

ORDINANCE NO. 20210520-046

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.

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

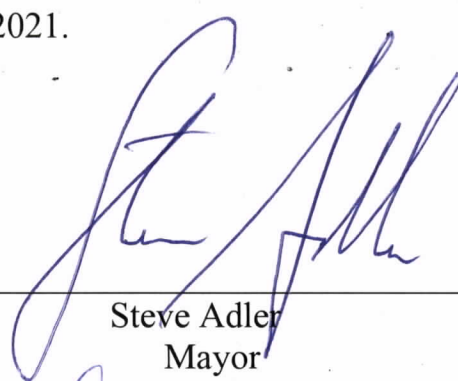
PART 4. The provisions in Ordinance No. 20050818-Z004, apply to the Property except as otherwise provided in this ordinance.

PART 5. This ordinance takes effect on May 31, 2021.

PASSED AND APPROVED

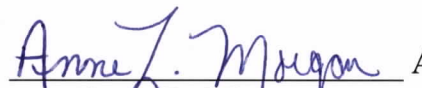

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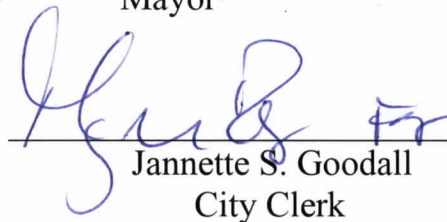


Steve Adler
Mayor

APPROVED:


Anne L. Morgan *by* 
City Attorney

ATTEST:

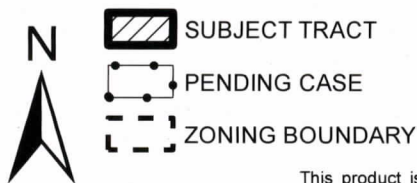

Jannette S. Goodall
City Clerk



ZONING

ZONING CASE#: C14-2021-0030

Exhibit A



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



Created: 3/12/2021