

ORDINANCE NO. 20230608-065

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 3178 AND 3180 EVA STREET AND CHANGING THE ZONING MAP FROM INTERIM-SINGLE-FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) 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 interim-single-family residence standard lot (I-SF-2) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2022-0175, on file at the Planning Department, as follows:

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

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

(collectively, the “Property”),

locally known as 3178 and 3180 Eva Street in the City of Austin, Travis County, Texas, and 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:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Business or trade school
Business support services	Commercial off-street parking
Communications services	Drop-off recycling collection facility
Exterminating services	Food preparation

Funeral services
Indoor entertainment
Outdoor entertainment
Research services

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)

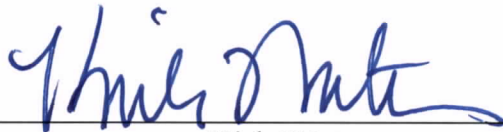
Personal improvement services



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.

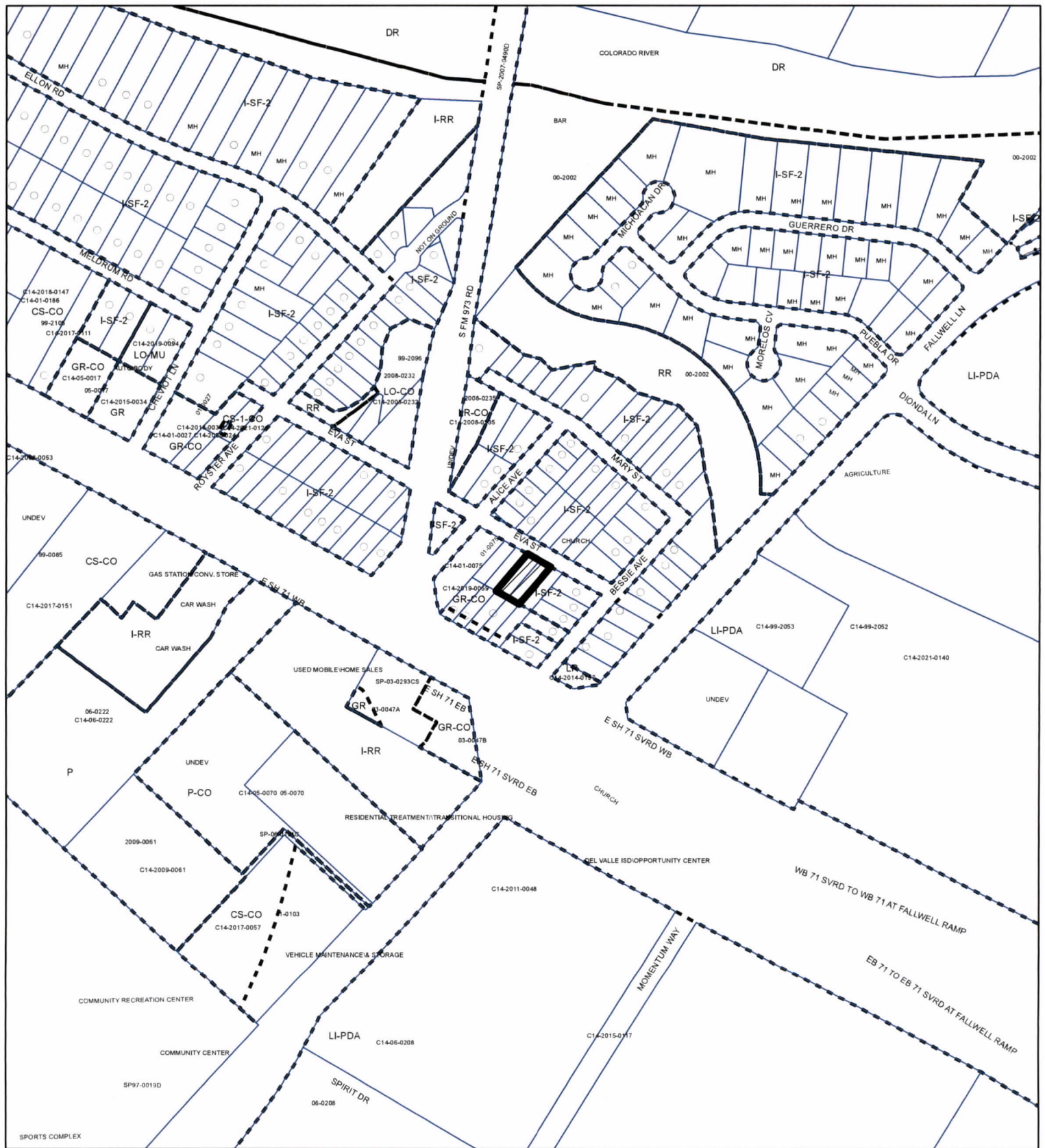
PART 4. This ordinance takes effect on June 19, 2023.




PASSED AND APPROVED

_____, June 8, 2023

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§ 
Kirk Watson
Mayor

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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

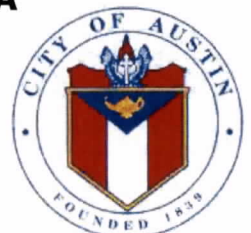
ZONING CASE#: C14-2022-0175

EXHIBIT "A"

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 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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