

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 000928-24 AND ORDINANCE NO. 000928-25 TO REZONE AND CHANGE THE ZONING MAP 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 FOR A PORTION OF THE PROPERTY COMMONLY KNOWN AS INTERPORT PLANNED DEVELOPMENT AREA (PDA) GENERALLY LOCATED AT THE NORTHWEST AND NORTHEAST INTERSECTION OF EAST STATE HIGHWAY 71 SERVICE ROAD WESTBOUND AT SOUTH STATE HIGHWAY 130 SERVICE ROAD.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Interport planned development area (the “Interport PDA”) is comprised of approximately 652 acres of land, more or less, out of the Santiago Del Valle Survey No. 24 and is more particularly described by metes and bounds in Ordinance No. 000928-24 and Ordinance No. 000928-25, each approved on September 28, 2000 (the “Establishing Ordinances”). The Establishing Ordinances were amended administratively on June 6, 2007, October 15, 2021, and October 25, 2023. This ordinance affects the portion of the acreage within the Interport PDA as identified in Part 2 of this ordinance.

PART 2. 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, to change conditions of zoning on the property described in Zoning Case No. C14-99-2052.04, on file at the Planning Department, as follows:

Being 8 Tracts of land out of the Santiago Del Valle 10 League Grant located in Travis County, Texas, said 8 Tracts of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance, (the “Property”)

locally known as a portion of the Interport PDA generally located at the northwest and northeast intersection of East State Highway 71 Service Road Westbound at the South State Highway 130 Service Road in Travis County, Texas, and generally identified in the map attached as **Exhibit “B”**.

PART 3. Except as specifically provided in Part 3, Part 4, and Part 5 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 4. Development of the Property shall comply with Section 25-2-648 (*Planned Development Area Performance Standards*) of the City Code.

PART 5. Development of the Property within the boundaries of the planned development area combining district established by this ordinance is subject to the use and site development regulations set forth in this part:

- (A) The maximum height of a building or structure on the Property shall not exceed 90 feet.
- (B) Except for the maximum height allowed in subsection (A), commercial and mixed use developments on the Property shall be developed and used in accordance with the regulations established for the general commercial services (CS) base district.
- (C) Multifamily residential use developments on the Property shall be developed and used in accordance with the regulations established for the multifamily residence highest density (MF-6) district.

PART 6. Except as specifically provided in Part 4, or as amended in this Part 5, development and use of the Property is subject to the conditions established in Exhibit F- Site Development Standards (Exhibit F), as amended, including Attachment 1 – Use Table (Attachment 1) and Attachment 2 – Site-Specific Use and Development Regulations (Attachment 2), of the Establishing Ordinances, amended as follows:

- (A) Exhibit F – Section B.3. is modified to replace “retail uses” with “commercial uses”.
- (B) Exhibit F - Section C.1.a. is deleted in its entirety.
- (C) Exhibit F - Section C.1.b. is deleted in its entirety.
- (D) Exhibit F - Section C.1.c. is deleted in its entirety.
- (E) Exhibit F - Section C.1.d. is deleted in its entirety.

1 (F) Exhibit F - Section C.2.a. is deleted in its entirety.

2
3 (G) Exhibit F - Section C.2.a.1. is deleted in its entirety.

4
5 (H) Exhibit F - Section C.2.a.2. is deleted in its entirety.

6
7 (I) Exhibit F - Section C.3.a. is deleted in its entirety.

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9 (J) Exhibit F - Section C.3.b is deleted in its entirety.

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11 (K) Attachment 2 – Section 3 is deleted in its entirety.

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13 (L) Attachment 2 – Section 5 is deleted in its entirety.

14
15 **PART 7.** Except as otherwise specifically provided for in this ordinance, the terms and
16 conditions of the Establishing Ordinances, remain in effect. If this ordinance and the
17 Establishing Ordinances, conflict, this ordinance controls.

18
19 **PART 8.** This ordinance takes effect on _____, 2025.

