**Project Name and Proposed Use:** 12535 RIATA VISTA CIRCLE. C14-2024-0151.  
 Project: Riata Vista Circle. 28.85 acres from LI to LI-PDA. Existing: four office and research buildings formerly occupied by Apple Inc. Proposed: mixed use. Demolition is not proposed. The applicant describes intended redevelopment for a mixed-use campus with bioscience, hotel and retail uses. Note that this proposed PDA modifies the maximum height of 125 feet. Further note that this PDA proposes to modify FAR, building cover, impervious cover, and building setback requirements. Additionally, 10% of residential units are proposed to be

reserved at the 80% MFI or less level as stated in the applicant summary letter. The site is located within the Edwards Aquifer Recharge Zone.

Yes	Imagine Austin Decision Guidelines
	<b>Complete Community Measures *</b>
Y	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Names of Activity Centers/Activity Corridors/Job Centers *:</b> <ul style="list-style-type: none"> <li>• <b>0.13 miles from Parmer Lane Activity Corridor</b></li> </ul>
	<b>Mobility and Public Transit *:</b> Located within 0.25 miles of public transit stop and/or light rail station.
Y	<b>Mobility and Bike/Ped Access *:</b> Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> <li>• <b>Sidewalks present along Riata Vista Cir and Parmer Ln</b></li> </ul>
Y	<b>Connectivity, Good and Services, Employment *:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> <li>• <b>Employment present</b></li> </ul>
	<b>Connectivity and Food Access *:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education *:</b> Located within 0.50 miles from a public school or university.
Y	<b>Connectivity and Healthy Living *:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> <li>• <b>0.4 miles to Yett Creek Neighborhood Park</b></li> </ul>
	<b>Connectivity and Health *:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor’s office, drugstore clinic, and/or specialized outpatient care.)
Y	<b>Housing Choice *:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
Y	<b>Housing Affordability *:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	<b>Mixed use *:</b> Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy *:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy:</b> Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
Y	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
Y	<b>Industrial Land:</b> Preserves or enhances industrial land.
	<b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>
9	<b>Number of “Yes’s”</b>

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through

engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

### Environmental

No comments.

### Fire

No comments.

### Parks and Recreation

Parkland dedication will be required for the new applicable uses proposed by this development; residential, hotel/motel with LI-PDA zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should any fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: [ann.desanctis@austintexas.gov](mailto:ann.desanctis@austintexas.gov). At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

### Site Plan

Site plans will be required for any new development other residential only project with up to 4 units.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Are any limits proposed for the Cocktail Lounge(s) allowed by right, either in square footage or number?

### Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for Riata Vista Circle. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for Riata Vista Circle according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Tercello Lane. It is recommended that 29 feet of right-of-way from the existing centerline should be

dedicated for Tercello Lane according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

<b>Name</b>	<b>ASMP Classification</b>	<b>ASMP Required ROW</b>	<b>Existing ROW</b>	<b>Existing Pavement</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Capital Metro (within ¼ mile)</b>
Riata Vista Circle	Level 3	116 feet	Approx 75 feet	Approx 60 feet	Yes	Yes	No
Tercello Lane	Level 1	58 feet	Approx 84 feet	Approx 58 feet	Yes	No	No

Water Utility

No comments on zoning change.

