

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1010 CLERMONT AVENUE IN THE EAST CESAR CHAVEZ NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-V-CO-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 community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-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. C14-2019-0101, on file at the Planning and Zoning Department, as follows:

A tract of land containing 0.271 acre (11,817 square feet) of land, being the remainder of Lots 4, 5 and 6, Block "B", R. C. Lambies Resubdivision of Voss Addition, a subdivision recorded in Volume 3, Page 85, Plat records of Travis County, Texas, said 0.271 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1010 Clermont Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

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 maximum height of a building or structure on the Property shall not exceed 40 feet.
- B. The following uses are not permitted uses on the Property:

Adult oriented businesses

Automotive rentals

Automotive repair services
Automotive washing (of any type)
Club or lodge
Commercial off-street parking
Communications services
Custom manufacturing
Exterminating services
General retail sales (general)
Hospital services (general)
Hotel-motel
Indoor sports and recreation
Medical offices (exceeding 5,000 sq. ft. of gross floor area)
Outdoor entertainment
Pawn shop services
Research services
Restaurant (general)
Service station

Automotive sales
Business or trade school

College and university facilities
Communications service facilities
Consumer convenience services
Drop-off recycling collection facilities
Funeral services
Guidance services
Hospital services (limited)
Indoor entertainment
Local utility services
Off-site accessory parking

Outdoor sports and recreation
Plant nursery
Residential treatment
Restaurant (limited)
Software development

1 C. The following uses are conditional uses of the Property:
2

Art workshop
Counseling services
Food sales
Theater

Congregate living
Cultural services
Pet services

3 D. Townhouse residential use is a prohibited use on the Property.
4

5 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
6 developed and used in accordance with the regulations established for the community
7 commercial (GR) base district, mixed use (MU) combining district and other applicable
8 requirements of the City Code.
9

10 **PART 4.** The Property is subject to Ordinance No. 001214-20 that established zoning for
11 the East Cesar Chavez Neighborhood Plan.
12
13
14

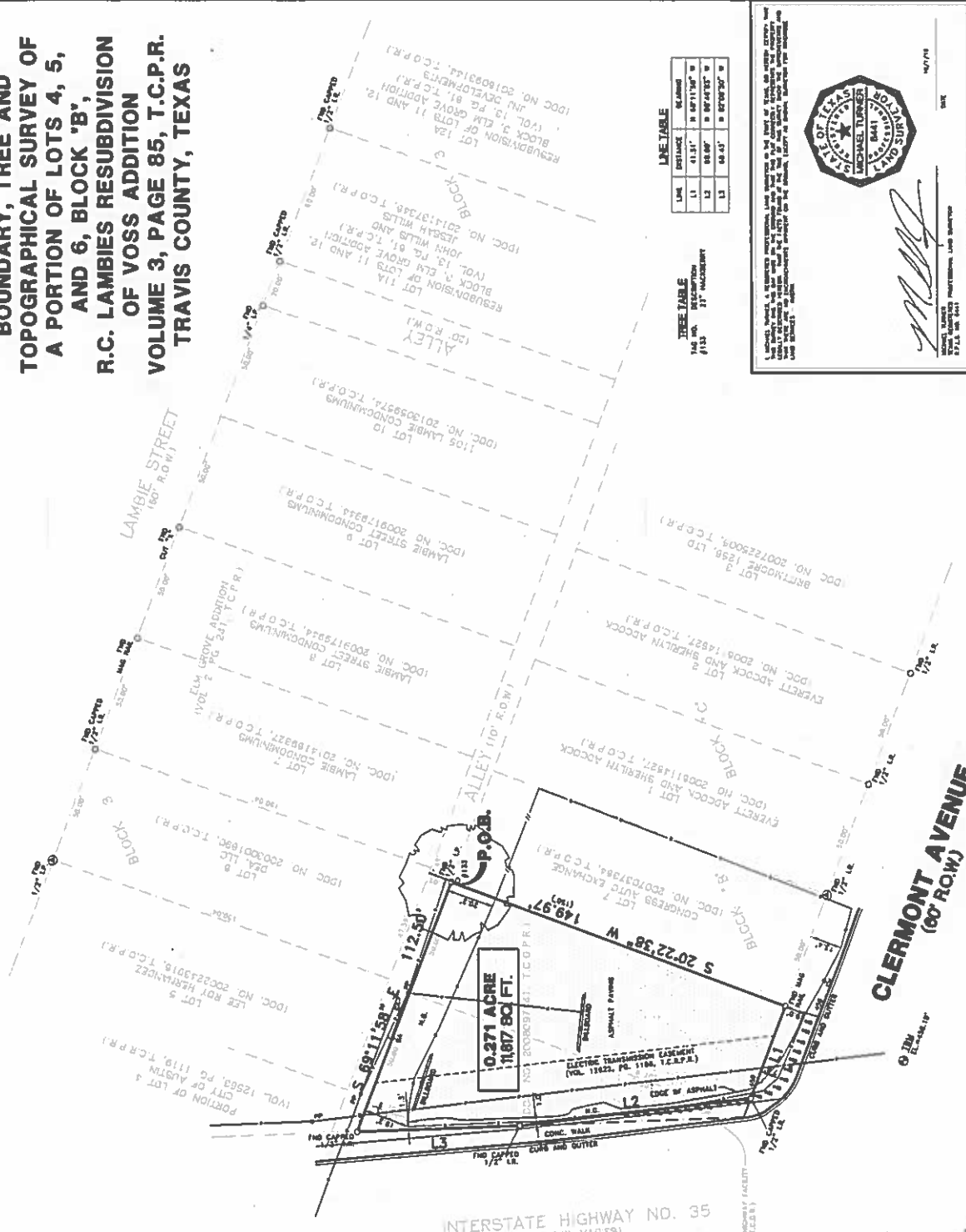
PART 5. This ordinance takes effect on _____, 2019.

