

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"),

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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"**.

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

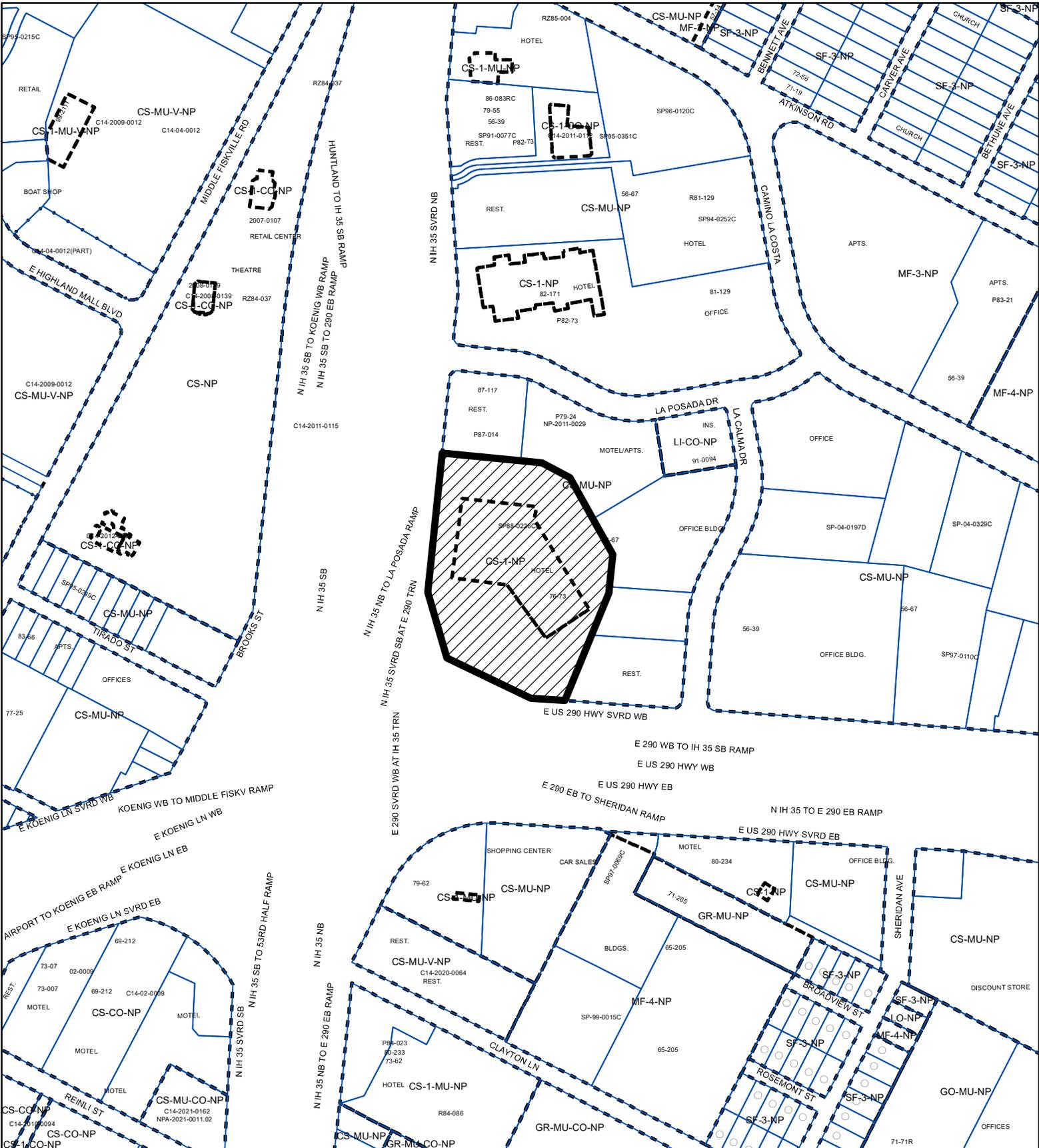
41 (A) Development of the Property shall comply with the following regulations:

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

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

- | | |
|-------------------------------------|--------------------------------|
| 49 Agricultural Sales and Services | Automotive Rentals |
| 50 Automotive Repair Services | Automotive Sales |
| 51 Automotive Washing (of any type) | Building Maintenance Services |
| 52 Campground | Commercial Blood Plasma Center |
| 53 Construction Sales and Services | Convenience Storage |
| 54 Drop Off Recycling Collection | Electronic Prototype Assembly |
| 55 Facility | |
| 56 Electronic Testing | Equipment Repair Services |
| 57 Exterminating Services | Funeral Services |
| Kennels | Pawn Shop Services |
| Pedicab Storage and Dispatch | Research Services |
| Service Station | Vehicle Storage |

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

EXHIBIT "A"

ZONING CASE#: C14-2023-0063



-  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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