

ORDINANCE NO. _____

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 _____, 2025.

PASSED AND APPROVED

_____, 2025 §
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 §

 Kirk Watson
 Mayor

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



ZONING

EXHIBIT "A"



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$$1'' = 400'$$