

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY GENERALLY KNOWN AS THE OWINGS-ALLEN-MILLER HOUSE  
3 LOCATED AT 1405 EAST CESAR CHAVEZ STREET IN THE EAST CESAR  
4 CHAVEZ NEIGHBORHOOD PLAN COMBINING DISTRICT FROM GENERAL  
5 COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-  
6 NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO  
7 GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL  
8 OVERLAY-HISTORIC LANDMARK-NEIGHBORHOOD PLAN (CS-MU-CO-H-  
9 NP) COMBINING DISTRICT.

10  
11 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

12  
13 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
14 change the base district from general commercial services-mixed use-conditional overlay-  
15 neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-  
16 mixed use-conditional overlay-historic landmark-neighborhood plan (CS-MU-CO-H-NP)  
17 combining district on the property described in Zoning Case No. C14H-2016-0112, on file  
18 at the Planning and Zoning Department, as follows:

19  
20 Lot 3, Block 1, Outlots 34 and 46, Division O, Welch Subdivision, a subdivision in  
21 Travis County, Texas, according to the map or plat of record in Plat Book Volume  
22 1, Page 28 of the Plat Records of Travis County, Texas (the "Property"),

23  
24 generally known as the Owings-Allen-Miller House, locally known as 1405 East Cesar  
25 Chavez Street in the City of Austin, Travis County, Texas, and generally identified in the  
26 map attached as Exhibit "A".

27  
28 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
29 established by this ordinance is subject to the following conditions:

30  
31 A. The following uses are not permitted uses for the Property:

32

Adult-oriented businesses	Commercial off-street parking
Campground	Convenience storage
Communication service facilities	Equipment repair services
Equipment sales	Kennels
Pawn shop services	Residential treatment

Vehicle storage  
Transportation terminal

Outdoor entertainment  
Drop-off recycling collection  
facilities

B. The following uses are conditional uses for the Property:

Agricultural sales and services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing of any type	Building maintenance services
College and university facilities	Communications services
Construction sales and services	Custom manufacturing
Electronic prototype assembly	Exterminating services
Guidance services	Hospital services (limited)
Hotel-motel	Indoor entertainment
Limited warehousing and distribution	Local utility services
Off-site accessory parking	Outdoor sports and recreation
Research services	Restaurant (limited)
Restaurant (general)	Service station

C. The maximum height of a building or structure on the Property is limited to 40 feet.

D. A drive-in service use as an accessory use to a restaurant (general) use or a restaurant (limited) use is a conditional use.

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) district and other applicable requirements of the City Code.

**PART 3.** The Property is subject to Ordinance No. 20001214-020 that established the East Cesar Chavez Neighborhood Plan.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2016.

**PASSED AND APPROVED**

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

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

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan                      Jannette S. Goodall  
City Attorney                      City Clerk

# LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 208'

## NOTIFICATIONS

CASE#: C14H-2016-0112  
1405 CESAR CHAVEZ ST

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.



**EXHIBIT A**