

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 735, 755, AND 755 1/2 SPRINGDALE ROAD AND 740 MANSELL AVENUE IN THE GOVALLE/JOHNSTON TERRACE COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT, TO CHANGE CONDITIONS OF ZONING.**

**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 general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, to change conditions of zoning on the property described in Zoning Case No. C14-2026-0004, on file at the Planning Department, as follows:

LOTS 6, 7, AND 8, J. GODWIN JONES SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 486, Page 56, of the Official Public Records of Travis County, Texas; SAVE AND EXCEPT 5,619 square feet of land conveyed to the City of Austin by deed recorded in Volume 4835, Page 1839, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 735, 755, and 755 1/2 Springdale Road and 740 Mansell 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 of the Property:

- |                                  |                           |
|----------------------------------|---------------------------|
| Alternative Financial Services   | Automotive Rentals        |
| Automotive Repair Services       | Automotive Sales          |
| Automotive Washing (of any type) | Bail Bond Services        |
| Business or Trade School         | Business Support Services |
| Campground                       | Club or Lodge             |

College and University Facilities  
Consumer Repair Services  
Custom Manufacturing

Electronic Prototype Assembly  
Equipment Sales  
Financial Services  
General Retail Sales (General)  
Hospital Services (General)  
Indoor Entertainment  
Laundry Services

Maintenance Service Facilities  
Pawn Shop Services  
Personal Services  
Research Services  
Services Station  
Transportation Terminal  
Veterinary Services

Commercial Blood Plasma Center  
Convenience Storage  
Drop-Off Recycling Collection  
Facility  
Equipment Repair Services  
Exterminating Services  
Funeral Services  
Guidance Services  
Hotel-Motel  
Kennels  
Limited Warehousing and  
Distribution  
Monument Retail Sales  
Pedicab Storage and Dispatch  
Pet Services  
Residential Treatment  
Theater  
Vehicle Storage

35 (B) The following are conditional uses of the Property:  
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37 Outdoor Entertainment

Outdoor Sports and Recreation

38 **PART 3.** Except as specifically restricted under this ordinance, the Property may be  
39 developed and used in accordance with the regulations established for the general  
40 commercial services (CS) base district, the mixed use combining district, and other  
41 applicable requirements of the City Code.  
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43 **PART 4.** Except as specifically modified by this ordinance, the Property is subject to  
44 Ordinance No. 030327-11a that established zoning for the Govalle Neighborhood Plan.  
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**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2026.

**PASSED AND APPROVED**

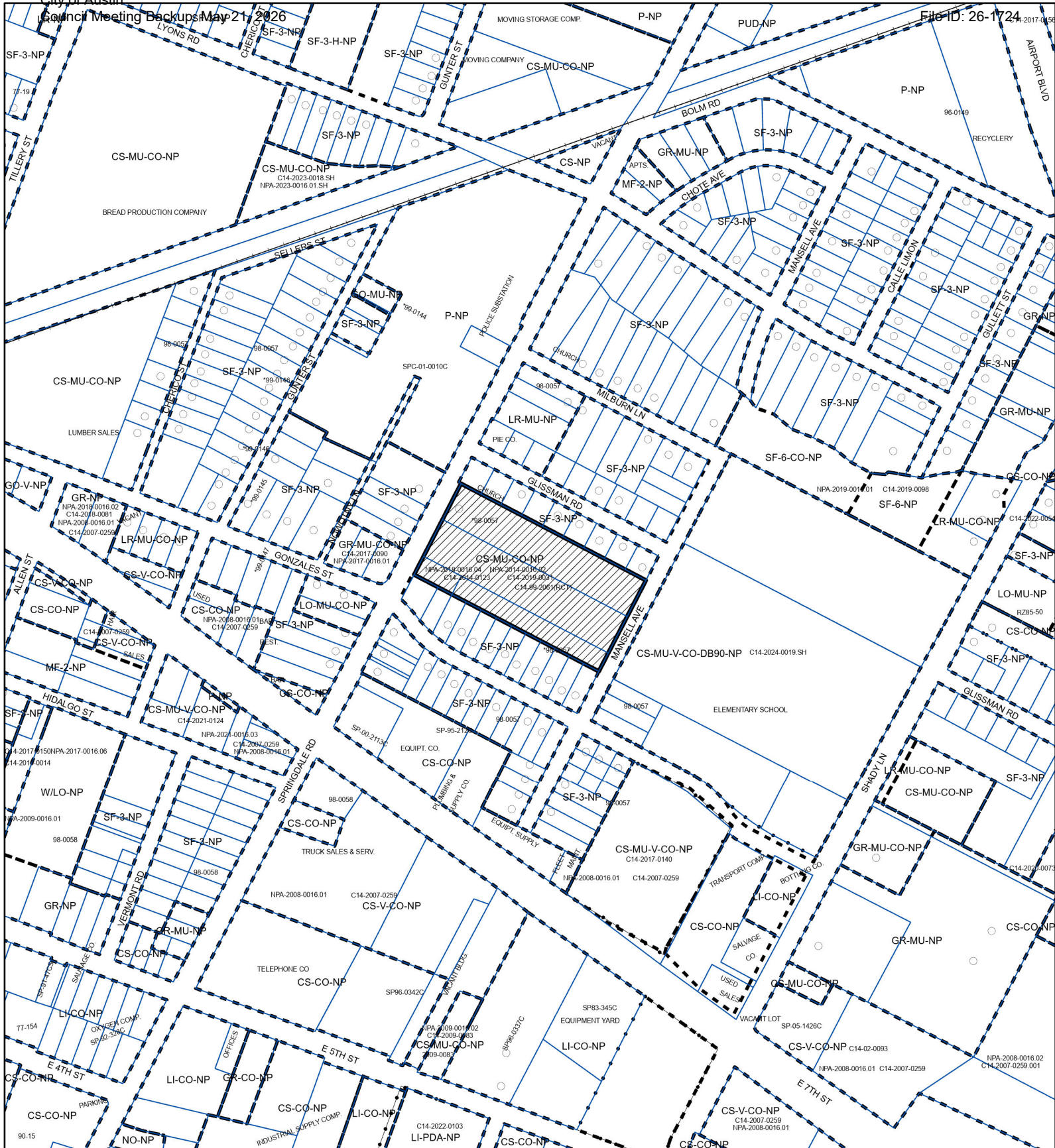
\_\_\_\_\_, 2026      §  
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Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_  
Deborah Thomas  
City Attorney

**ATTEST:** \_\_\_\_\_  
Erika Brady  
City Clerk




DRAFT



**ZONING**

**EXHIBIT "A"**

ZONING CASE#: C14-2026-0004

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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

