ORDINANCE NO. _____________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
PROPERTY LOCATED AT 2413 THORNTON ROAD FROM GENERAL
COMMERCIAL SERVICES (CS) DISTRICT TO MULTIFAMILY RESIDENCE
MODERATE-HIGH DENSITY-CONDITIONAL OVERLAY (MF-4-CO)
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 general commercial services (CS) district to multifamily
residence moderate-high density-conditional overlay (MF-4-CO) combining district on the
property described in Zoning Case No. C14-2016-0039, on file at the Planning and Zoning
Department, as follows:

Lot 1, Ogden & Hoberman Addition subdivision, a subdivision in Travis County,
Texas, as recorded in Volume 90, Page 123 of the Plat Records of Travis County,
Texas (the “Property”),

locally known as 2413 Thornton Road 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:

A. Development of the Property shall not exceed 70 multifamily residential units.

Except as specifically restricted under this ordinance, the Property may be developed and
used in accordance with the regulations established for the multifamily residence
moderate-high density (MF-4) district and other applicable requirements of the City Code.
PART 3. This ordinance takes effect on ____________, 2016.

PASSED AND APPROVED

__________________________, 2016
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Steve Adler
Mayor

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