

**ORDINANCE NO. 20230831-115**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1705 AND 1707 EVERGREEN AVENUE FROM FAMILY RESIDENCE (SF-3) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE (CS-MU) 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 family residence (SF-3) district to general commercial services-mixed use (CS-MU) combining district on the property described in Zoning Case No. C14-2023-0039, on file at the Planning Department, as follows:

LOT 1 and LOT 2, ROY ADDITION SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 6, Page 81, of the Plat Records of Travis County, Texas (the "Property"),

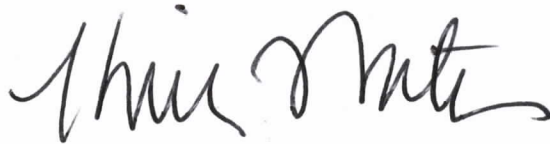
locally known as 1705 and 1707 Evergreen Avenue in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit "A"**.

**PART 2.** This ordinance takes effect on September 11, 2023.

**PASSED AND APPROVED**

\_\_\_\_\_, August 31, 2023

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Kirk Watson  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Myrna Rios  
City Clerk



