

**ORDINANCE NO. 20230720-181**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 21, 21 1/2, 41, AND 71 STRANDTMAN COVE AND 11, 21, 41, AND 41 1/2 JULIEANNA COVE IN THE GOVALLE/JOHNSTON TERRACE COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICE-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) 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-conditional overlay-neighborhood plan (LI-CO-NP) combining district to limited industrial service-planned development area-neighborhood plan (LI-PDA-NP) combining district on the property described in Zoning Case No. C14-2022-0121, on file at the Planning Department, as follows:

LOTS 5, 6, 7, and 8, BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA, a subdivision in Travis County, Texas, according to the plat recorded in Volume 77, Page 361 of the Plat Records of Travis County, Texas; and

LOTS 2, 3, 4, 5, and 6, BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA, SECTION TWO, a subdivision in Travis County, Texas, according to the plat recorded in Volume 86, Page 163B of the Plat Records of Travis County, Texas,

(collectively, the “Property”),

locally known as 21, 21 1/2, 41, and 71 Strandtman Cove and 11, 21, 41, and 41 1/2 Julieanna Cove 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 within the boundaries of the planned development area (PDA) combining district established by this ordinance is subject to the use and site development regulations set forth in this part:

(A) The following uses are additional permitted uses of the Property:

Cocktail Lounge use to a maximum of 15,000 square feet      Condominium Residential

Multi-Family Residential

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

Agricultural Sales and Services	Automotive Rentals
Automotive Repair Services	Automotive Sales
Automotive Washing (of any type)	Bail Bond Services
Basic Industry	Campground
Construction Sales and Services	Convenience Storage
Custom Manufacturing	Drop-off Recycling Collection Facility
Exterminating Services	General Warehousing and Distribution
Indoor Crop Production	Kennels
Light Manufacturing	Limited Warehousing and Distribution
Maintenance and Service Facilities	Pedicab Storage and Dispatch
Recycling Center	Research Services
Resource Extraction	Scrap and Salvage
Service Station	Vehicle Storage

(C) Cocktail lounge use exceeding 15,000 square feet is a conditional use.

(D) Section 25-6-471(D) (*Off-Street Parking Facility Required*) is modified such that a parking facility may be located anywhere within the boundaries of the Property regardless of where the use for the facility is located within the Property.

(E) The maximum height of a building or structure is 120 feet plus additional height allowed by Section 25-2-531 (*Height Limit Exceptions*).

- (F) A 75-foot vegetative buffer shall be provided and maintained as measured parallel from and along the southern property line adjacent to the preserve. Allowable development in the buffer is restricted to multi-use trails, fencing, educational signage, removal of invasive species, and stormwater infrastructure. All allowable development in the vegetative buffer area shall be located in the northernmost portion and shall avoid heritage trees and slopes greater than 15%, except as authorized by the City Manager.
- (G) Development on the Property may not exceed a floor to area ratio of 4 to 1.
- (H) The maximum impervious cover is 75 percent.
- (I) The maximum building coverage is 95 percent.
- (J) The minimum setbacks are:      10 feet for front yard  
   10 feet for side street yard  
   0 feet for interior side yard  
   0 feet for rear yard

**PART 5.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 030327-11a that established zoning for the Govalle Neighborhood Plan.

**PART 6.** This ordinance takes effect on July 31, 2023.

**PASSED AND APPROVED**

\_\_\_\_\_, July 20\_\_\_\_\_, 2023

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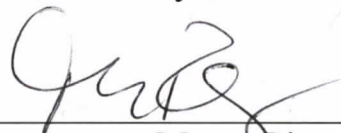
Kirk Watson  
Mayor

