

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1010 CLERMONT AVENUE IN THE EAST CESAR CHAVEZ NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-V-CO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-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 community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district to community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2019-0101, on file at the Planning and Zoning Department, as follows:

A tract of land containing 0.271 acre (11,817 square feet) of land, being the remainder of Lots 4, 5 and 6, Block "B", R. C. Lambies Resubdivision of Voss Addition, a subdivision recorded in Volume 3, Page 85, Plat records of Travis County, Texas, said 0.271 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1010 Clermont Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

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 maximum height of a building or structure on the Property shall not exceed 40 feet.
- B. The following uses are not permitted uses on the Property:

Adult oriented businesses

Automotive rentals

Automotive repair services
Automotive washing (of any type)
Club or lodge
Commercial off-street parking
Communications services
Custom manufacturing
Exterminating services
General retail sales (general)
Hospital services (general)
Hotel-motel
Indoor sports and recreation
Medical offices (exceeding 5,000 sq. ft. of gross floor area)
Outdoor entertainment
Pawn shop services
Research services
Restaurant (general)
Service station

Automotive sales
Business or trade school

College and university facilities
Communications service facilities
Consumer convenience services
Drop-off recycling collection facilities
Funeral services
Guidance services
Hospital services (limited)
Indoor entertainment
Local utility services
Off-site accessory parking

Outdoor sports and recreation
Plant nursery
Residential treatment
Restaurant (limited)
Software development

1 C. The following uses are conditional uses of the Property:
2

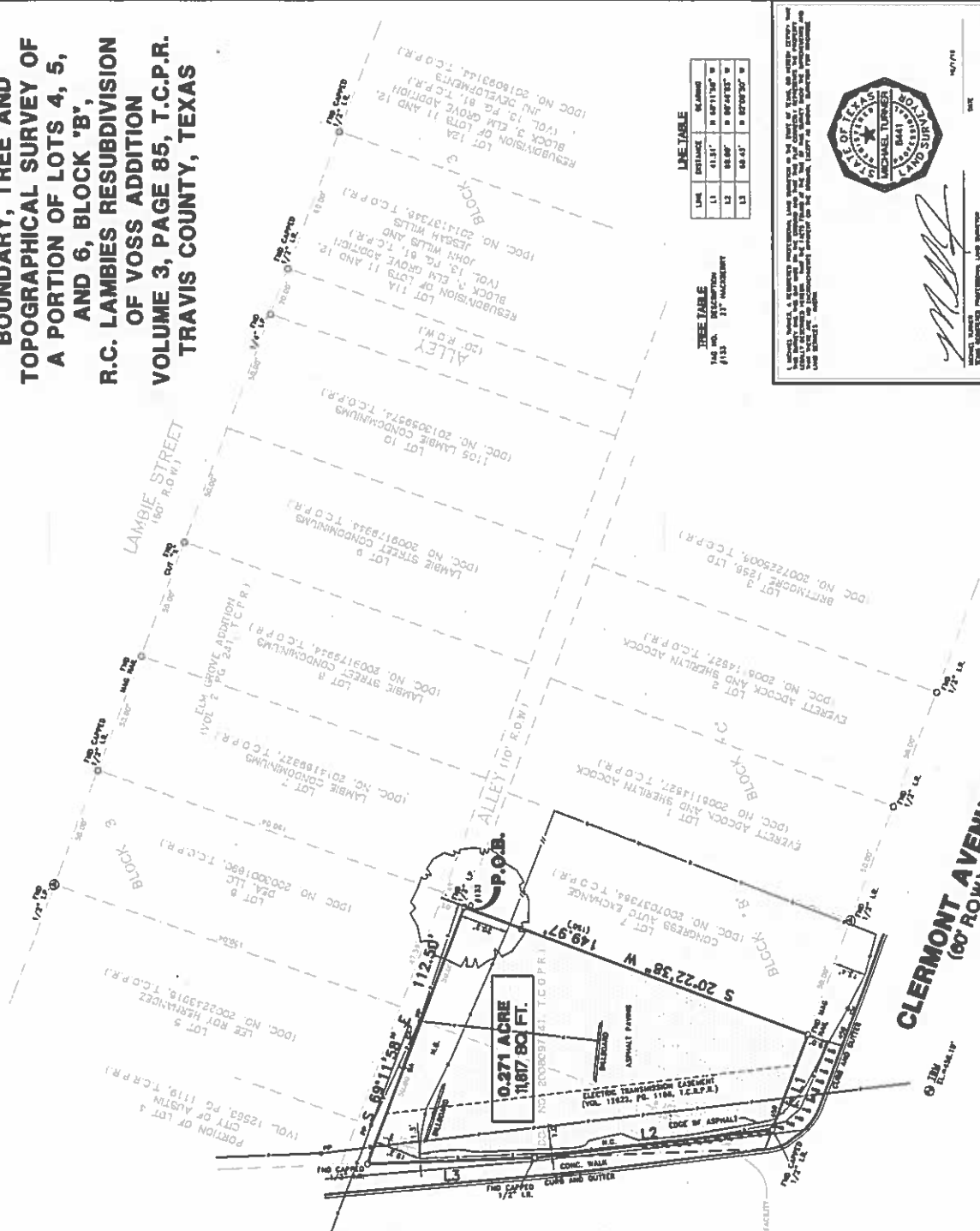
Art workshop
Counseling services
Food sales
Theater

Congregate living
Cultural services
Pet services

3 D. Townhouse residential use is a prohibited use on the Property.
4

5 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
6 developed and used in accordance with the regulations established for the community
7 commercial (GR) base district, mixed use (MU) combining district and other applicable
8 requirements of the City Code.
9

10 **PART 4.** The Property is subject to Ordinance No. 001214-20 that established zoning for
11 the East Cesar Chavez Neighborhood Plan.
12
13
14

[illegible][illegible]

TREE TABLE

London and railway unions as well as the London Transport Union (L.T.U.) have been asked to join the strike. The L.T.U. has already agreed to join the strike and the London Transport workers are expected to join the strike on Monday.



