

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 801 WEST 34TH STREET IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-EQUITABLE TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD-NEIGHBORHOOD PLAN (LO-ETOD-DBETOD-NP) COMBINING DISTRICT (SUBDISTRICT 1) TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-EQUITABLE TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD-NEIGHBORHOOD PLAN (GR-MU-V-CO-ETOD-DBETOD-NP) COMBINING DISTRICT (SUBDISTRICT 1) ON TRACT 1, FROM LIMITED OFFICE-CONDITIONAL OVERLAY-EQUITABLE TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD-NEIGHBORHOOD PLAN (LO-CO-ETOD-DBETOD-NP) COMBINING DISTRICT (SUBDISTRICT 2) TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-EQUITABLE TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD-NEIGHBORHOOD PLAN (GR-MU-V-CO-ETOD-DBETOD-NP) COMBINING DISTRICT (SUBDISTRICT 2) ON TRACT 2, AND FROM LIMITED OFFICE-CONDITIONAL OVERLAY-EQUITABLE TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD-NEIGHBORHOOD PLAN (LO-CO-ETOD-DBETOD-NP) COMBINING DISTRICT (SUBDISTRICT 1) TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-EQUITABLE TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD-NEIGHBORHOOD PLAN (GR-MU-V-CO-ETOD-DBETOD-NP) COMBINING DISTRICT (SUBDISTRICT 1) ON TRACT 3.

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-equitable transit-oriented development-density bonus ETOD-neighborhood plan (LO-ETOD-DBETOD-NP) combining district (subdistrict 1) to community commercial-mixed use-vertical mixed use building-conditional overlay-equitable transit-oriented development-density bonus ETOD-neighborhood plan (GR-MU-V-CO-ETOD-DBETOD-NP) combining district (subdistrict 1) on Tract 1, from limited office-conditional overlay-equitable transit-oriented development-density bonus ETOD-neighborhood plan (LO-CO-ETOD-DBETOD-NP) combining district (subdistrict 2) to community commercial-mixed use-vertical mixed use building-conditional overlay-equitable transit-oriented development-density bonus ETOD-neighborhood plan (GR-MU-V-CO-ETOD-DBETOD-NP) combining district (subdistrict

2) on Tract 2, and from limited office-conditional overlay-equitable transit-oriented development-density bonus ETOD-neighborhood plan (LO-CO-ETOD-DBETOD-NP) combining district (subdistrict 1) to community commercial-mixed use-vertical mixed use building-conditional overlay-equitable transit-oriented development-density bonus ETOD-neighborhood plan (GR-MU-V-CO-ETOD-DBETOD-NP) combining district (subdistrict 1) on Tract 3 on the property described in Zoning Case No. C14-2025-0008, on file at the Planning Department, as follows:

Tract 1

All LOTS AND BLOCKS comprising the entirety of WEST 34TH STREET ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 53, Page 37, of the Plat Records of Travis County, Texas,

Tract 2

LOTS 9 AND 10, BLOCK 6, PENN SUBDIVISION OF BLOCKS 5 AND 6 OF THE SMYTH SUBDIVISION OF OUTLOT 75, DIVISION "D", a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3, Page 18, of the Plat Records of Travis County, Texas, and

Tract 3

LOT 5 AND THE NORTH 16 FEET OF LOT 4, BLOCK 6, PENN SUBDIVISION OF BLOCKS 5 AND 6 OF THE SMYTH SUBDIVISION OF OUTLOT 75, DIVISION "D", a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3, Page 18, of the Plat Records of Travis County, Texas,

(Tracts 1, 2, and 3, collectively, the "Property"),

locally known as 801 West 34th Street 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:

Alternative Financial Services	Automotive Washing (of any type)
Bail Bond Services	Commercial Blood Plasma Center
Communication Service Facilities	Communications Services
Construction Sales and Services	Laundry Services

Limited Warehousing and
Distribution
Monument Retail Sales
Outdoor Sports and Recreation
Pedicab Storage and Dispatch
Transportation Terminal

Maintenance and Service Facilities

Outdoor Entertainment
Pawn Shop Services
Safety Services

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

Business or Trade School
Hotel-Motel

Business Support Services
Performance Venue (not to exceed
9,000 square feet)
Private Secondary Educational
Facilities
Public Secondary Educational
Facilities

Private Primary Educational
Facilities
Public Primary Educational
Facilities
Theater (not to exceed 5,000
square feet)

