

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 523 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. C14-2022-0029, on file at the Planning Department, as follows:

LOTS 3C-1 and 3C-2, RESUBDIVISION OF LOT 3C AMENDED PLAT OF LOTS 3C AND 3D RESUBDIVISION OF LOT 3E, AUSTIN MALL, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Document No. 202100077, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 523 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:

- 1 (A) The maximum height of a building or structure on the Property shall not exceed
2 120 feet.
3
4 (B) Development of the Property may not exceed a floor to area ratio (F.A.R.) of 5
5 to 1.
6
7 (C) Building coverage on the Property may not exceed 95 percent.
8
9 (D) Development of the Property may not exceed an impervious coverage of 95
10 percent.
11
12 (E) A 50-foot wide building setback shall be established and maintained for a
13 building containing a light manufacturing use located within 50 feet or less
14 from a building containing a residential use.
15
16 (F) The minimum setbacks are:
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18 a. 0 feet for interior side yard
19
20 b. 0 feet for rear yard
21
22 (G) Section § 25-6-501(E) (*Off-Site Parking*) is modified so that an off-site parking
23 facility and the use that it serves may not be more than 1,200 feet apart.
24
25 (H) The following uses are additional permitted uses of the Property:
26

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)

College and university facilities

Commercial off-street parking

Communications services

Community garden

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

Communication service facilities

Community events

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 services
Research testing services	Research warehousing services
Residential treatment	Restaurant (general)
Restaurant (limited)	Safety services

Service station

Short-term rental

Single-family attached
residential

Single-family residential

Small lot single-family
residential

Software development

Theater

Townhouse residential

Two-family residential

Urban farm

Vehicle storage

Veterinary services

- (I) The following are conditional uses to the limited industrial services (LI) base district in the planned development area (PDA) overlay:

Club or lodge

Hospital services (general)

Outdoor entertainment

Telecommunication tower

Transitional housing

Transportation terminal

- (J) The following are prohibited uses to the limited industrial services (LI) base district in the planned development area (PDA) overlay:

Basic industry

Custom manufacturing

General warehousing and
distribution

Limited warehousing and distribution

Recycling center

Resource extraction

Scrap and salvage

(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.

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



Created: 3/15/2022