

**ORDINANCE NO.**

**AN ORDINANCE AMENDING CHAPTER 25-2 OF THE CITY CODE TO  
CREATE A NEW ZONING DISTRICT AND NEW DENSITY BONUS  
PROGRAM DISTRICT RELATING TO EQUITABLE-TRANSIT ORIENTED  
DEVELOPMENT AND REZONING AND CHANGING THE ZONING MAP TO  
INCLUDE EQUITABLE TRANSIT-ORIENTED DEVELOPMENT (ETOD)  
COMBINING DISTRICT AND DENSITY BONUS ETOD (DBETOD)  
COMBINING DISTRICT TO THE BASE ZONING DISTRICT FOR PROPERTY  
WITHIN A CERTAIN DISTANCE ALONG NORTH LAMAR BOULEVARD,  
GUADALUPE STREET, SOUTH CONGRESS AVENUE, AND LOCATED  
SOUTH OF U.S. HWY 183 AND NORTH OF LIGHTSEY ROAD/WOODWARD  
STREET.**

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

**PART 1.** Subsection (F) of City Code Section 25-2-32 (*Zoning Districts and Map Codes*) is amended to delete “corridor overlay” and to add a new combining district that reads as follows:

(F) Combining districts and map codes are as follows:

(22) Equitable Transit-Oriented Development ....ETOD

(23) density bonus ETOD .... DBETOD

**PART 2.** Division 6, Article 2, Subchapter A of City Code Chapter 25-2 (Zoning) is amended to add a new Section 25-2-182 to read:

**§ 25-2-182 EQUITABLE TRANSIT-ORIENTED DEVELOPMENT (ETOD)  
COMBINING DISTRICT PURPOSE AND BOUNDARIES.**

(A) The purpose of the Equitable Transit-Oriented Development (ETOD) combining district is to enhance transit-supportive uses, encourage more intentional and equitable land stewardship with increased bicycle, pedestrian, and transit connectivity, housing options and opportunities, public realm activation, and new economic opportunities near public transit.

30 (B) The boundaries of the ETOD district are identified in **Exhibit “A”** (*ETOD*  
31 *Boundaries*) and shall be incorporated into Chapter 25-2 (Appendix G).

32 **PART 3.** Division 6, Article 3, Subchapter C of City Code Chapter 25-2 (Zoning) is  
33 amended to add a new Section 25-2-653 to read:

34 **§ 25-2-653 EQUITABLE TRANSIT-ORIENTED DEVELOPMENT (ETOD)**  
35 **COMBINING DISTRICT REGULATIONS.**

36 (A) This section applies to a property with ETOD zoning.

37 (B) This section governs over a conflicting provision of this title or other ordinance  
38 unless the conflicting provision is more restrictive.

39 (C) An ETOD combining district may not be combined with any of the following  
40 zoning districts:

41 Lake Austin residence (LA)  
42

43 rural residence (RR)

44 single-family residence large lot (SF-1)

45 single-family residence standard lot (SF-2)

46 family residence (SF-3)

47 single-family residence small lot (SF-4A)

48 single-family residence condominium site (SF-4B)

49 urban family residence (SF-5)

50 townhouse and condominium residence (SF-6)

51 mobile home residence (MH)

52 development reserve (DR)

53 aviation services (AV)

54 planned unit development (PUD)

55 public (P)

56 transit oriented development (TOD)

57           planned development area (PDA)

58           South Central Waterfront (SCW)

59   (D)   The following uses are prohibited uses on a property with ETOD zoning:

**COMMERCIAL USES:**

Automotive Sales  
Agricultural Sale and Services  
Automotive Rentals  
Automotive Repair Services  
Building Maintenance Services  
Campground  
Carriage Stable  
Convenience Storage  
Drop-off Recycling Collection Facility  
Electronic Prototype Assembly  
Electronic Testing  
Equipment Repair Services  
Equipment Sales  
Exterminating Services  
Funeral Services  
Marina  
Recreational Equipment Maintenance & Storage  
Recreational Equipment Sales  
Research Assembly Services  
Research Testing Services  
Research Warehousing Services  
Scrap and Salvage  
Service Station  
Stables  
Vehicle Storage

**INDUSTRIAL USES:**

Basic Industry  
General Warehousing and  
Distribution  
Limited Warehousing and  
Distribution  
Recycling Center  
Resource Extraction

**AGRICULTURAL USES:**

Animal Production  
Crop Production  
Horticulture  
Indoor Crop Production

60   (E)   A use described in this subsection is a conditional use on a property if the use is  
61       permitted by the zoning that applies to the property.

