ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2804 MANOR ROAD (FORMERLY KNOWN AS 3201 MERRIE LYNN AVENUE) AND 3203 MERRIE LYNN AVENUE IN THE UPPER BOGGY CREEK NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP) COMBINING DISTRICT TO LIMITED OFFICE-MIXED USE-NEIGHBORHOOD PLAN (LO-MU-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-neighborhood plan (MF-4-NP) combining district to limited office-mixed use-neighborhood plan (LO-MU-NP) combining district on the property described in Zoning Case No. C14-2019-0106, on file at the Planning and Zoning Department, as follows:

> Lots 1 and 2, Block C, out of the A.N. McQuown Subdivision, a subdivision of Outlots 32, 33 and 34, Division "C", in Travis County, Texas, according to the map or plat of record in Volume 4, Page 298, Plat Records of Travis County, Texas (the "Property"),

locally known as 2804 Manor Road (formerly known as 3201 Merrie Lynn Avenue) and 3203 Merrie Lynn Avenue in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A".**

PART 2. The Property is subject to Ordinance No. 020801-92 that established zoning for the Upper Boggy Creek Neighborhood Plan.

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PART 3. This ordinance takes effect on _____, 2019.

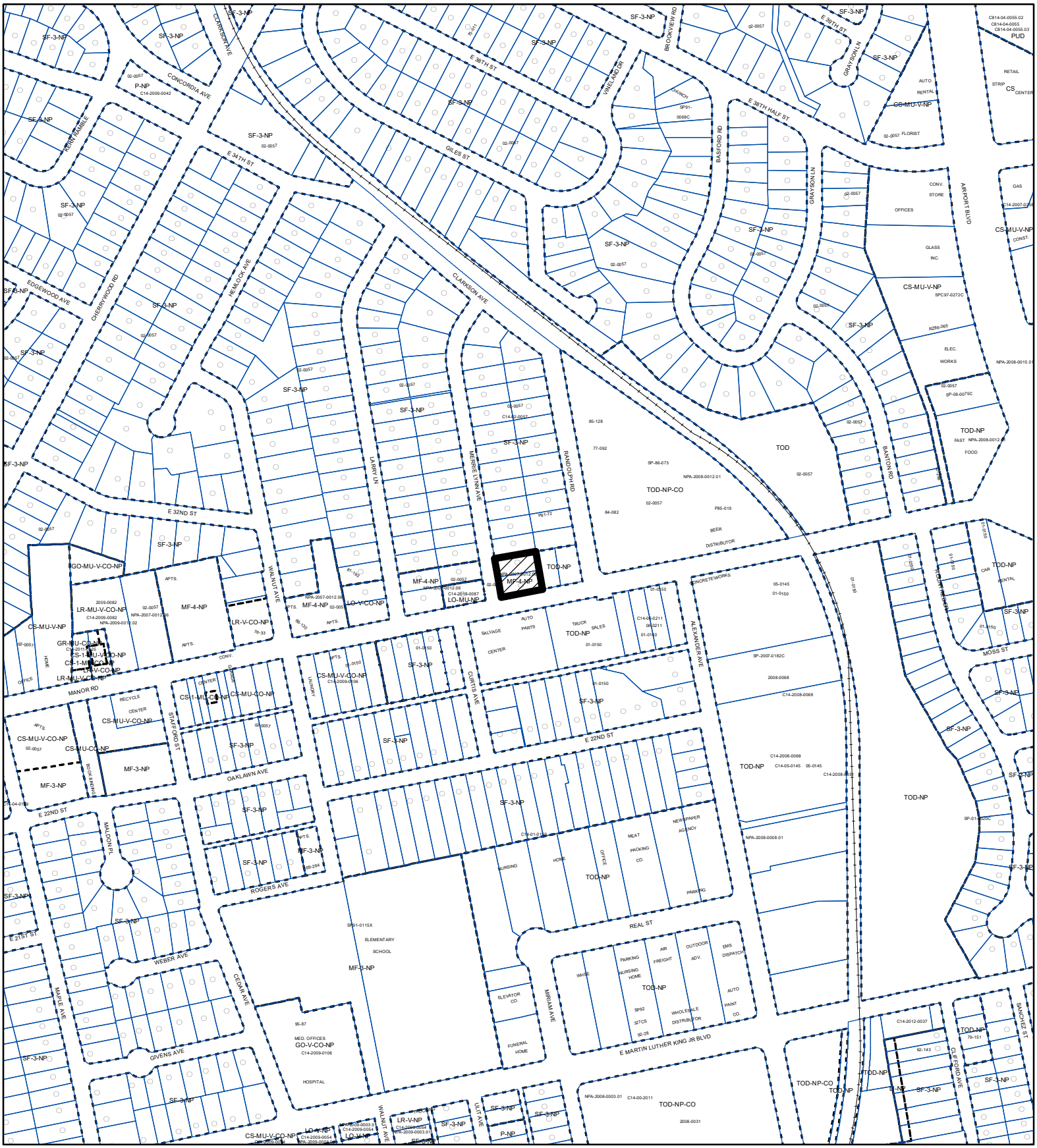
PASSED AND APPROVED

§
§
_____, 2019 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

DRAFT



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

ZONING CASE#: C14-2019-0106

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.

CITY OF AUSTIN FOUNDED 1839

Created: 8/5/2019