

# Late Backup

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

# 93

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 2420 NUECES STREET IN THE WEST UNIVERSITY  
3 NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE  
4 MODERATE HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP)  
5 COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE HIGH  
6 DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-4-CO-NP)  
7 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 multifamily residence moderate high density-neighborhood  
13 plan (MF-4-NP) combining district to multifamily residence moderate high density-  
14 conditional overlay-neighborhood plan (MF-4-CO-NP) combining district on the property  
15 described in Zoning Case No. C14-2007-0117, on file at the Neighborhood Planning and  
16 Zoning Department, as follows:

17  
18 Lots 8-9, Outlot 48, Division D, Frank Rainey Subdivision, a subdivision in the  
19 City of Austin, Travis County, the property being more particularly described in a  
20 deed of record in Volume 1993, Page 410, of the Deed Records of Travis County,  
21 Texas (the "Property"),

22  
23 locally known as 2420 Nueces Street, in the City of Austin, Travis County, Texas, and  
24 generally identified in the map attached as Exhibit "A".

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

28  
29 Development of the Property must comply with the site development standards of the MF-  
30 4 zoning district. The Property may not be developed under Chapter 25-2, Subchapter 3,  
31 Article 3, Division 9 (*University Neighborhood Overlay District Requirements*) of the City  
32 Code.

33  
34 **PART 3.** Except as otherwise provided in this ordinance, the Property is subject to  
35 Ordinance No. 040826-57 that established the West University neighborhood plan  
36 combining district.  
37

1  
2  
3 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2007.  
4

5  
6 **PASSED AND APPROVED**

7  
8 §  
9 §  
10 \_\_\_\_\_, 2007 § \_\_\_\_\_  
11 Will Wynn  
12 Mayor  
13

14  
15 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
16 David Allan Smith Shirley A. Gentry  
17 City Attorney City Clerk

