

ORDINANCE NO.

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 1200, 1204, 1210, 1214, AND 1214 ½ WEST 5TH**
3 **STREET; AND 504 AND 506 WALSH STREET IN THE OLD WEST AUSTIN**
4 **NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-**
5 **MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-**
6 **NEIGHBORHOOD PLAN (CS-MU-V-CO-NP) COMBINING DISTRICT AND**
7 **GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL**
8 **OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT**
9 **TO LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA-**
10 **NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING DISTRICT.**

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

12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base district from general commercial services-mixed use-vertical mixed use
14 building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district
15 and general commercial services-mixed use-conditional overlay-neighborhood plan (CS-
16 MU-CO-NP) combining district to limited industrial services-planned development area-
17 neighborhood plan (LI-PDA-NP) combining district on the property described in Zoning
18 Case No. C14-2021-0081, on file at the Housing and Planning Department, as follows:

19 Lots 24 and 25, Block 1, Duval Subdivision of the east half of Lot 1 in Division “Z” of
20 the Outlots adjoining the City of Austin, according to the Map or Plat thereof, recorded
21 in Volume 1, Page 23 of the Plat Records, Travis County, Texas, and

22 Lot 26, Block 1, Duval Subdivision of the east half of Lot 1 in Division “Z” of the
23 Outlots adjoining the City of Austin, according to the Map or Plat thereof, recorded in
24 Volume 1, Page 23, Plat Records, Travis County, Texas, and

25 Lot 27 and 28, Block 1, Duval Subdivision of the east half of Lot 1 in Division “Z” of
26 the Outlots adjoining the City of Austin, according to the map or plat thereof, recorded
27 in Volume 1, Page 23, Plat Records, Travis County, Texas, and

28 Lot 23, Block 1, Duval Subdivision of the east half of Lot 1 in Division “Z” of the
29 Outlots adjoining the City of Austin, according to the Map or Plat thereof, recorded in
30 Volume 1, Page 23 of the Plat Records, Travis County, Texas, and

Lot 22, Block 1, Duval Subdivision of the east half of Lot 1 in Division “Z” of the Outlots adjoining the City of Austin, according to the Map or Plat thereof, recorded in Volume 1, Page 23 of the Plat Records, Travis County, Texas (collectively referred to as the “Property”),

locally known as 1200, 1204, 1210, 1214, and 1214 ½ West 5TH Street; and 504 and 506 Walsh Street, in the City of Austin, Travis County, Texas and generally identified in the map attached as **Exhibit “B”**.

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 shall comply with Section 25-2-648 (*Planned Development Area Performance Standards*) of the City Code.

PART 4. Development of the Property is subject to the regulations set forth in this part:

(A) The following uses are additional permitted uses of the Property:

Condominium Residential	Liquor sales
Multifamily residential	Pet services

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

Agricultural sales and services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Basic industry	Campground
Construction sales and services	Convenience storage
Custom manufacturing	Drop-off recycling collection facility
Exterminating services	General warehousing and distribution
Indoor crop production	Kennels
Light manufacturing	Limited warehousing and distribution
Maintenance and service facilities	Pedicab storage and dispatch
Recycling center	Research services
Resource extraction	Scrap and salvage
Service station	Vehicle storage

- 63 (C) The maximum height of a building or structure on the Property shall not exceed
64 75 feet.
- 65
- 66 (D) The minimum setbacks are: 0 feet for front yard,
67 0 feet for street side yard,
68 0 feet for interior side yard, and
69 0 feet for rear yard.
- 70
- 71 (E) The maximum building coverage on the Property is 95 percent.
- 72
- 73 (F) The maximum impervious cover for the Property is 95 percent.
- 74
- 75 (G) A mixed-use project on the Property may not exceed a floor-to-area
76 ratio (F.A.R.) of 6.5:1.
- 77
- 78 (H) An office use project on the Property may not exceed a floor-to-area
79 ratio (F.A.R.) of 4.5:1.
- 80
- 81 (I) The minimum site area for multifamily residential use on the
82 Property does not apply.
- 83
- 84 (J) Section 25-2-492 (*Site Development Regulations*) is modified to require
85 25 percent of the net building façade, excluding garage openings, will
86 be setback along the south property line a minimum of 5 feet. Should a
87 sidewalk easement be required, the 5-foot setback shall be measured
88 from the edge of the sidewalk easement (clear zone) located within the
89 property.
- 90
- 91 (K) Section 25-2-492 (*Site Development Regulations*) is modified to
92 require 30 percent of the net building façade, excluding garage
93 openings, will be setback along the east property line a minimum of
94 5 feet. Should a sidewalk easement be required, the 5-foot setback
95 shall be measured from the edge of the sidewalk easement (clear
96 zone) located within the property.
- 97
- 98 (L) Chapter 25-2, Subchapter E, Article 2, Section 2.2.2.D (*Building*
99 *Placement*) is modified to require any portion of a building above 60
100 feet in height shall establish and maintain a minimum 5-foot
101 building stepback measured from the ground floor building façade

line for at least 25 percent of the of the building along the south property line.

- (M) Chapter 25-2, Subchapter E, Article 2, Section 2.2.2.D (*Building Placement*) is modified to require any portion of a building along the east property line above 60 feet in height shall establish and maintain a 10-foot building stepback measured from the ground floor building façade line.
- (N) Section 25-2-492 (*Site Development Regulations*) is modified to require a minimum of 50% of the combined linear net building façade, excluding garage openings, along the south and east property lines shall establish and maintain pedestrian oriented uses at ground level.
- (O) Chapter 25-2, Subchapter E, Article 2, Sections 2.2.3.B.1 (*Planting Zone*) and 2.2.3.B.2. (*Clear Zone*) are modified to require a minimum 8-foot planting zone and 7-foot clear zone along the east property line for a total combined width of 15-feet.
- (P) Chapter 25-2, Subchapter E, Article 2, Sections 2.2.3.B.1 (*Planting Zone*) and 2.2.3.B.2. (*Clear Zone*) are modified to require street trees shall be planted no more than 25-feet on center along the south and east property lines.
- (Q) Section 25-2-1005(B)(1) (*Trees*) is modified to require trees planted within the planting zone shall be a minimum of 6 caliper inches.
- (R) Chapter 25-2, Subchapter E, Article 2, Sections 2.2.3.B.1 (*Planting Zone*) and 2.2.2.B.1.b. (*Planting Zone*) are modified to require the following improvements within the planting zone:
1. Two (2) bike racks will be provided in the right-of-way along West 5th Street.
 2. Street lighting provided in the right-of-way every 88-feet.
 3. Four (4) benches per block face.
 4. Two (2) waste bins per block face.

- 142
- 143 (S) Section 25-6-532 (*Off Street Loading Standards*) and Section 25-6, Appendix A
- 144 are modified to require a maximum of one (1) loading space to be provided on-
- 145 site for the Property.
- 146
- 147 (T) Section 25-6-531 (*Off Street Loading Facility Required*) is modified to allow
- 148 maneuvering within the public right-of-way.
- 149
- 150 (U) Section 25-6-471 (*Off-Street Parking Facility Required*) is modified to require
- 151 all off-street parking be below grade.
- 152

153 **PART 5.** The Landowner of the Property agrees all buildings constructed on the Property

154 shall achieve a three-star or greater rating under the Austin Energy Green Building

155 program using the applicable rating version in effect at the time a rating registration

156 application is submitted for the building.

157

158 **PART 6.** Except as otherwise specifically provided by this ordinance, the Property is

159 subject to all other rules, regulations, and ordinances of the City, including Ordinance No.

160 020926-26 that established zoning for the Old West Austin Neighborhood Plan.

161

162 **PART 7.** This ordinance takes effect on _____, 2021.

163

164 **PASSED AND APPROVED**

165

166 §

167 §

168 _____, 2021 § _____

169 Steve Adler

170 Mayor

171

172

173 **APPROVED:** _____ **ATTEST:** _____

174 Anne L. Morgan Jannette S. Goodall

175 City Attorney City Clerk

