ORDINANCE N	0.

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7720 AND 7800 SOUTH 1ST STREET FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT FOR TRACT 1 AND FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL **OVERLAY** (GR-MU-CO) **COMBINING** DISTRICT TO **COMMUNITY COMMERCIAL-MIXED** USE-CONDITIONAL OVERLAY (GR-MU-CO) **COMBINING DISTRICT FOR TRACT 2.**

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 general commercial services-conditional overlay (CS-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district for Tract 1 and from community commercial-mixed use-conditional overlay (GR-MU-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district for Tract 2 on the property described in Zoning Case No. C14-2016-0046, on file at the Planning and Zoning Department, as follows:

Tract 1:

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Lot 3, Dittmar at Cooper Subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 200800084 of the Official Public Records of Travis County, Texas,

Tract 2:

Lot 2, Dittmar at Cooper Subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 200800084 of the Official Public Records of Travis County, Texas (cumulatively referred to as the "Property),

locally known as 7720 and 7800 South 1st Street 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:

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A. The following uses are not permitted uses for Tract 1:

Agricultural sales and services Automotive repair services Automotive washing (of any type) Campground Commercial off-street parking Consumer convenience services Funeral services Group home, class I (limited) Guidance services Hospital services (limited) Kennels Maintenance and service facilities Pawn shop services Residential treatment Software development Transitional housing Drop-off recycling collection facility Medical offices (not exceeding 5,000 sq. ft. of gross floor area) Veterinary services

Automotive rentals Automotive sales Bail bond services Commercial blood plasma center Congregate living Consumer repair services Financial services Group home, class I (general) Group home, class II Hospital services (general) Laundry services Monument retail sales Printing and publishing Research services Service station Vehicle storage Medical offices (exceeding 5,000 sq. ft. of gross floor area) Recreational equipment maintenance and storage Transportation terminal

B. The following uses are conditional uses for Tract 1:

Business or trade school Community recreation (private) Construction sales and services Exterminating services Private secondary educational facilities

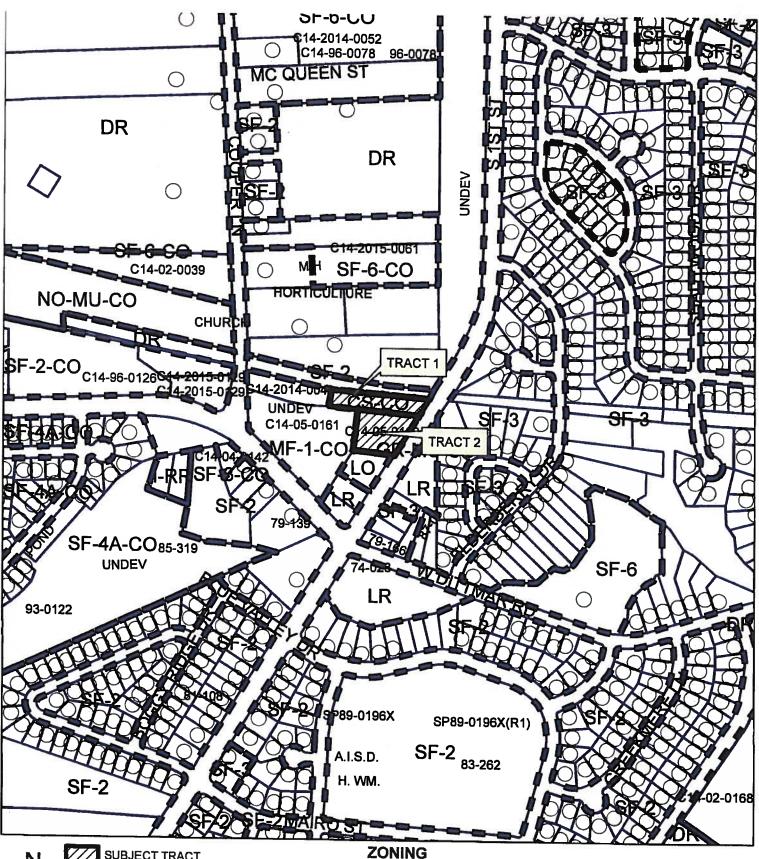
College and university facilities Community recreation (public) Equipment repair services Outdoor sports and recreation Public secondary educational facilities

C. The following uses are not permitted uses for Tract 2:

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 Funeral services

Exterminating services Pawn shop services Research services Hospital services (general) Drop-off recycling collection facility The following uses are conditional uses for Tract 2: D. Congregate living Community recreation (private) Community recreation (public) Group home, class II Hospital services (limited) Residential treatment Medical offices (exceeding 5,000 Outdoor sports and recreation sq. ft. of gross floor area) Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services 6 (CS) and community commercial (GR) districts and other applicable requirements of the 8 City Code. 9 PART 3. This ordinance takes effect on 10 , 2016. 11 12 PASSED AND APPROVED 13 14 15 16 17 18 Steve Adler 19 Mayor 20 21 22 **APPROVED:** ATTEST: Anne L. Morgan 23 Jannette S. Goodall 24 City Attorney City Clerk 25



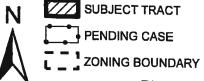


Exhibit A

Zoning Case: C14-2016-0046

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

