

ORDINANCE NO. _____

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

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

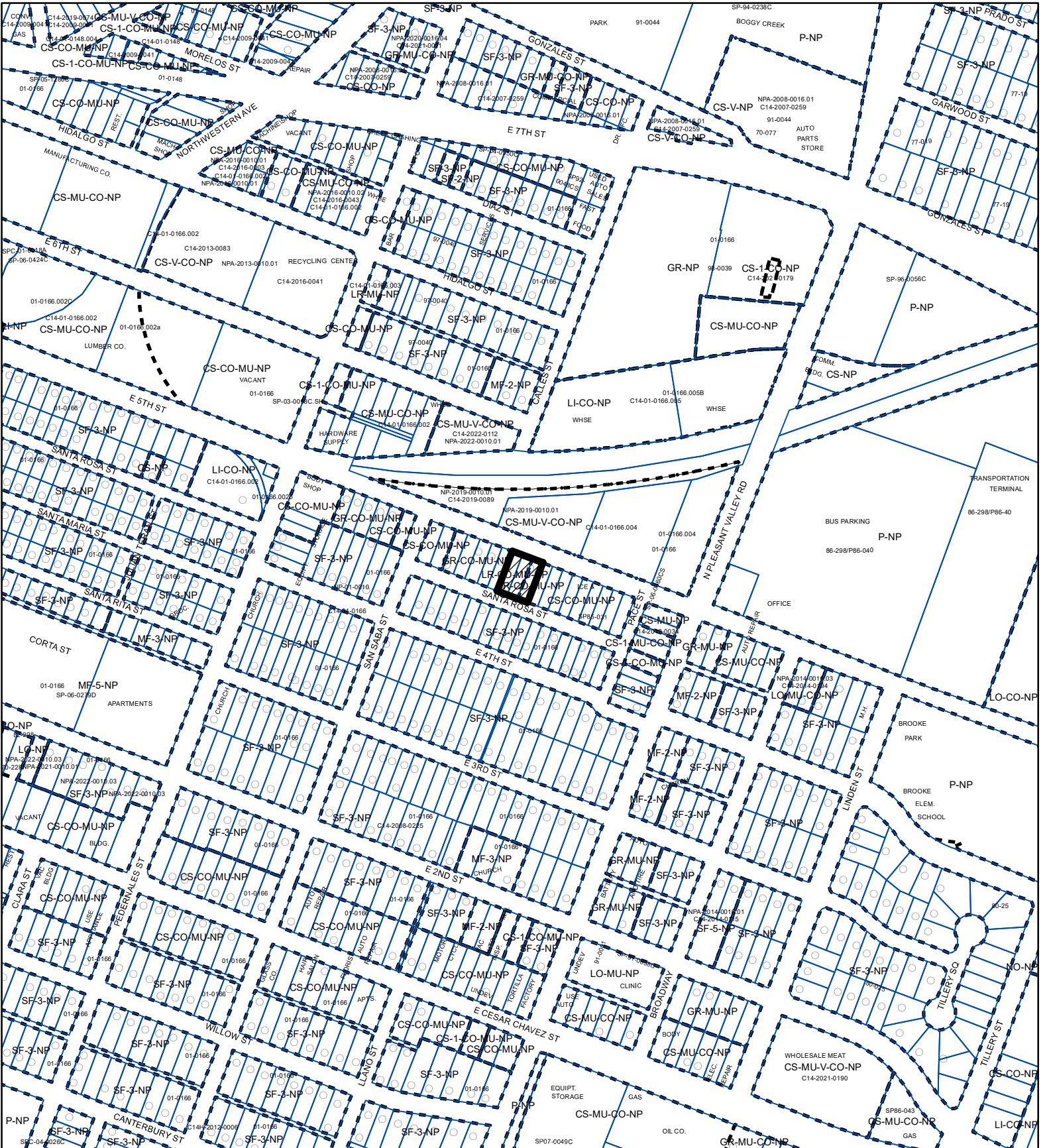
25
26 locally known as 2613 and 2619 East 5th Street in the City of Austin, Travis County,
27 Texas, generally identified in the map attached as **Exhibit "A"**.

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

31
32 The following uses are prohibited uses of the Property:


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





ZONING EXHIBIT "A"

ZONING CASE#: C14-2023-0131



 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

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.



1" = 400'

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