

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8701 NORTH MOPAC EXPRESSWAY SERVICE ROAD NORTHBOUND FROM GENERAL COMMERCIAL SERVICES (CS) 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 general commercial services (CS) base district to limited industrial service-planned development area (LI-PDA) combining district on the property described in Zoning Case No. C14-2025-0088, on file at the Planning Department, as follows:

LOT 3, THE ATRIUM, a subdivision in the city of Austin, Travis County, Texas, according to the map or plat of record in Volume 83, Page 125C, of the Plat Records of Travis County, Texas, (the "Property"),

locally known as 8701 North Mopac Expressway Service Road Northbound 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. Development of the Property within the boundaries of the planned development area (PDA) combining district established by this ordinance is subject to the use and site development regulations set forth in this part:

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

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| Hospital Services (Limited) | Private Primary Educational Facilities |
| Private Secondary Educational Facilities | Public Primary Educational Facilities |

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(B) Hospital Services (General) use is a conditional use of the Property:

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

- | | |
|---------------------|---|
| Basic Industry | General Warehousing and
Distribution |
| Light Manufacturing | Monument Retail Sales |
| Recycling Center | Resource Extraction |
| Scrap and Salvage | |

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

- (1) The maximum height of a building or structure on the Property shall not exceed 120 feet.
- (2) Development of the Property shall not exceed a floor-to-area ratio (FAR) of 3:1.
- (3) The maximum building coverage is 95 percent.
- (4) The maximum impervious coverage is 95 percent.
- (4) The minimum setbacks are:
 - (a) 0 feet for front yard
 - (b) 0 feet for street side yard
 - (c) 0 feet for interior side yard
 - (d) 0 feet for rear yard

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PART 5. This ordinance takes effect on _____, 2026.

