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 repair services

Automotive washing (of any

type)

Communications services

Drive-In services as an

accessory use to commercial

uses

Exterminating services Limited warehousing and

distribution

Service station

Automotive rentals

Automotive sales

Commercial off-street parking

Convenience storage

Drop-off recycling collection facility

Funeral services

Pawn shop services

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

Steve Adler

Mayor

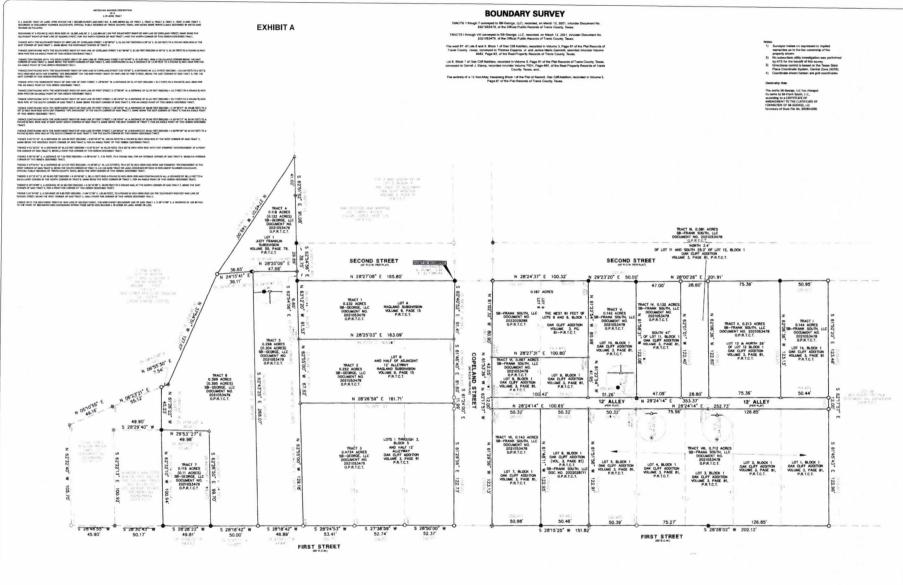
APPROVED:

City Attorney

Myrna Rios

City Clerk

Page 2 of 2



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NNDREW JIMENEZ Legistered Professional Land Surveyor to 6270 - State of Texas

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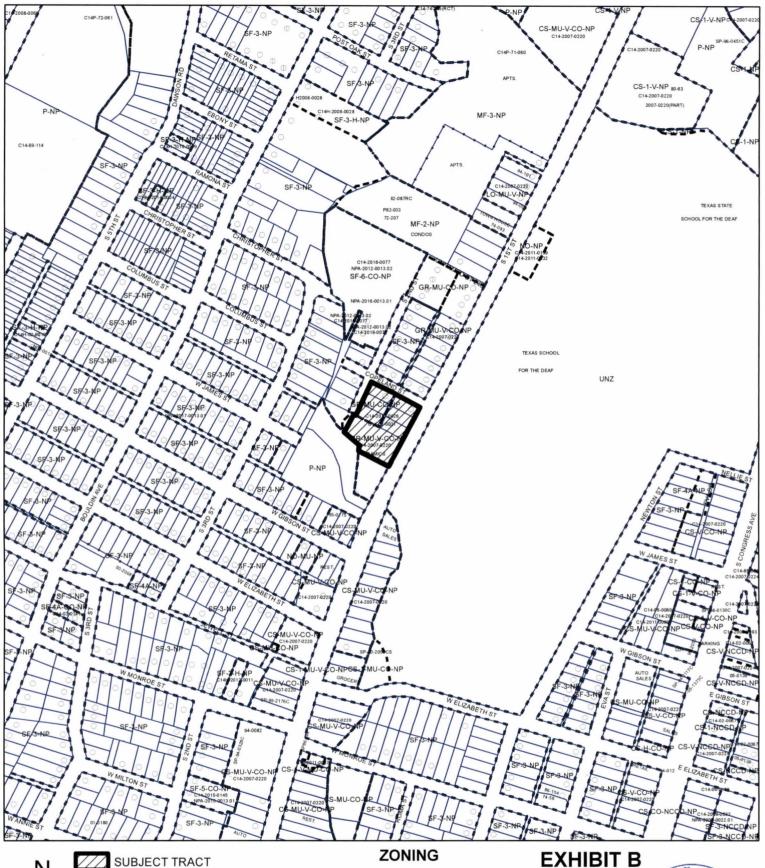
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1 United State Compage Community California Subsections





SUBJECT TRACT

PENDING CASE

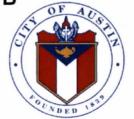
ZONING CASE#: C14-2022-0081

ZONING BOUNDARY

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



Created: 11/8/2022