

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 4407 MERLE DRIVE IN THE SOUTH AUSTIN**
3 **COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-**
4 **NEIGHBORHOOD PLAN (LO-NP) COMBINING DISTRICT TO FAMILY**
5 **RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from limited office-neighborhood plan (LO-NP) combining district
11 to family residence-neighborhood plan (SF-3-NP) combining district on the property
12 described in Zoning Case No. C14-2022-0086, on file at the Housing and Planning
13 Department, as follows:

14
15 LOT 5, BLOCK D, FORD PLACE NO. 1, a subdivision in the City of Austin,
16 Travis County, Texas, according to the map or plat of record in Plat Book 4, Page
17 265 of the Plat Records of Travis County, Texas (the "Property"),

18
19 locally known as 4407 Merle Drive in the City of Austin, Travis County, Texas, and
20 generally identified in the map attached as **Exhibit "A"**.

21
22 **PART 2.** Except as specifically provided in Part 3 of this ordinance, the Property may be
23 developed and used in accordance with the regulations established for the family residence
24 (SF-3) base district and other applicable requirements of the City Code.

25
26 **PART 3.** The Property is subject to Ordinance No. 20141106-087 that established the
27 South Menchaca Neighborhood Plan.
28
29
30
31
32
33
34
35
36
37

PART 4. This ordinance takes effect on _____, 2022.

PASSED AND APPROVED

_____, 2022 § _____
§ _____
§ _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

