

ORDINANCE NO. 20260827-092

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1811 AIRPORT BOULEVARD IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED USE-NEIGHBORHOOD PLAN (GR-MU-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-DENSITY BONUS 90-NEIGHBORHOOD PLAN (GR-MU-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 community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district to community commercial-mixed use-density bonus 90-neighborhood plan (GR-MU-DB90-NP) combining district on the property described in Zoning Case No. C14-2026-0002, on file at the Planning Department, as follows:

LOTS 6-A AND 6-B, AIRPORT-KING SUBDIVISION SECTION SIX, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 78, Page 274, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1811 Airport 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 90 (DB90) combining district and other applicable requirements of the City Code.

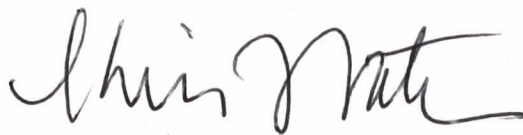
PART 3. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 021107-Z-12c that established zoning for the MLK Neighborhood Plan.

PART 4. This ordinance takes effect on September 7, 2026.

PASSED AND APPROVED

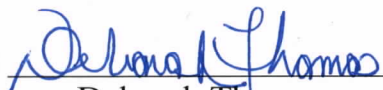
August 27, 2026

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Kirk Watson
Mayor

APPROVED:

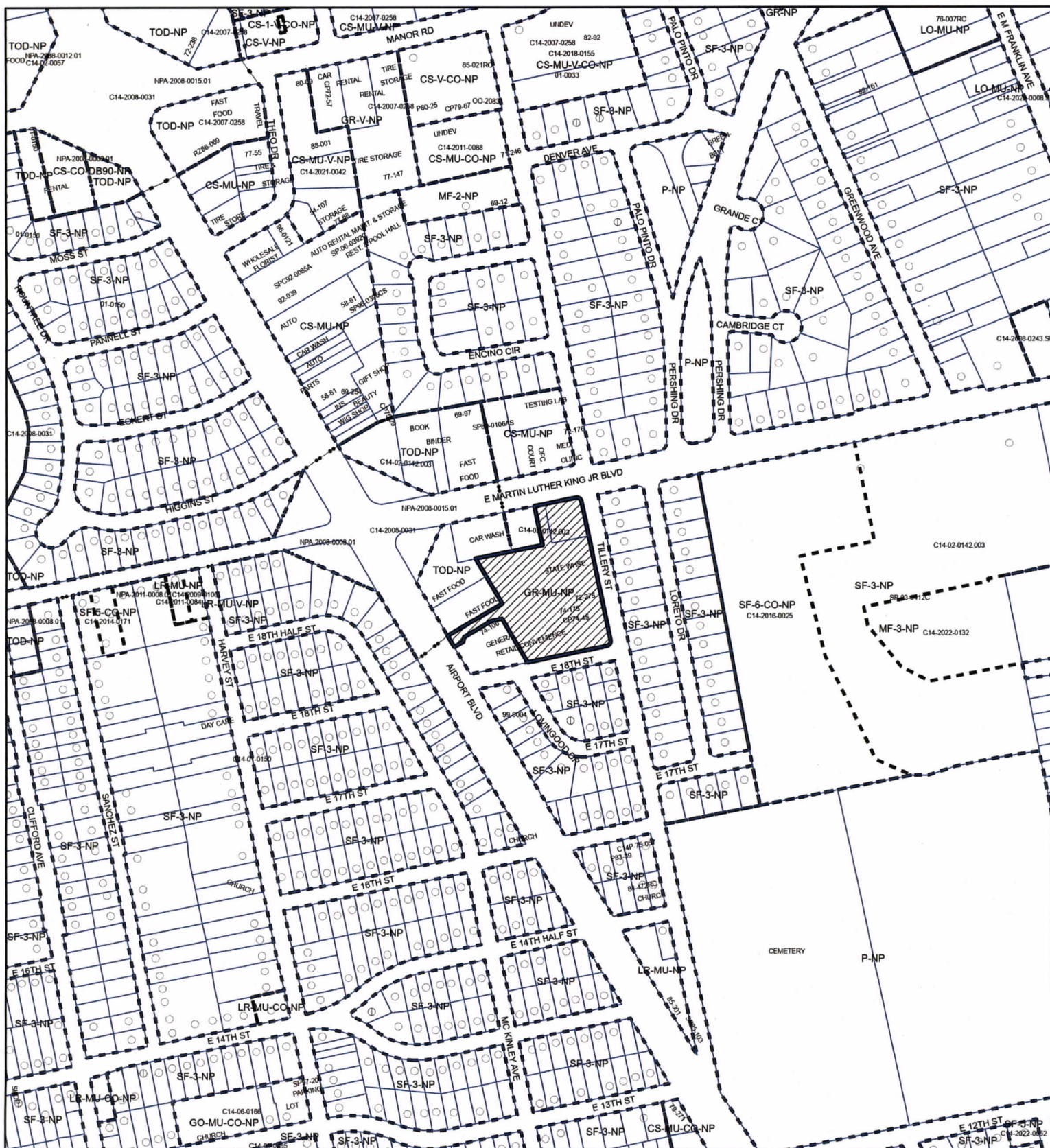


Deborah Thomas
City Attorney

ATTEST:



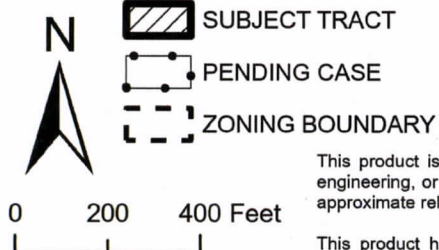
Erika Brady
City Clerk



ZONING

EXHIBIT "A"

ZONING CASE#: C14-2026-0002



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 Austin Planning 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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