

ORDINANCE NO. 20180215-064

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

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

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

Funeral services

Pawn shop services

Bail bond services

Automotive repair services

Automotive washing (of any type)

Outdoor entertainment

Hospital services (general)

Residential treatment

Medical offices exceeding 5,000
sq. ft. gross floor area

Restaurant (general)

Service station

Exterminating services

Alternative financial services

Automotive rentals

Automotive sales

Drop-off recycling collection
facility

Outdoor sports and recreation

Hospital services (limited)

Hotel-motel

Offsite accessory parking

Restaurant (limited)

Theater

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

PART 4. The Property is subject to Ordinance No. 030327-11a that established zoning for the Govalle Neighborhood Plan.

PART 5. This ordinance takes effect on February 26, 2018.

PASSED AND APPROVED

February 15, 2018

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Steve Adler
Mayor

APPROVED:

Anne L. Morgan
City Attorney

ATTEST:

Jannette S. Goodall
City Clerk

