

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 6304 MANOR ROAD IN THE UNIVERSITY**
3 **HILLS/WINDSOR PARK COMBINED NEIGHBORHOOD PLAN AREA FROM**
4 **FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING**
5 **DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-VERTICAL**
6 **MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN**
7 **(LR-MU-V-CO-NP) COMBINING DISTRICT.**

8
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from family residence-neighborhood plan (SF-3-NP) combining
13 district to neighborhood commercial-mixed use-vertical mixed use building-conditional
14 overlay-neighborhood plan (LR-MU-V-CO-NP) combining district on the property
15 described in Zoning Case No. C14-2024-0012.SH, on file at the Planning Department, as
16 follows:

17
18 LOT 6, WALNUT HILLS SEC. 5, a subdivision in the City of Austin, Travis
19 County, Texas, according to the map or plat of record in Volume 6, Page 98, of the
20 Plat Records of Travis County, Texas; SAVE AND EXCEPT the North 5 feet of
21 LOT 6, conveyed to the City of Austin by Deed recorded in Volume 4008, Page
22 95, Deed Records of Travis County, Texas, (the "Property"),

23
24 locally known as 6304 Manor Road in the City of Austin, Travis County, Texas, generally
25 identified in the map attached as **Exhibit "A"**.

26
27 **PART 2.** The Property within the boundaries of the conditional overlay combining district
28 established by this ordinance is subject to the following conditions:

29
30 The following uses are prohibited uses of the Property:

31
32 Off-Site Accessory Parking Pedicab Storage and Dispatch
33 Service Station

34 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
35 developed and used in accordance with the regulations established for the community
36 commercial (LR) base district, the mixed use combining district, and other applicable
37 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 _____, 2024.

PASSED AND APPROVED

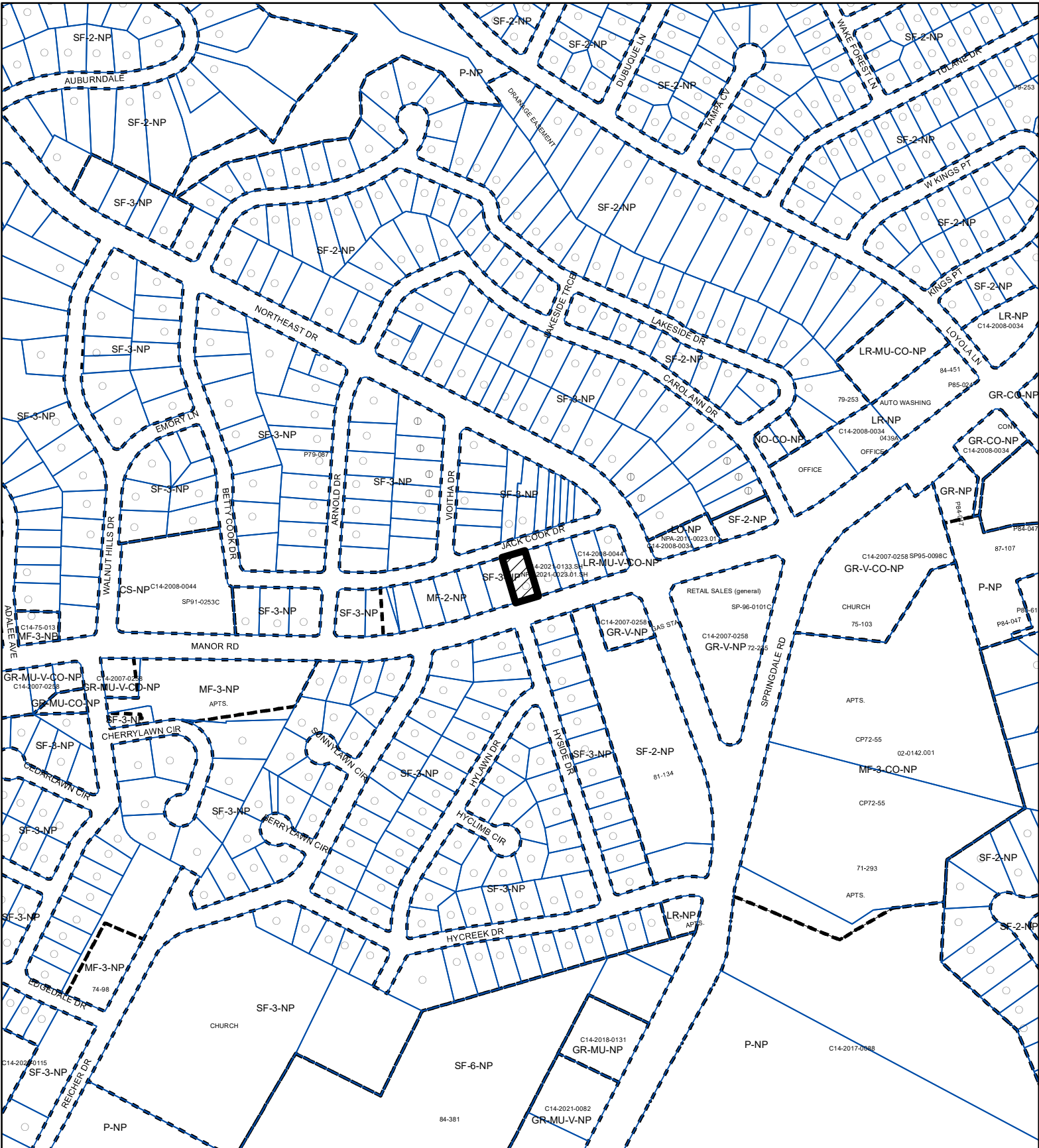
_____, 2024

Kirk Watson
Mayor




APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

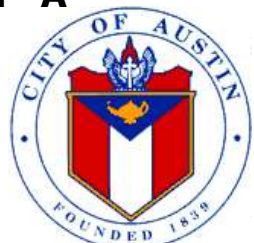


1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2024-0012.SH

EXHIBIT "A"



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

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