

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7003, 7005, AND 7007 GUADALUPE STREET IN THE BRENTWOOD/HIGHLAND COMBINED NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE-LIMITED DENSITY-EQUITABLE TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD-NEIGHBORHOOD PLAN (MF-1-ETOD-DBETOD-NP) COMBINING DISTRICT (SUBDISTRICT 2), MULTIFAMILY RESIDENCE LOW DENSITY-EQUITABLE TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD-NEIGHBORHOOD PLAN (MF-2-ETOD-DBETOD-NP) COMBINING DISTRICT (SUBDISTRICT 2), AND TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN (SF-6-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-EQUITABLE TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD-NEIGHBORHOOD PLAN (CS-CO-ETOD-DBETOD-NP) COMBINING DISTRICT (SUBDISTRICT 2).

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 multifamily residence-limited density-equitable transit-oriented development-density bonus ETOD-neighborhood plan (MF-1-ETOD-DBETOD-NP) combining district (Subdistrict 2), multifamily residence low density-equitable transit-oriented development-density bonus ETOD-neighborhood plan (MF-2-ETOD-DBETOD-NP) combining district (Subdistrict 2), and townhouse and condominium residence (SF-6-NP) combining district to general commercial services-conditional overlay-equitable transit-oriented development-density bonus ETOD-neighborhood plan (CS-CO-ETOD-DBETOD-NP) combining district (Subdistrict 2) on the property described in Zoning Case No. C14-2024-0036, on file at the Planning Department, as follows:

LOTS 9, 10, AND 11, BLOCK 5, SILVERTON HEIGHTS, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof recorded in Volume 4, Page 77, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 7003, 7005, and 7007 Guadalupe 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 of the Property:

Adult-Oriented Business	Agricultural Sales and Services
Automotive Rentals	Automotive Repair Services
Automotive Sales	Automotive Washing (of any type)
Bail Bond Services	Bed and Breakfast Residential (Group 1)
Bed and Breakfast Residential (Group 2)	Building Maintenance Services
Campground	Club or Lodge
College and University Facilities	Commercial Blood Plasma Center
Commercial Off-Street Parking	Community Garden
Construction Sales and Services	Convenience Storage
Custom Manufacturing	Drop-Off Recycling Collection Facilities
Electronic Prototype Assembly	Electronic Testing
Equipment Repair Services	Equipment Sales
Exterminating Services	Food Preparation
Funeral Services	Hospital Services (General)
Hospital Services (Limited)	Hotel-Motel
Kennels	Limited Warehousing and Distribution
Maintenance and Service Facilities	Medical Offices—exceeding 5,000 sq. ft. gross floor area
Monument Retail Sales	Off-Site Accessory Parking
Outdoor Entertainment	Outdoor Sports and Recreation
Pawn Shop Services	Research Services
Service Station	Theater
Transportation Terminal	Urban farm
Vehicle Storage	

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

PART 4. The Property may be developed in compliance and used in accordance with the regulations established for density bonus ETOD (DBETOD) combining district and other applicable requirements of the City Code.

PART 5. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 040513-33B that established zoning for the Highland Neighborhood Plan.

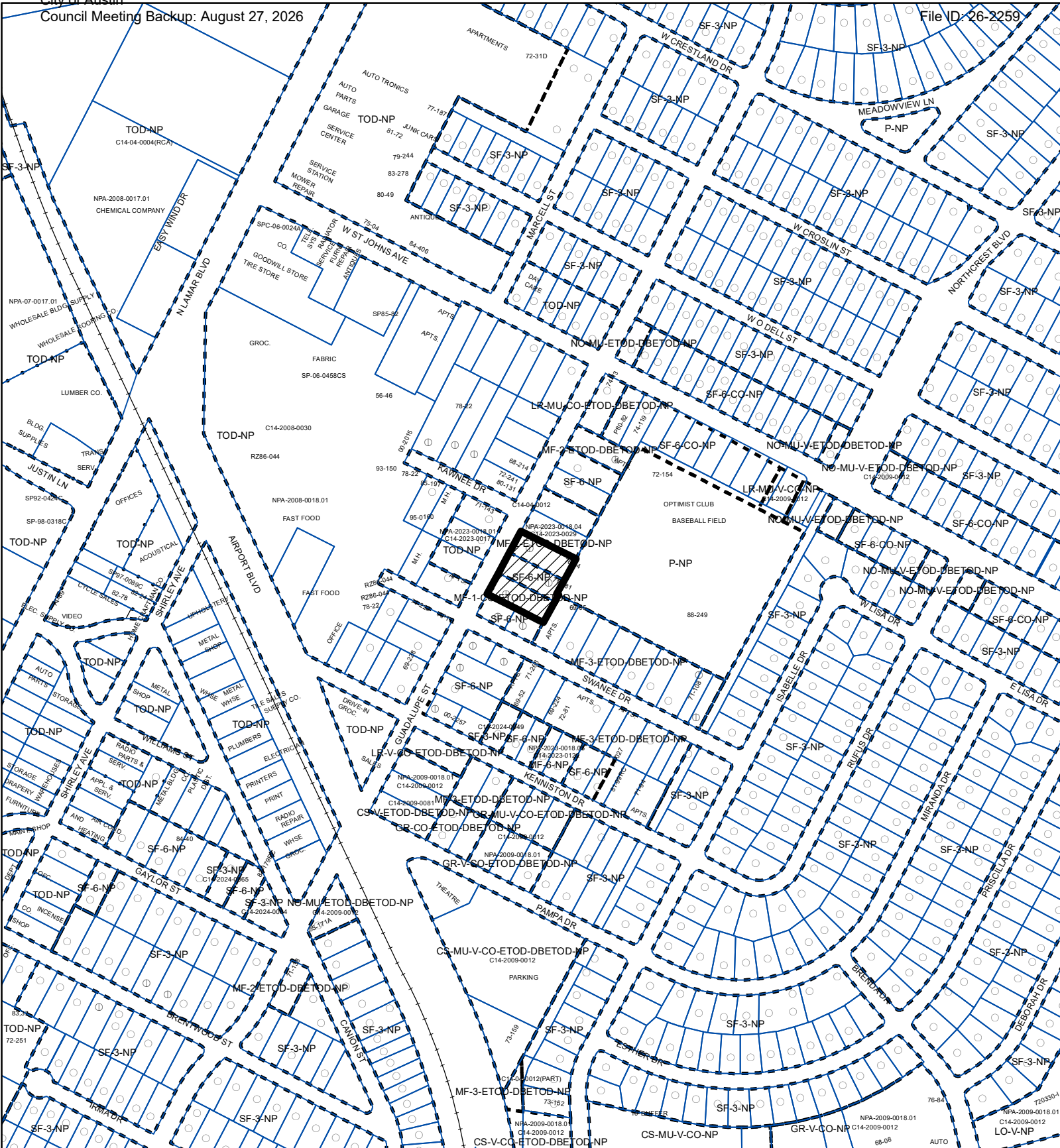
PASSED AND APPROVED

§§§

Kirk Watson
Mayor

APPROVED: _____
Deborah Thomas
City Attorney

ATTEST: _____
Erika Brady
City Clerk



ZONING

EXHIBIT "A"

ZONING CASE#: C14-2024-0036



- 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.



Created: 1/8/2025