

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6000, 6010, AND 6200 MIDDLE FISKVILLE ROAD, 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 AND COMMERCIAL-LIQUOR SALES-MIXED USE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-1-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 and commercial-liquor sales-mixed use-vertical mixed use building-neighborhood plan (CS-1-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. C14-2022-0027, on file at the Planning Department, as follows:

LOTS 3G AND 3D-1, BLOCK "A" of the PARK PLAZA SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Document No. 200500194, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 6000, 6010, and 6200 Middle Fiskville Road 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 95 feet.
- (B) Development of the Property may not exceed a floor to area ratio (F.A.R.) of 4 to 1.
- (C) Building coverage on the Property may not exceed 95 percent.
- (D) Development of the Property may not exceed an impervious coverage of 95 percent.
- (E) A 50-foot wide building setback shall be established and maintained for a building containing a light manufacturing use located within 50 feet or less from a building containing a residential use.
- (F) The minimum setbacks are:
 - a. 0 feet for interior side yard
 - b. 0 feet for rear yard
- (G) Section § 25-6-501(E) (*Off-Site Parking*) is modified so that an off-site parking facility and the use that it serves may not be more than 1,200 feet apart.
- (H) The following uses are additional permitted uses of the Property:

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 (c)

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

| | |
|--|--|
| College and university services | Commercial blood plasma center |
| Commercial off-street parking | Communication service facilities |
| Communications services | Community events |
| Community garden | Community recreation (private) |
| Community recreation (public) | 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 testing services
Residential treatment
Restaurant (limited)
Service station
Single-family attached
residential
Small lot single-family
residential
Theater
Two-family residential
Vehicle storage

Research services
Research warehousing services
Restaurant (general)
Safety services
Short-term rental
Single-family residential

Software development

Townhouse residential
Urban farm
Veterinary services

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

Club or lodge
Liquor sales
Telecommunication tower
Transportation terminal

Hospital services (general)
Outdoor entertainment
Transitional housing

(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) |
|--|--|
| Residential uses | |
| Accessory apartment | |
| Condominium residential | 1 space per dwelling unit |
| Multi-family residential | |
| Commercial uses | |
| 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.

