

ORDINANCE NO. 20250327-095

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1207 AND 1209 SOUTH 1ST STREET IN THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-EQUITABLE TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD-NEIGHBORHOOD PLAN (CS-MU-V-CO-ETOD-DBETOD-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-EQUITABLE TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD-NEIGHBORHOOD PLAN (CS-MU-V-CO-ETOD-DBETOD-NP) COMBINING DISTRICT, TO CHANGE CONDITIONS OF ZONING, AND AMENDING ORDINANCE NO. 020523-33.

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-vertical mixed use building-conditional overlay-equitable transit-oriented development-density bonus ETOD-neighborhood plan (CS-MU-V-CO-ETOD-DBETOD-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-equitable transit-oriented development-density bonus ETOD-neighborhood plan (CS-MU-V-CO-ETOD-DBETOD-NP) combining district on the property described in Zoning Case No. C14-2024-0137, on file at the Planning Department, as follows:

LOTS 1 AND 2, BLOCK 1, D.W. BOULDIN ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Volume 1, Page 78, of the Plat Records of Travis County, Texas; SAVE AND EXCEPT the 930 square feet of land conveyed to the City of Austin by deed recorded in Volume 1865, Page 275, of the Deed Records of Travis County, Texas, (the "Property"),

locally known as 1207 and 1209 South 1st Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

PART 2. Part 4, Section 8 of Ordinance No. 020523-33 is amended and shall no longer apply to the Property.

PART 3. Except as specifically provided in this Part 3, the Property may be developed in compliance and used in accordance with the regulations established for density bonus ETOD (DBETOD) combining district and other applicable requirements of the City Code:

A building is not required to be designed with one or more commercial or civic uses located along the principal street and on the ground floor.

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. 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 6. This ordinance takes effect on April 7, 2025.

PASSED AND APPROVED

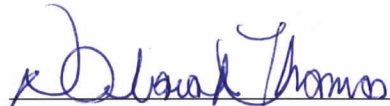
_____, March 27, 2025

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Kirk Watson
Mayor

APPROVED:



Deborah Thomas
Interim City Attorney

ATTEST:



Myrna Rios
City Clerk

