

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7400 SOUTH CONGRESS AVENUE FROM SINGLE-FAMILY STANDARD LOT (SF-2) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) 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 single-family standard lot (SF-2) district and community commercial (GR) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2021-0193, on file at the Housing and Planning Department, as follows:

Lot 1, Block A, SOUTH CONGRESS DISTRICT FINAL PLAT – A RESUBDIVISION OF THE ENNIS SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 202100236 of the Plat Records of Travis County (the “Property”),

locally known as 7400 South Congress Avenue 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 rental	Automotive repair
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
Funeral services	Hotel-motel
Indoor entertainment	Indoor sports and recreation
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Research services
Theater	

31 (B) The following uses are conditional uses of the Property:

32 Alternative financial services Medical offices (exceeding 5,000  
square feet)

33  
34 (C) The following permitted uses on the Property shall be developed according to  
35 the site development standards in Section 25-2-587 (D):

36 General retail sales (general) Personal improvement services  
Restaurant (general)

37  
38 (D) The maximum height of a building or structure within 620 feet  
39 of the west boundary line of the Property is limited to 4 stories (as depicted on  
40 **Exhibit “B”**)

41  
42 (E) A 125-foot building setback shall be established and maintained parallel to and  
43 measured from the west property line (as depicted on **Exhibit “B”**)

44  
45 (F) A 65-foot wide vegetative buffer shall be provided and maintained parallel to  
46 and measured from the west property line along the south property line  
47 extending to the southern right-of-way of Blackberry Drive (as depicted on  
48 **Exhibit “B”**). Improvements permitted within the vegetative buffer area are  
49 limited to drainage, underground utility improvements or those improvements  
50 that may be otherwise required by the City of Austin or specifically authorized  
51 in this ordinance.

52  
53 (G) Vehicular access from the Property to Blackberry Drive is prohibited. All  
54 vehicular access to the Property shall be from other adjacent public streets or  
55 through other adjacent property.

56  
57 **PART 3.** Except as specifically restricted under this ordinance, the Property may be  
58 developed and used in accordance with the regulations established for the community  
59 commercial (GR) base district, mixed use (MU) combining district, and other applicable  
60 requirements of the City Code.

61  
62 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2022.

63  
64 **PASSED AND APPROVED**

65  
66 §  
67 §

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\_\_\_\_\_, 2022                      § \_\_\_\_\_

