

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1411 WEST 5TH STREET AND 403 PAUL STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN FROM LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-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 services-conditional overlay-neighborhood plan (LI-CO-NP) combining district to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district on the property described in Zoning Case No. C14-2015-0078, on file at the Planning and Zoning Department, as follows:

Lots 10-12, Block 1, Outlot 1, Division Z, Pressler Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Plat Book Volume 2, Page 137 of the Plat Records of Travis County, Texas,

Lots 7-9, Block 1, Outlot 1, Division Z, Pressler Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Plat Book Volume 2, Page 137 of the Plat Records of Travis County, Texas, plus adjacent vacated alley, according to the map or plat of record in Plat Book Volume 943, Page 44 of the Plat Records of Travis County, Texas (cumulatively referred to as the "Property"),

locally known as 1411 West 5<sup>th</sup> Street and 403 Paul Street in the City of Austin, Travis County, Texas, and 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 services (LI) base district and other applicable requirements of the City Code.

**PART 3.** 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 not permitted uses of the Property:

Drop-off recycling collection facility	General warehousing and distribution
Exterminating services	Vehicle storage
Resource extraction	Bail bond services
Basic industry	Building maintenance services
Kennels	Funeral services
Recycling center	Campground
Scrap and salvage	Custom manufacturing
Agricultural sales and services	Light manufacturing

**B.** The following uses are conditional uses of the Property:

Automotive rentals	Equipment repair services
Automotive sales	Equipment sales
Service station	Automotive washing (of any type)
Limited warehousing and distribution	Maintenance and service facilities

**C.** The following site development standards apply to the Property.

1. The maximum impervious coverage is 85 percent.
2. The maximum floor-to-area ratio is 4.4 to 1.
3. The minimum setback from the interior/side yard is 2 feet.
4. The minimum setback from the north property line for an above ground structure is 25 feet.
5. The minimum setback from the south property line for an above ground structure is 20 feet.
6. The first 10 feet of a building or structure from the northern property line is limited to 33 feet in height

**D.** A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered

1 cumulatively with all existing or previously authorized development and uses,  
2 generate traffic that exceeds 2,000 trips per day.

3  
4 E. A site plan for the Property must include a minimum of 3,000 square feet of  
5 commercial or retail uses on the first floor.

6  
7 Except as specifically restricted under this ordinance, the Property may be developed and  
8 used in accordance with the regulations established for the limited industrial services (LI)  
9 base district and other applicable requirements of the City Code.

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

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14 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2015.

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17 **PASSED AND APPROVED**

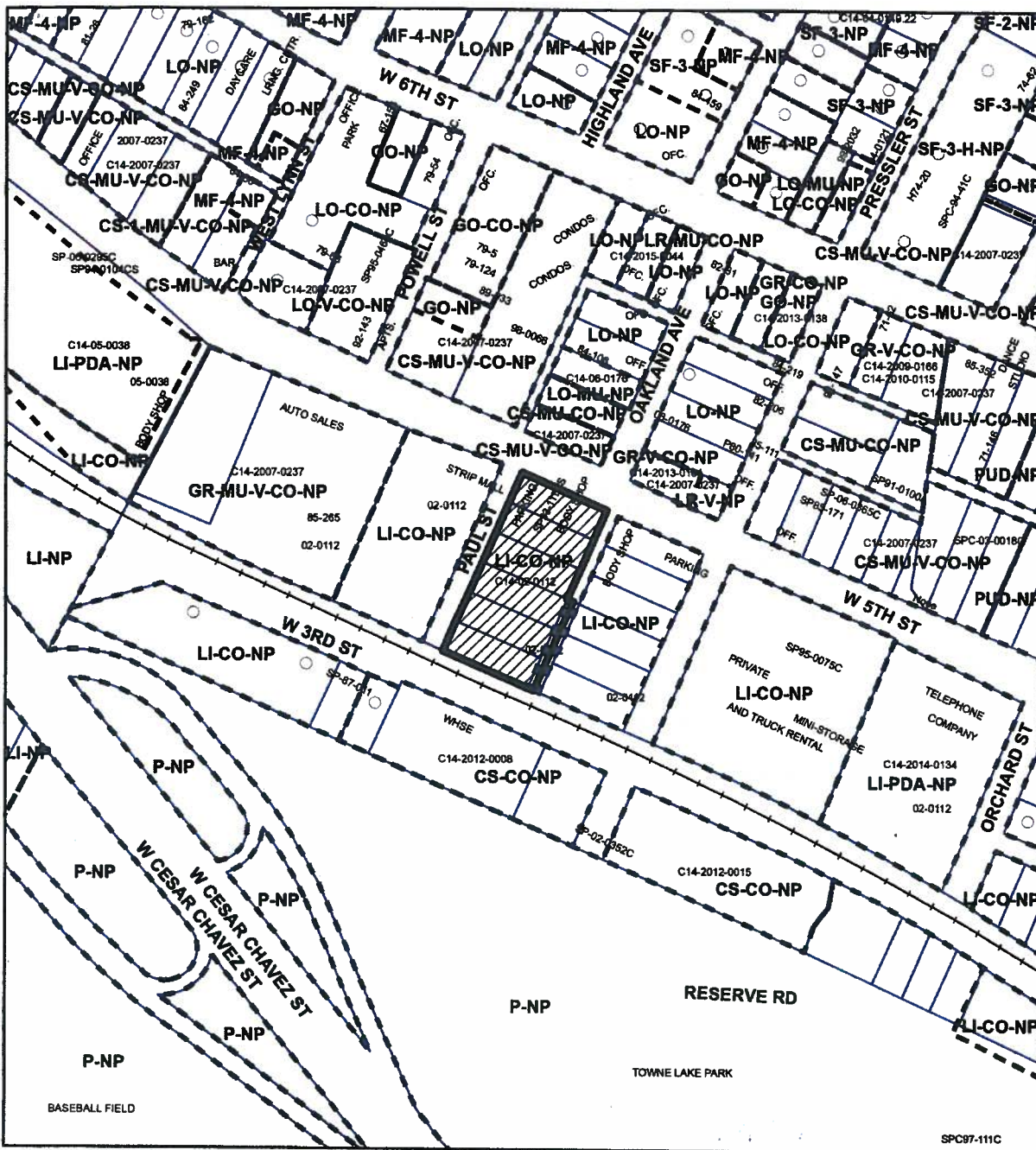
18  
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22 \_\_\_\_\_, 2015 §




23 Steve Adler  
24 Mayor

25  
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27 **APPROVED:** \_\_\_\_\_  
28 Anne L. Morgan  
29 Interim City Attorney

30  
**ATTEST:** \_\_\_\_\_  
Jannette S. Goodall  
City Clerk





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

### ZONING

CASE#: C14-2015-0078

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