

ORDINANCE NO. 20230309-040

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1509 DESSAU RIDGE LANE, FROM LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY (MF-3-CO) 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 limited office-conditional overlay (LO-CO) combining district to multifamily residence medium density-conditional overlay (MF-3-CO) combining district on the property described in Zoning Case No. C14-2022-0170, on file at the Housing and Planning Department, as follows:

LOT 2, TOM BOMBADIL SUBDIVISION II, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 87, Page 92D, of the Plat Records of Travis County, Texas (the “Property”),

locally known as 1509 Dessau Ridge Lane 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 58 dwelling units.

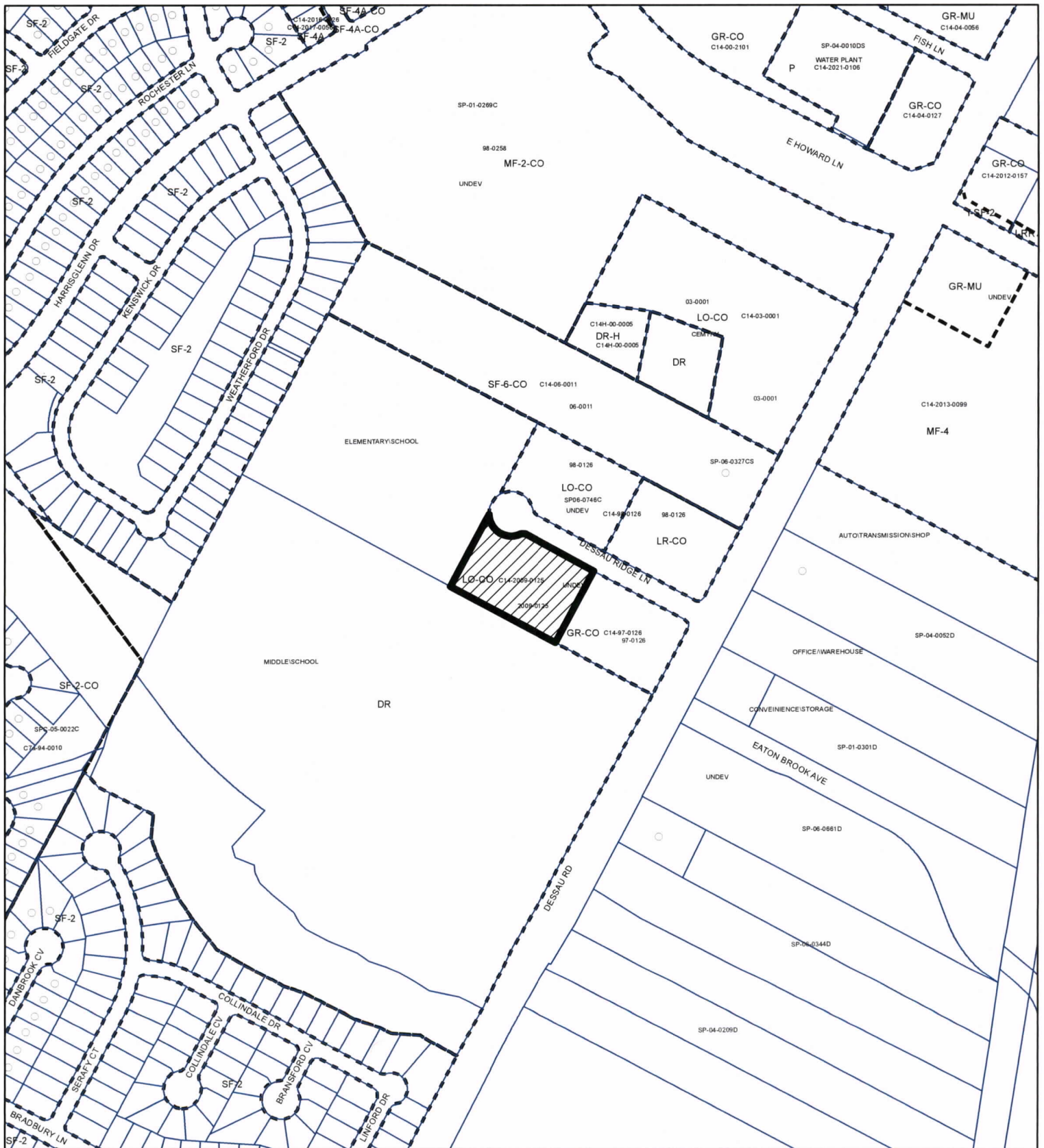
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence medium density (MF-3) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on March 20, 2023.

PASSED AND APPROVED

March 9, 2023 §
§
§
Kirk Watson
Mayor

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



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2022-0170

EXHIBIT A

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: 12/7/2022