

## ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 700 DAWSON ROAD, IN THE BOULDIN CREEK NEIGHBORHOOD PLANNING AREA, FROM FAMILY RESIDENCE-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 residence-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. C14-2023-0064, on file at the Planning Department, as follows:

LOT 9, BLOCK B, J. E. BOULDIN ESTATE, a subdivision in Travis County, Texas, according to the map or plat thereof as recorded in Volume 3, Page 226 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 700 Dawson Road 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) A 50-foot building setback shall be established and maintained along the south property line adjacent to a property developed or zoned single-family residential. Building setback area shall not preclude fencing, walls, gardens, vegetation, trails, benches, lighting, or tables. Ingress and egress of emergency vehicles located in the building setback shall be located greater than 25 feet from the south property line.
- (B) A 50-foot building setback shall be established and maintained along the eastern property line abutting Dawson Road right-of-way. Building setback area shall not preclude fencing, walls, gardens, vegetation, trails, benches, tables, lighting, drives, driveways, driveway approach, fire lanes, streets, or sidewalks.

- 40 (C) The maximum height of any building or structure located within 100 feet  
41 parallel to and measured from the south property line adjacent to a property  
42 developed or zoned single-family residential is 40 feet.  
43
- 44 (E) The maximum building coverage is 65 percent.
- 45 (F) The maximum impervious coverage is 80 percent.
- 46 (G) The maximum floor to area ratio (FAR) is .85:1.
- 47 (H) The following conditions apply to the following permitted uses on the Property:
- 48 (1) Restaurant use may not exceed 15,000 gross square feet of indoor seating  
49 area and 10,000 square feet of outdoor seating area.  
50
- 51 (2) Indoor entertainment and indoor sports and recreation use may not exceed  
52 20,000 gross square feet as an accessory use to restaurant, hotel-motel, or  
53 club-lodge use.  
54
- 55 (3) Outdoor entertainment, outdoor sports and recreation, and community  
56 recreation (private) use shall not exceed 20,000 gross square feet as an  
57 accessory to restaurant, hotel-motel, or club-lodge use.  
58
- 59 (4) General retail sales (convenience) shall not exceed 2,000 gross square feet  
60 as an accessory use to restaurant, hotel-motel, and club-lodge use.  
61
- 62 (5) Personal improvement services and personal services shall not exceed  
63 10,000 gross square feet as an accessory use to restaurant, hotel-motel,  
64 and club-lodge use.  
65
- 66 (6) Cultural services shall not exceed 5,000 square feet as an accessory use to  
67 restaurant, hotel-motel, or club-lodge use.  
68
- 69 (7) Day care services (commercial), day care services (general), and day care  
70 services (limited) shall not exceed 5,000 square feet as an accessory use to  
71 restaurant, hotel-motel, and club-lodge use.  
72
- 73 (D) The following uses are prohibited uses on the Property:  
74

Administrative and business  
office

Agricultural sales and services

Alternative financial services	Art gallery
Art workshop	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Building maintenance services	Business or trade school
Business support services	Campground
College and university facilities	Commercial blood plasma center
Communication service facilities	Community events
Community garden	Conservation single-family residential
Construction sales and services	Consumer repair services
Convenience storage	Counseling services
Custom manufacturing	Drop-off recycling collection facility
Electronic prototype assembly	Electronic testing
Equipment repair services	Equipment sales
Exterminating services	Food preparation
Financial services	Funeral services
Hospital services (general)	Hospital services (limited)
Indoor crop production	Kennels
Laundry services	Limited warehousing and distribution
Maintenance and service facilities	Medical offices - exceeding 5,000 sq. ft. gross floor area
Medical offices – not exceeding 5,000 sq. ft. gross floor area	Mobile home residential
Monument retail sales	Pawn shop services
Pedicab storage and dispatch	Pet services
Plant nursery	Printing and publishing
Private primary educational facilities	Private secondary educational facilities
Professional office	Public primary educational facilities
Public secondary educational facilities	Research services
Retirement housing (large site)	Retirement housing (small site)
Safety services	Service station
Short-term rental	Software development
Theater	Transportation terminal
Vehicle storage	Veterinary services
Urban farm	

**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, 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. 020523-33 that established zoning for the Bouldin Creek Neighborhood Plan.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2023.

**PASSED AND APPROVED**

\_\_\_\_\_, 2023

Kirk Watson  
Mayor

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

**Created: 5/17/2023**