

ORDINANCE NO. _____

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3 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
4 **PROPERTY LOCATED AT 4603, 4605, 4607, 4609 and 4611 NORTH IH-35**
5 **SERVICE ROAD NORTHBOUND IN THE UPPER BOGGY CREEK**
6 **NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-**
7 **NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT, LIMITED**
8 **OFFICE-NEIGHBORHOOD PLAN (LO-NP) COMBINING DISTRICT, AND**
9 **COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD**
10 **PLAN (GR-CO-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE**
11 **HIGHEST DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-**
12 **6-CO-NP) COMBINING DISTRICT.**

13
14 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

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16 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
17 change the base district from family residence-neighborhood plan (SF-3-NP) combining
18 district, limited office-neighborhood plan (LO-NP) combining district, and community
19 commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district to
20 multifamily residence highest density-conditional overlay-neighborhood plan (MF-6-CO-
21 NP) combining district strict, on the property described in Zoning Case No. C14-2019-
22 0046.SH, on file at the Planning and Zoning Department, as follows:

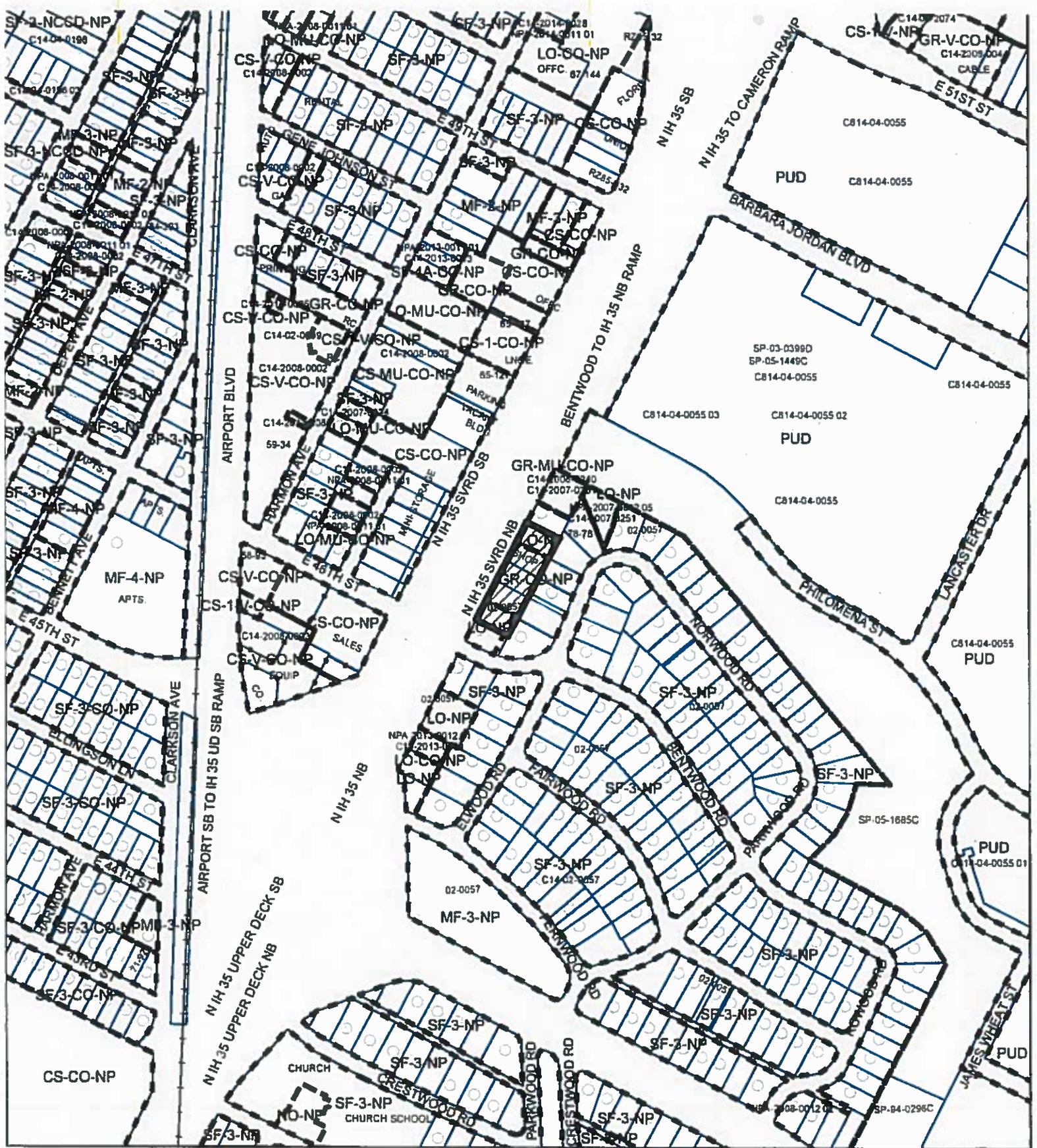
23
24 Lots 2-6, Block G, Delwood Section Two, a subdivision in Travis County, Texas,
25 according to the map or plat of record in Book 4, Pages 282-283, of the Plat
26 Records of Travis County, Texas (the "Property"),

27
28 locally known as 4603, 4605, 4607, 4609 and 4611 North IH-35 Service Road Northbound
29 in the City of Austin, Travis County, Texas, generally identified in the map attached as
30 **Exhibit "A"**.

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

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35 The maximum height of a building or structure on the property shall not exceed
36 45 feet.

37
38 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
39 developed and used in accordance with the regulations established for the multifamily



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING EXHIBIT "A"

ZONING CASE#: C14-2019-0046.SH

1" = 400'

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.

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