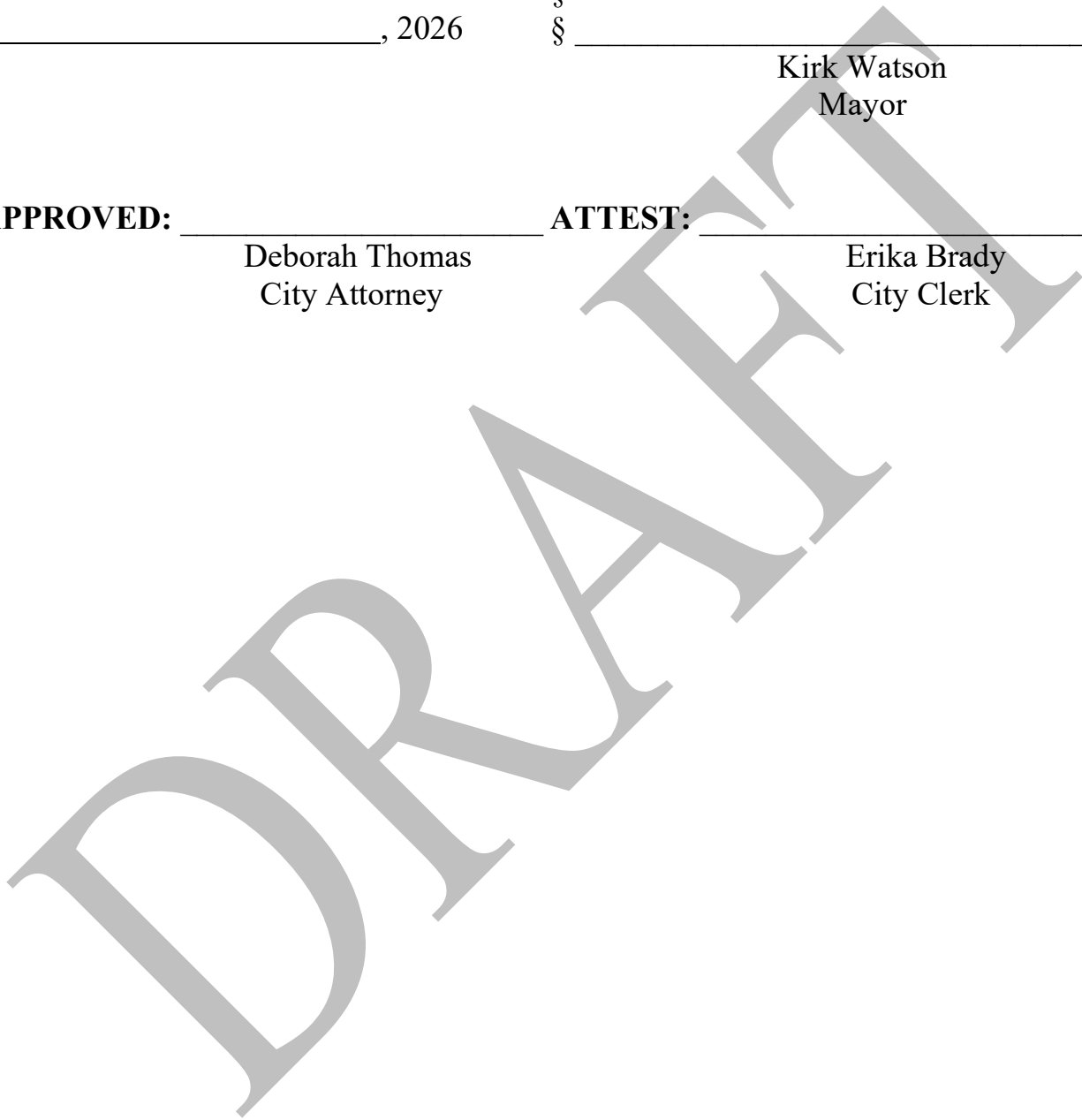
PASSED AND APPROVED

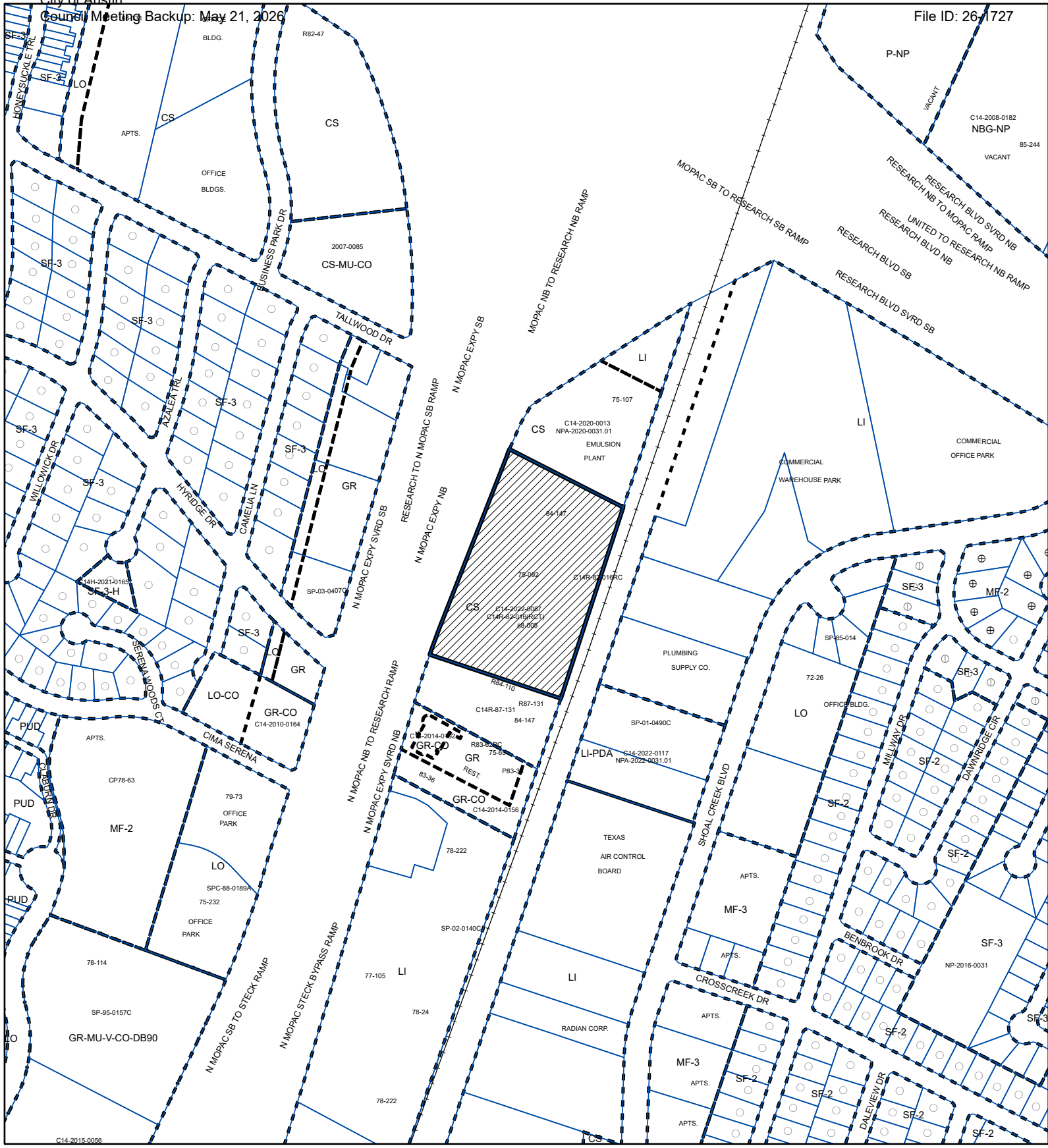
_____, 2026 §
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Kirk Watson
Mayor

APPROVED: _____
Deborah Thomas
City Attorney

ATTEST: _____
Erika Brady
City Clerk








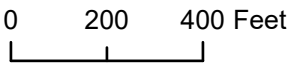
ZONING

EXHIBIT "A"

ZONING CASE#: C14-2025-0088



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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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