

**ORDINANCE NO.**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11209 METRIC BOULEVARD FROM LIMITED INDUSTRIAL SERVICE (LI) 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. C14-2023-0106, on file at the Planning Department, as follows:

LOT 10, BLOCK B, RESUBDIVISION OF BLOCK B, KRAMER LANE 65  
SECTION THREE, a subdivision in Travis County, Texas, according to the map or  
plat thereof as recorded in Volume 85, Page 95C of the Plat Records of Travis  
County, Texas (the “Property”),

locally known as 11209 Metric 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 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) Development of the Property shall not exceed a floor to area ratio of 2:1.
- (B) The following uses are additional permitted uses of the Property:

## Condominium Residential

## Multifamily Residential

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

Adult oriented businesses	Agricultural sales and services
Automotive repair	Automotive sales
Automotive washing (of any type)	Bail bond services
Basic industry	Club or lodge
Drop-off recycling collection facility	Equipment repair services
Equipment sales	Exterminating services
Funeral services	General warehousing and distribution
Kennels	Monument retail sales
Outdoor entertainment	Outdoor sports and recreation
Railroad facilities	Recreation equipment maintenance and storage
Recreational equipment sales	Recycling center
Resource extraction	Service station
Vehicle storage	

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2024.

**PASSED AND APPROVED**

§	
§	
§	
_____, 2024	_____
	Kirk Watson
	Mayor

<b>APPROVED:</b> _____	<b>ATTEST:</b> _____
Anne L. Morgan	Myrna Rios
City Attorney	City Clerk

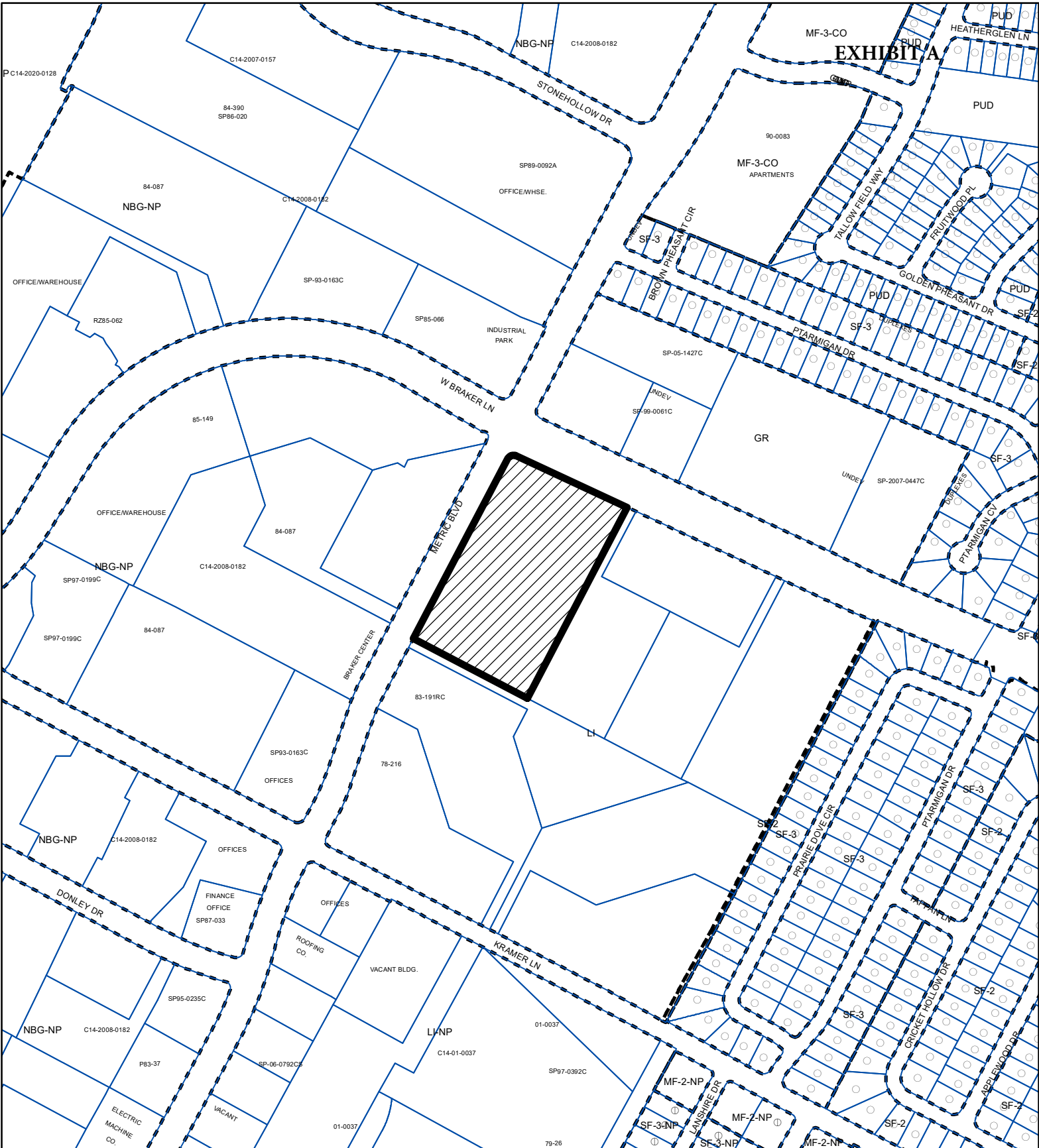





EXHIBIT A

**ZONING**

**ZONING CASE#: C14-2023-0106**

**EXHIBIT A**



-  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



**Created: 9/19/2023**