

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3601 DAVIS LANE, BUILDING 1 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. C14-2023-0068, on file at the Planning Department, as follows:

LOT 1C-A, BLOCK D, RESUBDIVISION OF LOT 1C, BLOCK D, REPLAT OF DEERFIELD AT BRODIE SUBDIVISION SECTION II, a subdivision in the City of Austin, Travis County, Texas, recorded in Document No. 201800012 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 3601 Davis Lane, Building 1 in the City of Austin, Travis County, Texas, and 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 maximum height of a building or structure on the Property shall not exceed 40 feet or three stories.
- (B) Development of the Property shall not exceed a floor to area ratio (F.A.R.) of 0.5 to 1.
- (C) Building coverage on the Property shall not exceed 50 percent.
- (D) The following uses are prohibited uses of the Property:

Automotive repair services  
Automotive washing (of any type)  
Exterminating services  
Hospital (limited)  
  
Off-site accessory parking

Automotive sales  
Commercial off-street parking  
Hospital (general)  
Medical offices exceeding 5,000  
square feet of gross floor space  
Service station

**PART 3.** 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, and other applicable requirements of the City Code.

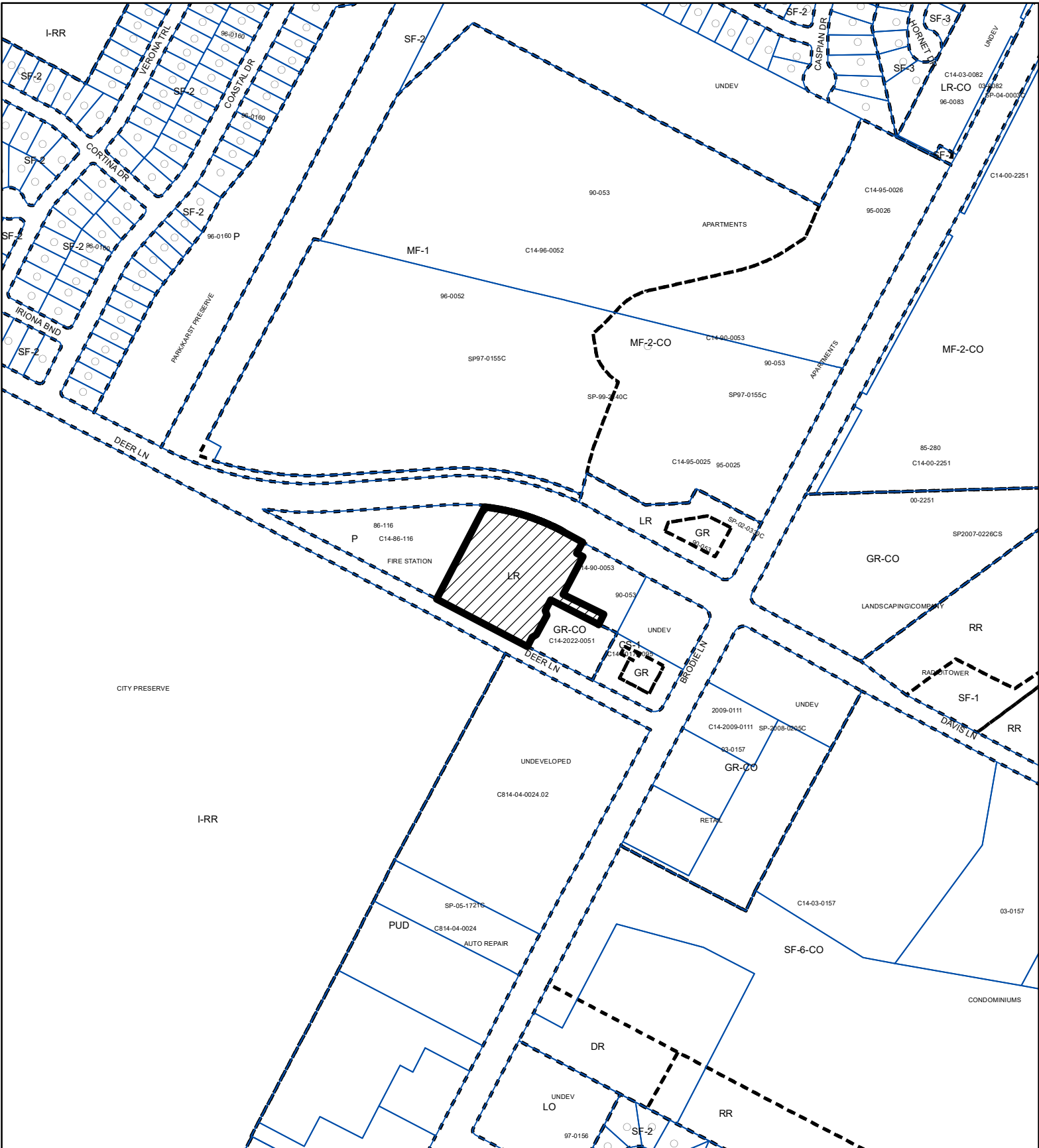
**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2023.


**PASSED AND APPROVED**


\_\_\_\_\_, 2023      § \_\_\_\_\_  
§  
§


Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan      Myrna Rios  
City Attorney      City Clerk


$$1'' = 400'$$

 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

**ZONING**  
ZONING CASE#: C14-2023-0068

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

**ZONING**

**EXHIBIT "A"**



**Created: 6/2/2023**