

ORDINANCE NO. 20250327-096

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 505 AND 507 OAKLAND AVENUE IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-NEIGHBORHOOD PLAN (LO-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-neighborhood plan (LO-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. C14-2024-0161, on file at the Planning Department, as follows:

LOTS 14 AND 15, OUTLOT 1, DIVISION Z, WOODLAND, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3, Page 22, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 505 and 507 Oakland Avenue 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:

Adult-Oriented Business	Agricultural Sales and Services
Automotive Rentals	Automotive Repair Services
Automotive Sales	Automotive Washing (of any type)
Bail Bond Services	Bed & Breakfast (Group 1)
Bed & Breakfast (Group 2)	Building Maintenance Services
Campground	Commercial Blood Plasma Center
Commercial Off-Street Parking	Construction Sales and Services
Convenience Storage	Custom Manufacturing
Drop-Off Recycling Collection	Electronic Prototype Assembly
Facilities	
Equipment Repair Services	Exterminating Services
Indoor Crop Production	Kennels
Limited Warehousing and	Maintenance and Services Facilities
Distribution	
Monument Retail Sales	Outdoor Entertainment

Outdoor Sports and Recreation
Research Services
Vehicle Storage

Pawn Shop Services
Service Station

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

Equipment Sales
Laundry Services

Guidance Services
Residential Treatment

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.

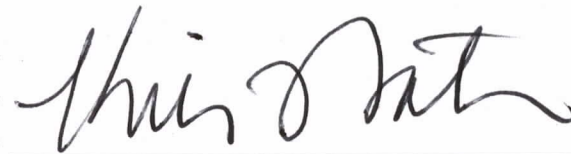
PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 020926-26 that established zoning for the Old West Austin Neighborhood Plan.

PART 5. This ordinance takes effect on April 7, 2025.

PASSED AND APPROVED

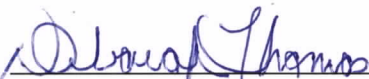
_____, March 27, 2025

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Kirk Watson
Mayor

APPROVED:

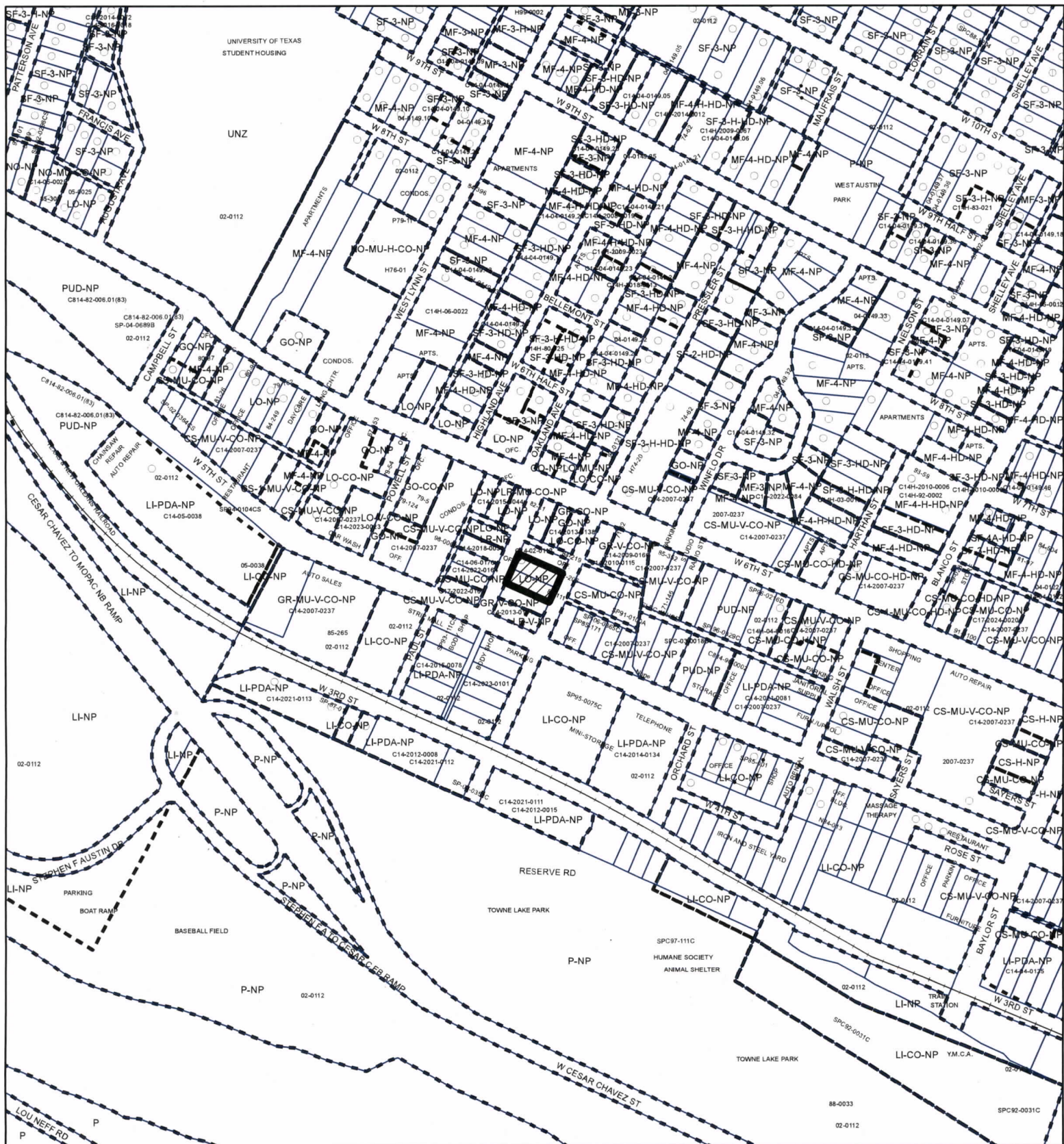





Deborah Thomas
Interim City Attorney

ATTEST:



Myrna Rios
City Clerk

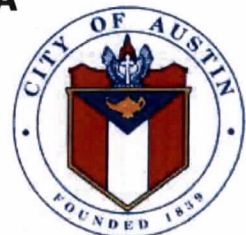


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING
ZONING CASE#: C14-2024-0161

EXHIBIT "A"



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.

Created: 11/13/2024