

**ORDINANCE NO. 040226-Z-6**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1608 WEST 34<sup>TH</sup> STREET FROM FAMILY RESIDENCE (SF-3) DISTRICT TO NEIGHBORHOOD OFFICE-MIXED USE-CONDITIONAL OVERLAY (NO-MU-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 neighborhood office-mixed use-conditional overlay (NO-MU-CO) combining district on the property described in Zoning Case No.C14-03-0161, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 14, Glennview Addition Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 3, Page 109, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 1608 West 34<sup>th</sup> 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:

1. The following uses are prohibited uses of the Property:

Local utility services	Private primary educational facilities
Public primary educational facilities	Private secondary educational facilities
Public secondary educational facilities	Safety services
Day care services (commercial)	Bed and breakfast (Groups 1 and 2)
Condominium residential	Duplex residential
Group residential	Multifamily residential
Retirement housing	Townhouse residential
Two-family residential	Communication services

2. If the existing structure is replaced, a floor-to-area ratio (F.A.R.) may not exceed a ratio of 0.26 to 1.0.

3. The maximum height for a building or structure on the Property is 18 feet from ground level.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood office (NO) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on March 8, 2004.

**PASSED AND APPROVED**

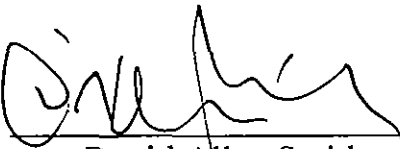
February 26, 2004

§  
§  
§



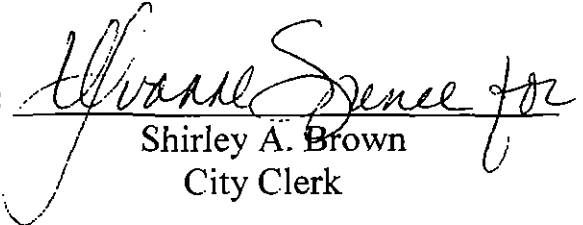
Will Wynn  
Mayor

APPROVED:



David Allan Smith  
City Attorney

ATTEST:



Shirley A. Brown  
City Clerk

UNZ

