

**ORDINANCE NO. 20231109-040**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3500, 3500 1/2, 3502, 3506, AND 3700 NORTH INTERSTATE HIGHWAY 35 SERVICE ROAD SOUTHBOUND AND 1012, 1012 1/2, 1018, AND 1018 1/2 CONCORDIA AVENUE IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT, TO CHANGE A CONDITION OF ZONING.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The East Avenue planned unit development ("East Avenue PUD") was approved by City Council on March 26, 2007, under Ordinance No. 20070326-002 (the "Original Ordinance"). The first amendment proposed in Case No. C814-06-0174.01 to the Original Ordinance was withdrawn. A second amendment was approved administratively on February 27, 2009. A third amendment was approved by City Council on October 27, 2022, under Ordinance No. 20221027-049. A fourth amendment was approved by City Council on August 31, 2023, under Ordinance No. 20230831-116.

**PART 2.** The East Avenue PUD is comprised of approximately 22 acres of land located generally in the vicinity of 3400 North Interstate Highway 35 in the City of Austin, Travis County, Texas and more particularly described by metes and bounds in the land use plan incorporated into the Original Ordinance. This ordinance only affects Parcel A, identified in the East Avenue PUD as described in Part 3 below.

**PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development-neighborhood plan (PUD-NP) combining district to planned unit development-neighborhood plan (PUD-NP) combining district on the property described in Zoning Case No. C814-06-0175.05, on file at the Planning Department, as follows:

LOT 11, BLOCK B, EAST AVENUE SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, recorded in Document No. 200800152 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 3500, 3500 1/2, 3502, 3506, and 3700 North Interstate Highway 35 Service Road Southbound and 1012, 1012 1/2, 1018, and 1018 1/2 Concordia Avenue in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit "A"**.

**PART 4.** This ordinance and the attached exhibit amends the Original Ordinance, as amended, for the Property. Development of and uses within the Property shall conform to the limitations and conditions set forth in this ordinance. If this ordinance and the attached exhibit conflicts, the ordinance applies. Except as otherwise provided by this ordinance, all other rules, regulations, and ordinances of the City apply to the Property.

**PART 5.** The Original Ordinance as amended by Ordinance No. 20221027-049 added Section L. 5. to PART 8 establishing a maximum building height on the Property. PART 8. L. 5. of the Original Ordinance is amended to read as follows:

5. Development of Parcel A is limited to a maximum height of ~~[120]~~ 160 feet; except the maximum height is limited to 120 feet for that portion of Parcel A along the eastern boundary line and measuring 40.5 feet along the northern property line and 8.75 feet along the southern property line, as depicted on Exhibit "B" or that portion dedicated as right-of-way.

**PART 6.** Except as otherwise provided for in this ordinance, the terms and conditions of Ordinance No 20070326-002, as amended, remain in effect.

**PART 7.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 040826-59 that established zoning for the Hancock Neighborhood Plan.

**PART 8.** This ordinance takes effect on November 20, 2023.

**PASSED AND APPROVED**

\_\_\_\_\_, November 9, 2023

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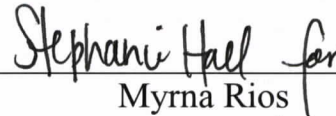
Kirk Watson  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Myrna Rios  
City Clerk





[illegible]