

**ORDINANCE NO. 20241121-089**

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

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

locally known as 2613 and 2619 East 5th 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:

The following uses are prohibited uses of the Property:

Adult Oriented Businesses  
Campground  
Convenience Storage  
Kennels

Automotive Washing (of any type)  
Commercial Off-Street Parking  
Exterminating Services  
Pawn Shop Services

**PART 3.** The Property may be developed in compliance and used in accordance with the regulations established for density bonus 90 (DB90) combining district and other applicable requirements of the City Code.

**PART 4.** 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, the mixed use combining district, and other applicable requirements of the City Code.

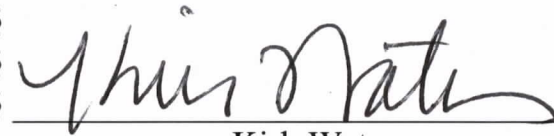
**PART 5.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 011213-44 that established zoning for the Holly Neighborhood Plan.

**PART 6.** This ordinance takes effect on December 2, 2024.

**PASSED AND APPROVED**

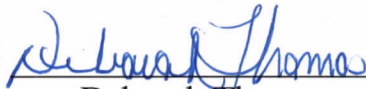
\_\_\_\_\_, November 21, 2024

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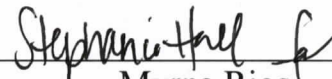
Kirk Watson  
Mayor

**APPROVED:**



Deborah Thomas  
Interim City Attorney




**ATTEST:**



Myrna Rios  
City Clerk





 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

**EXHIBIT "A"**

**Created: 10/31/2023**