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ORDINANCI	E NO.	
	L' 111).	

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6311 SOUTH 1ST STREET IN THE SOUTH CONGRESS COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY OVERLAY-NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL **PLAN** (GR-MU-CO-NP) COMBINING DISTRICT TO **COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED** USE **BUILDING-**CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-V-CO-NP) **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 community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district to community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2020-0134, on file at the Housing and Planning Department, as follows:

Lot 1A, EBERHART VILLAGE, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 84, Page 53A, Plat Records of Travis County, Texas (the "Property"),

locally known as 6311 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:

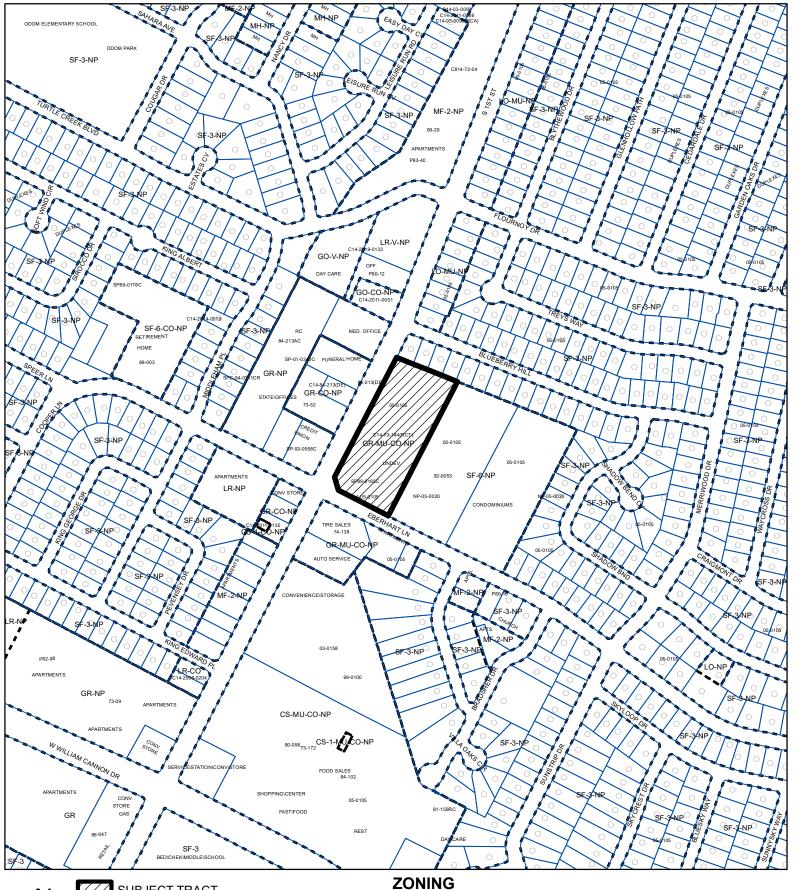
A. The following uses are not permitted uses of the Property:

Alternative financial services Automotive washing (of any type) Hotel-motel Outdoor sports and recreation Service station

Automotive sales
Bail bond services
Outdoor entertainment
Pawn shop services

33

1	PART 3. Except as specifically restricted under this ordinance, the Property may be			
2	developed and used in accordance with the regulations established for the community			
3	commercial (GR) base district, mixed use (MU) combining district and other applicable			
4	requirements of the City Code.			
5				
6	PART 4. The Property is subject to Ordinance No. 20050818-Z002 that established zoning			
7	for the Sweetbriar Neighborhood Plan.			
8 9	PART 5. This ordinance takes effect on, 2021.			
10				
11	PASSED AND APPROVED			
12				
13	§			
14	§ §			
15				
16	Steve Adler			
17	Mayor			
18 19				
20	APPROVED: ATTEST:			
21	Anne L. Morgan Jannette S. Goodall			
22	City Attorney City Clerk			
23				





SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

ZONING CASE#: C14-2020-0134

Exhibit A

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.



Created: 11/17/2020