

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 12455 AND 12501 RESEARCH BOULEVARD**
3 **NORTHBOUND; 12489, 12515 ½ AND 12517 ½ RESEARCH BOULEVARD**
4 **SERVICE ROAD NORTHBOUND; AND 12220 ½ RIATA TRACE PARKWAY**
5 **FROM LIMITED INDUSTRIAL SERVICES (LI) DISTRICT TO LIMITED**
6 **INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA (LI-PDA)**
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 (LI) district to limited industrial
13 services-planned development area (LI-PDA) combining district on the property described
14 in Zoning Case No. C14-2021-0012, on file at the Housing and Planning Department, as
15 follows:

16
17 Lot 1, Lot 10, Lot 15 and Lot 16, RESEARCH PARK, A RESUBDIVISION OF
18 TECHNOLOGY SUBDIVISION, a subdivision in Travis and Williamson
19 Counties, Texas, according to the map or plat thereof, recorded in Volume 101,
20 Page 214, Plat Records of Travis County, Texas and in Cabinet P, Slides 383-386,
21 Plat Records of Williamson County, Texas and

22
23 Lot 11, RESEARCH PARK, A RESUBDIVISION OF TECHNOLOGY
24 SUBDIVISION, a subdivision in Travis and Williamson Counties, Texas,
25 according to the map or plat thereof, recorded in Volume 101, Page 214, Plat
26 Records of Travis County, Texas and in Cabinet P, Slides 383-386, Plat Records of
27 Williamson County, Texas (respectively referred to as “Lot 11” herein), and

28
29
30 Lot 14C, Lot 14D, Lot 14E and Lot 14F, RESEARCH PARK SECTION 2, A
31 RESUBDIVISION OF LOT 14 OF RESEARCH PARK SUBDIVISION, a
32 subdivision in Travis And Williamson Counties, Texas, according to the map or
33 plat thereof recorded in Document No. 200000371, Official Public Records of
34 Travis County, Texas, and in Cabinet T, Slides 244-247 of the Plat Records of
35 Williamson County, Texas, and
36

1 Lot 1-B, Block A, AMENDED PLAT OF RESEARCH PARK SECTION 3A, A
2 RESUBDIVISION OF LOT 1, BLOCK A, RESEARCH PARK SECTION 3, a
3 subdivision in Travis County, Texas, according to the map or plat thereof recorded
4 in Document No. 200200182, Official Public Records of Travis County, Texas
5 (collectively referred to as the "Property"),
6

7 locally known as 12455 and 12501 Research Boulevard Northbound; 12489, 12515 ½ and
8 12517 ½ Research Boulevard Service Road Northbound; and 12220 ½ Riata Trace
9 Parkway, in the City of Austin, Travis County, Texas, and generally identified in the map
10 attached as **Exhibit "A"**.
11

12 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
13 Property may be developed and used in accordance with the regulations established for the
14 limited industrial services (LI) base district and other applicable requirements of the City
15 Code.
16

17 **PART 3.** Development of the Property shall comply with Section 25-2-648 (*Planned*
18 *Development Area Performance Standards*) of the City Code.
19

20 **PART 4.** Development of the Property is subject to the regulations set forth in this part:
21

22 (A) The following uses are prohibited uses on Lot 11:
23

Automotive repair services	Basic industry
Building maintenance services	Campground
Commercial off-street parking	Construction sales and services
Convenience storage	Custom manufacturing
Drop-off recycling collection facility	Funeral services
General warehousing and distribution	Kennels
Laundry services	Light manufacturing
Limited warehousing and distribution	Maintenance and service facilities
Outdoor entertainment	Pedicab storage and dispatch
Recycling center	Resource extraction
Scrap and salvage	Service station
Theater	Transportation terminal
Vehicle storage	

24 (B) The following uses are additional permitted uses on Lot 11:
25
26

Multi-family residential

Research testing services

Research warehousing services

(C) The following site development regulations apply to Lot 11:

1. The maximum height of a building or structure shall not exceed 60 feet.
2. The minimum setbacks are: 0 feet for front yard,
0 feet for street side yard,
0 feet for interior side yard, and
0 feet for rear yard.
3. The minimum lot area is 5,750 square feet.
4. The minimum lot width is 50 feet.
5. The maximum floor-to-area ratio (FAR) is 1:1.

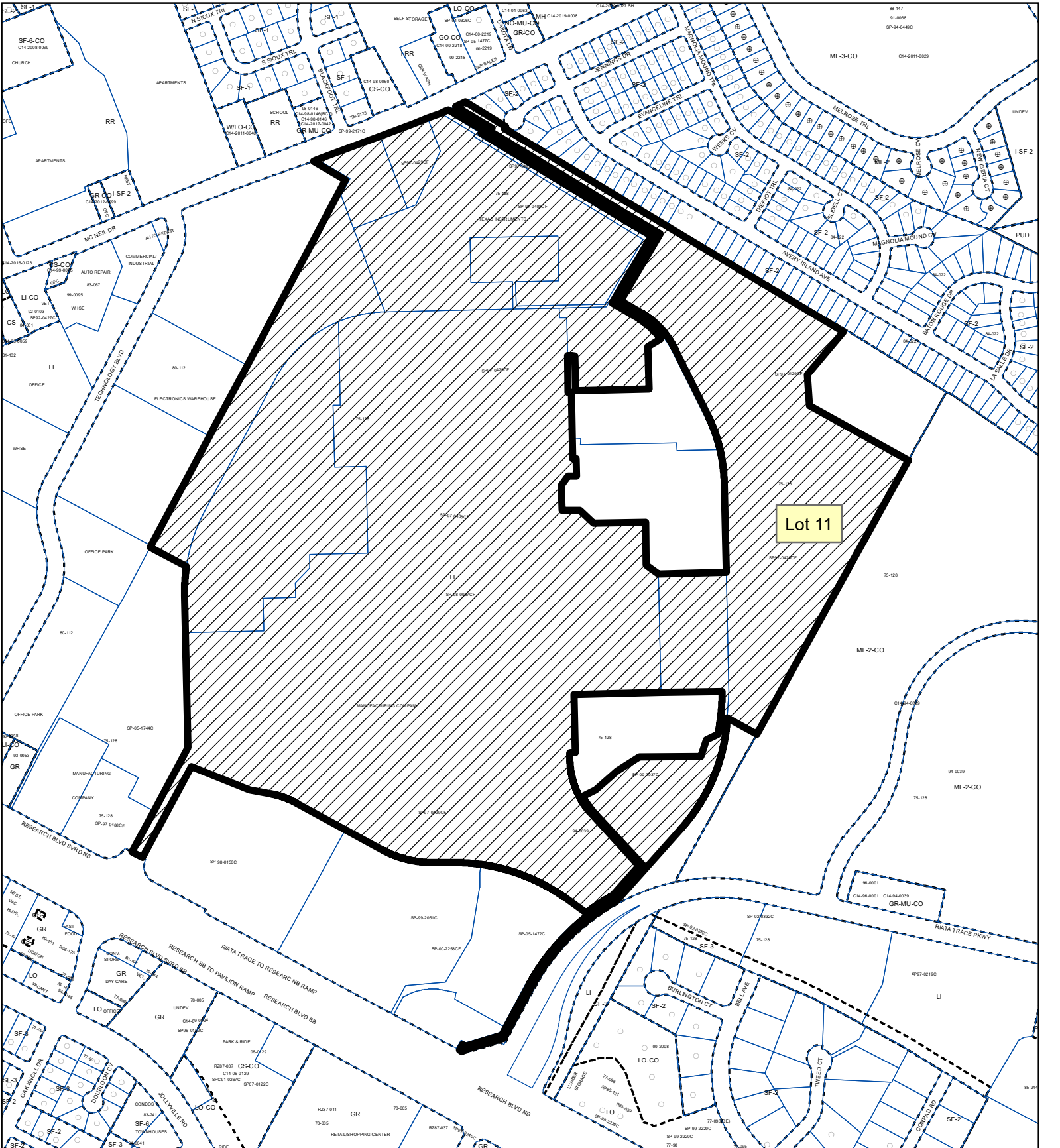
PART 5. This ordinance takes effect on _____, 2021.

PASSED AND APPROVED

_____, 2021 §
§
§

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk



ZONING

ZONING CASE#: C14-2021-0012

Exhibit A



1" = 600'

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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