ORDINANCE NO. 20230518-087

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6403 AND 6413 AIRPORT 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 AREANEIGHBORHOOD 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. C14-2022-0030, on file at the Planning Department, as follows:

LOT 4A, RESUBDIVISION OF LOT 4, AUSTIN MALL, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Document No. 201500274, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 6403 and 6413 Airport 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.
- (B) Development of the Property may not exceed a floor to area (F.A.R.) ratio 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, and
 - (b) 0 feet for rear yard, and
- (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)
Building maintenance services
Bed & breakfast (Group 2)
Business or trade school

Business support services Campground
Club or lodge Cocktail lounge of 5,000 square feet

College and university facilities

Commercial blood plasma center

Commercial off-street parking Communications services

Communication service Community events facilities

Community garden Community recreation (private)

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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

Residential treatment

Restaurant (limited)

Service station

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

Restaurant (general)

Safety services

Short-term rental

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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)

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

1:575

offices

1:575

Electronic prototype assembly 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

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

M - 1' - 1 - CC' - - -

May 18 , 2023 § Mul Mtn

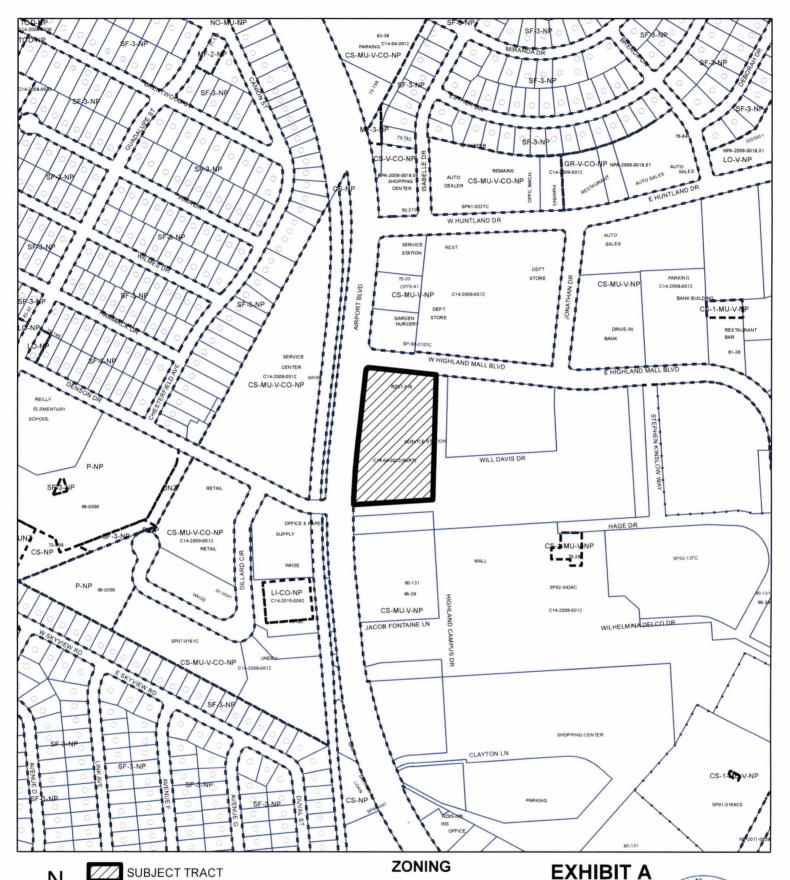
Kirk Watson

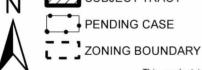
Mayor

APPROVED:

Anne L. Morgan City Attorney ATTEST:

Stuphanu Haul Myrna Rios City Clerk





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.

ZONING CASE#: C14-2022-0030

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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Created: 3/15/2022