

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:

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	Electronic Prototype Assembly
Facilities	

Electronic Testing
Equipment Repair Services
Exterminating Services
Food Preparation
Hotel-Motel
Indoor Sports and Recreation
Laundry Services

Maintenance and Service Facilities
Outdoor Entertainment
Pawn Shop Services
Theater
Vehicle Storage

Employee Recreation
Equipment Sales
Financial Services
Hospital Services (General)
Indoor Entertainment
Kennels
Limited Warehousing and
Distribution
Monument Retail Services
Outdoor Sports and Recreation
Research Services
Transportation Terminal
Veterinary Services

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.

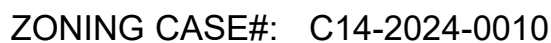
PART 5. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 001214-20 that established zoning for the East Cesar Chavez Neighborhood Plan.

PART 6. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

_____, 2025 §
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 § _____
 Kirk Watson
 Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas Erika Brady
City Attorney City Clerk



Created: 2/14/2024

$$1'' = 400'$$