

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1902 KEILBAR LANE AND 7515 AND 7603 MENCHACA ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) 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 (SF-3) district to multifamily residence low density (MF-2) district on the property described in Zoning Case No. C14-2021-0150, on file at the Housing and Planning Department, as follows:

Lot 1, MAX KEILBAR SUBDIVISION ANNEX, an addition in Travis County, Texas, according to the map or plat thereof as recorded in Volume 53, Page 90 of the Plat Records of Travis County, Texas, and

Lot 1, NOBLE J SMITH SUBDIVISION, an addition in Travis County, Texas, according to the map or plat thereof as recorded in Volume 56, Page 41 of the Plat Records of Travis County, Texas, SAVE AND EXCEPT that portion of land conveyed to State of Texas by Deed recorded in Volume 12724, Page 1547, Deed Records of Travis County, Texas, and

Lot 1, Block 1, HAZEL I. SMITH SUBDIVISION, an addition in Travis County, Texas, according to the map or plat thereof as recorded in Volume 92, Page 77 of the Plat Records of Travis County, Texas, SAVE AND EXCEPT that portion of land conveyed to the State of Texas by Deed recorded in Volume 12724, Page 1547, Deed Records of Travis County, Texas (collectively referred to as the “Property”),

locally known as 1902 Keilbar Lane, and 7515 and 7603 Menchaca Road, in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “A”**.

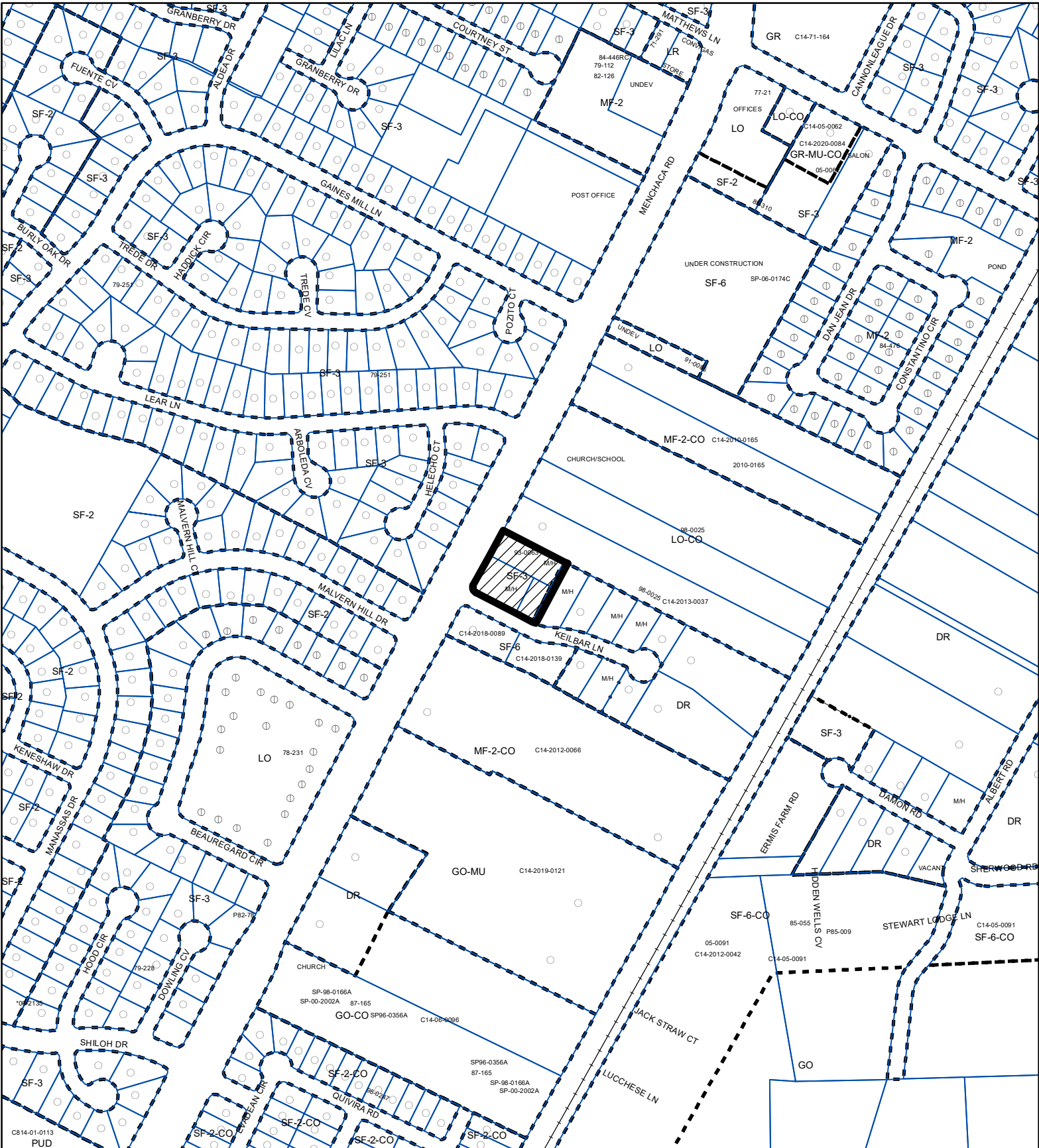
**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2022.

**PASSED AND APPROVED**

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

Steve Adler  
Mayor

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






**ZONING**

**ZONING CASE#: C14-2021-0150**

**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



**Created: 9/15/2021**