

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 20231130-099 AND REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 700 DAWSON ROAD IN THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT TO CHANGE CONDITIONS OF ZONING.

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 community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, to change conditions of zoning on the property described in Zoning Case No. C14-2026-0024, on file at the Planning Department, as follows:

LOT 1, BLOCK A, HIGH ROAD SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Document No. 202500138 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 700 Dawson Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

PART 2. The Property is within the boundaries of the conditional overlay combining district as established in Part 2 of Ordinance No. 20231130-099 (the "Original Ordinance").

PART 3. Part 2, Subsection (D) of the Original Ordinance is amended as follows:

(D) The following uses are prohibited uses of the Property:

~~[Administrative and business
office]~~

Agricultural Sales and Services

Art Gallery

Automotive Rentals

Automotive Sales

Bail Bond Services

Business or Trade School

Campground

Alternative Financial Services

Art Workshop

Automotive Repair Services

Automotive Washing (of any type)

Building Maintenance Services

Business Support Services

College and University Facilities

Commercial Blood Plasma Center	Communication Service
Community Events Facilities	Community Garden
Conservation Single-Family Residential	Construction Sales and Services
Consumer Repair Services	Convenience Storage
Counseling Services	Custom Manufacturing
Drop-Off Recycling Collection Facility	Electronic Prototype Assembly
Electronic Testing	Equipment Repair Services
Equipment Sales	Exterminating Services
Financial Services	Food Preparation
Funeral Services	Hospital Services (General)
Hospital Services (Limited)	Indoor Crop Production
Kennels	Laundry Services
Limited Warehousing and Distribution	Maintenance and Service Facilities
Medical Offices exceeding 5,000 square feet gross floor area	Medical Offices not exceeding 5,000 square feet gross floor area
Mobile Home Residential	Monument Retail Sales
Pawn Shop Services	Pedicab Storage and Dispatch
Pet Services	Plant Nursery
Printing and Publishing [Professional office]	Private Primary Educational Facilities
Private Secondary Educational Facilities	Public Primary Educational Facilities
Public Secondary Educational Facilities	Research Services
Retirement Housing (Large Site)	Retirement Housing (Small Site)
Safety Services	Service Station
Short-Term Rental	Software Development
Theater	Transportation Terminal
Urban Farm	Vehicle Storage
Veterinary Services	

PART 4. Except as otherwise specifically provided for in this ordinance, the terms and conditions of the Original Ordinance remain in effect. If this ordinance and the Original Ordinance conflict, this ordinance controls.

PART 5. This ordinance takes effect on _____, 2026.

PASSED AND APPROVED

§
§
§

_____, 2026

Kirk Watson
Mayor

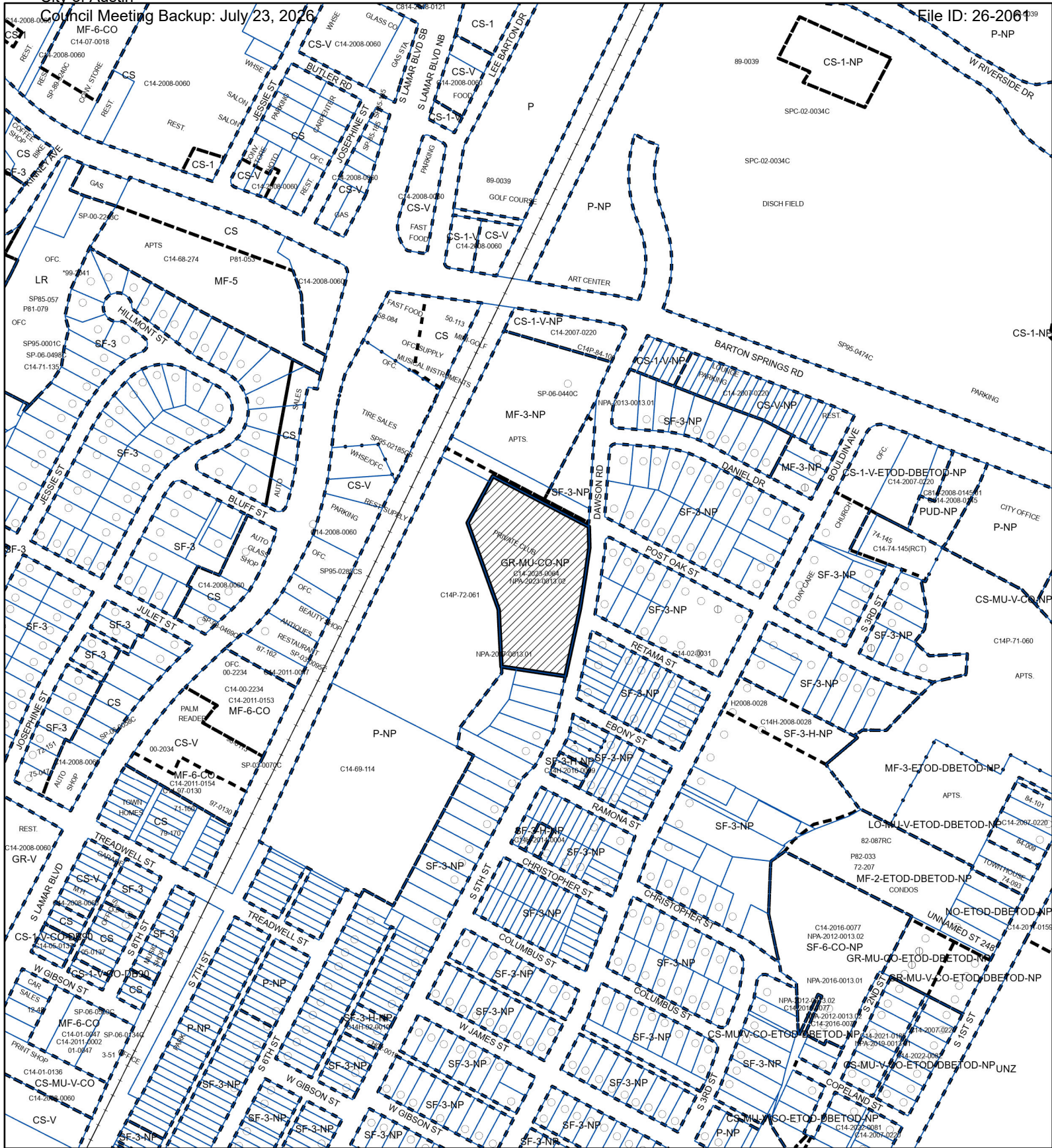
APPROVED: _____

Deborah Thomas
City Attorney

ATTEST: _____

Erika Brady
City Clerk

DRAFT



ZONING

ZONING CASE#: C14-2026-0024

EXHIBIT "A"



-  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 Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

