

**ORDINANCE NO. 20250410-060**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1109 SOUTH LAMAR BOULEVARD FROM COMMERCIAL-LIQUOR SALES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (CS-1-V-CO) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90 (CS-1-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 commercial-liquor sales-vertical mixed use building-conditional overlay (CS-1-V-CO) combining district to commercial-liquor sales-vertical mixed use building-conditional overlay-density bonus 90 (CS-1-V-CO-DB90) combining district on the property described in Zoning Case No. C14-2024-0124, on file at the Planning Department, as follows:

LOTS 19, 20, 21, AND 22, BLOCK 18, SOUTH HEIGHTS, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 1, Page 112, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1109 South Lamar Boulevard 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:

Liquor Sales is a prohibited use of the Property.

**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 commercial-liquor sales (CS-1) base district and other applicable requirements of the City Code.

**PASSED AND APPROVED**

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**APPROVED:**

Donald Thomas

**ATTEST:**

GP Brady for

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**Created: 8/20/2024**

$$1'' = 400'$$