

ORDINANCE NO. 030612-Z-13

AN ORDINANCE AMENDING ORDINANCE NO. 011213-44, AND REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON FIFTEEN TRACTS OF LAND IN THE HOLLY NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON THESE TRACTS OF LAND.

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

PART 1. Ordinance No. 011213-44 is amended to include the property identified in this Part in the Holly neighborhood plan combining district. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district and to change the base districts on fifteen tracts of land described in File C14-01-0166.002a, as follows:

From commercial-liquor sales (CS-1) district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district.

613 Chicon St. (Tract 0)

From limited industrial services (LI) district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district.

1902 East 6th St. (Tract 1)

1914 East 6th St. (Tract 2)

2000 East 6th St. (Tract 3)

2010 East 6th St. (Tract 4)

2100 East 6th St. (Tract 5)

2118 East 6th St. (Tract 6)

2201 Hidalgo St. (Tract 7)

2200 East 6th St. (Tract 11)

0 East 6th St.; 0.236 ac Blk 1, Olt 9, Blk 2, Olt 10, Div A, City of Austin (Tract 12)

505 Robert Martinez, Jr. St. (Tract 15)

0 East 5th St.; 2.244 ac Blk 3, Olt 10, Blk 4, Olt 9 H&TC Addition (Tract 17)

501 Pedernales St. (Tract 19); and

From limited industrial services (LI) district to limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district.

2416 East 6th St. (Tract 13)
2615 East 6th St. (Tract 20);
(the "Property")

generally known as the Holly neighborhood plan (NP) combining district, locally known as the property bounded by 7th Street on the north, Pleasant Valley Road on the east, Chicon Street on the west and Town Lake on the south, in the City of Austin, Travis County, Texas, and generally identified in Exhibit "A".

PART 2. The Property is subject to Ordinance No. 011213-44 that established the Holly neighborhood plan combining district.

PART 3. Tracts 0, 1, 2, 3, 4, 5, 6, 7, 11, 12, 15, 17, and 19 may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the City Code.

PART 4. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions.

1. The following uses are prohibited uses of Tract 13:

Campground	Convenience storage
Exterminating services	Hotel-motel
Kennels	Liquor sales
Pawn shop services	Resource extraction
Scrap and salvage	Service station
Telecommunication tower	Vehicle storage

2. The following uses are conditional uses of Tract 13:

Automotive washing (of any type)	Commercial off-street parking
Indoor entertainment	Indoor sports and recreation

3. The following uses are prohibited uses of Tract 20:

- | | |
|--------------------------------------|-------------------|
| Basic industry | Liquor sales |
| Residential treatment | Scrap and salvage |
| General warehousing and distribution | Recycling center |
| Resource extraction | |

4. The following uses are prohibited uses of Tracts 0, 1, 2, 3, 4, 5, 6, 7, 11, 12, 15, 17, and 19:

- | | |
|---------------------------|------------------------|
| Adult oriented businesses | Campground |
| Convenience storage | Exterminating services |
| Kennels | Pawn shop services |

5. The following uses are conditional uses of Tracts 0, 1, 2, 3, 4, 5, 6, 7, 11, 12, 15, 17, and 19:

- | | |
|----------------------------------|-------------------------------|
| Automotive washing (of any type) | Commercial off-street parking |
|----------------------------------|-------------------------------|

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 5. The Council waives the requirements of Section 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 6. This ordinance takes effect on June 23, 2003.

PASSED AND APPROVED

June 12, 2003

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Jackie Goodman

Gustavo L. Garcia

Mayor

Mayor Pro Tem

APPROVED:

Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown
Shirley A. Brown
City Clerk