**COMMERCIAL USES:**

Alternative Financial Services

**INDUSTRIAL USES:**

Automotive Washing  
Bail Bond Services  
Commercial Blood Plasma Center  
Commercial Off-Street Parking  
Communications Services  
Construction Sales and Services  
Electric Vehicle Charging  
Kennels  
Monument Retail Sales  
Off-Site Accessory Parking  
Pawn Shop Services  
Pedicab Storage and Dispatch  
Special Use Historic

Custom Manufacturing  
Light Manufacturing

62 **PART 4.** Section 25-2-181 (*Density Bonus Combining District Purpose*) of City Code is  
63 amended to add a new Subsection (C) to read:

64 **§ 25-2-181 DENSITY BONUS COMBINING DISTRICT PURPOSE.**

- 65 (A) Density bonus (DB) combining districts authorize a particular property to  
66 participate in a voluntary density bonus or incentive program that provides  
67 modifications to development regulations or other regulatory-related benefits in  
68 exchange for community benefits.
- 69 (B) DB90 Combining District allows residential uses on sites with certain commercial  
70 base zoning districts, modifies compatibility requirements, and grants additional  
71 height in exchange for income-restricted housing.
- 72 (C) DBETOD Combining District allows residential uses, preserves certain existing  
73 residential and non-residential uses, modifies compatibility standards and site  
74 development regulations, and grants additional building height in exchange for  
75 income-restricted housing.

76 **PART 5.** Division 6, Article 3, Subchapter C of City Code Chapter 25-2 (*Zoning*) is  
77 amended to add a new Section 25-2-654 to read:

78 **§ 25-2-654 DENSITY BONUS ETOD (DBETOD) COMBINING DISTRICT**  
79 **REGULATIONS.**

- 80 (A) This section applies to a property with DBETOD zoning.

- 81 (B) This section governs over a conflicting provision of this title or other ordinance  
82 unless the conflicting provision is less restrictive.
- 83 (C) To utilize the regulations described in Subsection (G) and (H), the site’s zoning  
84 must include DBETOD and applicant must comply with Subsections (E) and (F).
- 85 (D) Density bonus ETOD (DBETOD) combining district may only be combined with  
86 Equitable Transit-Oriented Development (ETOD) combining district.
- 87 (E) Affordability Requirements – Dwelling Units.
- 88 (1) Affordability Minimums - Ownership Units. If an applicant develops  
89 dwelling units for sale, this subdivision applies.
- 90 (a) A development must provide a minimum of 12 percent of the  
91 residential units as affordable for ownership and occupancy by  
92 households earning 80 percent or less of the current Austin-Round  
93 Rock Metropolitan Statistical Area Median Family Income as  
94 determined by the Director of the Housing Department.
- 95 (b) An applicant for a proposed owner-occupied housing development  
96 may elect to meet the affordability requirement without providing  
97 income-restricted units onsite by paying a fee in-lieu to the Housing  
98 Trust Fund. At a minimum the fee-in-lieu shall be equivalent to the  
99 required percentage of the total residential units, including the mix of  
100 bedrooms required, at the rate set in the fee schedule at the time of  
101 final site plan submission.
- 102 (2) Affordability Minimums - Rental Units. If an applicant develops dwelling  
103 units for lease, this subdivision applies.
- 104 (a) A minimum of 15 percent of the residential units as affordable for  
105 lease and occupancy by households earning 60 percent or less of the  
106 current Austin-Round Rock Metropolitan Statistical Area Median  
107 Family Income as determined by the Housing Director; or
- 108 (b) A minimum of 12 percent of the residential units as affordable for  
109 lease and occupancy by households earning 50 percent or less of the  
110 current Austin-Round Rock Metropolitan Statistical Area Median  
111 Family Income as determined by the Housing Director.

112 (F) Existing Non-Residential Spaces.

113 (1) In this subsection,

114 (a) CREATIVE SPACE means a use described in Chapter 25-2 (*Zoning*)  
115 that allows one or more of the following occupancies:

116 (i) art gallery;

117 (ii) art workshop;

118 (iii) performance venue; or

119 (iv) theater.

120 (b) EXISTING NON-RESIDENTIAL SPACE means a:

121 (i) adult care services use (general or limited) that has operated for  
122 a minimum of 12 continuous months

123 (ii) childcare services use (general or limited) that has operated for  
124 a minimum of 12 continuous months;

125 (iv) cocktail lounge use that has operated for a minimum of 12  
126 continuous months;

127 (ii) counseling services use that has operated for a minimum of 10  
128 consecutive years with a gross floor area of 5,000 square feet or  
129 less;

130 (iii) creative space use that has operated for a minimum of 12  
131 continuous months;

132 (iv) food sales use that has operated for a minimum of 12  
133 continuous months with a gross floor area of 40,000 square feet  
134 or less;

135 (v) medical office use that has operated for a minimum of 10  
136 consecutive years with a gross floor area of 5,000 square feet or  
137 less;