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

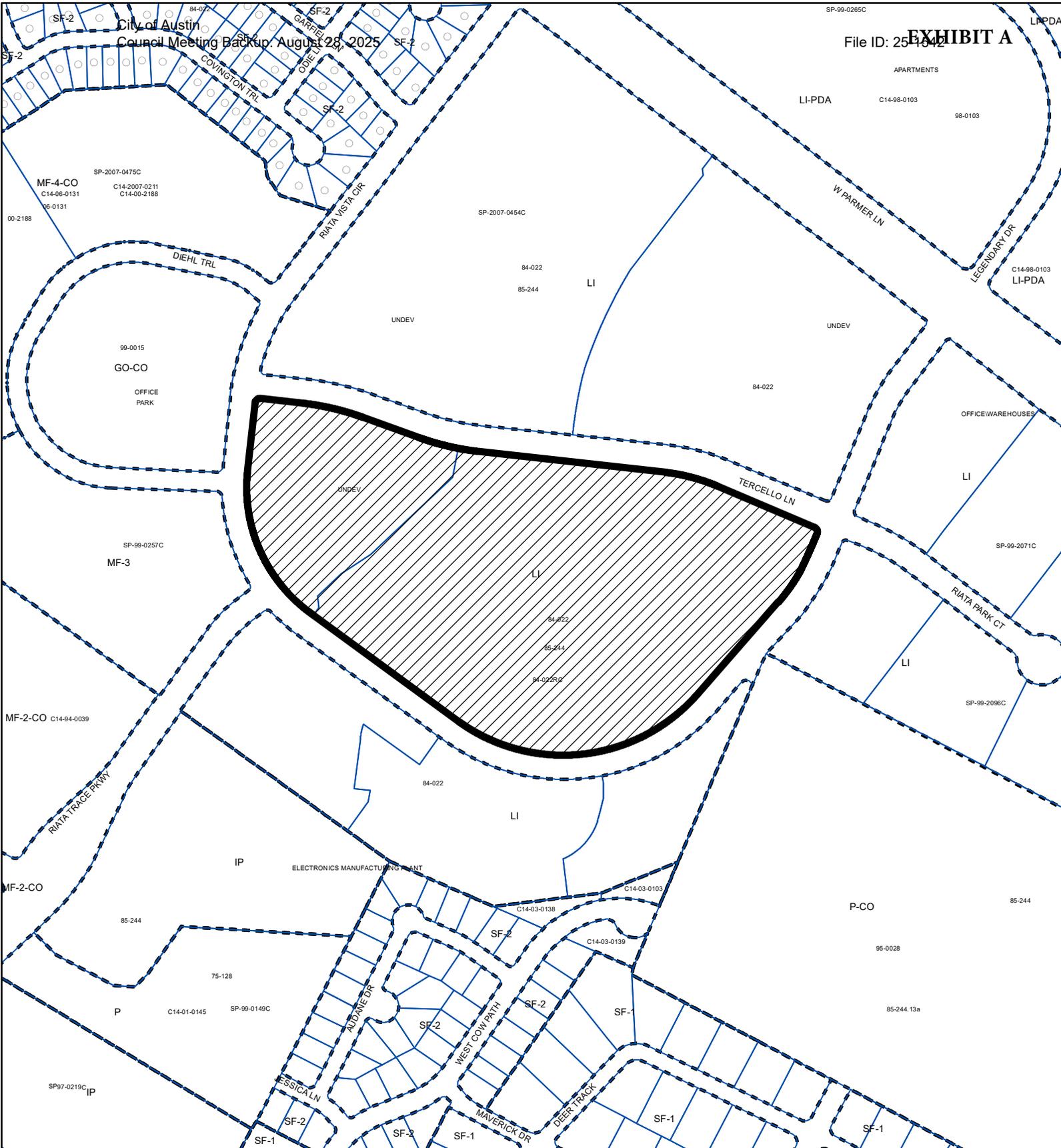
Depending on the development plans submitted, water and or wastewater Service Extension Requests may be required.

All new development within the proposed project will be subject to City Code Chapter 25-9 and any future amendments relating to reclaimed water connections, water benchmarking, and mandatory onsite water reuse.

All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant’s Request Letter
- D. Application Amendment Request



**ZONING**

ZONING CASE#: C14-2024-0151

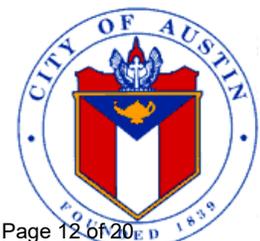


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.



