

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 901, 905, AND 907 WEST 34TH STREET, 3316**
3 **GRANDVIEW STREET, AND A PORTION OF 3317 NORTH LAMAR**
4 **BOULEVARD IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD**
5 **PLAN AREA FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL**
6 **OVERLAY-EQUITABLE TRANSIT-ORIENTED DEVELOPMENT-DENSITY**
7 **BONUS ETOD-NEIGHBORHOOD PLAN (CS-CO-ETOD-DBETOD-NP)**
8 **COMBINING DISTRICT (SUBDISTRICT 2) AND LIMITED OFFICE-**
9 **EQUITABLE TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD-**
10 **NEIGHBORHOOD PLAN (LO-ETOD-DBETOD-NP) COMBINING DISTRICT**
11 **(SUBDISTRICT 2) TO GENERAL COMMERCIAL SERVICES-MIXED USE-**
12 **VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-EQUITABLE**
13 **TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD-**
14 **NEIGHBORHOOD PLAN (CS-MU-V-CO-ETOD-DBETOD-NP) COMBINING**
15 **DISTRICT (SUBDISTRICT 2) ON TRACT 1 AND COMMUNITY**
16 **COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-**
17 **CONDITIONAL OVERLAY-EQUITABLE TRANSIT-ORIENTED**
18 **DEVELOPMENT-DENSITY BONUS ETOD-NEIGHBORHOOD PLAN (GR-MU-**
19 **V-CO-ETOD-DBETOD-NP) COMBINING DISTRICT (SUBDISTRICT 2) ON**
20 **TRACT 2.**

21
22 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

23
24 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
25 change the base district from general commercial services-conditional overlay-equitable
26 transit-oriented development-density bonus ETOD-neighborhood plan (CS-CO-ETOD-
27 DBETOD-NP) combining district (Subdistrict 2) and limited office-equitable transit-
28 oriented development-density bonus ETOD-neighborhood plan (LO-ETOD-DBETOD-NP)
29 combining district (Subdistrict 2) to general commercial services-mixed use-vertical mixed
30 use building-conditional overlay-equitable transit-oriented development-density bonus
31 ETOD-neighborhood plan (CS-MU-V-CO-ETOD-DBETOD-NP) combining district
32 (Subdistrict 2) on Tract 1 and community commercial-mixed use-vertical mixed use
33 building-conditional overlay-equitable transit-oriented development-density bonus ETOD-
34 neighborhood plan (GR-MU-V-CO-ETOD-DBETOD-NP) combining district (Subdistrict
35 2) on Tract 2, each described in Zoning Case No. C14-2025-0007, on file at the Planning
36 Department, as follows:
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38
39

40 Tract 1:

41 The East 50 feet of LOTS 9, 10 AND 11, BLOCK 5, PENN SUBDIVISION OF
42 BLOCKS 5 AND 6 OF THE SMYTH SUBDIVISION OF OUTLOT 75,
43 DIVISION "D", a subdivision in the City of Austin, Travis County, Texas,
44 according to the map or plat of record in Volume 3, Page 18, of the Plat Records of
45 Travis County, Texas, and a 15 foot by 140 foot tract, being a portion of an alley
46 vacated by the City of Austin and conveyed by deed recorded in Volume 6776,
47 Page 2056, of the Deed Records of Travis County, Texas; and

48
49 Tract 2:

50 The North 40 feet of LOT 6, AND ALL OF LOTS 7 AND 8, BLOCK 5, PENN
51 SUBDIVISION OF BLOCKS 5 AND 6 OF THE SMYTH SUBDIVISION OF
52 OUTLOT 75, DIVISION "D", a subdivision in the City of Austin, Travis County,
53 Texas, according to the map or plat of record in Volume 3, Page 18, of the Plat
54 Records of Travis County, Texas,

55
56 (respectively, "Tract 1" and "Tract 2", collectively, the "Property"),

57
58 locally known as 901, 905, and 907 West 34th Street, 3316 Grandview Street, and a
59 portion of 3317 North Lamar Boulevard in the City of Austin, Travis County, Texas,
60 generally identified in the map attached as **Exhibit "A"**.

61
62 **PART 2.** The Property within the boundaries of the conditional overlay combining district
63 established by this ordinance is subject to the following conditions:

64
65 (A) The following uses are prohibited uses of the Property:

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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	

67 (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)	

68 (C) The maximum height of a building or structure on Tract 1 shall not exceed 50
69 feet.

70
71 (D) The maximum height of a building or structure on Tract 2 shall not exceed 45
72 feet.

73
74 **PART 3.** The Property may be developed in compliance and used in accordance with the
75 regulations established for density bonus ETOD (DBETOD) combining district and other
76 applicable requirements of the City Code.