- 138 (vi) personal improvement services use that has operated for a  
139 minimum of 12 continuous months; or
- 140 (vii) small format use that has operated for a minimum of five  
141 continuous years with a gross floor area of 10,000 square feet  
142 or less.
- 143 (c) SMALL FORMAT USE means a use described in Chapter 25-2  
144 (*Zoning*) that allows one or more of the following occupancies:
- 145 (i) custom manufacturing;
- 146 (ii) general retail sales;
- 147 (iii) personal services;
- 148 (iv) pet services;
- 149 (v) restaurant (general or limited); or
- 150 (vi) veterinary services.
- 151 (2) If a site includes an existing non-residential use, the proposed development  
152 must replace each existing non-residential space for a period of 10 years  
153 with a space that is comparable in size.
- 154 (3) This subsection establishes an existing non-residential use subject to  
155 Division 2 (*Redevelopment Requirements*), Article 2 of City Code Chapter  
156 4-18.
- 157 (4) A non-conforming use is not discontinued if the non-conforming use  
158 qualifies as an existing non-residential space and is required to be replaced  
159 under this subsection.
- 160 (G) Development Standards and Mixed Use.
- 161 (1) The following uses are permitted on a property with DBETOD zoning:
- 162 (a) uses that are permitted in the zoning that applies to the property;
- 163 (b) a use not prohibited by ETOD combining district; and

- 164 (c) residential uses.
- 165 (2) A development must comply with Article 2 (*Site Development*  
166 *Standards*) and Article 3 (*Building Design Standards*) in Subchapter E  
167 (*Design Standards and Mixed Use*) of Chapter 25-2 except when those  
168 provisions conflict with this section.
- 169 (3) Except as modified by this section, a site with a residential base zoning  
170 district shall follow development standards applicable to the site's  
171 residential base zoning district and the residential use.
- 172 (4) Mix of Uses
- 173 (a) This subdivision does not apply to a property with a residential base  
174 zoning district.
- 175 (b) In this subdivision, PRINCIPAL STREET has the same meaning as  
176 principal street in and is applied consistent with Article 5  
177 (*Definitions*) of Subchapter E (*Design Standards and Mixed Use*).
- 178 (c) Pedestrian-Oriented Commercial Spaces. When a site abuts a  
179 principal street, 75 percent of the ground floor of the building must  
180 contain one or more commercial uses and must comply with the  
181 dimensional requirements found in Section 4.3.3.C in Subchapter E  
182 (*Design Standards and Mixed Use*) of this chapter.
- 183 (d) If a building includes a mix of uses, a non-residential use:  
184 (i) may not be located above a residential use; and  
185 (ii) may not be located on or above the third story of the building.
- 186 (e) An on-site amenity is a residential use when provided solely for use  
187 by the occupant, or the occupant's guests.
- 188 (f) The ordinance zoning or rezoning a site as DBETOD may modify  
189 the requirements in Subdivision (4)(c).
- 190 (5) A building may exceed the maximum building height in the base zoning  
191 district by a maximum of 60 feet except that no building may exceed 120  
192 feet in height.

- 193 (6) A site is not required to comply with the base zoning district's:
- 194 (a) minimum site area requirements (if applicable);
- 195 (b) maximum floor area ratio;
- 196 (c) maximum building coverage
- 197 (d) maximum number of stories;
- 198 (e) minimum street side yard setback and interior yard setback; and
- 199 (f) minimum front yard setback; provided, however, that if the right-of-
- 200 way is less than 60 feet in width, the minimum front yard setback for
- 201 buildings three or more stories in height shall be 30 feet from the
- 202 centerline of the street to ensure adequate Fire Department access.
- 203 (7) Section 1.4 (*Minor Modifications*) and Section 1.5 (*Alternative Equivalent*
- 204 *Compliance*) in Subchapter E (*Design Standards and Mixed Use*) of this
- 205 chapter apply to a site developed under this section.

206 (H) Compatibility Requirements.

- 207 (1) A building is not required to comply with Article 10 (*Compatibility*
- 208 *Standards*), Subchapter C.
- 209 (2) In this subsection,
- 210 (a) TRIGGERING PROPERTY means a site:
- 211 (i) with at least one dwelling unit but less than four dwelling units;
- 212 and; and
- 213 (ii) is zoned Urban Family Residence (SF-5) or more restrictive;
- 214 and
- 215 (b) STRUCTURE includes a portion of a structure.
- 216 (3) A structure that is located less than 50 feet from a triggering property may
- 217 not exceed 90 feet.
- 218 (4) Compatibility Buffer. A compatibility buffer is required along a site's

