

**ORDINANCE NO. 040930-Z-2**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2906 AND 2908 SOUTH FIRST STREET FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) 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 neighborhood commercial (LR) district and community commercial district (GR) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-04-0110, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 2-3, The Glass Addition Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 76, Page 351, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 2906 and 2908 South First Street, in the City of Austin, Travis County, Texas, and 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:

1. The following uses are prohibited uses of the Property:

Automotive rentals	Automotive sales
Automotive repair services	Automotive washing (of any type)
Business or trade school	Business support services
Commercial off-street parking	Communication services
Exterminating services	Financial services
Funeral services	General retail sales (general)
Hotel-motel	Indoor entertainment
Indoor sports and recreation	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services
Restaurant (general)	Theater
Hospital services (general)	

2. Drive-in service is prohibited as an accessory use to a commercial use.

3. The following uses are conditional uses of the Property:

Medical office (exceeding 5000 sq. ft.  
gross floor area)  
Congregate living  
Hospital services (limited)

Community recreation (private)  
Community recreation (public)  
Group home, Class II  
Residential treatment


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

**PART 3.** This ordinance takes effect on October 11, 2004.

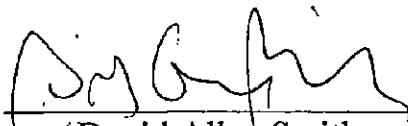
**PASSED AND APPROVED**

September 30, 2004

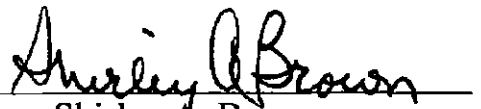
§  
§  
§

  
\_\_\_\_\_  
Will Wynn  
Mayor

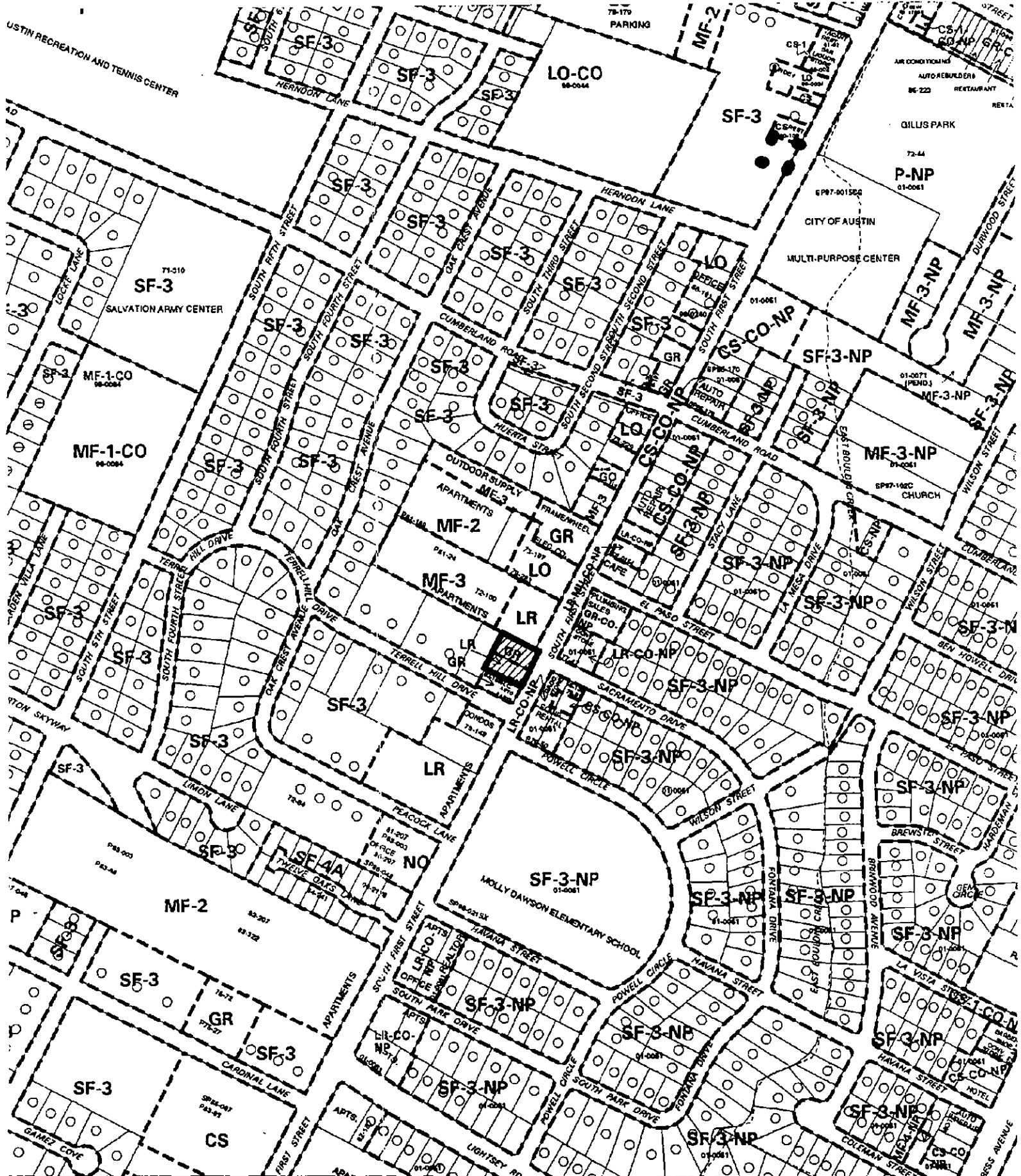
**APPROVED:**

  
\_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Shirley A. Brown  
City Clerk

USTIN RECREATION AND TENNIS CENTER



SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR: T. BOLT



CASE #: C14-04-0110  
ADDRESS: 2906-2908 S 1ST ST  
SUBJECT AREA (acres): 0.400

ZONING EXHIBIT A

DATE: 04-07

INTLS: SM

CITY GRID  
REFERENCE  
NUMBER

H19