ORDINANCE NO.	
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AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10931 STONELAKE 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. C14-2024-0009, on file at the Planning Department, as follows:

LOT 2, BLOCK B, STONELAKE SECTION 1, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 87, Pages 94A-94B of the Plat Records of Travis County, Texas (the "Property"),

locally known as 10931 Stonelake 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) The following uses are additional permitted uses of the Property:

Bed and Breakfast Residential (Group 1) Condominium Residential Multifamily Residential

Bed and Breakfast Residential (Group 2)
Hospital Services (Limited)
Townhouse Residential

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

> Adult Oriented Businesses Agricultural Sales and Services **Automotive Repair Services** Automotive Washing (of any type)

**Basic Industry Bail Bond Services** 

Commercial Off-Street Parking Club or Lodge Drop Off Recycling Collection Construction Sales and Services

Facility

**Equipment Sales Equipment Repair Services Exterminating Services Funeral Services** General Warehousing and Kennels

Distribution

**Light Manufacturing** 

Limited Warehouse and

Distribution

Monument Retail Sales Liquor Sales **Outdoor Entertainment** Off-Site Accessory Parking

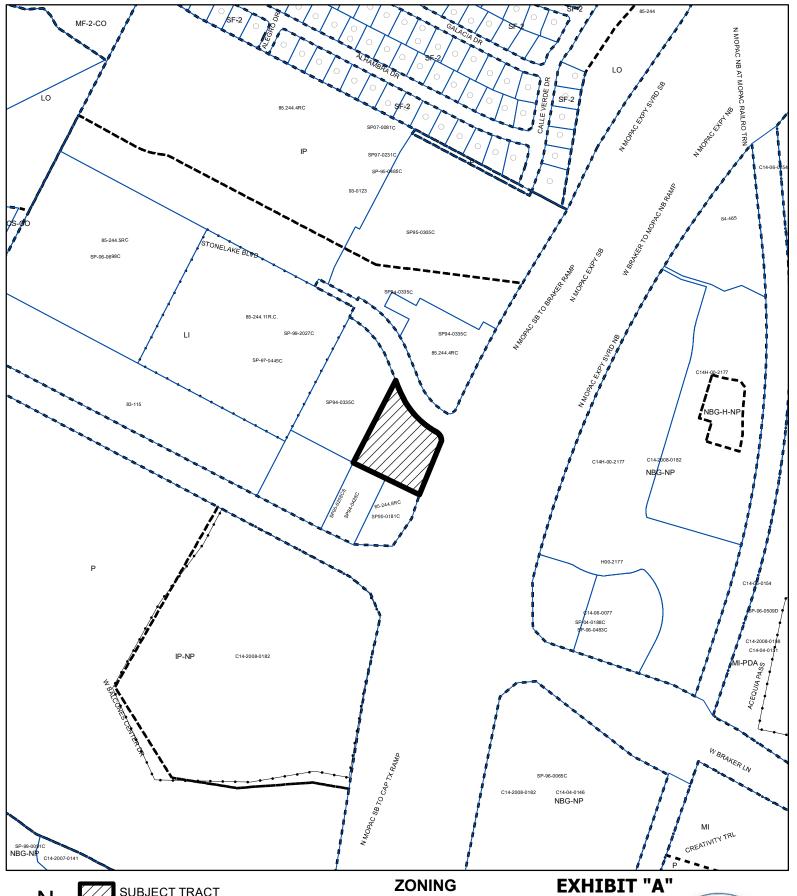
**Recycling Center** Resource Extraction

Service Station

Outdoor Sports and Recreation Research Services Scrap and Salvage Services Vehicle Storage

- Development of the Property shall comply with the following regulations: (C)
  - The maximum height of a building or structure on the Property shall not (1) exceed 180 feet.
  - Development of the Property shall not exceed a floor to area ratio of 3 to (2)1.
  - Maximum impervious cover is 80 percent. (3)
  - (4) Maximum building coverage is 75 percent.
  - (5) The minimum setbacks are:
    - (a) 0 feet for front yard
    - 0 feet for side street yard (b)
    - 0 feet for interior side yard (c)
    - 0 feet for rear yard (d)

site area requirements for residential uses.
, 2024.
§   Kirk Watson   Mayor
_ATTEST:
Myrna Rios City Clerk





SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING CASE#: C14-2024-0009

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 Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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