

ORDINANCE NO. 20230413-066

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8640 AND 8700 SHOAL CREEK BOULEVARD 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:

Adult oriented businesses	Agricultural Sales and Services
Automotive Repair services	Automotive washing (of any type)
Bail Bond Services	Basic industry
Club or Lodge	Commercial Off-street Parking
Construction Sales and Services	Drop Off Recycling Collection Facility
Equipment Repair Services	Equipment Sales
Exterminating Services	Funeral Services
General warehousing and distribution	Kennels
Light manufacturing	Limited Warehouse and Distribution
Liquor Sales	Monument retail sales
Off-Site Accessory Parking	Outdoor Entertainment
Outdoor Sports and Recreation	Recycling center
Research Services	Resource extraction
Scrap and salvage	Service Station
Vehicle Storage	

(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 April 24, 2023.

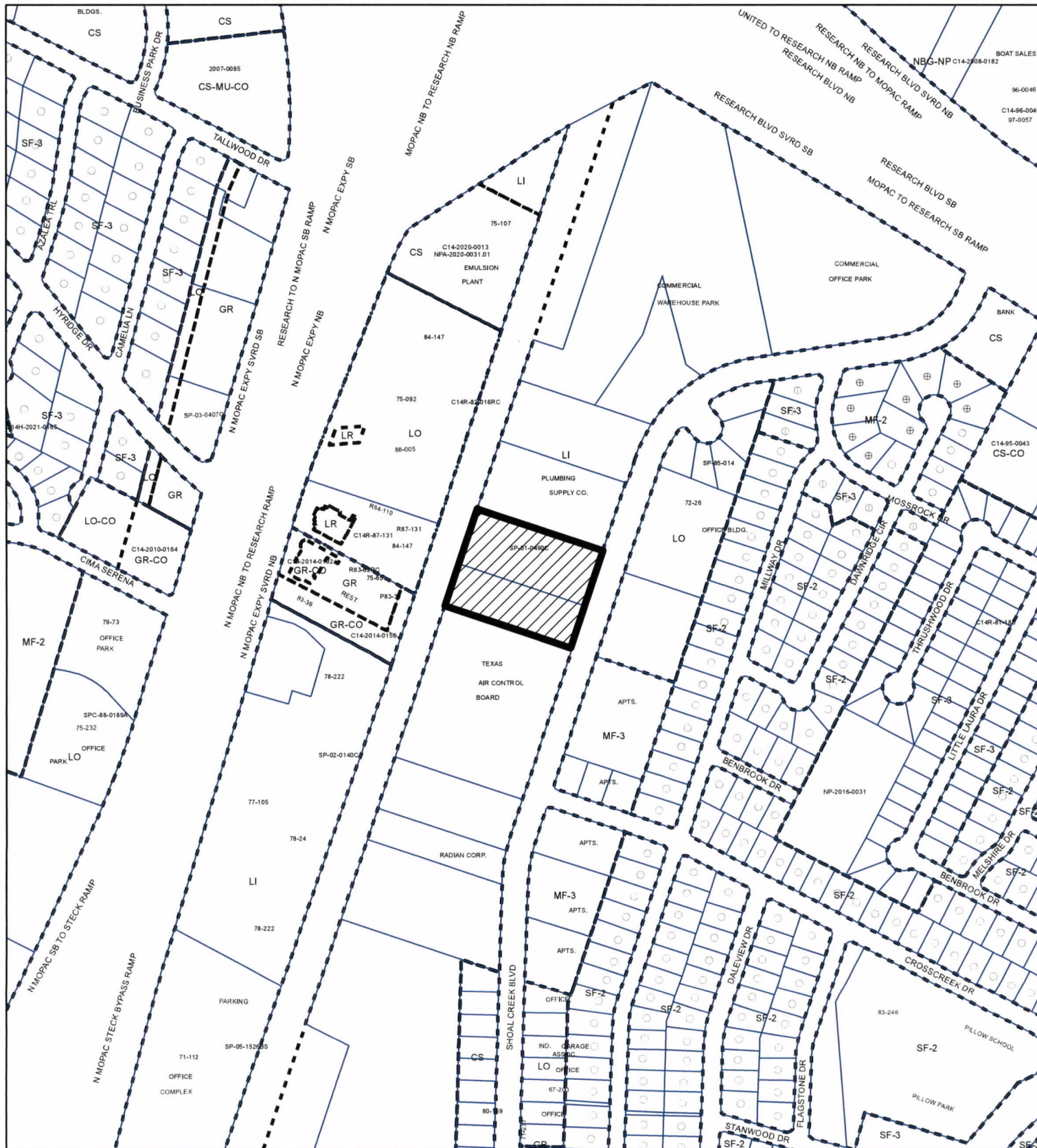
PASSED AND APPROVED

_____, April 13, 2023

§
§
§ Kirk Watson
Kirk Watson
Mayor

APPROVED: Anne L. Morgan
Anne L. Morgan
City Attorney

ATTEST: Stephanie Hall for
Myrna Rios
City Clerk



ZONING

EXHIBIT "A"

ZONING CASE#: C14-2022-0117



SUBJECT TRACT



PENDING CASE

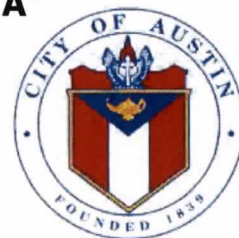


ZONING BOUNDARY

1" = 400'

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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