

**ORDINANCE NO. 20051020-056**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED IN THE EAST CONGRESS NEIGHBORHOOD PLAN AREA AT 700 INDUSTRIAL BOULEVARD, 908-932 EAST ST. ELMO ROAD, AND 4100-4336 SANTIAGO STREET FROM LIMITED INDUSTRIAL SERVICES-NEIGHBORHOOD PLAN (LI-NP) COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-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 districts on the property described in Zoning Case No. C14-05-0107.01, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From limited industrial services-neighborhood plan (LI-NP) to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district.

An unplatted 10.768 acre tract of land, more or less, out of the Isaac Decker League, Survey 20, Abstract 8, Travis County, and Lot 2A, Interstate 35 Industrial Park III Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 81, Page 172, of the Plat Records of Travis County, Texas; and,

Tract Two: From general commercial services-neighborhood plan (CS-NP) to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district.

Lot 1A, Interstate 35 Industrial Park III Amended Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 81, Page 333, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 700 Industrial Boulevard, 908-932 East St. Elmo Road, and 4100-4336 Santiago Street, 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, 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 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.

1. Development of the Property shall comply with Section 25-2-648 (*Planned Development Area Performance Standards*) of the City Code.

2. Except as provided in Sections 3 and 4, all permitted and conditional limited industrial services (LI) uses are permitted and conditional uses of the Property.

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

Bed and breakfast residential (Group 1)

Condominium residential

Multifamily residential

Hospital services (limited)

Family home

Private primary educational facilities

Public primary educational facilities

Commercial blood plasma center

Pet services

Bed and breakfast residential (Group 2)

Group residential

Townhouse residential

Community events

Guidance services

Private secondary educational facilities

Public secondary educational facilities

Liquor sales

Consumer repair services

4. The following uses are conditional uses of the Property:

Hospital services (general)

Cocktail lounge

5. The following site development standards apply to the Property.

1. The minimum lot size is 5,750 square feet.

2. The minimum lot width is 50 feet.

3. The maximum height is 90 feet.

4. The minimum front yard setback is 25 feet.

5. The minimum street side yard setback is 25 feet.
6. The minimum interior side setback is 0 feet.
7. The minimum rear yard setback is 15 feet.
8. The maximum building coverage is 85 percent.
9. The maximum impervious cover is 85 percent.

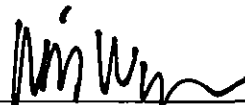
**PART 4.** The Property is subject to Ordinance No. 20050818-Z004 that established the East Congress neighborhood plan combining district.

**PART 5.** This ordinance takes effect on October 31, 2005.

**PASSED AND APPROVED**

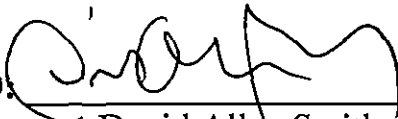
October 20, 2005

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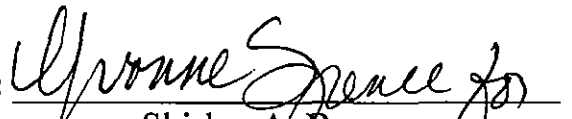
Will Wynn  
Mayor

APPROVED:



David Allan Smith  
City Attorney

ATTEST:



Shirley A. Brown  
City Clerk



 1" = 400'	SUBJECT TRACT 	<b>ZONING EXHIBIT A</b>		CITY GRID REFERENCE NUMBER  H17
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-05-0107.01 ADDRESS: 700 Industrial Blvd; 908-932 E. St.Elmo Rd.    Date: 05-08 4100-4336 Santiago St.		
	CASE MGR: W.WALSH	SUBJECT AREA (acres): 17.526 INTLS: TRC		