- 219 property line that is shared with a triggering property.
- 220 (a) The minimum width of a compatibility buffer is 25 feet.
- 221 (b) A compatibility buffer must comply with Section 25-8-700  
222 (*Minimum Requirements for a Compatibility Buffer*).
- 223 (5) Exterior lighting must be hooded or shielded so that the light source is not  
224 visible from the site's property line that is shared with a triggering  
225 property.
- 226 (6) Mechanical equipment may not produce sound in excess of 70 decibels  
227 measured at the site's property line that is shared with a triggering  
228 property.
- 229 (7) A concrete slab used for a refuse receptacle may not be placed within 15  
230 feet of triggering property.
- 231 (8) Except for a multi-use trail, an on-site amenity that is available only to  
232 residents and occupants of the site and their guests may not be located  
233 within 25 feet of a triggering property.
- 234 (9) Screening Requirements. Except when visible from or through a  
235 pedestrian or bicycle access point, the following objects may not be  
236 visible at the site's property line that is shared with a triggering  
237 property and shall be screened:
- 238 (a) vehicle lights from vehicles that use or are parked on a parking lot or  
239 in a parking structure located on the site;
- 240 (b) mechanical equipment;
- 241 (c) outdoor storage;
- 242 (d) refuse receptacles and collection areas; or
- 243 (e) common areas for amenities, including outdoor decks, patios, or  
244 pools.
- 245 (10) The screening required in Subdivision (9) may not impede pedestrian or  
246 bicycle access points.

- (I) To preserve reserved dwelling units and existing non-residential spaces, an applicant must comply with Article 2 (*Density Bonus and Incentive Programs*) of Chapter 4-18 before applying for a building permit or site plan that relies on the regulations described in Subsections (G) and (H).

**PART 6.** The zoning map established by Section 25-2-191 of the City Code is amended to include equitable transit-oriented development (ETOD) combining district and density bonus ETOD (DBETOD) to the base district as indicated in the Zoning Table for the property described in Zoning Case No. C14-2023-004, on file at the Planning Department, as follows:

Approximately 1,118 acres, being all of the property generally identified in the maps attached as **Exhibit “B-1”** through **Exhibit “B-13”** incorporated into this ordinance (the "Identified Properties")

**Zoning Table:**

From (Existing Zoning)	To (ETOD-DBETOD Zoning)
CBD	CBD-ETOD-DBETOD
CBD-CURE	CBD-CURE-ETOD-DBETOD
CBD-H	CBD-H-ETOD-DBETOD
CS	CS-ETOD-DBETOD
CS-1	CS-1-ETOD-DBETOD
CS-1-CO-NP	CS-1-ETOD-DBETOD-CO-NP
CS-1-H-NCCD-NP	CS-1-H-ETOD-DBETOD-NCCD-NP
CS-1-MU-CO-NP	CS-1-MU-ETOD-DBETOD-CO-NP
CS-1-MU-NCCD-NP	CS-1-MU-ETOD-DBETOD-NCCD-NP
CS-1-MU-V-CO-NP	CS-1-MU-V-ETOD-DBETOD-CO-NP
CS-1-MU-V-NCCD-NP	CS-1-MU-V-ETOD-DBETOD-NCCD-NP
CS-1-MU-V-NP	CS-1-MU-V-ETOD-DBETOD-NP
CS-1-NCCD-NP	CS-1-ETOD-DBETOD-NCCD-NP
CS-1-NP	CS-1-ETOD-DBETOD-NP
CS-1-V	CS-1-V-ETOD-DBETOD
CS-1-V-CO-NCCD-NP	CS-1-V-ETOD-DBETOD-CO-NCCD-NP
CS-1-V-CO-NP	CS-1-V-ETOD-DBETOD-CO-NP
CS-1-V-H-CO-NCCD-NP	CS-1-V-H-ETOD-DBETOD-CO-NCCD-NP
CS-1-V-MU-CO-NP	CS-1-V-MU-ETOD-DBETOD-CO-NP