78 (C) The maximum height of a building or structure shall not exceed 45 feet.
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80 **PART 3.** The Property may be developed in compliance and used in accordance with the
81 regulations established for density bonus ETOD (DBETOD) combining district and other
82 applicable requirements of the City Code.
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84 **PART 4.** Except as specifically restricted under this ordinance, the Property may be
85 developed and used in accordance with the regulations established for the community
86 commercial (GR) base district, the mixed use combining district, and other applicable
87 requirements of the City Code.
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89 **PART 5.** Except as specifically modified by this ordinance, the Property is subject to
90 Ordinance No. 040826-57 that established zoning for the West University Neighborhood
91 Plan.
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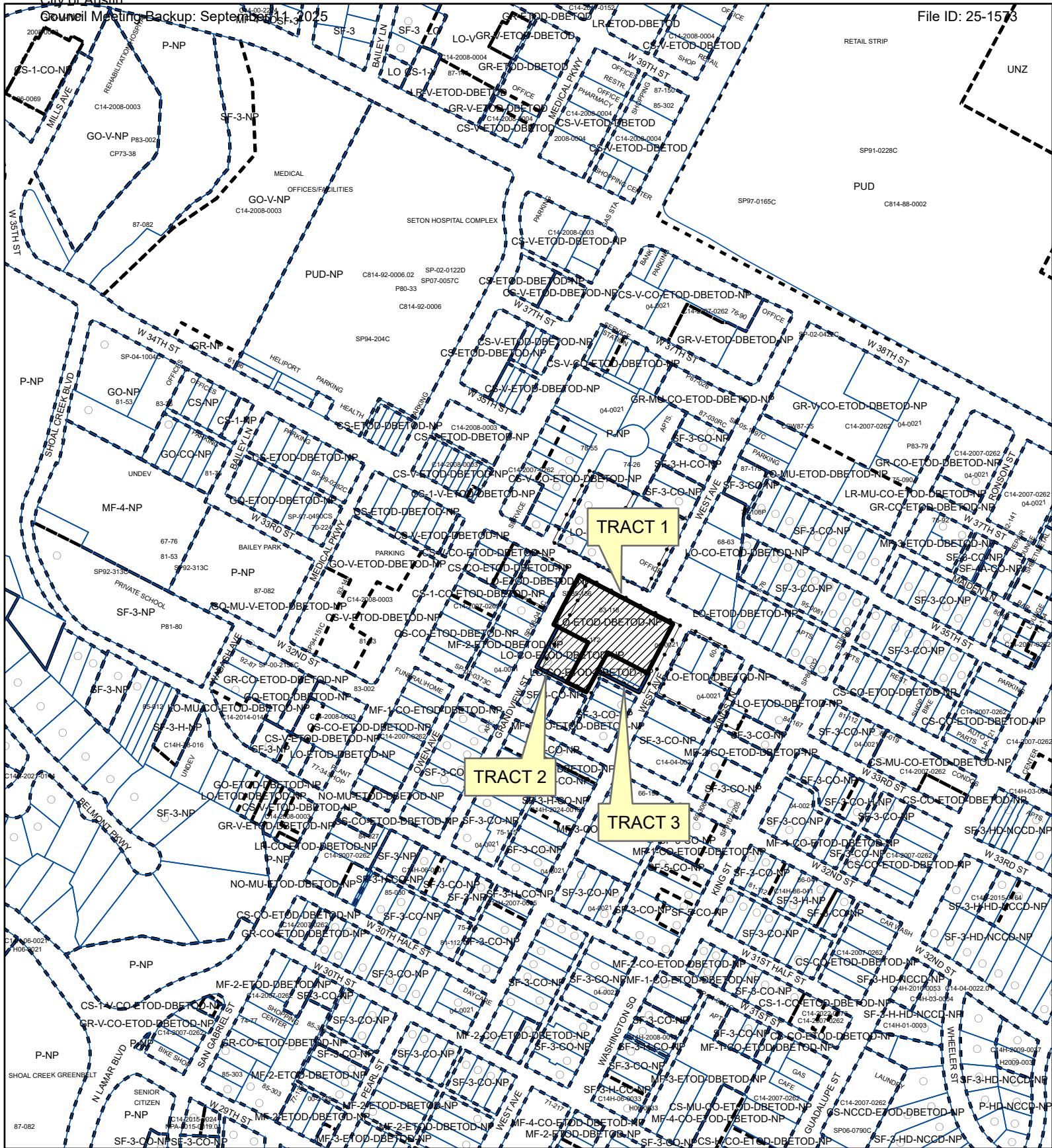
PART 6. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

_____, 2025 §
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Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas Erika Brady
City Attorney City Clerk



ZONING

EXHIBIT "A"

ZONING CASE#: C14-2025-0008



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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