

**ORDINANCE NO. 20240718-130**

**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) The maximum height of a building or structure on the Property shall not exceed 120 feet.
- (B) Development of the Property shall not exceed a floor to area ratio of 3:1.

(C) The following uses are additional permitted uses of the Property:

Condominium Residential

Multifamily Residential

(D) 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 July 29, 2024.

**PASSED AND APPROVED**

July 18, 2024

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§  
§

*Kirk Watson*

Kirk Watson  
Mayor

APPROVED:

*Deborah Thomas*

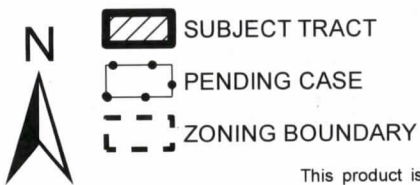
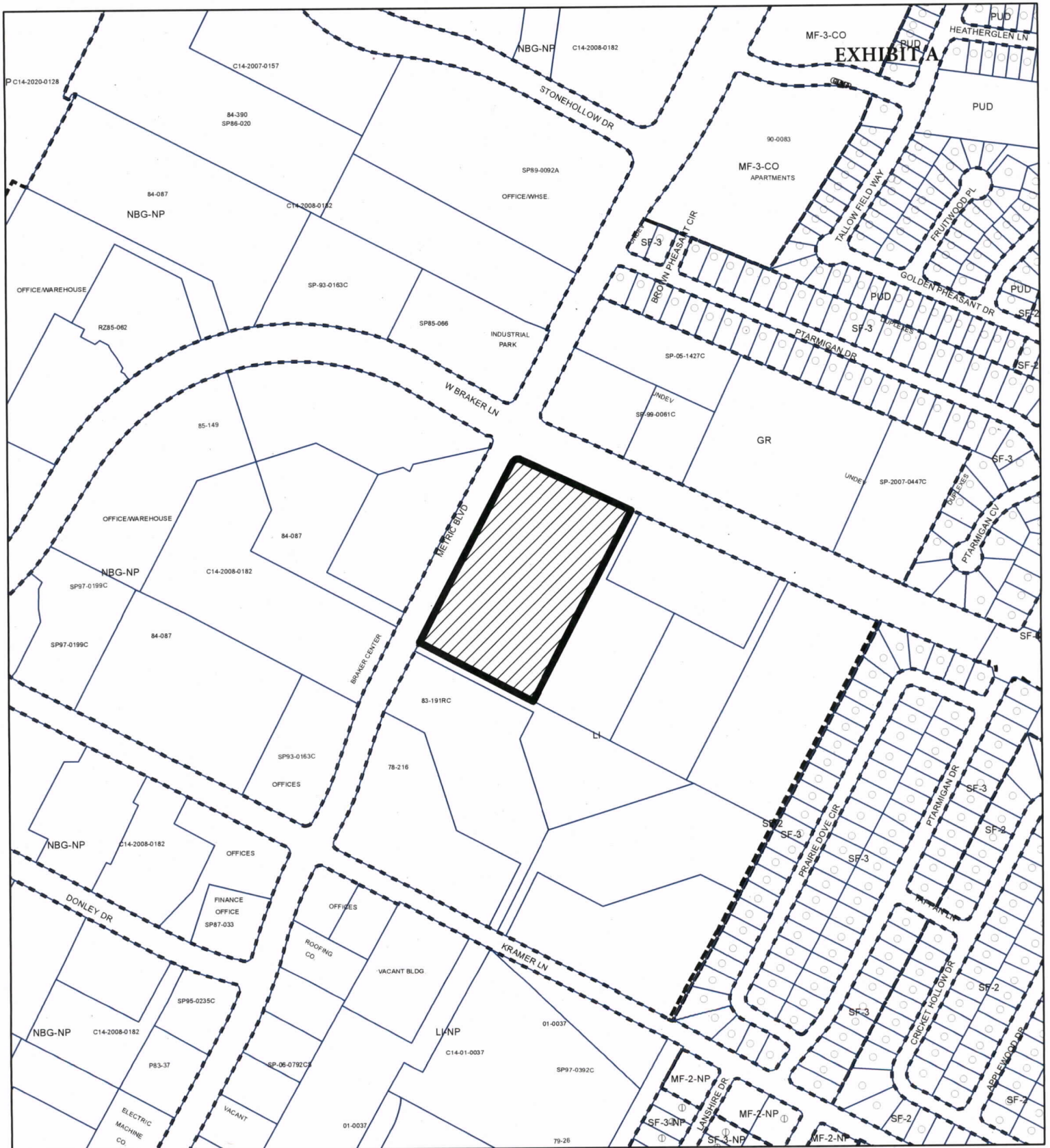
Deborah Thomas  
Acting City Attorney

ATTEST:

*Stephanie Hall*

Myrna Rios  
City Clerk





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

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



1" = 400'

**Created: 9/19/2023**