

1 **ORDINANCE NO.**

2 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD**  
3 **EQUITABLE TRANSIT-ORIENTED DEVELOPMENT (ETOD) COMBINING**  
4 **DISTRICT AND DENSITY BONUS ETOD (DBETOD) COMBINING DISTRICT**  
5 **TO THE BASE ZONING DISTRICT FOR PROPERTY WITHIN A CERTAIN**  
6 **DISTANCE ALONG NORTH LAMAR BOULEVARD, GUADALUPE STREET,**  
7 **SOUTH CONGRESS AVENUE, AND LOCATED SOUTH OF U.S. HWY 183 AND**  
8 **NORTH OF LIGHTSEY ROAD/WOODWARD STREET.**

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

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11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended  
12 to add equitable transit-oriented development (ETOD) combining district and density  
13 bonus ETOD (DBETOD) combining district to the base districts as indicated in the  
14 Zoning Table on the property described in Case No. C20-2023-004, on file at the  
15 Planning Department, as follows:

16 Approximately 1,104 acres of land in the City of Austin, Travis County, Texas,  
17 being all of the property generally identified in the maps attached as **Exhibit “A-**  
18 **1”** through **Exhibit “A-13”** incorporated into this ordinance (the "Identified  
19 Properties")

20 **Zoning Table:**

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<b>From Existing Zoning</b>	<b>To Include ETOD-DBETOD Zoning</b>
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-CO-ETOD-DBETOD-NP
CS-1-H-NCCD-NP	CS-1-H-NCCD-ETOD-DBETOD-NP
CS-1-MU-CO-NP	CS-1-MU-CO-ETOD-DBETOD-NP
CS-1-MU-NCCD-NP	CS-1-MU-NCCD-ETOD-DBETOD-NP
CS-1-MU-V-CO-NP	CS-1-MU-V-CO-ETOD-DBETOD-NP
CS-1-MU-V-NCCD-NP	CS-1-MU-V-NCCD-ETOD-DBETOD-NP
CS-1-MU-V-NP	CS-1-MU-V-ETOD-DBETOD-NP
CS-1-NCCD-NP	CS-1-NCCD-ETOD-DBETOD-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-CO-NCCD-ETOD-DBETOD-NP
CS-1-V-CO-NP	CS-1-V-CO-ETOD-DBETOD-NP
CS-1-V-H-CO-NCCD-NP	CS-1-V-H-CO-NCCD-ETOD-DBETOD-NP
CS-1-V-MU-CO-NP	CS-1-V-MU-CO-ETOD-DBETOD-NP
CS-1-V-NCCD-NP	CS-1-V-NCCD-ETOD-DBETOD-NP
CS-1-V-NP	CS-1-V-ETOD-DBETOD-NP
CS-CO	CS-CO-ETOD-DBETOD
CS-CO-NCCD-NP	CS-CO-NCCD-ETOD-DBETOD-NP
CS-CO-NP	CS-CO-ETOD-DBETOD-NP
CS-CO-V-NP	CS-CO-V-ETOD-DBETOD-NP
CS-H-CO-NP	CS-H-CO-ETOD-DBETOD-NP
CS-HD-NCCD-NP	CS-HD-NCCD-ETOD-DBETOD-NP
CS-H-HD-NCCD-NP	CS-H-HD-NCCD-ETOD-DBETOD-NP
CS-MU-CO	CS-MU-CO-ETOD-DBETOD
CS-MU-CO-NP	CS-MU-CO-ETOD-DBETOD-NP
CS-MU-H-CO-NP	CS-MU-H-CO-ETOD-DBETOD-NP
CS-MU-NCCD-NP	CS-MU-NCCD-ETOD-DBETOD-NP
CS-MU-NP	CS-MU-ETOD-DBETOD-NP
CS-MU-V-CO-NP	CS-MU-V-CO-ETOD-DBETOD-NP
CS-MU-V-NCCD-NP	CS-MU-V-NCCD-ETOD-DBETOD-NP
CS-MU-V-NP	CS-MU-V-ETOD-DBETOD-NP
CS-NCCD-NP	CS-NCCD-ETOD-DBETOD-NP
CS-NP	CS-ETOD-DBETOD-NP
CS-V	CS-V-ETOD-DBETOD
CS-V-CO-NP	CS-V-CO-ETOD-DBETOD-NP
CS-V-NCCD-NP	CS-V-NCCD-ETOD-DBETOD-NP
CS-V-NP	CS-V-ETOD-DBETOD-NP
DMU	DMU-ETOD-DBETOD
DMU-CO	DMU-CO-ETOD-DBETOD
DMU-H	DMU-H-ETOD-DBETOD
DMU-H-CO	DMU-H-CO-ETOD-DBETOD
GO	GO-ETOD-DBETOD
GO-CO-NP	GO-CO-ETOD-DBETOD-NP
GO-H	GO-H-ETOD-DBETOD
GO-H-NCCD-NP	GO-H-NCCD-ETOD-DBETOD-NP
GO-MU	GO-MU-ETOD-DBETOD
GO-MU-CO	GO-MU-CO-ETOD-DBETOD

