

**ORDINANCE NO. 20090806-057**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2501 LEON STREET IN THE WEST UNIVERSITY NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-4-CO-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 multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district to multifamily residence moderate high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district on the property described in Zoning Case No. C14-2009-0049, on file at the Planning and Development Review Department, as follows:

Lots 8, 9, 10 and the west 18' of Lot 7, Block 6, Harwood's Subdivision of Outlot 54, Division "D", a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 1, Page 69 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2501 Leon Street, in the City of Austin, Travis County, Texas, and 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:

Development of the Property must comply with the site development standards of the MF-4 zoning district. The Property may not be developed under Chapter 25-2, Subchapter 3, Article 3, Division 9 (*University Neighborhood Overlay District Requirements*) of the City Code.

**PART 3.** Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 040826-57 that established the West University neighborhood plan combining district.

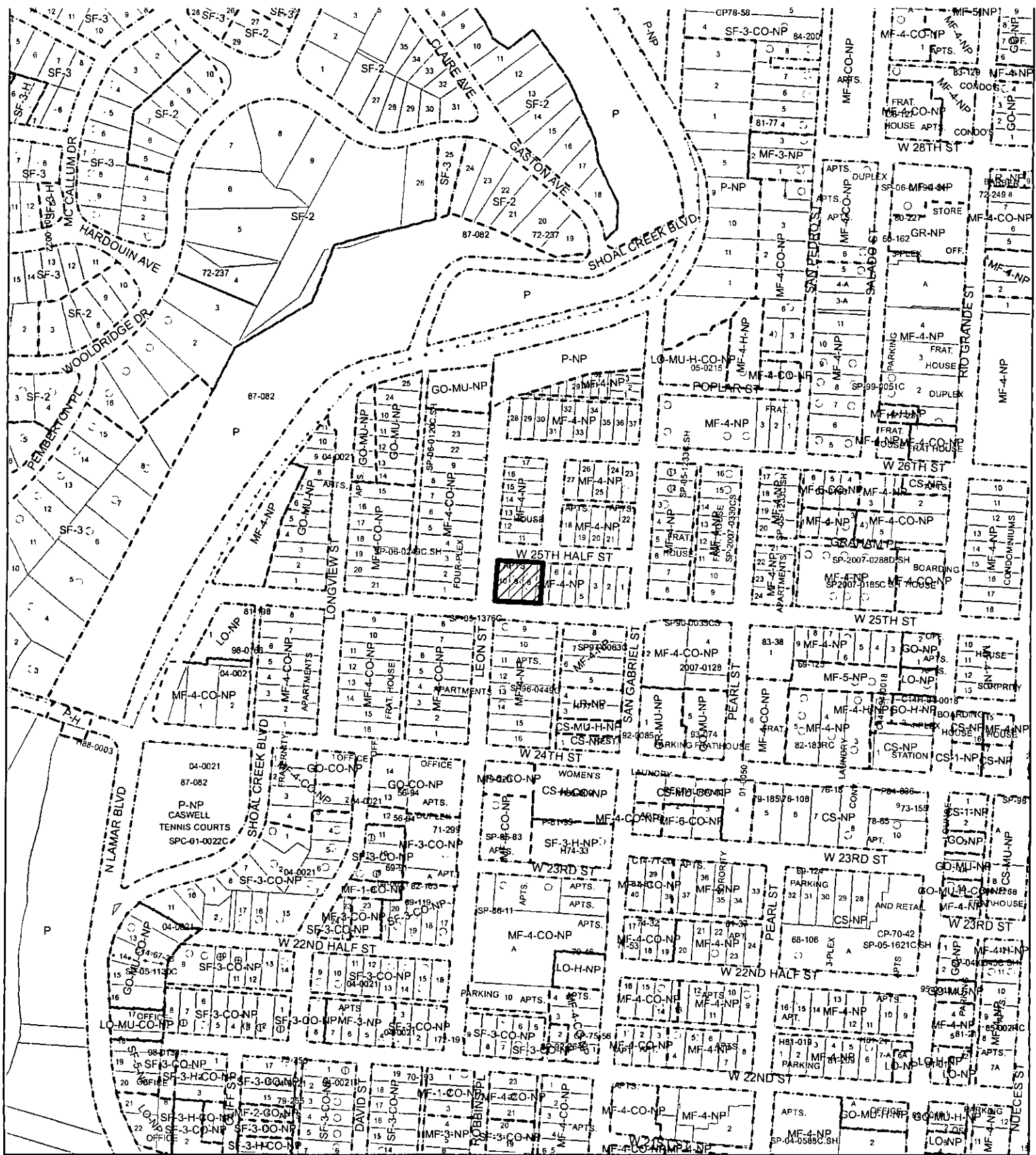
**PART 4.** This ordinance takes effect on August 17, 2009.

**PASSED AND APPROVED**




August 6, 2009      §  
   §  
   §  
\_\_\_\_\_  
Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Gentry  
City Clerk



ZONING EXHIBIT A

-  SUBJECT TRACT
  -  ZONING BOUNDARY
  -  PENDING CASE
- OPERATOR: S. MEEKS

ZONING CASE#: C14-2009-0049  
 ADDRESS: 2501 LEON ST  
 SUBJECT AREA: 0.43 ACRES  
 GRID: J24  
 MANAGER: C. PATTERSON



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.