

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 1617 AND 1617 1/2 NORTH INTERSTATE**
3 **HIGHWAY 35 SERVICE ROAD NORTHBOUND AND 1002 EAST 16TH STREET**
4 **IN THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA FROM**
5 **COMMERCIAL HIGHWAY SERVICES-VERTICAL MIXED USE BUILDING-**
6 **CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CH-V-CO-NP)**
7 **COMBINING DISTRICT TO COMMERCIAL HIGHWAY SERVICES-PLANNED**
8 **DEVELOPMENT AREA-NEIGHBORHOOD PLAN (CH-PDA-NP) COMBINING**
9 **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 commercial highway services-vertical mixed use building-
15 conditional overlay-neighborhood plan (CH-V-CO-NP) combining district to commercial
16 highway services-planned development area-neighborhood plan (CH-PDA-NP) combining
17 district on the property described in Zoning Case No. C14-2023-0129, on file at the
18 Planning Department, as follows:

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20 LOT 2, BLOCK A, AUTHI SUBDIVISION, a subdivision in the City of Austin,
21 Travis County, Texas, according to the map or plat of record in Volume 100, Page
22 251 of the Plat Records of Travis County, Texas (the "Property"),

23
24 locally known as 1617 and 1617 1/2 North Interstate Highway 35 Service Road
25 Northbound and 1002 East 16th Street in the City of Austin, Travis County, Texas,
26 generally identified in the 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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PART 4. Development of the Property within the boundaries of the planned development area (PDA) combining district established by this ordinance is subject to the use and site development regulations set forth in this part:

(A) 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)	Bail Bonds
Building Maintenance Services	Business Support Services
Campground	Commercial Blood Plasma Center
Commercial Off-Street Parking	Communication Services
Construction Sales and Services	Convenience Storage
Custom Manufacturing	Dropoff Recycling Collection Facility
Electronic Prototype Assembly	Equipment Repair Services
Equipment Sales	Exterminating Services
Funeral Services	Hospital Services (General)
Indoor Sports and Recreation	Kennels
Laundry Services	Limited Warehousing and Distribution
Liquor Sales	Local Utility Services
Maintenance and Service Facilities	Offsite Accessory Parking
Outdoor Entertainment	Pawn Shop
Pedicab Storage and Dispatch	Pet Services
Restaurant (Limited)	Safety Services
Scrap and Salvage Services	Service Station
Transportation Terminal	Vehicle Storage

(B) The maximum height of a building or structure shall not exceed 330 feet, except:

- (1) the maximum height is zero feet within the area that is 80 feet as measured parallel from the East 16th Street frontage;
- (2) the maximum height is 55 feet within the area that is 81 feet to 115 feet as measured parallel from East 16th Street frontage; and
- (3) the maximum height is 230 feet within the area that is 116 feet to 240 feet as measured parallel from East 16th Street frontage.

(C) The maximum building coverage is 95 percent.

(D) The maximum impervious cover is 95 percent.

(E) The maximum floor-to-area-ratio is 8 to 1.

(F) The minimum setbacks are:

(1) 0 feet for front yard

(2) 0 feet for street side yard

(3) 0 feet for interior side yard

(4) 0 feet for rear yard

PART 5. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 011213-42 that established zoning for the Central East Austin Neighborhood Plan.

PART 6. This ordinance takes effect on _____, 2024.

PASSED AND APPROVED

_____, 2024

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Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk



Created: 10/31/2023