



City of Austin

Recommendation for Action

File #: 24-6216, **Agenda Item #:** 81.

11/21/2024

Posting Language

Conduct a public hearing and consider an ordinance amending City Code Title 25 (Land Development) to create a new combining district, to be known as Planned Development Area 2, that will apply in industrial base zoning districts and allow for modifications to site development regulations, including height, off-street parking design, loading regulations, sign regulations, landscaping or screening regulations, and additional non-residential uses; and ending the acceptance of zoning and rezoning applications to combine planned development area combining district with certain base zones.

Lead Department

Planning Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

On July 18, 2024, via Resolution No. 20240718-091, the City Council initiated amendments to the Land Development Code to modify the requirements for future PDAs and to create a new density bonus program that could be combined with industrial and commercial highway services (CH) zones to allow increased height for residential uses in exchange for income-restricted dwelling units or a fee-in-lieu.

For More Information:

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Council Committee, Boards and Commission Action:

September 18, 2024: Recommended as amended by the Codes and Ordinances Joint Committee on a vote of 4-1-1 with Commissioner Greenberg voting nay and Commissioner Stern abstaining.

October 8, 2024: Postponed by Planning Commission to October 22, 2024.

October 22, 2024: To be reviewed by the Planning Commission.

Additional Backup Information:

Case Number: C20-2024-017

The proposed Planned Development Area 2 (PDA2) combining district:

1. provides for industrial and commercial uses in industrial base districts;
2. allows certain site development regulations to be modified; and
3. when applicable, incorporates the terms of a planned development area agreement into a zoning ordinance following annexation of a property that is subject to a planned development area agreement.

A PDA2 combining district may be combined with the following base districts:

1. industrial park (IP);
2. major industry (MI);

3. limited industrial services (LI); and
4. research and development (R&D).

Regulations established by a PDA2 combining district may modify:

1. permitted or conditional uses authorized in the base district, except for allowing residential use;
2. site development regulations applicable in the base district, except for Subchapter C, Article 10 (Compatibility Standards); and/or
3. off-street parking design or loading regulations, sign regulations, or landscaping or screening regulations applicable in the base district.

Modifications to the base district regulations must be identified in the ordinance zoning or rezoning property as a PDA2 combining district. This is associated with code amendment case C20-2024-022 Density Bonus for Commercial Highway & Industrial Zones which appears on the same agenda. Together, the two items respond to Resolution No. 20240718-091.