

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1601 NORTH IH 35 SERVICE ROAD NORTHBOUND, IN THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA FROM COMMERCIAL HIGHWAY SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CH-CO-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 commercial highway services-conditional overlay-neighborhood plan (CH-CO-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. C14-2022-0205, on file at the Planning Department, as follows:

LOT 1, Block A, AUTHI SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof as recorded in Volume 100, Page 251 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1601 North IH 35 Service Road Northbound 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. The Property within the boundaries of the planned development area combining district established by this ordinance is subject to the following conditions:

(A) Development of the Property shall comply with the following regulations:

(a) The maximum floor-to-area ratio (FAR) is 8 to 1.

(b) Within 36 feet from the East 16th street frontage, the maximum height is 40 feet. Otherwise, the maximum height is 200 feet.

(c) The minimum setbacks are:

- (i) 0 feet for front yard,
- (ii) 0 feet for street side yard,
- (iii) 0 feet for interior side yard, and
- (iv) 0 feet for rear yard.

(d) The maximum building coverage is 95 percent.

(f) The maximum impervious coverage is 95 percent.

(B) The following uses are permitted uses on the Property:

General retail sales (convenience)	Condominium/townhouse
Multifamily	Group residential

(C) The following uses are conditional uses on the Property:

Cocktail lounge	Outdoor entertainment
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(D) The following uses are prohibited uses on the Property:

Agricultural sales and services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bonds
Basic industry	Campground
Commercial blood plasma center	Commercial off-street parking
Communication services	Construction sales and services
Convenience storage	Custom manufacturing
Drop-off recycling collection facility	Electronic prototype assembly
Equipment repair services	Equipment sales
Exterminating services	Funeral services
General warehousing and distribution	Hospital services (general)
Kennels	Laundry services

Light manufacturing
Liquor sales
Maintenance and service
facilities
Off-site accessory parking
Pedicab storage and dispatch
Railroad facilities
Resource extraction
Restaurant (limited)
Scrap and salvage
Transportation terminal

Limited warehousing and distribution
Local utility services
Monument retail sales

Pawn shop
Pet services
Recycling center
Restaurant (drive-in, fast food)
Safety services
Service station
Vehicle storage

PART 5. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 011213-41 that established zoning for the Central East Austin Neighborhood Plan.

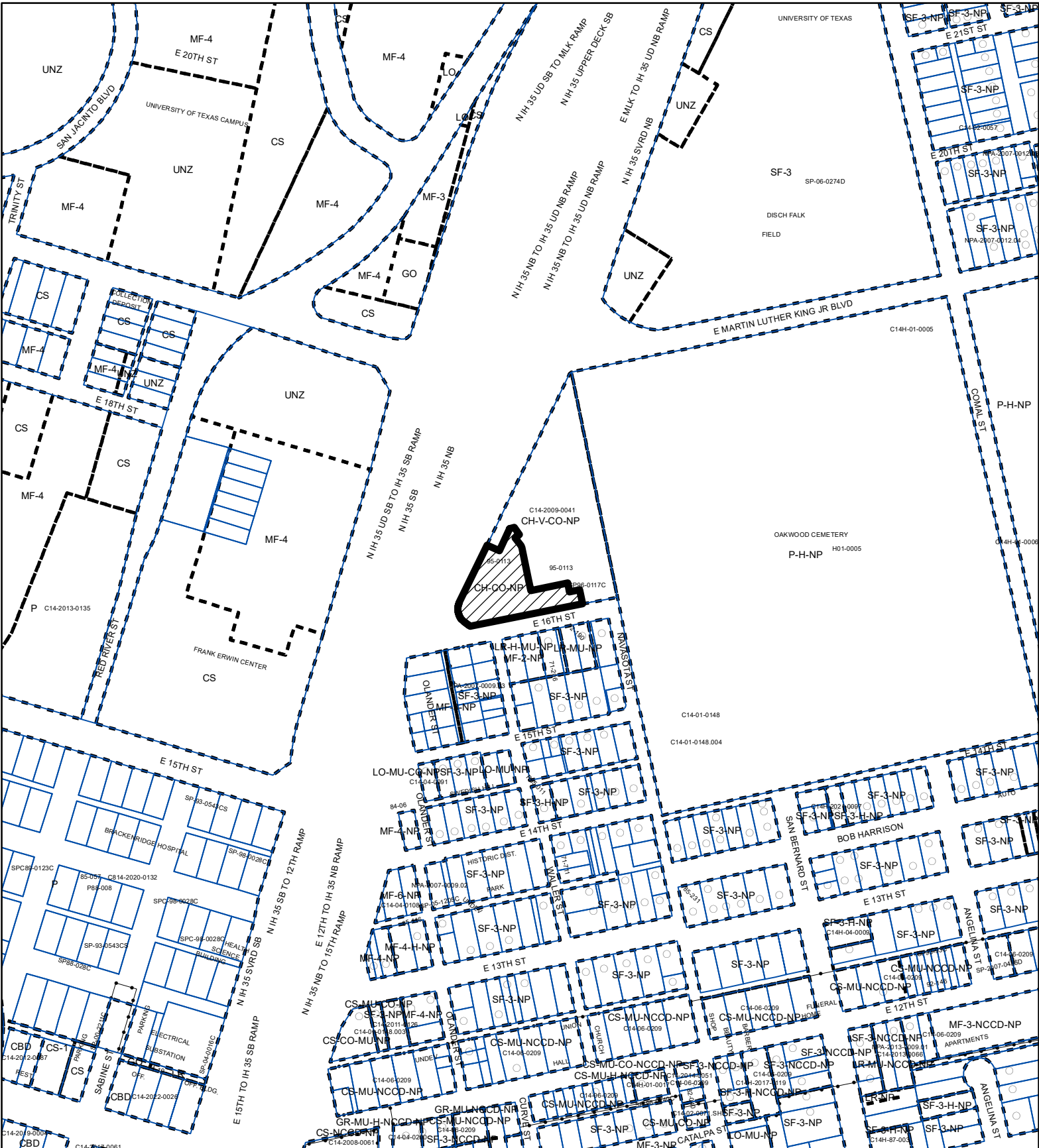
PART 6. This ordinance takes effect on _____, 2023.

PASSED AND APPROVED

_____, 2023 §
 §
 §
_____, 2023 §

Kirk Watson
Mayor


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



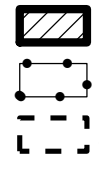
ZONING

EXHIBIT A

ZONING CASE#: C14-2022-0205



N



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

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



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