

ORDINANCE NO. 20241212-112

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7600, 7602, 7604, 7606, 7608, 7610, 7612, 7614, AND 7616 BENNETT AVENUE IN THE ST. JOHN/CORONADO HILLS COMBINED NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-MIXED USE-NEIGHBORHOOD PLAN (LR-MU-NP) COMBINING DISTRICT AND FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-NEIGHBORHOOD PLAN (CS-MU-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 neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district and family residence-neighborhood plan (SF-3-NP) combining district to general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district on the property described in Zoning Case No. C14-2024-0132, on file at the Planning Department, as follows:

LOTS 1 THROUGH 9, BLOCK 25, ST. JOHNS COLLEGE ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 4, Page 71, of the Plat Records of Travis County, Texas; SAVE AND EXCEPT that portion of Lots 8 and 9 conveyed to the City of Austin by deed recorded in Volume 5052, Page 2375, of the Deed Records of Travis County, Texas, (the “Property”),

locally known as 7600, 7602, 7604, 7606, 7608, 7610, 7612, 7614, and 7616 Bennett Avenue 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. 20120426-101 that established zoning for the St. John Neighborhood Plan.

PART 3. This ordinance takes effect on December 23, 2024.

PASSED AND APPROVED

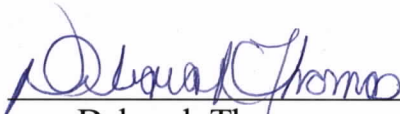
December 12, 2024

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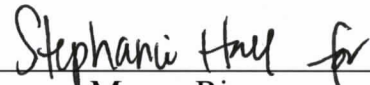
Kirk Watson
Mayor

APPROVED:

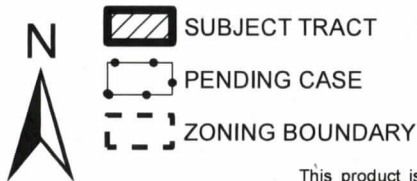
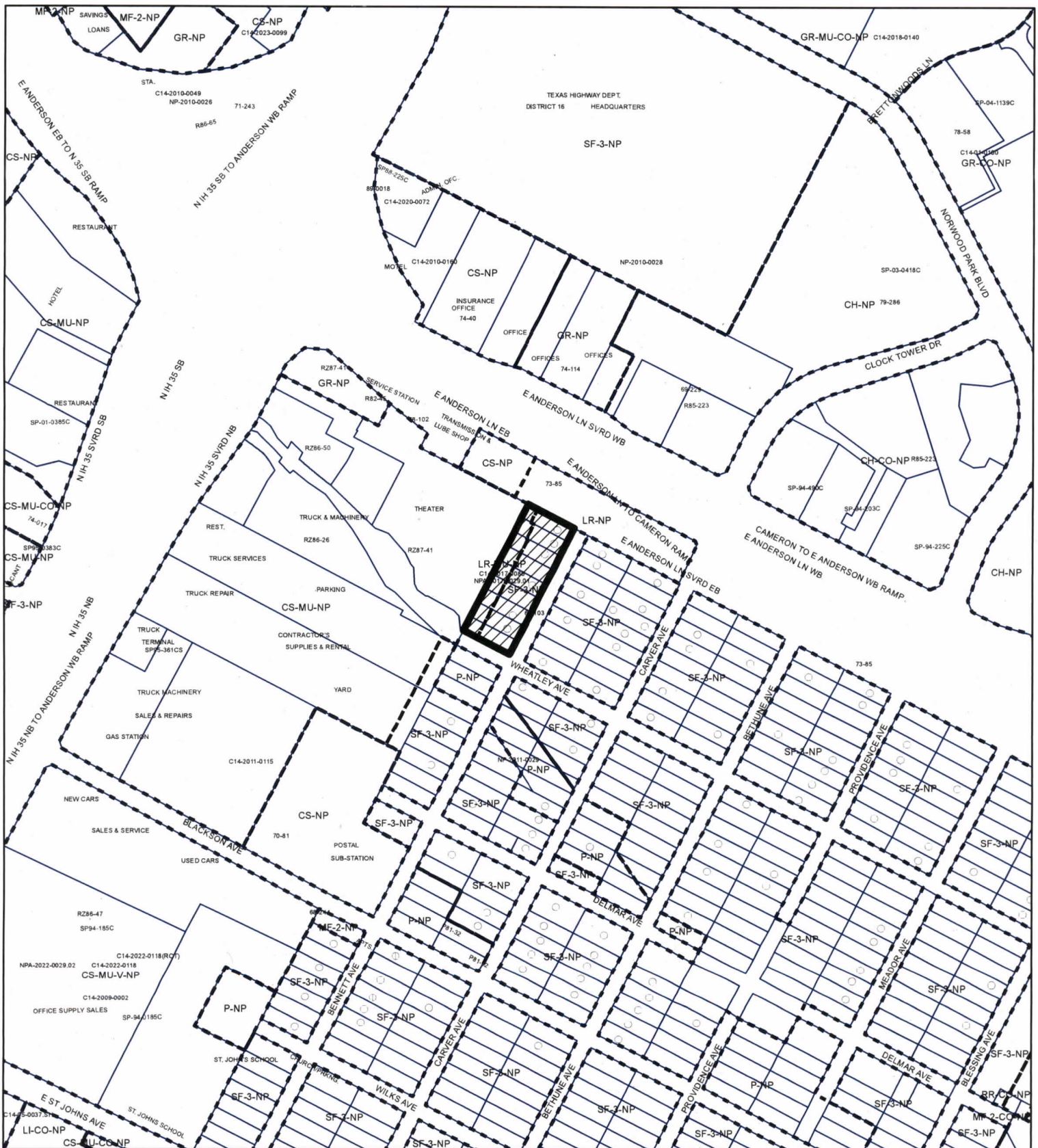


Deborah Thomas
Interim City Attorney

ATTEST:



Myrna Rios
City Clerk



1" = 400'

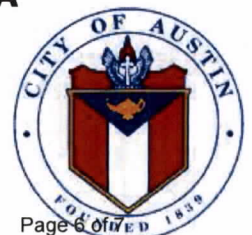
ZONING

ZONING CASE#: C14-2024-0132

EXHIBIT "A"

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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