

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3524, 3528 AND 3532 GONZALES STREET IN THE GOVALLE NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-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 family residence-neighborhood plan (SF-3-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2017-0090.SH, on file at the Planning and Zoning Department, as follows:

Lots 5A, 5B, and 5C, the Grange Commons, according to the map or plat thereof recorded in Document No. 201600147, Official Public Records of Travis County, Texas (the "Property"),

locally known as 3524, 3528 and 3532 Gonzales Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Drive-in services as an accessory use to commercial uses is prohibited on the Property.
- B. An 8-foot tall privacy fence and a 25-foot wide vegetative buffer shall be provided and maintained along the north property line. Improvements permitted within the buffer are limited to drainage, underground utility improvements, or those improvements that may otherwise be required by the City of Austin.
- C. The maximum height of a building or structure on the Property shall be limited to 3 stories and 40 feet.

1 D. Commercial uses shall be limited to 40 percent of the building square footage  
2 on the Property.

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4 E. Within 75 feet of the north property line, uses permitted within a building  
5 footprint on the Property shall be limited to uses permitted in SF-5 and more  
6 restrictive zoning districts.

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8 F. The following uses are prohibited uses for the Property:

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Funeral services Exterminating services  
Pawn shop services Alternative financial services  
Bail bond services Automotive rentals  
Automotive repair services Automotive sales  
Automotive washing (of any type) Drop-off recycling collection  
facility  
Outdoor entertainment Outdoor sports and recreation  
Hospital services (general) Hospital services (limited)  
Residential treatment Hotel-motel  
Medical offices exceeding 5,000 Offsite accessory parking  
sq. ft. gross floor area  
Restaurant (general) Restaurant (limited)  
Service station Theater

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11 **PART 3.** Except as specifically restricted under this ordinance, the Property may be  
12 developed and used in accordance with the regulations established for the community  
13 commercial (GR) district and other applicable requirements of the City Code.

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15 **PART 4.** The Property is subject to Ordinance No. 030327-11a that established zoning for  
16 the Govalle Neighborhood Plan.  
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**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2018.

**PASSED AND APPROVED**

\_\_\_\_\_, 2018      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan                      Jannette S. Goodall  
City Attorney                      City Clerk