## ORDINANCE NO. <u>20240201-050</u>

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6121 AND 6121 1/2 NORTH INTERSTATE HIGHWAY 35 SERVICE ROAD NORTHBOUND IN THE ST. JOHN/CORONADO HILLS COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-NEIGHBORHOOD PLAN (CS-MU-NP) COMBINING DISTRICT AND COMMERCIAL-LIQUOR SALES-NEIGHBORHOOD PLAN (CS-1-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 general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district and commercial-liquor sales-neighborhood plan (CS-1-NP) combining district to commercial highway services-planned development areaneighborhood plan (CH-PDA-NP) combining district on the property described in Zoning Case No. C14-2023-0063, on file at the Planning Department, as follows:

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

locally known as 6121 and 6121 1/2 North Interstate Highway 35 Service Road Northbound in the City of Austin, Travis County, Texas, and 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:
  - (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** Commercial Blood Plasma Center Campground Construction Sales and Services Convenience Storage Drop Off Recycling Collection Electronic Prototype Assembly Facility **Electronic Testing Equipment Repair Services Exterminating Services Funeral Services** 

Exterminating Services

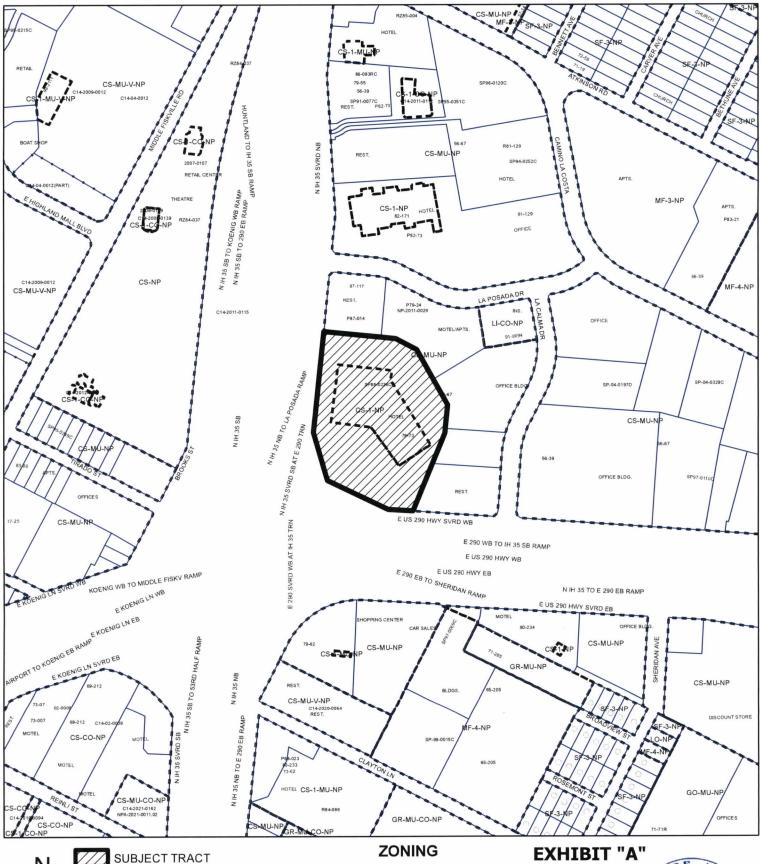
Kennels

Pedicab Storage and Dispatch
Service Station

Funeral Services
Pawn Shop Services
Research Services
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 February 12, 2024.				
PASSED AND APPROVED				
February  APPROVED:	1, 2024 Anne L. Morgan	8	irk Watson Mayor  Myrna Rios	
	City Attorney		City Clerk	



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

ZONING CASE#: C14-2023-0063

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.

1 " = 400 '

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

Created: 5/16/2023