

ORDINANCE NO. 20211118-098

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1200, 1204, 1210, 1214, AND 1214 ½ WEST 5TH STREET; AND 504 AND 506 WALSH STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-CO-NP) COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-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 general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district and general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-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. C14-2021-0081, on file at the Housing and Planning Department, as follows:

Lots 24 and 25, 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, and

Lot 26, 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, Plat Records, Travis County, Texas, and

Lots 27 and 28, 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, Plat Records, Travis County, Texas, and

Lot 23, 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, 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 "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 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:

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|-------------------------|--------------|
| 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 |

- (C) The maximum height of a building or structure on the Property shall not exceed 75 feet.
- (D) The minimum setbacks are:
 - 0 feet for front yard,
 - 0 feet for street side yard,
 - 0 feet for interior side yard, and
 - 0 feet for rear yard.
- (E) The maximum building coverage on the Property is 95 percent.
- (F) The maximum impervious cover for the Property is 95 percent.
- (G) A mixed-use project on the Property may not exceed a floor-to-area ratio (F.A.R.) of 6.5:1.
- (H) An office use project on the Property may not exceed a floor-to-area ratio (F.A.R.) of 4.5:1.
- (I) The minimum site area for multifamily residential use on the Property does not apply.
- (J) Section 25-2-492 (*Site Development Regulations*) is modified to require 25 percent of the net building façade, excluding garage openings, will be setback along the south property line a minimum of 5 feet. Should a sidewalk easement be required, the 5-foot setback shall be measured from the edge of the sidewalk easement (clear zone) located within the property.
- (K) Section 25-2-492 (*Site Development Regulations*) is modified to require 30 percent of the net building façade, excluding garage openings, will be setback along the east property line a minimum of 5 feet. Should a sidewalk easement be required, the 5-foot setback shall be measured from the edge of the sidewalk easement (clear zone) located within the property.
- (L) Chapter 25-2, Subchapter E, Article 2, Section 2.2.2.D (*Building Placement*) is modified to require any portion of a building above 60 feet in height shall establish and maintain a minimum 5-foot building setback 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.

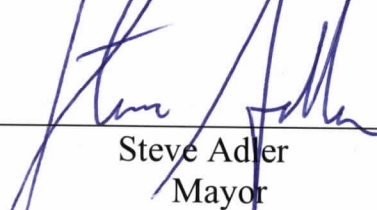
- (S) Section 25-6-532 (*Off Street Loading Standards*) and Section 25-6, Appendix A are modified to require a maximum of one (1) loading space to be provided on-site for the Property.
- (T) Section 25-6-531 (*Off Street Loading Facility Required*) is modified to allow maneuvering within the public right-of-way.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

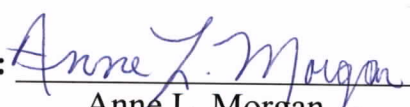
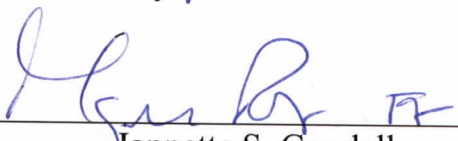
PART 5. The Landowner of the Property agrees all buildings constructed on the Property shall achieve a three-star or greater rating under the Austin Energy Green Building program using the applicable rating version in effect at the time a rating registration application is submitted for the building.

