

ORDINANCE NO. _____

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
Convenience storage
Service station
Pawn shop services
Bail bond services

Kennels
Vehicle storage
Exterminating services
Alternative financial services
Commercial blood plasma center

35 B. The following uses are conditional uses of the Property:

36 Automotive washing (of any type)

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38 Except as specifically restricted under this ordinance, the Property may be developed and
39 used in accordance with the regulations established for the general commercial services
40 (CS) district and other applicable requirements of the City Code.

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42 **PART 3.** The Property is subject to Ordinance No. 011213-44 that established zoning for
43 the Holly Neighborhood Plan.

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45 **PART 4.** This ordinance takes effect on _____, 2017.

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48 **PASSED AND APPROVED**

49
50 §
51 §
52 _____, 2017 § _____
53 Steve Adler
54 Mayor

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57 **APPROVED:** _____ **ATTEST:** _____
58 Anne L. Morgan Jannette S. Goodall
59 City Attorney City Clerk
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