

ORDINANCE NO. 20240926-118

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4302 SOUTH CONGRESS AVENUE IN THE SOUTH CONGRESS COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-MU-V-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-MU-V-DB90-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-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district to general commercial services-mixed use-vertical mixed use building-density bonus 90-neighborhood plan (CS-MU-V-DB90-NP) combining district on the property described in Zoning Case No. C14-2024-0058, on file at the Planning Department, as follows:

LOT 2, BIRKNER ADDITION THREE, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 83, Page 104A, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 4302 South Congress Avenue in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

PART 2. The Property may be developed in compliance and used in accordance with the regulations established for density bonus 90 (DB90) combining district and other applicable requirements of the City Code.

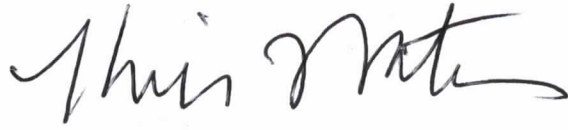
PART 3. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20050818-Z003 that established zoning for the West Congress Neighborhood Plan.

PART 4. This ordinance takes effect on October 7, 2024.

PASSED AND APPROVED

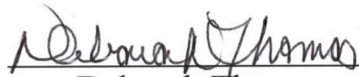
_____, September 26, 2024

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Kirk Watson
Mayor

APPROVED:

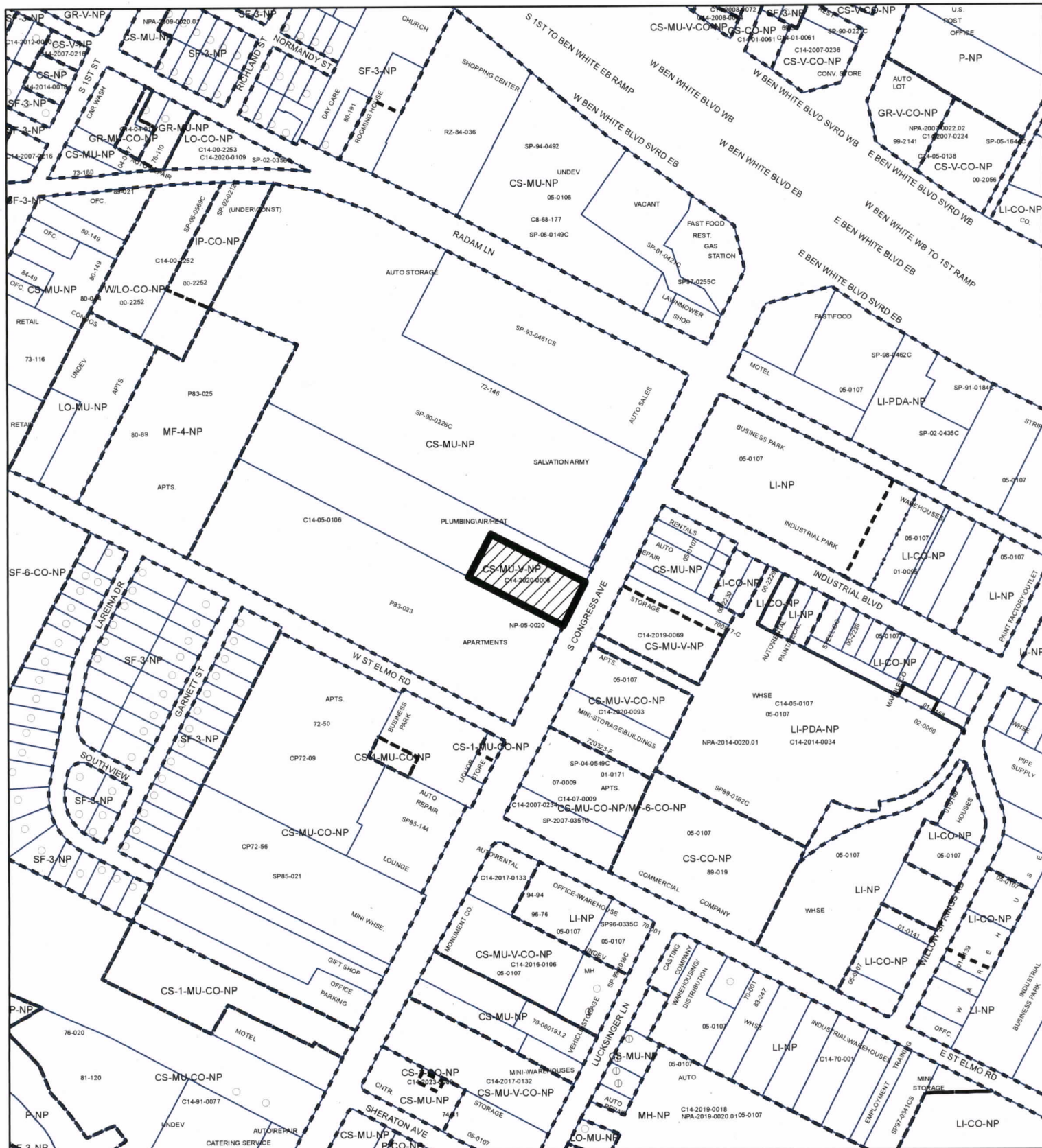


Deborah Thomas
Interim City Attorney

ATTEST:



Myrna Rios
City Clerk



ZONING

EXHIBIT "A"

ZONING CASE#: C14-2024-0058



SUBJECT TRACT



PENDING CASE

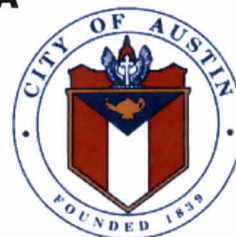


ZONING BOUNDARY

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.



Created: 4/11/2024