

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7311 1/2 AND 7313 BLUFF SPRINGS ROAD, FROM SINGLE FAMILY RESIDENCE SMALL LOT-CONDITIONAL OVERLAY (SF-4A-CO) COMBINING DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) 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 single family residence small lot-conditional overlay (SF-4A-CO) district to townhouse and condominium residence (SF-6) district on the property described in Zoning Case No. C14-2022-0067, on file at the Housing and Planning Department, as follows:

Lot 12, Block C, AMENDED PLAT OF LOT 12, BLOCK C, OF MEADOWS AT BLUFF SPRINGS, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Document No. 201600088, of the Plat Records of Travis County, Texas, (the "Property"),

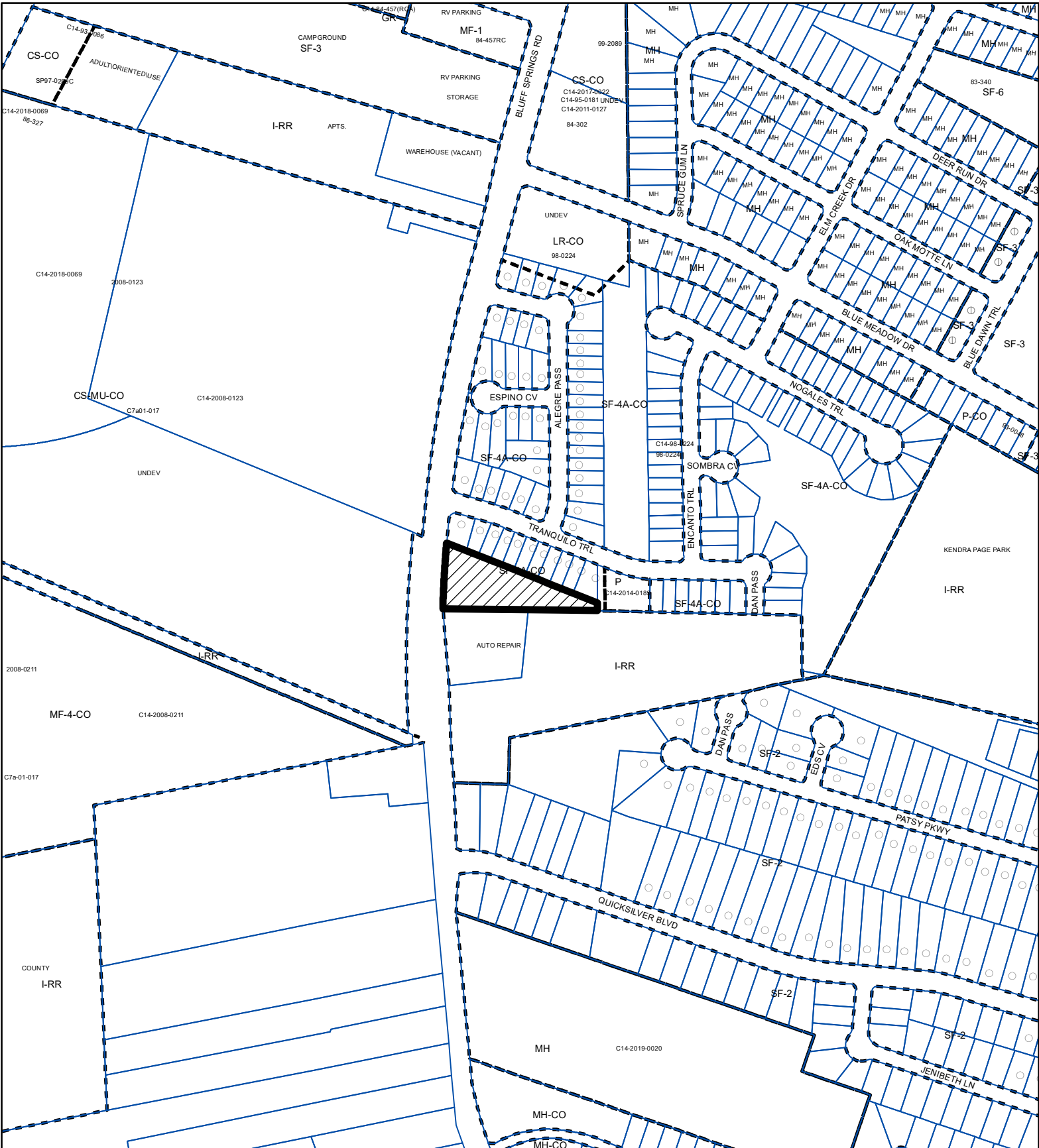
locally known as 7311 1/2 and 7313 Bluff Springs Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

**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



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

## ZONING EXHIBIT A

ZONING CASE#: C14-2022-0067

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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