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

ORDINANCE NO.	

Version 2

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:

Administrative Services
Club or Lodge
Cocktail Lounge not to exceed

20,000 square feet

Community Events Condominium Residential

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46 47 (F)

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

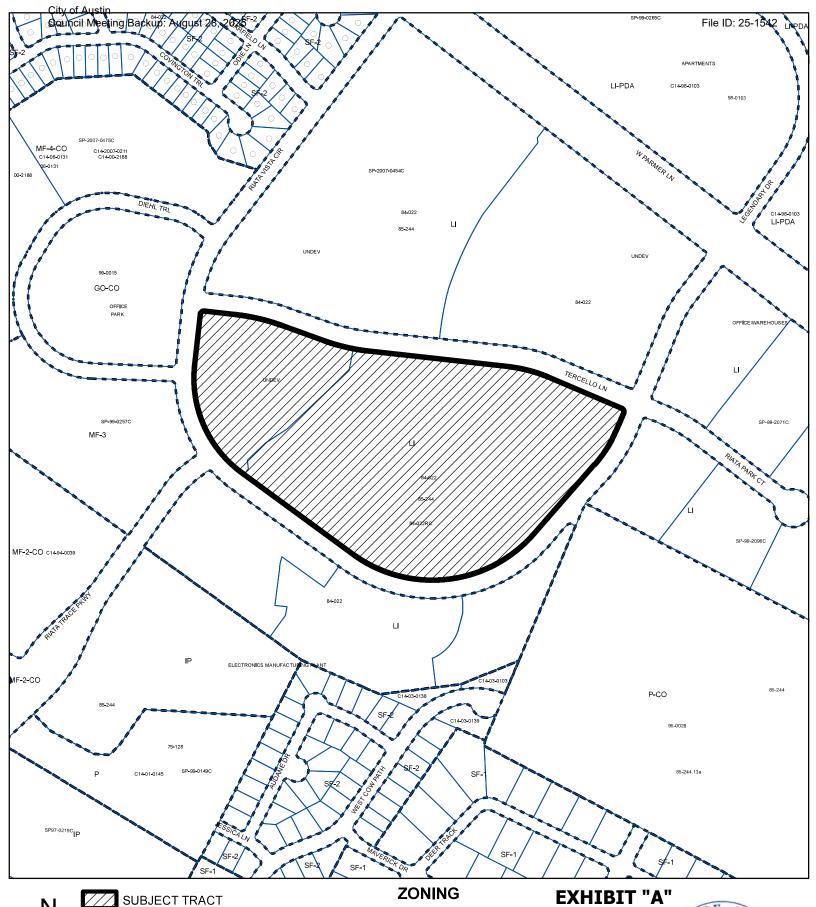
A 50-foot wide building setback shall be provided and maintained along a boundary line when an abutting property is developed with any of the following uses:

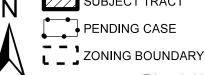
Condominium Residential
Multifamily Residential
Research Assembly Services
Research Testing Services
Research Warehousing Services

Short Term Rental Townhouse Residential

- (G) Development of the Property shall comply with the following regulations:
 - (1) Except for a building or structure containing a Hotel/Motel use, the maximum height of a building or structure shall not exceed 90 feet.
 - (2) The maximum height of a building or structure containing a Hotel/Motel use shall not exceed 100 feet.
 - (3) Maximum building coverage is 95 percent.
 - (4) Development of the Property shall not exceed a floor to area ratio (FAR) of 4:1.
 - (5) The minimum setbacks are:
 - (a) 0 feet for front yard
 - (b) 0 feet for side street yard
 - (c) 0 feet for interior side yard

PART 5. This ordinance takes effect on	n, 2025.
PASSED AND APPROVED	
	§ § Kirk Watson Mayor
APPROVED:	ATTEST:
Deborah Thomas City Attorney	Erik Brady City Clerk





ZONING CASE#: C14-2024-0151

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.

1"=400'

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.

Created: 10/9/2024