

**ORDINANCE NO. 20250424-108**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2600 EAST MARTIN LUTHER KING, JR. BOULEVARD IN THE ROSEWOOD NEIGHBORHOOD PLAN AREA FROM GENERAL OFFICE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-V-CO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90-NEIGHBORHOOD PLAN (GR-MU-V-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 general office-vertical mixed use building-conditional overlay-neighborhood plan (GO-V-CO-NP) combining district to community commercial-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (GR-MU-V-CO-DB90-NP) combining district on the property described in Zoning Case No. C14-2024-0111, on file at the Planning Department, as follows:

LOT 2, HOLY CROSS NORTH, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 89, Page 13, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2600 East Martin Luther King, Jr. Boulevard 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 of the Property:

Alternative Financial Services	Automotive Rentals
Automotive Repair Services	Automotive Sales
Automotive Washing (of any type)	Bail Bond Services
Commercial Off-Street Parking	Drive-in Service as an accessory use
Drop-Off Recycling Collection Facility	Exterminating Services
Funeral Services	Hotel-Motel
Outdoor Entertainment	Pawn Shop Services
Service Station	

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

Consumer Convenience Services  
Indoor Entertainment  
Off-Site Accessory Parking

Hospital Services (Limited)  
Indoor Sports and Recreation

**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 community commercial (GR) 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. 020110-17 that established zoning for the Rosewood Neighborhood Plan.

**PART 6.** This ordinance takes effect on May 5, 2025.

**PASSED AND APPROVED**

\_\_\_\_\_, April 24, 2025      §  
§  
§  
§  
\_\_\_\_\_   
Kirk Watson  
Mayor

**APPROVED:**  **ATTEST:**   
Deborah Thomas  
City Attorney      Erika Brady  
Acting City Clerk





SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING

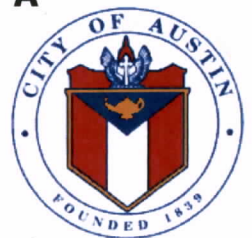
**EXHIBIT "A"**

ZONING CASE#: C14-2024-0111

$$1'' = 400'$$

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 Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Aus in regarding specific accuracy or completeness.



**Created: 7/22/2024**