

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 715 AND 725 WEST 34TH STREET AND 3301 WEST AVENUE 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).

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 the property described in Zoning Case No. C14-2025-0009, on file at the Planning Department, as follows:

LOT 3, MARY ALICE COMESKEY SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 15, Page 5, of the Plat Records of Travis County, Texas, and

LOT 1, THE TYLER SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 86, Page 86B, of the Plat Records of Travis County, Texas,

(collectively, the “Property”)

locally known as 715 and 725 West 34th Street and 3301 West 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:

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	Maintenance and Service Facilities
Monument Retail Sales	Outdoor Entertainment
Outdoor Sports and Recreation	Pawn Shop Services
Pedicab Storage and Dispatch	Safety Services
Transportation Terminal	

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

Business or Trade School	Business Support Services
Hotel-Motel	Performance Venue (not to exceed 9,000 square feet)
Private Primary Educational Facilities	Private Secondary Educational Facilities
Public Primary Educational Facilities	Public Secondary Educational Facilities
Theater (not to exceed 5,000 square feet)	

(C) The maximum height of a building or structure shall not exceed 45 feet.

PART 3. The Property may be developed in compliance and used in accordance with the regulations established for density bonus ETOD (DBETOD) combining district and other applicable requirements of the City Code.

PART 4. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 5. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 040826-57 that established zoning for the West University Neighborhood Plan.

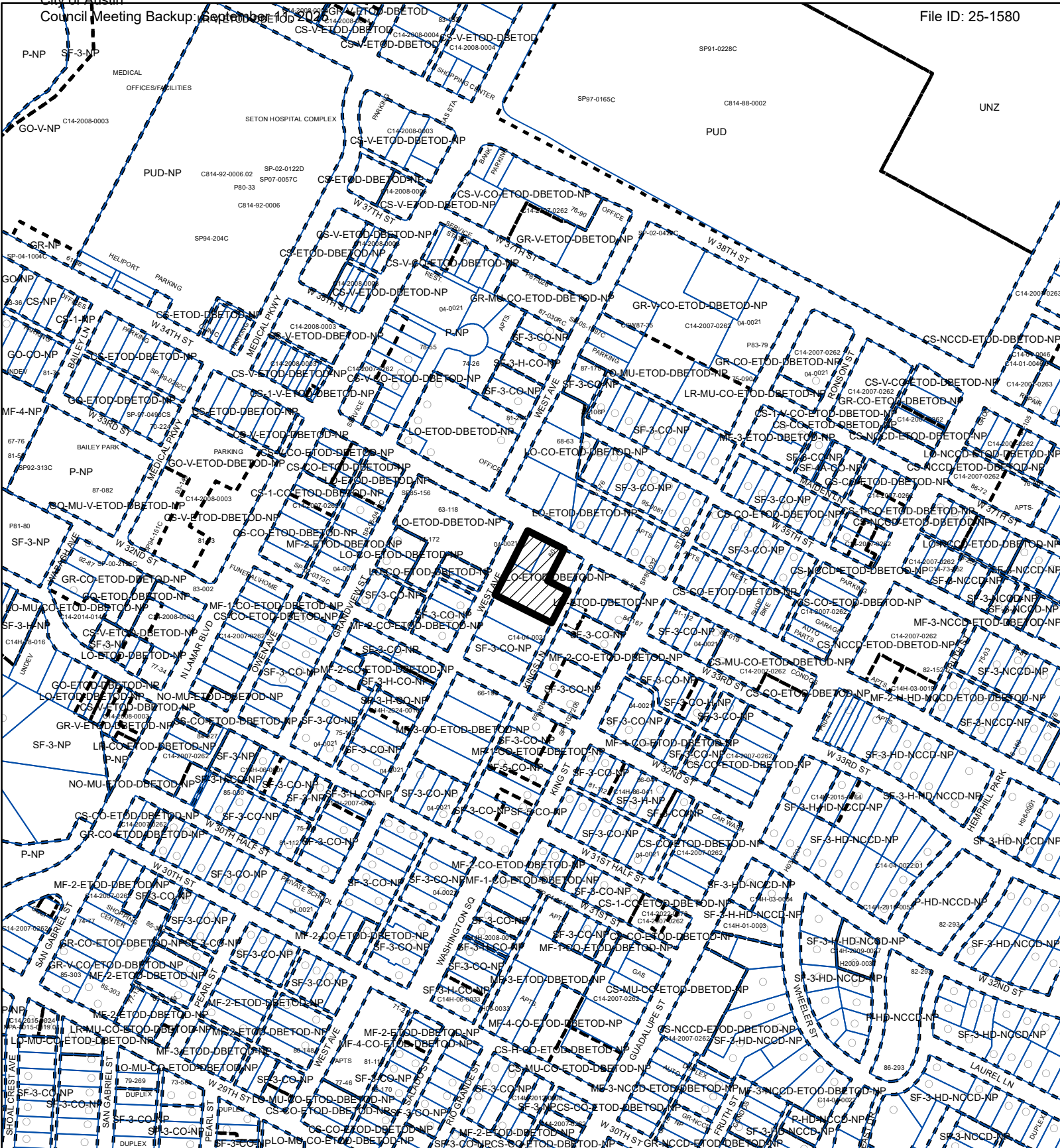
PART 6. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

_____, 2025 § _____
 § _____
 § _____

 Kirk Watson
 Mayor

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



ZONING EXHIBIT "A"

ZONING CASE#: C14-2025-0009



- 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.



Created: 1/14/2025