

**ORDINANCE NO. 20250522-075**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4107, 4109, AND 4109 1/2 MARATHON BOULEVARD FROM LIMITED OFFICE-EQUITABLE TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD (LO-ETOD-DBETOD) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-EQUITABLE TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD (LR-ETOD-DBETOD) 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 limited office-equitable transit-oriented development-density bonus ETOD (LO-ETOD-DBETOD) combining district to neighborhood commercial-equitable transit-oriented development-density bonus ETOD (LR-ETOD-DBETOD) combining district on the property described in Zoning Case No. C14-2025-0023, on file at the Planning Department, as follows:

LOTS 21 AND 22, BLOCK 3, LEE'S HILL, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 2, Page 244, of the Plat Records of Travis County, Texas, together with that portion of Marathon Boulevard immediately adjacent to said LOTS 22 AND 23, BLOCK 3, as vacated by Ordinance recorded in Volume 3905, Page 1197, of the Deed Records of Travis County, Texas, and

LOTS 23 AND 24, BLOCK 3, LEE'S HILL, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 2, Page 244, of the Plat Records of Travis County, Texas, together with that portion of the adjoining vacated Marathon Boulevard vacated by Ordinance recorded in Volume 3905, Page 1197, of the Deed Records of Travis County, Texas,

(collectively, the "Property"),


locally known as 4107, 4109, and 4109 1/2 Marathon Boulevard 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 ETOD (DBETOD) combining district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on June 2, 2025.

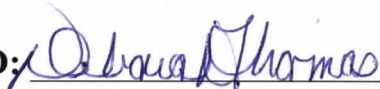
**PASSED AND APPROVED**

\_\_\_\_\_, May 22, 2025

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§ 

Kirk Watson  
Mayor

**APPROVED:**



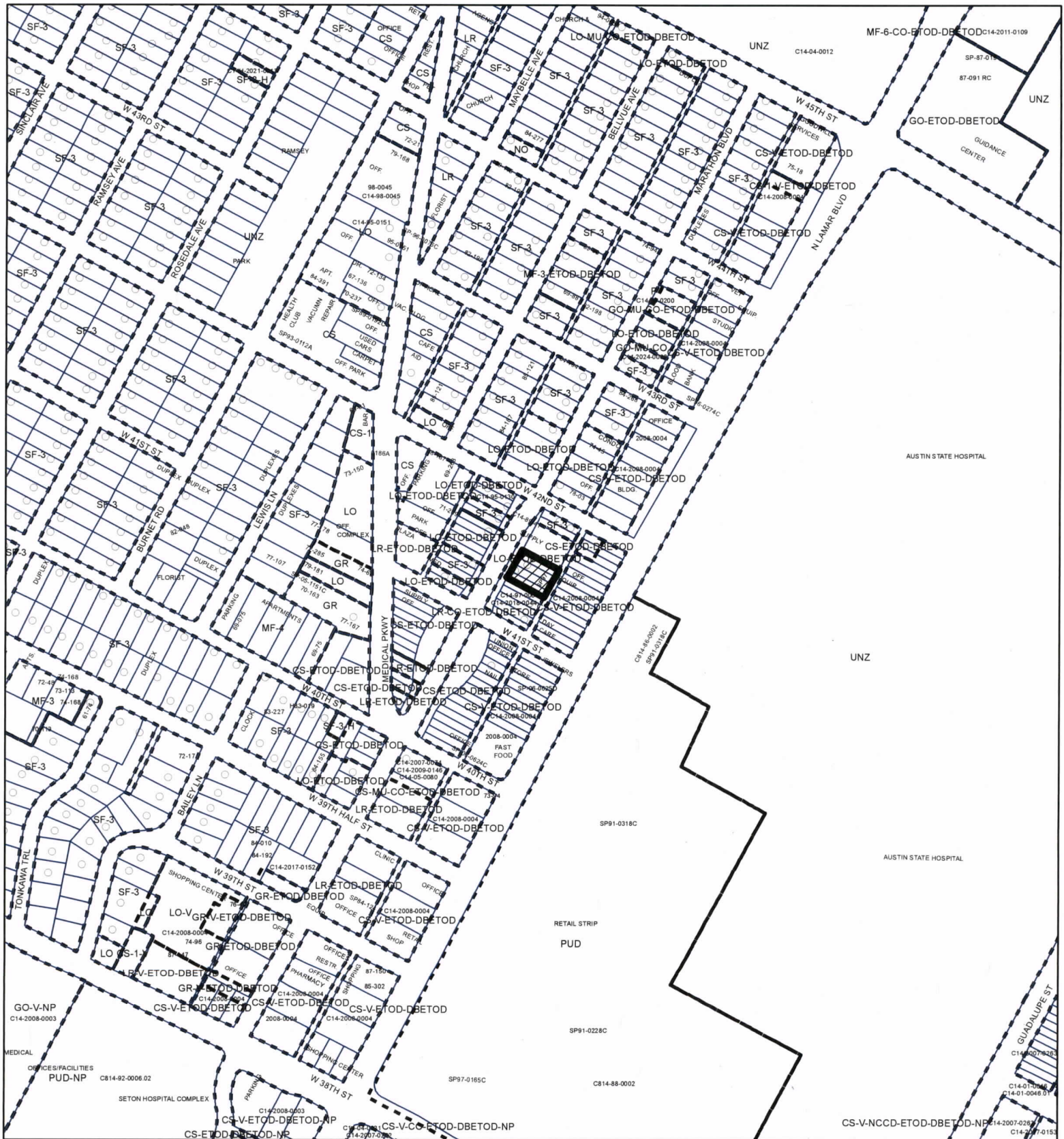
Deborah Thomas  
City Attorney




**ATTEST:**



Erika Brady  
City Clerk





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

## ZONING

### ZONING CASE#: C14-2025-0023

## 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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