ORDINANCE NO. 20230608-067

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 504 OAKLAND AVENUE IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-MIXED USE-NEIGHBORHOOD PLAN (LO-MU-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-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 limited office-mixed use-neighborhood plan (LO-MU-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2022-0164, on file at the Planning Department, as follows:

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

locally known as 504 Oakland Avenue in the City of Austin, Travis County, Texas, and 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:

The following uses are prohibited uses of the Property:

Adult-Oriented Business
Automotive Repair Services
Bail Bond Services
Campground
Agricultural Sales and Services
Automotive Washing – of any type
Building Maintenance Services
Commercial Off-Street Parking

Construction Sales and Services Convenience storage

Custom Manufacturing Drop-Off Recycling Collection

Facilities

Electronic Prototype Assembly Exterminating Services

Indoor Crop Production Kennels

Limited Warehousing and

Monument Retail Services

Distribution

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 June 19, 2023.

PASSED AND APPROVED

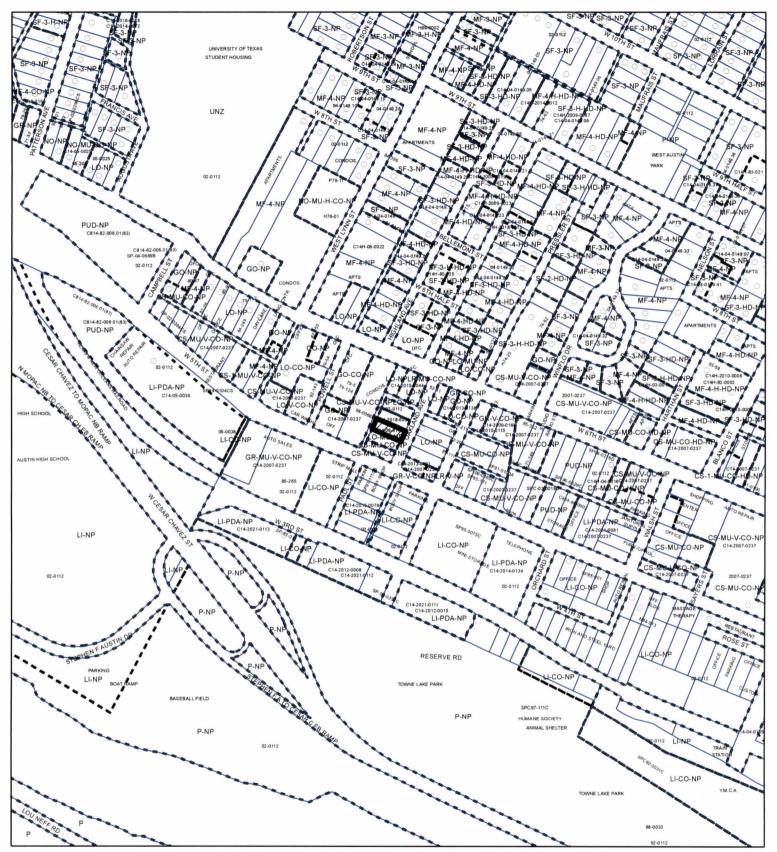
June 8 , 2023 § While Water

Kirk Watson Mayor

APPROVED:

Anne L. Morgan City Attorney ATTEST: GBrady

Myrna Rios City Clerk



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

ZONING

EXHIBIT "A"

ZONING CASE#: C14-2022-0164

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.

1 " = 400 '

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



Created: 11/29/2022