

**ORDINANCE NO. 20230720-187**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2509 IONIAN COVE, FROM SINGLE-FAMILY RESIDENCE LARGE LOT (SF-1) BASE DISTRICT TO SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) BASE 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 large lot (SF-1) base district to single-family residence standard lot (SF-2) base district on the property described in Zoning Case No. C14-2023-0008, on file at the Planning Department, as follows:

LOT 27, BLOCK "A", THE WOODS OF GREENSHORES SECTION ONE, a subdivision in Travis County, Texas, according to the map or plat thereof as recorded in Document No. 200800019 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 2509 Ionian Cove in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

**PART 2.** This ordinance takes effect on July 31, 2023.

**PASSED AND APPROVED**

\_\_\_\_\_, July 20, 2023

§  
§  
§



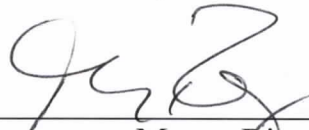
Kirk Watson  
Mayor

**APPROVED:**

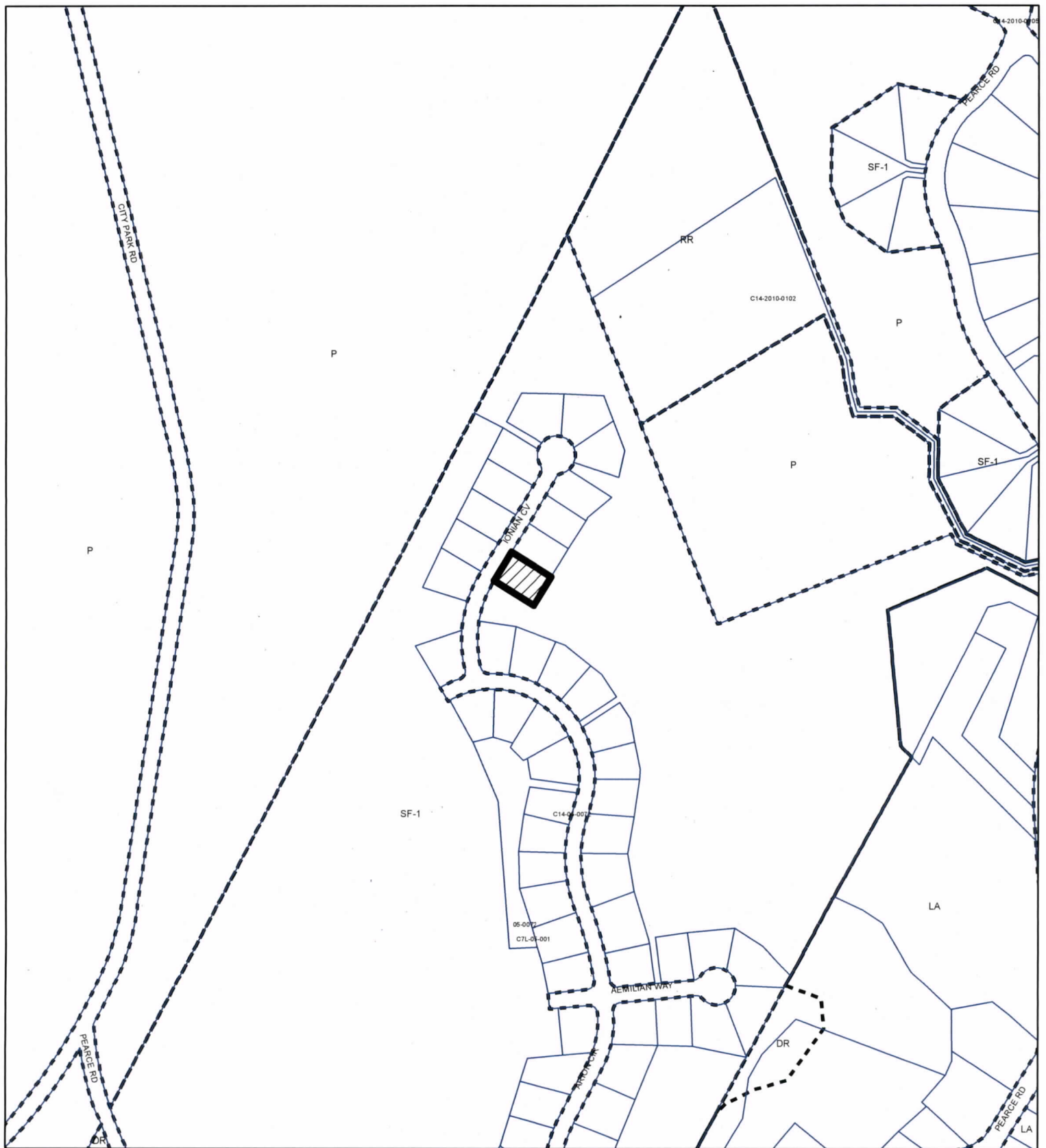


Anne L. Morgan  
City Attorney

**ATTEST:**



Myrna Rios  
City Clerk



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING

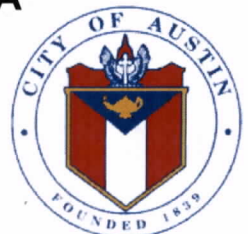
## EXHIBIT A

ZONING CASE#: C14-2023-0008

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: 2/6/2023