

**ORDINANCE NO. 050113-68**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2910 MEDICAL ARTS STREET IN THE HANCOCK NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-MU-CO-NP) 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 multifamily residence medium density-neighborhood plan (MF-3-NP) combining district to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-04-0159, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 5 and 6, Outlot 5, Division C, Weise Subdivision, a subdivision in the City of Austin, Travis County, Texas, as more particularly described in an instrument recorded in Volume 12537, Page 199, of the Official Public Records of Travis County, Texas, (the "Property")

locally known as 2910 Medical Arts Street in the Hancock neighborhood plan area, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code:

**PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. Drive-in service is prohibited as an accessory use to commercial uses.
2. Financial services use is a conditional use of the Property.
3. Residential treatment use and medical offices use (exceeding 5,000 sq. ft. of 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 neighborhood commercial (LR) base district and other applicable requirements of the City Code.

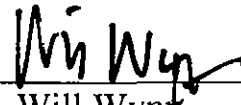
**PART 4.** Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 040826-59 that established the Hancock neighborhood plan combining district.

**PART 5.** This ordinance takes effect on January 24, 2005.

**PASSED AND APPROVED**

January 13, 2005

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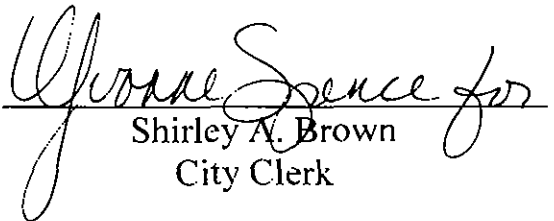
Will Wynne  
Mayor

**APPROVED:**

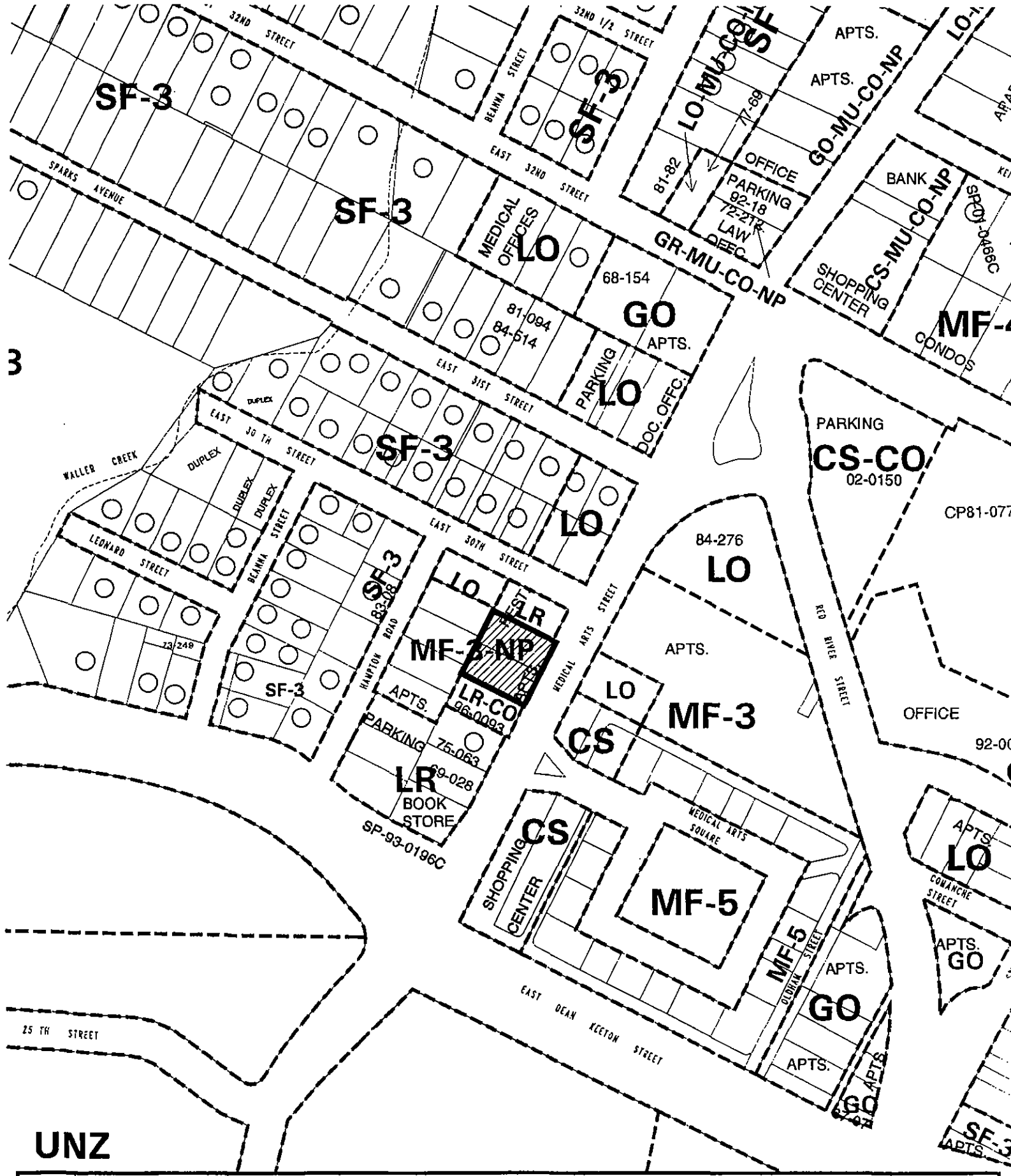


David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk



UNZ

 1" = 200'	SUBJECT TRACT		ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER J24
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-04-0159	DATE: 05-01	
	CASE MGR: G. RHOADS	ADDRESS: 2910 MEDICAL ARTS ST	INTLS: SM		
SUBJECT AREA (acres): 0.306					