

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 1301 WEST 5TH STREET IN THE OLD WEST
3 AUSTIN NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL
4 SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP)
5 COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED
6 DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING
7 DISTRICT.

8
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from limited industrial services-conditional overlay-neighborhood
13 plan (LI-CO-NP) combining district to limited industrial services-planned development
14 area-neighborhood plan (LI-PDA-NP) combining district on the property described in
15 Zoning Case No. C14-2014-0134, on file at the Planning and Development Review
16 Department, as follows:

17
18 Lot 1A, Block 2, Second Resubdivision of a Portion of Block 2 Duval Addition
19 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according
20 to the map or plat of record in Plat Book 54, Page 72 of the Plat Records of Travis
21 County, Texas (the "Property"),
22

23 locally known as 1301 West 5th Street in the City of Austin, Travis County, Texas, and
24 generally identified in the map attached as Exhibit "A".
25

26 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
27 Property may be developed and used in accordance with the regulations established for the
28 limited industrial services (LI) base district and other applicable requirements of the City
29 Code.
30

31 **PART 3.** Development of the Property within the boundaries of the planned development
32 area (PDA) combining district established by this ordinance is subject to the use and site
33 development regulations set forth in this part:
34
35
36

1 A. A site plan or building permit for the Property may not be approved, released,
2 or issued, if the completed development or uses of the Property, considered
3 cumulatively with all existing or previously authorized development and uses,
4 generate traffic that exceeds 2,000 trips per day.

5
6 B. Vehicular access from the Property to West 5th Street is prohibited. All
7 vehicular access to the Property shall be from other adjacent public streets or
8 through other adjacent property.

9
10 C. Multi-family residential use is a permitted use of the Property.

11
12 D. The following uses are conditional uses of the Property:

13
14 Limited warehousing and
15 distribution

Convenience storage

16 Automotive rentals

Equipment repair services

17 Automotive repair services

Equipment sales

18 Automotive sales

Automotive washing (of any type)

19 Service station

20
21 E. A laundry services use is a conditional use on the Property if it exceeds 6,000
22 sq. ft. of site area.

23 F. A construction sales and services use is a conditional use on the Property if it
24 exceeds 10,000 sq. ft. of site area.

G. The following uses are not permitted uses of the Property:

Drop-off recycling collection
facility

Kennels

Exterminating services

Vehicle storage

Resource extraction

Bail bond services

Basic industry

Building maintenance services

General warehousing and
distribution

Funeral services

Recycling center

Campground

Scrap and salvage

Custom manufacturing

Agricultural sales and services

Light manufacturing

H. The following site development standards apply to the Property.

1. The minimum setback for a building or structure is 30 feet from the north property line.
2. The minimum setback from the south property line is 20 feet.
3. The minimum setback from the east property line is 15 feet.
4. The minimum setback from the west property line is 10 feet.
5. The maximum floor-to-area ratio is 5 to 1.
6. The first 30 feet of a building or structure from the north setback is limited to 48 feet in height.
7. The maximum height, as defined by City Code, of a building or structure is 75 feet.
8. The maximum building coverage is 95 percent.
9. The maximum impervious coverage is 95 percent.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial (LI) base district and other applicable requirements of the City Code.

PART 4. The Property is subject to Ordinance No. 020926-26 that established the Old West Austin neighborhood plan combining district.

PART 5. This ordinance takes effect on _____, 2014.

PASSED AND APPROVED

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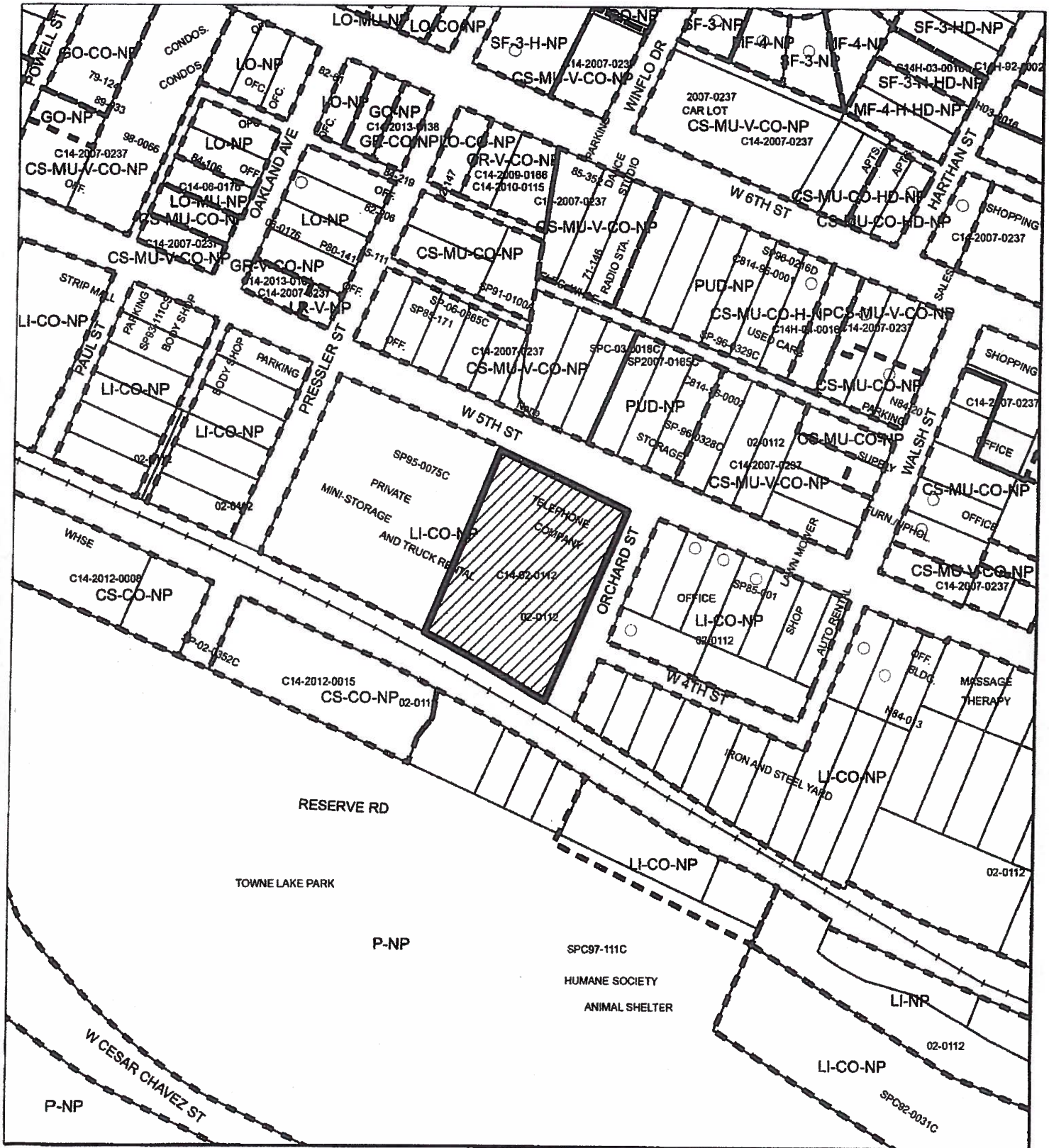
_____, 2014

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____

Karen M. Kennard
City Attorney

Jannette S. Goodall
City Clerk



ZONING

ZONING CASE#: C14-2014-0134



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 200'

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



Exhibit A