ORDINANCE NO.

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 618 EAST HIGHLAND MALL 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. C14-2022-0028, on file at the Planning Department, as follows:

LOT 6A-2A, RESUBDIVISION OF LOTS 3A, 3B-1, 3C-1, 3D, 6A-2, AND 6B-2, AUSTIN MALL, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 77, Page 60, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 618 East Highland Mall 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.

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- (B) Development of the Property may not exceed a floor to area ratio (F.A.R.) of 5 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	Agricultural sales and services
	offices	-
	Alternative financial services	Art gallery
	Art workshop	Automotive rentals
	Automotive repair services	Automotive sales
	Automotive washing (of any	Bail bond services
	type)	
	Bed & breakfast (Group 1)	Bed & breakfast (Group 2)
	Building maintenance services	Business or trade school
	Business support services	Campground
	Club or lodge (c)	Cocktail lounge of 5,000 square feet
	College and university facilities	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
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Consumer convenience services Convenience storage Cultural services Day care services (general) Drop-off recycling collection facility Electronic prototype assembly Equipment repair services Exterminating services **Financial services** Food sales General retail sales (convenience) Group home, class I (general) Group home, class II Guidance services Hotel-motel Indoor entertainment Kennels Light manufacturing Maintenance and service facilities Medical offices – not exceeding 5,000 square feet gross floor area Multifamily residential Outdoor sports and recreation Pedicab storage and dispatch Personal services Plant nursery Private primary educational facilities **Professional office** Public secondary educational facilities Research assembly services **Research testing services** Residential treatment Restaurant (limited) Service station Single-family attached

Consumer repair services Counseling services Day care services (commercial) Day care services (limited) Duplex residential

Electronic testing Equipment sales Family home Food preparation Funeral services General retail sales (general)

Group home, class I (limited) Group residential Hospital services (limited) Indoor crop production Indoor sports and recreation Laundry services Local utility services Medical offices – exceeding 5,000 square feet gross floor area Monument retail sales

Off-site accessory parking Pawn shop services Personal improvement services Pet services Printing and publishing Private secondary educational facilities Public primary educational facilities Religious assembly

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

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Scrap and salvage		
	Resource extraction	
Basic industry General warehousing and	Custom manufacturing Limited warehousing and distribution	
The following uses are prohibit	ed uses of the Property:	
Transitional housing	Transportation terminal	
Club or lodge Outdoor entertainment	Hospital services (general) Telecommunication tower	
The following uses are conditio	nal uses of the Property:	
Vehicle storage	Veterinary services	
Theater	Townhouse residential Urban farm	
Small lot single-family residential	Software development	
	residential Theater Two-family residential Vehicle storage The following uses are conditio Club or lodge Outdoor entertainment Transitional housing The following uses are prohibit Basic industry General warehousing and distribution Recycling center	residential Theater Townhouse residential Two-family residential Urban farm Vehicle storage Veterinary services The following uses are conditional uses of the Property: Club or lodge Hospital services (general) Outdoor entertainment Telecommunication tower Transitional housing Transportation terminal The following uses are prohibited uses of the Property: Basic industry Custom manufacturing General warehousing and distribution Recycling center Resource extraction

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

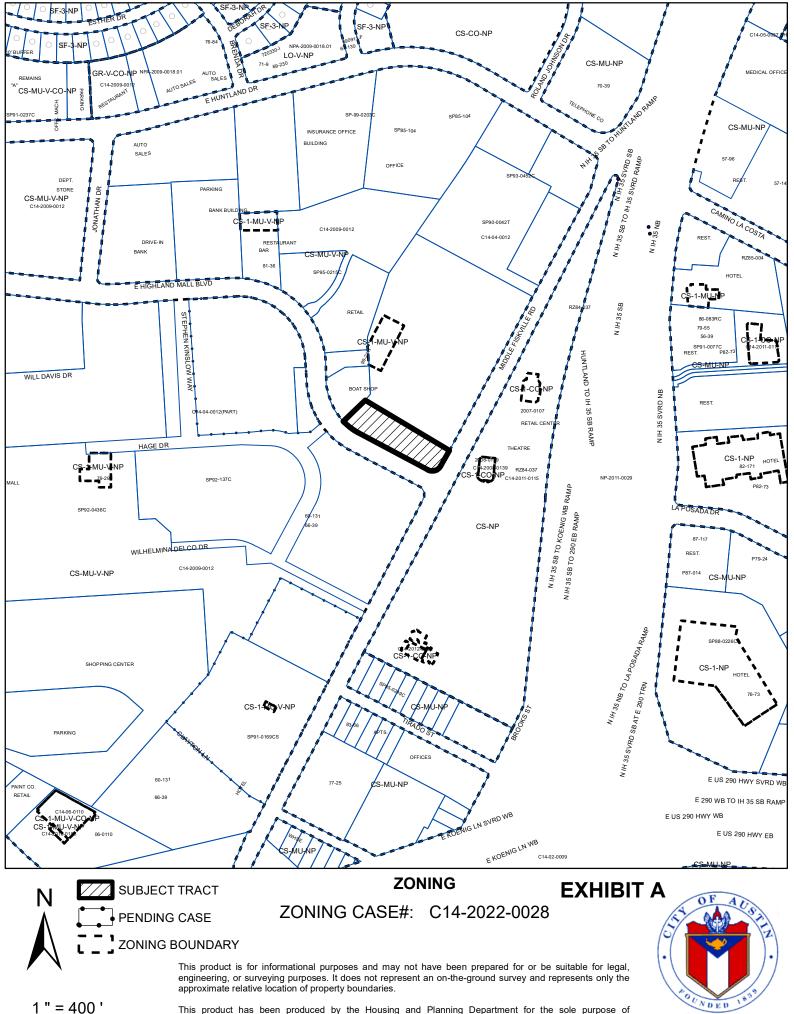
Use classification	Minimum off-street parking requirements (per gross square footage)
Residential uses	
Accessory apartment	
Condominium residential	1 space per dwelling unit
Multi-family residential	
Commercial uses	
Business and professional	1:575
offices	1.575
Electronic prototype assembly	1:575
Electronic 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	1:300
limited hospital facility	
*Within a shopping center	1:400
or mixed-use building	1.400
Research services	1:575
Research assembly services	1:575
Research testing services	1:575
Software development	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.

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			Kirk Watson Mayor	
APPROVED:	Anne L. Morgan City Attorney	ATTEST:	Myrna Ri City Cler	os k



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