

**ORDINANCE NO. 20220421-043**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3402 KERBEY LANE IN THE CENTRAL WEST AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD OFFICE-NEIGHBORHOOD PLAN (NO-NP) COMBINING DISTRICT TO LIMITED OFFICE-NEIGHBORHOOD PLAN (LO-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 neighborhood office-neighborhood plan (NO-NP) combining district to limited office-neighborhood plan (LO-NP) combining district on the property described in Zoning Case No. C14-2022-0010, on file at the Housing and Planning Department, as follows:

Lot A, ZWEIFEL ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof as recorded in Volume 77, Page 375 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 3402 Kerbey Lane 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. 20100923-103 that established zoning for the Windsor Road Neighborhood Plan.

**PART 3.** This ordinance takes effect on May 2, 2022.

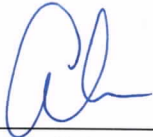
**PASSED AND APPROVED**

\_\_\_\_ April 21, \_\_\_\_\_, 2022

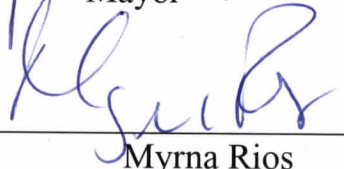
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Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
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Myrna Rios  
City Clerk



**Created: 1/24/2022**