

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2613 AND 2619 EAST 5TH STREET IN THE HOLLY NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY-MIXED USE-NEIGHBORHOOD PLAN (LR-CO-MU-NP) COMBINING DISTRICT AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY-MIXED USE-NEIGHBORHOOD PLAN (GR-CO-MU-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-MU-CO-DB90-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 neighborhood commercial-conditional overlay-mixed use-neighborhood plan (LR-CO-MU-NP) combining district and community commercial-conditional overlay-mixed use-neighborhood plan (GR-CO-MU-NP) combining district to general commercial services-mixed use-conditional overlay-density bonus 90-neighborhood plan (CS-MU-CO-DB90-NP) combining district on the property described in Zoning Case No. C14-2023-0131, on file at the Planning Department, as follows:

LOTS 20, 22, AND 23, A SUBDIVISION OF THE NORTHERN HALF OF OUTLOT NO. 12, DIVISION O, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 2, Page 187 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2613 and 2619 East 5th 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:

The following uses are prohibited uses of the Property:

- | | |
|---------------------------|----------------------------------|
| Adult Oriented Businesses | Automotive Washing (of any type) |
| Campground | Commercial Off-Street Parking |
| Convenience Storage | Exterminating Services |
| Kennels | Pawn Shop Services |

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PART 3. The Property may be developed in compliance and used in accordance with the regulations established for density bonus 90 (DB90) combining district and other applicable requirements of the City Code.

PART 4. 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) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 5. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 011213-44 that established zoning for the Holly Neighborhood Plan.

PART 6. This ordinance takes effect on _____, 2024.

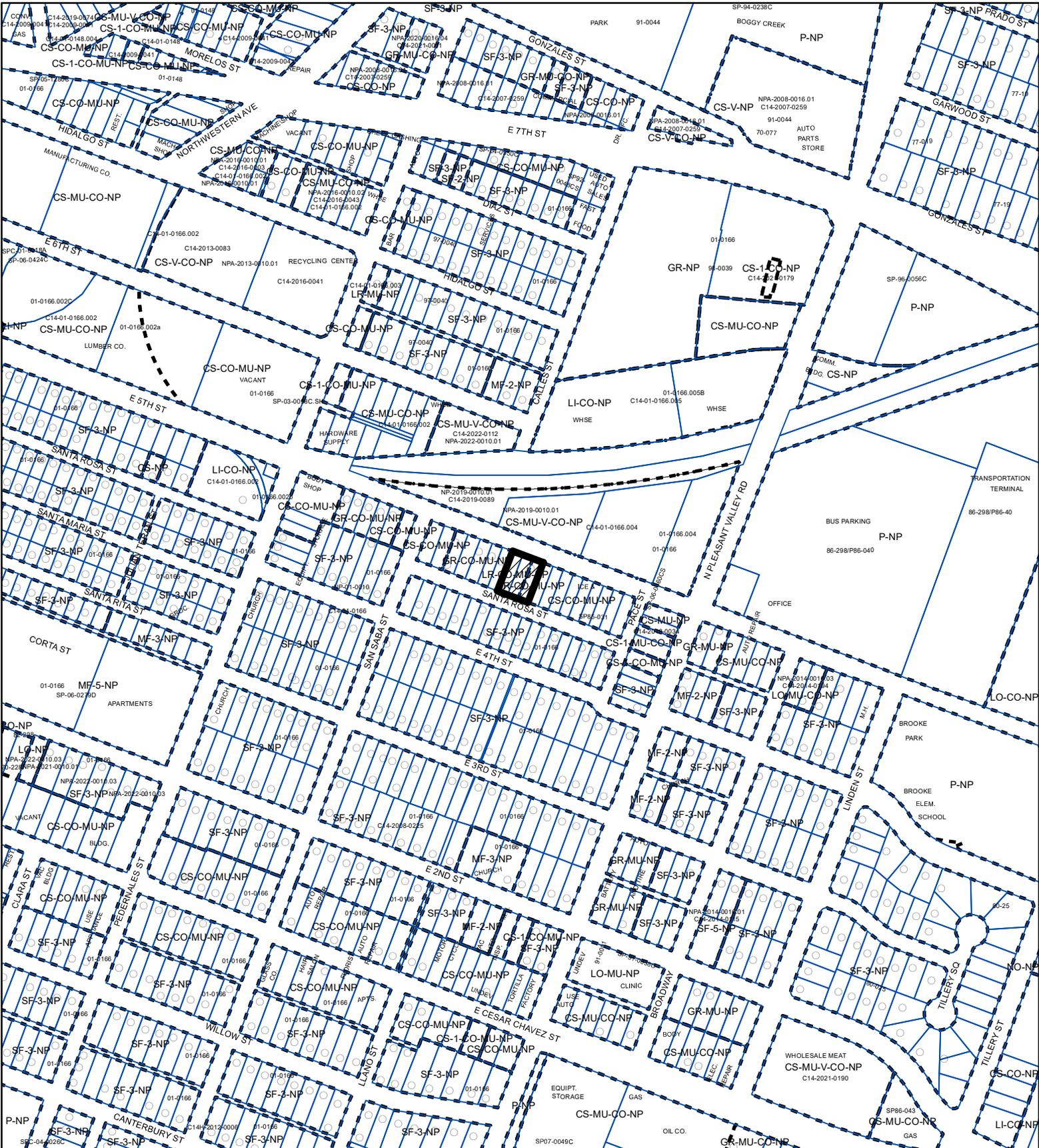
PASSED AND APPROVED

_____, 2024 §
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Kirk Watson
Mayor

APPROVED: _____
Deborah Thomas
Acting City Attorney

ATTEST: _____
Myrna Rios
City Clerk



ZONING EXHIBIT "A"

ZONING CASE#: C14-2023-0131

City of Austin File ID: 24-6025
 Council Meeting Backup: November 21, 2024



-  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 the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 10/31/2023