

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11114, 11206, 11206 1/2, 11212 1/2, AND 11220 JOSEPH CLAYTON DRIVE, IN THE HERITAGE HILLS/WINDSOR HILLS COMBINED NEIGHBORHOOD PLAN, FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-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 general commercial services-neighborhood plan (CS-NP) combining district and general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2022-0089, on file at the Housing and Planning Department, as follows:

LOT 1, 7.73 ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 75, Page 168, of the Plat Records of Travis County, Texas,

AND

LOT 4, BLOCK A, FLEUR PARK, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Document No. 200000071, of the Plat Records of Travis County, Texas,

(Collectively the "Property"),

locally known as 11114, 11206, 11206 1/2, 11212 1/2, and 11220 Joseph Clayton Drive 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:

Adult oriented businesses  
Exterminating services  
Vehicle storage

Agricultural sales and services  
Pawn shop services

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) 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. 20110113-061 that established zoning for the Windsor Hills Neighborhood Plan.

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

**PASSED AND APPROVED**

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\_\_\_\_\_, 2022

Steve Adler  
Mayor


**APPROVED:**


Anne L. Morgan  
City Attorney


**ATTEST:**

Myrna Rios  
City Clerk


$$1'' = 400'$$

 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2022-0089

## EXHIBIT A



**Created: 8/9/2022**

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