PASSED AND APPROVED

_____, 2019 § _____
 § _____
 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk

**BOUNDARY, TREE AND
TOPOGRAPHICAL SURVEY OF
A PORTION OF LOTS 4, 5,
AND 6, BLOCK 'B',
R.C. LAMBIES RESUBDIVISION
OF VOSS ADDITION
VOLUME 3, PAGE 85, T.C.P.R.
TRAVIS COUNTY, TEXAS**



LINE	DEVIANCE	RE-ADJUST
1.1	41.31°	10 54°11'30" W
1.2	68.00°	10 00°44'13" W
1.3	68.43°	10 52°08'30" W

FREE TABLE



 Name: _____
 Title: _____
 Date: _____

[illegible]

**Windrose
Services**

**Land
Austin**



4120 Dymallywood Center Dr.
Suite 500
Austin, Texas 78744
1806 MCLEOD TR. 10, MCLEOD

Telephone (512) 338-2100
Fax (512) 338-2770
Internet: www.windrose.com
Specialty: Wind, Solar, Energy Efficient

REVISIONS	
DATE	REASON
10/04/18	REMOVED TREE NO. 132

- LEGEND**
- ROLLWAY
 - ELECTRIC WEIPE
 - GAS VALVE
 - SCB
 - CHAINING FENCE
 - NATURAL ENROLLING
 - GOOD FENCE
 - CONTROL MONUMENT
 - HILLTOP
 - POINT OF BEGINNING
 - AND WET LIT
 - TRAILWAY ENCLOSURE

