ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1701 EAST ANDERSON LANE IN THE ST. JOHNS/CORONADO HILLS COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-CO-NP) COMBINING DISTRICT AND RURAL RESIDENCE-NEIGHBORHOOD PLAN (RR-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-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-conditional overlay-neighborhood plan (LO-CO-NP) combining district and rural residence-neighborhood plan (RR-NP) combining district to community commercial-neighborhood plan (GR-NP) combining district on the property described in Zoning Case No. C14-2021-0023.SH, on file at the Housing and Planning Department, as follows:

> Lot 1, WALNUT CREEK CENTER, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 86, Page 37B, Plat Records of Travis County, Texas (the "Property"),

locally known as 1701 East Anderson Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A".**

PART 2. The Property is subject to Ordinance No. 20120426-102 that established zoning for the Coronado Hills Neighborhood Plan.

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PART 3. This ordinance takes effect on _____, 2021.

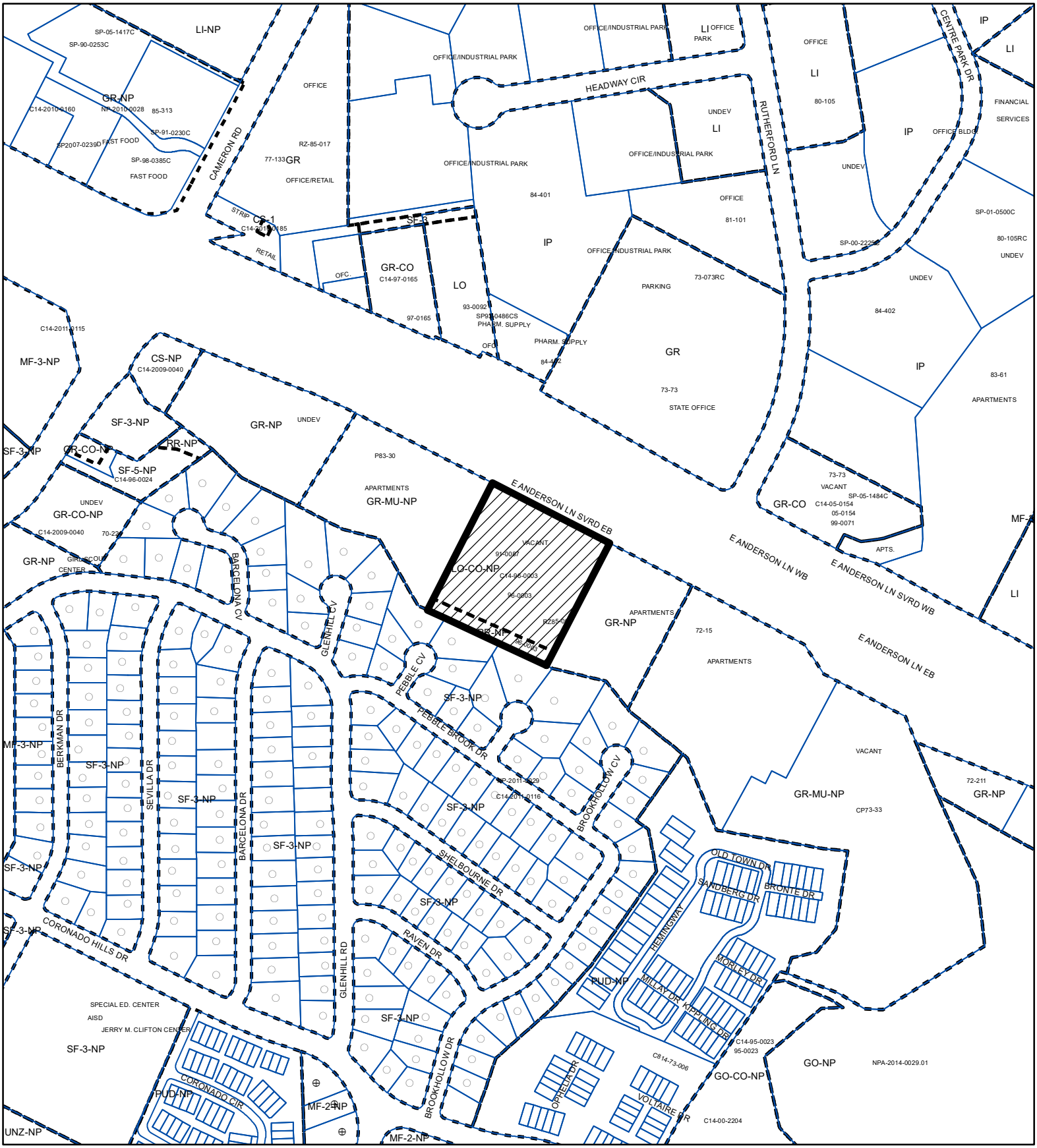
PASSED AND APPROVED

	§	
	§	
_____, 2021	§	_____
		Steve Adler
		Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan	Jannette S. Goodall
City Attorney	City Clerk

DRAFT



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

ZONING CASE#: C14-2021-0023.SH

Exhibit A

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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