

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2108 AND 2110 EAST 22ND STREET IN THE UPPER BOGGY CREEK NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-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 neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district on the property described in Zoning Case No. C14-2025-0092, on file at the Planning Department, as follows:

LOTS 3 AND 4, BLOCK 14, C.R. JOHN’S SUBDIVISION OF OUTLOT 46, DIVISION “B”, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3, Page 14B, of the Plat Records of Travis County, Texas (the “Property”)

locally known as 2108 and 2110 East 22nd 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:

- | | |
|----------------------------------|-----------------------------------|
| Bed & Breakfast (Group 2) | College and University Facilities |
| Communication Service Facilities | Off-Site Accessory Parking |
| Pet Services | |

(B) The following uses are prohibited uses of the Property:

- | | |
|--|---|
| Alternative Financial Services | Club or Lodge |
| Consumer Convenience Services | Consumer Repair Services |
| Custom Manufacturing | Financial Services |
| Food Sales (exceeding 3,000 square feet) | General Retail Services (Convenience) (exceeding 3,000 square feet) |

General Retail Services (General)
Medical Offices – exceeding 5,000
square feet of gross floor area
Pedicab Storage and Dispatch
Service Station
Theater

Hospital Services (Limited)
Medical Offices – not exceeding 5,000
square feet of gross floor area
Printing and Publishing
Software Development

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PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district and other applicable requirements of the City Code.

PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 020801-92 that established zoning for the Upper Boggy Creek Neighborhood Plan.

PART 5. This ordinance takes effect on _____, 2026.

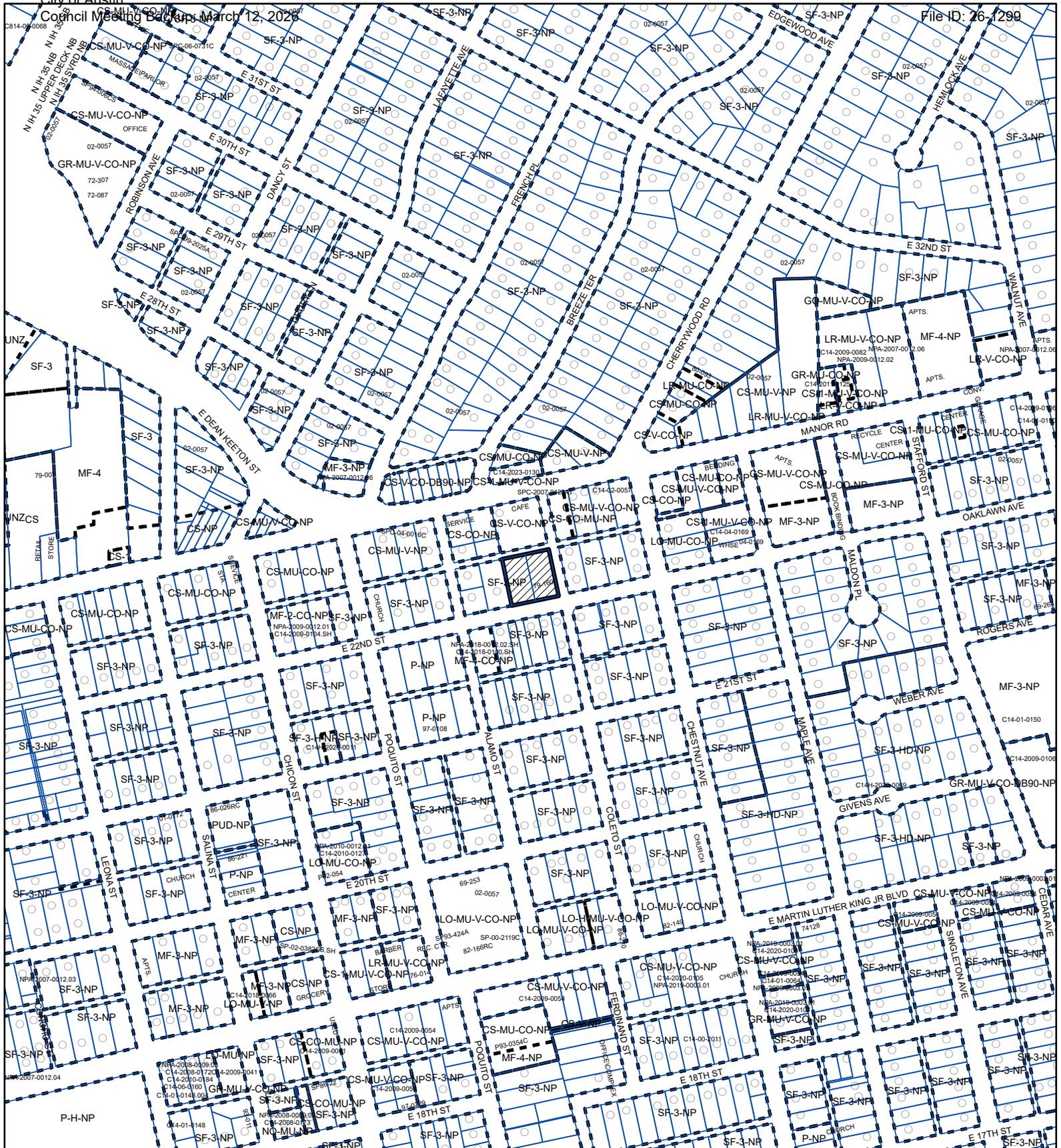
PASSED AND APPROVED

_____, 2026 §
 §
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Kirk Watson
Mayor

APPROVED: _____
Deborah Thomas
City Attorney

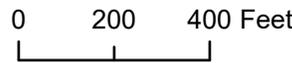
ATTEST: _____
Erika Brady
City Clerk



ZONING EXHIBIT "A"

ZONING CASE#: C14-2025-0092

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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.

