

**ORDINANCE NO. 20230518-058**

**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.~~

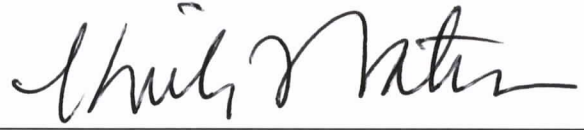
~~(8) — The maximum impervious cover is 55 percent of the lot area.]~~

**PART 3.** This ordinance takes effect May 29, 2023.

**PASSED AND APPROVED**

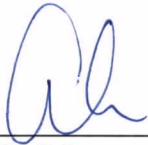
\_\_\_\_ May 18 \_\_\_\_\_, 2023

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Kirk Watson  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Myrna Rios  
City Clerk