

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2406 AND 2406 ½ HIDALGO 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. C14-2016-0003, on file at the Planning and Zoning Department, as follows:

Lots 1-3, Block 14, Outlot 23, Division A, Lincoln Place subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 3, Page 1 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2406 and 2406 ½ Hidalgo 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 for 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

36 B. The following uses are conditional uses for the Property:  
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Automotive washing (of any type)  
Indoor sports and recreation

Indoor entertainment  
Commercial off-street parking

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39 Except as specifically restricted under this ordinance, the Property may be developed and  
40 used in accordance with the regulations established for the general commercial services  
41 (CS) district and other applicable requirements of the City Code.  
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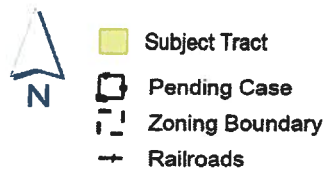
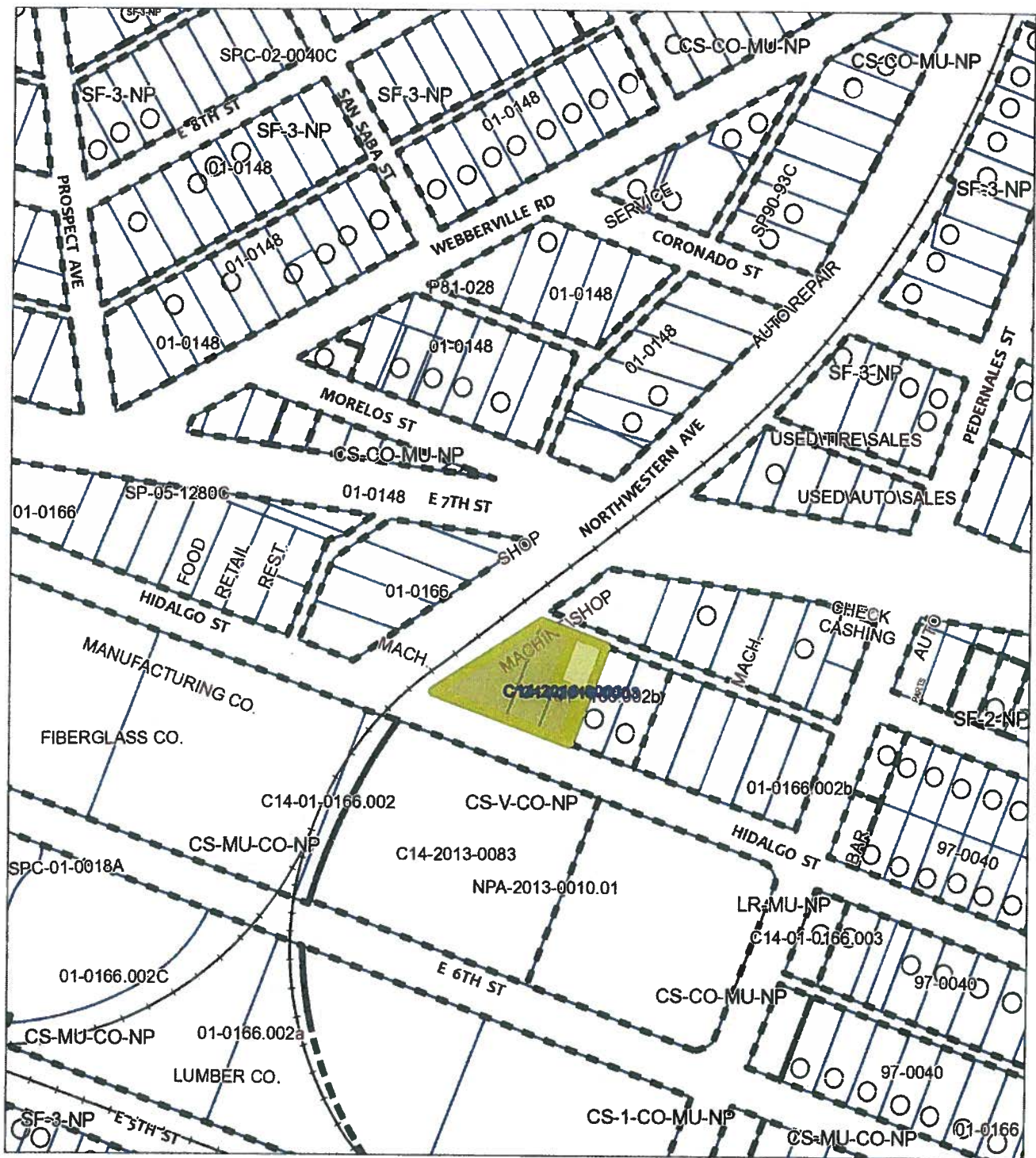
43 **PART 3.** The Property is subject to Ordinance No. 011213-44 that established zoning for  
44 the Holly Neighborhood Plan.

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46 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2016.  
47

48  
49 **PASSED AND APPROVED**  
50

51 \_\_\_\_\_, 2016 §  
52 §  
53 §  
54 \_\_\_\_\_ Steve Adler  
55 Mayor  
56

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



# **ZONING** **ZONING CASE#: C14-2016-0003**



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.

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