

ORDINANCE NO. 20141211-163

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1301 WEST 5TH STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-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 limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district on the property described in Zoning Case No. C14-2014-0134, on file at the Planning and Development Review Department, as follows:

Lot 1A, Block 2, Second Resubdivision of a Portion of Block 2 Duval Addition Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 54, Page 72 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1301 West 5th Street 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 limited industrial services (LI) base district and other applicable requirements of the City Code.

PART 3. 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. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. Vehicular access from the Property to West 5th Street is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
- C. Multi-family residential use is a permitted use of the Property.
- D. The following uses are conditional uses of the Property:
- | | |
|--------------------------------------|----------------------------------|
| Limited warehousing and distribution | Convenience storage |
| Automotive rentals | Equipment repair services |
| Automotive repair services | Equipment sales |
| Automotive sales | Automotive washing (of any type) |
| Service station | |
- E. A laundry services use is a conditional use on the Property if it exceeds 6,000 sq. ft. of site area.
- F. A construction sales and services use is a conditional use on the Property if it exceeds 10,000 sq. ft. of site area.
- G. The following uses are not permitted uses of the Property:
- | | |
|--|-------------------------------|
| Drop-off recycling collection facility | Kennels |
| Exterminating services | Vehicle storage |
| Resource extraction | Bail bond services |
| Basic industry | Building maintenance services |
| General warehousing and distribution | Funeral services |
| Recycling center | Campground |
| Scrap and salvage | Custom manufacturing |
| Agricultural sales and services | Light manufacturing |

H. The following site development standards apply to the Property.

1. The minimum setback for an above ground building or structure is 17 feet from the north property line.
2. The minimum setback for an above ground building or structure from the south property line is 20 feet.
3. The minimum setback for an above ground building or structure from the east property line is 8 feet.
4. The minimum setback for an above ground building or structure from the west property line is 10 feet.
5. The maximum floor-to-area ratio is 5 to 1.
6. Any portion of a building or structure within 30 feet of the north setback is limited to 48 feet in height.
7. The absolute maximum height of a building or structure is 75 feet. For purposes of this height limit, the height limit exceptions provided by City Code §25-2-531, except §25-2-531(C)(2), do not apply.
8. The maximum building coverage is 95 percent.
9. The maximum impervious coverage is 95 percent.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial (LI) base district and other applicable requirements of the City Code.

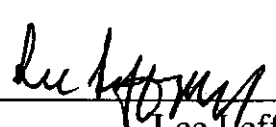
PART 4. The Property is subject to Ordinance No. 020926-26 that established the Old West Austin neighborhood plan combining district.

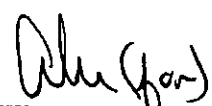
PART 5. This ordinance takes effect on December 22, 2014.

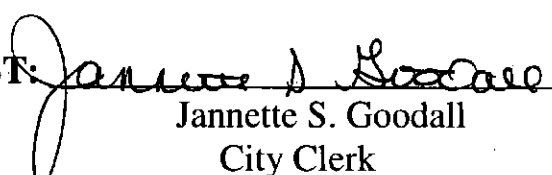
PASSED AND APPROVED

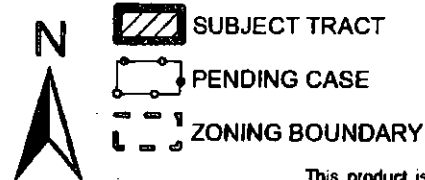
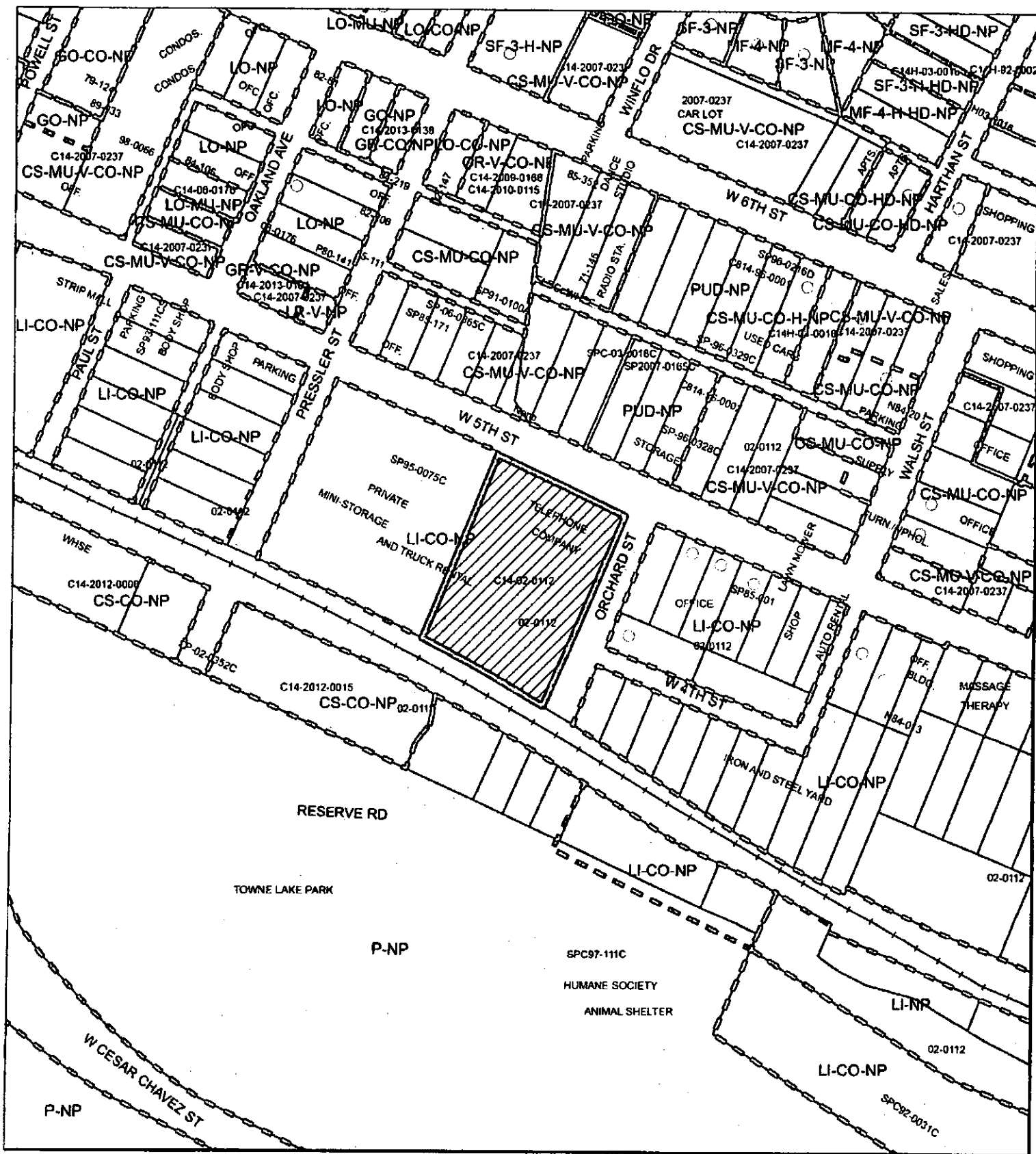
December 11, 2014

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Lee Jeffingwell
Mayor

APPROVED: 
Karen M. Kennard
City Attorney

ATTEST: 
Jannette S. Goodall
City Clerk



ZONING

ZONING CASE#: C14-2014-0134

1" = 200'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Exhibit A