

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5107, 5109, 5111, 5113, AND 5115 LANCASTER COURT, IN THE UNIVERSITY HILLS/WINDSOR PARK COMBINED 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

(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 rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Business or trade school	Business support services
Commercial off-street parking	Communications services
Consumer convenience 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 5,000 square feet)	Medical offices (exceeding 5,000 square feet)
Off-site accessory parking	Outdoor entertainment
Outdoor sports and recreation	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.

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



EXHIBIT A

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.

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

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$$1'' = 400'$$