

ORDINANCE NO. 20240321-071

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 300, 400, 436, AND 440 INDUSTRIAL BOULEVARD AND 4211 WILLOW SPRINGS ROAD IN THE SOUTH CONGRESS COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICE-NEIGHBORHOOD PLAN (LI-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-neighborhood plan (LI-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. C14-2023-0044, on file at the Planning Department, as follows:

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

locally known as 300, 400, 436, and 440 Industrial Boulevard and 4211 Willow Springs Road in the City of Austin, Travis County, Texas, and 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:

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
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)
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(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 April 1, 2024.

PASSED AND APPROVED

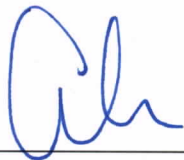
_____, March 21, 2024

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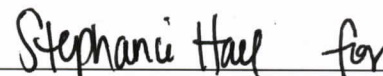
Kirk Watson
Mayor

APPROVED:

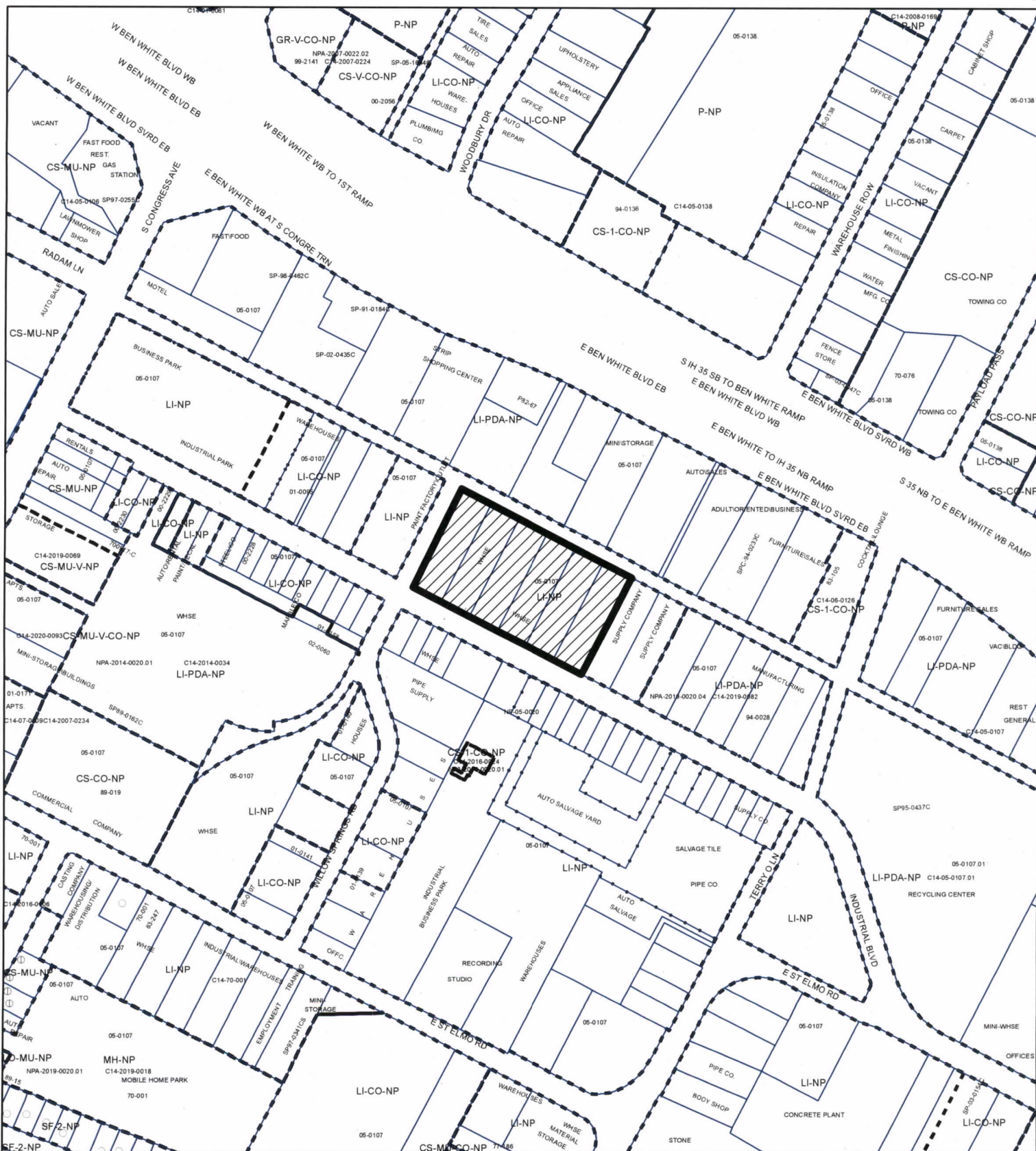


Anne L. Morgan
City Attorney

ATTEST:

 for

Myrna Rios
City Clerk



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

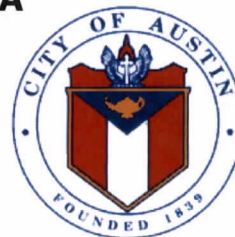
ZONING CASE#: C14-2023-0044

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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