

**ORDINANCE NO. 20100826-062**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2203 AND 2205 WESTERN TRAILS BOULEVARD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO NEIGHBORHOOD OFFICE-MIXED USE (NO-MU) 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 family residence (SF-3) district to neighborhood office-mixed use (NO-MU) combining district on the property (the "Property") described in Zoning Case No. C14-2009-0093, on file at the Planning and Development Review Department, as follows:

Lot 11-A, Resubdivision of Lot 9, Block F, Western Trails Section Two and Lot 11, Block F, Western Trails Section 9 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book Volume 24, Page 37, of the Plat Records of Travis County, Texas (2203 Western Trails Boulevard), and

Lot 12, Block F, Western Trails Section 9 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map of plat of record in Plat Book Volume 21, Page 29, of the Plat Record of Travis County, Texas (2205 Western Trails Boulevard),

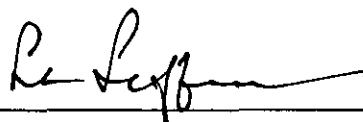
locally known as 2203 and 2205 Western Trails Boulevard in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** This ordinance takes effect on September 6, 2010.

**PASSED AND APPROVED**

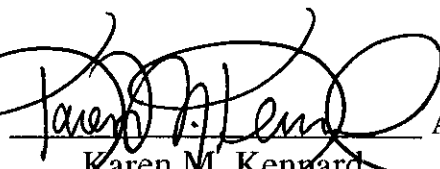
\_\_\_\_\_, August 26, 2010

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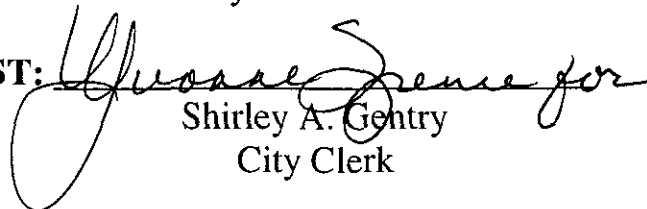


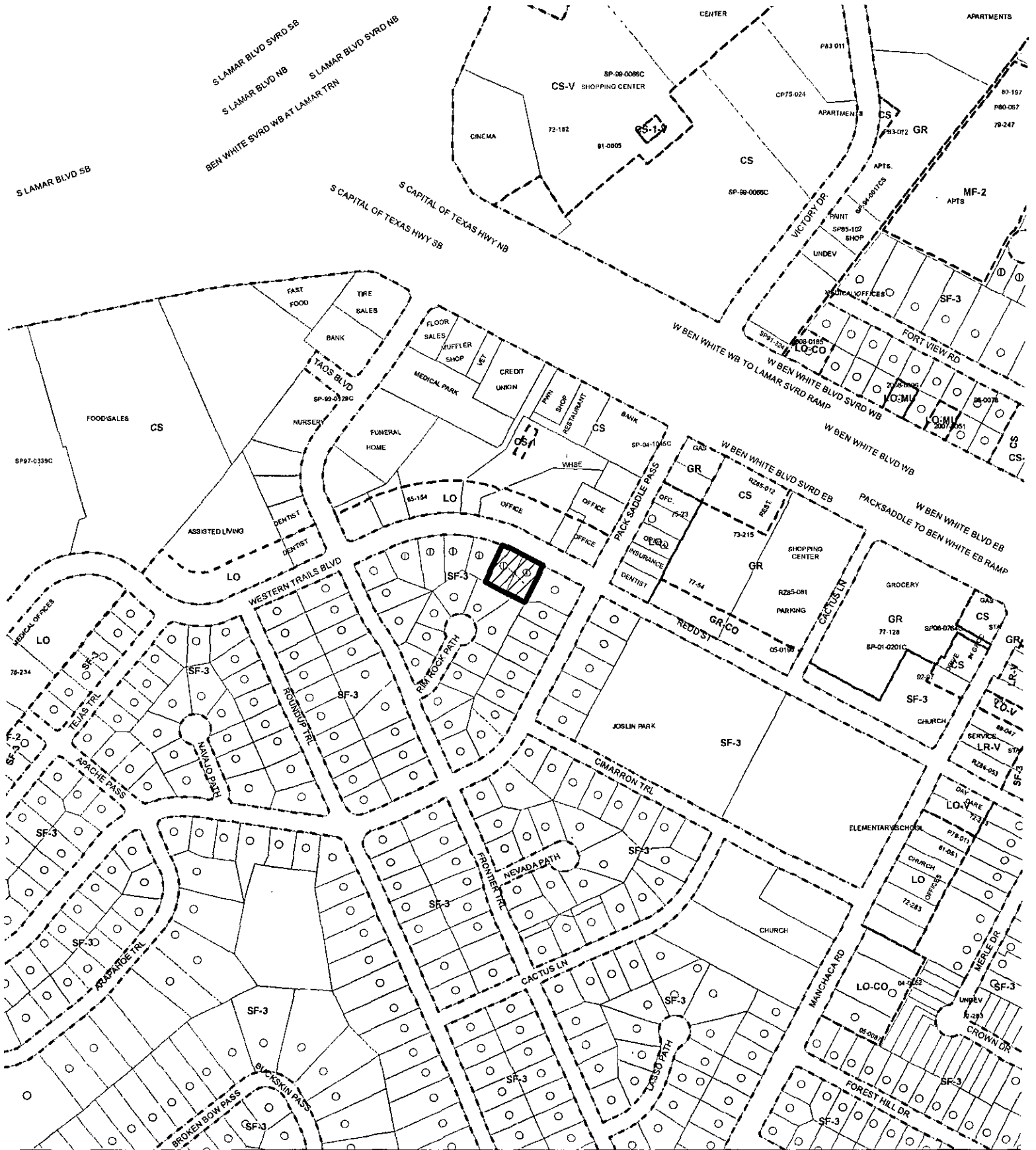
Lee Leffingwell  
Mayor

**APPROVED:**

  
Karen M. Kennard  
Acting City Attorney

**ATTEST:**

  
Shirley A. Gentry  
City Clerk



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**SUBJECT TRACT**



**ZONING BOUNDARY**



**PENDING CASE**

**OPERATOR: S. MEEKS**

**ZONING**

**Exhibit A**

**ZONING CASE#:**

**ADDRESS:**

**SUBJECT AREA:**

**GRID:**

**MANAGER:**

**C14-2009-0093**

**2203 & 2205 WESTERN TRAILS BLVD**

**0.4204 ACRES**

**F19**

**W. RHOADES**



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 400'