

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:

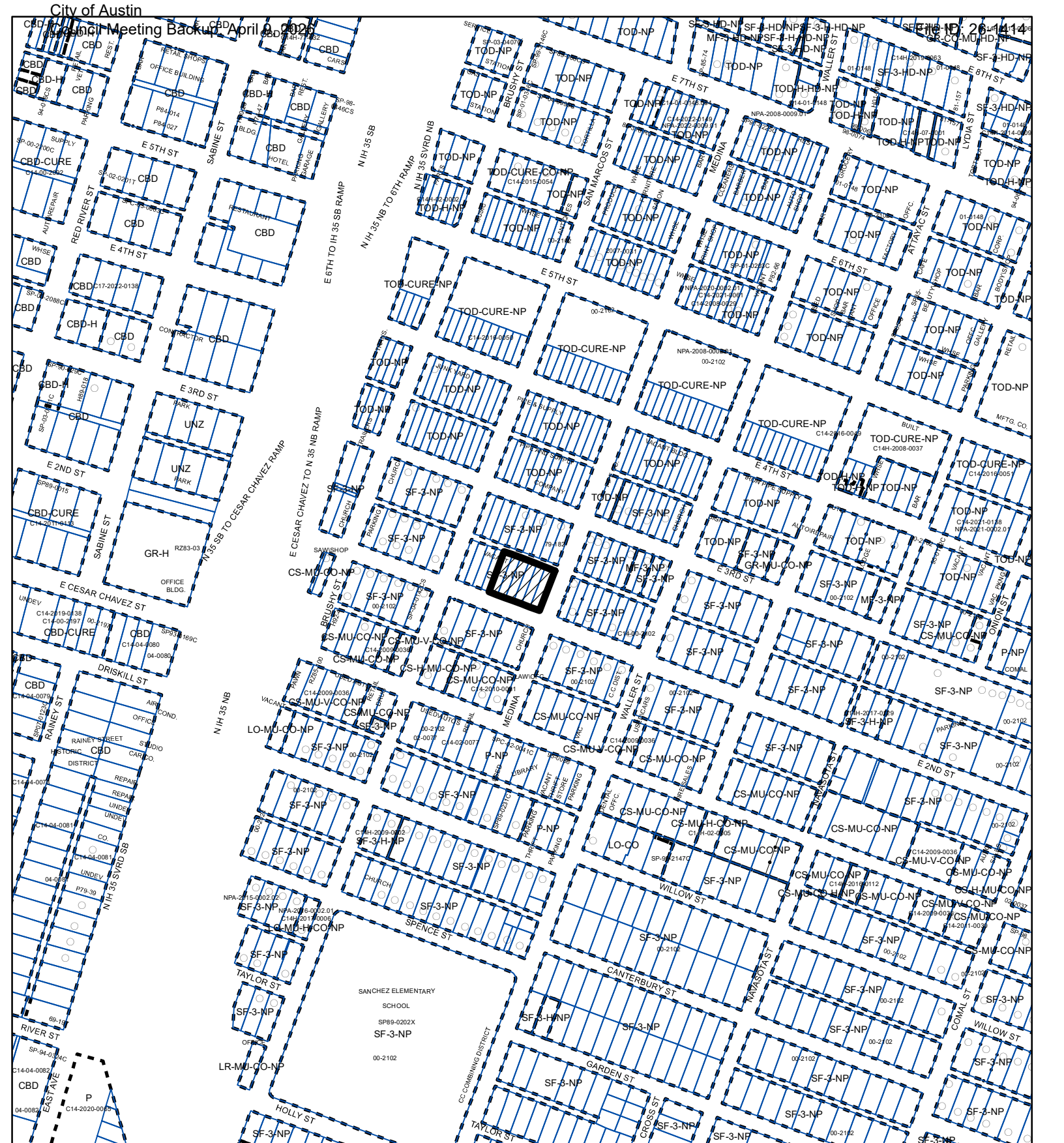
LOTS 11, 12, 13, 14, 15, and 16, BLOCK 1, SUBDIVISION OF OUTLOT NO. 18 IN DIVISION O, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 1, Page 18, of the Plat Records of Travis County, Texas (the "Property"),

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:

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|---------------------------------|----------------------------------|
| 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 |



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.



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