

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 sales
Automotive washing (of any type)	Business or trade school
Club or lodge	College and university facilities
Commercial off-street parking	Communications service facilities
Communications services	Consumer convenience services
Custom manufacturing	Drop-off recycling collection facilities
Exterminating services	Funeral services
General retail sales (general)	Guidance services
Hospital services (general)	Hospital services (limited)
Hotel-motel	Indoor entertainment
Indoor sports and recreation	Local utility services
Medical offices (exceeding 5,000 sq. ft. of gross floor area)	Off-site accessory parking
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Plant nursery
Research services	Residential treatment
Restaurant (general)	Restaurant (limited)
Service station	Software development

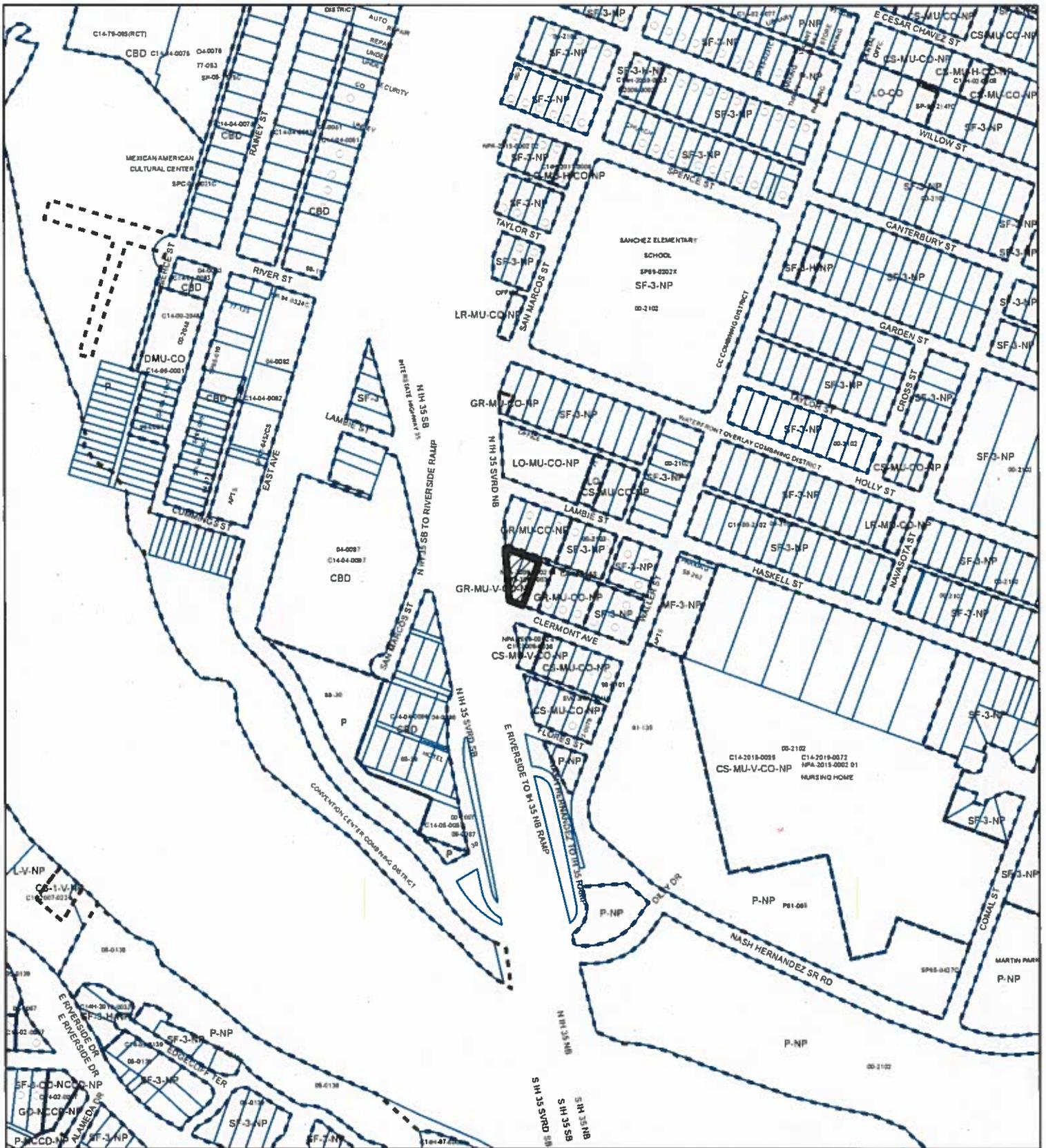
1 C. The following uses are conditional uses of the Property:
2

Art workshop	Congregate living
Counseling services	Cultural services
Food sales	Pet services
Theater	

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.
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ZONING

ZONING CASE#: C14-2019-0101

EXHIBIT "B"

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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.

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