20
21 **PASSED AND APPROVED**

22
23 §
24 §
25 _____, 2025 §
26 _____
27 Kirk Watson
28 Mayor

29
30 **APPROVED:** _____ **ATTEST:** _____
31 Deborah Thomas Erika Brady
32 City Attorney City Clerk
33

FIELD NOTES FOR ZONING

Describing eight (8) tracts of land out of the Santiago Del Valle Ten League Grant, all included in the Interport PDA, City of Austin Ordinance 000928-24&25, said 8 tracts more particularly described as follows:

1. All of Interport Section 1, a subdivision recorded in document number 200300305 of the Official Public Records of Travis county, Texas;
2. All of Interport Section 2A, a subdivision recorded in document number 202200179 of the Official Public Records of Travis County, Texas, save and except Lot 1, Block A of said Interport 2A;
3. All of Interport Section 2C, a subdivision recorded in document number 202200234 of the Official Public Records of Travis County, Texas, save and except Lot 1, Block C of said Interport 2C;
4. All of The Riverbend West 1, a subdivision recorded in document number 201700151 of the Official Public Records of Travis County, Texas, save and except Lot 1, block B of said The Riverbend West 1;
5. All of The Riverbend West 2, a subdivision recorded in document number 202200266 of the Official Public Records of Travis County, Texas;
6. All of Riverbend Landing, a subdivision recorded in document number 202500021 of the Official Public Records of Travis County, Texas, save and except Lot 1, block I of said Riverbend Landing;
7. A 16.06 ACRE TRACT OF LAND, SAME BEING A PORTION OF THE SANTIAGO DEL VALLE 10 LEAGUE GRANT IN TRAVIS COUNTY, TEXAS AND ALSO BEING A PORTION OF THAT CERTAIN 106.41 ACRE TRACT OF LAND DESCRIBED AS PARCEL 2 IN A SPECIAL WARRANTY DEED, EXECUTED ON JANURARY 14, 2021 AND RECORDED IN DOCUMENT NUMBER 2021009377, OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 16.06 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a found 1/2-inch iron rod with cap stamped "UDG #2433" in the east line of said 106.41 acre tract, same being the west right-of-way line of State Highway 130 (R.O.W. varies, described as Parcel No. 354A, Part 1, 109.999 acres in Document Number 2004223233, Official Public Records of said County" and in the north right-of-way line of Fallwell Lane (90 feet R.O.W.) , from which a TxDOT brass disk found in the west line of said State Highway 130 bears South 06 degrees 11 minutes 32 seconds East, a distance of 118.41 feet;

THENCE, through the interior of said 106.41 acre tract, and with the north line of Fallwell Lane as recorded in Document Number 202200266, the following three courses:

1) SOUTH 72 degrees 24 minutes 08 seconds WEST, a distance of 68.34 feet to a found 1/2-inch iron rod with cap stamped "UDG #2433";

2) Along a curve to the left having a radius of 830.05 feet, an arc length of 285.78 feet, a central angle of 19 degrees 43 minutes 36 seconds and a chord which bears South 62 degrees 32 minutes 18 seconds West, a distance of 284.37 feet to a found 1/2-inch iron rod with cap stamped "UDG #2433" ;

3) SOUTH 52 degrees 40 minutes 28 seconds West, a distance of 176.62 feet to a TxDOT brass disk found at the southeast corner of a 0.218 of an acre tract of land described as Parcel No. 354A, Part 2 as recorded in said Document Number 2004223233, Official Public Records of said County;

THENCE, continuing through the interior of said 106.41 acre tract and with the east and north lines of said 0.218 of an acre tract, the following two courses:

1) North 01 degree 16 minutes 02 seconds West, a distance of 76.23 feet to a found TxDOT brass disk at the northeast corner of said 0.218 of an acre tract;

2) South 78 degrees 52 minutes 01 second West, a distance of 126.88 feet to a found TxDOT brass disk at the northwest corner of said 0.218 of an acre tract;