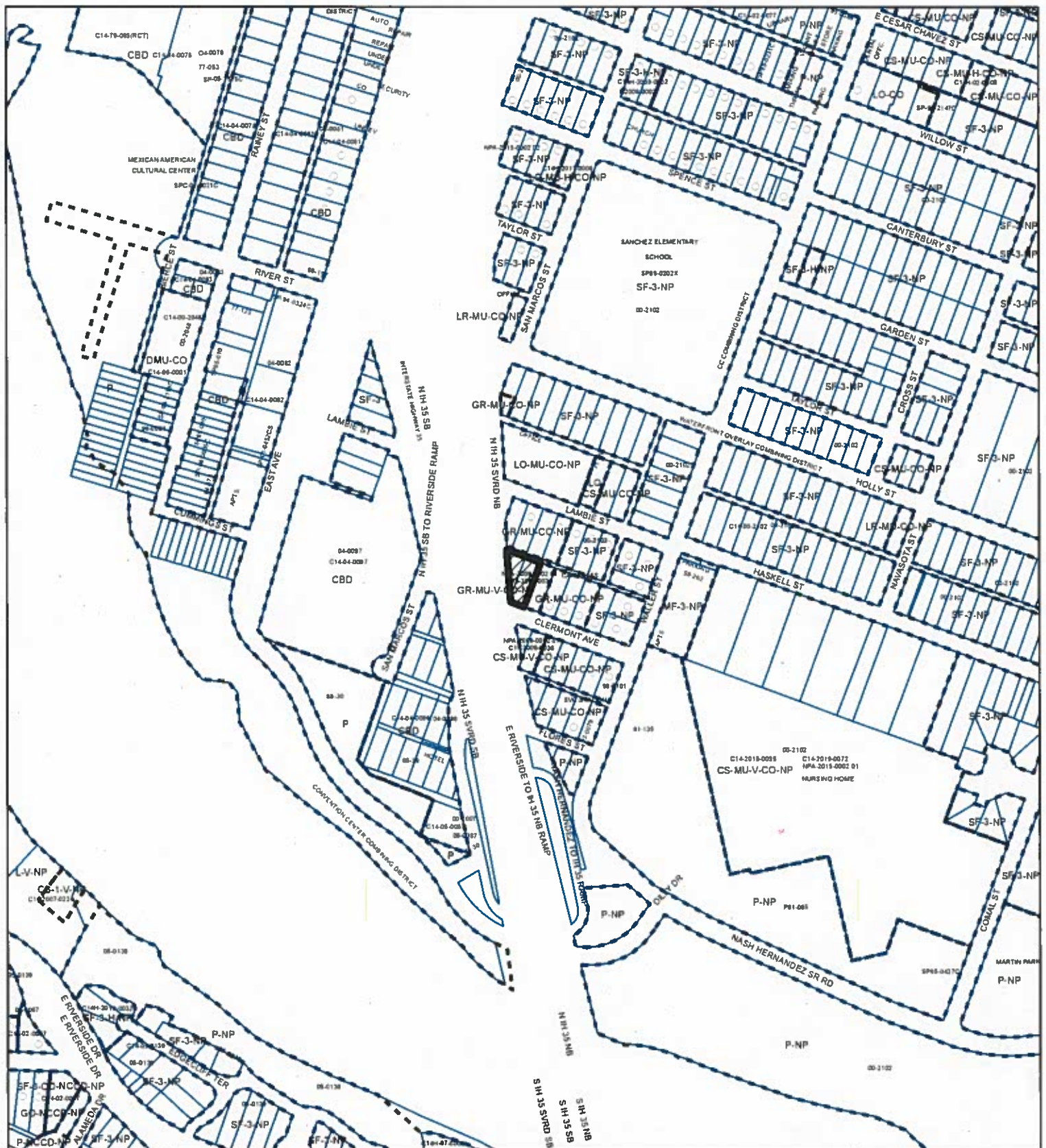
GENERAL NOTES

GENERAL NOTES

1) THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN THE COMPANIES OF NO. 4464-1-1 COVERED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE OF DECEMBER 31, 1970. SUMMARY IS NOT ABSTRACT. SUBJECT PROPERTY

2) ALL REAGENTS ARE BASED ON REPAIR OF BAY OILED RECORDED IN VOL. 6874, PG. 95A, E.T.A., UNLESS OTHERWISE NOTED.

1. THE SUBJECT PROPERTY IS LOCATED IN ZONE "INDUSTRIAL" ACCORDING TO THE FINAL PLANNING AND ZONING ORDINANCE OF THE CITY OF AUSTIN, TEXAS. THE PROPERTY IS CURRENTLY OCCUPIED BY A MANUFACTURING FACILITY. THE PROPERTY IS NOT BEING OFFERED FOR SALE OR LEASE BY THE CITY OF AUSTIN, TEXAS. THE PROPERTY IS NOT BEING OFFERED FOR SALE OR LEASE BY THE CITY OF AUSTIN, TEXAS. THE PROPERTY IS NOT BEING OFFERED FOR SALE OR LEASE BY THE CITY OF AUSTIN, TEXAS.



ZONING

ZONING CASE#: C14-2019-0101

EXHIBIT "B"

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 7/31/2019



1" = 400'

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY