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ORDINANCE NO.

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8640 AND 8700 SHOAL CREEK BOUEVARD FROM LIMITED INDUSTRIAL SERVICE (LI) BASE DISTRICT TO LIMITED INDUSTRIAL SERVICE-PLANNED DEVELOPMENT AREA (LI-PDA) 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 service (LI) base district to limited industrial service-planned development area (LI-PDA) combining district on the property described in Zoning Case No. C14-2022-0117, on file at the Planning Department, as follows:

LOT 1 and 2, C.L.R. COMMERCIAL ONE, a subdivision in Travis County, Texas, according to the map or plat thereof as recorded in Volume 83, Page 190A, of the Plat Records of Travis County, Texas (the "Property").

locally known as 8640 and 8700 Shoal Creek Boulevard in the City of Austin, Travis County, Texas, 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 service (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 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 Bed and breakfast residential

(Group 1) (Group 2)

Condominium residential Multifamily residential Townhouse residential Hospital services (Limited)

(B) The following uses are prohibited uses on the Property:

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42 43 Adult oriented businesses Automotive Repair services Bail Bond Services Club or Lodge Construction Sales and Services

Equipment Repair Services Exterminating Services General warehousing and distribution Light manufacturing Liquor Sales

Off-Site Accessory Parking

Outdoor Sports and Recreation Research Services Scrap and salvage Vehicle Storage Agricultural Sales and Services Automotive washing (of any type)

Basic industry

Commercial Off-street Parking
Drop Off Recycling Collection

Facility

Equipment Sales Funeral Services

Kennels

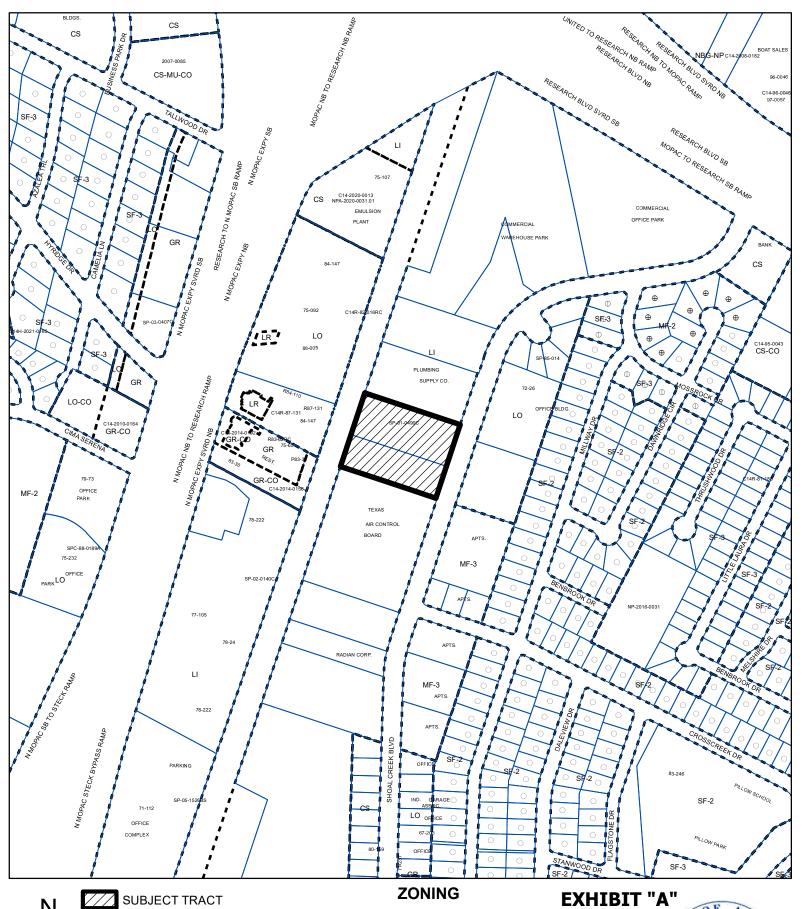
Limited Warehouse and Distribution

Monument retail sales Outdoor Entertainment Recycling center

Resource extraction
Service Station

- (C) The maximum height of a building or structure shall not exceed 75 feet.
- (D) No maximum floor-to-area ratio (FAR).
- (E) The maximum impervious cover is 80 percent.
- (F) The maximum building coverage is 75 percent.
- (G) No minimum site area requirement for residential use.

PART 5. This or	dinance takes effect or	1	, 2023.
PASSED AND A	APPROVED		
	, 2023	§ § §	Kirk Watson
			Mayor
APPROVED: _		ATTEST	
	Anne L. Morgan City Attorney		Myrna Rios City Clerk
		Page 3	



PENDING CASE

ZONING BOUNDARY

1" = 400'

ZONING CASE#: C14-2022-0117

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: 8/30/2022