

**ORDINANCE NO. 20241212-122**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 439, 505, 509, 511, AND 515 INDUSTRIAL BOULEVARD AND 4208 TERRY O LANE 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. C14-2022-0062, on file at the Planning Department, as follows:

LOT 3, O.K. ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 69, Page 99, of the Plat Records of Travis County, Texas,

LOTS 43-50, ST. ELMO HEIGHTS SEC. 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, and

LOTS 2, 3, AND 4, DUPLEX ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 74, Page 84, of the Plat Records of Travis County, Texas,

(collectively, the "Property"),

locally known as 439, 505, 509, 511, and 515 Industrial Boulevard and 4208 Terry O Lane 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:

Condominium Residential  
Research Testing Services

Multifamily Residential

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

Adult Oriented Businesses  
Automotive Rentals  
Automotive Sales  
Bail Bond Services  
Building Maintenance Services  
Construction Sales and Services  
Equipment Sales  
Kennels  
Maintenance and Service Facilities  
Outdoor Entertainment  
Resource Extraction  
Vehicle Storage

Agricultural Sales and Services  
Automotive Repair Services  
Automotive Washing (of any type)  
Basic Industry  
Campground  
Equipment Repair Services  
Exterminating Services  
Laundry Services  
Monument Retail Sales  
Recycling Center  
Scrap and Salvage Services

(C) Development of the Property shall comply with the following regulations:

- (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 a floor-to-area ratio (FAR) of 6:1.
- (3) Maximum impervious cover is 95 percent.
- (4) Maximum building coverage is 80 percent.

(5) The minimum setbacks are:

- a) 0 feet for front yard
- b) 0 feet for street side yard
- c) 10 feet for interior side yard
- d) 10 feet for rear yard

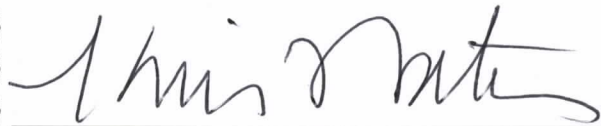
**PART 5.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20050818-Z004 that established zoning for the East Congress Neighborhood Plan.

**PART 6.** This ordinance takes effect on December 23, 2024.

**PASSED AND APPROVED**

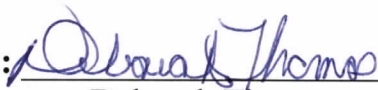
December 12, 2024

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§  
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Kirk Watson  
Mayor

APPROVED:



Deborah Thomas  
Interim City Attorney

ATTEST:



Myrna Rios  
City Clerk





SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2022-0062

**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

**Created: 7/14/2022**