

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 1911, 2001, 2003, 2005, AND 2007 WEST KOENIG**  
3 **LANE AND 1902, 1904, AND 1906 ULLRICH AVENUE IN THE**  
4 **BRENTWOOD/HIGHLAND COMBINED NEIGHBORHOOD PLAN AREA**  
5 **FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING**  
6 **DISTRICT, LIMITED OFFICE-MIXED USE-NEIGHBORHOOD PLAN (LO-MU-**  
7 **NP) COMBINING DISTRICT, AND LIMITED OFFICE-MIXED USE-**  
8 **CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-MU-CO-NP)**  
9 **COMBINING DISTRICT TO TOWNHOUSE AND CONDOMINIUM-**  
10 **NEIGHBORHOOD PLAN (SF-6-NP) COMBINING DISTRICT ON 1902, 1904,**  
11 **AND 1906 ULLRICH AVENUE AND MULTIFAMILY RESIDENCE HIGHEST**  
12 **DENSITY-NEIGHBORHOOD PLAN (MF-6-NP) COMBINING DISTRICT ON**  
13 **1911, 2001, 2003, 2005, AND 2007 WEST KOENIG LANE.**

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15 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

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17 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
18 change the base district from family residence-neighborhood plan (SF-3-NP) combining  
19 district, limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, and  
20 limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP)  
21 combining district to townhouse and condominium-neighborhood plan (SF-6-NP)  
22 combining district on 1902, 1904, and 1906 Ullrich Avenue, and multifamily residence  
23 highest density-neighborhood plan (MF-6-NP) combining district on 1911, 2001, 2003,  
24 2005, and 2007 West Koenig Lane, on the property described in Zoning Case No. C14-  
25 2023-0019, on file at the Planning Department, as follows:

26  
27 1902, 1904, and 1906 Ullrich Avenue:

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29 LOTS 21, 22, AND 23, BLOCK A, SUNSET TERRACE, a subdivision in the City  
30 of Austin, Travis County, Texas, according to the map or plat of record in Volume  
31 6, Page 14, of the Plat Records of Travis County, Texas; and  
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LOTS 1, 2, 3, 4, 5, BLOCK A, SUNSET TERRACE, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 6, Page 14, of the Plat Records of Travis County, Texas; SAVE AND EXCEPT all of the north 10 feet of LOT 4, BLOCK A, SUNSET TERRACE, conveyed to the City of Austin in Volume 4383, Page 1583, of the Deed Records of Travis County, Texas; SAVE AND EXCEPT all of the north 10 feet of LOT 5, BLOCK A, SUNSET TERRACE, conveyed to the City of Austin Volume 4423, Page 1334, of the Deed Records of Travis County, Texas,

locally known as 1911, 2001, 2003, 2005, and 2007 West Koenig Lane and 1902, 1904, and 1906 Ullrich Avenue in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit “A”**.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2023.

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§  
§

, 2023

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Myrna Rios  
City Clerk



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