ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3415 MENCHACA ROAD FROM MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY-CITYWIDE DENSITY BONUS 15 (GR-CO-DBC15) 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 multifamily residence low density (MF-2) base district to community commercial-conditional overlay-citywide density bonus 15 (GR-CO-DBC15) combining district on the property described in Zoning Case No. C14-2026-0015, on file at the Planning Department, as follows:

> LOT 3, BARTON OAKS SECTION THREE, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 75, Page 204, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 3415 Menchaca Road 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 conditional uses of the Property:

Alternative Financial Services	Automotive Washing (of any type)
Bail Bond Services	Commercial Off-Street Parking
Communications Services	Off-Site Accessory Parking
Pawn Shop Services	Pedicab Storage and Dispatch

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

Automotive Rentals	Automotive Repair Services
Automotive Sales	Drop-Off Recycling Collection Facility
Exterminating Services	Funeral Services
Service Station	

(C) The maximum height of a building or structure on the Property shall not exceed 45 feet.

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. The Property may be developed in compliance and used in accordance with the regulations established for citywide density bonus 15 (DBC15) combining district and other applicable requirements of the City Code.

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

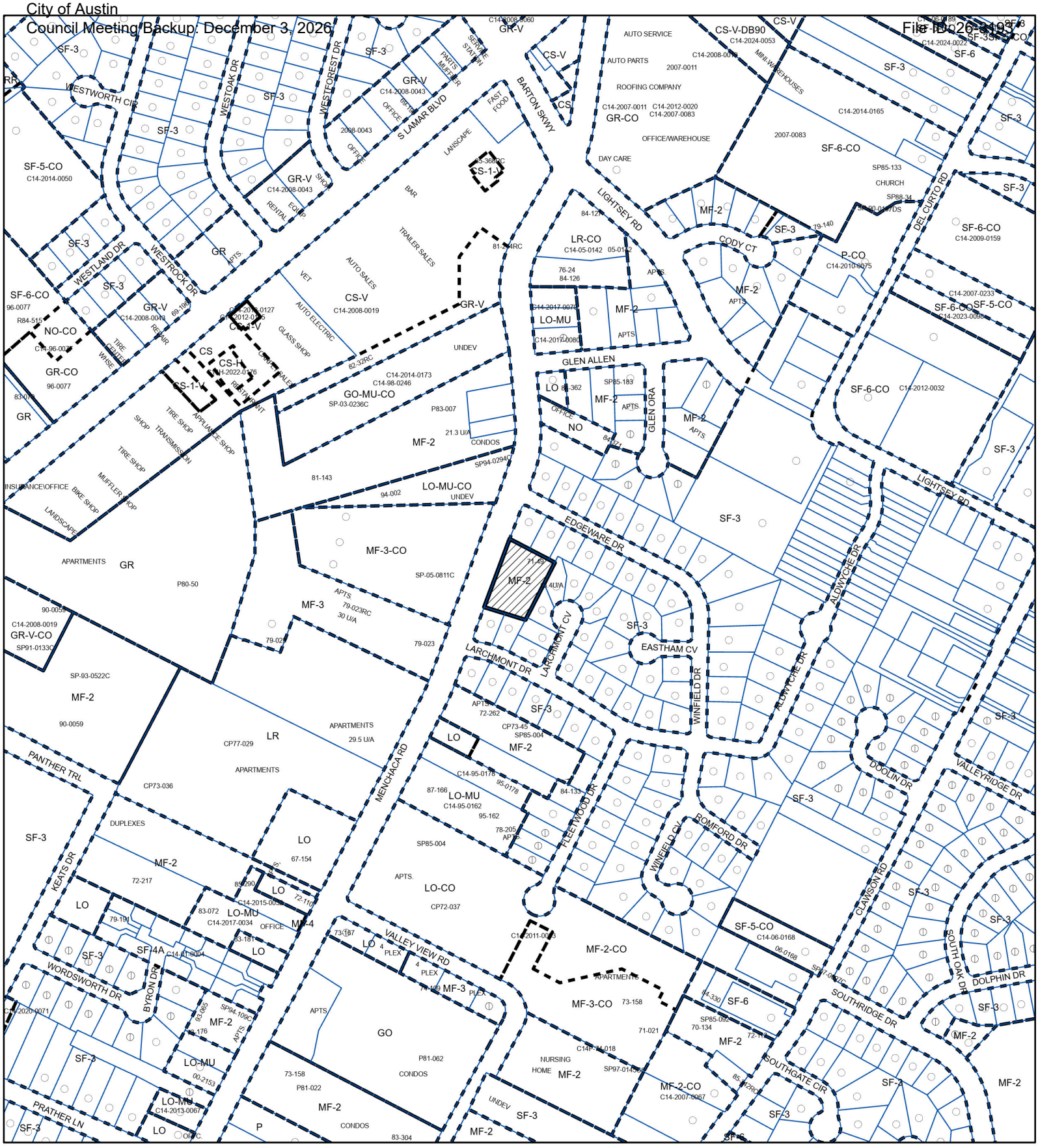
PASSED AND APPROVED

§
§
_____, 2026 § _____
Kirk Watson
Mayor

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

Erika Brady
City Clerk

DRAFT


SF-3
SF-5-CO
C14-2014-0050
SF-6-CO
96-0077
R84-515
NO-CO
C14-96-0078
GR-CO
96-0077
GR
83-0179
GR-V
C14-2008-0043
GR-V-CO
SP91-0133C
90-0059
MF-2
SP-93-0522C
90-0059
MF-3
MF-3-CO
SP-05-0811C
P80-50
APARTMENTS
GR
INSURANCE\OFFICE
BIKE SHOP
MUFFLER SHOP
TIRE SHOP
TRANSMISSION
APPLIANCE SHOP