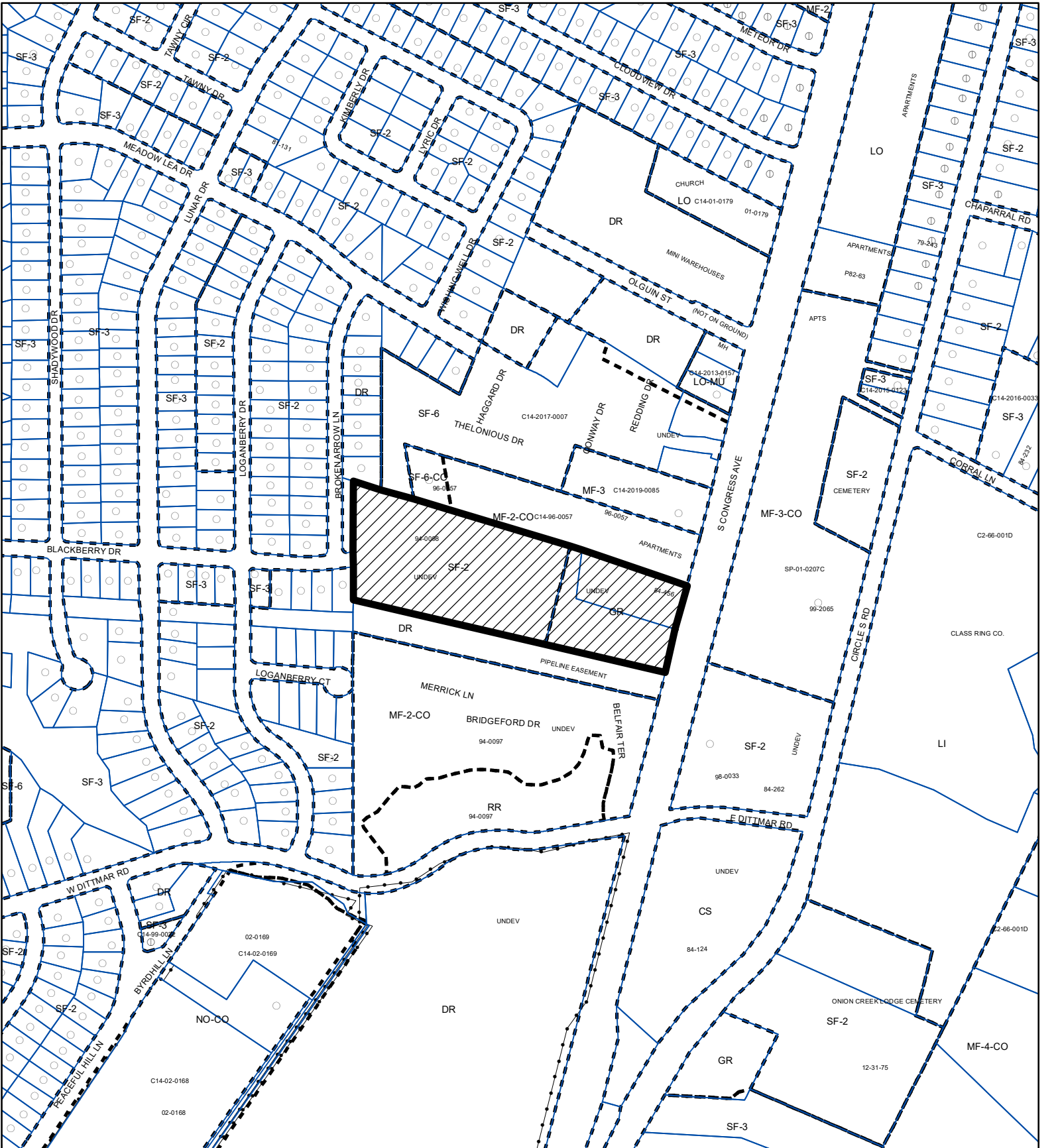
Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Myrna Rios  
City Clerk

DRAFT






**ZONING**

**Exhibit A**

**ZONING CASE#: C14-2021-0193**



-  **SUBJECT TRACT**
-  **PENDING CASE**
-  **ZONING BOUNDARY**

1" = 400'

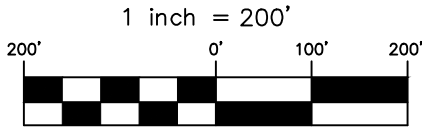
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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: 12/28/2021**

# EXHIBIT B SKETCH TO ACCOMPANY OVERLAY DESCRIPTION



LINE TABLE		
LINE	BEARING	LENGTH
L1	N72°37'15"W	10.39'
L2	S76°54'32"E	10.26'
L3	S76°54'32"E	636.58'
L4	N76°54'32"W	66.74'
L5	N00°00'57"W	362.39'
L5	S89°59'03"W	65.00'
L6	S00°00'57"E	117.92'

