

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2018-002 Administrative Services Use

Description: Consider an ordinance to amend Austin City Code Section 25-2-491 *Permitted, Conditional, and Prohibited Uses* to add Administrative Services as a permitted use in the Downtown Mixed Use (DMU) and the Central Business District (CBD) zoning districts and amend Austin City Code Section 25-2-6 (B) (1) to add “federal, state, county, and city courthouses” as uses expressly enumerated as being Administrative Services.

Proposed Language: See attached background information.

Summary of proposed code amendment

- Amends the Permitted Uses chart of Section 25-2-491 *Permitted, Conditional, and Prohibited Uses* to make Administrative Services permitted uses in the Downtown Mixed Use (DMU) and the Central Business District (CBD) zoning districts.
- Amend Code Section 25-2-6 (B) (1) *Civic Uses Described* to specifically add “courthouses” to the list of uses that are expressly deemed to be administrative services.

Background: Initiated by Planning Commission of July 24, 2018.

In cooperation with Travis County, this amendment was initiated by the Planning Commission on July 24, 2018. To accommodate the timing of construction of the new County Courthouse, staff is processing the commission initiated request as soon as possible to ensure no delay is occurred by the County. Planning Commission will consider this amendment at their August 14 meeting.

Staff Recommendation: Staff recommends the proposed code amendment.

Board and Commission Actions

August 14, 2018: To be reviewed by the Planning Commission.

Council Action

September 20, 2018: A public hearing has been scheduled.

Ordinance Number: NA

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Amend Code Section 25-2-6 (B) (1) *Civic Uses Described* to specifically add “courthouses” to the list of uses that are expressly deemed to be administrative services.

§ 25-2-6 CIVIC USES DESCRIBED.

- (A) Civic uses include the performance of utility, educational, recreational, cultural, medical, protective, and governmental functions, and other uses that are strongly vested with public or social importance.
- (B) Civic use classifications are described as follows:
 - (1) ADMINISTRATIVE SERVICES use is the use of a site for provision of offices or administrative, clerical, or public contact services, together with incidental storage and maintenance of necessary vehicles. This use includes federal, state, county, and city offices and courthouses.

Amend the Permitted Uses chart of Section 25-2-491 *Permitted, Conditional, and Prohibited Uses* to make Administrative Services permitted uses in DMU and CBD.

ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)																																								
P = Permitted Use C = Conditional Use Permit -- = Not Permitted																																								
CIVIC USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	WLO	CS	CS-1	CH	IP	MI	L	R&D	DR	AV	AG	PUD	P		
Administrative Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--	1	--	2	--	3	4		
Aviation Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4		
Camp	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	P	--	--	3	4		
Cemetery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	3	4		
Club or Lodge	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	C	--	C	3	4		
College and University Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	P	P	C	P	P	P	P	P	1	P	1	--	3	4		
Communication Service Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	C	P	P	P	P	P	P	P	P	1	P	2	P	3	4		
Community Events	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	
Community Recreation (Private)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	P	P	C	P	P	P	P	P	1	--	2	--	3	4		
Community Recreation (Public)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	P	P	C	P	P	P	P	P	1	--	2	--	3	4		
Congregate Living	--	--	--	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	C	P	--	C	P	C	P	--	P	P	P	P	P	1	--	--	--	--	3	4	
Convalescent Services	--	--	--	--	--	--	--	--	--	--	--	C	C	C	C	C	--	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	--	3	4
Convention Center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Counseling Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	
Cultural Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	P	P	P	P	P	C	P	P	P	P	P	P	P	P	1	--	2	--	3	4		
Day Care Services (Commercial)	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	C	P	P	C	P	P	P	P	P	P	P	P	P	--	2	--	3	4		
Day Care Services (General)	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	--	P	P	C	P	P	P	P	P	P	P	P	P	1	--	2	--	3	4		
Day Care Services (Limited)	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	P	C	P	P	P	P	P	P	P	P	P	1	--	2	--	3	4		
Detention Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	3	4	
Employee Recreation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	1	P	--	--	3	4
Family Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	P	C	P	P	--	P	P	P	P	P	P	--	1	--	--	--	3	4	
Group Home, Class I (General)	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	--	P	P	C	P	P	--	P	P	P	P	P	P	1	--	--	--	3	4		
Group Home, Class I (Limited)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	P	C	P	P	--	P	P	P	P	P	P	1	--	--	--	3	4		
Group Home, Class II	--	--	--	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	P	--	C	P	C	P	P	--	P	P	P	P	P	P	1	--	--	--	3	4	
Guidance Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	3	4	
Hospital Services (General)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	C	C	C	--	C	C	C	--	--	--	--	1	--	2	--	3	4	
Hospital Services (Limited)	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	C	P	C	C	P	C	P	--	P	P	P	--	--	--	--	1	--	2	--	3	4		
Local Utility Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	C	P	P	C	P	P	P	P	P	P	P	P	P	1	--	2	--	3	4		
Maintenance and Service Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	P	P	P	P	P	P	1	--	2	--	3	4		
Major Public Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Major Utility Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Military Installations	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Park and Recreation Services (General)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Park and Recreation Services (Special)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Postal Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Private Primary Educational Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	P	P	C	P	P	P	P	P	P	--	--	--	1	--	--	--	3	4		
Private Secondary Educational Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	P	C	P	P	C	P	P	P	--	--	--	1	--	--	--	3	4	
Public Primary Educational Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	C	P	P	P	P	P	P	--	--	--	1	--	--	--	3	4		
Public Secondary Educational Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	C	P	P	C	P	P	P	--	--	--	1	--	--	--	3	4		
Railroad Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	C	P	P	P	P	P	P	P	P	P	1	P	2	--	3	4		
Residential Treatment	--	--	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	C	--	C	P	C	P	--	P	P	P	P	P	P	P	1	--	--	--	3	4		
Safety Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	--	P	P	C	P	P	P	P	P	P	P	P	P	1	--	2	--	3	4		
Telecommunication Tower ⁷	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	--	--	--	--	4		
Transitional Housing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	C	C	C	C	C	C	1	--	--	--	3	4	
Transportation Terminal	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	C	C	C	C	C	C	1	--	2	--	3	4		
All other Civic Uses	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
1-Refers to 25-2-602 (13-2-225); 2-Refers to 25-2-622 (13-2-226); 3-Refers to Subchapter B, Art. 2, Div 5; 4 Refers to 25-2-624 (13-2-227); 5-Refers to 25-2-803 (13-2-233); 6-Subject to 25-2-805 (13-2-224); 7-Subject to 25-2-839 (13-2-235 & 13-2-273); 8-Refers to 25-2-842; 9-Refers to 25-2-863; 10-Subject to 25-2-177 & 25-2-650; 11-Subject to 25-2-587 (D); 12-Subject to 25-2-816; 13-Permitted in MU and V combining districts, subject to 25-2, Subchapter E, Art. 4, Subsec. 4.2.1.C; 14-Refers to 25-6-501; 15-Refers to 25-2-817; 16-Refers to 25-2-811.																																								
PC - Permitted in the district, but under some circumstances may be conditional; CP - Conditional in the district, but under some circumstances may be permitted																																								