

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 1101, 1113, AND 1115 WEST LYNN STREET AND**
3 **1102 AND 1104 EASON STREET IN THE OLD WEST AUSTIN**
4 **NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-**
5 **NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT AND GENERAL**
6 **COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-**
7 **NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO**
8 **GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL**
9 **OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT**
10 **TO CHANGE CONDITIONS OF ZONING.**

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

12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base district from family residence-neighborhood plan (SF-3-NP) combining
14 district and general commercial services-mixed use-conditional overlay-neighborhood plan
15 (CS-MU-CO-NP) combining district to general commercial services-mixed use-conditional
16 overlay-neighborhood plan (CS-MU-CO-NP) combining district on the property described
17 in Zoning Case No. C14-2023-0124, on file at the Planning Department, as follows:

18 LOTS 18, 19, AND 20, BLOCK 6, SHELLEY HEIGHTS NO. 2, a subdivision in
19 the City of Austin, Travis County, Texas, according to the map or plat of record in
20 Volume 3, Page 260, of the Plat Records of Travis County, Texas; SAVE AND
21 EXCEPT the northwesterly 93 square feet of LOT 20, BLOCK 6, SHELLEY
22 HEIGHTS NO. 2, conveyed to the City of Austin by deed recorded in Volume
23 1206, Page 398, of the Official Public Records of Travis County, and

24 LOTS 16-A AND 17-A, AMENDED PLAT OF LOTS 16-17, BLOCK 6,
25 OUTLOT 4, DIVISION Z OF SHELLEY HEIGHTS NO. 2, a subdivision in the
26 City of Austin, Travis County, Texas, according to the map or plat of record in
27 Document No. 200600374 of the Official Public Records of Travis County, Texas,

28 (collectively, the “Property”),

29 locally known as 1101, 1113, and 1115 West Lynn Street and 1102 And 1104 Eason Street
30 in the City of Austin, Travis County, Texas, generally identified in the map attached as
31 **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:

The following uses are prohibited uses of the Property:

Adult-Oriented Business	Agricultural Sales and Services
Auto Sales	Automotive Rental
Automotive Repair Services	Automotive Washing (of any type)
Bail Bond Services	Building Maintenance Services
Campground	Commercial Blood & Plasma Center
Construction Sales and Services	Convenience Storage
Custom Manufacturing	Drop-Off Recycling Collection Facilities
Electronic Prototype Assembly	Equipment Repair Services
Equipment Sales	Exterminating Services
Indoor Crop Production	Kennels
Limited Warehousing and Distribution	Maintenance & Service Facilities
Monument Retail Services	Pawn Shop Services
Research Services	Service Station
Vehicle Storage	

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, the mixed use 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. 020926-26 that established zoning for the Old West Austin Neighborhood Plan.

PART 5. This ordinance takes effect on _____, 2024.

PASSED AND APPROVED

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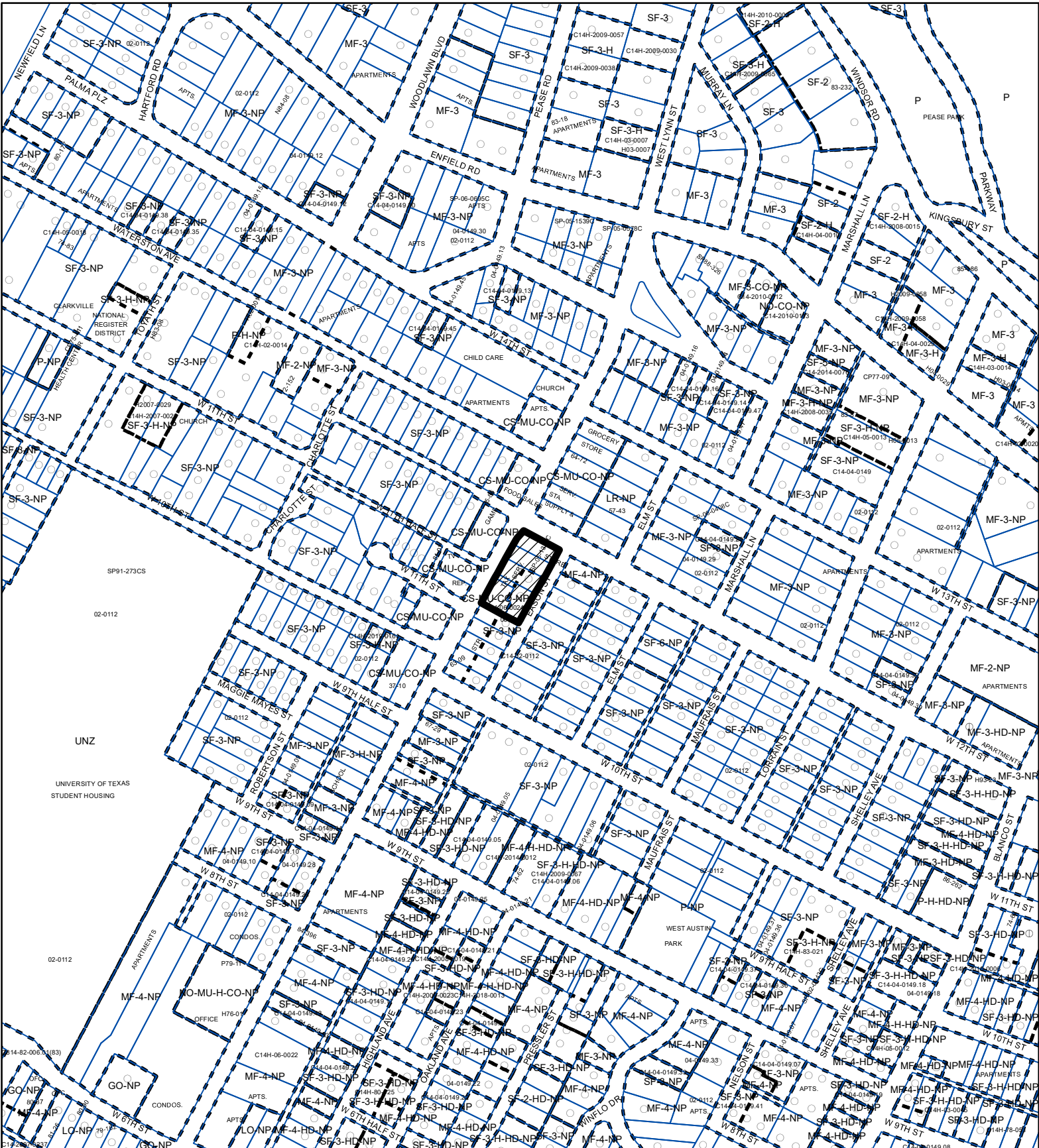
_____, 2024

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk



ZONING

EXHIBIT "A"

ZONING CASE#: C14-2023-0124



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

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

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