ORDINANCE NO. ______________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7720 AND 7800 SOUTH 1ST STREET 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.

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 1st 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 not permitted uses for Tract 1:

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

B. The following uses are conditional uses for Tract 1:

- Business or trade school
- Community recreation (private)
- Construction sales and services
- Exterminating services
- Private secondary educational facilities
- College and university facilities
- Community recreation (public)
- Equipment repair services
- Outdoor sports and recreation
- Public secondary educational facilities

C. The following uses are not permitted uses for Tract 2:

- Automotive rentals
- Automotive sales
- Bail bond services
- Business support services
- Automotive repair services
- Automotive washing (of any type)
- Business or trade school
- 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 1st 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

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_________________________ 2016

Steve Adler
Mayor

APPROVED: ___________________ ATTEST: ___________________

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk