

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5525 EAST 51<sup>ST</sup> STREET IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-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 general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-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. C14-2022-0009, on file at the Housing and Planning Department, as follows:

Lot 2, AMENDED PLAT OF LOTS 1, 2, & 3, ORIENS PARK, Section 5, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Book 88, Page 334, Plat Records of Travis County, Texas (the "Property"),

locally known as 5525 East 51<sup>st</sup> 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:

Drive-in services as an  
accessory use

Automotive repair

Automotive sales

Pawn shop services

Automotive rentals

Automotive washing (of any type)

Service station

**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.

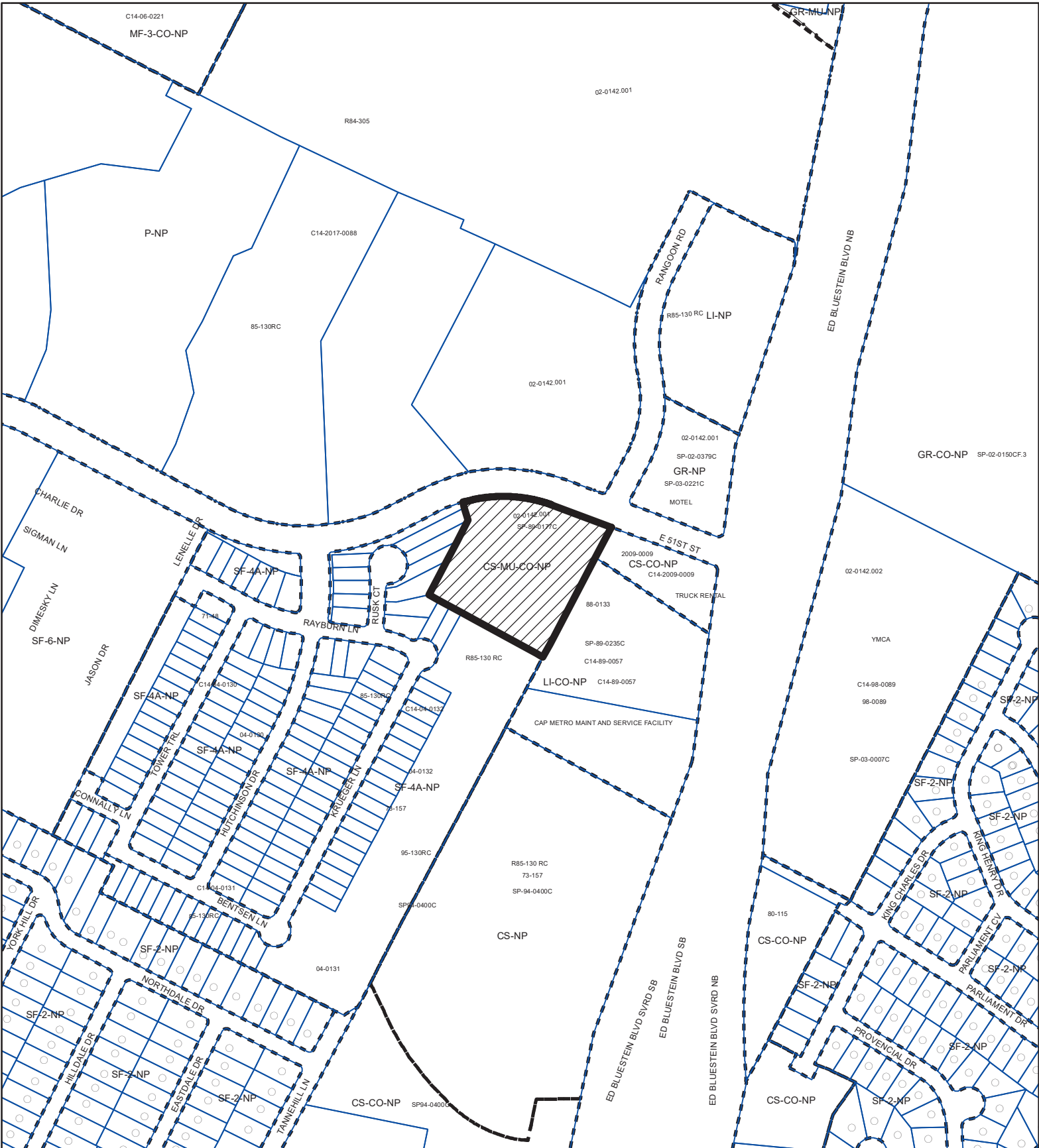
**PART 4.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 021107-Z-12a that established zoning for the Pecan Springs-Springdale Plan.


**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2022.


**PASSED AND APPROVED**


\_\_\_\_\_, 2022      §  
                                 §  
                                 §  
                                 §  
Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan      Myrna Rios  
City Attorney      City Clerk


$$1'' = 400'$$

 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

**ZONING**

ZONING CASE#: C14-2022-0009

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: 1/24/2022**