

ORDINANCE NO. 20240718-170

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3303 AND 3305 DUVAL STREET AND 501 AND 505 HARRIS AVENUE IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-3-CO-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE LIMITED DENSITY-NEIGHBORHOOD PLAN (MF-1-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 family residence-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district to multifamily residence limited density-neighborhood plan (MF-1-NP) combining district on the property described in Zoning Case No. C14-2024-0035, on file at the Planning Department, as follows:

LOT 44 and the North 38.2 feet of LOT 43, L.W. CARROLL'S SUBDIVISION OF A PART OF OUTLOT NO. 7, DIVISION "C", a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3, Page 118, of the Plat Records of Travis County, Texas, being more particularly described in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 3303 and 3305 Duval Street and 501 and 505 Harris Avenue in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 040826-59 that established zoning for the Hancock Neighborhood Plan.

PART 3. This ordinance takes effect on July 29, 2024.

PASSED AND APPROVED

July 18, 2024

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§

Kirk Watson

Kirk Watson
Mayor

APPROVED:

Deborah Thomas
Deborah Thomas
Acting City Attorney

ATTEST:

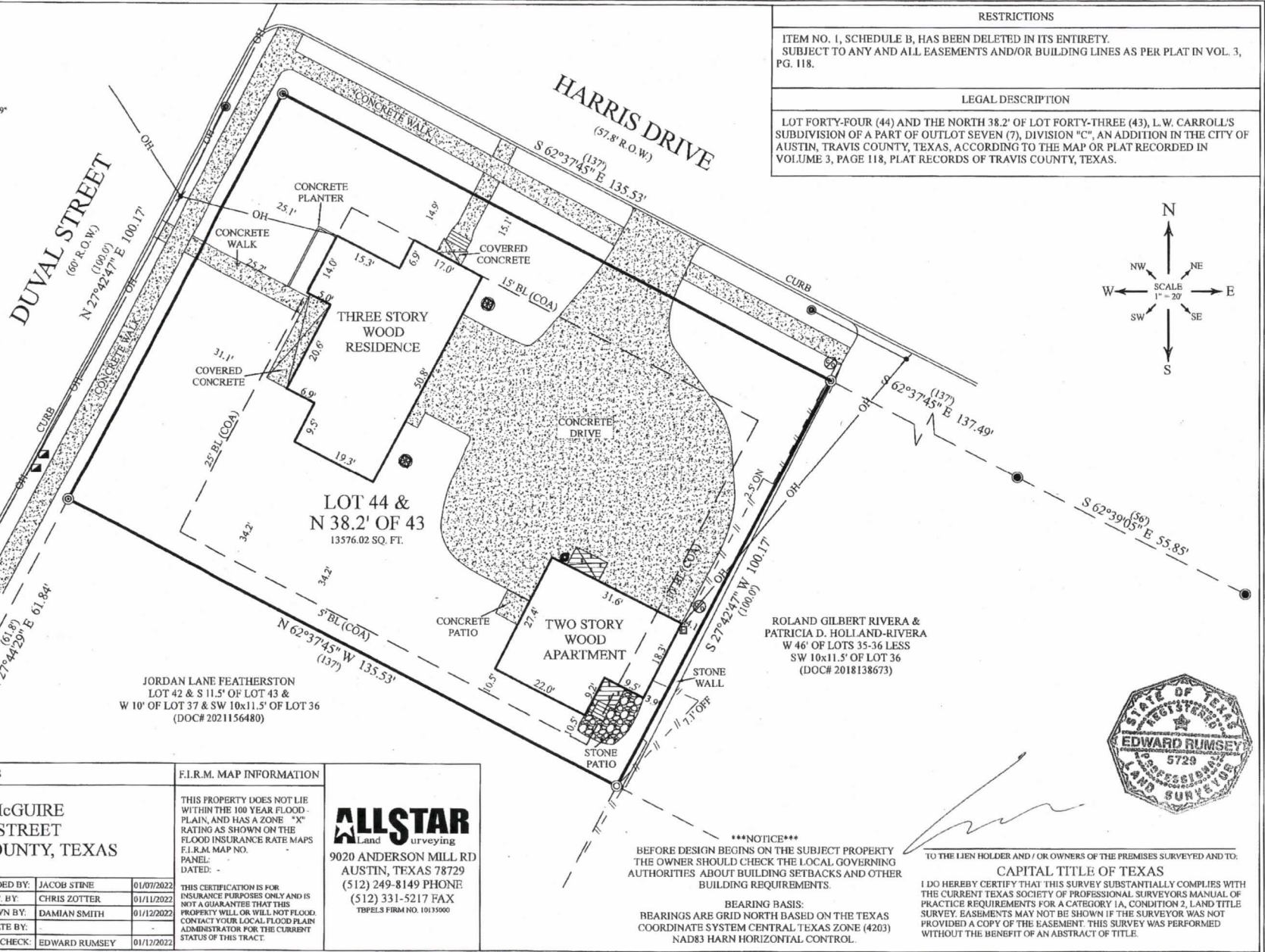
Stephanie Hall for
Myrna Rios
City Clerk

