

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2313, 2315, 2401, AND 2413 THORNTON ROAD
3 FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT AND
4 MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT TO
5 MULTIFAMILY RESIDENCE HIGHEST DENSITY-CONDITIONAL OVERLAY
6 (MF-6-CO) COMBINING DISTRICT.

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
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10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from general commercial services (CS) base district and
12 multifamily residence low density (MF-2) base district to multifamily residence highest
13 density-conditional overlay (MF-6-CO) combining district on the property described in
14 Zoning Case No. C14-2024-0071, on file at the Planning Department, as follows:
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16 1.174 acres of land, being a portion of LOT 20, BLOCK 1, FREDERICKSBURG
17 ROAD ACRES, a subdivision in the City of Austin, Travis County, Texas,
18 according to the map or plat of record in Volume 3, Page 168, of the Plat Records
19 of Travis County, Texas, said 1.174 acres of land being more particularly described
20 by metes and bounds in **Exhibit “A”** incorporated into this ordinance;
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22 LOT 1, BLOCK 1, MARART SUBDIVISION, a subdivision in the City of Austin,
23 Travis County, Texas, according to the map or plat of record in Document No.
24 200100146, of the Official Public Records of Travis County, Texas; SAVE AND
25 EXCEPT that portion conveyed to the City of Austin by deed recorded in Volume
26 3328, Page 225, of the Deed Records of Travis County, Texas; and
27

28 LOT 1, OGDEN & HOBERMAN ADDITION, a subdivision in the City of Austin,
29 Travis County, Texas, according to the map or plat of record in Volume 90, Page
30 123, of the Plat Records of Travis County, Texas,
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32 (collectively, the “Property”),
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34 locally known as 2313, 2315, 2401, and 2413 Thornton Road in the City of Austin, Travis
35 County, Texas, generally identified in the map attached as **Exhibit “B”**.
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PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The maximum height of a building or structure on the Property shall not exceed 60 feet.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence highest density (MF-6) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on _____, 2024.

PASSED AND APPROVED

_____ §
_____ §
_____, 2024 §

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas Myrna Rios
Interim City Attorney City Clerk

