

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 2555 WESTERN TRAILS BOULEVARD IN THE**
3 **SOUTH AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED**
4 **OFFICE-NEIGHBORHOOD PLAN (LO-NP) COMBINING DISTRICT TO**
5 **NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY-**
6 **NEIGHBORHOOD PLAN (LR-CO-NP) COMBINING DISTRICT.**

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from limited office-neighborhood plan (LO-NP) combining district
12 to neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP)
13 combining district on the property described in Zoning Case No. C14-2023-0030, on file at
14 the Planning Department, as follows:
15

16 LOT 3, BLOCK C, WESTERN TRAILS MEDICAL CLINIC SUBDIVISION, a
17 subdivision in the City of Austin, Travis County, Texas, according to the map or
18 plat of record in Plat Volume 85, Page 18A, of the Plat Records of Travis County,
19 Texas (the "Property"),
20

21 locally known as 2555 Western Trails Boulevard in the City of Austin, Travis County,
22 Texas, and generally identified in the map attached as **Exhibit "A"**.
23

24 **PART 2.** The Property within the boundaries of the conditional overlay combining district
25 established by this ordinance is subject to the following conditions:
26

27 The following use is a prohibited use of the Property:
28

Service Station

29 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
30 developed and used in accordance with the regulations established for the neighborhood
31 commercial (LR) base district, and other applicable requirements of the City Code.
32

33 **PART 4.** Except as specifically modified by this ordinance, the Property is subject to
34 Ordinance No. 20141106-086 that established zoning for the Westgate Neighborhood Plan.
35
36
37

PART 5. This ordinance takes effect on _____, 2023.

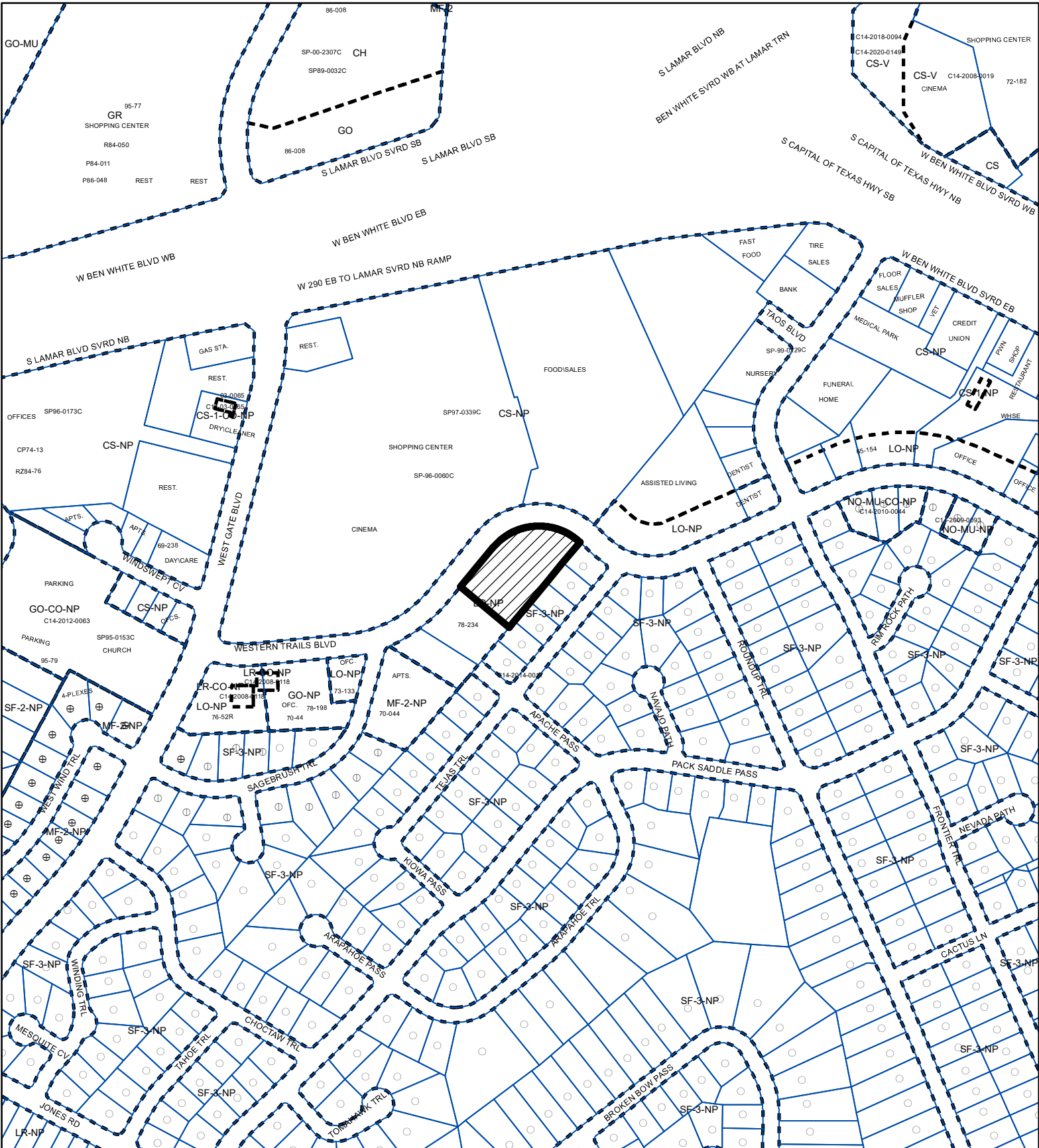
PASSED AND APPROVED




SSS

_____, 2023

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

EXHIBIT "A"

ZONING CASE#: C14-2023-0030

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



Created: 3/15/2023