

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 800, 804, 806, AND 808 WEST 34TH STREET AND**
3 **3404 AND 3406 WEST AVENUE IN THE CENTRAL AUSTIN COMBINED**
4 **NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-EQUITABLE**
5 **TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD-**
6 **NEIGHBORHOOD PLAN (LO-ETOD-DBETOD-NP) COMBINING DISTRICT**
7 **(SUBDISTRICT 2) TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL**
8 **MIXED USE BUILDING-CONDITIONAL OVERLAY- EQUITABLE TRANSIT-**
9 **ORIENTED DEVELOPMENT-DENSITY BONUS ETOD-NEIGHBORHOOD**
10 **PLAN (GR-MU-V-CO-ETOD-DBETOD-NP) COMBINING DISTRICT**
11 **(SUBDISTRICT 2).**

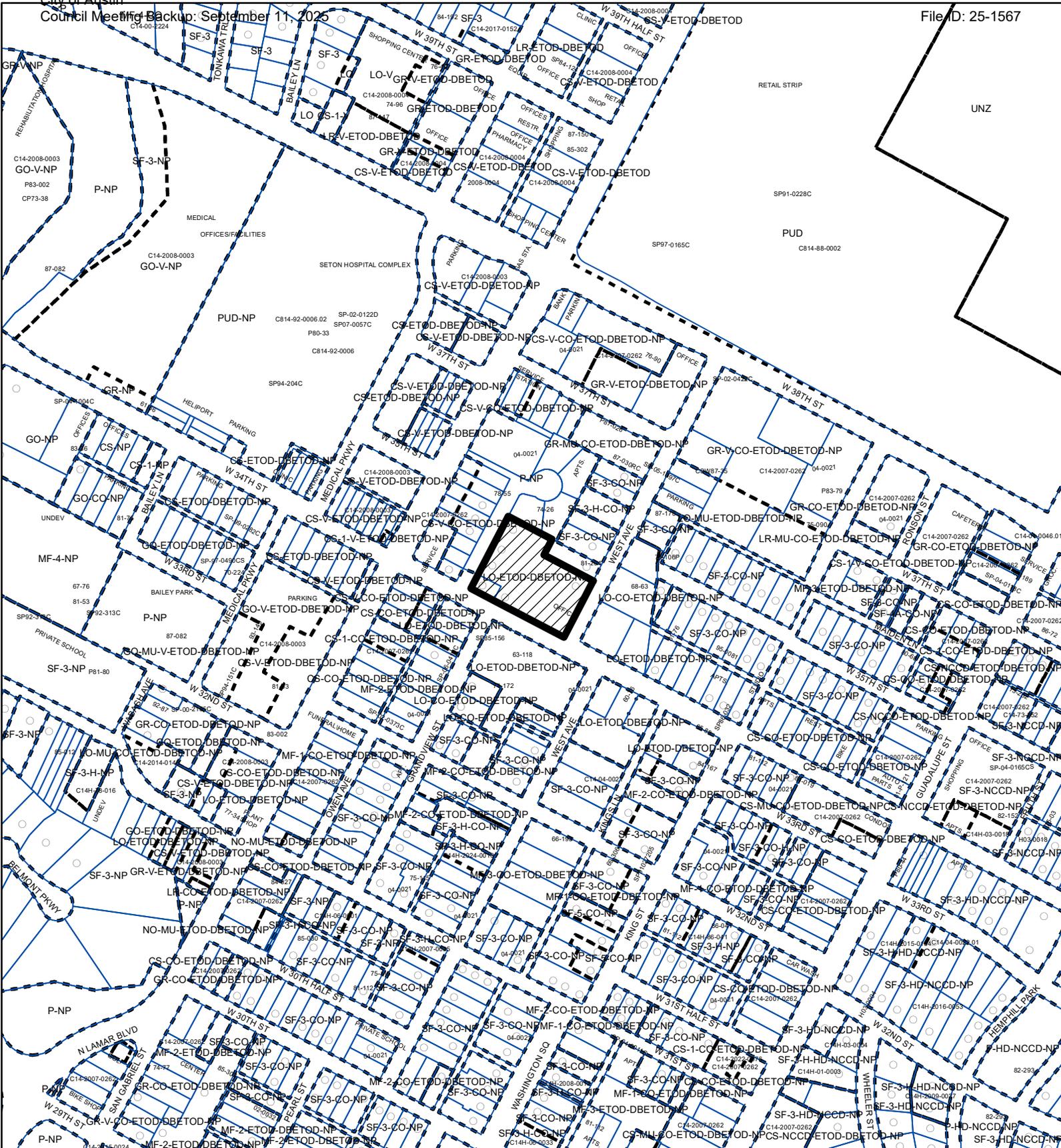
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13 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

14
15 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
16 change the base district from limited office-equitable transit-oriented development-density
17 bonus ETOD-neighborhood plan (LO-ETOD-DBETOD-NP) combining district
18 (Subdistrict 2) to community commercial-mixed use-vertical mixed use building-
19 conditional overlay-equitable transit-oriented development-density bonus ETOD-
20 neighborhood plan (GR-MU-V-CO-ETOD-DBETOD-NP) combining district (Subdistrict
21 2) on the property described in Zoning Case No. C14-2025-0006, on file at the Planning
22 Department, as follows:

23
24 LOT A, WEST 34TH STREET NORTH ADDITION, a subdivision in the City of
25 Austin, Travis County, Texas, according to the map or plat of record in Volume
26 82, Page 160, of the Plat Records of Travis County, Texas; and

27
28 The West 85.8 feet of LOT 14, Outlot 76, Division “D”, HILL VIEW ADDITION,
29 a subdivision in the City of Austin, Travis County, Texas, according to the map or
30 plat of record in Volume 3, Page 25, of the Plat Records of Travis County, Texas,
31 SAVE AND EXCEPT that portion conveyed to the City of Austin by deed
32 recorded in Volume 3621, Page 1857, of the Deed Records of Travis County,
33 Texas, (collectively, the “Property”),

34
35 locally known as 800, 804, 806, and 808 West 34th Street, and 3404 and 3406 West
36 Avenue in the City of Austin, Travis County, Texas, generally identified in the map
37 attached as **Exhibit “A”**.



ZONING EXHIBIT "A"

ZONING CASE#: C14-2025-0006

N

-  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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