

ORDINANCE NO. 20080306-059

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1904 WEST 35TH STREET FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) 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 limited office-conditional overlay (LO-CO) combining district on the property described in Zoning Case No. C14-2007-0267, on file at the Neighborhood Planning and Zoning Department, as follows:

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

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

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

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

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

PART 3. This ordinance takes effect on March 17, 2008.

PASSED AND APPROVED

March 6, 2008

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§ _____
Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk

