

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1002, 1004, AND 1006 SOUTH 1ST STREET, IN THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-V-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-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 community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2022-0082, on file at the Housing and Planning Department, as follows:

LOTS 1-7, BLOCK 1, OAK CLIFF ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 3, Page 81 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1002, 1004, and 1006 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:

(A) The following uses are conditional uses on the Property:

A general retail sales (general) use that exceeds 20,000 square feet of gross floor area.

(B) The following uses are prohibited uses on the Property:

Alternative financial services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any	Commercial off-street parking

type)

Communications services  
Drive-In services as an  
accessory use to commercial  
uses

Exterminating services  
Limited warehousing and  
distribution  
Service station

Convenience storage  
Drop-off recycling collection facility

Funeral services  
Pawn shop services

Vehicle storage

(C) Parking is prohibited in a front yard setback.

**PART 3.** 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) 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 \_\_\_\_\_, 2022.

**PASSED AND APPROVED**

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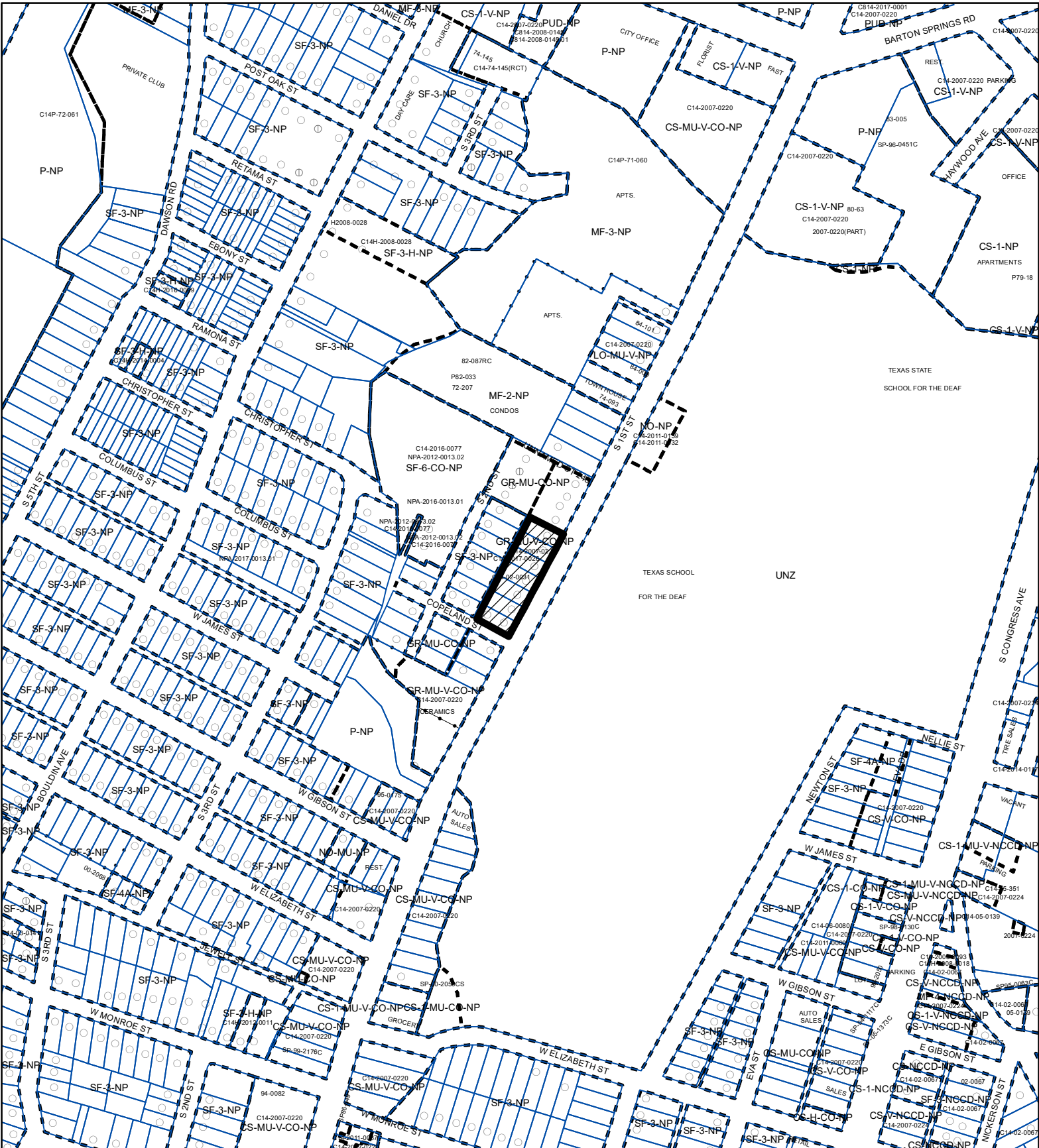
\_\_\_\_\_, 2022 § \_\_\_\_\_


Steve Adler  
Mayor


**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_


Anne L. Morgan  
City Attorney

Myrna Rios  
City Clerk


$$1'' = 400'$$

 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

**ZONING**  
ZONING CASE#: C14-2022-0082

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

ZONING EXHIBIT A



**Created: 6/30/2022**