

ORDINANCE NO. _____

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 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.

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 sales
Automotive washing (of any type)	Bail bond services
Hotel-motel	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services
Service station	

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.

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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 _____, 2021 § _____
16 Steve Adler
17 Mayor

18
19
20 **APPROVED:** _____ **ATTEST:** _____
21 Anne L. Morgan Jannette S. Goodall
22 City Attorney City Clerk
23

The logo of the City of Austin, featuring a shield with a red top section containing a white torch, a blue middle section containing a white oil lamp, and a white bottom section. The shield is set against a circular background with the text "CITY OF AUSTIN" at the top and "FOUNDED 1839" at the bottom.

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