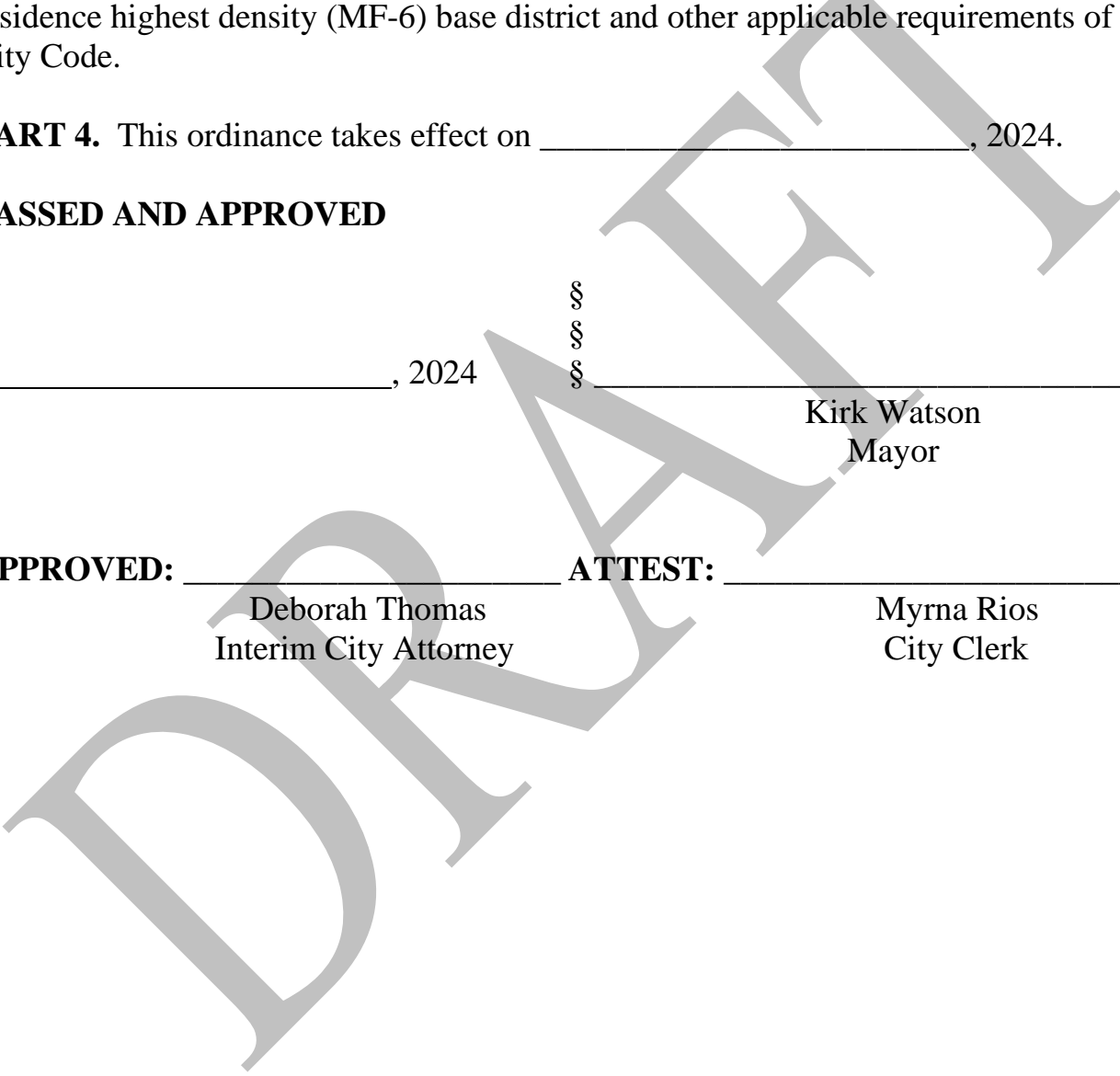


EXHIBIT "A"

ABRAM DASHNER RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

info@rpls5901.com 512-244-3395

1.174 ACRES
FREDERICKSBURG ROAD ACRES
AUSTIN, TEXAS

FILE NO. 2021.142
PROJECT: 004-05
DATE: 11/23/2021

DESCRIPTION

1.174 ACRES SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 20, BLOCK 1, FREDERICKSBURG ROAD ACRES, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 168, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.174 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the interior of said Lot 20, being the southeast corner of that certain 5-foot right-of-way dedication of record in Volume 4870, Page 1468, of the Deed Records of Travis County, Texas, being an angle point in the east right-of-way line of Thornton Road (r.o.w. varies), for the southwesterly corner hereof;

THENCE, N27°17'33"E, over and across said Lot 20, along said east right-of-way line, a distance of 103.96 feet to a 1/2-inch iron rod found in the north line of said Lot 20, being the south line of Lot 19, of said Block 1, also being the northeast corner of said 5-foot right-of-way dedication of record, for the northwesterly corner hereof, from which a 1/2-inch iron rod found at the common west corner of said Lots 19 and 20, being the northwest corner of said 5-foot right-of-way dedication of record, bears N62°47'37"W, a distance of 5.01 feet;

THENCE, S62°47'37", along the line common to said Lots 19 and 20, a distance of 490.61 feet to a 1/2-inch iron rod found at the east common corner of said Lots 19 and 20, being in the west line of the I.&G.N. Railroad (100' r.o.w.), for the northeasterly corner hereof;

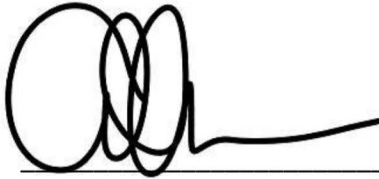
THENCE, along the west line of said I.&G.N. Railroad, being the east line of said Lot 20, the following two (2) courses and distances:

1. S26°14'45"W, a distance of 51.84 feet to a 1/2-inch iron rod found, for an angle point;
2. S22°21'44"W, a distance of 52.13 feet to a 1/2-inch rod found at the northeast corner of Lot 1, Block 1, Marart Subdivision, of record in Document No. 200100146, of the Official Public Records of Travis County, Texas, for the southeasterly corner hereof;

THENCE, N62°48'50"W, leaving the west line of said I.&G.N. Railroad, over and across said Lot 20, in part along the north line of said Lot 1, at 493.65 feet passing a 1/2-inch iron rod found at the northwest corner of said Lot 1, being an angle point in said east right-of-way line of Thornton Road, and continuing along said east right-of-way line for a total distance of 496.03 feet to the **POINT OF BEGINNING**, and containing 1.174 acres (51,150 square feet) of land, more or less.

