

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 901 AND 907 STOBAUGH STREET IN THE CRESTVIEW/WOOTEN COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-3-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 family residence-neighborhood plan (SF-3-NP) combining district to multifamily residence medium density-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district on the property described in Zoning Case No. C14-2021-0055, on file at the Housing and Planning Department, as follows:

Lots 21 and 22, Block C, NORTHGATE ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 196, Plat Records of Travis County, Texas (the "Property"),

locally known as 901 and 907 Stobaugh 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:

Development of the Property is limited to 20 dwelling units.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence medium density (MF-3) district and other applicable requirements of the City Code.

**PART 4.** The Property is subject to Ordinance No. 040401-32B that established zoning for the Crestview Neighborhood Plan.

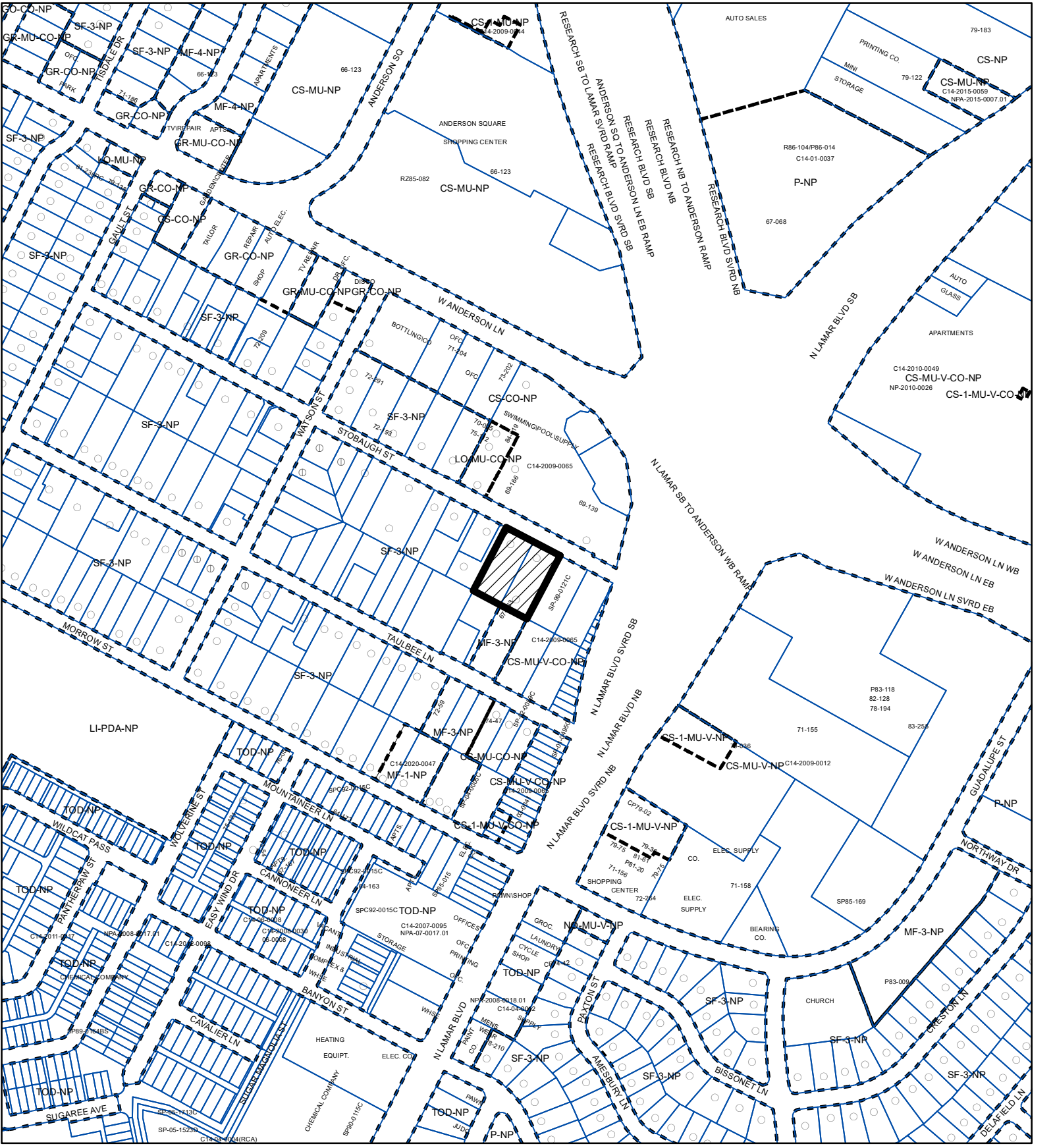
**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2021.

**PASSED AND APPROVED**

\_\_\_\_\_, 2021      §  
   §  
   § \_\_\_\_\_

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan                      Jannette S. Goodall  
City Attorney                      City Clerk



**ZONING**

**ZONING CASE#: C14-2021-0055**

**Exhibit A**



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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