

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 6202 AND 6204 CADDIE STREET, 1600, 1604, 1606,  
3 1608, 1610, 1612, AND 1614 MONTOPOLIS DRIVE, AND 6205, 6211, AND 6215  
4 FAIRWAY STREET IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA  
5 FROM COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP)  
6 COMBINING DISTRICT AND FAMILY RESIDENCE-NEIGHBORHOOD PLAN  
7 (SF-3-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-DENSITY  
8 BONUS 90-NEIGHBORHOOD PLAN (GR-DB90-NP) COMBINING DISTRICT.  
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10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

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12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
13 change the base district from community commercial-neighborhood plan (GR-NP)  
14 combining district and family residence-neighborhood plan (SF-3-NP) combining district  
15 to community commercial-density bonus 90-neighborhood plan (GR-DB90-NP)  
16 combining district on the property described in Zoning Case No. C14-2024-0015, on file at  
17 the Planning Department, as follows:  
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19 LOTS 2 AND 3, CULP SUBDIVISION, a subdivision in the City of Austin,  
20 Travis County, Texas, according to the map or plat of record in Volume 6, Page  
21 170, of the Plat Records of Travis County, Texas, and  
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23 LOTS 2, 4, 6, 8, 9, 10, AND 12, BLOCK 2, C.L. ANGELL ADDITION, a  
24 subdivision in the City of Austin, Travis County, Texas, according to the map or  
25 plat of record in Volume 793, Page 442, of the Plat Records of Travis County,  
26 Texas,  
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28 (collectively, the “Property”),  
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30 locally known as 6202 and 6204 Caddie Street, 1600, 1604, 1606, 1608, 1610, 1612, and  
31 1614 Montopolis Drive, and 6205, 6211, And 6215 Fairway Street in the City of Austin,  
32 Travis County, Texas, generally identified in the map attached as **Exhibit “A”**.  
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34 **PART 2.** The Property may be developed in compliance and used in accordance with the  
35 regulations established for density bonus 90 (DB90) combining district and other applicable  
36 requirements of the City Code.  
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38 **PART 3.** Except as specifically modified by this ordinance, the Property is subject to  
39 Ordinance No. 010927-28 that established zoning for the Montopolis Neighborhood Plan.  
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**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2024.

**PASSED AND APPROVED**

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

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§  
§

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

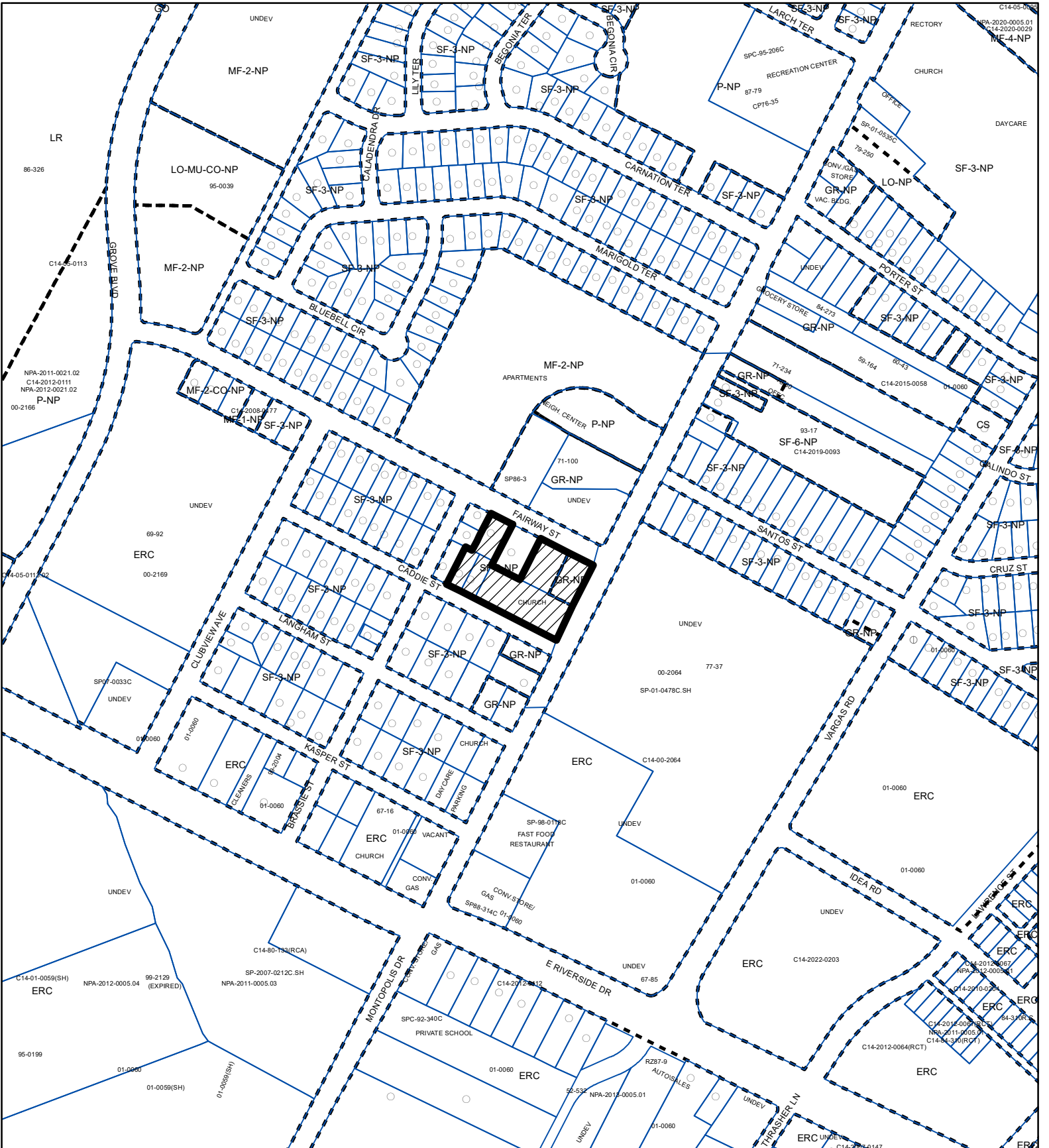
**APPROVED:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_

Deborah Thomas  
Acting City Attorney

Myrna Rios  
City Clerk

DRAFT






**ZONING**

**EXHIBIT "A"**

ZONING CASE#: C14-2024-0015



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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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