

ORDINANCE NO. 20240530-146

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1706 PAYTON GIN ROAD IN THE NORTH AUSTIN CIVIC ASSOCIATION NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-CO-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 neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district to community commercial-neighborhood plan (GR-NP) combining district on the property described in Zoning Case No. C14-2024-0026, on file at the Planning Department, as follows:

A 2.05 acre tract of land, more or less, being all of AUSTIN BRETHERN CHURCH SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 38, Page 16, of the Plat Records of Travis County, Texas (the "Property"),

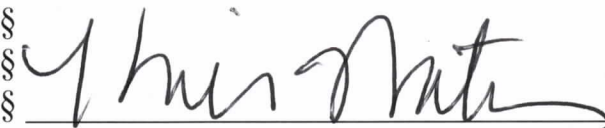
locally known as 1706 Payton Gin Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

PART 2. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 010524-94 that established zoning for the North Austin Civic Association Neighborhood Plan.

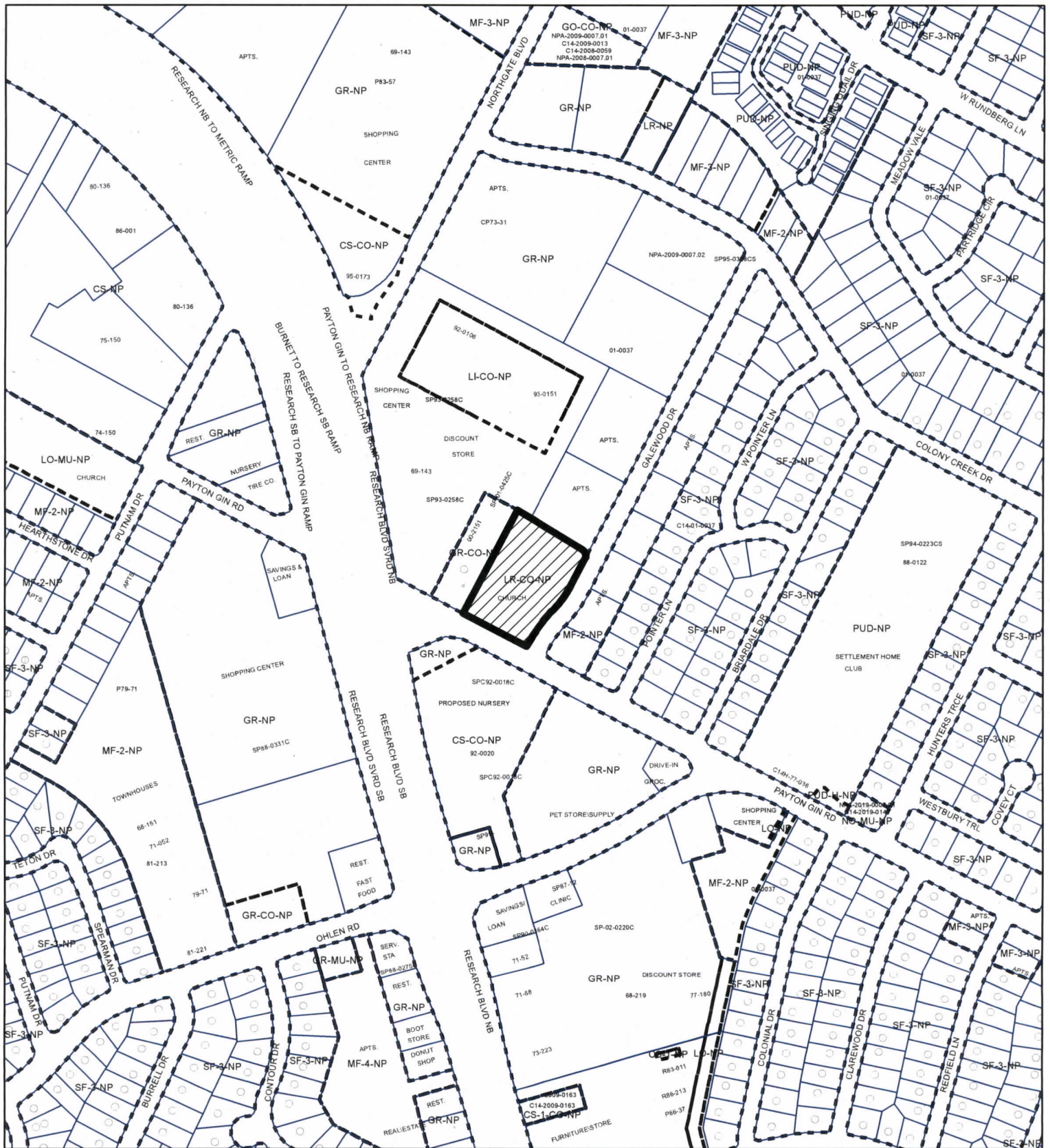
PART 3. This ordinance takes effect on June 10, 2024.

PASSED AND APPROVED

_____ May 30 _____, 2024

§ _____
§ 
§ _____
Kirk Watson
Mayor

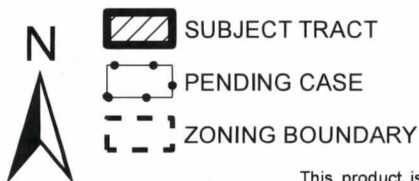
APPROVED: _____  _____ **ATTEST:** _____  _____
Anne L. Morgan
City Attorney
Myrna Rios
City Clerk



ZONING

EXHIBIT "A"

ZONING CASE#: C14-2024-0026



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: 3/6/2024