

Update to lines 31-33 to reflect the planned development area (PDA) combining district.

Version 2

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12535, 12545, 12555, AND 12565 RIATA VISTA CIRCLE FROM LIMITED INDUSTRIAL SERVICE (LI) 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) base district to limited industrial service-planned development area (LI-PDA) combining district on the property described in Zoning Case No. C14-2024-0151, on file at the Planning Department, as follows:

LOTS 1 AND 2, BLOCK B, RIATA CROSSING NORTH, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 101, Page 361, of the Plat Records of Travis County, Texas (the “Property”),

locally known as 12535, 12545, 12555, and 12565 Riata Vista Circle 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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|-------------------------|--|
| Administrative Services | Alternative Financial Services                   |
| Club or Lodge           | Cocktail Lounge not to exceed 20,000 square feet |
| Community Events        | Condominium Residential                          |

Consumer Repair Services  
Duplex Residential  
Hospital Services (Limited)  
Major Public Facilities  
Multifamily Residential

Convention Center  
Guidance Services  
Liquor Sales  
Major Utility Facilities  
Outdoor Entertainment not to exceed 20,000 square feet  
Park and Recreation Services (Special)  
Pet Services  
Private Secondary Educational Facilities  
Recreational Equipment Maintenance & Storage  
Research Assembly Services  
Research Warehousing Services

Park and Recreation Services (General)  
Pawn Shop Services  
Private Primary Educational Facilities  
Public Primary Educational Facilities  
Recreational Equipment Sales  
Research Testing Services  
Townhouse Residential

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(B) The following uses are conditional uses of the Property:

Cocktail Lounge (exceeding 20,000 square feet)  
Outdoor Entertainment (exceeding 20,000 square feet)  
Hospital Services (General)

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

Railroad Facilities  
Resource Extraction  
Recycling Center  
Transportation Terminal

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(D) An Automotive Sales use is a conditional use of the Property when located less than 50 feet of the following uses:

Condominium Residential  
Multifamily Residential  
Townhouse Residential  
Duplex Residential  
Short Term Rental

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(E) A 100-foot wide building setback shall be provided and maintained along a boundary line when an abutting property is developed with any of the following uses:

Automotive Rentals  
Condominium Residential  
Automotive Sales  
Construction Sales and Services

Duplex Residential  
Limited Warehousing and  
Distribution  
Short Term Rental  
Two-Unit Residential

Light Manufacturing  
Multifamily Residential  
  
Townhouse Residential

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49 (F) A 50-foot wide building setback shall be provided and maintained along a  
50 boundary line when an abutting property is developed with any of the following  
51 uses:

Condominium Residential  
Multifamily Residential  
Research Testing Services  
Short Term Rental

Duplex Residential  
Research Assembly Services  
Research Warehousing Services  
Townhouse Residential

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

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55 (1) Except for a building or structure containing a Hotel/Motel use, the  
56 maximum height of a building or structure shall not exceed 90 feet.  
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58 (2) The maximum height of a building or structure containing a Hotel/Motel  
59 use shall not exceed 100 feet.  
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61 (3) Maximum building coverage is 95 percent.  
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63 (4) Development of the Property shall not exceed a floor to area ratio (FAR)  
64 of 4:1.  
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66 (5) The minimum setbacks are:  
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68 (a) 0 feet for front yard  
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70 (b) 0 feet for side street yard  
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72 (c) 0 feet for interior side yard  
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**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2025.