CS-1-V-NCCD-NP	CS-1-V-ETOD-DBETOD-NCCD-NP
CS-1-V-NP	CS-1-V-ETOD-DBETOD-NP
CS-CO	CS-ETOD-DBETOD-CO
CS-CO-NCCD-NP	CS-ETOD-DBETOD-CO-NCCD-NP
CS-CO-NP	CS-ETOD-DBETOD-CO-NP
CS-CO-V-NP	CS-V-ETOD-DBETOD-CO-NP
CS-H-CO-NP	CS-H-ETOD-DBETOD-CO-NP
CS-HD-NCCD-NP	CS-HD-ETOD-DBETOD-NCCD-NP
CS-H-HD-NCCD-NP	CS-H-HD-ETOD-DBETOD-NCCD-NP
CS-MU-CO	CS-MU-ETOD-DBETOD-CO
CS-MU-CO-NP	CS-MU-ETOD-DBETOD-CO-NP
CS-MU-H-CO-NP	CS-MU-H-ETOD-DBETOD-CO-NP
CS-MU-NCCD-NP	CS-MU-ETOD-DBETOD-NCCD-NP
CS-MU-NP	CS-MU-ETOD-DBETOD-NP
CS-MU-V-CO-NP	CS-MU-V-ETOD-DBETOD-CO-NP
CS-MU-V-NCCD-NP	CS-MU-V-ETOD-DBETOD-NCCD-NP
CS-MU-V-NP	CS-MU-V-ETOD-DBETOD-NP
CS-NCCD-NP	CS-ETOD-DBETOD-NCCD-NP
CS-NP	CS-ETOD-DBETOD-NP
CS-V	CS-V-ETOD-DBETOD
CS-V-CO-NP	CS-V-ETOD-DBETOD-CO-NP
CS-V-NCCD-NP	CS-V-ETOD-DBETOD-NCCD-NP
CS-V-NP	CS-V-ETOD-DBETOD-NP
DMU	DMU-ETOD-DBETOD
DMU-CO	DMU-ETOD-DBETOD-CO
DMU-H	DMU-H-ETOD-DBETOD
DMU-H-CO	DMU-H-ETOD-DBETOD-CO
GO	GO-ETOD-DBETOD
GO-CO-NP	GO-ETOD-DBETOD-CO-NP
GO-H	GO-H-ETOD-DBETOD
GO-H-NCCD-NP	GO-H-ETOD-DBETOD-NCCD-NP
GO-MU	GO-MU-ETOD-DBETOD
GO-MU-CO	GO-MU-ETOD-DBETOD-CO
GO-MU-CO-NP	GO-MU-ETOD-DBETOD-CO-NP
GO-MU-H	GO-MU-H-ETOD-DBETOD

GO-MU-H-CO	GO-MU-H-ETOD-DBETOD-CO
GO-MU-NP	GO-MU-ETOD-DBETOD-NP
GO-MU-V-NP	GO-MU-V-ETOD-DBETOD-NP
GO-NCCD-NP	GO-ETOD-DBETOD-NCCD-NP
GO-NP	GO-ETOD-DBETOD-NP
GO-V	GO-V-ETOD-DBETOD
GO-V-CO	GO-V-ETOD-DBETOD-CO
GO-V-NP	GO-V-ETOD-DBETOD-NP
GR	GR-ETOD-DBETOD
GR-CO	GR-ETOD-DBETOD-CO
GR-CO-NP	GR-ETOD-DBETOD-CO-NP
GR-HD-H-NCCD-NP	GR-HD-H-ETOD-DBETOD-NCCD-NP
GR-HD-NCCD-NP	GR-HD-ETOD-DBETOD-NCCD-NP

GR-MU-CO-NP	GR-MU-ETOD-DBETOD-CO-NP
GR-MU-NP	GR-MU-ETOD-DBETOD-NP
GR-MU-V-CO-NCCD-NP	GR-MU-V-ETOD-DBETOD-CO-NCCD-NP
GR-MU-V-CO-NP	GR-MU-V-ETOD-DBETOD-CO-NP
GR-MU-V-NP	GR-MU-V-ETOD-DBETOD-NP
GR-NCCD-NP	GR-ETOD-DBETOD-NCCD-NP
GR-NP	GR-ETOD-DBETOD-NP
GR-V	GR-V-ETOD-DBETOD
GR-V-CO-NCCD-NP	GR-V-ETOD-DBETOD-CO-NCCD-NP
GR-V-CO-NP	GR-V-ETOD-DBETOD-CO-NP
GR-V-NP	GR-V-ETOD-DBETOD-NP
LI-CO-NP	LI-ETOD-DBETOD-CO-NP
LO	LO-ETOD-DBETOD
LO-CO	LO-ETOD-DBETOD-CO
LO-CO-NP	LO-ETOD-DBETOD-CO-NP
LO-H	LO-H-ETOD-DBETOD
LO-HD-NCCD-NP	LO-HD-ETOD-DBETOD-NCCD-NP
LO-H-HD-NCCD-NP	LO-H-HD-ETOD-DBETOD-NCCD-NP
LO-H-NCCD-NP	LO-H-ETOD-DBETOD-NCCD-NP
LO-H-NP	LO-H-ETOD-DBETOD-NP
LO-MU	LO-MU-ETOD-DBETOD

