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-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 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
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