

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12219 1/2, 12455, 12487 1/2, 12489, 12489 1/2, 12491 1/2, 12501, 12515 1/2, AND 12517 1/2 RESEARCH BOULEVARD SERVICE ROAD NORTHBOUND, 12220 1/2 RIATA TRACE PARKWAY, AND 6511 1/2 AND 6513 MCNEIL ROAD FROM LIMITED INDUSTRIAL SERVICE-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICE-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT TO CHANGE CONDITIONS OF ZONING.**

**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-planned development area (LI-PDA) combining district to limited industrial service-planned development area (LI-PDA) combining district on the property described in Zoning Case No. C14-2024-0159, on file at the Planning Department, as follows:

LOTS 1, 10, 14C, 14D, 14E, 14F, 15, AND 16, RESEARCH PARK SECTION 4, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 202300183, of the Official Public Records of Travis County, Texas, and

LOT 1-B, BLOCK A, AMENDED PLAT OF RESEARCH PARK SECTION 3A-RESUBDIVISION OF LOT 1, BLOCK A, RESEARCH PARK SECTION 3, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200200182, of the Official Public Records of Travis County, Texas,

(collectively, the "Property"),

locally known as 12219 1/2, 12455, 12487 1/2, 12489, 12489 1/2, 12491 1/2, 12501, 12515 1/2, and 12517 1/2 Research Boulevard Service Road Northbound, 12220 1/2 Riata Trace Parkway, and 6511 1/2 and 6513 McNeil Road 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 50,000 square feet	Parks and Recreation Services (General)
Parks and Recreation Services (Special)	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	Building Maintenance Services
Campground	Commercial Off-Street Parking
Convenience Storage	Drop-Off Recycling Collection Facility
Funeral Services	Pedicab Storage and Dispatch
Monument Retail Sales	Recycling Center
Railroad Facilities	Scrap and Salvage
Resource Extraction	
Vehicle Storage	

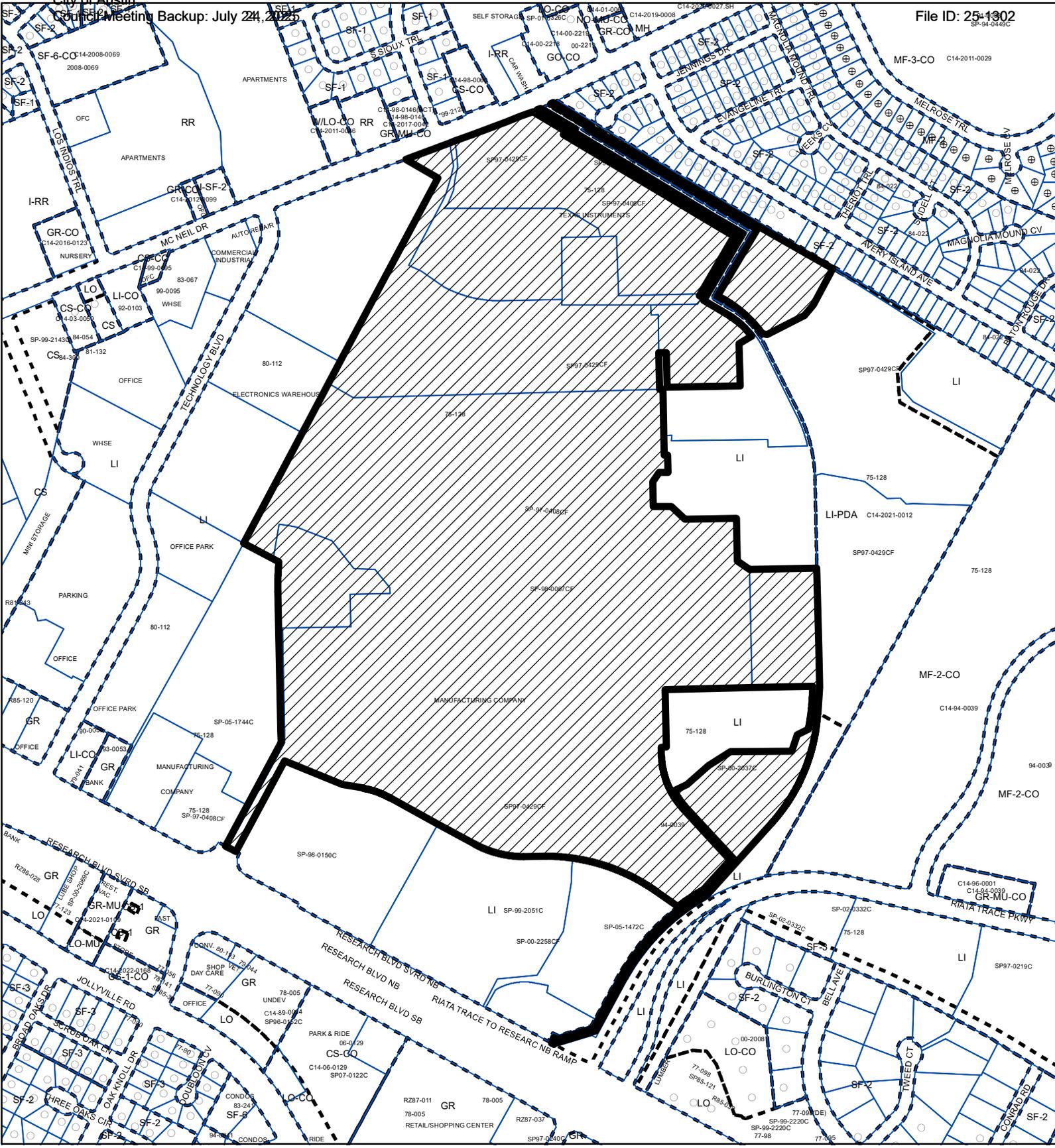
40 (C) Basic Industry is a conditional use of the Property.

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

43 (E) A 75-foot wide building setback shall be provided and maintained between a  
44 multifamily residential use, townhouse residential use, or condominium  
45 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





**ZONING**

**EXHIBIT "A"**

ZONING CASE#: C14-2024-0159

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 600'

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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