

ORDINANCE NO. _____

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**
2 **PROPERTY LOCATED AT 3178 AND 3180 EVA STREET AND CHANGING THE**
3 **ZONING MAP FROM INTERIM-SINGLE-FAMILY RESIDENCE STANDARD**
4 **LOT (I-SF-2) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL**
5 **OVERLAY (GR-CO) COMBINING DISTRICT.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from interim-single-family residence standard lot (I-SF-2) district
11 to community commercial-conditional overlay (GR-CO) combining district on the property
12 described in Zoning Case No. C14-2022-0175, on file at the Planning Department, as
13 follows:

14
15 LOT 4, BLOCK 1, TRACT B, RESUBDIVISION OF TRACT B & C OF
16 DAVIDSON CITY ADDITION SUBDIVISION, a subdivision in the City of
17 Austin, Travis County, Texas, according to the map or plat of record in Plat
18 Volume 719, Page 1, of the Plat Records of Travis County, Texas, and

19
20 LOT 4, BLOCK 1, TRACT C, RESUBDIVISION OF TRACT B & C OF
21 DAVIDSON CITY ADDITION SUBDIVISION, a subdivision in the City of
22 Austin, Travis County, Texas, according to the map or plat of record in Plat
23 Volume 719, Page 1, of the Plat Records of Travis County, Texas,

24
25 (collectively, the “Property”),

26
27 locally known as 3178 and 3180 Eva Street in the City of Austin, Travis County, Texas,
28 and generally identified in the map attached as **Exhibit “A”**.

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

32
33 (A) The following uses are prohibited uses of the Property:

34
Automotive rentals
Automotive sales
Bail bond services
Business support services
Communications services

Automotive repair services
Automotive washing (of any type)
Business or trade school
Commercial off-street parking
Drop-off recycling collection facility

Exterminating services
Funeral services
Indoor entertainment
Outdoor entertainment
Research services

Food preparation
Hotel-motel
Indoor sports and recreation
Outdoor sports and recreation
Theater

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

Alternative financial services
Community recreation (public)
Medical offices (exceeding 5,000
square feet of gross floor area)

Community recreation (private)
Hospital services (limited)

(C) The following permitted uses of the Property are subject to the requirements of City Code Section 25-2-587 (*Requirements for Certain Uses in a Neighborhood Commercial (LR) District*):

General retail sales (general)
Restaurant (general)

Personal improvement services

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

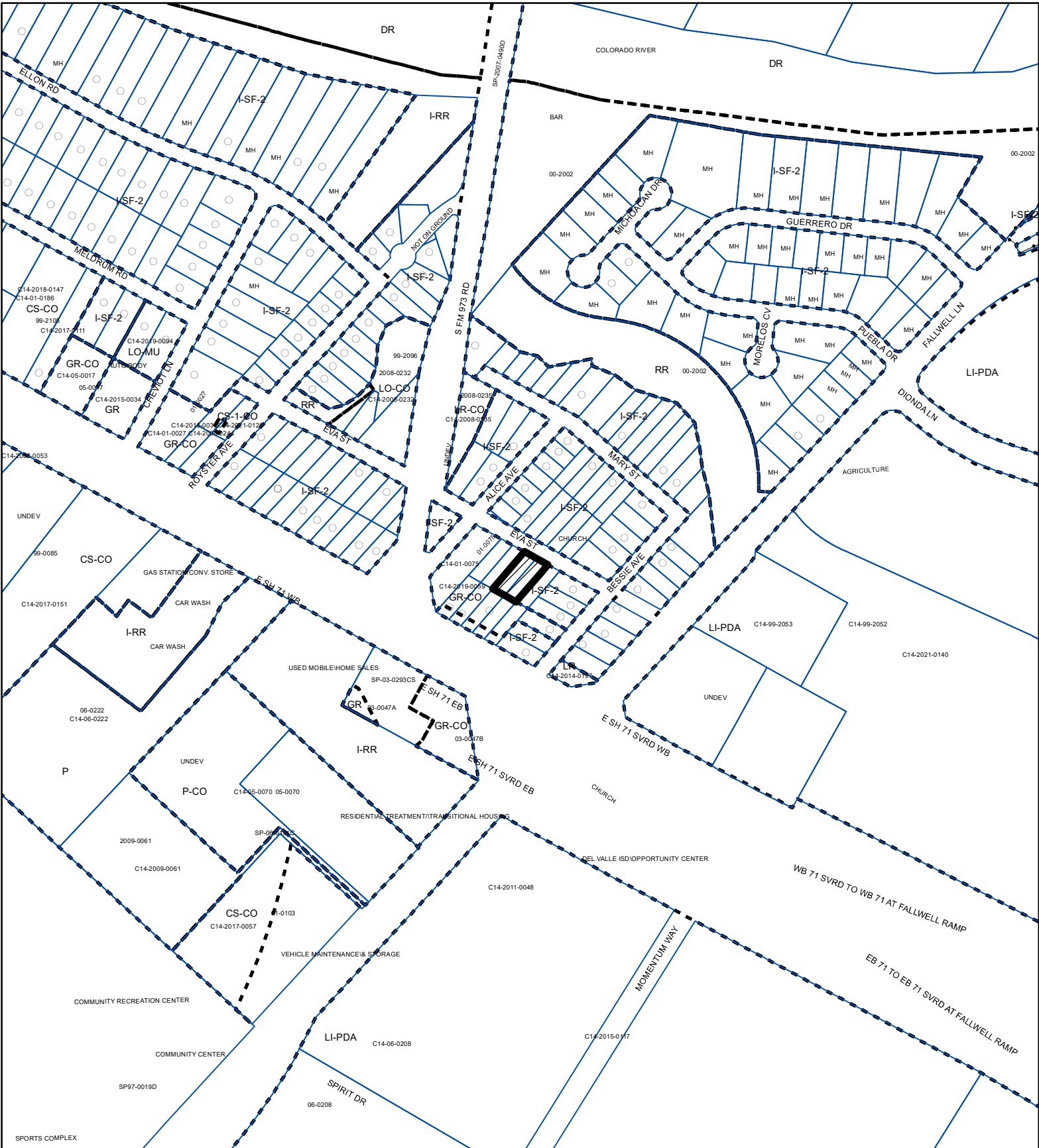
PART 4. This ordinance takes effect on _____, 2023.




PASSED AND APPROVED

_____, 2023 § _____
§ _____
§ _____

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2022-0175

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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