## ORDINANCE NO.

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

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

locally known as 1617 and 1617 1/2 North Interstate Highway 35 Service Road Northbound and 1002 East 16th Street in the City of Austin, Travis County, Texas, 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.

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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 Communication Services Commercial Off-Street Parking Construction Sales and Services** Convenience Storage Dropoff Recycling Collection **Custom Manufacturing** Facility **Equipment Repair Services Electronic Prototype Assembly** Equipment Sales **Exterminating Services Funeral Services** Hospital Services (General) **Indoor Sports and Recreation** Kennels Laundry Services Limited Warehousing and Distribution Local Utility Services Liquor Sales Offsite Accessory Parking Maintenance and Service Facilities **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.

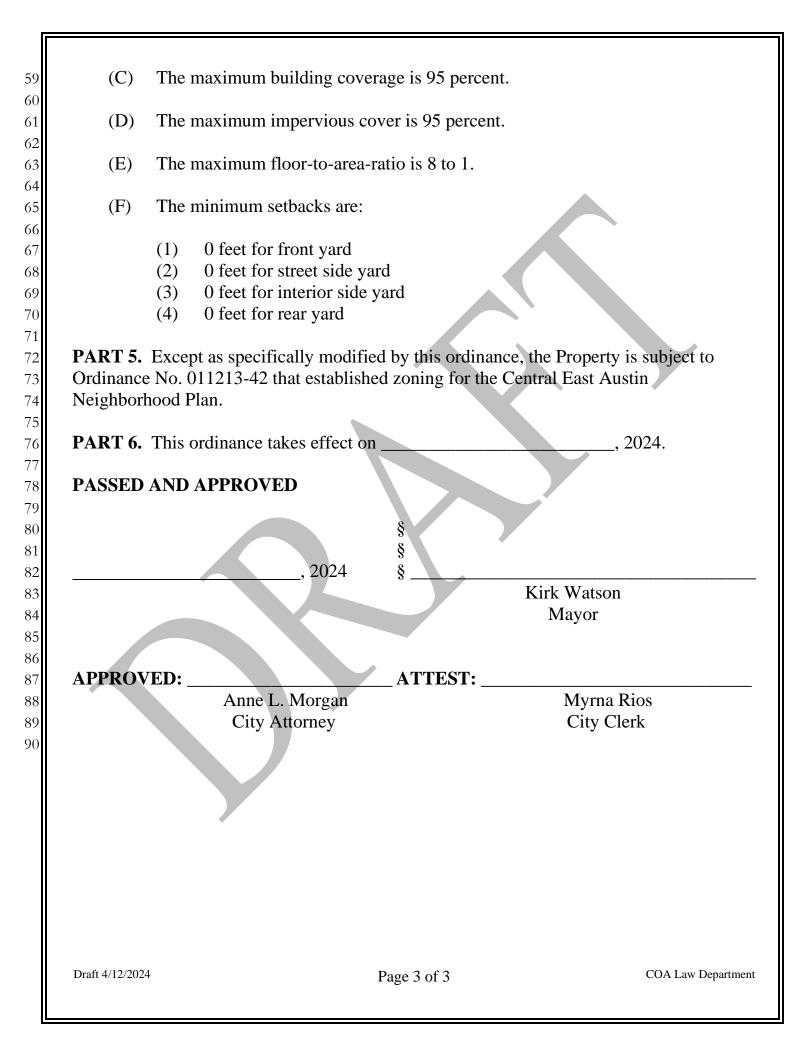
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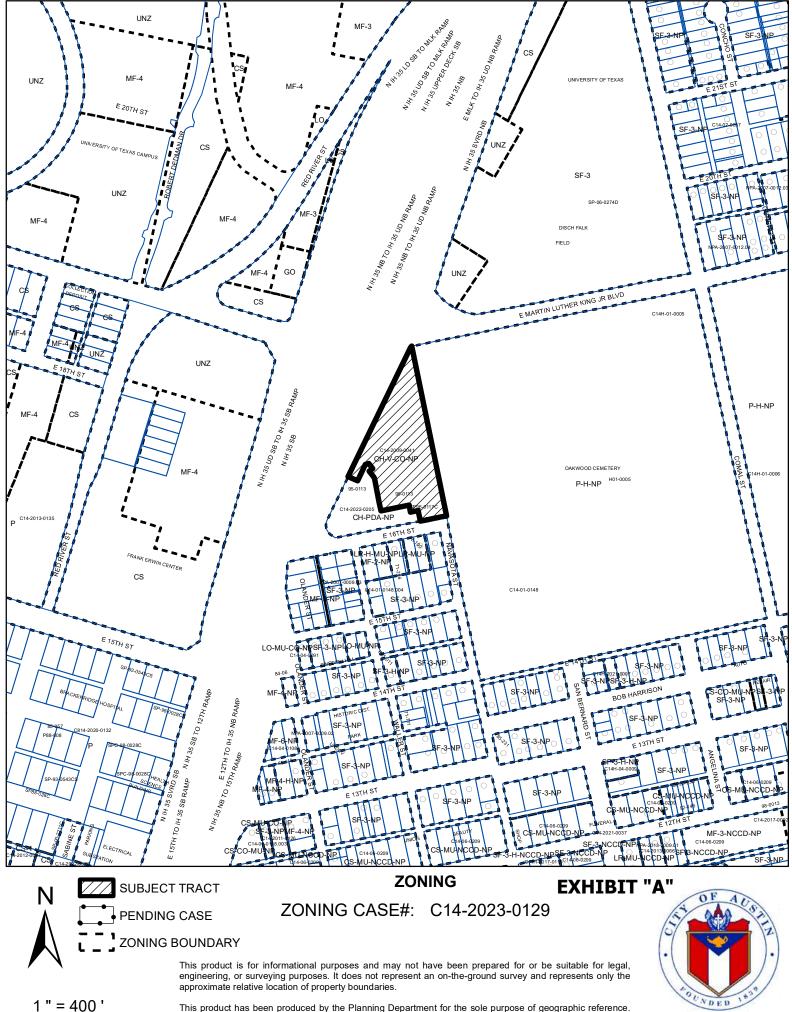
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