

**ORDINANCE NO. 20210729-138**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 712 AND 714 PEDERNALES STREET AND 2409 CORONADO STREET IN THE GOVALLE/JOHNSTON TERRACE COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY-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-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. C14-2021-0011, on file at the Housing and Planning Department, as follows:

Lots 3 and 4, Block 8, LINCOLN PLACE, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 1, Plat Records of Travis County, Texas (the “Property”),

locally known as 712 and 714 Pedernales Street and 2409 Coronado 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. The following uses are prohibited uses on the Property:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Business or trade school
Business support services	Commercial off-street parking
Drop-off recycling collection facility	Exterminating services
Food preparation	Funeral services
Hospital services (general)	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services
Research services	Short term rentals
Theater	

B. The following uses are conditional uses of the Property:

Alternative financial services	Community recreation (private)
Community recreation (public)	Congregate living
Group home, class II	Hospital services (limited)
Medical offices (exceeding 5,000 sq. ft. gross floor area)	Residential treatment

**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) base district, mixed use (MU) combining district, and other applicable requirements of the City Code.

**PART 4.** The Property is subject to Ordinance No. 03027-11a that established zoning for the Govalle Neighborhood Plan.

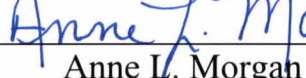
**PART 5.** This ordinance takes effect on August 9, 2021.

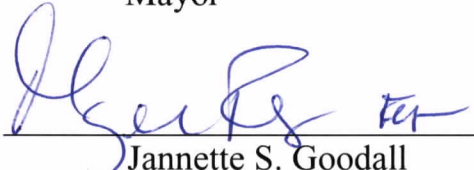
**PASSED AND APPROVED**

\_\_\_\_\_, July 29, \_\_\_\_\_, 2021

§  
§  
§

  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**   
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**   
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk





SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2021-0011

Exhibit A

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



**Created: 2/5/2021**

$$1'' = 400'$$