

ORDINANCE NO. 20240229-084

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6103 SHERIDAN AVENUE IN THE UNIVERSITY HILLS/WINDSOR PARK COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-MU-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 family residence-neighborhood plan (SF-3-NP) combining district to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2023-0035, on file at the Planning Department, as follows:

LOT 12, BLOCK A, CLAIRCREST ADDITION SECTION 1, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 5, Page 106 of the Plat Records of Travis County, Texas (the “Property),

locally known as 6103 Sheridan Avenue 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:

The following uses are prohibited uses of the Property:

Alternative financial services	Consumer convenience services
Off-site accessory parking	Pedicab storage and dispatch
Service station	

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) 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. 20070809-057 that established zoning for the Windsor Park Neighborhood Plan.

PART 5. This ordinance takes effect on March 11, 2024.

PASSED AND APPROVED

February 29, 2024

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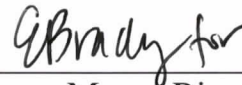
Kirk Watson
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Myrna Rios
City Clerk

