ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3601 DAVIS LANE FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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 community commercial-conditional overlay (GR-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2026-0057, 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 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 of the Property:

Agricultural Sales and Services	Automotive Rentals
Automotive Repair Services	Automotive Sales
Automotive Washing (of any type)	Building Maintenance Services
Campground	Construction Sales and Services
Commercial Off-Street Parking	Custom Manufacturing
Drive-in Service as an accessory use	Drop-Off Recycling Collection Facility
Electronic Prototype Assembly	Electronic Testing
Equipment Repair Services	Exterminating Services
Hospital (Limited)	Hospital (General)
Kennels	Laundry Services
Limited Warehousing and Distribution	Maintenance and Service Facilities

Medical Offices— exceeding 5,000 sq. ft. gross floor area	Monument Retail Sales
Off-Site Accessory Parking	Pawn Shop Services
Service Station	Vehicle Storage

(B) Development of the Property shall comply with the following regulations:

(1) The maximum height of a building or structure on the Property shall not exceed 50 feet.

(2) The maximum building coverage is 50 percent.

(3) Development of the Property shall not exceed a floor-to-area ratio (FAR) of 1:1.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on _____, 2026.

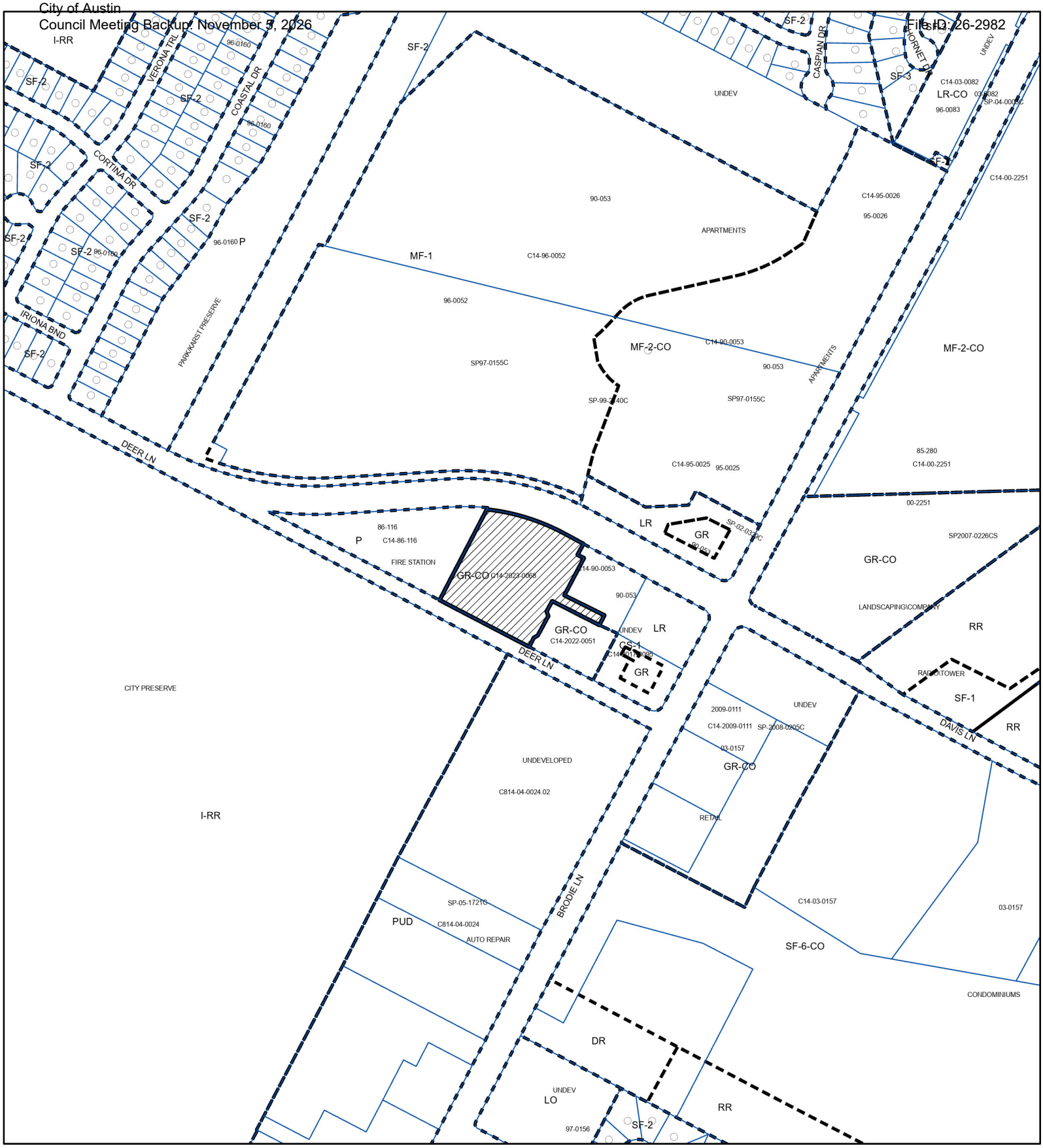
PASSED AND APPROVED

§
§
_____, 2026 § _____
Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas
City Attorney

Erika Brady
City Clerk

DRAFT



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SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2026-0057

EXHIBIT "A"

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

Austin

Created: 8/10/2026