

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8909 AND 9034 BURNET ROAD IN THE CRESTVIEW/WOOTEN COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-MU-V-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-MU-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 general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district to general commercial services-mixed use-vertical mixed use building-density bonus 90-neighborhood plan (CS-MU-V-DB90-NP) combining district on the property described in Zoning Case No. C14-2024-0138, on file at the Planning Department, as follows:

LOT 1-A, RESUBDIVISION OF A PORTION OF LOT 1 MAYFIELD PUBLIC FREIGHT TRACKS, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 72, Page 69, of the Plat Records of Travis County, Texas; SAVE AND EXCEPT that 0.625 acre portion of LOT 1-A conveyed to the State of Texas by judgment recorded in Volume 12835, Page 676, of the Real Property Records of Travis County, Texas, (the "Property"),

locally known as 8909 and 9034 Burnet 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. 040401-32A that established zoning for the Wooten Neighborhood Plan..

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

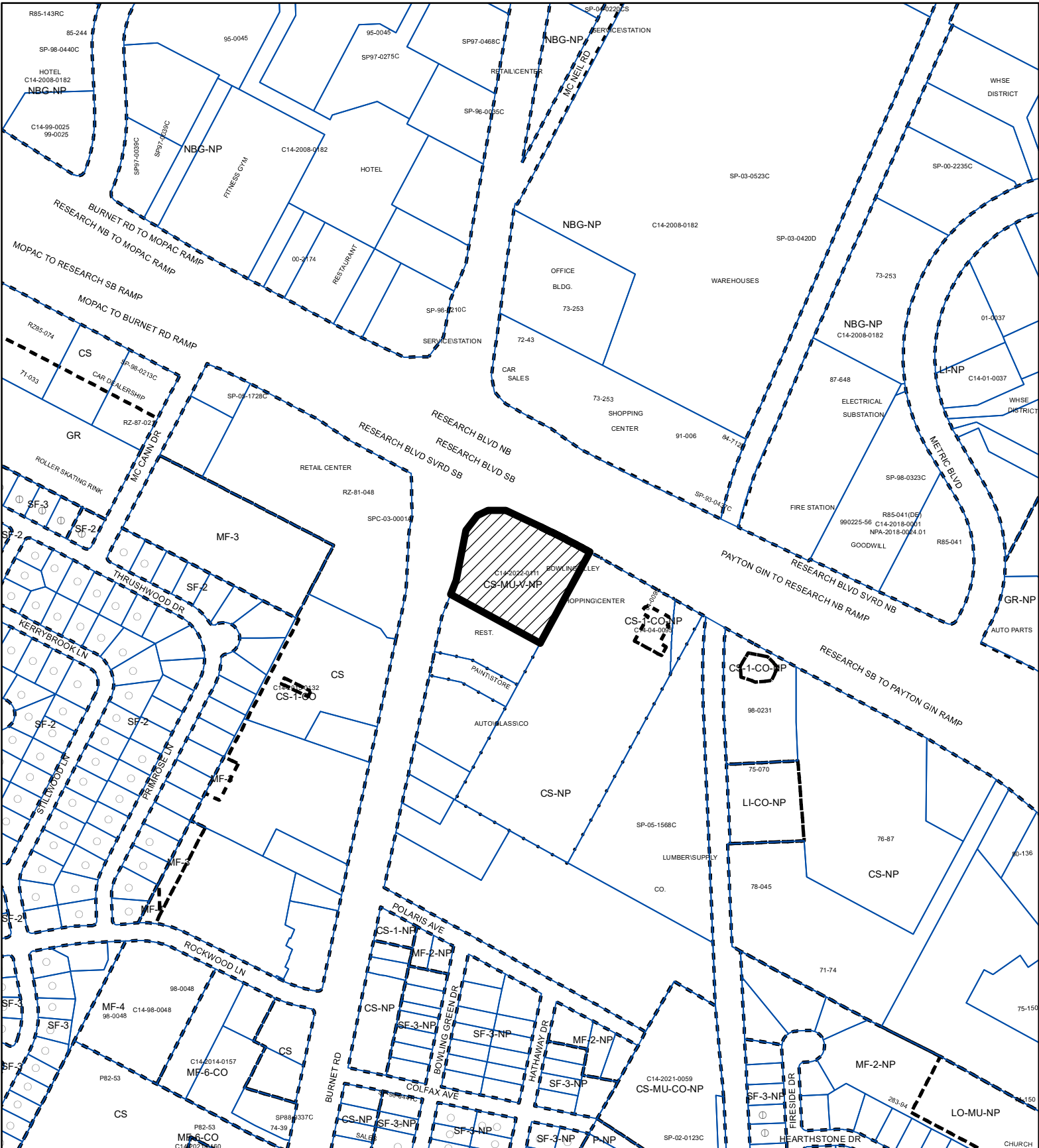
PASSED AND APPROVED




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_____, 2024

Kirk Watson
Mayor

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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2024-0138

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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