MF-4-H-NP

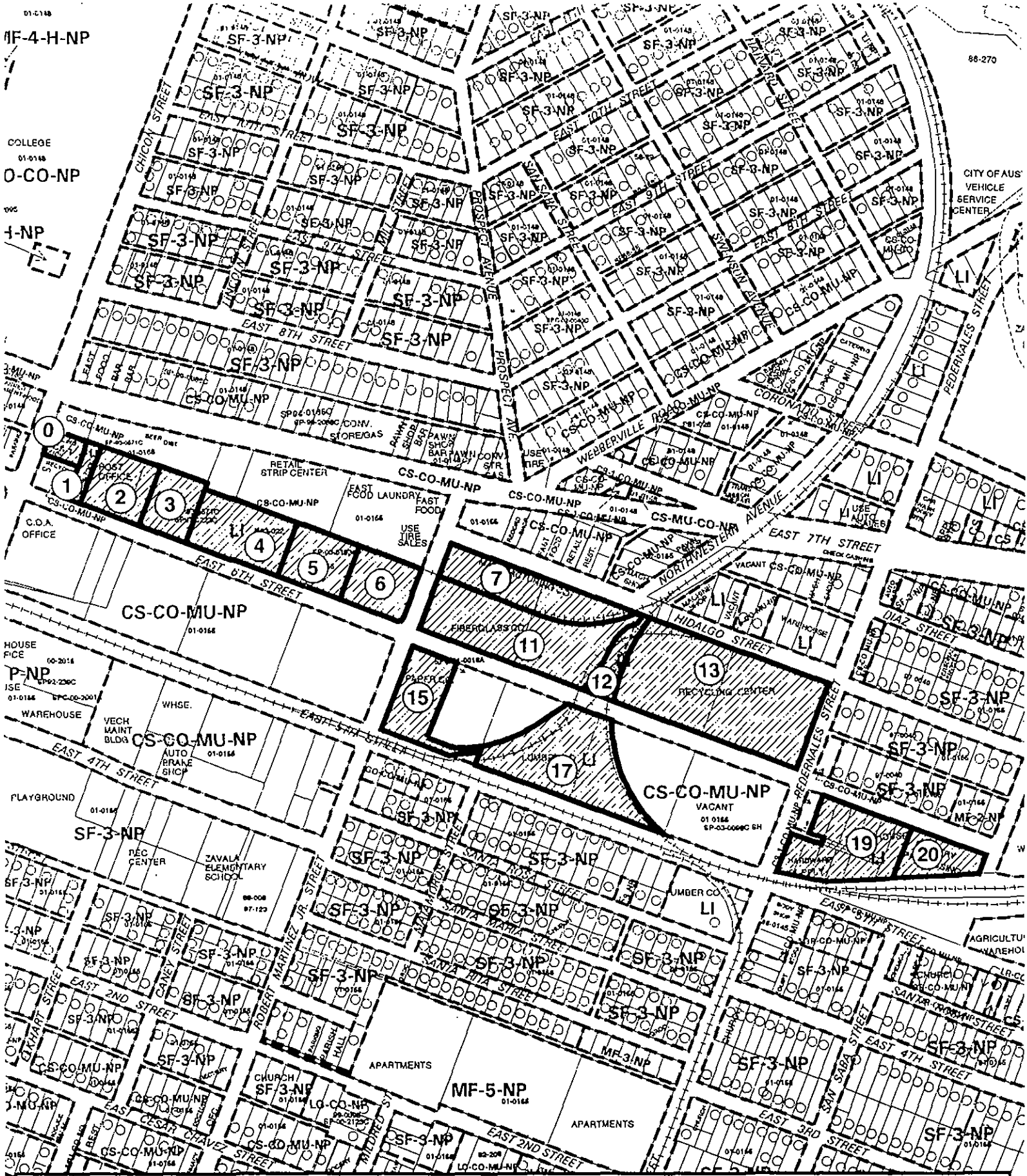
COLLEGE

01-0148

O-CO-NP

4-NP

CITY OF AUS
VEHICLE
SERVICE
CENTER



 1" = 400'	SUBJECT TRACT	ZONING EXHIBIT A CASE #: C14-01-0166.002a ADDRESS: HOLLY NEIGHBORHOOD PLANNING AREA SUBJECT AREA (acres): N/A	DATE: 03-06 INTLS: SM	CITY GRID REFERENCE NUMBER K22 K21
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: A. BEAUDET			