

ORDINANCE NO. 20161208-048

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE OWINGS-ALLEN-MILLER HOUSE LOCATED AT 1405 EAST CESAR CHAVEZ STREET IN THE EAST CESAR CHAVEZ NEIGHBORHOOD PLAN COMBINING DISTRICT FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-HISTORIC LANDMARK-NEIGHBORHOOD PLAN (CS-MU-CO-H-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 general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-conditional overlay-historic landmark-neighborhood plan (CS-MU-CO-H-NP) combining district on the property described in Zoning Case No. C14H-2016-0112, on file at the Planning and Zoning Department, as follows:

Lot 3, Block 1, Outlots 34 and 46, Division O, Welch Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Plat Book Volume 1, Page 28 of the Plat Records of Travis County, Texas (the "Property"),

generally known as the Owings-Allen-Miller House, locally known as 1405 East Cesar Chavez 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 not permitted uses for the Property:

Adult-oriented businesses	Commercial off-street parking
Campground	Convenience storage
Communication service facilities	Equipment repair services
Equipment sales	Kennels
Pawn shop services	Residential treatment

Vehicle storage
Transportation terminal

Outdoor entertainment
Drop-off recycling collection
facilities

B. The following uses are conditional uses for the Property:

Agricultural sales and services
Automotive repair services
Automotive washing of any type
College and university facilities
Construction sales and services
Electronic prototype assembly
Guidance services
Hotel-motel
Limited warehousing and
distribution
Off-site accessory parking
Research services
Restaurant (general)

Automotive rentals
Automotive sales
Building maintenance services
Communications services
Custom manufacturing
Exterminating services
Hospital services (limited)
Indoor entertainment
Local utility services

Outdoor sports and recreation
Restaurant (limited)
Service station

C. The maximum height of a building or structure on the Property is limited to 40 feet.

D. A drive-in service use as an accessory use to a restaurant (general) use or a restaurant (limited) use is a conditional use.

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 (CS) district and other applicable requirements of the City Code.

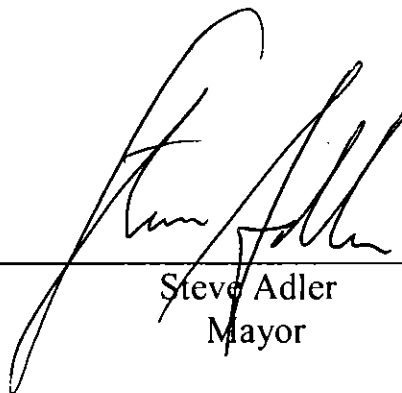
PART 3. The Property is subject to Ordinance No. 20001214-020 that established the East Cesar Chavez Neighborhood Plan.

PART 4. This ordinance takes effect on December 19, 2016.

PASSED AND APPROVED

_____, December 8, 2016

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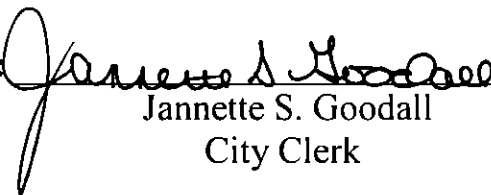
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney




ATTEST:



Jannette S. Goodall
City Clerk

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 208'

NOTIFICATIONS

CASE#: C14H-2016-0112
1405 CESAR CHAVEZ ST

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.



EXHIBIT A