

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 703 1/2, 801, 805, AND 821 WOODWARD STREET IN**  
3 **THE GREATER SOUTH RIVER CITY COMBINED AUSTIN NEIGHBORHOOD**  
4 **PLAN AREA FROM LIMITED INDUSTRIAL SERVICE-PLANNED**  
5 **DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING**  
6 **DISTRICT AND LIMITED INDUSTRIAL SERVICE-NEIGHBORHOOD PLAN**  
7 **(LI-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-VERTICAL**  
8 **MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN**  
9 **(GR-V-CO-NP) COMBINING DISTRICT.**

10  
11 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

12  
13 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
14 change the base district from limited industrial service-planned development area-  
15 neighborhood plan (LI-PDA-NP) combining district and limited industrial service-  
16 neighborhood plan (LI-NP) combining district to community commercial-vertical mixed  
17 use building-conditional overlay-neighborhood plan (GR-V-CO-NP) combining district on  
18 the property described in Zoning Case No. C14-2023-0025, on file at the Planning  
19 Department, as follows:

20  
21 LOT A, S.A.C. ADDITION, a subdivision in the City of Austin, Travis County,  
22 Texas, according to the map or plat of record in Volume 69, Page 88, of the Plat  
23 Records of Travis County, Texas; and

24  
25 LOT 2, BLOCK A, RESUBDIVISION OF A PORTION OF TRACT 2, PENICK  
26 SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas,  
27 according to the map or plat of record in Volume 101, Page 41, of the Plat Records  
28 of Travis County, Texas,

29  
30 (collectively, the "Property"),

31  
32 locally known as 703 1/2, 801, 805, and 821 Woodward Street in the City of Austin, Travis  
33 County, Texas, and generally identified in the map attached as **Exhibit "A"**.  
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**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

(A) A 100-foot building setback shall be provided and maintained along the west property line adjacent to and intersecting with Blunn Creek. The 100-foot building setback area is measured parallel from the centerline of Blunn Creek.

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

Alternative financial services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Exterminating services
Funeral services	Pawn shop services
Pedicab storage and dispatch	Service station

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base 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. 20050929-Z002 that established zoning for the St. Edward's Neighborhood Plan.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2023.

**PASSED AND APPROVED**

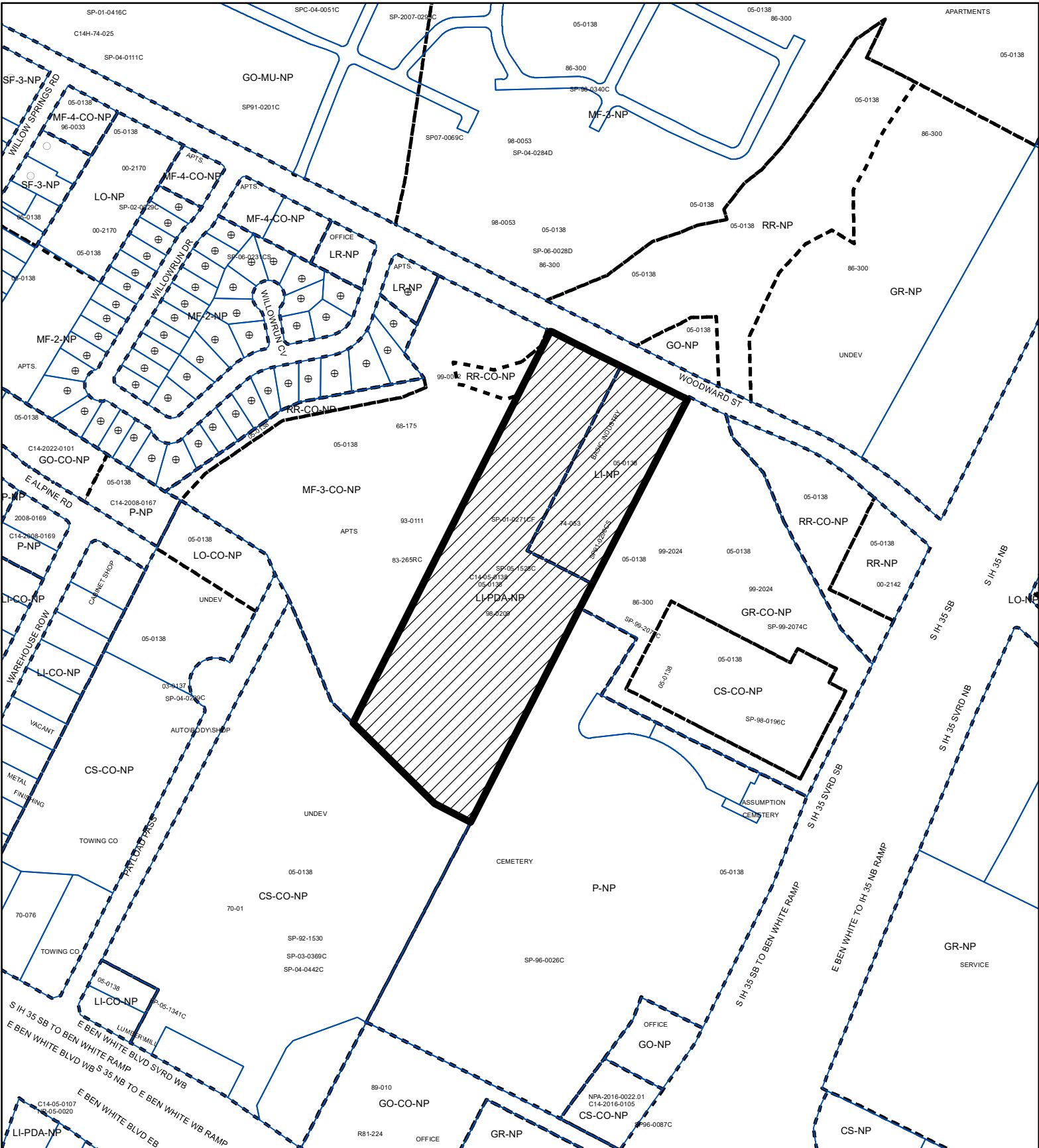
\_\_\_\_\_, 2023      §  
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

Kirk Watson  
Mayor

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

Anne L. Morgan  
City Attorney

Myrna Rios  
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

## EXHIBIT "A"

ZONING CASE#: C14-2023-0025

1" = 400'

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: 3/8/2023