

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR PROPERTY LOCATED AT 6403 AND 6413 AIRPORT BOULEVARD, IN THE BRENTWOOD/HIGHLAND COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-MU-V-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-neighborhood plan (CS-MU-V-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. C14-2022-0030, on file at the Planning Department, as follows:

LOT 4A, RESUBDIVISION OF LOT 4, AUSTIN MALL, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Document No. 201500274, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 6403 and 6413 Airport Boulevard in the City of Austin, Travis County, Texas, 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 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 maximum height of a building or structure on the Property shall not exceed 120 feet.

- 1  
2 (B) Development of the Property may not exceed a floor to area (F.A.R.) ratio of 5  
3 to 1.  
4  
5 (C) Building coverage on the Property may not exceed 95 percent.  
6  
7 (D) Development of the Property may not exceed an impervious coverage of 95  
8 percent.  
9  
10 (E) A 50-foot wide building setback shall be established and maintained for a  
11 building containing a light manufacturing use located within 50 feet or less  
12 from a building containing a residential use.  
13  
14 (F) The minimum setbacks are:  
15  
16 a. 0 feet for interior side yard, and  
17  
18 b. 0 feet for rear yard, and  
19  
20 (G) Section § 25-6-501(E) (*Off-Site Parking*) is modified so that an off-site parking  
21 facility and the use that it serves may not be more than 1,200 feet apart.  
22  
23 (H) The following uses are additional permitted uses of the Property:  
24

Administrative and business  
offices

Alternative financial services

Art workshop

Automotive repair services

Automotive washing (of any  
type)

Bed & breakfast (Group 1)

Building maintenance services

Business support services

Club or lodge

College and university facilities

Commercial off-street parking

Communication service  
facilities

Community garden

Community recreation (public)

Agricultural sales and services

Art gallery

Automotive rentals

Automotive sales

Bail bond services

Bed & breakfast (Group 2)

Business or trade school

Campground

Cocktail lounge of 5,000 square feet

Commercial blood plasma center

Communications services

Community events

Community recreation (private)

Condominium residential

Congregate living	Construction sales and services
Consumer convenience services	Consumer repair services
Convenience storage	Counseling services
Cultural services	Day care services (commercial)
Day care services (general	Day care services (limited)
Drop-off recycling collection facility	Duplex residential
Electronic prototype assembly	Electronic testing
Equipment repair services	Equipment sales
Exterminating services	Family home
Financial services	Food preparation
Food sales	Funeral services
General retail sales (convenience)	General retail sales (general)
Group home, class I (general)	Group home, class I (limited)
Group home, class II	Group residential
Guidance services	Hospital services (limited)
Hotel-motel	Indoor crop production
Indoor entertainment	Indoor sports and recreation
Kennels	Laundry services
Light manufacturing	Local utility services
Maintenance and service facilities	Medical offices – exceeding 5,000 square feet gross floor area
Medical offices – not exceeding 5,000 square feet gross floor area	Monument retail sales
Multifamily residential	Off-site accessory parking
Outdoor sports and recreation	Pawn shop services
Pedicab storage and dispatch	Personal improvement services
Personal services	Pet services
Plant nursery	Printing and publishing
Private primary educational facilities	Private secondary educational facilities
Professional office	Public primary educational facilities
Public secondary educational facilities	Religious assembly
Research assembly services	Research services
Research testing services	Research warehousing services
Residential treatment	Restaurant (general)
Restaurant (limited)	Safety services
Service station	Short-term rental

Single-family attached  
residential  
Small lot single-family  
residential  
Theater  
Two-family residential  
Vehicle storage

Single-family residential  
Software development  
Townhouse residential  
Urban farm  
Veterinary services

(I) The following uses are conditional uses of the Property:

Club or lodge  
Outdoor entertainment  
Transitional housing

Hospital services (general)  
Telecommunication tower  
Transportation terminal

(J) The following uses are prohibited uses of the Property:

Basic industry  
General warehousing and  
distribution  
Recycling center  
Scrap and salvage

Custom manufacturing  
Limited warehousing and distribution  
Resource extraction

(K) The PDA is subject to the parking requirements outlined in Section 25-6, Appendix A (*Tables of Off-Street Parking and Loading Requirements*) except as amended below:

Use classification	Minimum off-street parking requirements (per gross square footage)
<b>Residential uses</b>	
Accessory apartment	
Condominium residential	1 space per dwelling unit
Multi-family residential	
<b>Commercial uses</b>	
Business and professional offices	1:575
Electronic prototype assembly	1:575
Electronic testing	1:575
Financial services	1:575
Hotel-motel	0.75 spaces for each room
Medical offices	
*Free-standing medical clinic or office or a limited hospital facility	1:300
*Within a shopping center or mixed-use building	1:400
Research services	1:575
Research assembly services	1:575
Research testing services	1:575
Software development	1:575

**PART 5.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 040513-33B that established zoning for the Highland Neighborhood Plan.

