

**ORDINANCE NO. \_\_\_\_\_**

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 3303 AND 3305 DUVAL STREET AND 501 AND 505**  
3 **HARRIS AVENUE IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD**  
4 **PLAN AREA FROM MULTIFAMILY RESIDENCE LIMITED DENSITY-**  
5 **NEIGHBORHOOD PLAN (MF-1-NP) COMBINING DISTRICT TO**  
6 **MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN**  
7 **(MF-3-NP) COMBINING DISTRICT.**

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

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11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district from multifamily residence limited density-neighborhood plan  
13 (MF-1-NP) combining district to multifamily residence medium density-neighborhood  
14 plan (MF-3-NP) combining district on the property described in Zoning Case No. C14-  
15 2025-0053, on file at the Planning Department, as follows:

16  
17 LOT 44 and the North 38.2 feet of LOT 43, L.W. CARROLL'S SUBDIVISION  
18 OF A PART OF OUTLOT NO. 7, DIVISION "C", a subdivision in the City of  
19 Austin, Travis County, Texas, according to the map or plat of record in Volume 3,  
20 Page 118, of the Plat Records of Travis County, Texas (the "Property"),

21  
22 locally known as 3303 and 3305 Duval Street and 501 and 505 Harris Avenue in the City  
23 of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

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25 **PART 2.** Except as specifically modified by this ordinance, the Property is subject to  
26 Ordinance No. 040826-59 that established zoning for the Hancock Neighborhood Plan.  
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**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2025.

**PASSED AND APPROVED**

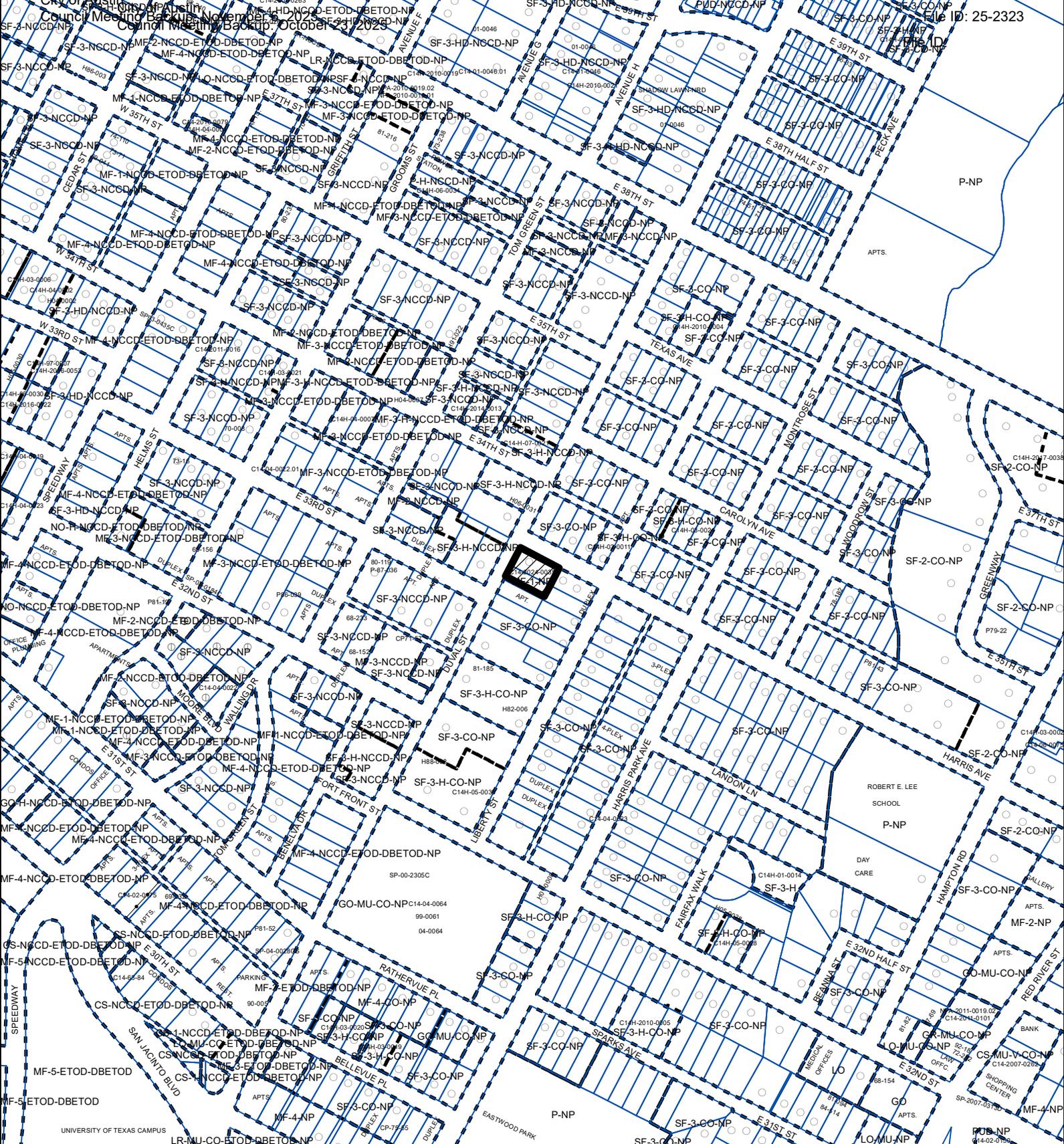
\_\_\_\_\_, 2025      §  
   §  
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\_\_\_\_\_  
Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_  
Deborah Thomas  
City Attorney

**ATTEST:** \_\_\_\_\_  
Erika Brady  
City Clerk

DRAFT



### ZONING

### EXHIBIT "A"

ZONING CASE#: C14-2025-0053



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'  
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.

