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## ORDINANCE NO.

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:

Α. The following uses are prohibited uses on the Property:

Automotive rentals

Automotive sales

Bail bond services

Business support services

Drop-off recycling collection

facility

Food preparation

Hospital services (general) Outdoor sports and recreation

Research services

Theater

Automotive repair services

Automotive washing (of any type)

Business or trade school

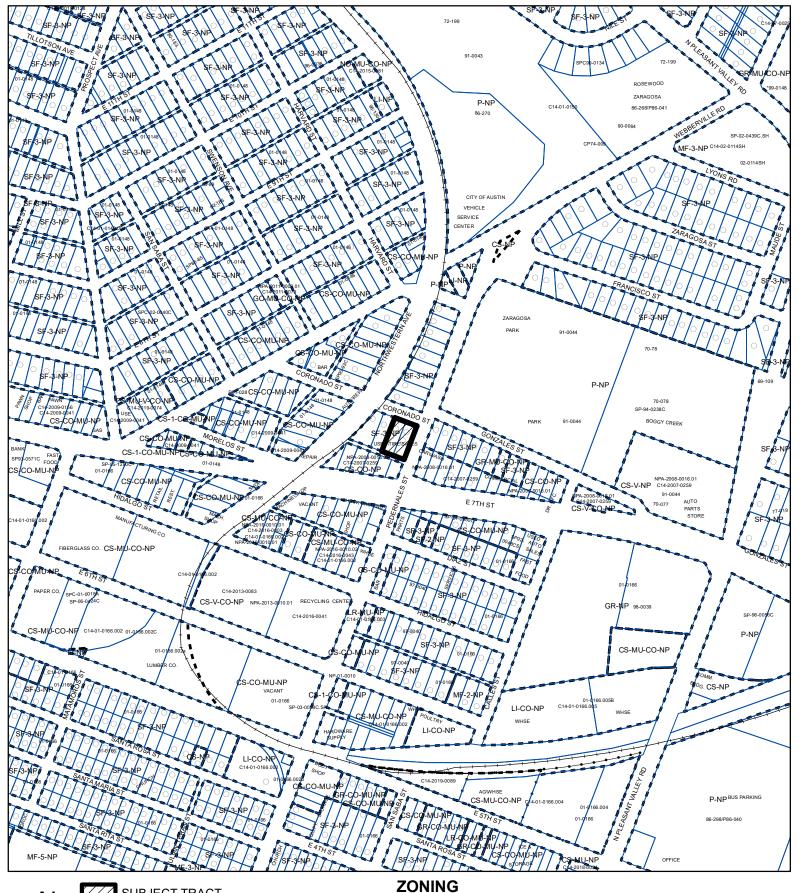
Commercial off-street parking

Exterminating services

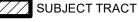
Funeral services

Outdoor entertainment Pawn shop services Short term rentals

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PENDING CASE ZONING (

ZONING CASE#: C14-2021-0011

ZONING BOUNDARY 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



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