

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:

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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
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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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