**APPROVED:**



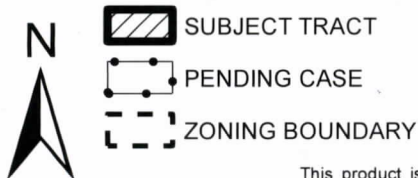
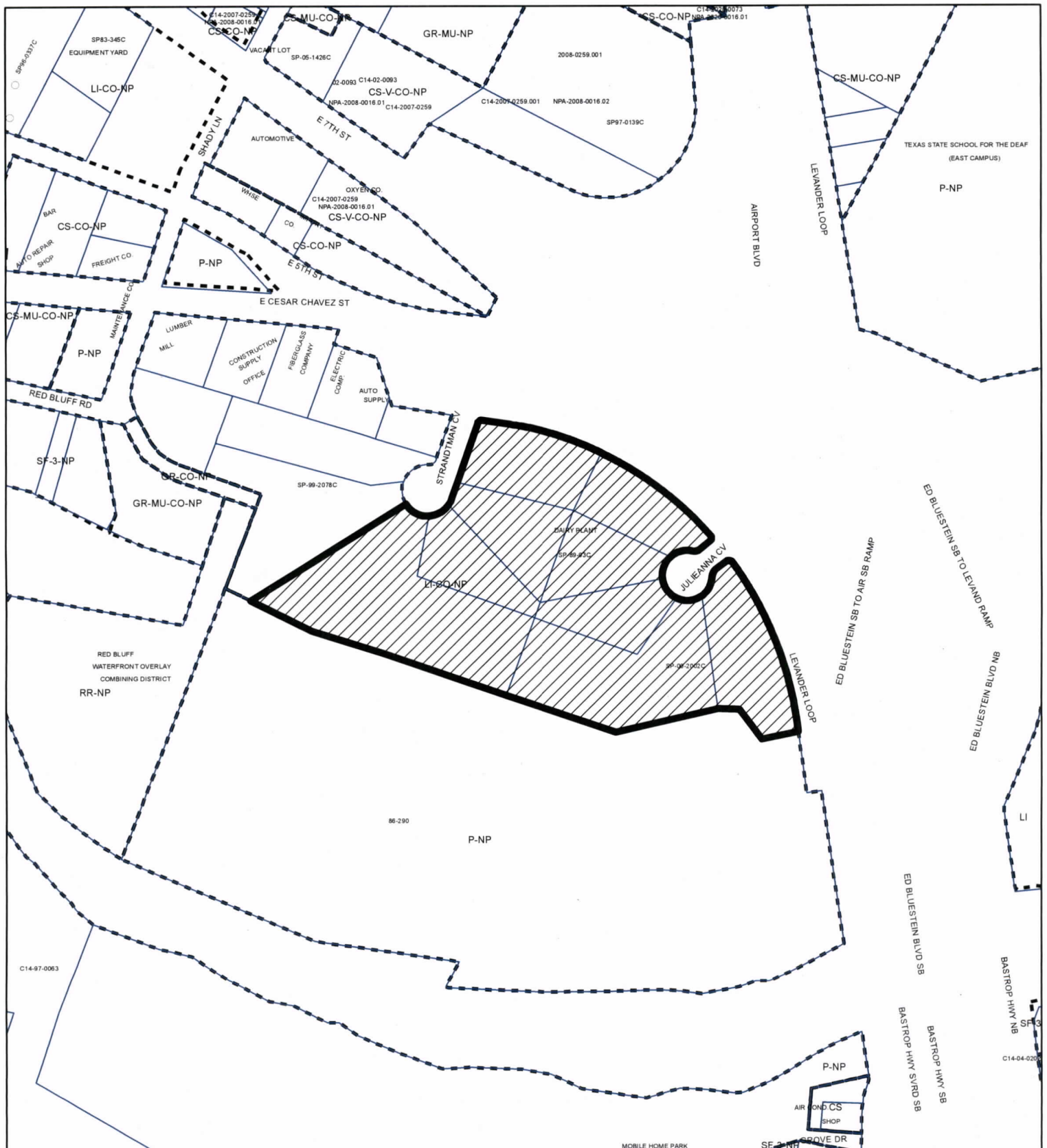
Anne L. Morgan  
City Attorney

**ATTEST:**



Myrna Rios  
City Clerk





1" = 400'

## ZONING

### ZONING CASE#: C14-2022-0121

## EXHIBIT "A"

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: 9/8/2022**