THENCE, continuing through the interior of said 106.41 acre tract, North 01 degree 29 minutes 21 seconds West, a distance of 9.73 feet to found P-K nail with washer stamped "URBAN DESIGN GROUP" set in the asphalt pavement of existing Fallwell Lane as recorded in Document Number 202200266;

THENCE, continuing through the interior of said 106.41 acre tract, along and in the pavement of said Fallwell Lane, the following nine (9) courses, same being the north line of Lot 1, Block G, The Riverbend West 2, as recorded in Document Number 202200266, Official Public Records Travis County Texas:

1) South 82 degrees 43 minutes 51 seconds West, a distance of 47.50 feet to a found P-K nail with washer stamped "URBAN DESIGN GROUP";

2) South 83 degrees 45 minutes 40 seconds West, a distance of 217.80 feet to a found P-K nail with washer stamped "URBAN DESIGN GROUP";

3) Along a curve to the left having a radius of 4050.94 feet, an arc length of 353.02 feet, a central angle of 4 degrees 59 minutes 35 seconds and a chord which bears South 81 degrees 15 minutes 13 seconds West, a distance of 352.91 feet to found P-K nail with washer stamped "URBAN DESIGN GROUP";

- 4) South 78 degrees 44 minutes 45 seconds West, a distance of 196.72 feet to a found P-K nail with washer stamped "URBAN DESIGN GROUP";
- 5) Along a curve to the left having a radius of 1344.44 feet, an arc length of 215.14 feet, a central angle of 9 degrees 10 minutes 07 seconds and a chord which bears South 74 degrees 07 minutes 06 seconds West, a distance of 214.91 feet to a found P-K nail with washer stamped "URBAN DESIGN GROUP";
- 6) South 69 degrees 28 minutes 58 seconds West, a distance of 411.09 feet to a found P-K nail with washer stamped "URBAN DESIGN GROUP";
- 7) Along a curve to the left having a radius of 423.93 feet, an arc length of 206.13 feet, a central angle of 27 degrees 51 minutes 34 seconds and a chord which bears South 55 degrees 31 minutes 22 seconds West, a distance of 204.10 feet to a found P-K nail with washer stamped "URBAN DESIGN GROUP";
- 8) South 41 degrees 30 minutes 00 seconds West, a distance of 87.95 feet to a P-K nail with washer stamped "URBAN DESIGN GROUP";
- 9) Along a curve to the right having a radius of 331.81 feet, an arc length of 154.54 feet, a central angle of 26 degrees 41 minutes 03 seconds and a chord which bears South 54 degrees 41 minutes 43 seconds West, a distance of 153.14 feet to a found P-K nail with washer stamped "URBAN DESIGN GROUP";

THENCE, continuing through the interior of said 106.41 acre tract, South 12 degrees 17 minutes 58 seconds East, a distance of 101.26 feet to a found 1/2-inch iron rod with cap stamped "UDG #2433" set in the north line of a subdivision, The Riverbend West 2, said north line also being the north line of said Fallwell Lane;

THENCE, continuing through the interior of said 106.41 acre tract and with the north line of said Riverbend West 2, subdivision, same being the north line of said Fallwell Lane, the following two courses:

- 1) South 77 degrees 42 minutes 02 seconds West, a distance of 384.74 feet to a found 1/2-inch iron rod with cap stamped "UDG #2433";
- 2) Along a curve to the left having a radius of 1051.69 feet, an arc length of 251.17 feet, a central angle of 13 degrees 41 minutes 01 second and a chord which bears South 70 degrees 48 minutes 52 seconds West, a distance of 250.58 feet to a found 1/2-inch iron rod with cap stamped "UDG #2433" found at an interior corner;

THENCE, departing the north line of Fallwell Lane, North 26 degrees 04 minutes 17 seconds West, a distance of 34.59 feet to a found 1/2-inch iron rod found at an interior corner of said 106.41 acre tract;