 Name: _____
 Title: _____

[illegible]

**Windrose
Services - Land
Austin**



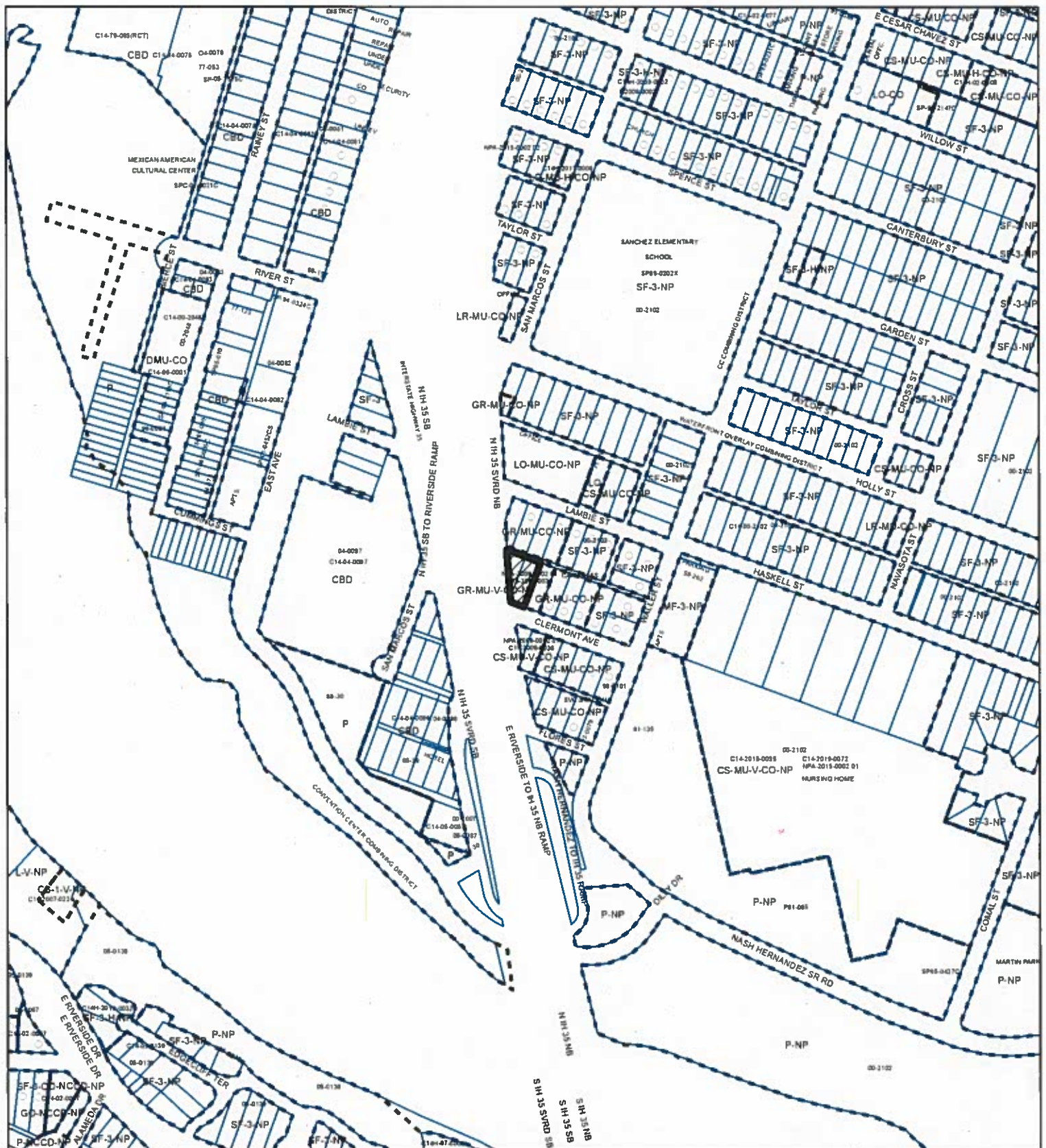
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Internet www.windrose.com

REVISIONS	
DATE	REASON
10/04/18	REMOVED TREE NO. 132

LEGEND

- BOLLARD
- ELECTRIC METER
- GAS VALVE
- FUSE
- CHIMNEY FLUE
- WATERS POUND
- WOOD SHED
- CONTROL HOUSING
- PLUMBING
- POINT OF RESERVING
- GAS METER AS TURBIDIMETER

[illegible]



ZONING

ZONING CASE#: C14-2019-0101

EXHIBIT "B"

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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