77
78 **PART 4.** Except as specifically restricted under this ordinance, the Property may be
79 developed and used in accordance with the regulations established for the general
80 commercial services (CS) base district on Tract 1, the community commercial (GR) base
81 district on Tract 2, the mixed use combining district, and other applicable requirements of
82 the City Code.

83
84 **PART 5.** Except as specifically modified by this ordinance, the Property is subject to
85 Ordinance No. 040826-57 that established zoning for the West University Neighborhood
86 Plan.

87
88 **PART 6.** This ordinance takes effect on _____, 2025.

89
90 **PASSED AND APPROVED**

91
92 §
93 §
94 _____, 2025 § _____
95 Kirk Watson
96 Mayor

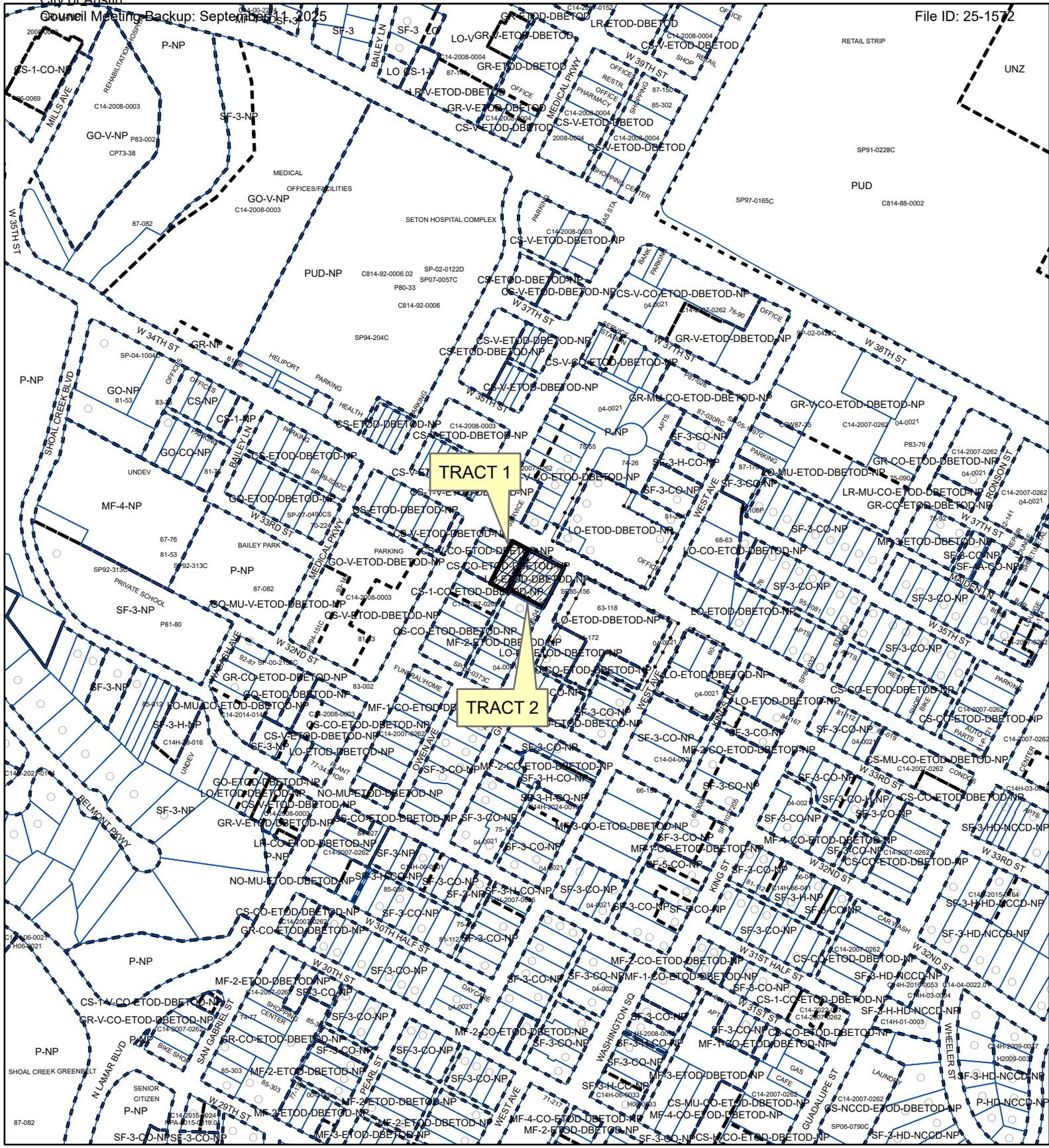
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98
99 **APPROVED:** _____ **ATTEST:** _____
100 Deborah Thomas Erika Brady

101

City Attorney

City Clerk

DRAFT



ZONING

EXHIBIT "A"

ZONING CASE#: C14-2025-0007



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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.