THENCE, with a southwest line of said 106.41 acre tract, North 52 degrees 32 minutes 31 seconds West, a distance of 30.02 feet to a found cotton spindle at the west corner of said 106.41 acre tract, same being at the southeast corner of that certain 1.396 acre tract of land described in a deed to William J. Bastas as recorded in Document Number 2003045606, Official Public Records of said County;

THENCE, with the west line of said 106.41 acre tract, same being the east line of said 1.396 acre tract, the following eight (8) courses:

- 1) North 42 degrees 14 minutes 00 seconds East, a distance of 62.11 feet to a found 1/2-inch iron rod with cap stamped "UDG #2433";
- 2) North 46 degrees 43 minutes 16 seconds East, 17.39 feet to a found 1/2-inch iron rod with cap stamped "UDG #2433";
- 3) North 46 degrees 56 minutes 39 seconds East, a distance of 43.86 feet to a found 1/2-inch iron rod with cap stamped "UDG #2433";
- 4) North 43 degrees 50 minutes 26 seconds East, a distance of 34.39 feet to a found 1/2-inch iron pipe;
- 5) North 38 degrees 20 minutes 21 seconds East, a distance of 54.31 feet to a found 1/2-inch iron rod with cap stamped "UDG #2433";
- 6) North 31 degrees 21 minutes 30 seconds East, a distance of 61.26 feet to a found 1/2-inch iron rod with cap stamped "UDG #2433";
- 7) North 23 degrees 22 minutes 23 seconds East, a distance of 40.48 feet to found 1/2-inch iron pipe in concrete;
- 8) North 01 degree 29 minutes 49 seconds East, a distance of 53.99 feet to a calculated point at the northwest corner of said 145.59 acre tract, same being in the south low bank of the Colorado River;

THENCE, with the northwest line of said 106.41 acre tract, same being the south low bank of the Colorado River, the following six courses:

- 1) North 68 degrees 33 minutes 40 seconds East, a distance of 178.64 feet to a calculated point;

- 2) North 64 degrees 11 minutes 10 seconds East, a distance of 403.04 feet to a calculated point;
- 3) North 70 degrees 53 minutes 56 seconds East, a distance of 466.22 feet to a calculated point;
- 4) North 73 degrees 40 minutes 59 seconds East, a distance of 865.77 feet to a calculated point;
- 5) North 61 degrees 00 minutes 28 seconds East, a distance of 619.47 feet to a calculated point;
- 6) North 76 degrees 01 minute 01 second East, a distance of 403.76 feet to a calculated point at the northeast corner of said 106.41 acre tract;

THENCE, with the east line of said 106.41 acre tract, South 06 degrees 11 minutes 32 seconds East, a distance of 329.13 feet to the POINT OF BEGINNING and containing 16.06 acres of land, more or less.

8. A 55.738 ACRE TRACT OF LAND, SAME BEING A PART OF THE SANTIAGO DEL VALLE 10 LEAGUE GRANT, TRAVIS COUNTY, TEXAS AND ALSO BEING A PART OF THAT 186.53 ACRE TRACT OF LAND DESCRIBED AS PARCEL 1 IN A SPECIAL WARRANTY DEED TO EP AUSTIN PURCHASE COMPANY LLC, EXECUTED ON JANUARY 14, 2021 AND RECORDED IN DOCUMENT NUMBER 2021009377, OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, SAID 55.738 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 5/8-inch iron rod with a cap stamped "DUNAWAY ASSOC." for the southeast corner of herein described tract, same being the northeast corner of Lot 2, Block H, of Riverbend Landing, a subdivision recorded in Document Number 202500021, Official Public Records Travis County Texas;

THENCE South 80 degrees 33 minutes 59 seconds West, along north line of said Lot 2, Block H, a distance of 162.94 feet to a found 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC.";