LO-MU-CO	LO-MU-ETOD-DBETOD-CO
LO-MU-CO-NP	LO-MU-ETOD-DBETOD-CO-NP
LO-MU-NP	LO-MU-ETOD-DBETOD-NP
LO-MU-V-NP	LO-MU-V-ETOD-DBETOD-NP
LO-NCCD-NP	LO-ETOD-DBETOD-NCCD-NP
LO-NP	LO-ETOD-DBETOD-NP
LO-V	LO-V-ETOD-DBETOD
LO-V-CO	LO-V-ETOD-DBETOD-CO
LO-V-HD-NCCD-NP	LO-V-HD-ETOD-DBETOD-NCCD-NP
LO-V-NCCD-NP	LO-V-ETOD-DBETOD-NCCD-NP
LO-V-NP	LO-V-ETOD-DBETOD-NP
LR	LR-ETOD-DBETOD
LR-CO	LR-ETOD-DBETOD-CO
LR-CO-NP	LR-ETOD-DBETOD-CO-NP
LR-H	LR-H-ETOD-DBETOD
LR-H-CO-NP	LR-H-ETOD-DBETOD-CO-NP
LR-HD-NCCD-NP	LR-HD-ETOD-DBETOD-NCCD-NP
LR-MU-CO	LR-MU-ETOD-DBETOD-CO
LR-MU-CO-NP	LR-MU-ETOD-DBETOD-CO-NP
LR-MU-H-CO	LR-MU-H-ETOD-DBETOD-CO
LR-MU-HD-NCCD-NP	LR-MU-HD-ETOD-DBETOD-NCCD-NP
LR-MU-NP	LR-MU-ETOD-DBETOD-NP
LR-MU-V-HD-NCCD-NP	LR-MU-V-HD-ETOD-DBETOD-NCCD-NP
LR-NCCD-NP	LR-ETOD-DBETOD-NCCD-NP
LR-NP	LR-ETOD-DBETOD-NP
LR-V	LR-V-ETOD-DBETOD
LR-V-CO-NP	LR-V-ETOD-DBETOD-CO-NP
MF-1-CO-NP	MF-1-ETOD-DBETOD-CO-NP
MF-1-H-NCCD-NP	MF-1-H-ETOD-DBETOD-NCCD-NP
MF-1-NCCD	MF-1-ETOD-DBETOD-NCCD
MF-1-NCCD-NP	MF-1-ETOD-DBETOD-NCCD-NP
MF-1-NP	MF-1-ETOD-DBETOD-NP
MF-2	MF-2-ETOD-DBETOD
MF-2-CO-NP	MF-2-ETOD-DBETOD-CO-NP
MF-2-HD-NCCD-NP	MF-2-HD-ETOD-DBETOD-NCCD-NP

MF-2-H-HD-NCCD-NP	MF-2-H-HD-ETOD-DBETOD-NCCD-NP
MF-2-H-NCCD-NP	MF-2-H-ETOD-DBETOD-NCCD-NP
MF-2-NCCD-NP	MF-2-ETOD-DBETOD-NCCD-NP
MF-2-NP	MF-2-ETOD-DBETOD-NP
MF-3	MF-3-ETOD-DBETOD
MF-3-CO-NP	MF-3-ETOD-DBETOD-CO-NP
MF-3-HD-NCCD-NP	MF-3-HD-ETOD-DBETOD-NCCD-NP
MF-3-H-NCCD-NP	MF-3-H-ETOD-DBETOD-NCCD-NP
MF-3-NCCD-NP	MF-3-ETOD-DBETOD-NCCD-NP
MF-3-NP	MF-3-ETOD-DBETOD-NP
MF-4	MF-4-ETOD-DBETOD
MF-4-CO-NP	MF-4-ETOD-DBETOD-CO-NP
MF-4-H	MF-4-H-ETOD-DBETOD
MF-4-HD-NCCD-NP	MF-4-HD-ETOD-DBETOD-NCCD-NP
MF-4-H-NCCD-NP	MF-4-H-ETOD-DBETOD-NCCD-NP
MF-4-NCCD-NP	MF-4-ETOD-DBETOD-NCCD-NP
MF-4-NP	MF-4-ETOD-DBETOD-NP
MF-5	MF-5-ETOD-DBETOD
MF-5-H	MF-5-H-ETOD-DBETOD
MF-5-NCCD-NP	MF-5-ETOD-DBETOD-NCCD-NP
MF-5-NP	MF-5-ETOD-DBETOD-NP
MF-6-CO	MF-6-ETOD-DBETOD-CO
MF-6-CO-NP	MF-6-ETOD-DBETOD-CO-NP
MF-6-NCCD-NP	MF-6-ETOD-DBETOD-NCCD-NP
NO-H-CO	NO-H-ETOD-DBETOD-CO
NO-H-HD-NCCD-NP	NO-H-HD-ETOD-DBETOD-NCCD-NP
NO-H-NCCD-NP	NO-H-ETOD-DBETOD-NCCD-NP
NO-MU	NO-MU-ETOD-DBETOD
NO-MU-CO-NP	NO-MU-ETOD-DBETOD-CO-NP
NO-MU-NP	NO-MU-ETOD-DBETOD-NP
NO-MU-V-NP	NO-MU-V-ETOD-DBETOD-NP
NO-NCCD-NP	NO-ETOD-DBETOD-NCCD-NP
NO-NP	NO-ETOD-DBETOD-NP
NO-V-NCCD-NP	NO-V-ETOD-DBETOD-NCCD-NP