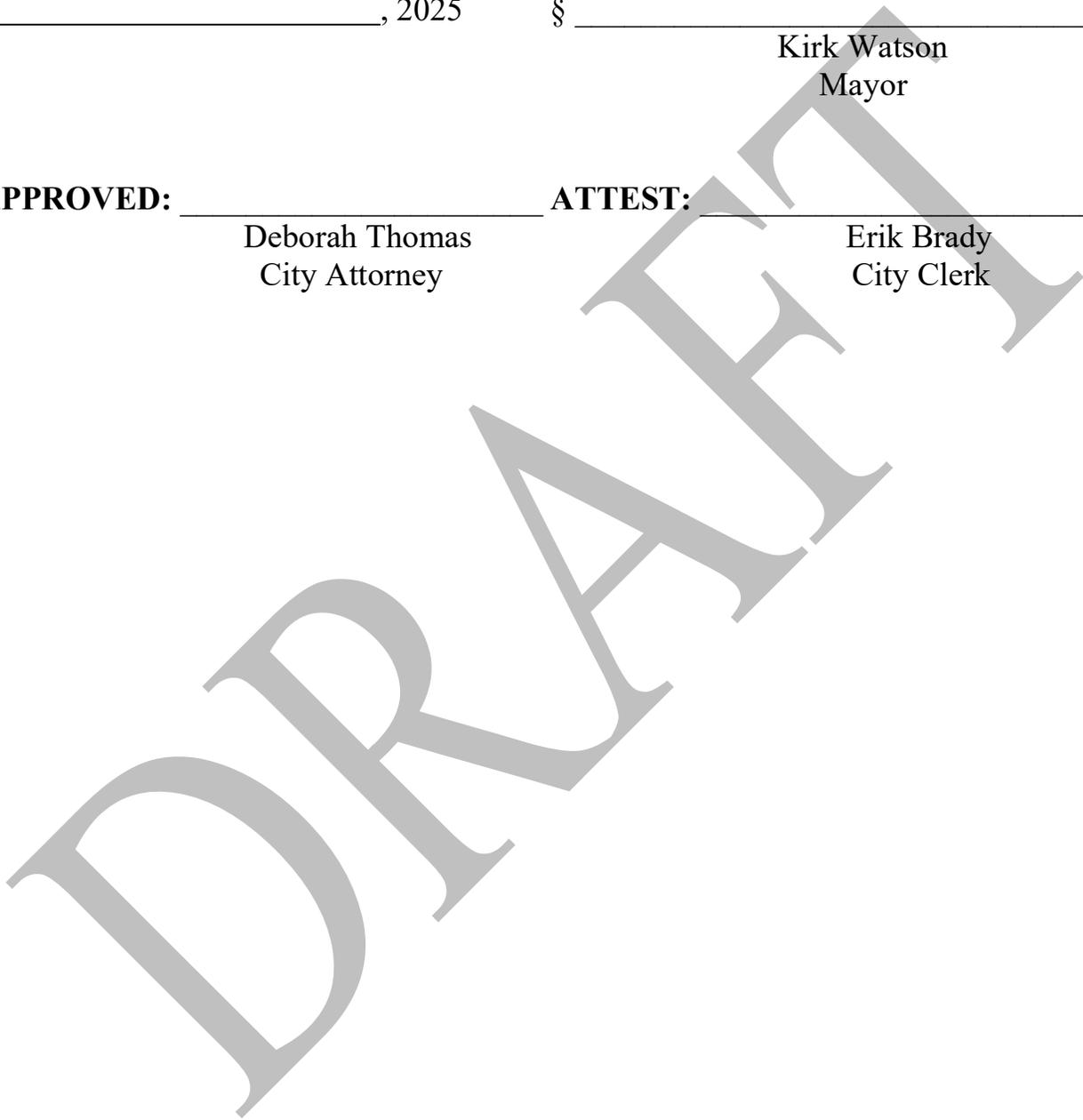
**PASSED AND APPROVED**

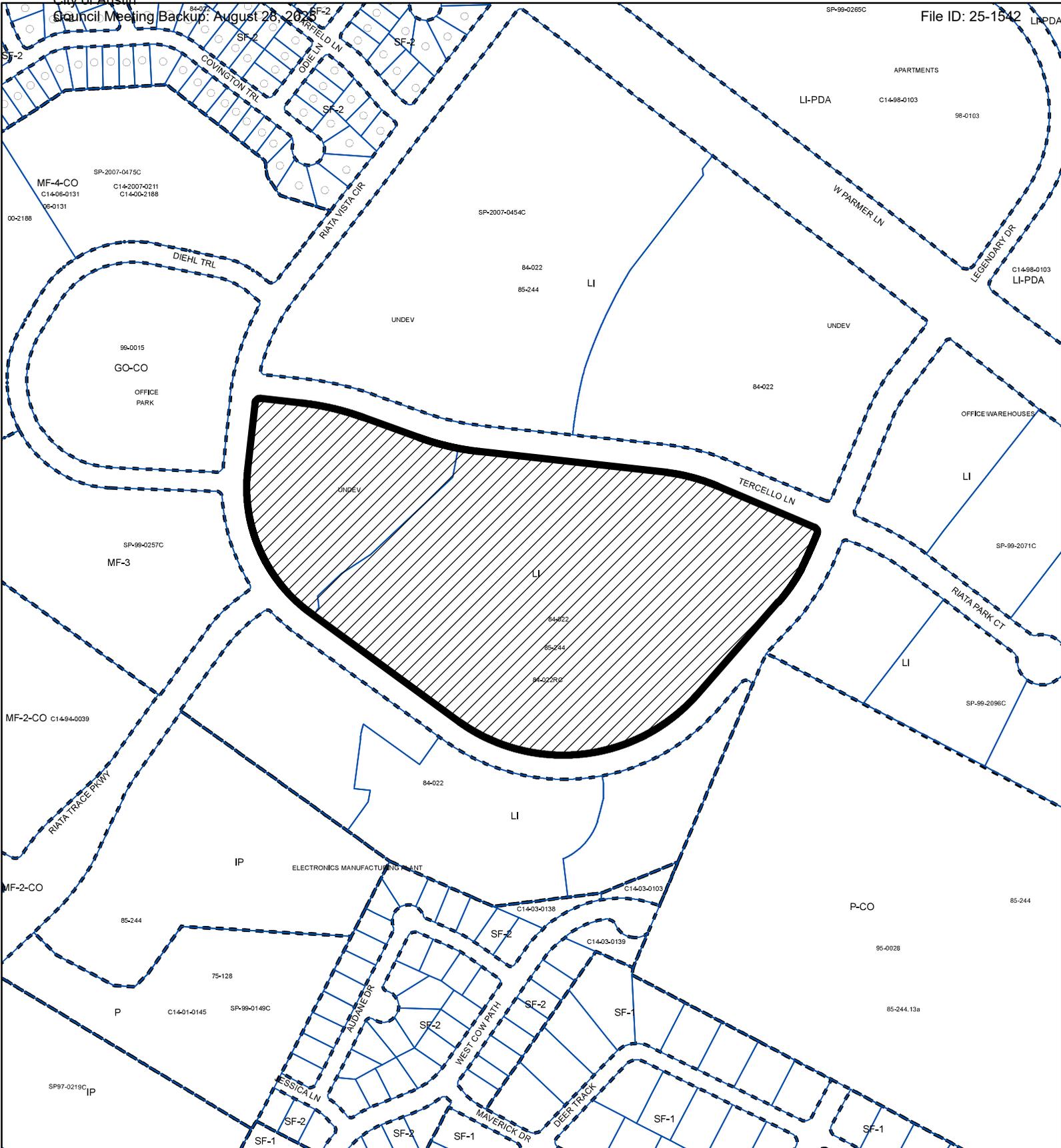
\_\_\_\_\_, 2025      §  
   §  
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Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_  
Deborah Thomas  
City Attorney

**ATTEST:** \_\_\_\_\_  
Erik Brady  
City Clerk





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**

**EXHIBIT "A"**

ZONING CASE#: C14-2024-0151

1" = 400'

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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