THENCE North 84 degrees 38 minutes 05 seconds West, continuing along the north line of said Lot 2, Block H, a distance of 256.55 to a found 5/8-inch iron rod with a cap stamped "DUNAWAY ASSOC." for the northwest corner of said Lot 2, Block H, of said Riverbend Landing;

THENCE North 82 degrees 06 minutes 47 seconds West, a distance of 76.63 feet to a found ½-inch iron rod with a cap stamped "UDG #2433" for the southwest corner of herein described tract, same being on the easterly right-of-way line of State Highway 130 (variable width right-of-

way) said point being a circular curve to the left having a radius of 1,797.18 feet, whose chord bears North 0 degree 06 minutes 30 seconds West , and chord distance of 1,035.59 feet;

THENCE Northwesterly, continuing along the easterly right of way line of said State Highway 130, along said circular curve to the left, through a central angle of 33 degrees 29 minutes 25 seconds, a distance of 1,050.48 feet to a found TXDOT Monument at the end of said curve;

THENCE, continuing along the easterly right of way line of said State Highway 130 and westerly line of said 186.53 acre tract the following two (2) courses;

THENCE North 01 degree 54 minutes 13 seconds East, a distance of 307.06 feet to a found TXDOT Monument;

THENCE North 02 degrees 53 minutes 33 seconds West, a distance of 657.60 feet to a calculated point in the north line of said 186.53 acre tract, same being the south low bank of The Colorado River, the following four (4) courses:

1. South 89 degrees 17 minutes 13 seconds East, a distance of 18.74 feet to a calculated point;
2. North 64 degrees 03 minutes 33 seconds East, a distance of 568.21 feet to a calculated point;
3. North 60 degrees 52 minutes 33 seconds East, a distance of 188.06 feet to a calculated point;
4. North 57 degrees 22 minutes 33 seconds East, a distance of 254.74 feet to a calculated point;

THENCE, with the east line of said 186.53 acre tract, same being the west line of a 1.56 acre tract of land described in a deed to the City Of Austin as recorded in Volume 12791, Page 822 of the deed records of said county, South 23 degrees 47 minutes 27 seconds East, at 60.02 feet passing a near the north line of Falwell Lane (No normal dedication, Monuments spaced 40 feet apart), continuing an additional 28.60 feet for a total distance of 88.62 feet to a found ½-inch iron rod with a cap stamped "UDG #2433" on the south asphalt road edge of said Fallwell Lane at the northwest corner of that certain 10.084 acre tract of land described in a deed to the City of Austin as recorded in Volume 9786, Page 437 of the Deed Record of said county;

THENCE with an east line of said 186.53 acre tract , same being with the west line of said 10.084 acre tract, the following two (2) courses:

1. South 23 degrees 49 minutes 11 seconds East, a distance of 11.40 feet to a found ½-inch iron rod with a cap stamped "UDG #2433" on the south line of said FallWell Lane;
2. South 23 degrees 47 minutes 26 seconds East, a distance of 802.90 feet to a found 1/2-inch iron rod at the south corner of said 10.084 acre tract;

THENCE with a northwest line of said 186.53 acre tract, North 38 degrees 48 minutes 33 seconds East, a distance of 727.81 feet to a found 1/2 - inch rod at the north corner of said 186.53 acre tract, and in the southwest line of Lot 2, Block A, River Valley Estates, a subdivision recorded on Book 79, Pages 104-1069 of the plat records of said county, said River Valley Estates being vacated by Document recorded in Document Number 2000106521 of the Official Public Records Travis County, Texas;

THENCE with the northeast and southeast line of said 186.53 acre tract, same being the southwest and northwest lines of said River Valley Estates, the following four (4) courses:

1. South 23 degrees 46 minutes 56 seconds East, a distance of 393.58 feet to a found 1/2 - inch iron rod;
2. South 23 degrees 49 minutes 00 seconds East a distance of 336.36 feet to a found 1/2 - inch iron rod;
3. South 23 degrees 50 minutes 18 seconds East, a distance of 334.56 feet to a found 1/2 - inch iron rod in concrete;