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

LO-MU-NP	LO-MU-ETOD-DBETOD-NP
LO-MU-V-NP	LO-MU-V-ETOD-DBETOD-NP
LO-NCCD-NP	LO-NCCD-ETOD-DBETOD-NP
LO-NP	LO-ETOD-DBETOD-NP
LO-V	LO-V-ETOD-DBETOD
LO-V-CO	LO-V-CO-ETOD-DBETOD
LO-V-HD-NCCD-NP	LO-V-HD-NCCD-ETOD-DBETOD-NP
LO-V-NCCD-NP	LO-V-NCCD-ETOD-DBETOD-NP
LO-V-NP	LO-V-ETOD-DBETOD-NP
LR	LR-ETOD-DBETOD
LR-CO	LR-CO-ETOD-DBETOD
LR-CO-NP	LR-CO-ETOD-DBETOD-NP
LR-H	LR-H-ETOD-DBETOD
LR-H-CO-NP	LR-H-CO-ETOD-DBETOD-NP
LR-HD-NCCD-NP	LR-HD-NCCD-ETOD-DBETOD-NP
LR-MU-CO	LR-MU-CO-ETOD-DBETOD
LR-MU-CO-NP	LR-MU-CO-ETOD-DBETOD-NP
LR-MU-H-CO	LR-MU-H-CO-ETOD-DBETOD
LR-MU-HD-NCCD-NP	LR-MU-HD-NCCD-ETOD-DBETOD-NP
LR-MU-NP	LR-MU-ETOD-DBETOD-NP
LR-MU-V-HD-NCCD-NP	LR-MU-V-HD-NCCD-ETOD-DBETOD-NP
LR-NCCD-NP	LR-NCCD-ETOD-DBETOD-NP
LR-NP	LR-ETOD-DBETOD-NP
LR-V	LR-V-ETOD-DBETOD
LR-V-CO-NP	LR-V-CO-ETOD-DBETOD-NP
MF-1-CO-NP	MF-1-CO-ETOD-DBETOD-NP
MF-1-H-NCCD-NP	MF-1-H-NCCD-ETOD-DBETOD-NP
MF-1-NCCD	MF-1-NCCD-ETOD-DBETOD
MF-1-NCCD-NP	MF-1-NCCD-ETOD-DBETOD-NP
MF-1-NP	MF-1-ETOD-DBETOD-NP
MF-2	MF-2-ETOD-DBETOD
MF-2-CO-NP	MF-2-CO-ETOD-DBETOD-NP
MF-2-HD-NCCD-NP	MF-2-HD-NCCD-ETOD-DBETOD-NP
MF-2-H-HD-NCCD-NP	MF-2-H-HD-NCCD-ETOD-DBETOD-NP
MF-2-H-NCCD-NP	MF-2-H-NCCD-ETOD-DBETOD-NP
MF-2-NCCD-NP	MF-2-NCCD-ETOD-DBETOD-NP
MF-2-NP	MF-2-ETOD-DBETOD-NP
MF-3	MF-3-ETOD-DBETOD

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

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**PART 2.** Except as specifically modified by this ordinance, the Identified Properties remain subject to the ordinance establishing zoning, including combining districts and vertical mixed use building, on the respective property.

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**PART 3.** Except as specifically modified by this ordinance, the Identified Properties located within a neighborhood plan area are subject to the ordinance that establishes zoning for the respective neighborhood plan.

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**PART 4.** A use that is prohibited under Section 25-2-653 (*Equitable Transit-Oriented Development (ETOD) Combining District Regulations*) may continue in the same manner until (1) the city council specifically requires by ordinance the immediate discontinuation of the use; or (2) the use is 'discontinued' as defined by City Code for 180 consecutive days.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2024.

**PASSED AND APPROVED**

\_\_\_\_\_, 2024      §  
   §

Kirk Watson  
Mayor

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

Anne L. Morgan  
City Attorney

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

Myrna Rios  
City Clerk

