

ORDINANCE NO. 20231130-099

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.
- (C) The maximum height of any building or structure located within 100 feet parallel to and measured from the south property line adjacent to a property developed or zoned single-family residential is 40 feet.

- (E) The maximum building coverage is 65 percent.
- (F) The maximum impervious coverage is 80 percent.
- (G) The maximum floor to area ratio (FAR) is .85:1.
- (H) The following conditions apply to the following permitted uses on the Property:
 - (1) Restaurant use may not exceed 15,000 gross square feet of indoor seating area and 10,000 square feet of outdoor seating area.
 - (2) Indoor entertainment and indoor sports and recreation use may not exceed 20,000 gross square feet as an accessory use to restaurant, hotel-motel, or club-lodge use.
 - (3) Outdoor entertainment, outdoor sports and recreation, and community recreation (private) use shall not exceed 20,000 gross square feet as an accessory to restaurant, hotel-motel, or club-lodge use.
 - (4) General retail sales (convenience) shall not exceed 2,000 gross square feet as an accessory use to restaurant, hotel-motel, and club-lodge use.
 - (5) Personal improvement services and personal services shall not exceed 10,000 gross square feet as an accessory use to restaurant, hotel-motel, and club-lodge use.
 - (6) Cultural services shall not exceed 5,000 square feet as an accessory use to restaurant, hotel-motel, or club-lodge use.
 - (7) Day care services (commercial), day care services (general), and day care services (limited) shall not exceed 5,000 square feet as an accessory use to restaurant, hotel-motel, and club-lodge use.
- (D) The following uses are prohibited uses on the Property:

Administrative and business
office

Alternative financial services

Art workshop

Automotive repair services

Automotive washing (of any

Agricultural sales and services

Art gallery

Automotive rentals

Automotive sales

Bail bond services

type)

Building maintenance services
Business support services
College and university facilities
Communication service facilities
Community garden
Construction sales and services
Convenience storage
Custom manufacturing
Electronic prototype assembly
Equipment repair services
Exterminating services
Financial services
Hospital services (general)
Indoor crop production
Laundry services
Maintenance and service facilities
Medical offices – not exceeding 5,000 sq. ft. gross floor area
Monument retail sales
Pedicab storage and dispatch
Plant nursery
Private primary educational facilities
Professional office
Public secondary educational facilities
Retirement housing (large site)
Safety services
Short-term rental
Theater
Vehicle storage
Urban farm

Business or trade school
Campground
Commercial blood plasma center
Community events
Conservation single-family residential
Consumer repair services
Counseling services
Drop-off recycling collection facility
Electronic testing
Equipment sales
Food preparation
Funeral services
Hospital services (limited)
Kennels
Limited warehousing and distribution
Medical offices - exceeding 5,000 sq. ft. gross floor area
Mobile home residential
Pawn shop services
Pet services
Printing and publishing
Private secondary educational facilities
Public primary educational facilities
Research services
Retirement housing (small site)
Service station
Software development
Transportation terminal
Veterinary 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, mixed use (MU) combining district, and other applicable requirements of the City Code.

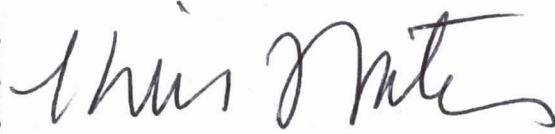
PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 020523-33 that established zoning for the Bouldin Creek Neighborhood Plan.

PART 5. This ordinance takes effect on December 11, 2023.

PASSED AND APPROVED

_____, November 30, 2023

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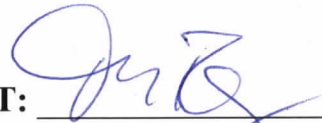
Kirk Watson
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Myrna Rios
City Clerk

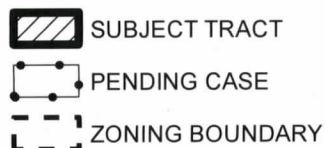


EXHIBIT A



Created: 5/17/2023

$$1'' = 400'$$