

ORDINANCE NO. 20230608-091

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 COMMERCIAL HIGHWAY SERVICES-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (CH-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 commercial highway services-planned development area-neighborhood plan (CH-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 commercial highway services (CH) 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.

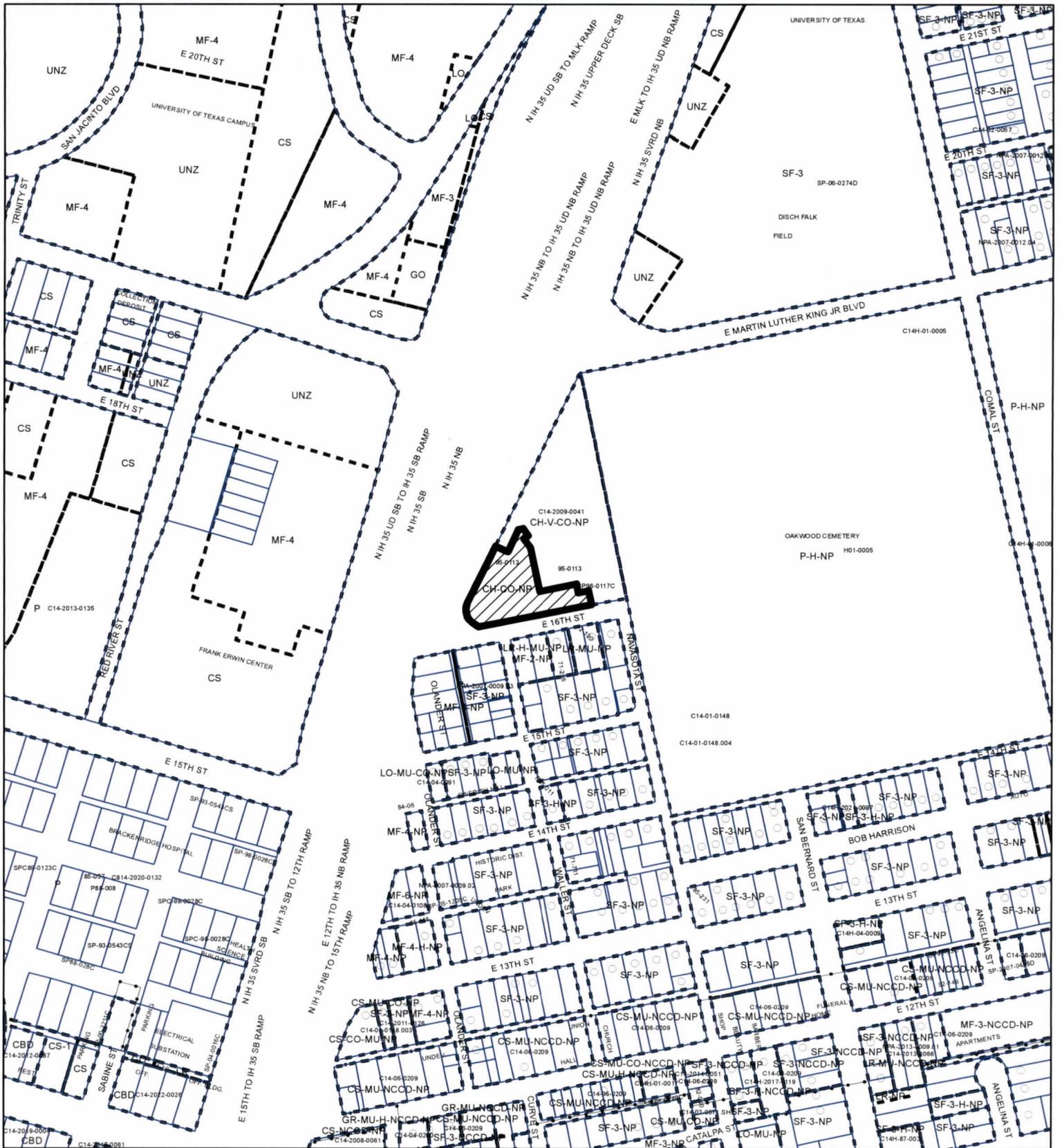
PART 4. The Property within the boundaries of the planned development area combining district established by this ordinance is subject to the following conditions:

- (A) Development of the Property shall comply with the following regulations:
 - (a) The maximum floor-to-area ratio (FAR) is 8 to 1.

- (b) The maximum height of a building or structure is 230 feet, excepting the 50 feet parallel to and measured from East 16th Street frontage where the maximum height of a building or structure is 40 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.
- (e) The maximum impervious coverage is 95 percent.
- (B) The following uses are prohibited uses on the Property:

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|--------------------------------------|--|
| Agricultural sales and services | Automotive rentals |
| Automotive repair services | Automotive sales |
| Automotive washing (of any type) | Bail bonds |
| 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 | Hospital services (general) |
| Kennels | Laundry services |
| Limited warehousing and distribution | Liquor sales |
| Local utility services | Maintenance and service facilities |
| Off-site accessory parking | Pawn shop |
| Pedicab storage and dispatch | Pet services |
| Restaurant (drive-in, fast food) | Restaurant (limited) |
| Safety services | Scrap and salvage |
| Service station | Transportation terminal |
| 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.



ZONING

EXHIBIT A

ZONING CASE#: C14-2022-0205

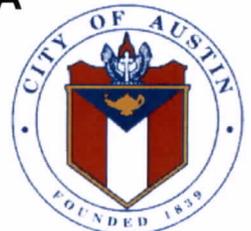


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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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