

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7720 AND 7800 SOUTH 1<sup>ST</sup> STREET FROM GENERAL COMMERCIAL SERVICES-CONDITONAL OVERLAY (CS-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT FOR TRACT 1 AND FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT FOR TRACT 2.**

**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 general commercial services-conditional overlay (CS-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district for Tract 1 and from community commercial-mixed use-conditional overlay (GR-MU-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district for Tract 2 on the property described in Zoning Case No. C14-2016-0046, on file at the Planning and Zoning Department, as follows:

**Tract 1:**

Lot 3, Dittmar at Cooper Subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 200800084 of the Official Public Records of Travis County, Texas,

## Tract 2:

Lot 2, Dittmar at Cooper Subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 200800084 of the Official Public Records of Travis County, Texas (cumulatively referred to as the "Property"),

locally known as 7720 and 7800 South 1<sup>st</sup> 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:

41 A. The following uses are not permitted uses for Tract 1:  
42

Agricultural sales and services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Campground	Commercial blood plasma center
Commercial off-street parking	Congregate living
Consumer convenience services	Consumer repair services
Funeral services	Financial services
Group home, class I (limited)	Group home, class I (general)
Guidance services	Group home, class II
Hospital services (limited)	Hospital services (general)
Kennels	Indoor sports and recreation
Maintenance and service facilities	Laundry services
Pawn shop services	Monument retail sales
Residential treatment	Printing and publishing
Software development	Research services
Transitional housing	Service station
Vehicle storage	Theater
Drop-off recycling collection facility	Medical offices (exceeding 5,000 sq. ft. of gross floor area)
Medical offices (not exceeding 5,000 sq. ft. of gross floor area)	Recreational equipment maintenance and storage
Veterinary services	Transportation terminal

43 B. The following uses are conditional uses for Tract 1:  
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Business or trade school	College and university facilities
Community recreation (private)	Community recreation (public)
Construction sales and services	Equipment repair services
Exterminating services	Outdoor sports and recreation
Private secondary educational facilities	Public secondary educational facilities

45 C. The following uses are not permitted uses for Tract 2:  
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Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Business or trade school
Business support services	Commercial off-street parking

Communications services  
Exterminating services  
Research services  
Drop-off recycling collection  
facility

Funeral services  
Pawn shop services  
Hospital services (general)

D. The following uses are conditional uses for Tract 2:

Congregate living  
Community recreation (public)  
Hospital services (limited)  
Medical offices (exceeding 5,000  
sq. ft. of gross floor area)

Community recreation (private)  
Group home, class II  
Residential treatment  
Outdoor sports and recreation

E. Driveway construction for access from the Property to South 1<sup>st</sup> Street is limited to one driveway.

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) and community commercial (GR) districts and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2016.

**PASSED AND APPROVED**

\_\_\_\_\_, 2016

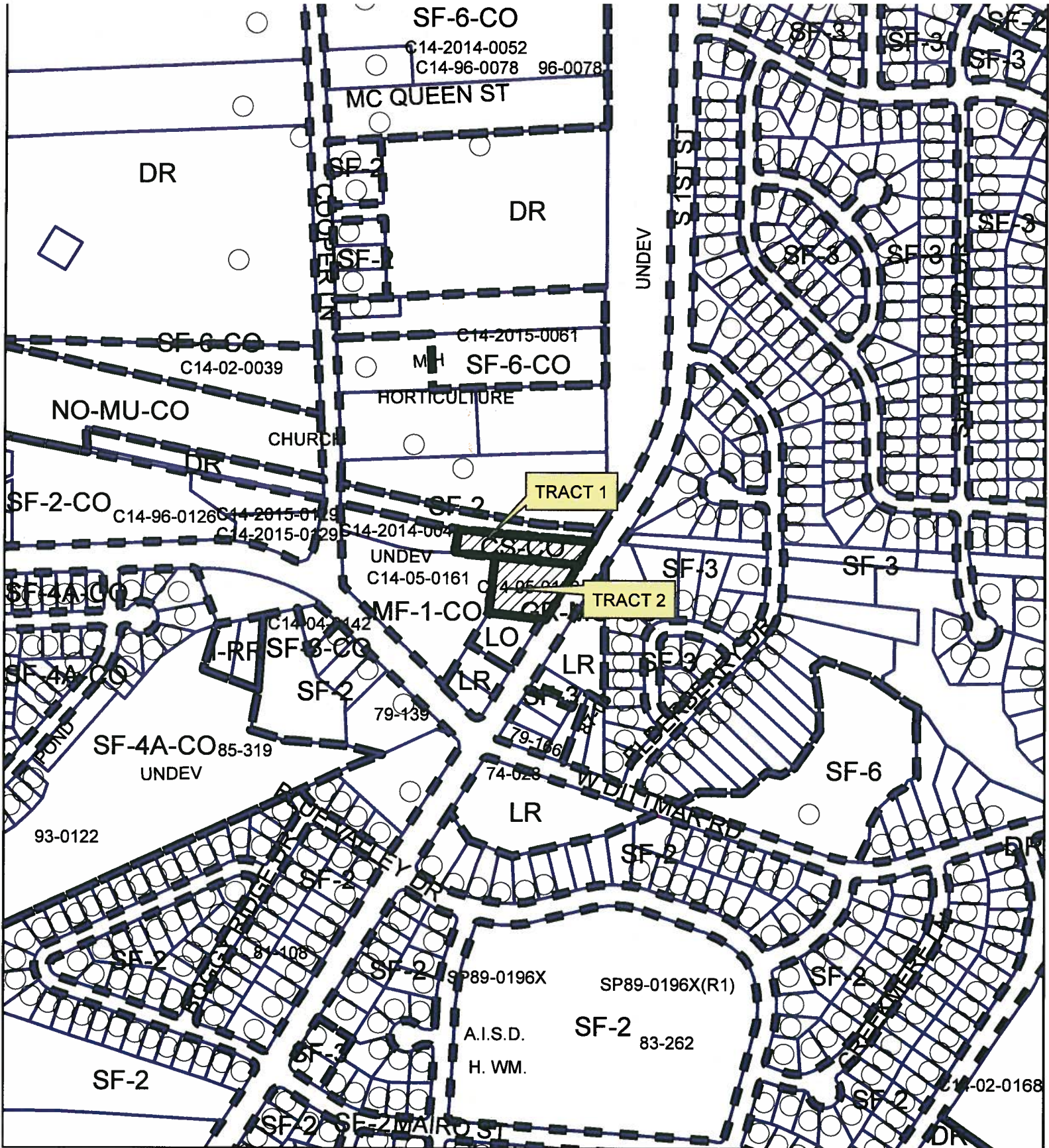
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\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:** \_\_\_\_\_  
Jannette S. Goodall  
City Clerk





N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

**ZONING**

Zoning Case: C14-2016-0046

**Exhibit A**



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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.