

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 901, 903, AND 905 EAST 53<sup>RD</sup> 1/2 STREET IN THE NORTH LOOP NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-2-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 low density-conditional overlay-neighborhood plan (MF-2-CO-NP) combining district on the property described in Zoning Case No. C14-2021-0034, on file at the Housing and Planning Department, as follows:

Lots 6, 7, and 8, Block 1, MORNINGSIDE ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 4, Page 288, Travis County, Texas (the "Property"),

locally known as 901, 903, and 905 East 53<sup>rd</sup> 1/2 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:

- (A) The maximum height of a building or structure shall not exceed 35 feet.
- (B) Development is limited to 13 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 low density (MF-2) district and other applicable requirements of the City Code.

**PART 4.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 020523-31 that established zoning for the North Loop Neighborhood Plan.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2022.

**PASSED AND APPROVED**

\_\_\_\_\_, 2022      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan                      Myrna Rios  
City Attorney                      City Clerk

 ZONING BOUNDARY

## Exhibit A



**Created: 3/16/2021**

$$1'' = 400'$$