

**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 16<sup>th</sup> 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:

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.

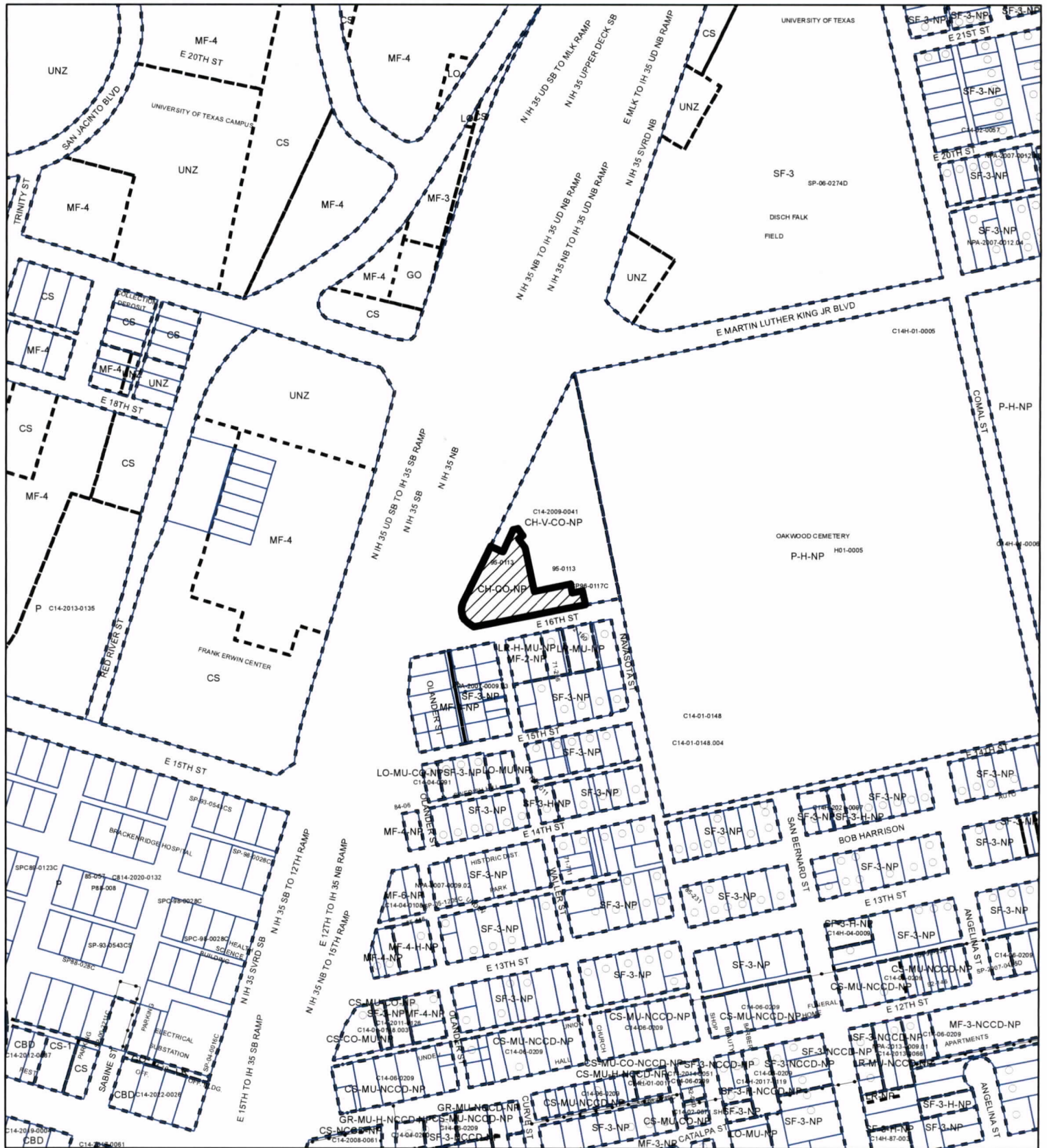
**PART 6.** This ordinance takes effect on June 19, 2023.




**PASSED AND APPROVED**

\_\_\_\_ June 8 \_\_\_\_\_, 2023      §  
   §  
   §  
   Kirk Watson  
   Mayor

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





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

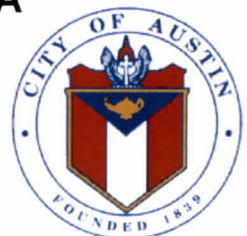
### ZONING CASE#: C14-2022-0205

## EXHIBIT A

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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