**EXHIBIT "A"**

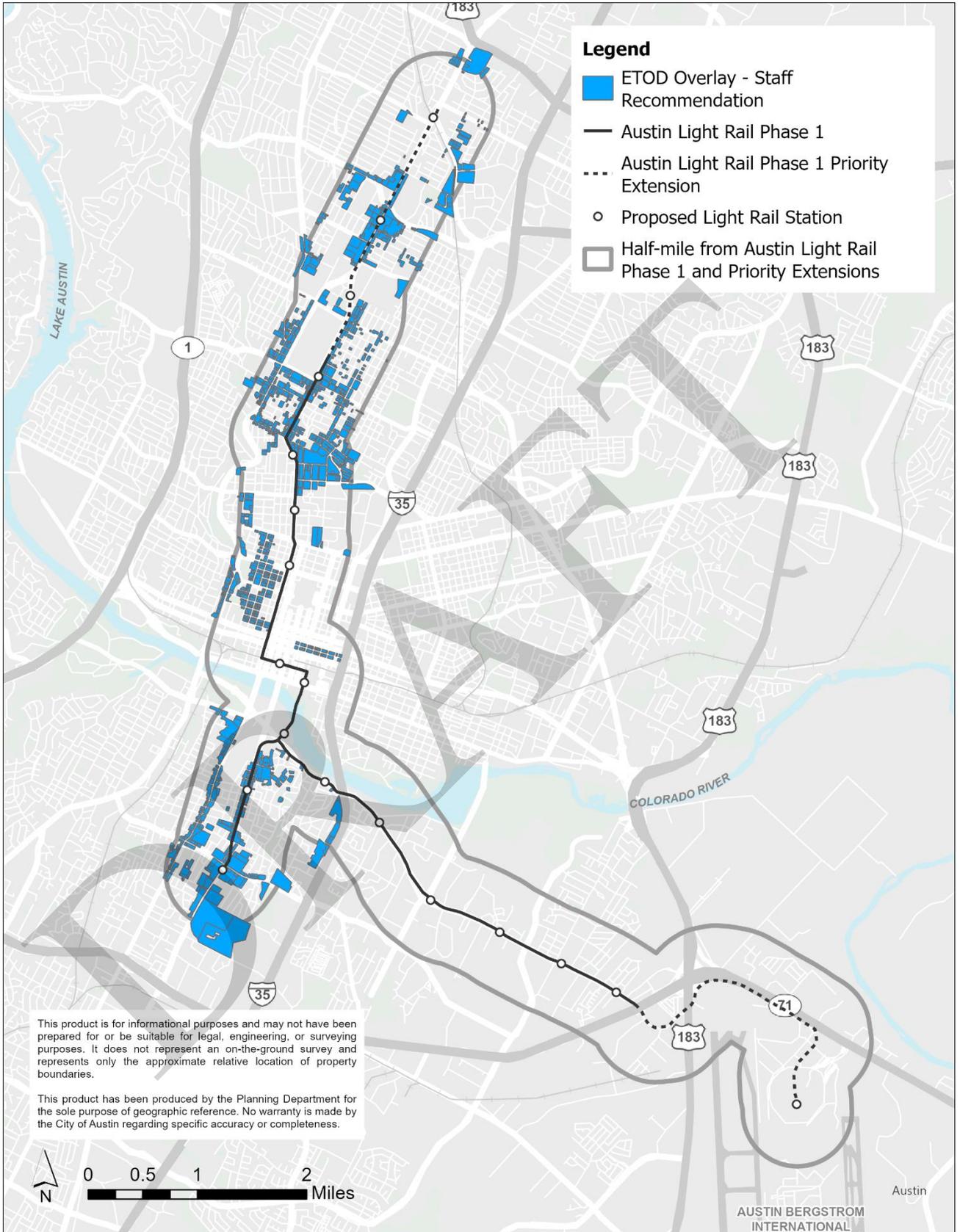


Figure 1: Parcels Proposed for Rezoning into the ETOD and DBETOD Combining Districts

**EXHIBIT "B-1"**



 SUBJECT TRACT

**CODE AMENDMENT AND REZONING**

**CASE#: C20-2023-004**



0 250 500 Feet

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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.