**PART 6.** This ordinance takes effect on \_\_\_\_\_, 2023.

**PASSED AND APPROVED**

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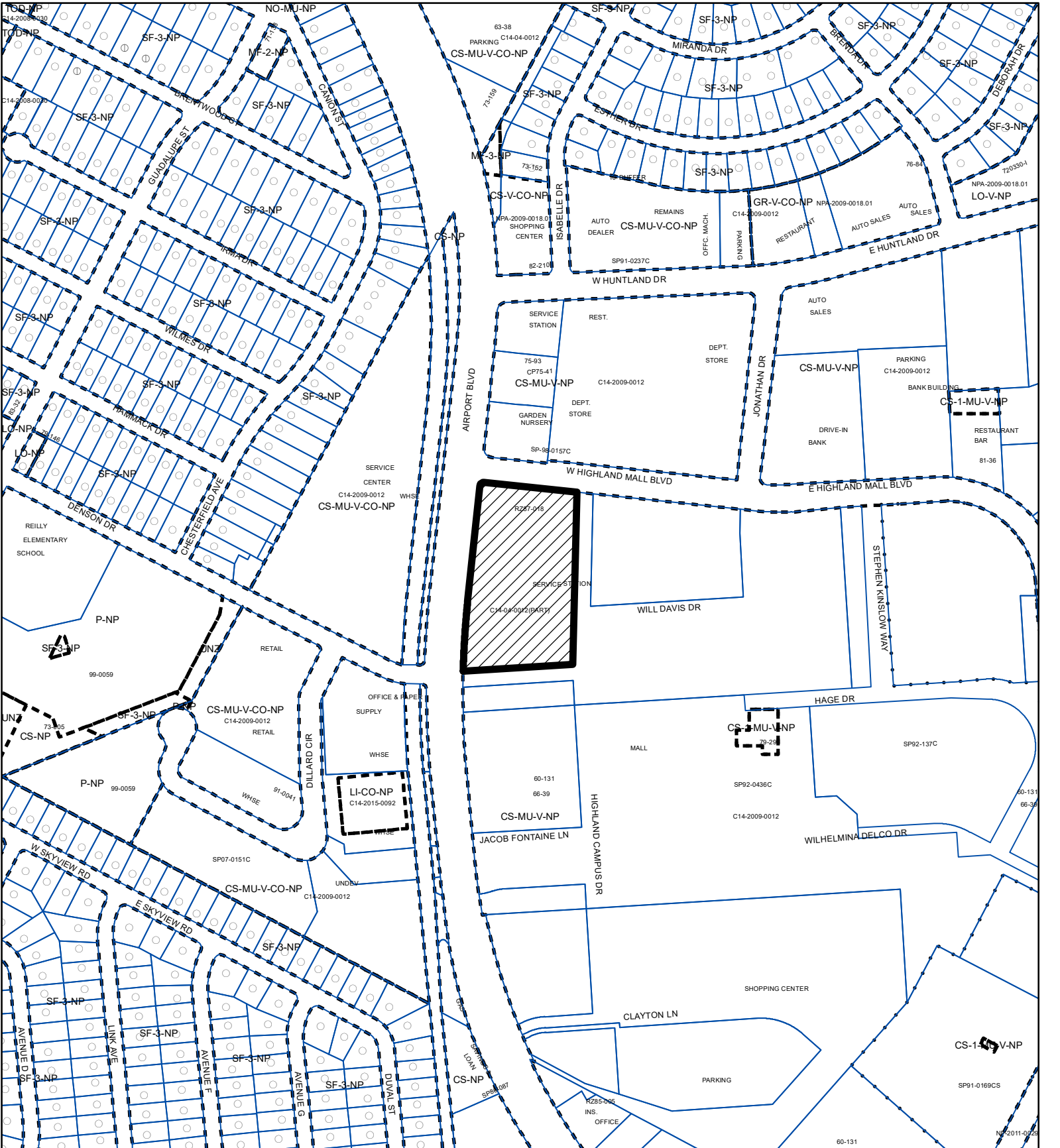
\_\_\_\_\_, 2023




Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Myrna Rios  
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

**ZONING**  
**ZONING CASE#: C14-2022-0030**

**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: 3/15/2022**