

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
(Group 1)
Condominium residential
Townhouse residential

Bed and breakfast residential
(Group 2)
Multifamily residential
Hospital services (Limited)

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

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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 ordinance takes effect on _____, 2023.

PASSED AND APPROVED

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_____, 2023

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk



Created: 8/30/2022