

ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 600 INDUSTRIAL BOULEVARD IN THE SOUTH**  
3 **CONGRESS COMBINED NEIGHBORHOOD PLAN FROM LIMITED**  
4 **INDUSTRIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN**  
5 **(LI-CO-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-**  
6 **PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP)**  
7 **COMBINING DISTRICT.**

8  
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10  
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district from limited industrial services-conditional overlay-neighborhood  
13 plan (LI-CO-NP) combining district to limited industrial services-planned development  
14 area-neighborhood plan (LI-PDA-NP) combining district on the property described in  
15 Zoning Case No. C14-2019-0082, on file at the Planning and Zoning Department, as  
16 follows:

17  
18 4.262 acres (approximately 185,649 sq. ft.), being all of Lots 10, 11, 12, 13, 14,  
19 and a portion of Lot 15, St. Elmo Heights Section 1, according to the map or plat  
20 thereof, recorded in Volume 5, Page 158, Plat records of Travis County, Texas,  
21 said 4.262 acres more particularly described by metes and bounds in **Exhibit “A”**  
22 incorporated into this ordinance (the “Property”),

23  
24 locally known as 600 Industrial Boulevard, in the City of Austin, Travis County, Texas,  
25 and generally identified in the map attached as **Exhibit “B”**.

26  
27 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
28 Property may be developed and used in accordance with the regulations established for the  
29 limited industrial services (LI) base district and other applicable requirements of the City  
30 Code.

31  
32 **PART 3.** Development of the Property shall comply with Section 25-2-648 (*Planned*  
33 *Development Area Performance Standards*) of the City Code.

34  
35 **PART 4.** Development of the Property within the boundaries of the planned development  
36 area (PDA) combining district established by this ordinance is subject to the use and site  
37 development regulations set forth in this part:

1 A. Development of the Property is limited to 400 dwelling units.

2  
3 B. The following uses are additional permitted uses of the Property:

4  
5 Bed and breakfast (group 1)  
6 Condominium residential  
7 Group residential  
8 Hospital services (limited)  
9 Private primary educational  
10 facilities  
11 Public primary educational  
12 facilities  
13 Townhouse residential

Bed and breakfast (group 2)  
Family home  
Guidance services  
Multifamily residential  
Private secondary educational facilities  
Public secondary educational facilities

14 C. The following uses are conditional uses of the Property:

15 Cocktail lounge

Hospital services (general)

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

17 Bail bond services  
18 Monument retail sales  
19 Resource extraction

Basic industry  
Recycling center  
Scrap and salvage

20 E. The following site development standards apply to the Property:

- 21 1. The maximum height of a building or structure shall not exceed 85 feet.  
22 2. The minimum front yard setback is 10 feet.  
3. The minimum street side yard setback is 10 feet.  
4. The minimum interior side yard setback is 0 feet.  
5. The minimum rear yard setback is 5 feet.  
6. The maximum impervious cover is 95%.  
7. The maximum building coverage is 95%.  
8. A maximum floor-area-ratio (FAR) limitation does not apply.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2019.

**PASSED AND APPROVED**

\_\_\_\_\_, 2019      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Jannette S. Goodall  
City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

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3500 McCall Lane  
Austin, Texas 78744

**4.262 ACRES  
ST. ELMO HEIGHTS SEC. 1  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 4.262 ACRES (APPROXIMATELY 185,649 SQ. FT.), BEING ALL LOTS 10, 11, 12, 13, 14 AND A PORTION OF LOT 15, ST. ELMO HEIGHTS SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 5, PAGE 158, PLAT RECORDS, TRAVIS COUNTY, TEXAS. SAID PORTION OF LOT 15 BEING ALL OF LOT 15 LESS, SAVE AND EXCEPT THAT PORTION CONVEYED BY CORPORATE STREET DEED IN VOLUME 6655, PAGE 60, DEED RECORDS, TRAVIS COUNTY, TEXAS AND THAT PORTION CONVEYED IN STREET DEED IN VOLUME 10681, PAGE 805, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN DOCUMENT NO. 2005007551, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 4.262 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found in the north right-of-way line of Industrial Boulevard (80' right-of-way width) as shown on the plat of said St. Elmo Heights Section 1, for the southwest corner of said Lot 10, same being the southeast corner of Lot 9 of said St. Elmo Heights Section 1;

**THENCE** North 27°22'49" East, with the west line of said Lot 10, being the east line of said Lot 9, a distance of 342.08 feet to a 1/2" rebar found in the south right-of-way line of the Missouri Pacific Railroad (Bergstrom Spur, 50' right-of-way width), for the northwest corner of said Lot 10, being the northeast corner of said Lot 9;

**THENCE** South 62°41'16" East, with the south right-of-way line of Bergstrom Spur, being the north lines of said Lots 10, 11, 12, 13, 14 and 15, a distance of 519.91 feet to a 1/2" rebar with "Chaparral" cap set for the intersection of the south right-of-way line of Bergstrom Spur and the west right-of-way line of Terry-O Lane (right-of-way width varies), being the northwest corner of a 13,885 square foot tract described in the said Street Deed;

**THENCE** crossing said Lot 15, with the west right-of-way line of Terry-O Lane, same being the west line of said 13,885 square foot tract, the following two (2) courses and distances:

1. South 19°51'34" West, a distance of 328.32 feet to a 1/2" rebar found;

**EXHIBIT "A"**

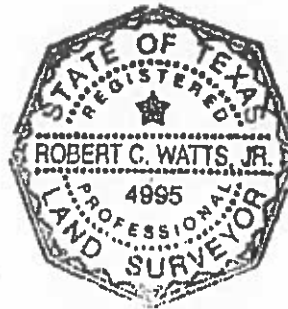
2. With a curve to the right, having a radius of 15.00 feet, a delta angle of  $98^{\circ}36'36''$ , an arc length of 25.82 feet, and a chord which bears South  $68^{\circ}54'40''$  West, a distance of 22.75 feet to a Mag nail with "Chaparral" washer set for the intersection of the west right-of-way line of Terry-O Lane and the north right-of-way line of Industrial Boulevard, same being the southwest corner of said 13,885 square foot tract, being also a point in the south line of said Lot 15, from which, a  $1/2''$  rebar bears South  $62^{\circ}38'16''$  East, a distance of 17.11 feet;

**THENCE** North  $62^{\circ}38'16''$  West, with the north right-of-way line of Industrial Boulevard, same being the south lines of said Lots 10, 11, 12, 13, 14 and 15, a distance of 547.80 feet to the **POINT OF BEGINNING**, containing 4.262 acres of land, more or less.

Surveyed on the ground April 25, 2013. Bearing Basis: The Texas Coordinate System of 1983 (NAD 83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS) for Chaparral control point "R474". Attachments: Drawing 229-027-BASE.

*Robert C. Watts, Jr.*

Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



S-17-13



**Created: 5/30/2019**

**1" = 400'**