

**ORDINANCE NO. 20210610-117**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2131 THEO DRIVE IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-NEIGHBORHOOD PLAN (CS-MU-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-MU-V-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 general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district to general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district on the property described in Zoning Case No. C14-2021-0042, on file at the Housing and Planning Department, as follows:

Lot 11A of Resubdivision of Lots 11 and 12, AIRPORT AND MANOR ROAD SUBDIVISION, SECTION THREE, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 76, Page 156, Plat Records of Travis County, Texas (the "Property"),

locally known as 2131 Theo Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

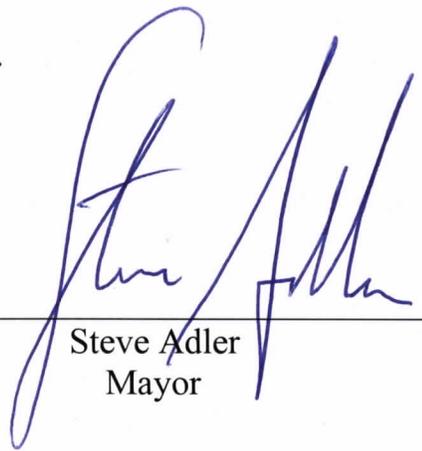
**PART 2.** The Property is subject to Ordinance No. 021107-Z-12c that established zoning for the MLK Neighborhood Plan.

**PART 3.** This ordinance takes effect on June 21, 2021.

**PASSED AND APPROVED**

June 10 \_\_\_\_\_, 2021

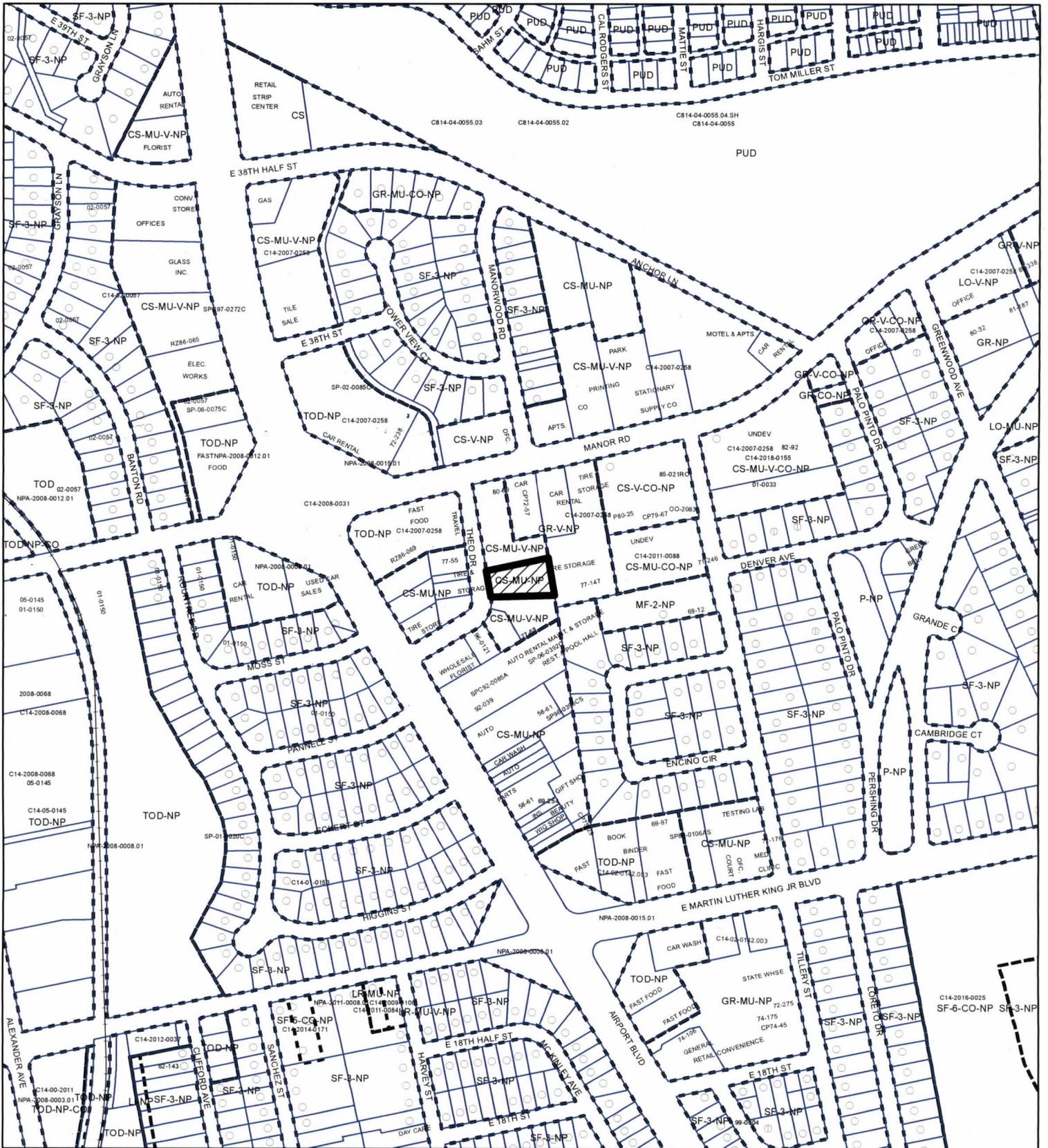
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Steve Adler  
Mayor

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

**ATTEST:** Jannette S. Goodall  
Jannette S. Goodall  
City Clerk



**ZONING**

**ZONING CASE#: C14-2021-0042**

**Exhibit A**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



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