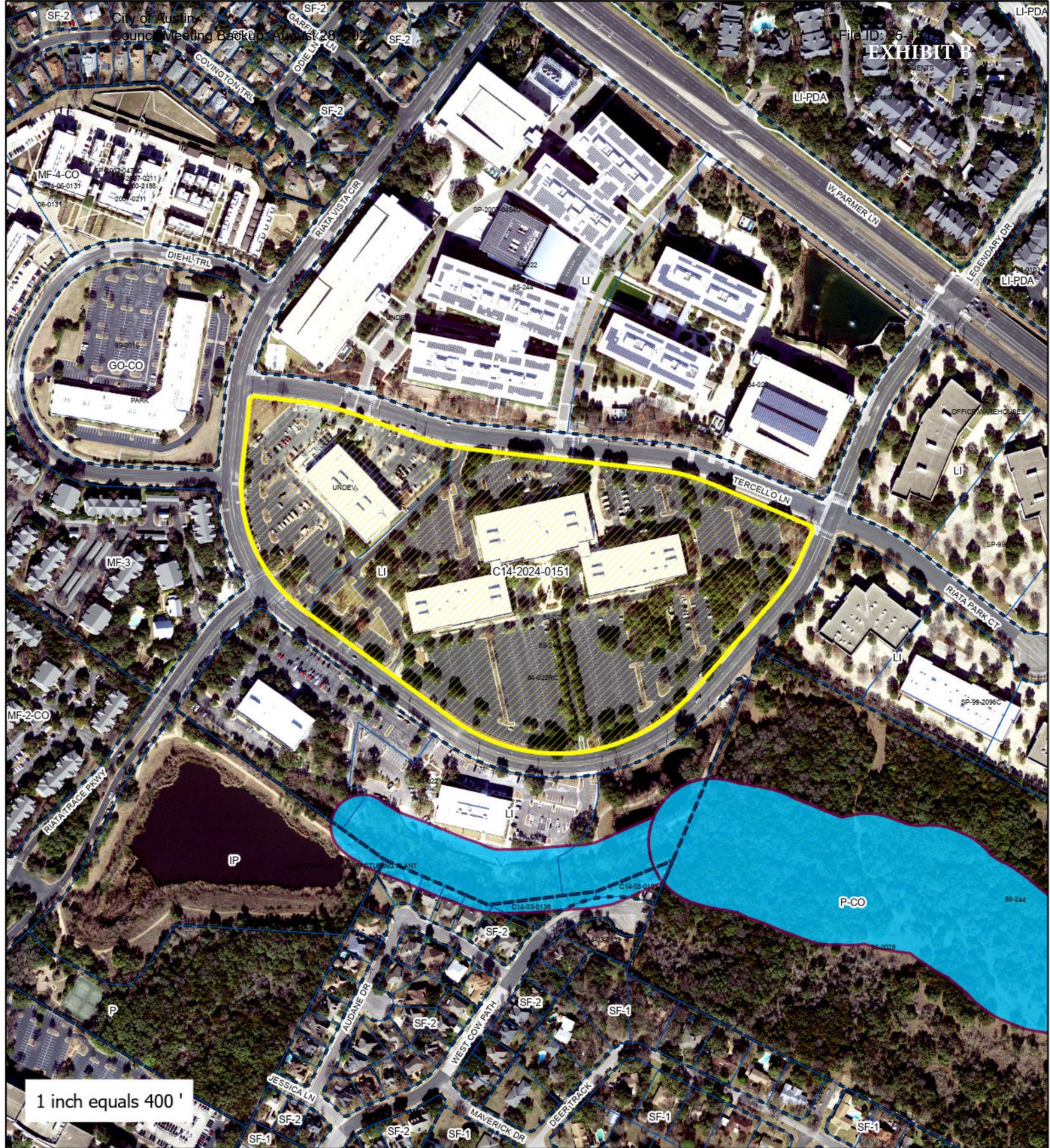
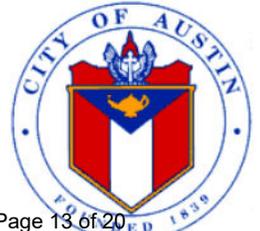


EXHIBIT B

### Riata Vista Circle

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

ZONING CASE#: C14-2024-0151  
 LOCATION: 12535, 12545, 12555 and 12565 Riata Vista Cir.  
 SUBJECT AREA: 28.85 Acres  
 MANAGER: Sherri Sirwaitis



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 completeness.



