

**ORDINANCE NO. 20240912-087**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5212 DUVAL STREET IN THE NORTH LOOP NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT ZONING TO LIMITED OFFICE-MIXED USE-NEIGHBORHOOD PLAN (LO-MU-NP) COMBINING DISTRICT ZONING.**

**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 family residence-neighborhood plan (SF-3-NP) combining district zoning to limited office-mixed use-neighborhood plan (LO-MU-NP) combining district zoning on the property described in Zoning Case No. C14-2024-0060, on file at the Planning Department, as follows:

LOTS 13 AND 14, BLOCK 23, THE HIGHLANDS, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3, Page 55, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 5212 Duval Street 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. 020523-31 that established zoning for the North Loop Neighborhood Plan.

**PART 3.** This ordinance takes effect on September 23, 2024.

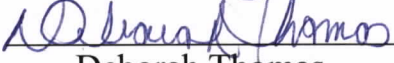
**PASSED AND APPROVED**

September 12, 2024

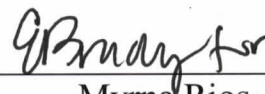
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Kirk Watson  
Mayor

**APPROVED:**   
Deborah Thomas  
Acting City Attorney

**ATTEST:**

  
Myrna Rios  
City Clerk



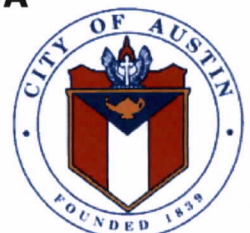


**EXHIBIT "A"**

ZONING CASE#: C14-2024-0060

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: 4/16/2024

$$1'' = 400'$$