

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1904 SAN GABRIEL STREET IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-CONDITIONAL OVERLAY-EQUITABLE TRANSIT ORIENTED DEVELOPMENT-DENSITY BONUS ETOD-NEIGHBORHOOD PLAN (MF-4-CO-ETOD-DBETOD-NP) COMBINING DISTRICT (SUBDISTRICT 2) TO GENERAL OFFICE-CONDITIONAL OVERLAY-EQUITABLE TRANSIT ORIENTED DEVELOPMENT-DENSITY BONUS ETOD-NEIGHBORHOOD PLAN (GO-CO-ETOD-DBETOD-NP) COMBINING DISTRICT (SUBDISTRICT 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 multifamily residence moderate-high density-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (MF-4-CO-ETOD-DBETOD-NP) combining district (Subdistrict 2) to general office-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (GO-CO-ETOD-DBETOD-NP) combining district (Subdistrict 2) on the property described in Zoning Case No. C14-2025-0046, on file at the Planning Department, as follows:

LOT 10, BLOCK 1, CARRINGTON SUBDIVISION OF OUTLOTS 26, 27, AND 28, DIVISION D, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 1, Page 94, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1904 San Gabriel Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

(A) The following uses are prohibited uses of the Property:

Club or Lodge

Community Recreation (Private)

(B) The maximum height of a building or structure shall not exceed 45 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 general office (GO) base district and other applicable requirements of the City Code.

PART 4. The Property may be developed in compliance and used in accordance with the regulations established for density bonus ETOD (DBETOD) combining district and other applicable requirements of the City Code.

PART 5. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 040826-57 that established zoning for the West University Neighborhood Plan.

PART 6. 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