THENCE South 66 degrees 26 minutes 33 seconds West a distance of 401.32 feet to a calculated point at the west corner of Lot 5, Block A of said River Valley Estates, same being in the north line of that tract of land described in a deed to the City of Austin as recorded in Volume 8957, Page 47 of the Deed Records Travis County Texas;

THENCE with the east line of said 186.53 acre tract, same being with the West line of said City of Austin Tract and the west low bank of Onion Creek, North 80 degrees 57 minutes 27 seconds West, a distance of 74.81 feet to a point at the northwest corner of a 64.87 acre tract as described in a deed to Travis County as recorded in Document Number 2012025733 OF THE Official Public Records Travis County, Texas;

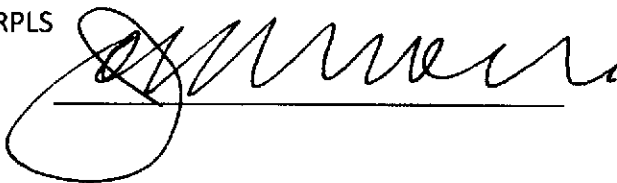
THENCE, along the common south line of said 186.53 acre tract and with the northeast line of said 64.84 acre tract, North 42 degrees 42 minutes 42 seconds West, a distance of 473.397 feet to a found 1/2 -inch iron with cap stamped "UDG #2433" at the north corner of said 64.84 acre tract;

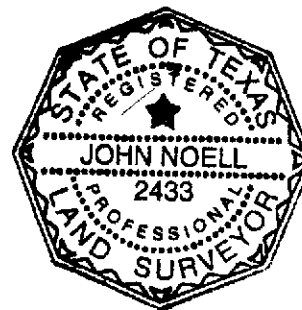
THENCE with common line of the south line of 186.53 acre tract and the 64.84 acre tract the following four (4) courses;

1. South 66 degrees 38 minutes 56 seconds West, a distance of 348.74 feet to a found 1/2 - inch iron rod with a cap stamped "UDG #2433";
2. South 38 degrees 32 minutes 17 seconds West, a distance of 690.08 feet to a found 1/2 - inch iron rod with a cap stamped "UDG #2433";
3. South 22 degrees 22 minutes 21 seconds West, a distance of 303.55 feet to a found 1/2 - inch iron rod with a cap stamped "UDG #2433";
4. South 01 degrees 53 minutes 02 seconds West, a distance of 484.06 feet to a point for corner.
5. South 20 degrees 50 minutes 36 seconds East, a distance of 8.96 feet to the POINT OF BEGINNING and containing 55.738 acres of land, more or less.

Field Notes Prepared by NORA Engineering and Planning

John Noell, RPLS

11/6/25 

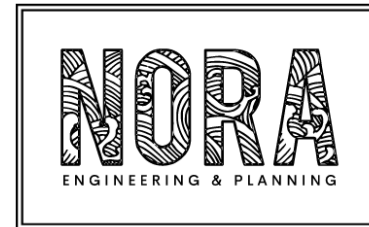
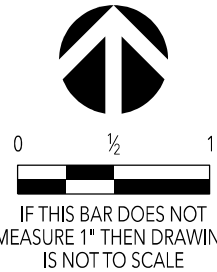




