

## ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8916 ½ BRODIE LANE AND 3601 DAVIS LANE, BUILDING 3, FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.**

**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 neighborhood commercial (LR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2022-0051, on file at the Housing and Planning Department, as follows:

Lot 1C-C, Block D, RESUBDIVISION OF LOT 1C, BLOCK D, REPLAT OF THE DEERFIELD AT BRODIE SUBDIVISION SECTION II, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 201800012 of the Plat Records of Travis County (the "Property"),

locally known as 8916 ½ Brodie Lane and 3601 Davis Lane, Building 3, 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 on the Property:

Automotive repair services	Automotive sales
Automotive washing (of any type)	Commercial off-street parking
Exterminating services	Off-site accessory parking
Service station	

(B) The following site development standards and regulations apply to the Property:

1. The maximum building coverage is 50 percent.
2. The maximum floor-to-area ratio (FAR) is 0.5 to 1.

37 3. The maximum height of a building or structure shall not exceed 40 feet or 3  
38 stories.  
39

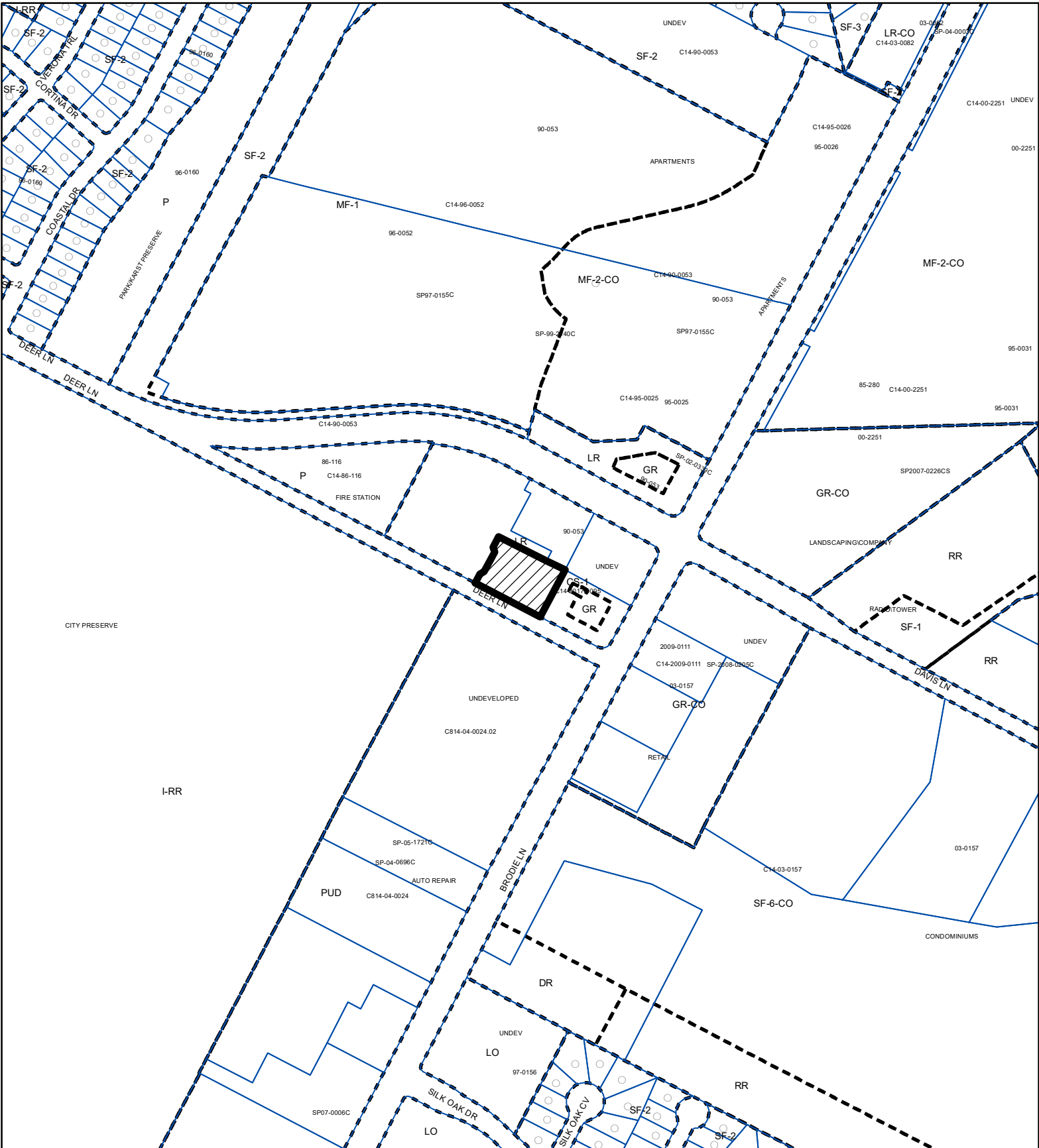
40 **PART 3.** Except as specifically restricted under this ordinance, the Property may be  
41 developed and used in accordance with the regulations established for the community  
42 commercial (GR) base district, and other applicable requirements of the City Code.  
43




44 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2022.  
45

46 **PASSED AND APPROVED**  
47

48 §  
49 §  
50 \_\_\_\_\_, 2022 §  
51 \_\_\_\_\_  
52 Steve Adler  
53 Mayor  
54

55 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
56 Anne L. Morgan Myrna Rios  
57 City Attorney City Clerk  
58



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

**ZONING**  
**ZONING CASE#: C14-2022-0051**

**EXHIBIT A**

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



**Created: 4/14/2022**