

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2301 EAST MARTIN LUTHER KING JR BOULEVARD IN THE CHESTNUT NEIGHBORHOOD PLAN AREA FROM PUBLIC-NEIGHBORHOOD PLAN (P-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 public-neighborhood plan (P-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. C14-2020-0106, on file at the Housing and Planning Department, as follows:

Lots 14, 15, 16, Block 4, GLENWOOD ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 154, Plat Records of Travis County, Texas (the "Property"),

locally known as 2301 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 not permitted uses of the Property:

Adult oriented businesses  
Automotive rentals  
Automotive sales  
Campground  
Equipment repair services  
Exterminating services  
Limited warehousing and distribution

Agricultural sales and services  
Automotive repair services  
Automotive washing (of any type)  
Drop-off recycling collection facility  
Equipment sales  
Kennels  
Maintenance and service facilities

Monument retail sales  
Vehicle storage

## Pawn shop services

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

Construction sales and services  
Service station

## Laundry services

**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.** The Property is subject to Ordinance No. 001207-47 that established zoning for the Chestnut Neighborhood Plan.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2021.

**PASSED AND APPROVED**

SSS

\_\_\_\_\_, 2021

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Jannette S. Goodall  
City Clerk

