

ORDINANCE NO. \_\_\_\_\_

**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

36 (B) The following uses are prohibited uses of the Property:  
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Adult Oriented Businesses	Agricultural Sales and Services
Automotive Repair Services	Automotive Washing (of any type)
Bail Bond Services	Basic Industry
Club or Lodge	Commercial Off-Street Parking
Construction Sales and Services	Drop Off Recycling Collection Facility
Equipment Repair Services	Equipment Sales
Exterminating Services	Funeral Services
General Warehousing and Distribution	Kennels
Light Manufacturing	Limited Warehouse and Distribution
Liquor Sales	Monument Retail Sales
Off-Site Accessory Parking	Outdoor Entertainment
Outdoor Sports and Recreation	Recycling Center
Research Services	Resource Extraction
Scrap and Salvage Services	Service Station
Vehicle Storage	

38 (C) Development of the Property shall comply with the following regulations:  
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- 41 (1) The maximum height of a building or structure on the Property shall not  
42 exceed 180 feet.  
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- 44 (2) Development of the Property shall not exceed a floor to area ratio of 3 to  
45 1.  
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- 47 (3) Maximum impervious cover is 80 percent.  
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- 49 (4) Maximum building coverage is 75 percent.  
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- 51 (5) The minimum setbacks are:  
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- 53 (a) 0 feet for front yard
  - 54 (b) 0 feet for side street yard
  - 55 (c) 0 feet for interior side yard
  - 56 (d) 0 feet for rear yard  
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(6) There are no minimum site area requirements for residential uses.

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

**PASSED AND APPROVED**

\_\_\_\_\_, 2024      § \_\_\_\_\_  
   § \_\_\_\_\_

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Myrna Rios  
City Clerk

$$1'' = 400'$$