Pamela Madere  
(512) 236-2048 (Direct Dial)  
(512) 236-2002 (Direct Fax)  
pmadere@jw.com

October 1, 2024

Joi Harden  
Zoning Officer  
City of Austin Planning Department  
6310 Wilhelmina Delco Drive  
Austin, TX 78752

Re: Rezoning application – 12535, 12545, 12555 and 12565 Riata Vista Circle, described as Lots 1 & 2, Block B Riata Crossing North consisting of 28.58 acres (“**Property**”)

Dear Ms. Harden:

As the authorized agent of the owner, Capital City Lucky Riata, LLC, (“**Owner**”) we respectfully submit the enclosed Planned Development Area (PDA) application request. The project is titled Riata Vista Circle and is developed with four large office/research buildings formerly occupied by Apple Inc. The Property is bounded by Riata Vista Drive on the east, south and west and Torcello Lane along the north.

The Property is currently zoned “LI” Limited Industrial Services, the requested rezoning is to “LI-PDA” Limited Industrial Services-Planned Development Area. This request is consistent with surrounding industrial/office park uses.

The intent of the PDA is to redevelop the Property for a mixed use, upscale campus, with improved connectivity and amenities which will serve the proposed bioscience, residential, hotel and retail uses. The PDA will allow the project to utilize minimal code modifications to allow for a project that will complement the campus that could not be built under the existing code provisions and to expand the allowed uses on the Property under the base LI zoning district.

The following uses are **additional** permitted uses to the LI base district in the PDA:

Permitted Uses by Right:

Residential Uses

- Bed & Breakfast (Group 1)
- Bed & Breakfast (Group 2)
- Condominium Residential
- Duplex Residential
- Multifamily Residential
- Retirement Housing (Small Site)
- Retirement Housing (Large Site)
- Group Residential

- Townhouse Residential
- Two-Family Residential
- Short-Term Rental

#### Commercial Uses

- Alternative Financial Services\*
- Cocktail Lounge
- Commercial Off-Street Parking
- Consumer Repair Services
- Liquor Sales
- Outdoor Entertainment
- Pawn Shop Services
- Pet Services
- Recreational Equipment Maintenance & Storage
- Recreational Equipment Sales
- Research Assembly Services
- Research Testing Services
- Research Warehousing Services

#### Civic Uses

- Administrative Services
- Club or Lodge
- Community Events\*
- Convention Center
- Family Home
- Guidance Services
- Hospital Services (Limited)
- Major Public Facilities
- Major Utility Facilities
- Park and Recreation Services (General)
- Park and Recreation Services (Special)
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Public Primary Educational Facilities
- Public Secondary Educational Facilities

\*Additional standards may apply. See the table in LDC §25-2-491, Zoning Land Use Summary Table, for Austin City Code references.

The following is an additional **conditional use** to the LI base district in the PDA.

#### Conditional Uses

- Hospital Services (General)

No additional prohibited uses to the LI base district are proposed in the PDA.

The PDA proposes the following modifications to the LI base zoning district:

- A maximum height of 125 feet.
- A floor-to-area-ratio (FAR) of 4:1.
- Building cover may not exceed 95 percent.
- Development of the Property may not exceed an impervious cover of 80 percent.
- No zoning building setbacks will be required.

We look forward to working with you on this zoning application.

