

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 3020 EAST CESAR CHAVEZ STREET IN THE  
3 GOVALLE/JOHNSTON TERRACE COMBINED NEIGHBORHOOD PLAN  
4 AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL  
5 MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN  
6 (CS-MU-V-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL  
7 SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL  
8 OVERLAY-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-MU-V-CO-DB90-  
9 NP) COMBINING DISTRICT.

10  
11 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

12  
13 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
14 change the base district from general commercial services-mixed use-vertical mixed use  
15 building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district to  
16 general commercial services-mixed use-vertical mixed use building-conditional overlay-  
17 density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district on the  
18 property described in Zoning Case No. C14-2024-0039, on file at the Planning  
19 Department, as follows:

20  
21 LOT 1, J.B.P. ADDITION, a subdivision out of Outlot No. 30, Division "O", in  
22 the City of Austin, Travis County, Texas, according to the map or plat of record in  
23 Volume 83, Page 190D, of the Plat Records of Travis County, Texas (the  
24 "Property"),

25  
26 locally known as 3020 East Cesar Chavez Street in the City of Austin, Travis County,  
27 Texas, generally identified in the map attached as **Exhibit "A"**.

28  
29 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
30 established by this ordinance is subject to the following conditions:

31 (A) The following uses are prohibited uses of the Property:

- |                                  |                           |
|----------------------------------|---------------------------|
| Adult Oriented Businesses        | Automotive Rentals        |
| Automotive Repair Services       | Automotive Sales          |
| Automotive Washing (of any type) | Campground                |
| Convenience Storage              | Equipment Repair Services |
| Equipment Sales                  | Kennels                   |
| Laundry Services                 | Pawn Shop Services        |
| Residential Treatment            | Vehicle Storage           |

33 (B) The following uses are conditional uses of the Property:  
34

Commercial Off-Street Parking  
Drive-In Service as an accessory  
to commercial uses  
Service Station

Custom Manufacturing  
Limited Warehousing and  
Distribution  
Transportation Terminal

35  
36 **PART 3.** When a site abuts a principal street, 75 percent of the building frontage must be  
37 designed for one or more commercial or civic uses and must comply with the dimensional  
38 requirements found in Section 4.3.3.C in Subchapter E (*Design Standards and Mixed*  
39 *Use*).

40  
41 **PART 4.** Except as specifically restricted under this ordinance, the Property may be  
42 developed and used in accordance with the regulations established for the general  
43 commercial services (CS) base district, the mixed use combining district, and other  
44 applicable requirements of the City Code.

45  
46 **PART 5.** Except as specifically modified by this ordinance, the Property is subject to  
47 Ordinance No. 030327-11a that established zoning for the Govalle Neighborhood Plan.

48  
49 **PART 6.** This ordinance takes effect on \_\_\_\_\_, 2024.

50  
51 **PASSED AND APPROVED**

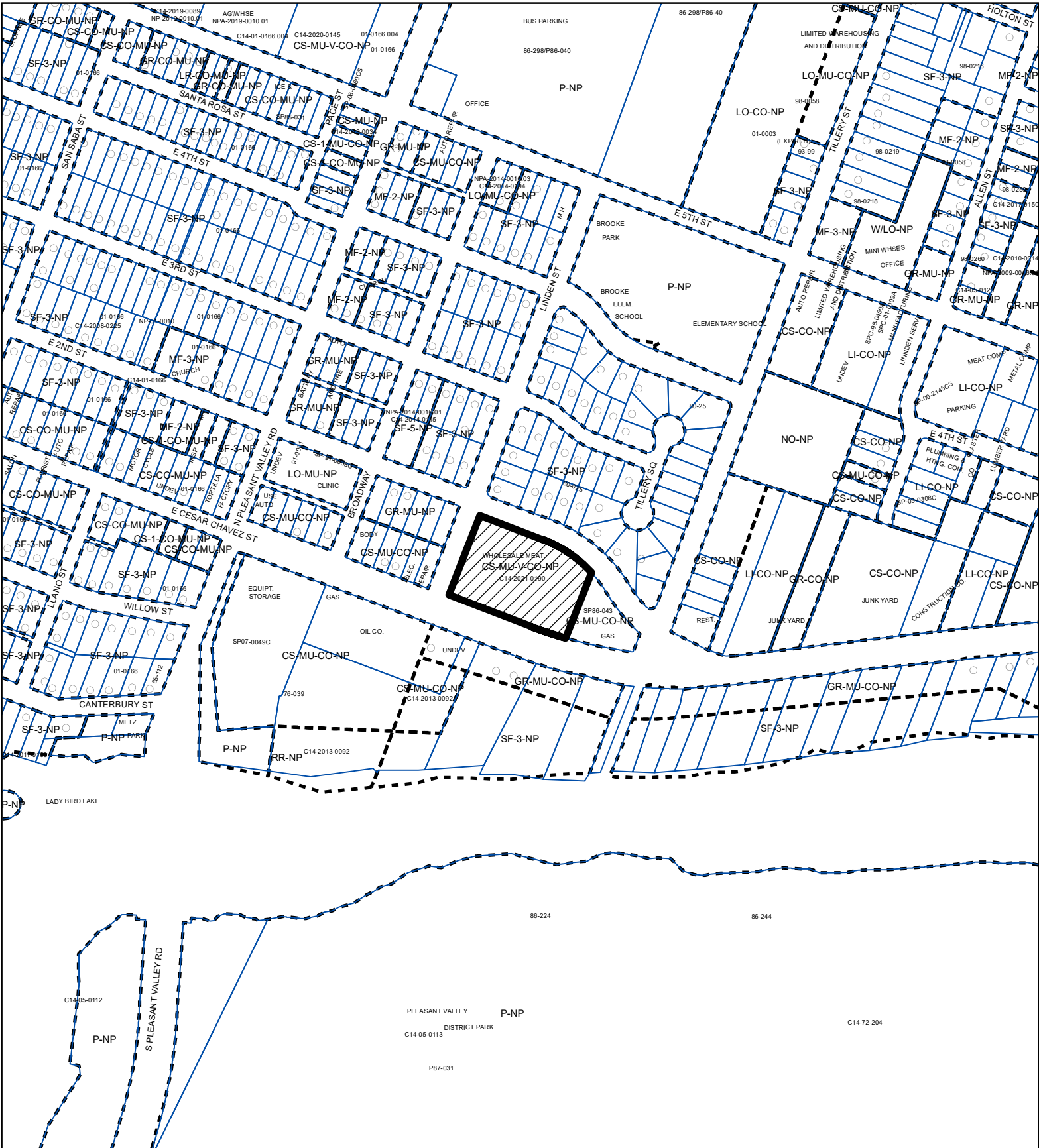
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\_\_\_\_\_, 2024

\_\_\_\_\_  
Kirk Watson  
Mayor

56  
57  
58  
59  
60 **APPROVED:** \_\_\_\_\_  
61 Anne L. Morgan  
62 City Attorney

60 **ATTEST:** \_\_\_\_\_  
61 Myrna Rios  
62 City Clerk






**ZONING**

**EXHIBIT "A"**

ZONING CASE#: C14-2024-0039



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



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