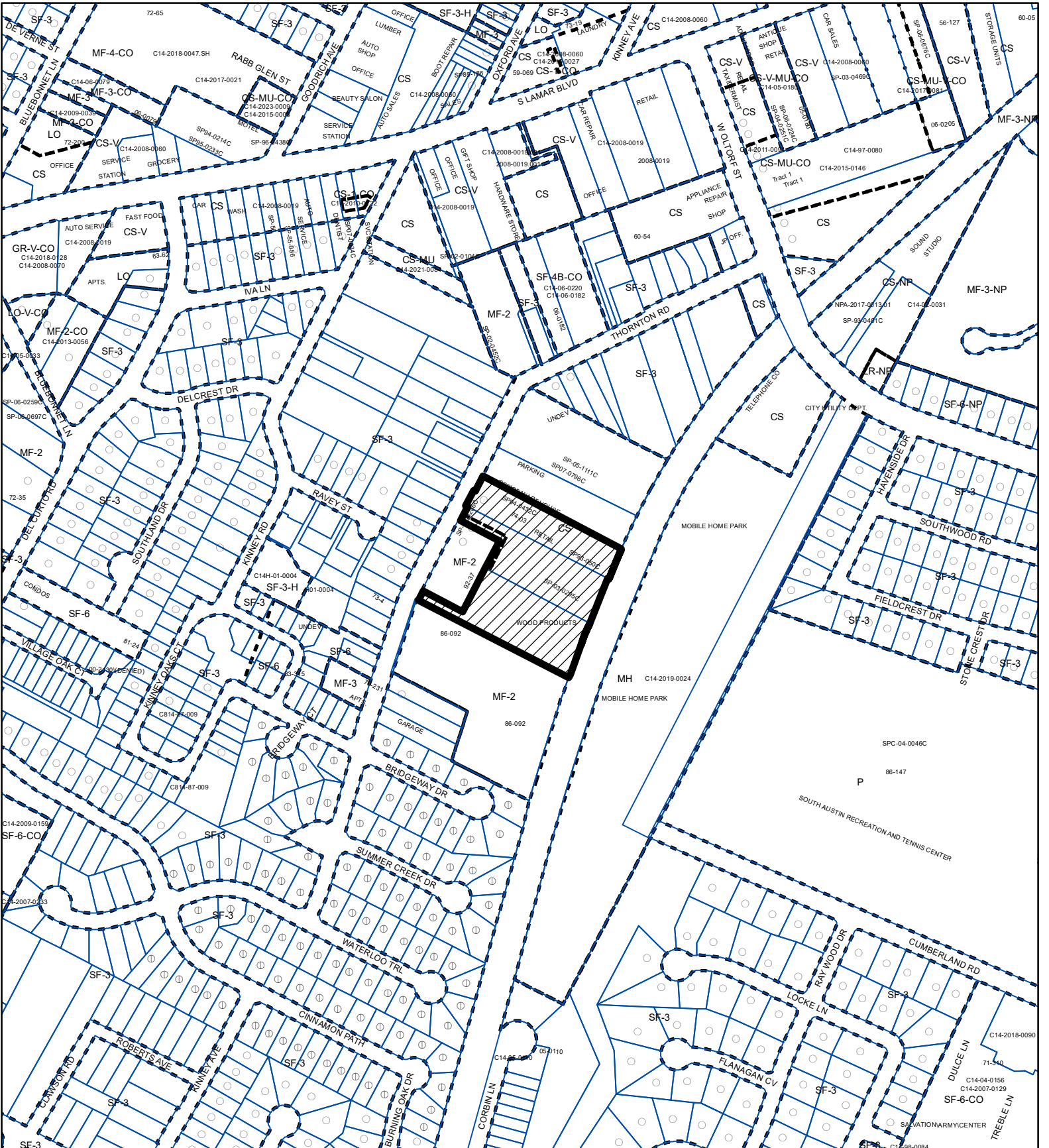
BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



ABRAM C. DASHNER
TEXAS RPLS 5901
TBPLS FIRM NO. 10194420








ZONING EXHIBIT "B"

ZONING CASE#: C14-2024-0071



-  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: 5/7/2024