

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 504 OAKLAND AVENUE IN THE OLD WEST**
3 **AUSTIN NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-MIXED**
4 **USE-NEIGHBORHOOD PLAN (LO-MU-NP) COMBINING DISTRICT TO**
5 **GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL**
6 **OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT.**

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from limited office-mixed use-neighborhood plan (LO-MU-NP)
12 combining district to general commercial services-mixed use-conditional overlay-
13 neighborhood plan (CS-MU-CO-NP) combining district on the property described in
14 Zoning Case No. C14-2022-0164, on file at the Planning Department, as follows:
15

16 LOT 9, OUTLOT 1, DIVISION Z, WOODLAND SUBDIVISION, a subdivision
17 in the City of Austin, Travis County, Texas, according to the map or plat of record
18 in Plat Book 3, Page 22, of the Plat Records of Travis County, Texas (the
19 “Property”),
20

21 locally known as 504 Oakland Avenue in the City of Austin, Travis County, Texas, and
22 generally identified in the map attached as **Exhibit “A”**.
23

24 **PART 2.** The Property within the boundaries of the conditional overlay combining district
25 established by this ordinance is subject to the following conditions:
26

27 The following uses are prohibited uses of the Property:
28

Adult-Oriented Business
Automotive Repair Services
Bail Bond Services
Campground
Construction Sales and Services
Custom Manufacturing

Electronic Prototype Assembly
Indoor Crop Production
Limited Warehousing and
Distribution

Agricultural Sales and Services
Automotive Washing – of any type
Building Maintenance Services
Commercial Off-Street Parking
Convenience storage
Drop-Off Recycling Collection
Facilities
Exterminating Services
Kennels
Monument Retail Services

Pawn Shop Services
Service Station

Research Services
Vehicle Storage

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

PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 020926-26 that established zoning for the Old West Austin Neighborhood Plan.

PART 5. This ordinance takes effect on _____, 2023.

PASSED AND APPROVED

_____, 2023 §
 §
 §

Kirk Watson
Mayor

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

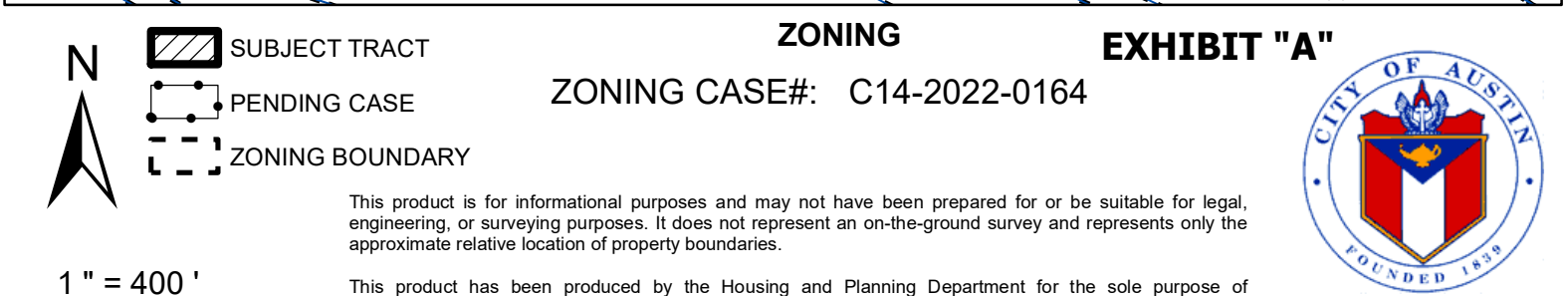


EXHIBIT "A"



Created: 11/29/2022