

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4401 GILLIS STREET IN THE SOUTH AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-NEIGHBORHOOD PLAN (LO-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-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 limited office-neighborhood plan (LO-NP) combining district to family residence-neighborhood plan (SF-3-NP) combining district on the property described in Zoning Case No. C14-2021-0177, on file at the Housing and Planning Department, as follows:

Lot 1, Block 5, BANISTER ACRES, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Book 4, Page 178, Plat Records of Travis County, Texas, SAVE AND EXCEPT that portion conveyed to Hoit D. Frierson by Warranty Deed recorded in Volume 1742, Page 507, Deed Records of Travis County, Texas; and SAVE AND EXCEPT that portion conveyed to the City of Austin by Street Deed recorded in Volume 8074, Page 832, Real Property Records of Travis County, Texas (the "Property"),

locally known as 4401 Gillis Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

PART 2. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20141106-087 that established zoning for the South Manchaca Neighborhood Plan.

1 **PART 3.** This ordinance takes effect on _____, 2022.

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3 **PASSED AND APPROVED**

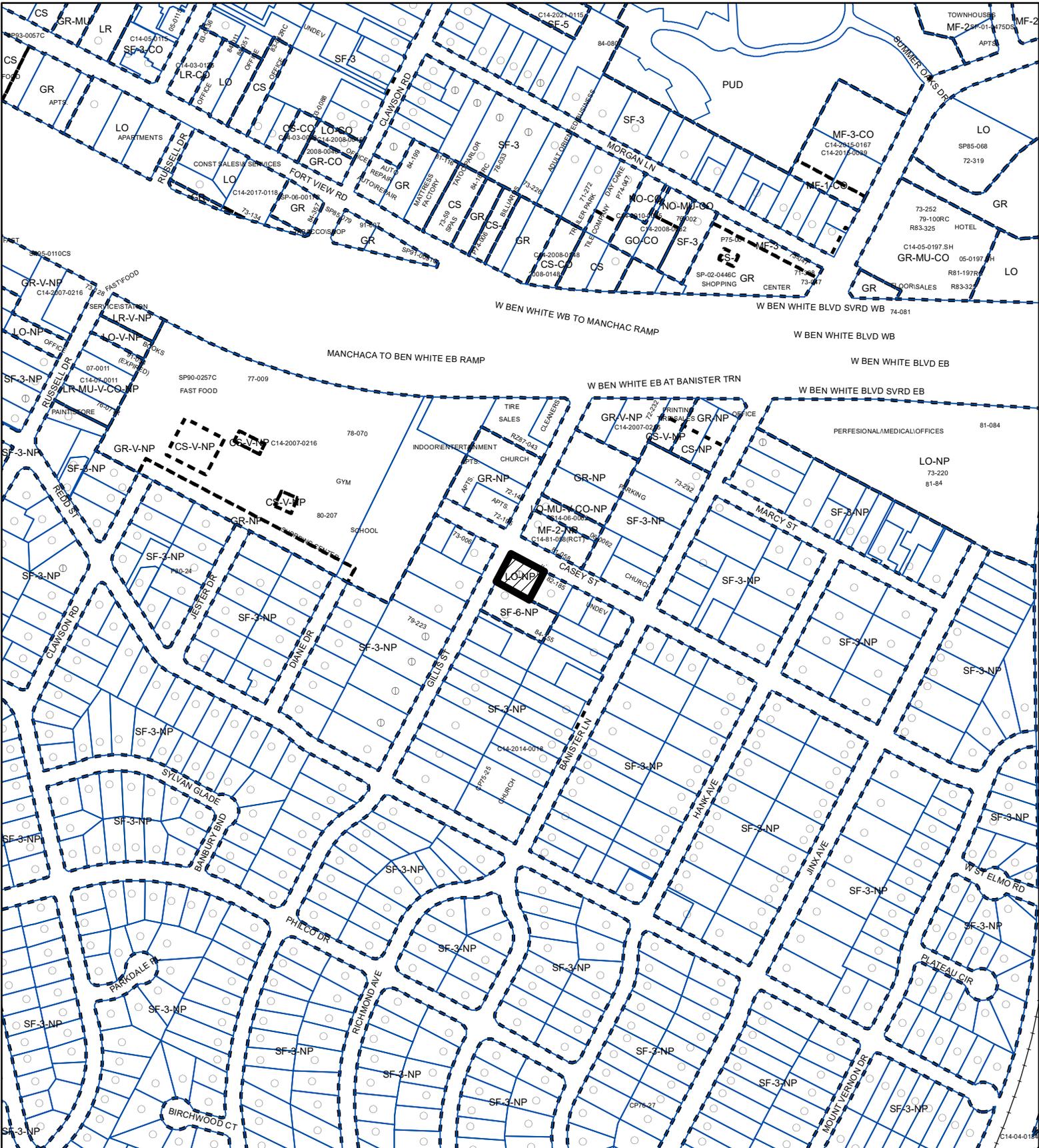
4
5 §
6 §
7 _____, 2022 § _____

8 Steve Adler
9 Mayor

10
11
12 **APPROVED:** _____
13 Anne L. Morgan
14 City Attorney

12 **ATTEST:** _____
13 Myrna Rios
14 City Clerk

DRAFT



ZONING

ZONING CASE#: C14-2021-0177

Exhibit A



- 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 Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

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