

2-6

ORDINANCE NO. _____

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

13
14 Lot 14, Glennview Addition Subdivision, a subdivision in the City of Austin,
15 Travis County, Texas, according to the map or plat of record in Plat Book 3, Page
16 109, of the Plat Records of Travis County, Texas, (the "Property")

17
18 locally known as 1608 West 34th Street, in the City of Austin, Travis County, Texas, and
19 generally identified in the map attached as Exhibit "A".
20

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

23
24 1. The following uses are prohibited uses of the Property:

25	Local utility services	Private primary educational facilities
26	Public primary educational facilities	Private secondary educational facilities
27	Public secondary educational facilities	Safety services
28	Day care services (commercial)	Bed and breakfast (Groups 1 and 2)
29	Condominium residential	Duplex residential
30	Group residential	Multifamily residential
31	Retirement housing	Townhouse residential
32	Two-family residential	Communication services
33		
34		

35 2. If the existing structure is replaced, a floor-to-area ratio (F.A.R.) may not exceed a
36 ratio of 0.26 to 1.0.
37

1
2 3. The maximum height for a building or structure on the Property is 18 feet from
3 ground level.
4

5 Except as specifically restricted under this ordinance, the Property may be developed and
6 used in accordance with the regulations established for the neighborhood commercial (NO)
7 base district and other applicable requirements of the City Code.
8

9 **PART 3.** This ordinance takes effect on _____, 2004.
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11
12 **PASSED AND APPROVED**
13

14 _____, 2004
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§
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Will Wynn
Mayor
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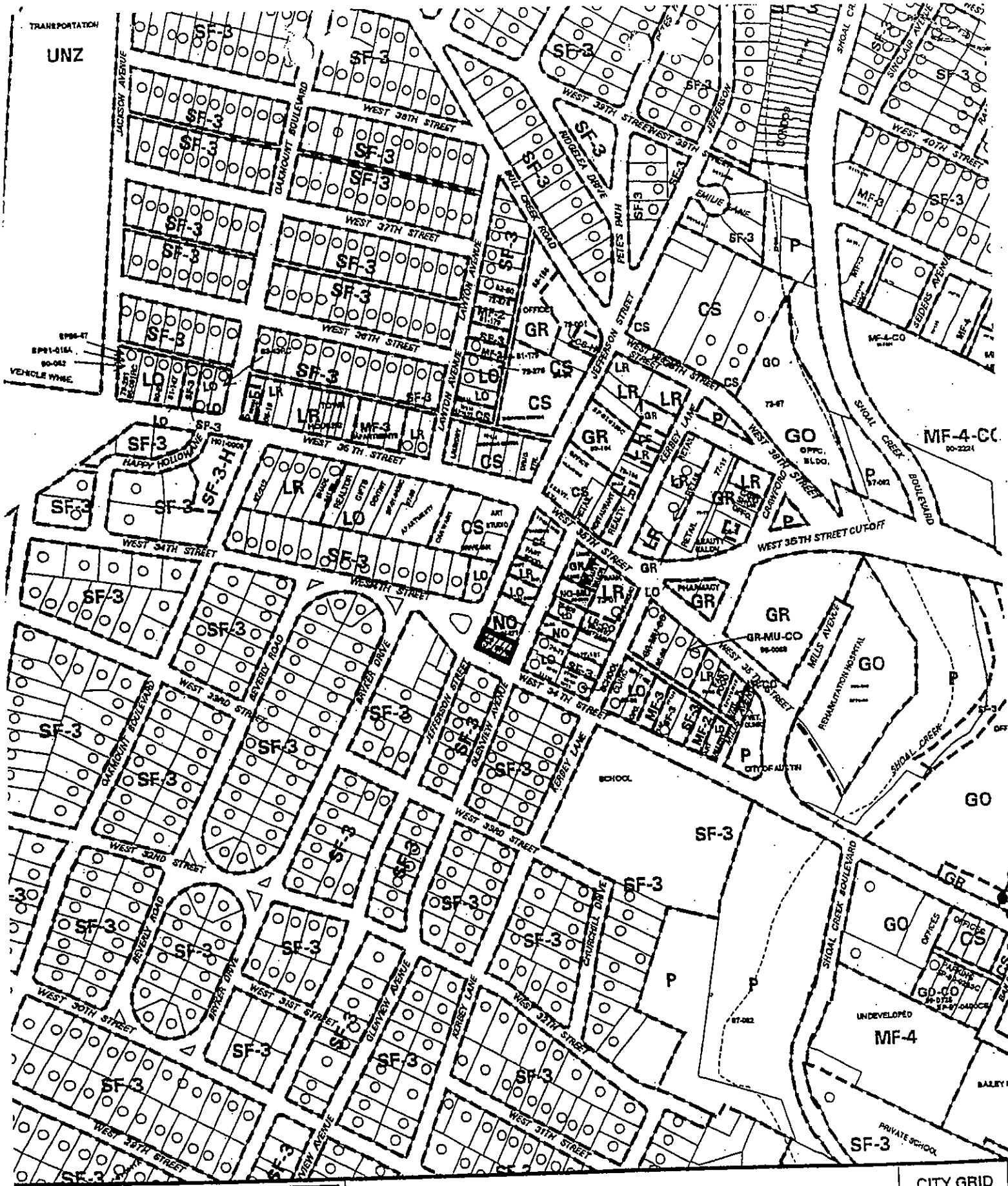
20
21 **APPROVED:** _____
22

David Allan Smith
City Attorney
23

ATTEST: _____

Shirley A. Brown
City Clerk

TRANSPORTATION
UNZ



N
SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: G. RHOADES
1"=400'

CASE #: C14-03-0161
ADDRESS: 1608 W 34TH ST
SUBJECT AREA (acres): 0.175

ZONING EXHIBIT A
DATE: 03-11
INTLS: SM

CITY GRID
REFERENCE
NUMBER
H25