

ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 6121 AND 6121 1/2 NORTH INTERSTATE**  
3 **HIGHWAY 35 SERVICE ROAD NORTHBOUND IN THE ST. JOHN/CORONADO**  
4 **HILLS COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL**  
5 **COMMERCIAL SERVICES-MIXED USE-NEIGHBORHOOD PLAN (CS-MU-NP)**  
6 **COMBINING DISTRICT AND COMMERCIAL-LIQUOR SALES-**  
7 **NEIGHBORHOOD PLAN (CS-1-NP) COMBINING DISTRICT TO**  
8 **COMMERCIAL HIGHWAY SERVICES-PLANNED DEVELOPMENT AREA-**  
9 **NEIGHBORHOOD PLAN (CH-PDA-NP) COMBINING DISTRICT.**

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

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13 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
14 change the base district from general commercial services-mixed use-neighborhood plan  
15 (CS-MU-NP) combining district and commercial-liquor sales-neighborhood plan (CS-1-  
16 NP) combining district to commercial highway services-planned development area-  
17 neighborhood plan (CH-PDA-NP) combining district on the property described in Zoning  
18 Case No. C14-2023-0063, on file at the Planning Department, as follows:

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20 LOT 1A, LA COSTA PHASE ONE SECTION ONE, a subdivision in the City of  
21 Austin, Travis County, Texas, according to the map or plat of record in Volume  
22 75, Page 224, of the Plat Records of Travis County, Texas (the "Property"),

23  
24 locally known as 6121 and 6121 1/2 North Interstate Highway 35 Service Road  
25 Northbound in the City of Austin, Travis County, Texas, and generally identified in the  
26 map attached as **Exhibit "A"**.

27  
28 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
29 Property may be developed and used in accordance with the regulations established for the  
30 commercial highway services (CH) base district and other applicable requirements of the  
31 City Code.

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33 **PART 3.** Development of the Property shall comply with Section 25-2-648 (*Planned*  
34 *Development Area Performance Standards*) of the City Code.  
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36  
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**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:

- (1) The maximum height of a building or structure is 200 feet.
- (2) The maximum impervious cover is 85 percent.
- (3) The maximum floor-to-area ratio (FAR) is 4 to 1.
- (4) The minimum setbacks are:
  - (a) 25 feet for front yard
  - (b) 25 feet for street side yard

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

Agricultural Sales and Services	Automotive Rentals
Automotive Repair Services	Automotive Sales
Automotive Washing (of any type)	Building Maintenance Services
Campground	Commercial Blood Plasma Center
Construction Sales and Services	Convenience Storage
Drop Off Recycling Collection Facility	Electronic Prototype Assembly
Electronic Testing	Equipment Repair Services
Exterminating Services	Funeral Services
Kennels	Pawn Shop Services
Pedicab Storage and Dispatch	Research Services
Service Station	Vehicle Storage

**PART 5.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20120426-101 that established zoning for the St. John Neighborhood Plan.

**PART 6.** This ordinance takes effect on \_\_\_\_\_, 2024.

**PASSED AND APPROVED**

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\_\_\_\_\_, 2024

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Myrna Rios  
City Clerk



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