

ORDINANCE NO. 20260924-088

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1076 SPRINGDALE ROAD IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-VERTICAL MIXED USE BUILDING-DENSITY BONUS 90-NEIGHBORHOOD PLAN (GR-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 community commercial-neighborhood plan (GR-NP) combining district to community commercial-vertical mixed use building-density bonus 90-neighborhood plan (GR-V-DB90-NP) combining district on the property described in Zoning Case No. C14-2026-0041, on file at the Planning Department, as follows:

LOT 2, SPRINGDALE PARK, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 23, Page 20, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1076 Springdale Road 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.

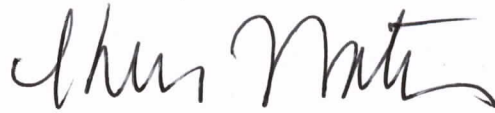
PART 3. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 021107-Z-12c that established zoning for the MLK Neighborhood Plan.

PART 4. This ordinance takes effect on October 5, 2026.

PASSED AND APPROVED

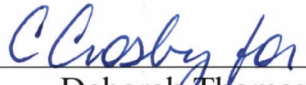
_____, September 24, 2026

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Kirk Watson
Mayor

APPROVED:


Deborah Thomas
City Attorney

ATTEST:


Erika Brady
City Clerk

Created: 6/4/2026