

ORDINANCE NO. 20170518-056

AN ORDINANCE AMENDING ORDINANCE NO. 980226-G TO REZONE AND CHANGE THE ZONING MAP FROM LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF EAST HOWARD LANE AND HARRIS RIDGE BOULEVARD.

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

PART 1. The planned development area is comprised of property originally known as the Dell-Parmer North Development planned development area ("Dell-Parmer North Development PDA"). On February 26, 1998, the Dell-Parmer North Development PDA was approved under Ordinance No. 980226-G. This ordinance affects a portion of the property identified in the Dell Parmer North Development PDA as described in Part 2 below and shown on the attached Exhibit "A".

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 services-planned development area (LI-PDA) combining district to limited industrial services-planned development area (LI-PDA) combining district on the property described in Zoning Case No. C14-2016-0124, on file at the Planning and Zoning Department, as follows:

Lots 6 and 14, Parmer Business Park Subdivision, a subdivision in the City of Austin, Travis County, Texas, as more particularly described in Document No. 201600107 recorded in the Official Public Records of Travis County, Texas (the "Property"),

locally known as the southwest corner of East Howard Lane and Harris Ridge Boulevard in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 3. Development of the Property is subject to the limitations and conditions set forth below.

- A. A multifamily residential use is permitted on the Property. Any multifamily residential use on the Property shall be limited to 900 residential units and

developed according to multifamily residence medium density (MF-3) base district site development standards.

- B. Development of the Property may include no more than one restaurant or one cocktail lounge use. If a restaurant is constructed on the Property, it may be a restaurant (general) or restaurant (limited) use. If a cocktail lounge is constructed on the Property, the cocktail lounge use is limited to a maximum of 6,000 square feet.
- C. A 175-foot wide building setback shall be established and maintained on the Property between industrial and multifamily residential uses and from the property line of any adjacent property with an industrial use.
- D. For multifamily residential use on the Property, a site plan or building permit for the Property may not be approved, released, or issued until a Traffic Impact Analysis (TIA) is submitted to and approved by the Director of the Development Services Department.

PART 4. Except as otherwise provided in this ordinance, the terms and conditions of Ordinance No. 980226-G, as amended, remain in effect.

PART 5. This ordinance takes effect on May 29, 2017.

PASSED AND APPROVED

_____, May 18, 2017

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Steve Adler
Mayor

APPROVED: _____
Anne L. Morgan
City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk

