

1 (collectively, the “Property”)

2
3 locally known as 5107, 5109, 5111, 5113, and 5115 Lancaster Court, in the City of Austin,
4 Travis County, Texas, generally identified in the map attached as **Exhibit “A”**.

5
6 **PART 2.** The Property within the boundaries of the conditional overlay combining district
7 established by this ordinance is subject to the following conditions:

8
9 (A) A minimum 10-foot rear yard setback shall be established and maintained.

10
11 (B) The following uses are prohibited uses of the Property:

12

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

13
14 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
15 developed and used in accordance with the regulations established for the community
16 commercial (GR) base district, mixed use (MU) combining district, and other applicable
17 requirements of the City Code.
18

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

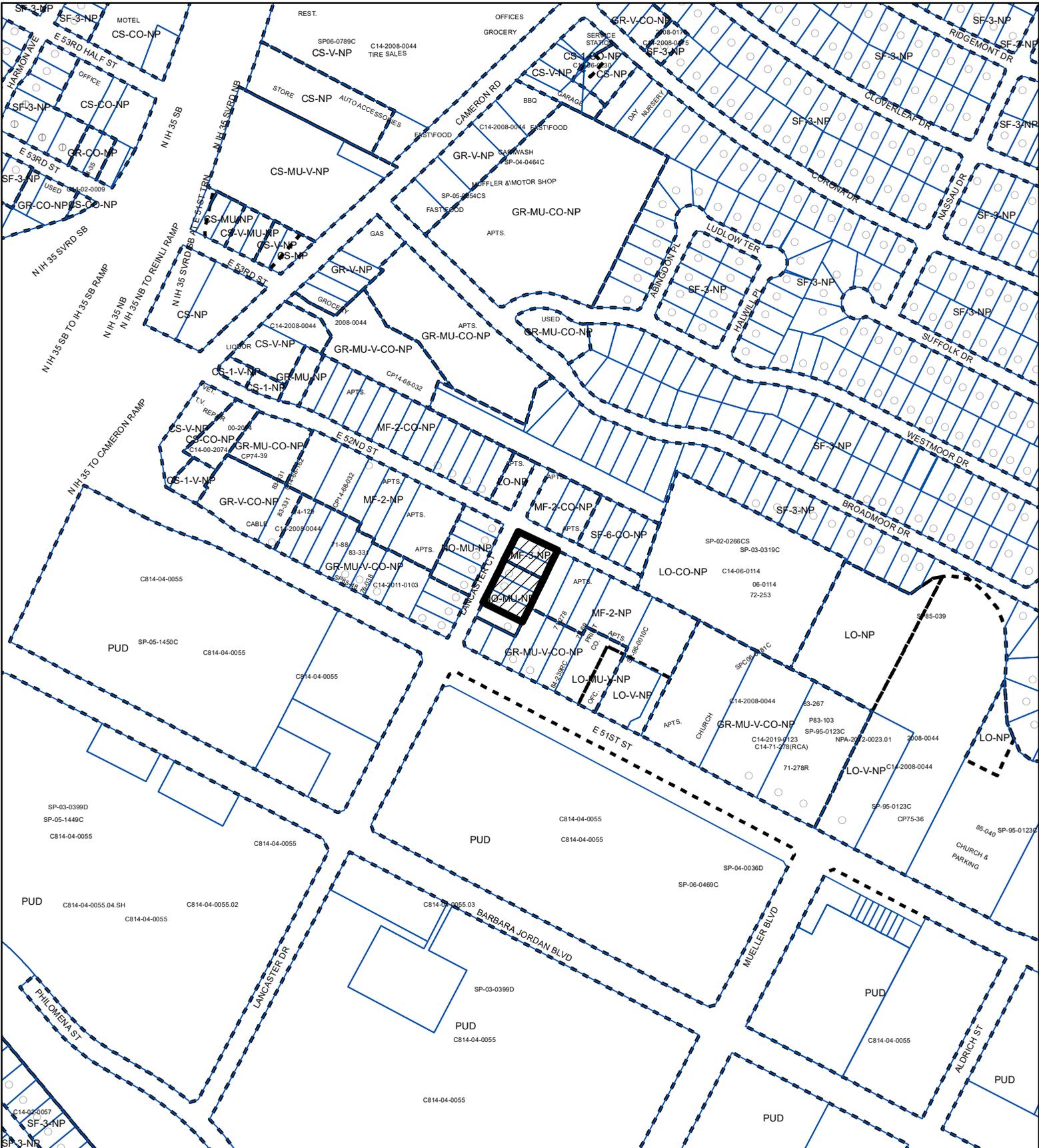
5 **PART 5.** This ordinance takes effect on _____, 2022.
6

7 **PASSED AND APPROVED**

8
9 §
10 §
11 _____, 2022 § _____

12 Steve Adler
13 Mayor

14
15
16 **APPROVED:** _____ **ATTEST:** _____
17 Anne L. Morgan Myrna Rios
18 City Attorney City Clerk
19



ZONING

EXHIBIT A

ZONING CASE#: C14-2022-0018.SH



-  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.

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