**Created: 3/8/2024**



# EXHIBIT "B-3"



SUBJECT TRACT

## CODE AMENDMENT AND REZONING

CASE#: C20-2023-004

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0 250 500 Feet



Created: 3/8/2024



SUBJECT TRACT

CODE AMENDMENT AND REZONING

CASE#: C20-2023-004

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0 250 500 Feet



Created: 3/8/2024



SUBJECT TRACT

CODE AMENDMENT AND REZONING

CASE#: C20-2023-004

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0 250 500 Feet



Created: 3/8/2024

# EXHIBIT "B-6"



SUBJECT TRACT

## CODE AMENDMENT AND REZONING

CASE#: C20-2023-004



0 250 500 Feet



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**EXHIBIT "B-8"**



SUBJECT TRACT

**CODE AMENDMENT AND REZONING**

**CASE#: C20-2023-004**

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0 250 500 Feet



**Created: 3/8/2024**

# EXHIBIT "B-9"



SUBJECT TRACT

## CODE AMENDMENT AND REZONING

CASE#: C20-2023-004

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0 250 500 Feet



Created: 3/8/2024





SUBJECT TRACT

CODE AMENDMENT AND REZONING

CASE#: C20-2023-004

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0 250 500 Feet



Created: 3/8/2024



SUBJECT TRACT

CODE AMENDMENT AND REZONING

CASE#: C20-2023-004

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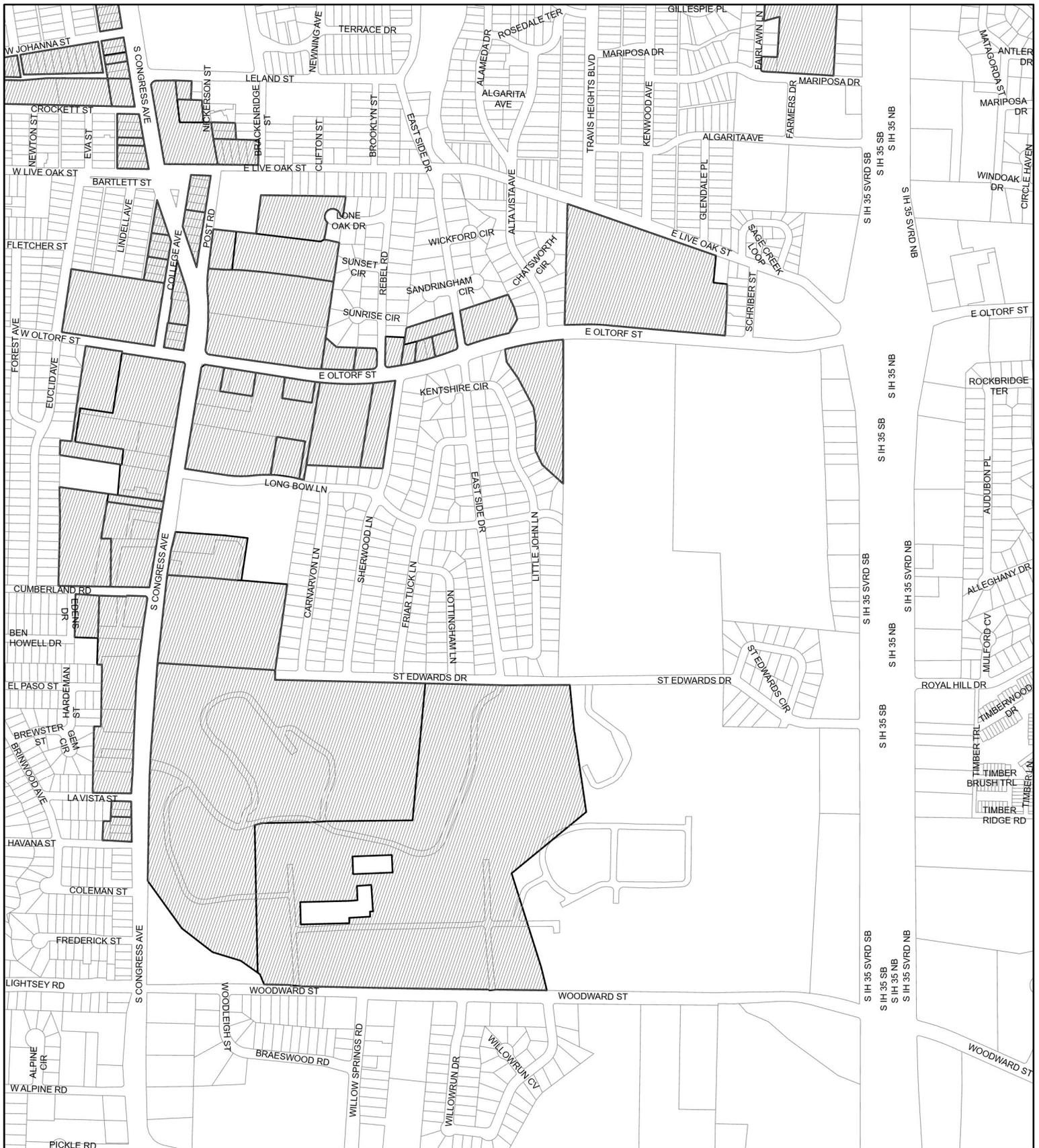


0 250 500 Feet



Created: 3/8/2024

# EXHIBIT "B-13"



SUBJECT TRACT

## CODE AMENDMENT AND REZONING

CASE#: C20-2023-004

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Created: 3/8/2024

0 250 500 Feet