

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 300, 400, 436, AND 440 INDUSTRIAL BOULEVARD
3 AND 4211 WILLOW SPRINGS ROAD IN THE SOUTH CONGRESS COMBINED
4 NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICE-
5 NEIGHBORHOOD PLAN (LI-NP) COMBINING DISTRICT TO LIMITED
6 INDUSTRIAL SERVICE-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD
7 PLAN (LI-PDA-NP) 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 service-neighborhood plan (LI-NP)
13 combining district to limited industrial service-planned development area-neighborhood
14 plan (LI-PDA-NP) combining district on the property described in Zoning Case No. C14-
15 2023-0044, on file at the Planning Department, as follows:
16

17 LOTS 2 THROUGH 7, ST. ELMO HEIGHTS SECTION 1, a subdivision in the
18 City of Austin, Travis County, Texas, according to the map or plat of record in
19 Volume 5, Page 158, of the Plat Records of Travis County, Texas (the "Property"),
20

21 locally known as 300, 400, 436, and 440 Industrial Boulevard and 4211 Willow Springs
22 Road in the City of Austin, Travis County, Texas, and generally identified in the map
23 attached as **Exhibit "A"**.
24

25 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
26 Property may be developed and used in accordance with the regulations established for the
27 limited industrial service (LI) base district and other applicable requirements of the City
28 Code.
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30 **PART 3.** Development of the Property shall comply with Section 25-2-648 (*Planned*
31 *Development Area Performance Standards*) of the City Code.
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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:

| | |
|--|--|
| Bed and breakfast (groups 1 and 2) | Condominium residential |
| Family home | Group home, class I (general) |
| Group home, class I (limited) | Group home, class II |
| Guidance services | Hospital services (limited) |
| Multifamily residential | Private primary educational facilities |
| Private secondary educational facilities | Public primary educational facilities |
| Public secondary educational facilities | Townhouse residential |

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

| | |
|---|----------------------------------|
| Adult oriented businesses | Agricultural sales and services |
| Automotive rentals | Automotive repair services |
| Automotive sales | Automotive washing (of any type) |
| Bail bond sales | Basic industry |
| Building maintenance services | Campground |
| Commercial off-street parking | Construction sales and services |
| Drive-in service as an accessory use to commercial uses | Equipment repair services |
| Equipment sales | Kennels |
| Laundry services | Monument retail sales |
| Pawn shop services | Recycling center |
| Residential treatment | Resource extraction |
| Scrap and salvage | Vehicle storage |

(C) The following uses are conditional uses of the Property:

| | |
|-----------------|-----------------------------|
| Cocktail lounge | Hospital services (general) |
|-----------------|-----------------------------|

(D) The following development regulations shall apply to the Property:

- (1) The maximum height of a building or structure on the Property shall not exceed 125 feet.
- (2) Development of the Property shall not exceed an impervious cover of 95 percent.
- (3) Building coverage on the Property shall not exceed 95 percent.
- (4) No maximum floor to area ratio.
- (5) The minimum setbacks are:
 - (a) 10 feet for front yard
 - (b) 10 feet for side street yard
 - (c) 0 feet for interior side yard
 - (d) 5 feet for rear yard setbacks

(E) Development of the Property shall not exceed 700 dwelling units for residential uses.

PART 5. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20050818-Z004 that established zoning for the East Congress Neighborhood Plan.

PART 6. This ordinance takes effect on _____, 2024.

PASSED AND APPROVED

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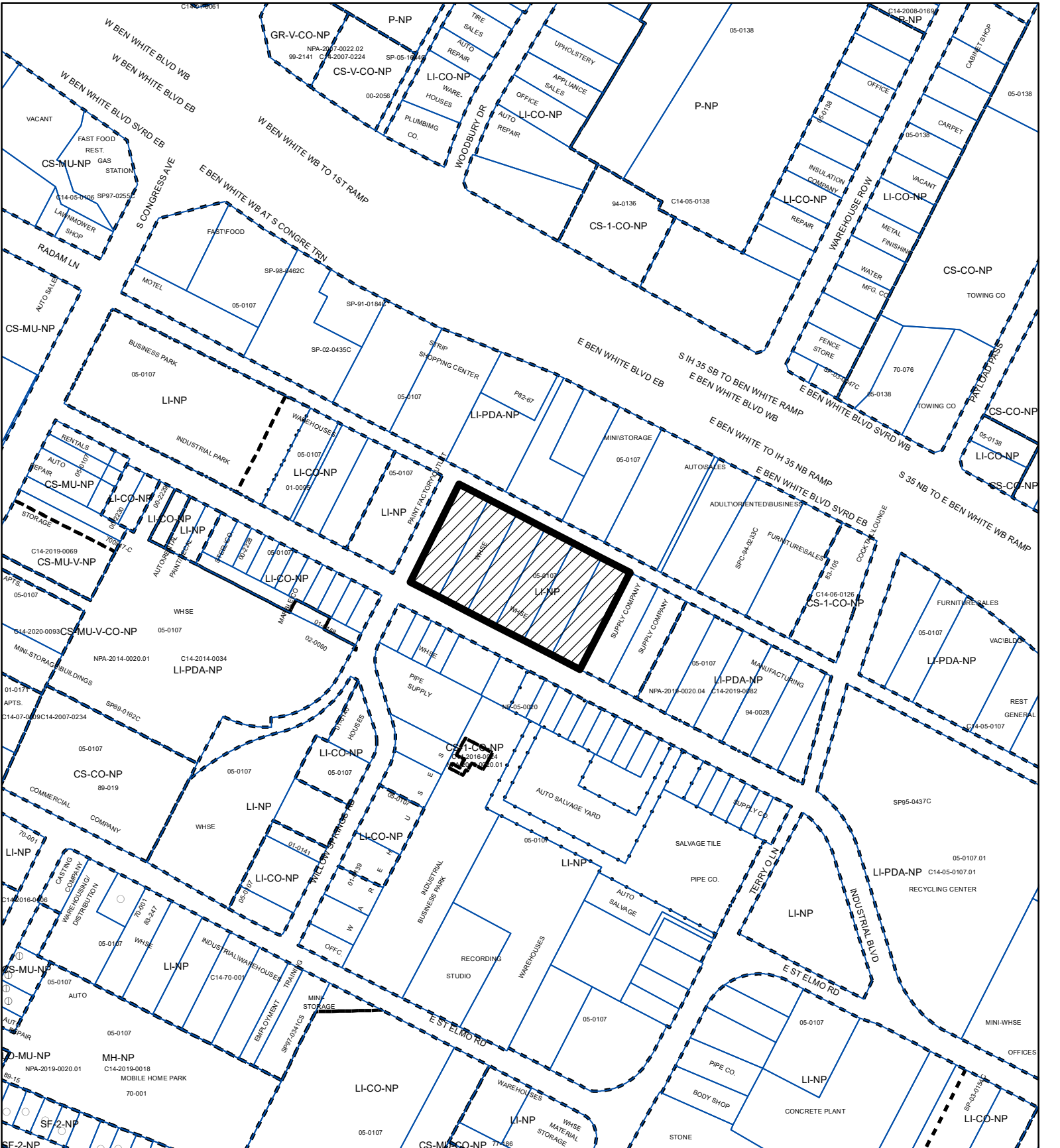
_____, 2024

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk



N

PENDING CASE

ZONING BOUNDARY

SUBJECT TRACT

ZONING
ZONING CASE#: C14-2023-0044

EXHIBIT "A"



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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