

ORDINANCE NO. 20231130-105

**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 sales
Automotive washing (of any type)	Commercial off-street parking
Exterminating services	Hospital (general)
Hospital (limited)	Medical offices exceeding 5,000 square feet of gross floor space
Off-site accessory parking	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 December 11, 2023.

PASSED AND APPROVED

_____, November 30, 2023

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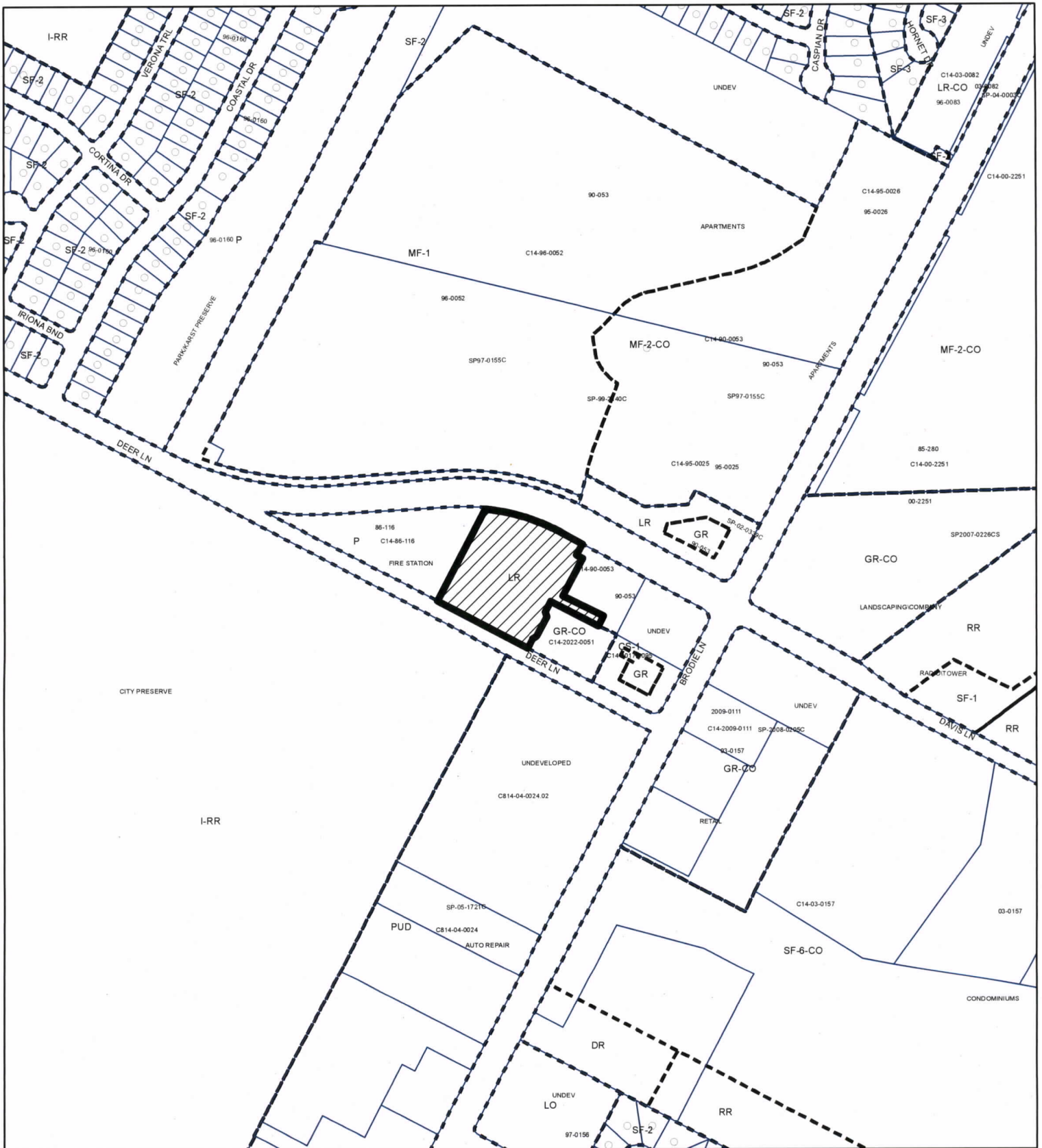
Kirk Watson
Mayor

APPROVED:

Anne L. Morgan
City Attorney

ATTEST:

Myrna Rios
City Clerk



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

EXHIBIT "A"

ZONING CASE#: C14-2023-0068

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



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