ORDINANCE NO.

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1012 EAST 38TH STREET IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-3-CO-NP) COMBINING DISTRICT TO LIMITED OFFICE-MIXED USE-NEIGHBORHOOD PLAN (LO-MU-NP) COMBINING DISTRICT.

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

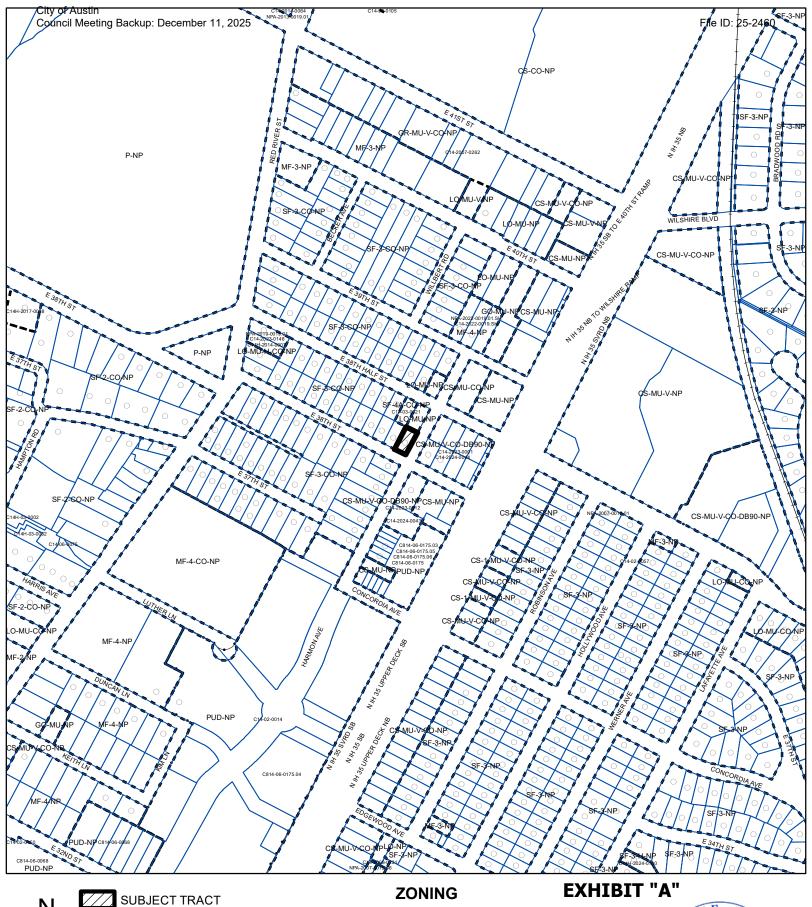
PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district to limited office-mixed use-neighborhood plan (LO-MU-NP) combining district on the property described in Zoning Case No. C14-2025-0082, on file at the Planning Department, as follows:

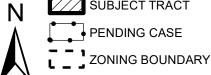
LOT 8, BLOCK 1, RESUBDIVISION OF BLOCK 5 OF PLAINVIEW HEIGHTS, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 4, Page 53, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1012 East 38th Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

PART 2. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 040826-59 that established zoning for the Hancock Neighborhood Plan.

of Austin uncil Meeting Back	rup: December 11, 2025	File ID: 25-2460
PART 3.	This ordinance takes effect on	, 2025.
PASSED	AND APPROVED	
	§	
	, 2025 § §	
_	, = = = = = = = = = = = = = = = = = = =	Kirk Watson
		Mayor
APPROV	VED: ATTEST:	
	Deborah Thomas	Erika Brady
	City Attorney	City Clerk





ZONING CASE#: C14-2025-0082

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: 7/31/2025