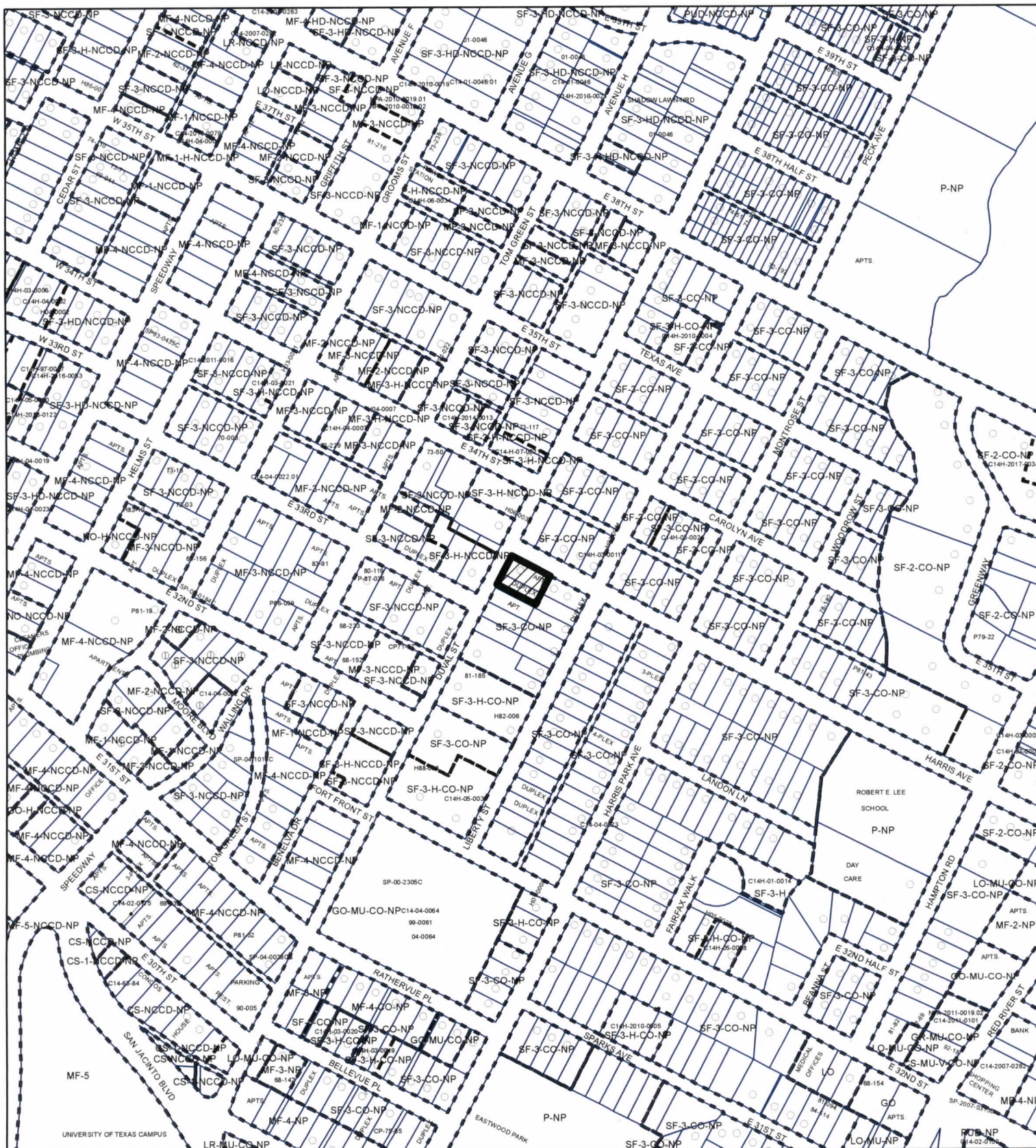
EXHIBIT "A"



LEGEND

- 1/2" ROD FOUND
- 1/2" ROD W/CAP SET "ALLSTAR 5729"
- 1/2" IRON PIPE FOUND
- WOOD FENCE
- BL BUILDING LINE
- () RECORD INFORMATION
- AIR CONDITIONER
- WATER METER
- ELECTRIC RISER
- CLEAN OUT
- UTILITY POLE
- DOWN GUY
- OH OVERHEAD UTILITY LINE(S)
- GM GAS METER
- ON INSIDE OF SUBJECT BOUNDARY
- OFF OUTSIDE OF SUBJECT BOUNDARY





ZONING

EXHIBIT "B"

ZONING CASE#: C14-2024-0035



SUBJECT TRACT



PENDING CASE

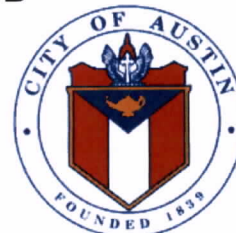


ZONING BOUNDARY

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 Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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