

ORDINANCE NO. 20241212-118

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3016 EAST 51ST STREET AND 3021 AND 3039 PECAN SPRINGS ROAD IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN 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. C14-2024-0104, on file at the Planning Department, as follows:

LOTS 1 AND 2, FIRST CHURCH OF THE NAZARENE ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 79, Page 126, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 3016 East 51st Street and 3021 and 3039 Pecan Springs 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 10-foot wide building setback shall be provided and maintained along the west and north boundaries of the Property where the boundary is contiguous to residential uses.
- (B) The following uses are conditional uses of the Property:

Community Recreation (Private)	Community Recreation (Public)
Congregate Living	General Retail Sales (General)
Hospital Services (Limited)	Medical Offices (exceeding 5,000 square feet)
Personal Improvement Services	Residential Treatment
Restaurant (General)	

(C) The following uses are prohibited uses of the Property:

Alternative Financial Services	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	Communication Services
Consumer Convenience Sales	Drive-In Service as an accessory use to a Financial Services use
Drop-Off Recycling Collection Facility	Exterminating Services
Food Preparation	Funeral Services
General Retail Sales (Convenience)	Hospital Services (General)
Hotel-Motel	Indoor Entertainment
Indoor Sports and Recreation	Outdoor Entertainment
Outdoor Sports and Recreation	Pawn Shop Services
Pedicab Storage and Dispatch	Performance Venue
Printing and Publishing	Research Services
Service Station	

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, the mixed use combining district, and other applicable requirements of the City Code.

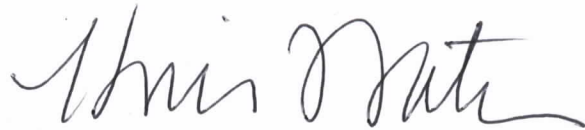
PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 021107-Z-12a that established zoning for the Pecan Springs-Springdale Neighborhood Plan.

PART 5. This ordinance takes effect on December 23, 2024.

PASSED AND APPROVED

December 12, 2024

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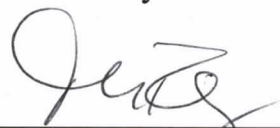


Kirk Watson
Mayor

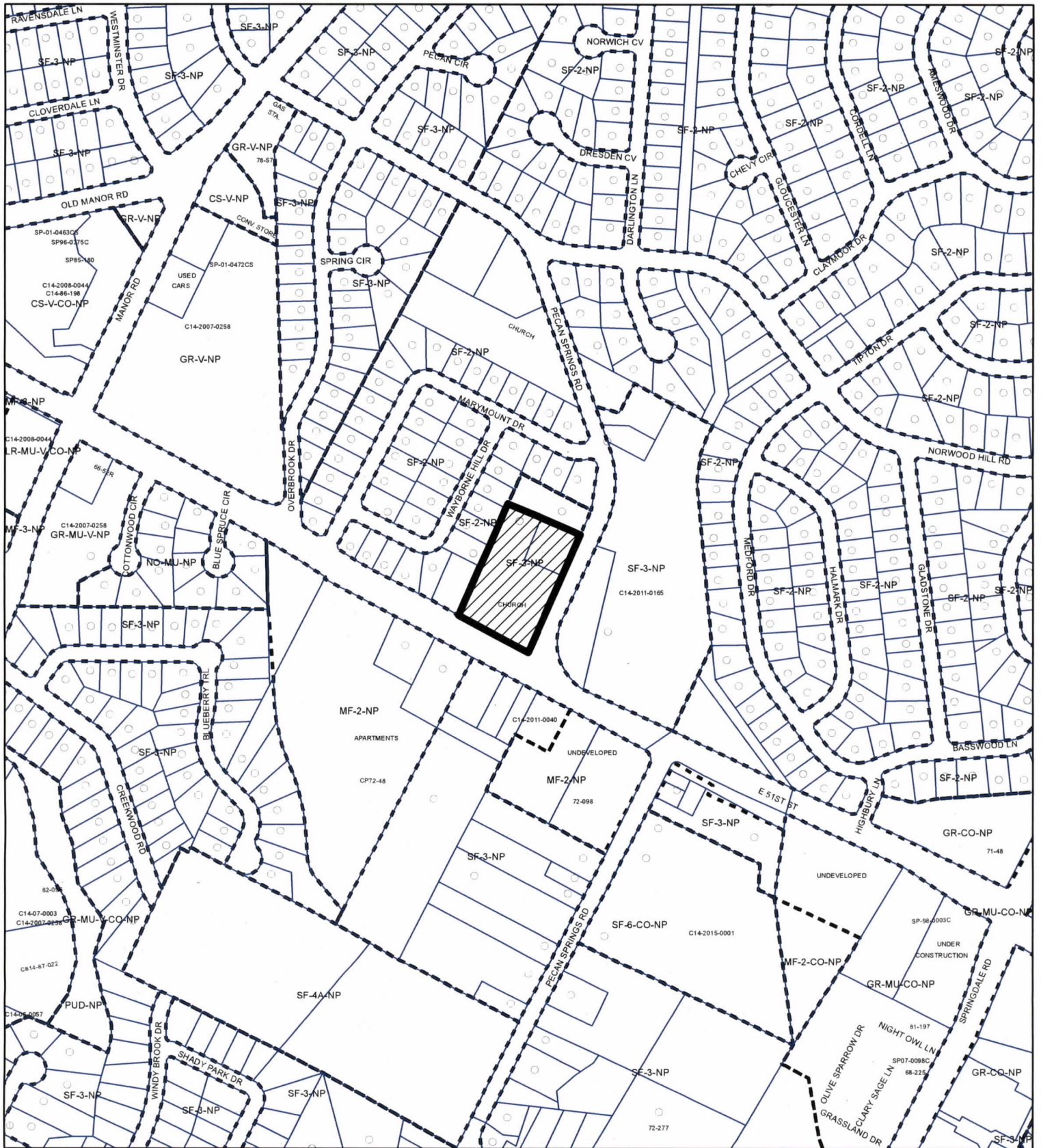
APPROVED: 

Deborah Thomas
Interim City Attorney

ATTEST:



Myrna Rios
City Clerk



SUBJECT TRACT



PENDING CASE

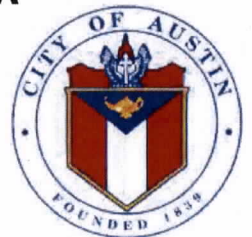


ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2024-0104

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 Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 400'

Created: 7/8/2024