

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

**AN ORDINANCE AMENDING CITY CODE SECTION 25-2-582 RELATING TO SITE DEVELOPMENT REGULATIONS IN A ZONING DISTRICT THAT COMBINES A COMMERCIAL HIGHWAY BASE DISTRICT WITH A PLANNED DEVELOPMENT AREA COMBINING DISTRICT; AND WAIVING CITY CODE SECTION 2-1-207 RELATING TO REVIEW BY THE CODES AND ORDINANCES JOINT COMMITTEE.**

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

**PART 1.** Council waives City Code Section 2-1-207 (*Codes and Ordinances Joint Committee*) related to review of amendments to City Code Title 25 (*Land Development Code*) by the Codes and Ordinances Joint Committee.

**PART 2.** Subsection (C) of City Code Section 25-2-582 (*Commercial Highway (CH) District Regulations*) is amended to read as follows:

- (C) This subsection applies [~~The requirements of this subsection apply~~] in a zoning district that combines a CH base district with a PDA combining district. If there is a conflict between the requirements of Subsection (B) [~~this subsection~~] and the zoning ordinance establishing the CH-PDA district, the zoning ordinance [~~more restrictive requirement~~] governs.

~~(1) The minimum lot size is 10 acres.~~

~~(2) The maximum floor to area ratio is 4 to 1.~~

~~(3) The maximum height is 200 feet.~~

~~(4) The minimum front yard setback is 50 feet.~~

~~(5) The minimum street side yard setback is 50 feet.~~

~~(6) The minimum interior side yard setback is 25 feet.~~

~~(7) The maximum building cover is 55 percent of the lot area.~~

~~(8) The maximum impervious cover is 55 percent of the lot area.]~~

**PART 3.** This ordinance takes effect \_\_\_\_\_, 2023.

**PASSED AND APPROVED**

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

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan                      Myrna Rios  
City Attorney                      City Clerk