

**ORDINANCE NO. 20221027-057**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3020 EAST CESAR CHAVEZ STREET, 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-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-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 general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) district to general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2021-0190, on file at the Housing and Planning Department, as follows:

LOT 1, J.B.P. ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 83, Page 190D, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 3020 East Cesar Chavez 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 on 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

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

Commercial off-street parking  
Drive-in service as an accessory  
use to commercial uses  
Service station

Custom manufacturing  
Limited warehousing and  
distribution  
Transportation terminal

**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, mixed use (MU) combining district, and other applicable requirements of the City Code.

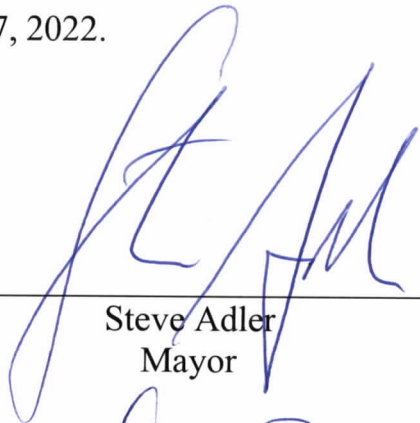
**PART 4.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 030327-11a that established zoning for the Govalle Neighborhood Plan.

**PART 5.** This ordinance takes effect on November 7, 2022.


**PASSED AND APPROVED**

October 27, 2022

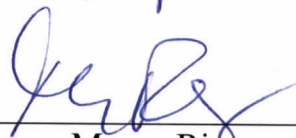
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Steve Adler  
Mayor

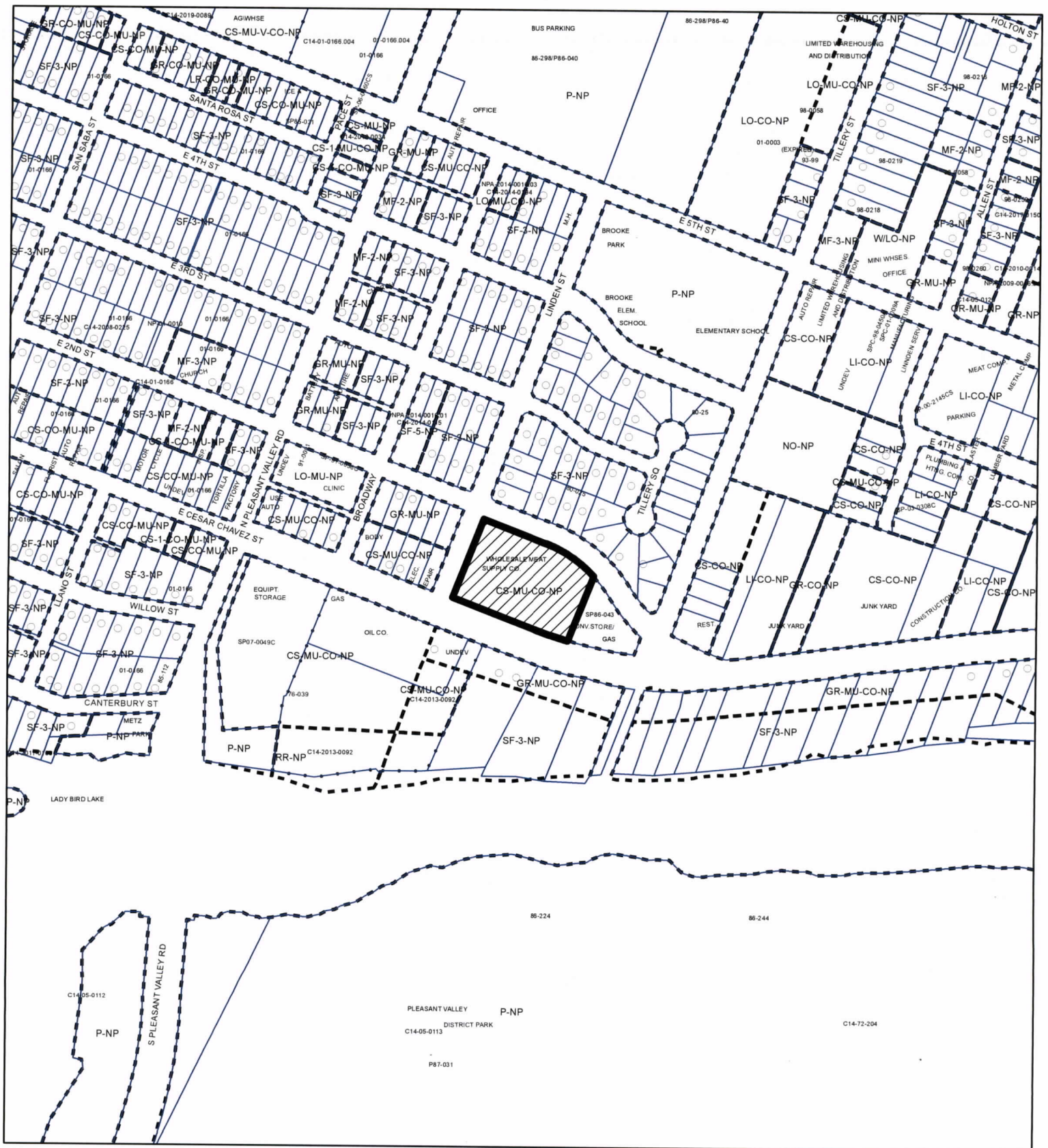
**APPROVED:**




  
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Anne L. Morgan  
City Attorney

**ATTEST:**

  
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Myrna Rios  
City Clerk





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

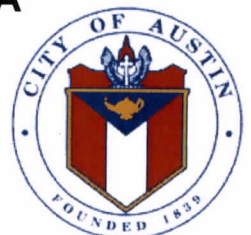
## ZONING

### ZONING CASE#: C14-2021-0190

## 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



**Created: 12/15/2021**