

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2408 LEON STREET IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-4-CO-NP) COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-MU-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 multifamily residence moderate-high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district to general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2018-0112 on file at the Planning and Zoning Department, as follows:

Lots 4, 5, 6 and 7, Block 2, Robard's Subdivision of Outlot Nos. 43, 44, 45, 54 and 55 in Division D, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 12 of the Plat Records of Travis County, Texas (the "Property")

locally known as 2408 Leon Street 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:

Commercial and office uses on the Property shall be limited to 25 percent of the building square footage.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district, mixed use (MU) combining district and other applicable requirements of the City Code.

1 **PART 4.** Amend Ordinance No. 040826-57 to remove tract 98 from Part 6.5. The  
2 Property is subject to all other conditions of Ordinance No. 040826-57.  
3




4 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2019.  
5

6 **PASSED AND APPROVED**  
7

8 §  
9 §  
10 \_\_\_\_\_, 2019 § \_\_\_\_\_  
11 Steve Adler  
12 Mayor  
13

14  
15 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
16 Anne L. Morgan Jannette S. Goodall  
17 City Attorney City Clerk  
18



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## Zoning Case

### C14-2018-0112

### EXHIBIT A

1" = 200'

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.

