

**ORDINANCE NO. 20250605-099**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3710 CEDAR STREET IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-HISTORIC LANDMARK-NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (SF-3-H-NCCD-NP) COMBINING DISTRICT ON TRACT 1 AND FAMILY RESIDENCE-NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (SF-3-NCCD-NP) COMBINING DISTRICT ON TRACT 2 TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-HISTORIC LANDMARK-NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (MF-4-H-NCCD-NP) COMBINING DISTRICT ON TRACT 1 AND MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY -NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (MF-4-NCCD-NP) COMBINING DISTRICT ON TRACT 2.**

**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-historic landmark-neighborhood conservation-neighborhood plan (SF-3-H-NCCD-NP) combining district on Tract 1 and family residence-neighborhood conservation-neighborhood plan (SF-3-NCCD-NP) combining district to multifamily residence moderate-high density-historic landmark-neighborhood conservation-neighborhood plan (MF-4-H-NCCD-NP) combining district on Tract 1 and multifamily residence moderate-high density-historic landmark-neighborhood conservation-neighborhood plan (MF-4-NCCD-NP) combining district on Tract 2, each tract as described in Zoning Case No. C14-2025-0034.SH, on file at the Planning Department, as follows:

Tract 1:

LOTS 9, 11, 13, and 15, BLOCK 3, BUDINGTON'S SUBDIVISION OF PART OF OUTLOT 77, DIVISION D, a subdivision in Travis County, Texas, according to the map or plat thereof as recorded in Volume 1, Page 54 of the Plat Records of Travis County, Texas, and

Tract 2:

LOTS 1, 3, 5, and 7, BLOCK 3, BUDINGTON'S SUBDIVISION OF PART OF OUTLOT 77, DIVISION D, a subdivision in Travis County, Texas, according to the map or plat thereof as recorded in Volume 1, Page 54 of the Plat Records of Travis County, Texas,

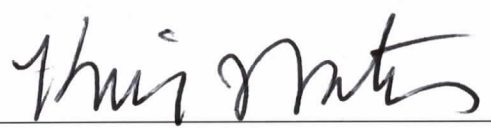
(Tract 1 and Tract 2, collectively, the "Property"),

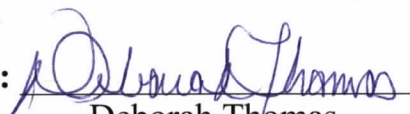

locally known as 3710 Cedar Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

**PART 2.** Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 040826-58 that established zoning for the North University neighborhood conservation-neighborhood plan combining district.

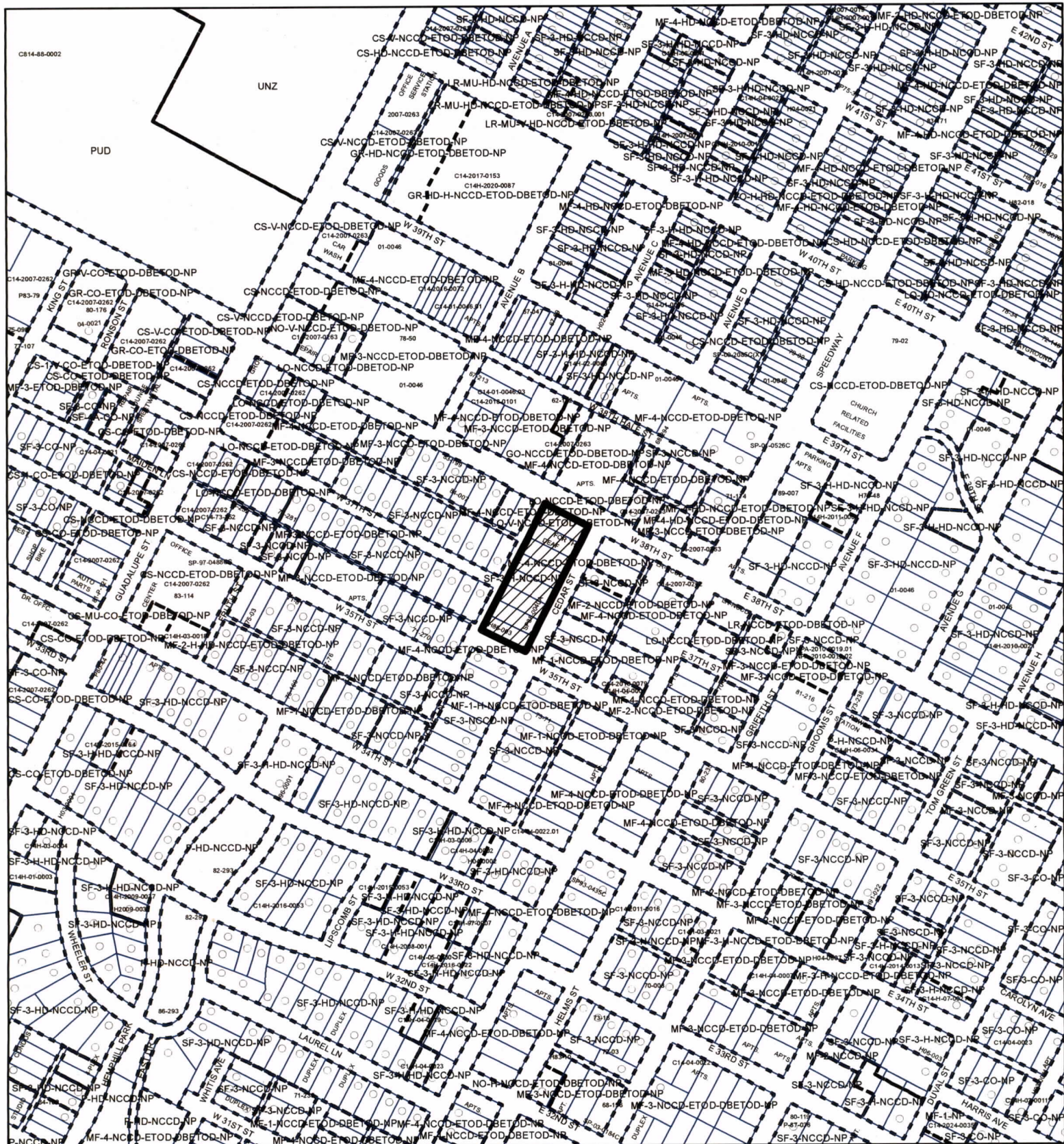
**PART 3.** This ordinance takes effect on June 16, 2025.

**PASSED AND APPROVED**

\_\_\_\_\_, June 5, 2025      §  
   §  
   §        
   Kirk Watson  
   Mayor

**APPROVED:**  **ATTEST:**   
                                 Deborah Thomas      Erika Brady  
                                 City Attorney      City Clerk








## ZONING

## EXHIBIT "A"

ZONING CASE#: C14-2025-0034.SH

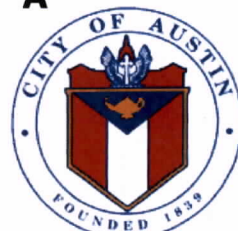
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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: 2/28/2025