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ORDINANCE NO.
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AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 622 PEDERNALES STREET IN THE HOLLY NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-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 limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2016-0043, on file at the Planning and Zoning Department, as follows:

Lots 6, 7, 8, 9 and 10, Block 14, Lincoln Place subdivision, a subdivision in Travis County, Texas, as recorded in Volume 3, Page 1 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 622 Pedernales 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:

Campground Kennels

Convenience storage Vehicle storage Service station Exterminating ser

Service station Exterminating services
Pawn shop services Alternative financial services

Bail bond services

Commercial blood plasma center

Draft 1/18/2017 Page 1 of 2 COA Law Department

В. The following uses are conditional uses of the Property: Automotive washing (of any type) 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) district and other applicable requirements of the City Code. **PART 3.** The Property is subject to Ordinance No. 011213-44 that established zoning for the Holly Neighborhood Plan. **PART 4.** This ordinance takes effect on \_ 2017. PASSED AND APPROVED , 2017 Steve Adler Mayor **APPROVED:** ATTEST: Anne L. Morgan Jannette S. Goodall City Attorney City Clerk

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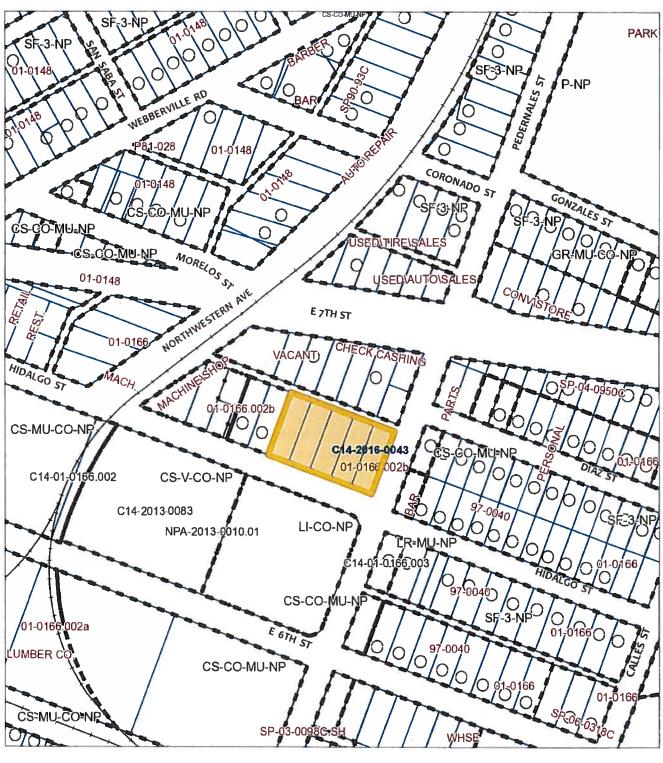
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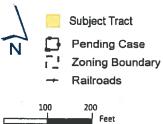
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1" = 200 '

## ZONING

ZONING CASE#: C14-2016-0043



**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.