

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2406 LAKE AUSTIN BOULEVARD IN THE CENTRAL WEST AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-NEIGHBORHOOD PLAN (GR-MU-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 community commercial-neighborhood plan (GR-NP) combining district to community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district on the property described in Zoning Case No. C14-2025-0026, on file at the Planning Department, as follows:

LOT 6, BLOCK 6, CHAS JOHNSON ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 2, Page 192, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2406 Lake Austin Boulevard in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

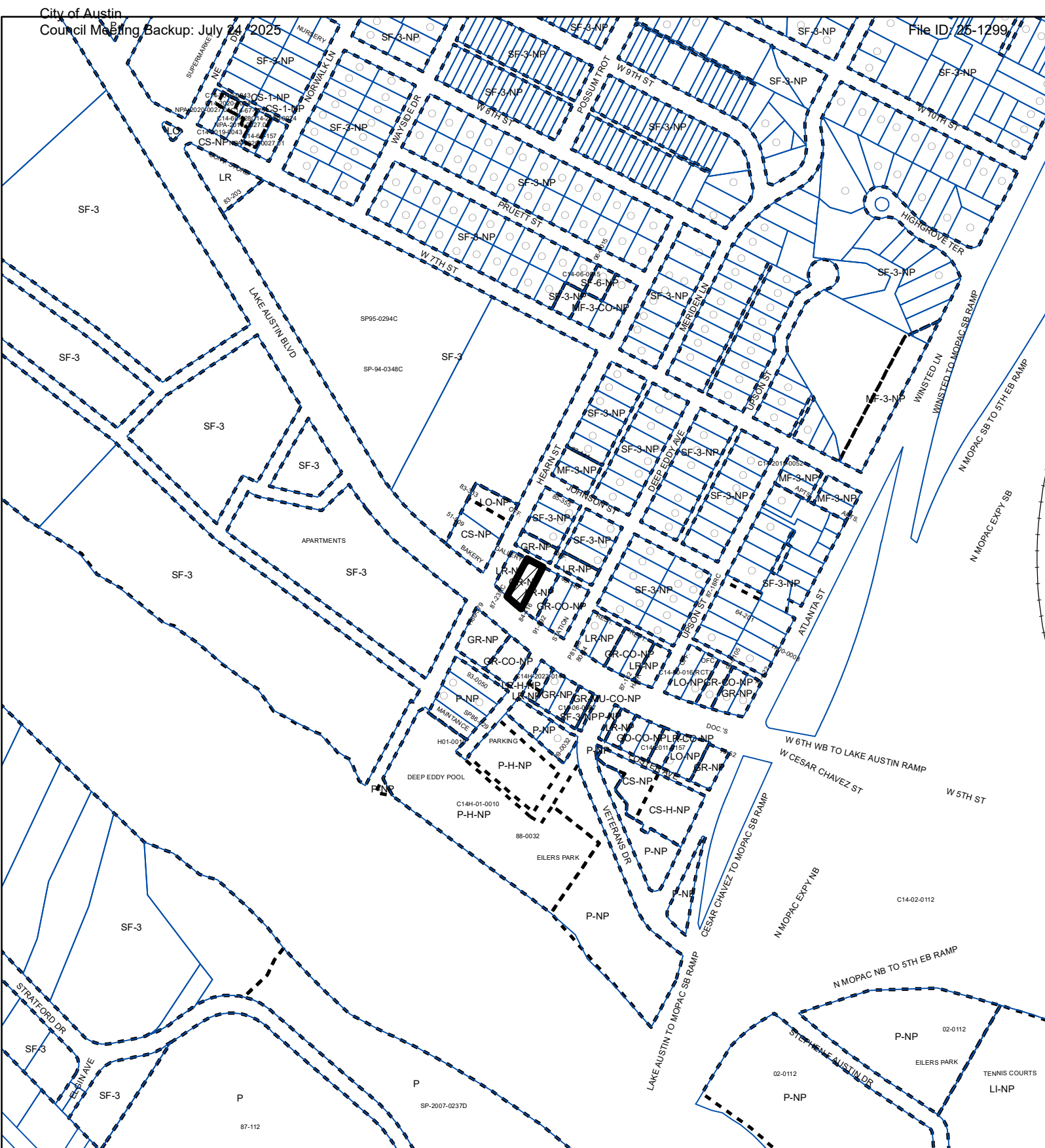
PART 2. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20100930-037 that established zoning for the West Austin Neighborhood Group Neighborhood Plan.

PART 3. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

_____, 2025 §
 §
 § _____
 Kirk Watson
 Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas Erika Brady
City Attorney City Clerk






ZONING

EXHIBIT "A"

ZONING CASE#: C14-2025-0026



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



Created: 2/18/2025