

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 112 MEDINA STREET, 1005 EAST 2ND STREET, AND 105 SAN MARCOS STREET IN THE EAST CESAR CHAVEZ NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-MU-CO-DB90-NP) 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 family residence-neighborhood plan (SF-3-NP) combining district to general commercial services-mixed use-conditional overlay-density bonus 90-neighborhood plan (CS-MU-CO-DB90-NP) combining district on the property described in Zoning Case No. C14-2024-0010, on file at the Planning Department, as follows:

LOTS 1, 2, 3, 4, 5, 6, BLOCK 4, SUBDIVISION OF OUTLOT NO. 18 IN DIVISION O, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 1, Page 18, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 112 Medina Street, 1005 East 2nd Street, and 105 San Marcos 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:

The following uses are prohibited uses of the Property:

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| Adult-Oriented Business | Agricultural Sales and Services |
| Automotive Rentals | Automotive Repair Services |
| Automotive Sales | Automotive Washing (of any type) |
| Bail Bond Services | Building Maintenance Services |
| Business or Trade School | Business Support Services |
| Campground | Commercial Blood Plasma Center |
| Commercial Off-Street Parking | Communication Services |
| Construction Sales and Services | Convenience Storage |
| Drop-Off Recycling Collection Facilities | Electronic Prototype Assembly |

