

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1211 EAST 52ND STREET IN THE UNIVERSITY HILLS/WINDSOR PARK COMBINED NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE LOW DENSITY-NEIGHBORHOOD PLAN (MF-2-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-V-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 multifamily residence low density-neighborhood plan (MF-2-NP) combining district to general commercial services-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-V-CO-DB90-NP) combining district on the property described in Zoning Case No. C14-2024-0180, on file at the Planning Department, as follows:

LOT 2, ROBERT EBY SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 44, Page 23, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1211 East 52nd 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:

Automotive Rentals  
Automotive Sales (exceeding  
3,500 square feet)  
Bail Bond Services  
Convenience Storage  
Drop-Off Recycling Collection  
Facility  
Equipment Sales  
Funeral Services

Automotive Repair Services  
Automotive Washing (of any type)  
Commercial Blood Plasma Center  
Drive-in Service as an accessory use  
Equipment Repair Services  
Exterminating Services  
Pawn Shop Services

Pedicab Storage and Dispatch

Vehicle Storage

**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 and other applicable requirements of the City Code.

**PART 5.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20070809-057 that established zoning for the Windsor Park Neighborhood Plan.

**PART 6.** This ordinance takes effect on \_\_\_\_\_, 2025.

**PASSED AND APPROVED**

\_\_\_\_\_, 2025

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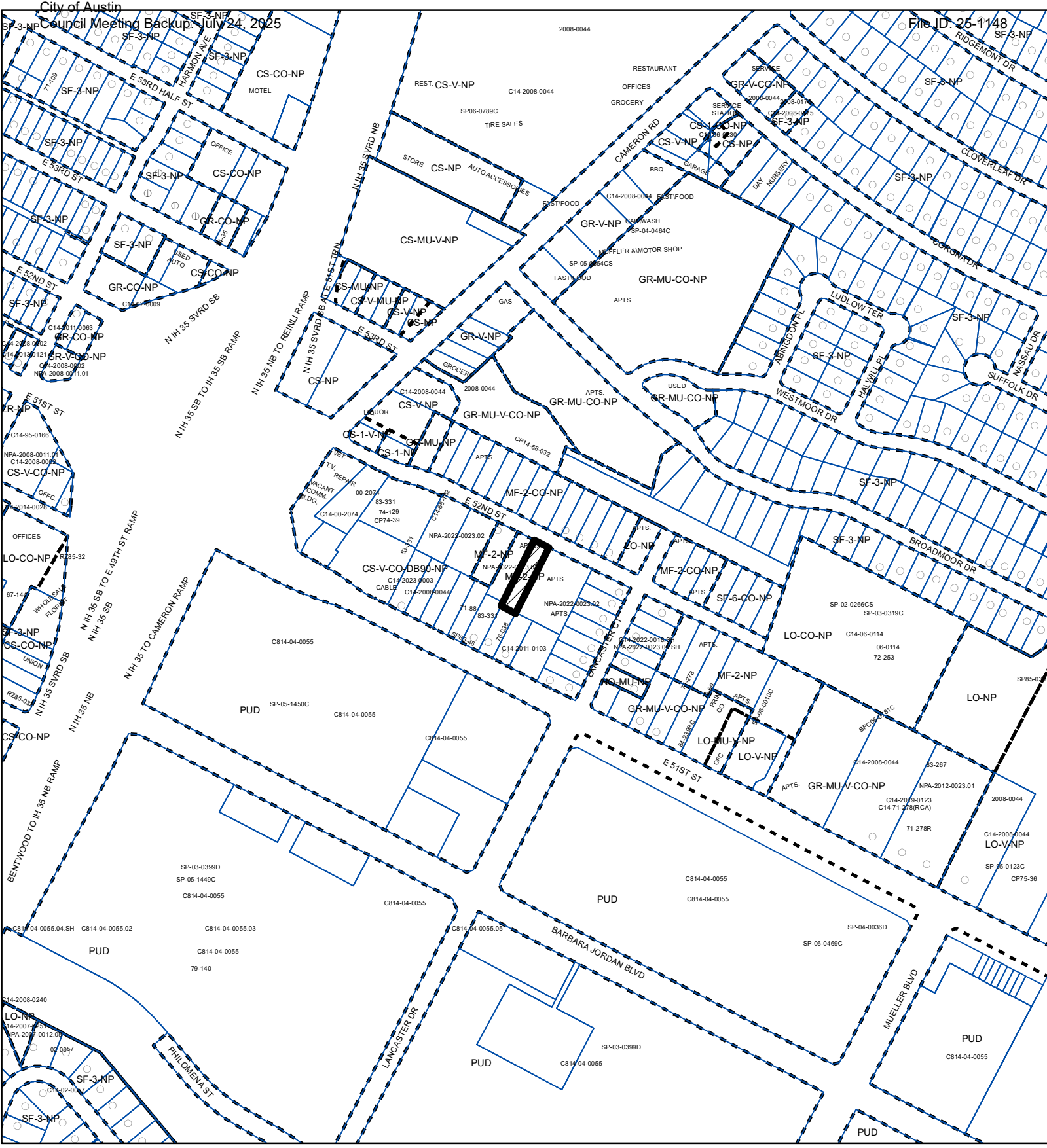
Kirk Watson  
Mayor

**APPROVED:**

Deborah Thomas  
Interim City Attorney

**ATTEST:**

Myrna Rios  
City Clerk



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'


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.

## ZONING

### ZONING CASE#: C14-2024-0180

## EXHIBIT "A"



Created: 12/16/2024