

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4303 MARATHON BOULEVARD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-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) base district to general office-mixed use-conditional overlay (GO-MU-CO) combining district on the property described in Zoning Case No. C14-2024-0068, on file at the Planning Department, as follows:

LOT 7, BLOCK 8, ALTA VISTA ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3, Page 59, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 4303 Marathon Boulevard 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 following uses are prohibited uses of the Property:

Business or Trade School
Guidance Services
Printing and Publishing

Business Support Services
Hospital Services (General)
Restaurant (Limited)

(B) The following uses are conditional uses of the Property:

College and University Facilities
Hospital Services (Limited)
Private Secondary Educational
Facilities

Congregate Living
Personal Services

(C) Except for emergency vehicles, all vehicular access from the Property to Marathon Boulevard is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through adjacent property.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the (GO) general office base district, and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on _____, 2024.

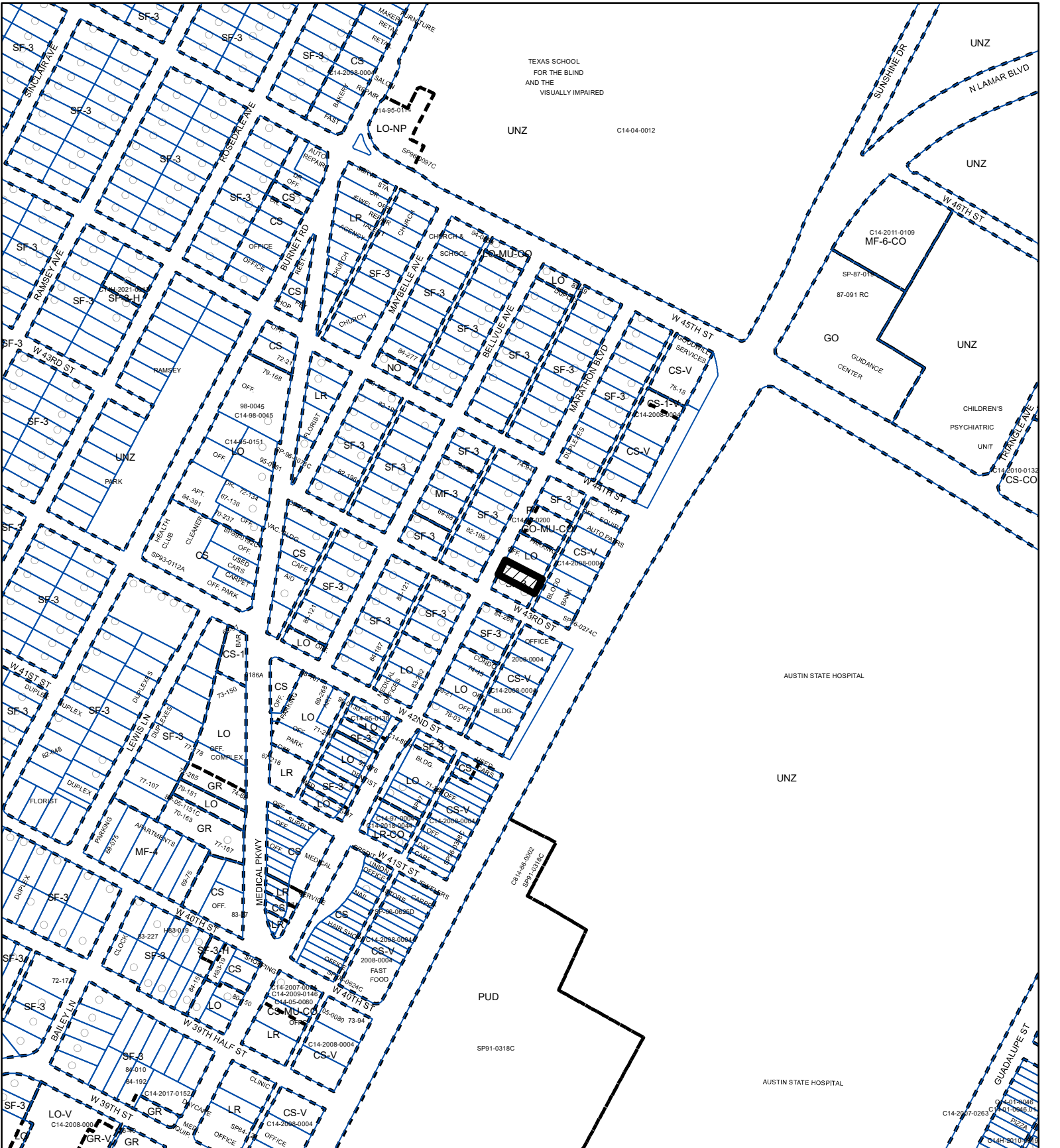
PASSED AND APPROVED

_____, 2024

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Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk






ZONING

EXHIBIT "A"

ZONING CASE#: C14-2024-0068



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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 Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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