

**ORDINANCE NO. 20161013-015**

**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-CONDITONAL OVERLAY (CS-CO) COMBINING DISTRICT FOR TRACT 1 AND FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITONAL 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:

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

|   |   |
|---|---|
| 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   | Laundry services  |
| Maintenance and service facilities                                | Monument retail sales   |
| Pawn shop services  | Printing and publishing                                       |
| Residential treatment   | Research services   |
| Software development  | Service station   |
| Transitional housing  | Vehicle storage   |
| 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                                       |

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

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

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

|                           |                                  |
|---------------------------|----------------------------------|
| 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   | Funeral services                 |

Exterminating services  
Research services  
Drop-off recycling collection  
facility

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

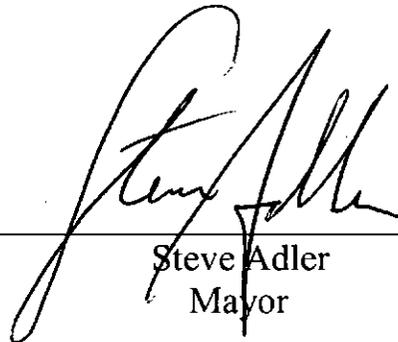
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) and community commercial (GR) districts and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on October 24, 2016.

**PASSED AND APPROVED**

October 13, 2016

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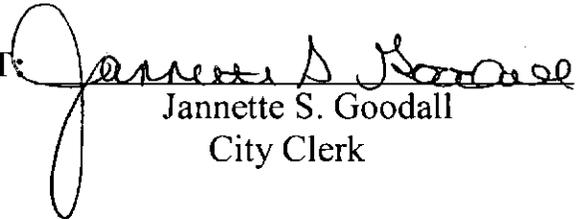
Steve Adler  
Mayor

**APPROVED:**

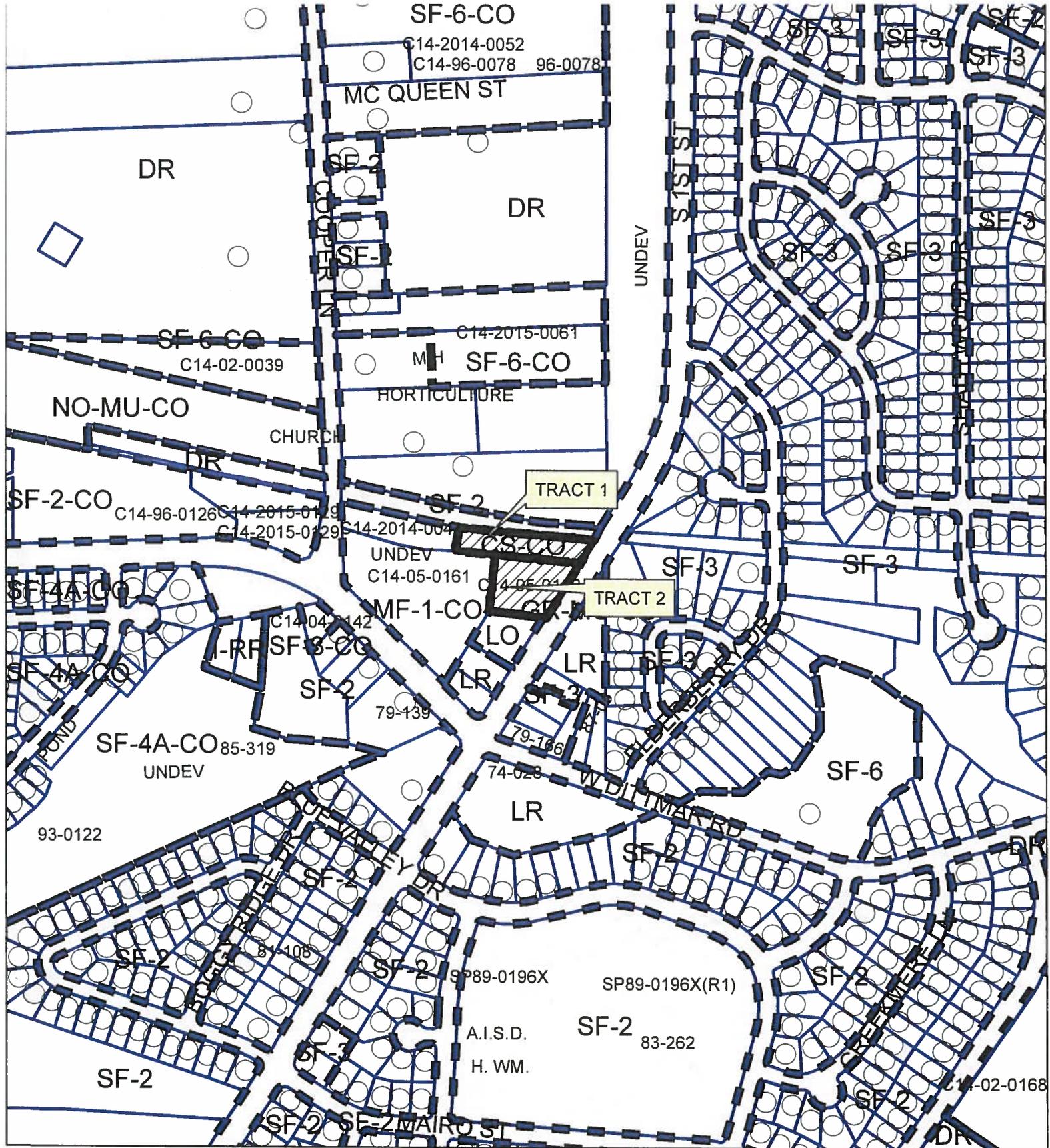


Anne L. Morgan  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk



**ZONING**

Zoning Case: C14-2016-0046

**Exhibit A**

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.

