

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 2900 OAK SPRINGS DRIVE IN THE ROSEWOOD  
3 NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-  
4 MIXED USE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-  
5 MU-V-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-  
6 MIXED USE-VERTICAL MIXED USE BUILDING-DENSITY BONUS 90-  
7 NEIGHBORHOOD PLAN (CS-MU-V-DB90-NP) COMBINING DISTRICT.  
8

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

10  
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 general commercial services-mixed use-vertical mixed use  
13 building-neighborhood plan (CS-MU-V-NP) combining district to general commercial  
14 services-mixed use-vertical mixed use building-density bonus 90-neighborhood plan (CS-  
15 MU-V-DB90-NP) combining district on the property described in Zoning Case No. C14-  
16 2024-0061, on file at the Planning Department, as follows:

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18 TRACT 1, OAK SPRINGS SUBDIVISION, a subdivision in the City of Austin,  
19 Travis County, Texas, according to the map or plat of record in Volume 12, Page  
20 36, of the Plat Records of Travis County, Texas (the "Property"),  
21

22 locally known as 2900 Oak Springs Drive in the City of Austin, Travis County, Texas,  
23 generally identified in the map attached as **Exhibit "A"**.  
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25 **PART 2.** When a site abuts a principal street, 75 percent of the building frontage must be  
26 designed for one or more commercial or civic uses and must comply with the dimensional  
27 requirements found in Section 4.3.3.C in Subchapter E (*Design Standards and Mixed*  
28 *Use*).  
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30 **PART 3.** Except as specifically modified by this ordinance, the Property is subject to  
31 Ordinance No. 020110-17 that established zoning for the Rosewood Neighborhood Plan.  
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**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2024.

**PASSED AND APPROVED**

\_\_\_\_\_, 2024

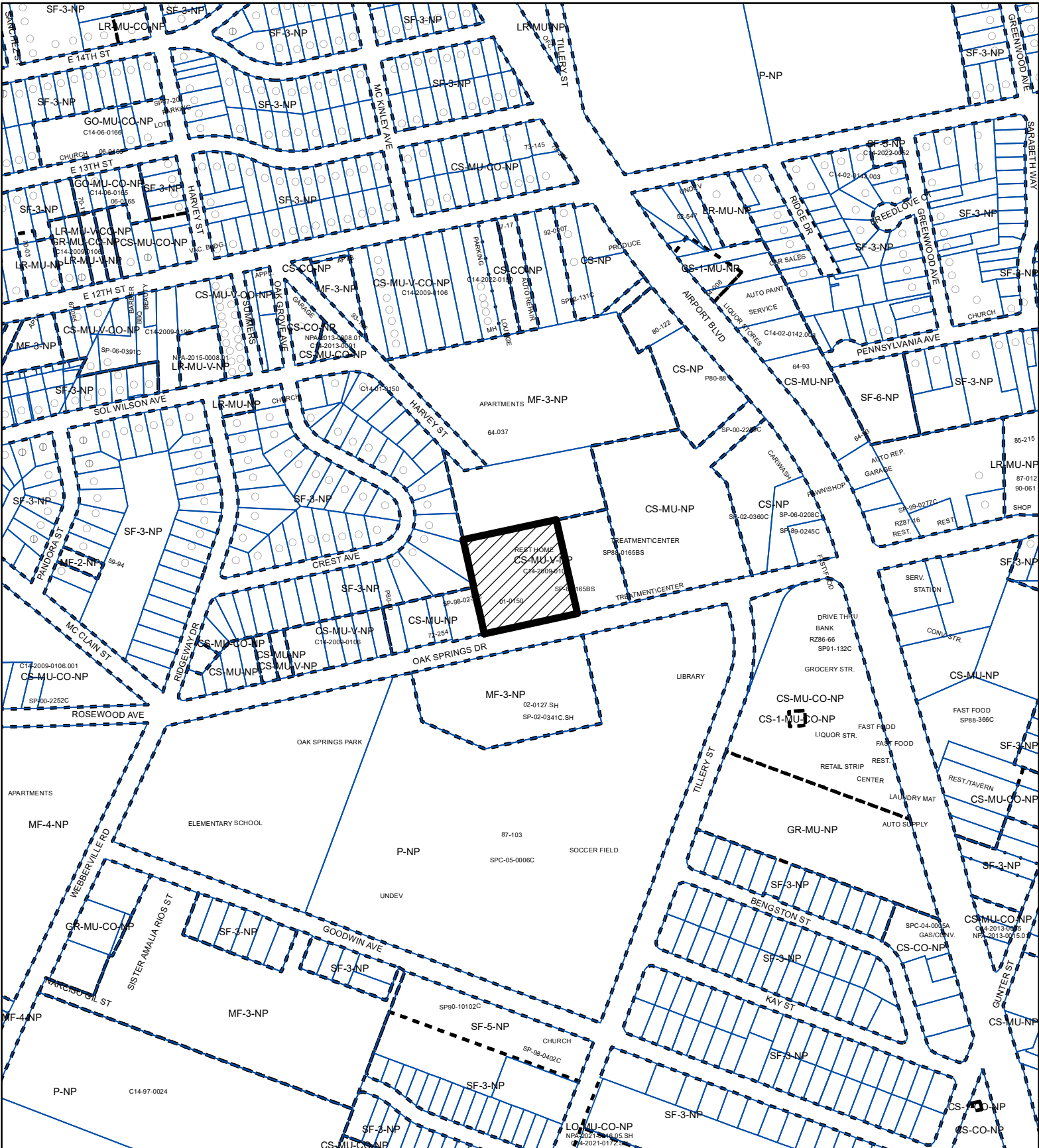
§  
§  
§

\_\_\_\_\_  
Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:** \_\_\_\_\_  
Myrna Rios  
City Clerk

*DRAFT*






**ZONING**

**EXHIBIT "A"**

ZONING CASE#: C14-2024-0061



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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.



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