

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1120 AND 1124 CLAYTON LANE IN THE UNIVERSITY HILLS/WINDSOR PARK NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-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-conditional overlay-neighborhood plan (GR-MU-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. C14-2022-0003, on file at the Housing and Planning Department, as follows:

Lots A and B, THE OLD HOMESTEAD, a subdivision in Travis County, Texas, according to the map or plat thereof as recorded in Volume 75, Page 156 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1120 and 1124 Clayton Lane 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:

|  |                                  |
|--|----------------------------------|
| Automotive rentals                     | Automotive repair services       |
| Automotive sales                       | Automotive washing (of any type) |
| Bail bond services                     | Commercial off-street parking    |
| Drop-off recycling collection facility | Funeral services                 |
| Pawn shop services                     | Pedicab storage and dispatch     |
| Service station                        |                                  |

(B) Off-site accessory parking is a conditional use of the Property.

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

5  
6 **PART 4.** Except as specifically modified by this ordinance, the Property is subject to  
7 Ordinance No. 20070809-57 that established zoning for the Windsor Park Neighborhood  
8 Plan.

9  
10 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2022.

11  
12 **PASSED AND APPROVED**

13  
14 §  
15 §  
16 \_\_\_\_\_, 2022 § \_\_\_\_\_  
17 Steve Adler  
18 Mayor

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21 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
22 Anne L. Morgan Myrna Rios  
23 City Attorney City Clerk  
24



**Created: 1/6/2022**