

**ORDINANCE NO. 20240201-052**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6314 AND 6400 FM 969 ROAD, IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA, FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT, COMMERCIAL-LIQUOR SALES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-MU-CO-NP) COMBINING DISTRICT, NEIGHBORHOOD COMMERCIAL-MIXED USE-NEIGHBORHOOD PLAN (LR-MU-NP) COMBINING DISTRICT, GENERAL OFFICE-MIXED USE-NEIGHBORHOOD PLAN (GO-MU-NP) COMBINING DISTRICT, GENERAL OFFICE-NEIGHBORHOOD PLAN (GO-NP) COMBINING DISTRICT, AND MULTIFAMILY RESIDENCE LOW DENSITY-NEIGHBORHOOD PLAN (MF-2-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-MU-V-NP) 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 general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, general office-mixed use-neighborhood plan (GO-MU-NP) combining district, general office-neighborhood plan (GO-NP) combining district, and multifamily residence low density-neighborhood plan (MF-2-NP) combining district to general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district on the property described in Zoning Case No. C14-2023-0087, on file at the Planning Department, as follows:

LOTS 1 AND 2, BLOCK “D”, of the KALEIDOSCOPE VILLAGE, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Document No. 200700281 of the Plat Records of Travis County, Texas,

AND

LOT 1, BLOCK “A”, of the RESUBDIVISION OF LOT 1, BLOCK “A” RESUBDIVISION OF STONE RIDGE SECTION ONE, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Document No. 200700282 of the Plat Records of Travis County, Texas

(collectively the “Property”),

locally known as 6314 and 6400 FM 969 Road, in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “A”**.

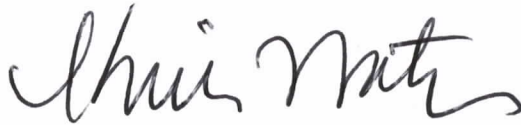
**PART 2.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 021107-Z-12b that established zoning for the MLK-183 Neighborhood Plan.

**PART 3.** This ordinance takes effect on February 12, 2024.

**PASSED AND APPROVED**

February 1, 2024

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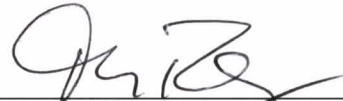
Kirk Watson  
Mayor

**APPROVED:**



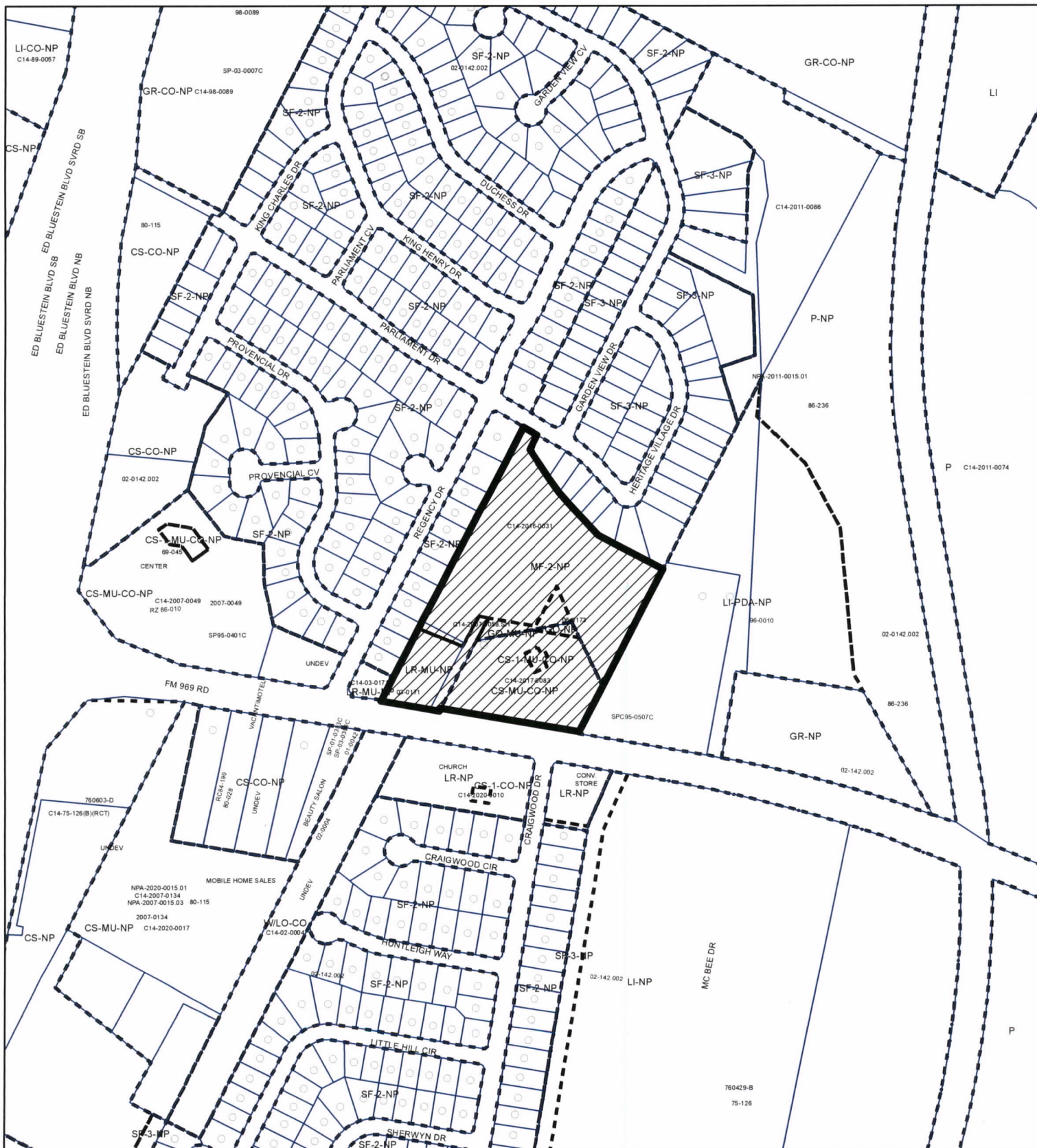
Anne L. Morgan  
City Attorney

**ATTEST:**



Myrna Rios  
City Clerk





## ZONING

ZONING CASE#: C14-2023-0087

## EXHIBIT A



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

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: 7/28/2023