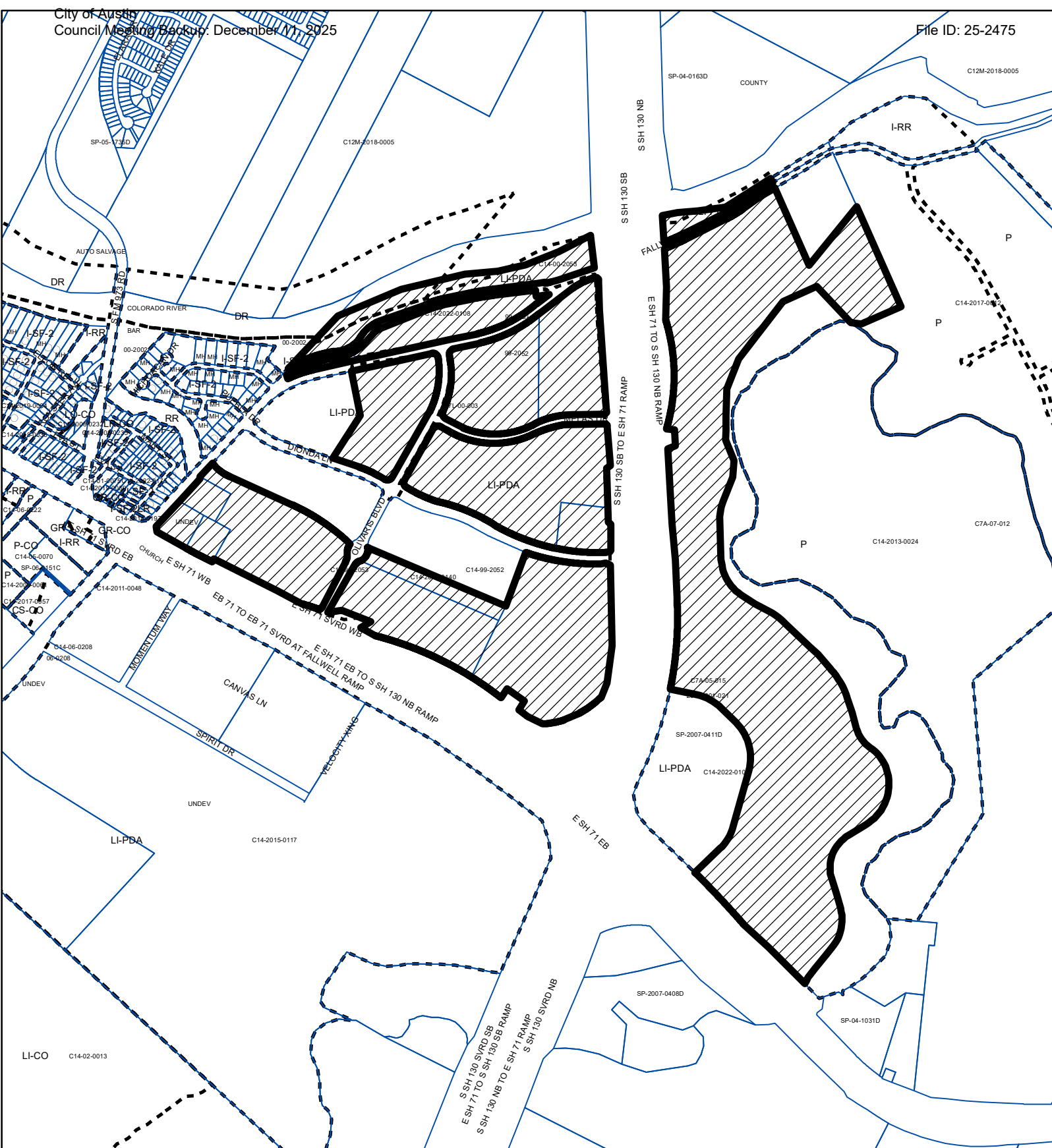
SKETCH TO ACCOMPANY FIELD NOTES FOR
ZONING




INTERPORT 2
ZONING AMENDMENT

DATE:	PROJ. NO.:	REF. SHT.	EXHIBIT NO.	SCALE:
11/6/2025	22-107			1" = 1500'



TBPELS # F-23249
5114 BALCONES
WOODS DRIVE
SUITE 307-122 |
AUSTIN, TX 78759
WWW.NORAENG.COM
(737) 264-3081



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-99-2052.04

EXHIBIT "B"

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.



Created: 4/8/2025

1" = 1,200'