

**ORDINANCE NO. 20240912-082**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2130 GOODRICH AVENUE FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90 (CS-MU-V-CO-DB90) 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 general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90 (CS-MU-V-CO-DB90) combining district on the property described in Zoning Case No. C14-2023-0146, on file at the Planning Department, as follows:

LOT 1, GOODRICH SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 57, Page 48, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2130 Goodrich Avenue 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:

The following uses are prohibited uses of the Property:

Automotive Rentals  
Automotive Sales

Automotive Repair Services  
Automotive Washing (of any type)

**PART 3.** The Property may be developed in compliance and used in accordance with the regulations established for density bonus 90 (DB90) combining district and other applicable requirements of the City Code.

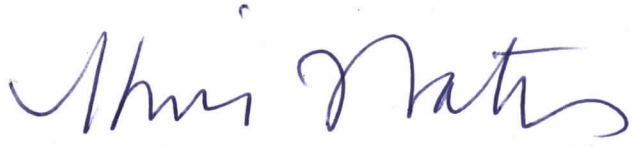
**PART 4.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, the mixed use combining district, and other applicable requirements of the City Code.

**PART 5.** This ordinance takes effect on September 23, 2024.

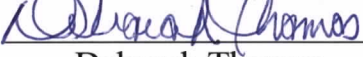
**PASSED AND APPROVED**

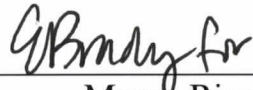
\_\_\_\_\_, September 12, 2024

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Kirk Watson  
Mayor

**APPROVED:**   
Deborah Thomas  
Acting City Attorney

**ATTEST:**   
Myrna Rios  
City Clerk



