

**ORDINANCE NO. 20240718-145**

**AN ORDINANCE AMENDING ORDINANCE NO. 20141120-137, REZONING, AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4321 1/2, 4323 1/2, AND 4323 SOUTH CONGRESS AVENUE IN THE SOUTH CONGRESS COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICE-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICE-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING DISTRICT TO CHANGE CONDITIONS OF ZONING.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The planned development area (“PDA”) is comprised of approximately 9.337 acres of land located at 4321 1/2, 4323 1/2, and 4323 South Congress Avenue in Travis County and more particularly described in Ordinance No. 20141120-137 (the “Original Ordinance”) approved on November 20, 2014.

**PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited industrial service-planned development area-neighborhood plan (LI-PDA-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. C14-2023-0109, on file at the Planning Department, as follows:

LOT 1, SAINT ELMO SUBDIVISION: A RESUBDIVISION OF WILLIAM S. DRAKE LOT A, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 201900114 of the Official Public Records of Travis County, Texas (the “Property”),

locally known as 4321 1/2, 4323 1/2, and 4323 South Congress Avenue in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “A”**.

**PART 3.** Except as specifically provided in 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 4.** Development of the Property shall comply with Section 25-2-648 (*Planned Development Area Performance Standards*) of the City Code.

**PART 5.** The Original Ordinance is amended as detailed in this PART 5.

(A) PART 3. A. 5. of the Original Ordinance is amended as follows:

5. The maximum floor-to-area ratio is [~~1.5~~] 1.75 to 1.

(B) PART 3. A. of the Original Ordinance is amended to add a new subsection 6 as follows:

6. The maximum height of a building or structure on the Property shall not exceed 90 feet.

(C) PART 3. E. of the Original Ordinance is amended as follows:

E. Development of the Property may not exceed [~~42.2968~~] 66.4025 residential units per acre.

(D) PART 3. F. of the Original Ordinance is amended as follows:

F. Development of the Property may not exceed [~~400~~] 620 residential units.

**PART 6.** 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.

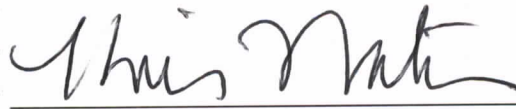
**PART 7.** Except as specifically modified by this ordinance, the Property is subject to the Original Ordinance.

**PART 8.** This ordinance takes effect on July 29, 2024.

**PASSED AND APPROVED**

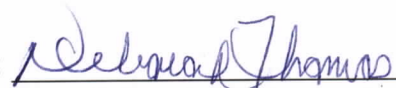
\_\_\_\_\_, July 18, 2024

§  
§  
§



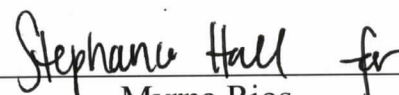
Kirk Watson  
Mayor

APPROVED:



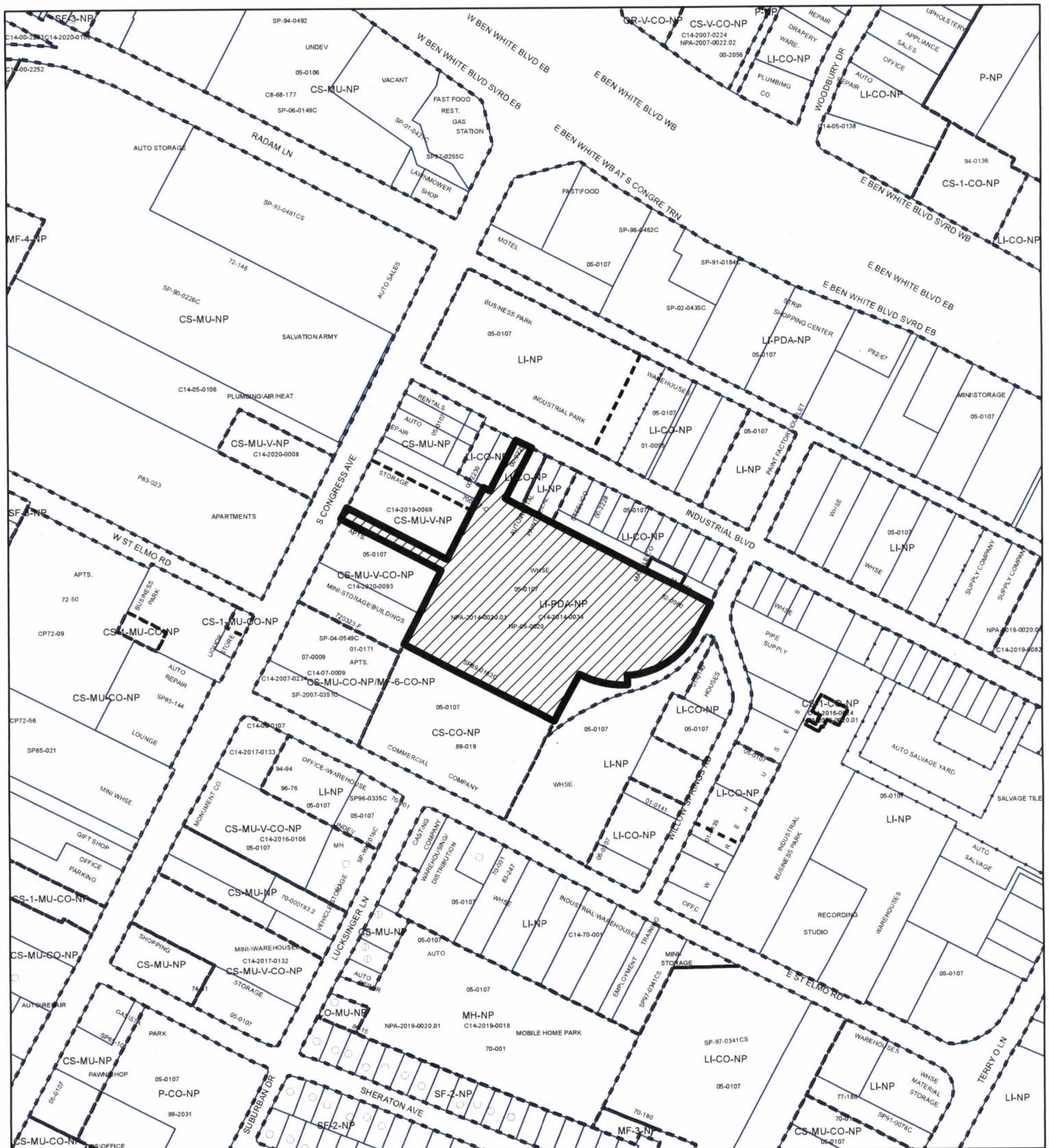
Deborah Thomas  
Acting City Attorney

ATTEST:



Myrna Rios  
City Clerk

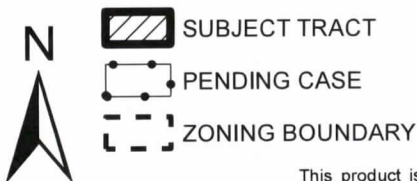




## ZONING

## EXHIBIT "A"

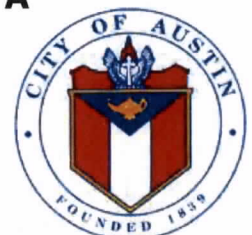
ZONING CASE#: C14-2023-0109



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