

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3016 EAST 51ST STREET AND 3021 AND 3039 PECAN SPRINGS ROAD IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-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 family residence-neighborhood plan (SF-3-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2024-0104, on file at the Planning Department, as follows:

LOTS 1 AND 2, FIRST CHURCH OF THE NAZARENE ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 79, Page 126, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 3016 East 51st Street and 3021 and 3039 Pecan Springs Road 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:

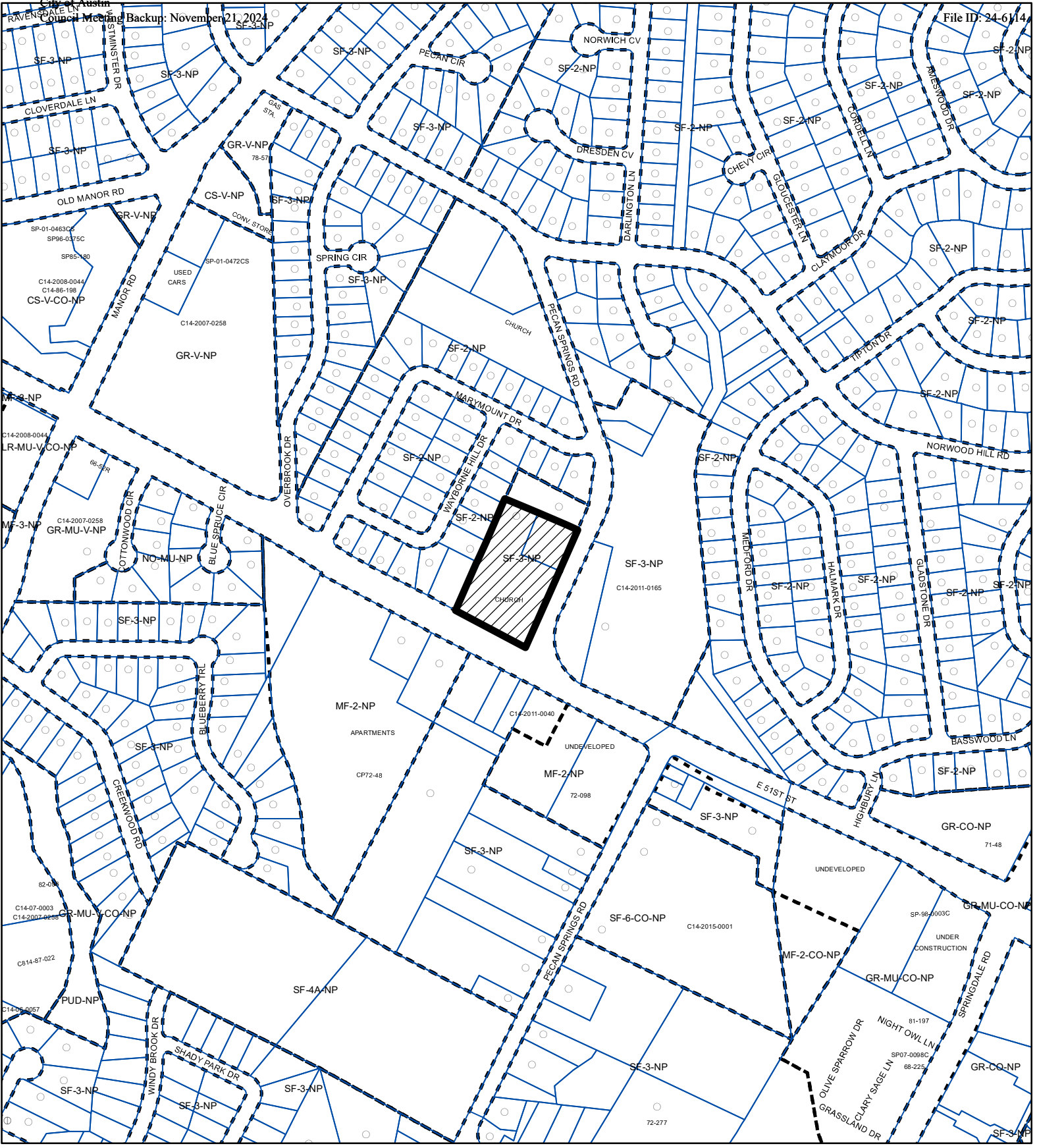
(A) The following uses are conditional uses of the Property:

- |   |                                |
|---|--------------------------------|
| Alternative Financial Services                | Community Recreation (Private) |
| Community Recreation (Public)                 | Congregate Living              |
| General Retail Sales (General)                | Hospital Services (Limited)    |
| Medical Offices (exceeding 5,000 square feet) | Personal Improvement Services  |
| Residential Treatment                         | Restaurant (General)           |

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

- |                    |                            |
|--------------------|----------------------------|
| Automotive Rentals | Automotive Repair Services |
|--------------------|----------------------------|









**ZONING**

**EXHIBIT "A"**

ZONING CASE#: C14-2024-0104


  
 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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