## NOTES:

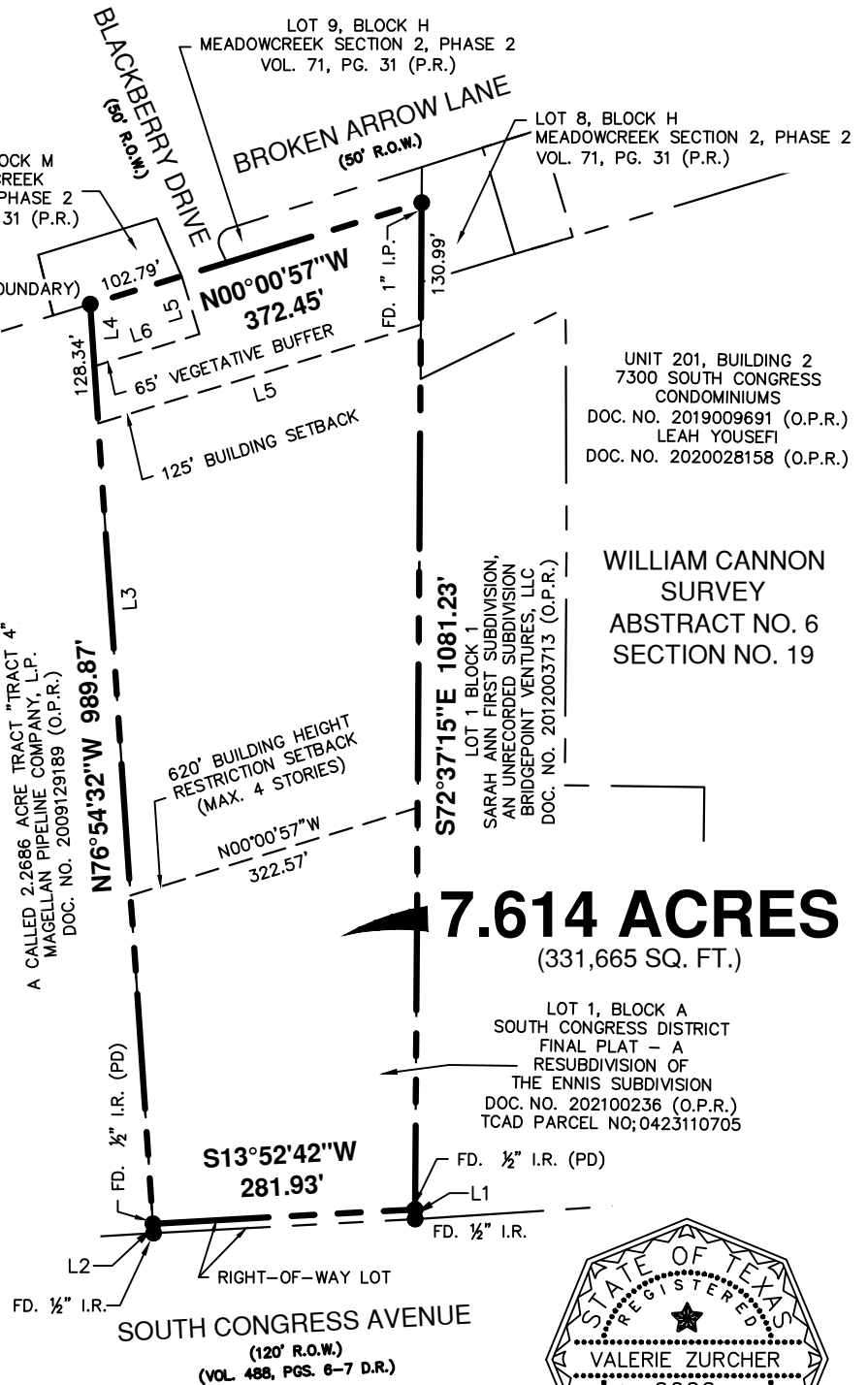
- THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
- TCAD PARCEL NO. : 0423110705
- AUSTIN GRID: G15

## LEGEND:

P.R. PLAT RECORDS OF TRAVIS COUNTY, TEXAS  
O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS  
VOL. VOLUME  
PG. PAGE  
DOC. DOCUMENT  
NO. NUMBER  
FD. FOUND  
I.R. IRON ROD  
I.P. IRON PIPE  
(PD) PAPE-DAWSON ENGINEERS  
MONUMENT FOUND (AS NOTED)



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



Date: Jun 17, 2022, 11:14am User ID: DAndreadis  
File: H:\Survey\Civil\51222-00\Exhibits\ZN-5122200\_7.614Ac.dwg

JUNE 17, 2022

JOB No.:

SHEET 1 OF 1

51222-00