

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 1904 WEST 35TH STREET FROM FAMILY**
3 **RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-CONDITIONAL**
4 **OVERLAY (LO-CO) COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from family residence (SF-3) district to limited office-conditional
10 overlay (LO-CO) combining district on the property described in Zoning Case No. C14-
11 2007-0267, on file at the Neighborhood Planning and Zoning Department, as follows:

12
13 Lot 3, Block 2, Oakmont Heights Subdivision, a subdivision in the City of Austin,
14 Travis County, Texas, according to the map or plat of record in Plat Book 3, Page
15 147, of the Plat Records of Travis County, Texas (the "Property"),

16
17 locally known as 1904 West 35th Street, in the City of Austin, Travis County, Texas, and
18 generally identified in the map attached as Exhibit "A".

19
20 **PART 2.** The Property within the boundaries of the conditional overlay combining district
21 established by this ordinance is subject to the following conditions:

22
23 Medical offices use (exceeding 5000 sq. ft. gross floor area) and medical offices use
24 (not exceeding 5000 sq. ft. gross floor area) are prohibited uses of the Property.

25
26 Except as specifically restricted under this ordinance, the Property may be developed and
27 used in accordance with the regulations established for the limited office (LO) base district,
28 and other applicable requirements of the City Code.

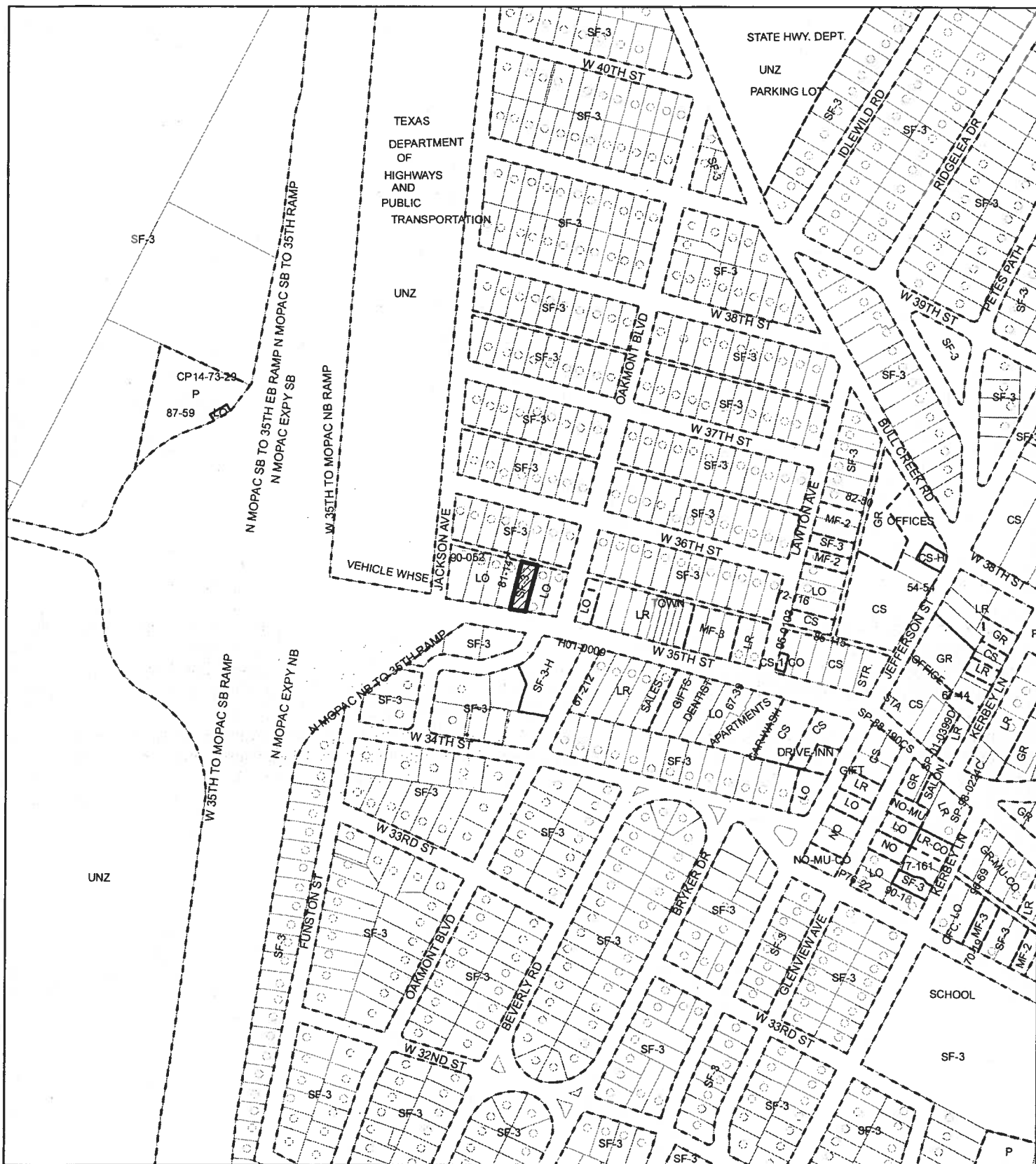
1
2
3 **PART 3.** This ordinance takes effect on _____, 2008.
4

5
6 **PASSED AND APPROVED**
7




8 §
9 §
10 _____, 2008 § _____
11

12 Will Wynn
13 Mayor
14

15 **APPROVED:** _____ **ATTEST:** _____
16 David Allan Smith Shirley A. Gentry
17 City Attorney City Clerk



ZONING EXHIBIT "A"

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE#: C14-2007-0267
 ADDRESS: 1904 W 35TH ST
 SUBJECT AREA: 0.17 ACRES
 GRID: H25-26
 MANAGER: J. ROUSSELIN

OPERATOR: S. MEEKS



1" = 400'

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.