

**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