## ORDINANCE NO.

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 206 MEDINA STREET AND 1010 EAST 2ND 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-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-CO-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-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2024-0017, on file at the Planning Department, as follows:

LOTS 11, 12, 13, 14, 15, and 16, BLOCK 1, 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 206 Medina Street and 1010 East 2nd 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
Automotive Sales
Automotive Washing (of any ty

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

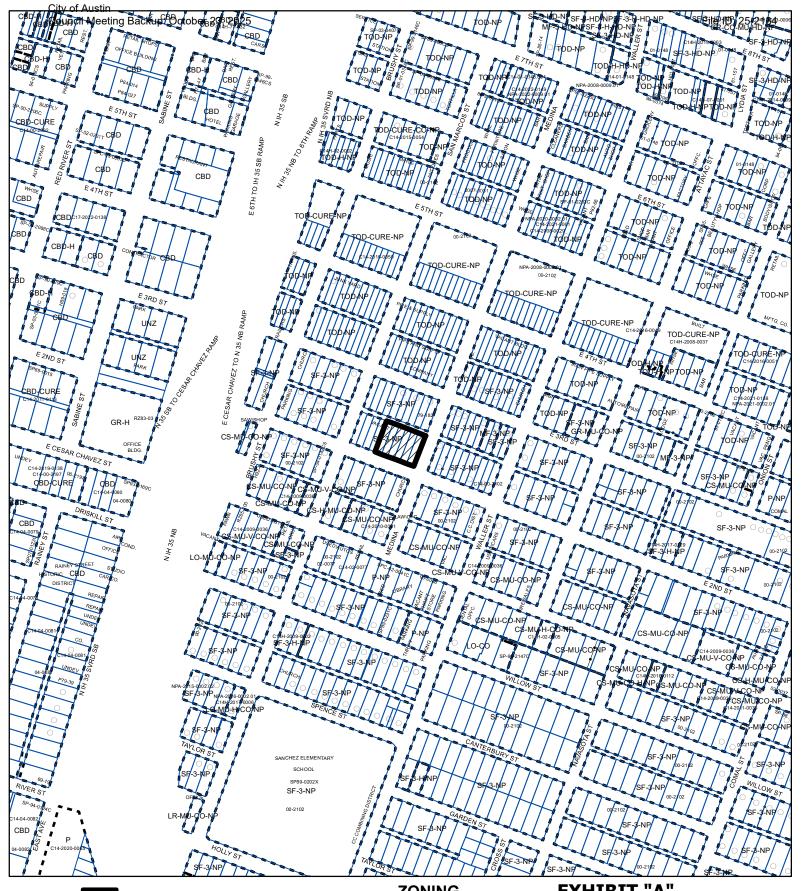
Commercial Off-Street Parking Communication Services
Construction Sales and Services Convenience Storage

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Drop-Off Recycling Collection Facilities		Electronic Prototype Assembly
Electronic Testing		Employee Recreation
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
Eddinary Service		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
-	-	I by this ordinance, the Property is subject to I zoning for the East Cesar Chavez Neighborhood
PART 5. This ordina	ance takes effect on	, 2025.
PASSED AND APP	ROVED	
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	, 2025	8
		Kirk Watson
		Mayor
		iviay or
APPROVED:		ATTEST:
	Deborah Thomas	Erika Brady
	City Attorney	City Clerk



SUBJECT TRACT PENDING CASE ZONING BOUNDARY **ZONING** 

**EXHIBIT "A"** 

ZONING CASE#: C14-2024-0017

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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