

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 3811 AIRPORT BOULEVARD IN THE EAST MLK**
3 **COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL**
4 **SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-**
5 **NEIGHBORHOOD PLAN (CS-MU-V-NP) COMBINING DISTRICT TO**
6 **GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE**
7 **BUILDING-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-MU-V-DB90-NP)**
8 **COMBINING DISTRICT.**

9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

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-mixed use-vertical mixed use
12 building-neighborhood plan (CS-MU-V-NP) combining district to general commercial
13 services-mixed use-vertical mixed use building-density bonus 90-neighborhood plan (CS-
14 MU-V-DB90-NP) combining district on the property described in Zoning Case No. C14-
15 2025-0029, on file at the Planning Department, as follows:

16 **LOT 1, THE SLOAN ADDITION**, a subdivision in the City of Austin, Travis
17 County, Texas, according to the map or plat of record in Volume 76, Page 139, of
18 the Plat Records of Travis County, Texas (the “Property”),

19 locally known as 3811 Airport Boulevard in the City of Austin, Travis County, Texas,
20 generally identified in the map attached as **Exhibit “A”**.

21 **PART 2.** The Property may be developed in compliance and used in accordance with the
22 regulations established for density bonus 90 (DB90) combining district and other applicable
23 requirements of the City Code.

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

40 **PART 4.** This ordinance takes effect on _____, 2025.
41
42

43 **PASSED AND APPROVED**

44 _____, 2025

45 §
46 §
47 § _____

48 Kirk Watson
49 Mayor

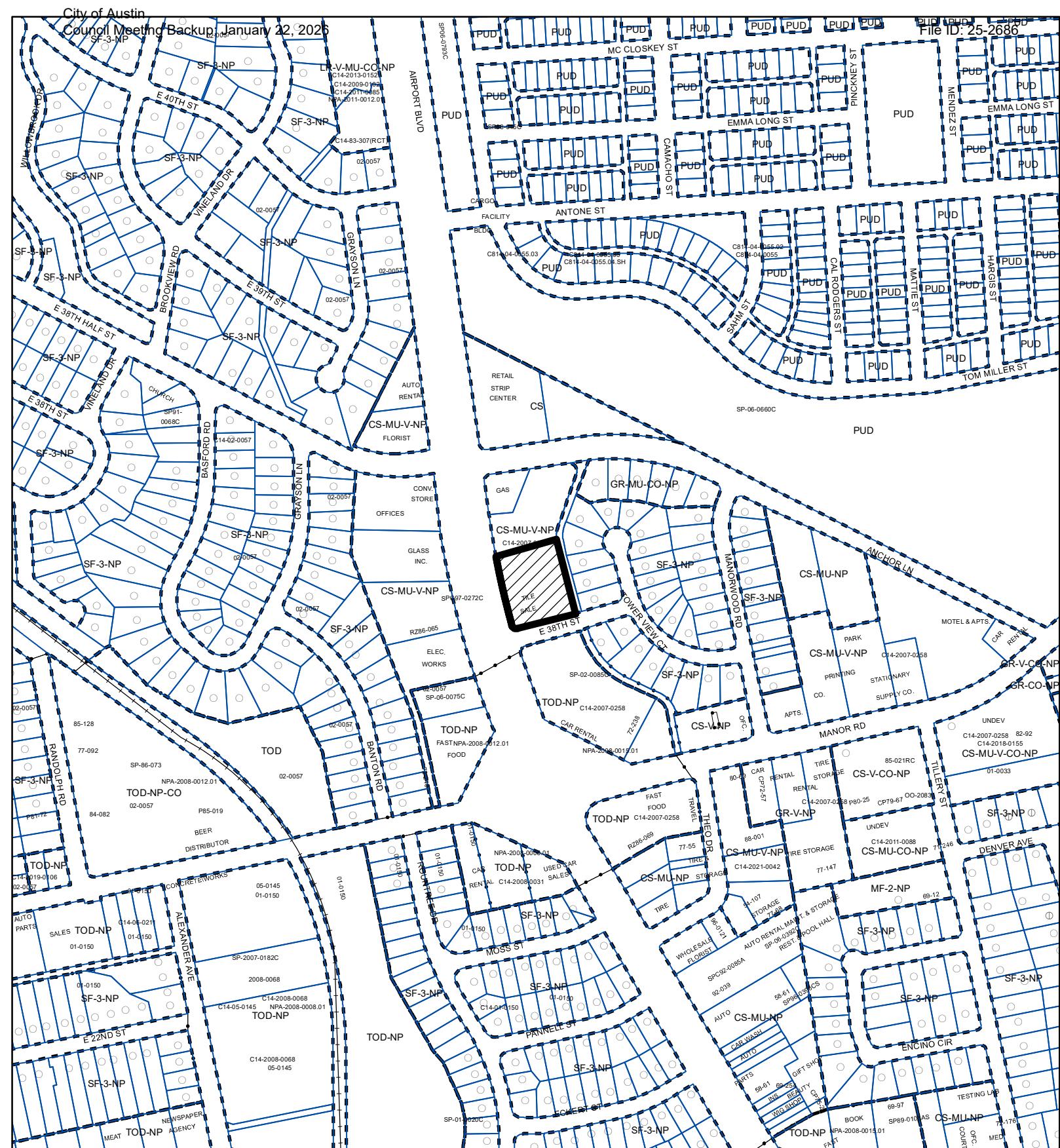
50 **APPROVED:** _____

51 Deborah Thomas
52 City Attorney

53 **ATTEST:** _____

54 Erika Brady
City Clerk

DRAFT



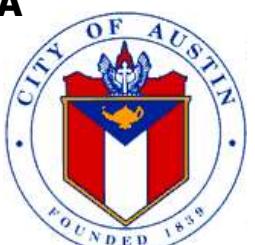
SUBJECT TRACT

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2025-0029

EXHIBIT "A"



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.

$$1" = 400'$$

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