Sincerely,



Pamela Madere

**From:** [Loayza, Katherine](#)  
**To:** [Sirwaitis, Sherri](#); [Harden, Joi](#)  
**Cc:** [Madere, Pamela](#)  
**Subject:** Alexandria Riata LI-PDA - Response to staff conditions 3-13-25  
**Date:** Thursday, March 13, 2025 1:28:58 PM  
**Attachments:** [Staff Recommendation for Riata Vista Circle PDA.msg](#)  
**Importance:** High

---

External Email - Exercise Caution

Sherri,

I would like to summarize the proposed changes to the permitted uses for the Riata Vista Circle zoning application and our response to staff's recommendation as follows:

Remove the following uses:

Residential Uses

Bed & Breakfast Group 1 & 2  
Retirement Housing Small & Large  
Two-Family Residential  
Group Residential

Civic Uses

Family Home  
Railroad  
Transportation Terminal

Industrial Uses

Resource Extraction  
Recycling Center

Response to staff's recommendations:

1. Cocktail Lounge use will be limited to 20,000 sq. ft. on the property. Any additional sq. ft. of this use over this limit will require a conditional use permit. Will agree to this condition.
2. Buffer Zone: We believe that the 100' buffer zone is too excessive for the following residential uses when adjacent to commercial and industrial uses.

Multifamily Residential

Condominium Residential

Duplex Residential

Short Term Rental (Types 1 and 3)

Townhouse Residential

Group Residential – to be removed

Retirement Housing (Small Site) – to be removed

Retirement Housing (Large Site)- to be removed

Two-Unit Residential – to be removed

Proposed buffer zone from the residential uses to commercial and industrial uses:

Allow a 30' buffer similar to Compatibility Standards buffer standards for the residential uses adjacent to research assembly, research testing and research warehousing services. The research services uses are not industrial, but office uses and are only listed under industrial uses because they require a PDA under current code. These uses are life science uses exactly as described in the North Burnet Gateway Regulating Plan amendment (definition is below) and are exempt from all building placement standards. These uses are not considered as industrial.

#### *Life Science Use*

*The use of a site for the study of living organisms and life processes, including anatomy, biology, botany, ecology, zoology, microbiology, psychology, biochemistry, and related subjects. This use includes, but is not limited to, wet labs and space used for the study of biologics, medical devices, diagnostics, pharmaceutical, contract research, and Biosafety Hazard Levels 1, 2, and 3, light bioscience use, medium bioscience use, and core bioscience use as defined by the National Institute of Health and related subjects.*

Require a 50' buffer between residential uses and automobile rentals,

automobile sales, construction sales and services, light manufacturing and limited warehousing and distribution.

3) Conditional Use: automobile sales if within 50' of the residential uses instead of 100'; agree to the conditional use for cocktail lounge use greater than 20,000 square feet and outdoor entertainment.

4) Building Height – allow the requested 120' in height as this is commonly allowed across the city and should not be restricted to 90' in this location.

We would appreciate a meeting with staff to discuss this ASAP .

Thanks,

**Katherine Loayza**

Land Use Consultant

100 Congress Avenue Suite 1100 | Austin, TX | 78701

V: (512) 236-2259 | C: (512) 577-9170

F: (512) 691-4412 | [kloayza@jw.com](mailto:kloayza@jw.com)

<image001.jpg>

The information contained in this e-mail and any attachments is confidential and intended only for the use of the individual or entity to whom it is addressed. This information may constitute information that is confidential and privileged as an attorney-client communication or as attorney work product. If the reader of this e-mail is not the intended recipient, or the employee or agent responsible to deliver this communication to the intended recipient, you are hereby notified that any distribution, copying, or use of this communication, electronic or otherwise, is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, by replying to the sender via e-mail, or by e-mail to [kloayza@jw.com](mailto:kloayza@jw.com), and please delete this e-mail and any accompanying attachments from your in box, recycle bin, and any other directory, file, or electronic storage. Thank you for your cooperation.

**CAUTION:** This is an EXTERNAL email. Please use caution when clicking links or

opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook. For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".