

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 20 STRANDTMAN COVE IN THE GOVALLE/JOHNSTON TERRACE COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICE-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) 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-conditional overlay-neighborhood plan (LI-CO-NP) combining district to limited industrial service-planned development area-neighborhood plan (LI-PDA-NP) combining district on the property described in Zoning Case No. C14-2025-0004, on file at the Planning Department, as follows:

LOT 1, BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 77, Page 361, of the Plat Records of Travis County, Texas, and

LOT 1, BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA SECTION TWO, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 86, Page 163B, of the Plat Records of Travis County, Texas, and

(collectively, the “Property”),

locally known as 20 Strandtman Cove 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 prohibited uses of the Property:

Agricultural Sales and Services	Automotive Rentals
Automotive Repair Services	Automotive Sales
Automotive Washing (of any type)	Bail Bond Services
Basic Industry	Campground
Construction Sales and Services	Convenience Storage
Custom Manufacturing	Drop-Off Recycling Collection Facility
Exterminating Services	General Warehousing and Distribution
Indoor Crop Production	Kennels
Light Manufacturing	Limited Warehousing and Distribution
Maintenance and Service Facilities	Pedicab Storage and Dispatch
Recycling Center	Research Services
Resource Extraction	Scrap and Salvage
Service Station	Vehicle Storage

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

Condominium Residential	Group Residential
Multifamily Residential	Townhouse Residential

(C) 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:
 - (a) 30 feet in height for a portion of a building or structure located within the southernmost 75 feet of the Property as measured parallel from the southernmost property line; or
 - (b) 90 feet in height for a portion of a building or structure not described in subsection (a) located within southernmost 225 feet of the Property as measured parallel from the southernmost property line; or
 - (c) 120 feet in height for a portion of a building or structure not described in subsection (a) or (b).

- 66 (2) Development of the Property shall not exceed a floor-to-area ratio (FAR)
67 of 8:1.
68
69 (3) The maximum building coverage is 80 percent.
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71 (4) The minimum setbacks are:
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73 (a) 0 feet for front yard
74 (b) 0 feet for street side yard
75 (c) 0 feet for interior side yard
76 (d) 0 feet for rear yard
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78 **PART 5.** Except as specifically modified by this ordinance, the Property is subject to
79 Ordinance No. 030327-11a that established zoning for the Govalle Neighborhood Plan.
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81 **PART 6.** This ordinance takes effect on _____, 2025.
82

83 **PASSED AND APPROVED**
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85 _____, 2025
86

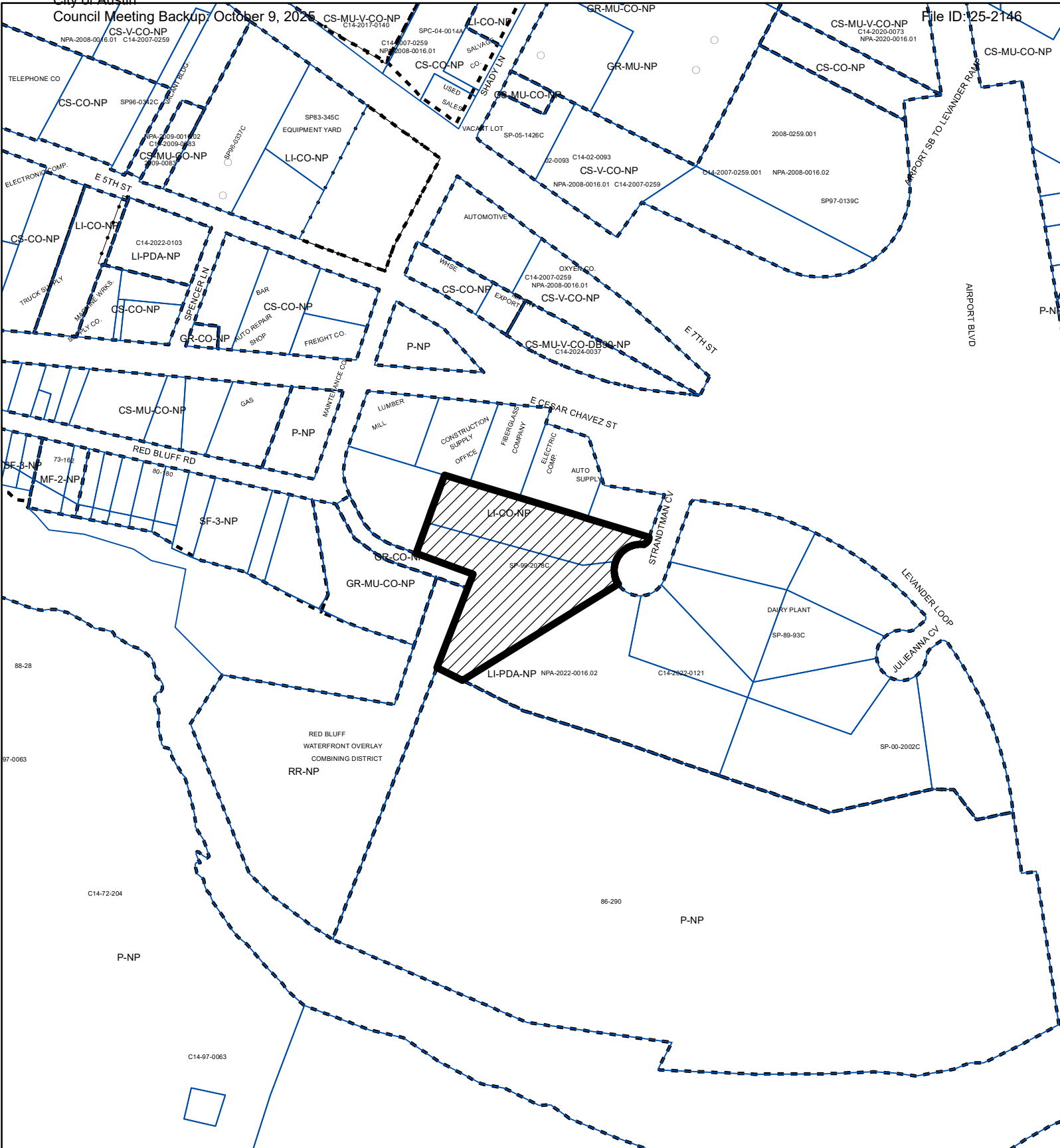
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87 _____
88 Kirk Watson
89 Mayor
90

91
92 **APPROVED:** _____ **ATTEST:** _____
93

94 Deborah Thomas
95 City Attorney

Erika Brady
City Clerk



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2025-0004

EXHIBIT "A"



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.

1" = 400'

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