

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 5810, 5812, AND 5816 BERKMAN DRIVE IN THE**
3 **UNIVERSITY HILLS/WINDSOR PARK COMBINED NEIGHBORHOOD PLAN**
4 **AREA FROM LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY-**
5 **NEIGHBORHOOD PLAN (LO-MU-CO-NP) COMBINING DISTRICT TO**
6 **COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-**
7 **NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT.**

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

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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 limited office-mixed use-conditional overlay-neighborhood
13 plan (LO-MU-CO-NP) combining district to community commercial-mixed use-
14 conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district on the
15 property described in Zoning Case No. C14-2023-0151, on file at the Planning
16 Department, as follows:

17
18 LOT 1, WHITE AND DISEKER SUBDIVISION, a subdivision in the City of
19 Austin, Travis County, Texas, according to the map or plat of record in Volume
20 32, Page 46, of the Plat Records of Travis County, Texas (the "Property"),
21

22 locally known as 5810, 5812, and 5816 Berkman Drive in the City of Austin, Travis
23 County, Texas, generally identified in the map attached as **Exhibit "A"**.
24

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

28 A residential use located on the ground floor of a building constructed on the Property
29 may not exceed 25 percent of the total ground floor square footage.
30

31 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
32 developed and used in accordance with the regulations established for the community
33 commercial (GR) base district, the mixed use combining district, and other applicable
34 requirements of the City Code.
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37

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 Myrna Rios
City Attorney City Clerk



Created: 12/11/2023