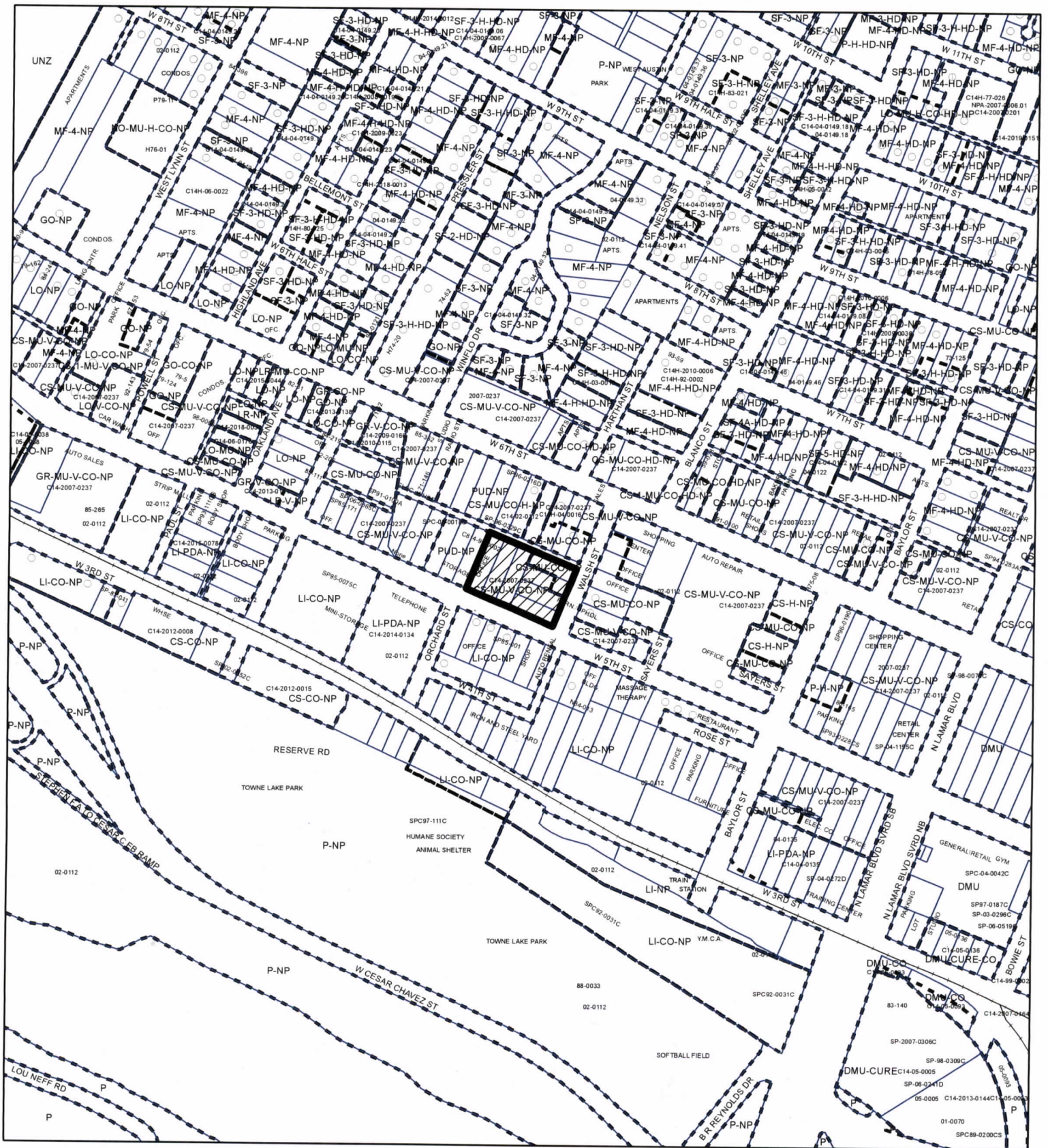
PART 6. Except as otherwise specifically provided by this ordinance, the Property is subject to all other rules, regulations, and ordinances of the City, including Ordinance No. 020926-26 that established zoning for the Old West Austin Neighborhood Plan.

PART 7. This ordinance takes effect on November 29, 2021

PASSED AND APPROVED

_____, 2021 §
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 § 
Steve Adler
Mayor

APPROVED:  **ATTEST:** 
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk



ZONING

ZONING CASE#: C14-2021-0081

Exhibit A






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: 4/21/2021



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'