

ORDINANCE NO.

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT AT 4108 SOUTH IH-35 SERVICE ROAD SOUTHBOUND IN THE SOUTH CONGRESS COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-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 services-planned development area-neighborhood plan (LI-PDA-NP) combining district to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district on the property described in Zoning Case No. C14-2021-0030, on file at the Housing and Planning Department, as follows:

Lot A, INTERSTATE 35 INDUSTRIAL PARK II, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volume 79, Page 375, Plat Records of Travis County, Texas (the "Property"),

locally known as 4108 South IH-35 Service Road Southbound, in the City of Austin, Travis County, Texas and 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 services (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 regulations set forth in this part:

A. The following uses are additional permitted uses of the Property:

| | |
|--|---|
| Bed and breakfast residential (Group 1) | Bed and breakfast residential (Group 2) |
| Condominium residential | Group residential |
| Multifamily residential | Townhouse residential |
| Family home | Guidance services |
| Hospital services (limited) | Private primary educational facilities |
| Private secondary educational facilities | Public primary educational facilities |
| Public secondary educational facilities | |

B. Cocktail Lounge use is an additional permitted use of the Property and may not exceed 5,700 square feet of gross floor area.

C. Hospital services (general) use is a conditional use of the Property.

D. The following uses are prohibited uses of the Property:

| | |
|-----------------------|---------------------|
| Monument retail sales | Scrap and salvage |
| Basic industry | Light manufacturing |
| Recycling center | Resource extraction |

E. The following site development standards apply to the PDA Property.

1. The maximum height of a building or structure on the Property shall not exceed 125 feet.
2. The minimum setbacks are:
 - 25 feet for front yard,
 - 25 feet for street side yard,
 - 0 feet for interior side yard, and
 - 15 feet for rear yard.
3. The maximum building coverage on the Property is 85 percent.
4. The maximum impervious for the Property is 85 percent.
5. A maximum floor to area ratio does not apply to the Property.

66 Except as specifically restricted under this ordinance, the Property may be developed and
67 used in accordance with the regulations established for the respective base districts and
68 other applicable requirements of the City Code.

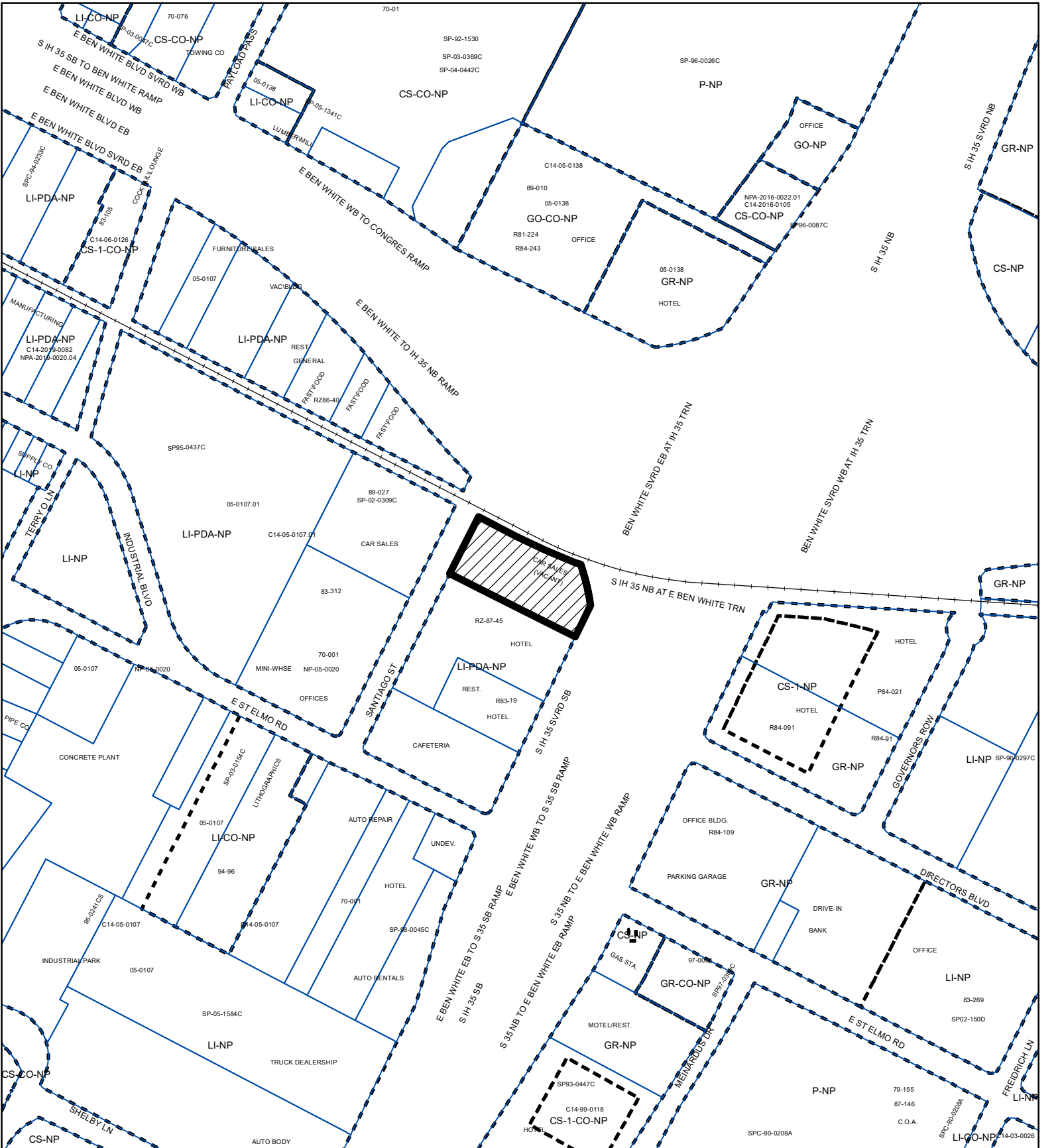
69
70 **PART 4.** The provisions in Ordinance No. 20050818-Z004, apply to the Property except
71 as otherwise provided in this ordinance.

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73 **PART 5.** This ordinance takes effect on _____, 2021.

74
75 **PASSED AND APPROVED**

76
77 §
78 §
79 _____, 2021 § _____
80 Steve Adler
81 Mayor

82
83
84 **APPROVED:** _____ **ATTEST:** _____
85 Anne L. Morgan Jannette S. Goodall
86 City Attorney City Clerk






ZONING

ZONING CASE#: C14-2021-0030

Exhibit A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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 Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



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