ORDINANCE NO. <u>20230518-084</u>

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6000, 6010, AND 6200 MIDDLE FISKVILLE ROAD, 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 AND COMMERCIAL-LIQUOR SALES-MIXED USE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-1-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 and commercial-liquor sales-mixed use-vertical mixed use building-neighborhood plan (CS-1-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. C14-2022-0027, on file at the Planning Department, as follows:

LOTS 3G AND 3D-1, BLOCK "A" of the PARK PLAZA SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Document No. 200500194, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 6000, 6010, and 6200 Middle Fiskville Road 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 95 feet.
- (B) Development of the Property may not exceed a floor to area ratio (F.A.R.) of 4 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

Art workshop Automotive rentals
Automotive repair services Automotive washing (of any

Automotive rentals

Automotive rentals

Bail bond services

type)

Bed & breakfast (Group 1)

Building maintenance services

Bed & breakfast (Group 2)

Business or trade school

Business support services Campground

Club or lodge (c) Cocktail lounge of 5,000 square feet College and university services Commercial blood plasma center

Page 2 of 6

Commercial off-street parking

Communications services

Community garden

Community recreation (public)

Congregate living

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

Communication service facilities

Community events

Community recreation (private)

Condominium residential

Construction sales and services

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

Page 3 of 6

Residential treatment Restaurant (general)
Restaurant (limited) Safety services
Service station Short-term rental

Single-family attached Single-family residential

residential

Small lot single-family Software development

residential

Theater Townhouse residential

Two-family residential Urban farm

Vehicle storage Veterinary services

(I) The following uses are conditional uses of the Property:

Club or lodge Hospital services (general)
Liquor sales Outdoor entertainment
Telecommunication tower Transitional housing
Transportation terminal

(J) The following uses are prohibited uses of the Property:

Basic industry Custom manufacturing

General warehousing and Limited warehousing and distribution

distribution

Recycling center Resource extraction

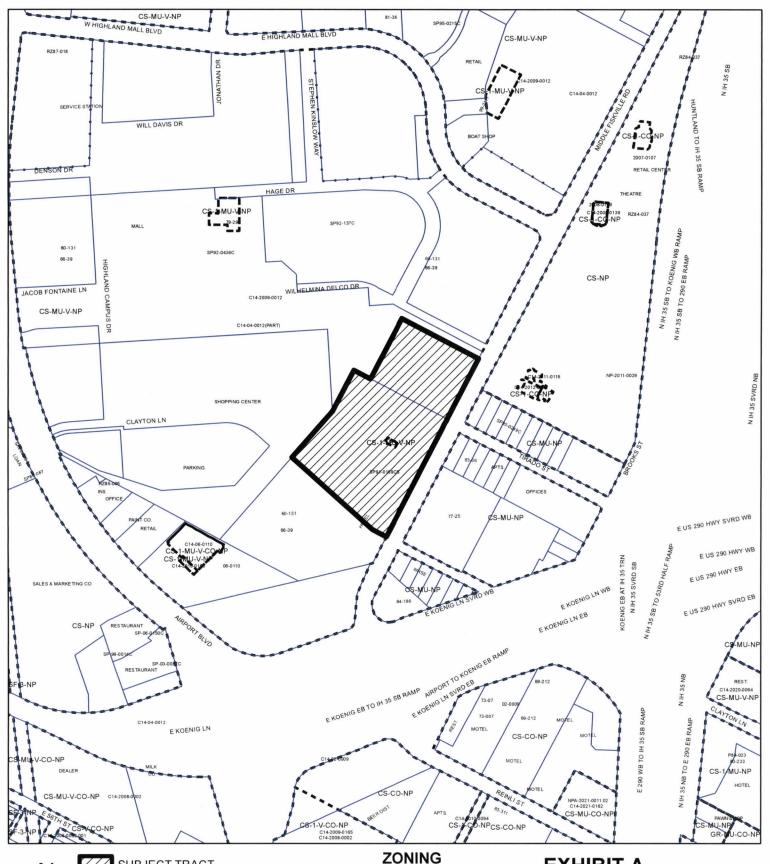
Scrap and salvage

(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	1:300
limited hospital facility	
*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 May 29, 2023.	
PASSED AND APPROVED	
, 2023	§ Mirk Watson
APPROVED: Anne L. Morgan City Attorney	Mayor ATTEST: Myrna Rios City Clerk



ZONING BOUNDARY

SUBJECT TRACT

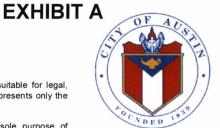
PENDING CASE

ZONING CASE#: C14-2022-0027

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.

1 " = 400 '

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



Created: 3/15/2022