

ORDINANCE NO. 20221201-072

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1108 AND 1110 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. C14-2022-0081, on file at the Housing and Planning Department, as follows:

Being 1.76 acres of land out of the I. DECKER SURVEY, Abstract No. 8, Travis County, Texas, and being all of Tract 1, Tract 2, Tract 3, Tract 5, Tract 6, and Tract 7, recorded in Document No. 2021053479, Deed Records of Travis County, Texas, said 1.76 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 1108 and 1110 South 1st Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

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 type)	Commercial off-street parking
Communications services	Convenience storage
Drive-In services as an accessory use to commercial uses	Drop-off recycling collection facility
Exterminating services	Funeral services
Limited warehousing and distribution	Pawn shop services
Service station	Vehicle storage

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

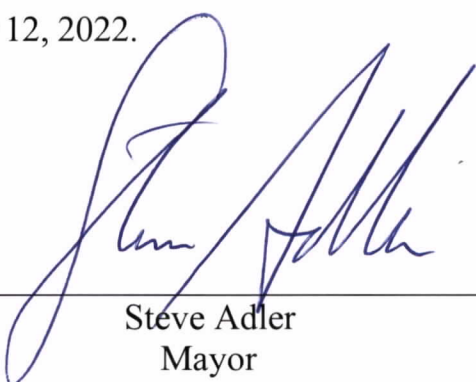
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, mixed use (MU) combining district, and other applicable requirements of the City Code.

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.

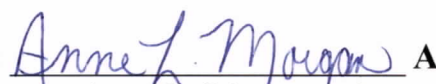
PART 5. This ordinance takes effect on December 12, 2022.

PASSED AND APPROVED

December 1, 2022 §
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Steve Adler
Mayor

APPROVED:


Anne L. Morgan
City Attorney

ATTEST:

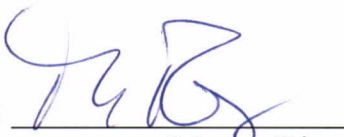

Myrna Rios
City Clerk

EXHIBIT A

