

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 78 SAN MARCOS STREET IN THE EAST CESAR CHAVEZ NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO LIMITED OFFICE-MIXED USE-HISTORIC LANDMARK-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-MU-H-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 family residence-neighborhood plan (SF-3-NP) combining district to limited office-mixed use-historic landmark-conditional overlay-neighborhood plan (LO-MU-H-CO-NP) combining district on the property described in Zoning Case No. C14-2017-0006, on file at the Planning and Zoning Department, as follows:

Lot 10, Block 1, Out of Outlot 43, Division O, Spence Addition subdivision, a subdivision in Travis County, Texas, as recorded in Volume 2, Page 247 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 78 San Marcos Street in the City of Austin, Travis County, Texas, 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:

- A. The maximum height of a building or structure on the Property shall be limited to 2 stories and 30 feet.
- B. The following uses are prohibited uses for the Property:

Communications services  
 Medical offices - exceeding 5000  
 sq. ft. gross floor area  
 Personal services  
 Convalescent services  
 Off-site accessory parking

Hospital service (limited)  
 Medical offices - not exceeding  
 5000 sq. ft. gross floor area  
 Club or lodge  
 Cultural services

1 Except as specifically restricted under this ordinance, the Property may be developed and  
2 used in accordance with the regulations established for the limited office (LO) district and  
3 other applicable requirements of the City Code.  
4

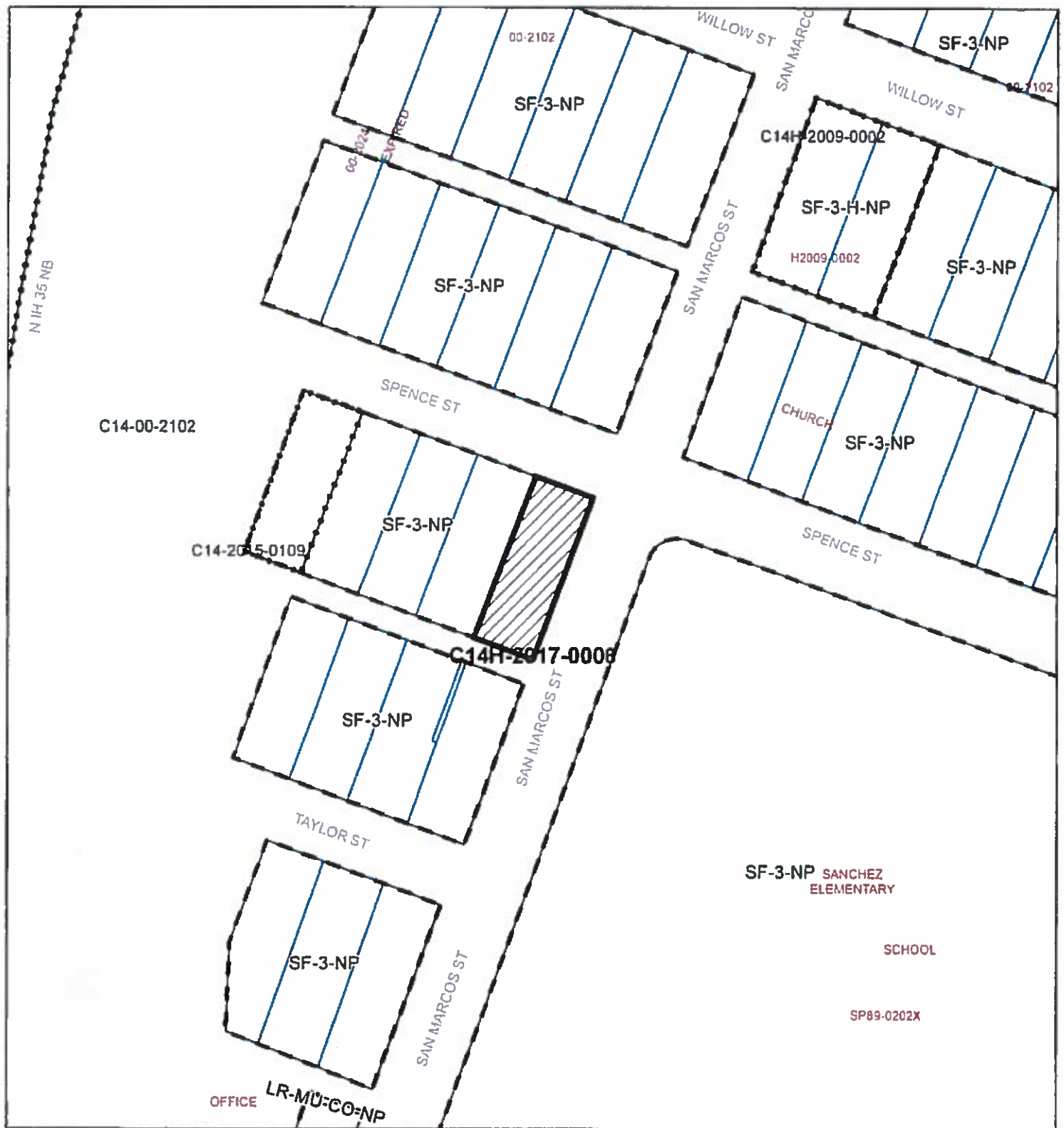
5 **PART 3.** The Property is subject to Ordinance No. 001214-20 that established zoning for  
6 the East Cesar Chavcz Neighborhood Plan.  
7

8 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2017.  
9

10 **PASSED AND APPROVED**

11  
12 §  
13 §  
14 \_\_\_\_\_, 2017 § \_\_\_\_\_  
15 Steve Adler  
16 Mayor  
17





18  
19 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
20 Anne L. Morgan Jannette S. Goodall  
21 City Attorney City Clerk  
22



## ZONING

Case#: C14H-2017-0006

## EXHIBIT A

- N
-  Subject Tract
  -  Pending Case
  -  Zoning Boundary
  -  Railroads

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 100'

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