

ORDINANCE NO.

AN ORDINANCE AMENDING CITY CODE CHAPTER 25-2 (ZONING) TO ESTABLISH PLANNED DEVELOPMENT AREA 2 (PDA2) COMBINING DISTRICT ZONING AND REGULATIONS APPLICABLE TO THE PDA2 COMBINING DISTRICT; AND DIRECTING THE CITY MANAGER TO NO LONGER ACCEPT NEW ZONING AND REZONING APPLICATIONS FOR PLANNED DEVELOPMENT AREA (PDA) COMBINING DISTRICT.

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

PART 1. Subsection (F) of City Code Section 25-2-32 (*Zoning Districts and Map Codes*) is amended to add a new combining district to read:

(F) Combining districts and map codes are as follows:

(25) planned development area 2...PDA2

PART 2. City Code Chapter 25-2 (*Zoning*), Subchapter A, Article 2, Division 6, is amended to add a new Section 25-2-183 to read:

§ 25-2-183 PLANNED DEVELOPMENT AREA 2 (PDA2) COMBINING DISTRICT PURPOSE AND BOUNDARIES.

The purpose of a planned development area 2 (PDA2) combining district is to provide for certain industrial and commercial uses in industrial base districts.

PART 3. City Code Chapter 25-2 (*Zoning*), Subchapter C, Article 3, Division 5 is amended to add a new Section 25-2-655 to read:

§ 25-2-655 PLANNED DEVELOPMENT AREA 2 (PDA2) COMBINING DISTRICT REGULATIONS.

(A) A planned development area 2 (PDA2) combining district may be combined with the following base districts:

- (1) industrial park (IP);
- (2) limited industrial services (LI);
- (3) major industry (MI); and
- (4) research and development (R&D).

- 29 (B) Regulations established by a PDA combining district may modify:
- 30 (1) except for residential uses, permitted or conditional uses authorized in the
31 base district;
- 32 (2) except for Subchapter C, Article 10 (*Compatibility Standards*), the site
33 development regulations applicable in the base district; or
- 34 (3) off-street parking design or loading regulations, sign regulations, or
35 landscaping or screening regulations applicable in the base district.
- 36 (C) Modifications to the base district regulations must be identified in the ordinance
37 zoning or rezoning property as a PDA2 combining district.
- 38 (D) Planned development area 2 (PDA2) combining districts must comply with the
39 standards established in Section 25-2-648 (*Planned Development Area (PDA)*
40 *Performance Standards*).

41 **PART 4.** Applicability to planned development area (PDA) combining district.

- 42 (A) The City Council intends to utilize planned development area 2 (PDA2)
43 combining districts instead of planned development area (PDA) combining
44 districts. For this reason, the City Manager is not authorized to accept new
45 zoning or rezoning applications to add planned development area (PDA)
46 combining district.
- 47 (B) A property zoned with planned development area (PDA) combining district on
48 or before the effective date of this ordinance may continue to utilize and must
49 comply with the regulations that apply to planned development area (PDA)
50 combining district. This includes a property that is the subject of an application
51 to add planned development area (PDA) combining district zoning if the
52 application is or was pending on the effective date of this ordinance and City
53 Council approved the planned development area (PDA) combining district
54 zoning for the property.

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PART 5. This ordinance takes effect on _____.

PASSED AND APPROVED

_____, 2024 § _____
 § _____
 § _____

Kirk Watson
Mayor

APPROVED: _____

Deborah Thomas
Interim City Attorney

ATTEST: _____

Myrna Rios
City Clerk