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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
Automotive Rentals
Automotive Sales
Bail Bond Services
Business or Trade School
Campground
Commercial Off-Street Parking
Construction Sales and Services
Drop-Off Recycling Collection
Facilities

Agricultural Sales and Services Automotive Repair Services Automotive Washing (of any type)

Building Maintenance Services

Dusings Support Services

Business Support Services

Commercial Blood Plasma Center

Communication Services Convenience Storage

Electronic Prototype Assembly

Draft 10/17/2025

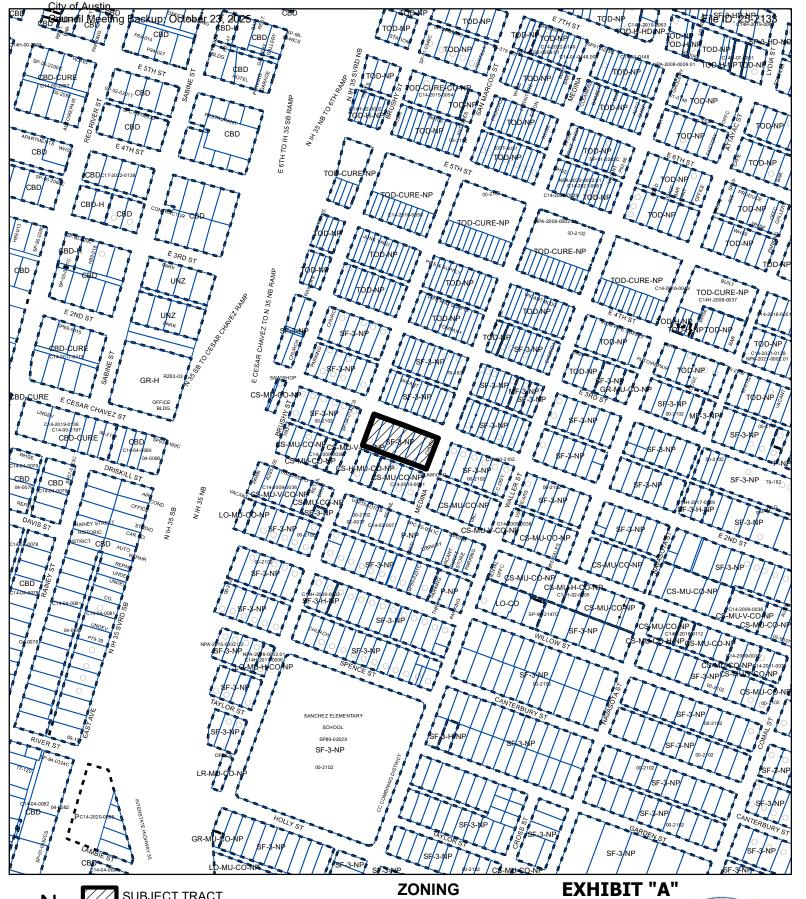
Electronic Testing

COA Law Department

Equipment Repair Services	Equipment Sales
Exterminating Services	Financial Services
Food Preparation	Hospital Services (General)
Hotel-Motel	Indoor Entertainment
Indoor Sports and Recreation	Kennels
Laundry Services	Limited Warehousing and
•	Distribution
Maintenance and Service Facilities	Monument Retail Services
Outdoor Entertainment	Outdoor Sports and Recreation
Pawn Shop Services	Research Services
Theater	Transportation Terminal
Vehicle Storage	Veterinary Services
- · · · · ·	in compliance and used in accordance with the 0 (DB90) combining district and other applicable
PART 4. Except as specifically restricted developed and used in accordance with the commercial services (CS) base district, the applicable requirements of the City Code.	regulations established for the general
	by this ordinance, the Property is subject to zoning for the East Cesar Chavez Neighborhood
PART 6. This ordinance takes effect on _	, 2025.
PASSED AND APPROVED	§ § §
	Kirk Watson
	Mayor
ADDDOVED.	ATTEST.
APPROVED: Deborah Thomas	ATTEST: Erika Brady
City Attorney	City Clerk
City Attorney	City Citik

Page 2 of 2

Employee Recreation





SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING CASE#: C14-2024-0010

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.

1 " = 400 '

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.



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