

**ORDINANCE NO. 20230518-069**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2615 AND 2617 EAST 6TH 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-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-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-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2022-0112, on file at the Planning Department, as follows:

LOT 1, RESUBDIVISION OF MORSLAND PLACE LOTS 13, 14, 15 and 16 , a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 67, Page 81, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2615 and 2617 East 6th 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 prohibited uses on the Property:

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

(B) The following uses are conditional uses on the Property:

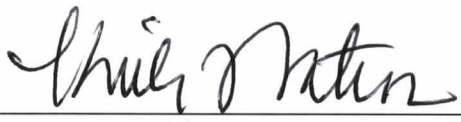
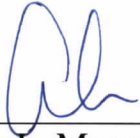
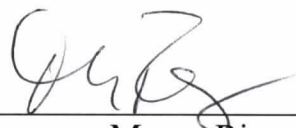
Automotive washing (of any type)	Commercial off-street parking
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**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, mixed use (MU) combining district, and other applicable requirements of the City Code.

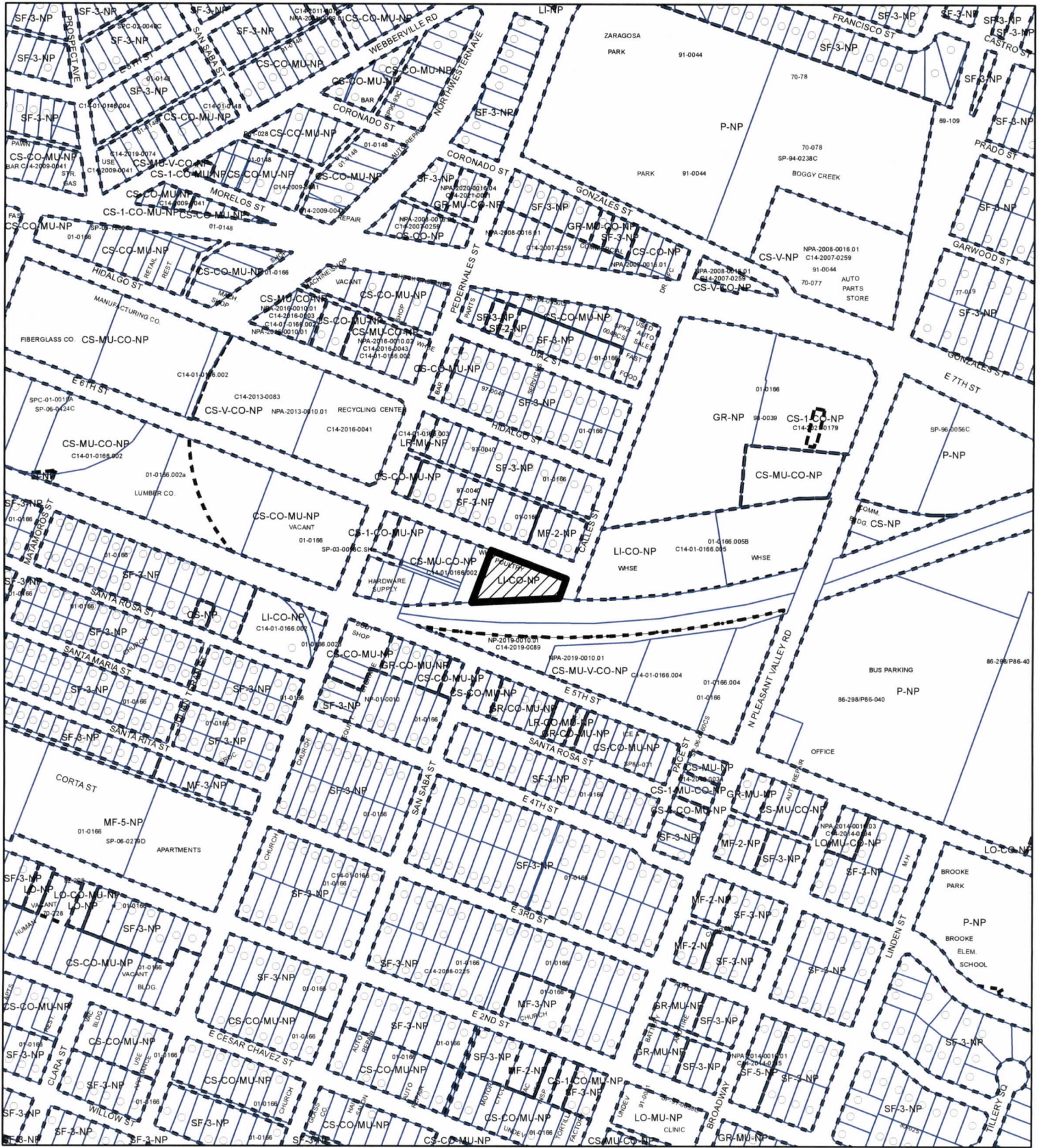
**PART 4.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 011213-044 that established zoning for the Holly Neighborhood Plan.




**PART 5.** This ordinance takes effect on May 29, 2023.

**PASSED AND APPROVED**

<u>May 18</u> , 2023		§ § §	 Kirk Watson Mayor
<b>APPROVED:</b>	 Anne L. Morgan City Attorney	<b>ATTEST:</b>	 Myrna Rios City Clerk





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

**ZONING**  
**ZONING CASE#: C14-2022-0112**

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



**Created: 8/26/2022**