

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5501 DUVAL ROAD, 11705, 11755, 11755 1/2, 11757 1/2, 11781 1/2, 11785 1/2, AND 11801 1/2 RESEARCH BOULEVARD SERVICE ROAD NORTHBOUND, AND 11900, 11900 1/2, 11902 1/2, AND 11904 1/2 WEST COW PATH FROM LIMITED INDUSTRIAL SERVICE (LI) DISTRICT, LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT, AND LIMITED OFFICE (LO) 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) district, limited industrial service-conditional overlay (LI-CO) combining district, and limited office (LO) district to limited industrial service-planned development area (LI-PDA) combining district on the property described in Zoning Case No. C14-2024-0170, on file at the Planning Department, as follows:

LOTS 1-8, THE RESUBDIVISION OF LOT 1-A, RESUBDIVISION OF A 35.207 ACRE PORTION OF LOT 1, RESEARCH PARK, LOT 2 AND A PORTION OF LOT 3, RESEARCH PARK, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 202300116, of the Official Public Records of Travis County, Texas, (the "Property"),

locally known as 5501 Duval Road, 11705, 11755, 11755 1/2, 11757 1/2, 11781 1/2, 11785 1/2, and 11801 1/2 Research Boulevard Service Road Northbound, and 11900, 11900 1/2, 11902 1/2, and 11904 1/2 West Cow Path 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.

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

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

Club or Lodge	Cocktail Lounge not to exceed 30,000 square feet
Condominium Residential	Multifamily Residential
Outdoor Entertainment not to exceed 20,000 square feet	Performance Venue
Research Assembly Services	Research Testing Services
Research Warehousing Services	Townhouse Residential

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

Automotive Repair Services	Basic Industry
Building Maintenance Services	Campground
Commercial Off-Street Parking	Convenience Storage
Drop-Off Recycling Collection Facility	Funeral Services
Monument Retail Sales	Pedicab Storage and Dispatch
Railroad Facilities	Recycling Center
Resource Extraction	Scrap and Salvage
Vehicle Storage	

40 (C) A 50-foot-wide building setback shall be provided and maintained along a  
41 boundary line when an abutting property is zoned SF-5 or more restrictive.

42 (D) A 75-foot wide building setback shall be provided and maintained between a  
43 multifamily residential use, townhouse residential use, or condominium  
44 residential use, and any of the following uses:

Automotive Rentals	Automotive Sales
Construction Sales and Services	Custom Manufacturing
General Warehousing and Distribution	Light Manufacturing
Limited Warehousing and Distribution	Research Assembly Services
Research Testing Services	Research Warehousing Services
Townhouse Residential	

46 (E) Development of the Property shall comply with the following regulations:

47 (1) The minimum lot area size is 5,750 square feet.

48 (2) The minimum lot width is 50 feet.

49 (3) The maximum height of a building or structure on the Property shall not  
50 exceed 60 feet.

51 (4) The minimum setbacks are:

52 (a) 0 feet for front yard

53 (b) 0 feet for side street yard

54 (c) 0 feet for interior side yard

55 (d) 0 feet for rear yard

56 (5) Development of the Property shall not exceed a floor to area ratio (FAR)  
57 of 2:1.

58 (6) No minimum site area requirement for residential uses.

59 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2025.

60 **PASSED AND APPROVED**

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\_\_\_\_\_, 2025

64 Kirk Watson  
65 Mayor

67 **APPROVED:** \_\_\_\_\_  
68 Deborah Thomas  
69 City Attorney

67 **ATTEST:** \_\_\_\_\_  
68 Erika Brady  
69 City Clerk

