

ORDINANCE NO. 20250522-079

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 603 WEST 8TH STREET FROM GENERAL OFFICE-HISTORIC LANDMARK-EQUITABLE TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD (GO-H-ETOD-DBETOD) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-HISTORIC LANDMARK-CONDITIONAL OVERLAY-EQUITABLE TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD (GR-H-CO-ETOD-DBETOD) 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 office-historic landmark-equitable transit-oriented development-density bonus ETOD (GO-H-ETOD-DBETOD) combining district to community commercial-historic landmark-conditional overlay-equitable transit-oriented development-density bonus ETOD (GR-H-CO-ETOD-DBETOD) combining district on the property described in Zoning Case No. C14-2024-0174, on file at the Planning Department, as follows:

LOTS 5 AND 6, and the east 3.5 feet of LOT 7, BLOCK 78, ORIGINAL CITY OF AUSTIN, Travis County, Texas, according to the map or plat of record in the General Land Office of the State of Texas (the "Property"),

locally known as 603 West 8th Street 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:

(A) The following uses are conditional uses of the Property:

Community Recreation (Private)	Community Recreation (Public)
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(B) The following uses are prohibited uses of the Property:

Alternative Financial Services	Automotive Washing (of any type)
Bail Bond Services	Commercial Off-Street Parking
Consumer Repair Services	Counseling Services
Custom Manufacturing	General Retail Sales (Convenience)
Hotel-Motel	Indoor Sports and Recreation
Local Utility Services	Outdoor Entertainment
Outdoor Sports and Recreation	Pawn Shop Services
Pedicab Storage and Dispatch	Performance Venue

Pet Services

Plant Nursery

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.

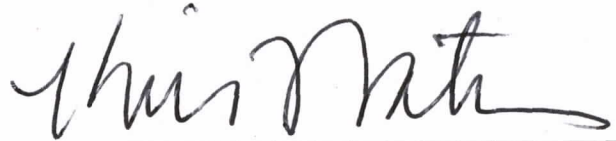
PART 4. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 5. This ordinance takes effect on June 2, 2025.

PASSED AND APPROVED

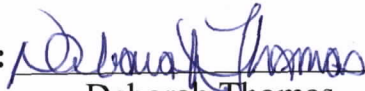
_____, May 22, 2025

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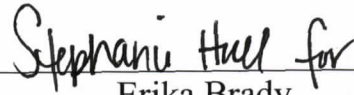
Kirk Watson
Mayor

APPROVED:

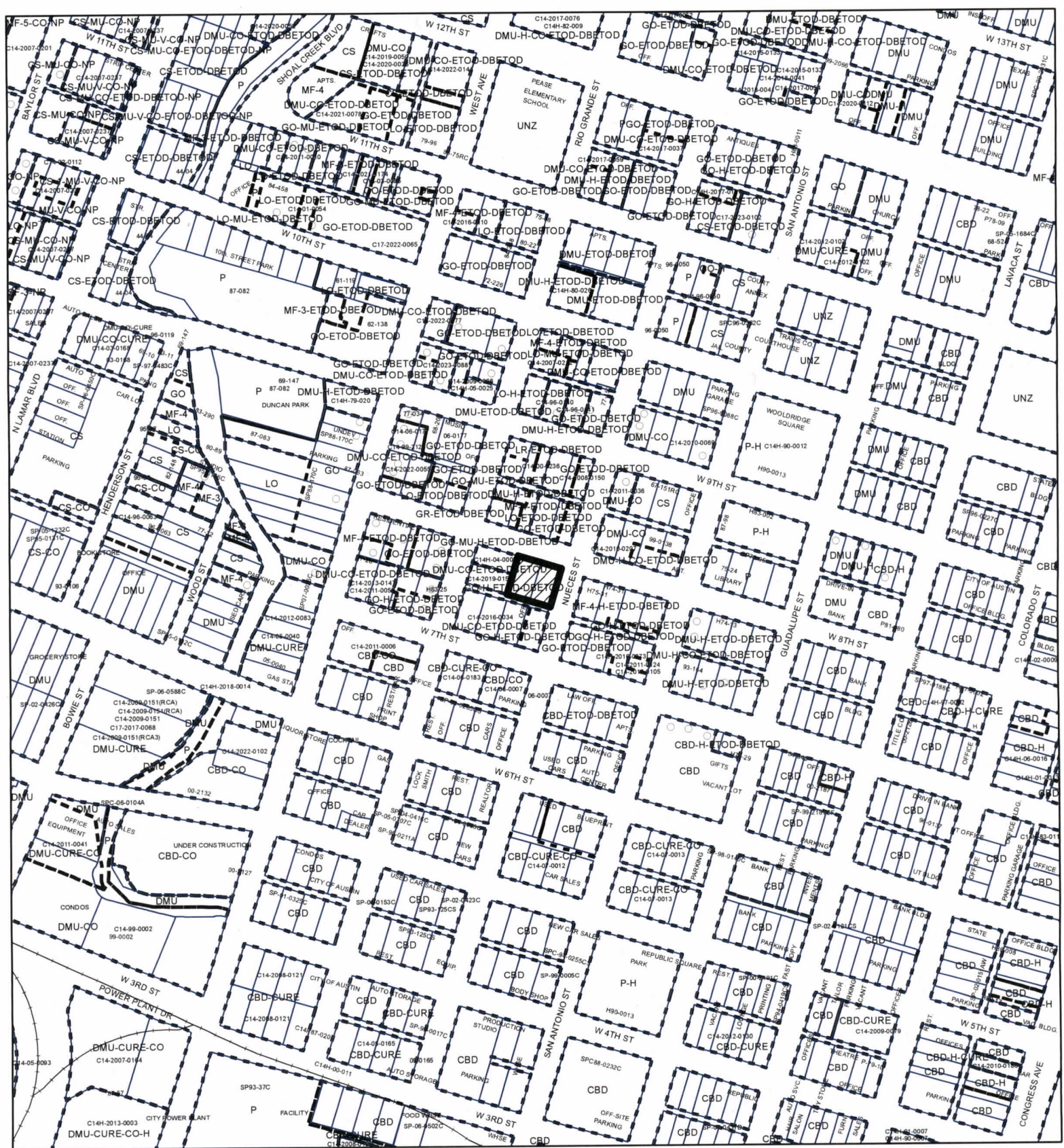


Deborah Thomas
City Attorney

ATTEST:



Erika Brady
City Clerk



ZONING

EXHIBIT "A"

ZONING CASE#: C14-2024-0174

- 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.



Created: 12/3/2024