

**ORDINANCE NO. 20240321-057**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2315 LAKE AUSTIN BOULEVARD IN THE CENTRAL WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-NEIGHBORHOOD PLAN (LR-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-HISTORIC LANDMARK-NEIGHBORHOOD PLAN (LR-H-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 commercial-neighborhood plan (LR-NP) combining district to neighborhood commercial-historic landmark-neighborhood plan (LR-H-NP) combining district on the property described in Zoning Case No. C14H-2023-0143, on file at the Planning Department, as follows:

0.0976 acres of land, being the northern most 85 feet of LOT 13, BLOCK 1, JOHNSON'S RIVER ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 2, Page 244 of the Official Public Records of Travis County, Texas, being a portion of that certain tract of land described in a deed recorded in Document No. 2014058694, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 2315 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 April 1, 2024.

**PASSED AND APPROVED**

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March 21, 2024

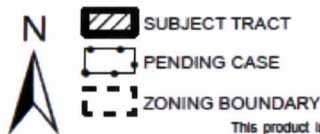
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§  
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\_\_\_\_\_  
Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:** \_\_\_\_\_  
Myrna Rios  
City Clerk

# EXHIBIT A

## LOCATION MAP



1" = 200'

### HISTORIC ZONING

ZONING CASE#: C14H-2023-0143

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.

