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AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5107, 5109, 5111, 5113, AND 5115 LANCASTER THE UNIVERSITY HILLS/WINDSOR PARK **COMBINED** COURT, IN NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD OFFICE-MIXED USE-NEIGHBORHOOD PLAN (NO-MU-NP) COMBINING DISTRICT AND MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-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 neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district and multifamily residence medium density-neighborhood plan (MF-3-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. C14-2022-0018.SH, on file at the Housing and Planning Department, as follows:

LOTS 4, 5, and 6, BLOCK 2, RIDGETOP GARDENS, A RESUBDIVISION OF LOTS 6, 7, & WEST ½ OF LOT 8, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 4, Page 58, of the Plat Records of Travis County, Texas; and

LOT 7, BLOCK 2, RIDGETOP GARDENS, A RESUBDIVISION OF LOTS 6 AND 7 AND WEST ½ OF LOT 8, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 4, Page 58 of the Plat Records of Travis County, Texas, save and except the West 5 feet thereof conveyed to the City of Austin by Street Deed, recorded in Volume 3653, Page 2372 of the Deed Records of Travis County, Texas; and

LOT 8, BLOCK 2, RIDGETOP GARDENS, A RESUBDIVISION OF LOTS 6 AND 7 AND WEST ½ OF LOT 8, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 4, Page 58 of the Plat Records of Travis County, Texas, save and except the North and West 5 feet thereof conveyed to the City of Austin by Street Deed, recorded in Volume 3653, Page 2372 of the Deed Records of Travis County, Texas

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17 18 (collectively, the "Property")

locally known as 5107, 5109, 5111, 5113, and 5115 Lancaster Court, 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) A minimum 10-foot rear yard setback shall be established and maintained.
- (B) The following uses are prohibited uses of the Property:

Alternative financial services
Automotive repair services
Automotive washing (of any type)

Automotive rentals
Automotive sales
Bail bond services

Business or trade school

Commercial off-street parking

Consumer convenience services

Business support services

Communications services

Consumer repair services

Custom manufacturing Dropoff recycling collection facility

Exterminating services Financial services Food preparation Food sales

Funeral services General retail sales (convenience)

General retail sales (general) Guidance services

Hospital services (general) Hospital services (limited)
Indoor entertainment Indoor sports and recreation

Medical offices (not exceeding Medical offices (exceeding 5,000

5,000 square feet) square feet)

Off-site accessory parking
Outdoor entertainment
Pawn shop services

Pedicab storage and dispatch Personal improvement services

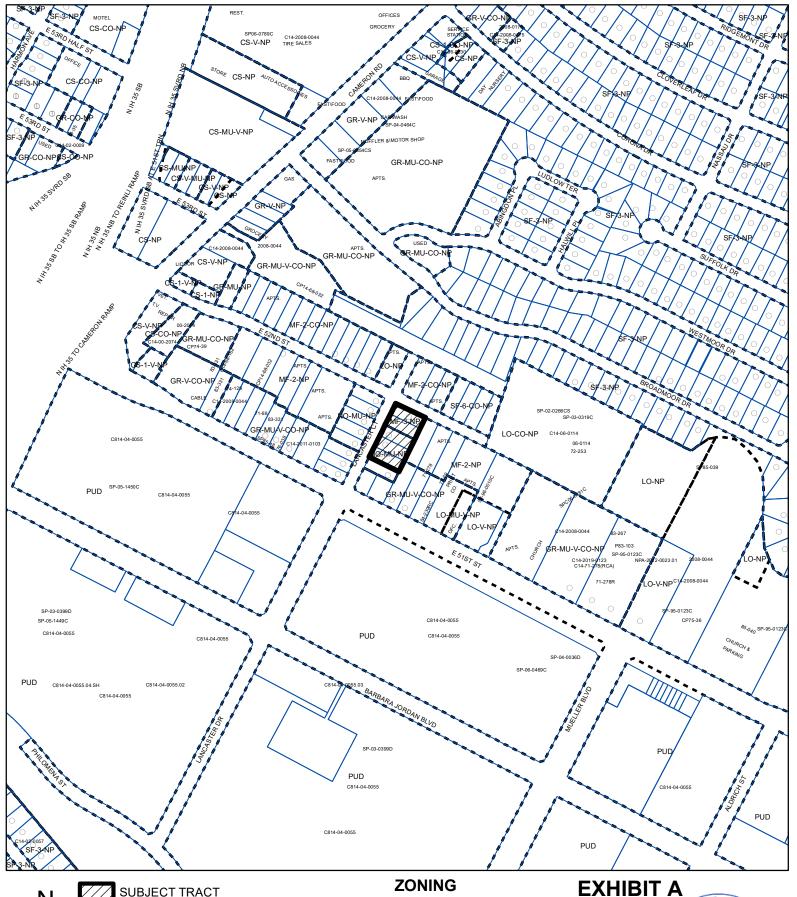
Personal services Pet services

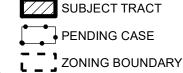
Plant nursery Printing and publishing
Research services Restaurant (general)
Restaurant (limited) Sales (convenience)

Service station Theater

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

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|-----------------|--------------------------|-------------|
| PART 5. This or | rdinance takes effect on | , 2022.     |
| PASSED AND A    | APPROVED                 |             |
|                 | <b>§</b>                 |             |
|                 | §                        |             |
|                 | , 2022 §                 | Steve Adler |
|                 |                          | Mayor       |
|                 |                          |             |
| APPROVED: _     | ATTE                     | ST:         |
|                 | Anne L. Morgan           | Myrna Rios  |
|                 | City Attorney            | City Clerk  |
|                 |                          |             |





SUBJECT TRACT

PENDING CASE

ZONING CASE#: C14-2022-0018.SH

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.

1" = 400'

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: 6/6/2022