

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	Agricultural Sales and Services
Automotive Repair Services	Automotive Washing – of any type
Bail Bond Services	Building Maintenance Services
Campground	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
Distribution
Pawn Shop Services
Service Station

Monument Retail Services
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

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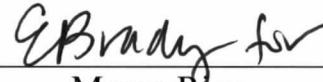
Kirk Watson
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Myrna Rios
City Clerk

$$1'' = 400'$$