LANDSCAPE
WESTWORTH CIR
WESTOAK DR
WESTFOREST DR
WESTLAND DR
WESTROCK DR
S LAMAR BLVD
SERVICE STATION
PARTS MUFFLER
OFFICE
FAST FOOD
BARTON SKWY
LANDSCAPE
BAR
EQUIP. RENTAL
SHOP
VET
AUTO SALES
TRAILER SALES
AUTO ELECTRIC
GLASS SHOP
CAR SALES
RESTAURANT
REPAIR
TIRE CENTER
WHSE
CS
CS-1
C14H-2022-0176
CS-1-V
C14-2010-0127
C14-2012-0135
CO-V
C14-2008-0019
CS-V
C14-2008-0060
GR-V
C14-2008-0043
C14-2008-0043
CS-1-V
C14-2008-0060
CS-V
AUTO SERVICE
AUTO PARTS
C14-2008-0011
2007-0011
ROOFING COMPANY
C14-2007-0011
C14-2012-0020
C14-2007-0083
GR-CO
OFFICE/WAREHOUSE
DAY CARE
CS-V-DB90
C14-2024-0053
C14-2024-0022
MINI-WAREHOUSES
SF-6
SF-3-CO
C14-2014-0165
2007-0083
SF-6-CO
SP85-133
CHURCH
SP88-34
SP-00-0107DS
DEL CURTO RD
LIGHTSEY RD
MF-2
SF-3
79-140
CODY CT
P-CO
C14-2010-0075
SF-6-CO
C14-2009-0159
C14-2007-0233
SF-5-CO
SF-6-CO
C14-2023-0090
LR-CO
C14-05-0142
05-0142
76-24
84-126
APTS
MF-2
APTS
LO-MU
C14-2017-0079
C14-2017-0080
APTS
GLEN ALLEN
LO
SP85-183
MF-2
APTS
OFFICE
NO
84-0221
GLEN ORA
MF-2
APTS
SF-6-CO
C14-2012-0032
SF-3
LIGHTSEY RD
EDGEWARE DR
SF-3
ALLWYCHE DR
LARCHMONT CV
LARCHMONT DR
EASTHAM CV
WINFIELD DR
SF-3
APTS
72-262
CP73-45
SP85-004
MF-2
LO
SF-3
DOOLIN DR
VALLEYRIDGE DR
SF-3
MENCHACA RD
C14-95-0178
95-0178
87-166
LO-MU
C14-95-0162
95-162
78-205
APTS.
84-133
FLEETWOOD DR
WINFIELD CV
ROMFORD DR
SF-3
SP85-004
APTS.
LO-CO
CP72-037
C14-2011-0013
MF-2-CO
APARTMENTS
SF-5-CO
C14-06-0168
06-0168
SP97-0067C
CLAWSON RD
SF-3
SOUTH OAK DR
DOLPHIN DR
SOUTHRIDGE DR
SF-3
SF-6
84-330
SP85-092
70-134
72-118
MF-2
SOUTHGATE CIR
SF-3
MF-2
MF-2-CO
C14-2007-0067
SF-3
SF-6
MF-2
SF-3
PANTHER TRL
CP73-036
CP77-029
LR
APARTMENTS
29.5 U/A
APARTMENTS
DUPLEXES
SF-3
KEATS DR
LO
MF-2
72-217
LO
67-154
LO
C14-2015-0053
LO-MU
C14-2017-0034
OFFICE
MF-4
LO
SF-3
SF-4A
C14-01-0004
WORDSWORTH DR
BYRON DR
C14-2020-0071
SF-3
LO-MU
00-2153
LO-MU
C14-2013-0067
PRATHER LN
SF-3
LO
OFFICE
LO
79-191
83-072
83-181
73-167
LO
4 PLEX
VALLEY VIEW RD
4 PLEX
77-199
MF-3
PLEX
APTS
GO
P81-062
CONDOS
73-158
P81-022
MF-2
CONDOS
83-304
P
MF-2
SF-3
MF-2
NURSING HOME
MF-2
SP97-0145C
UNDEV
SF-3
MF-2
SF-6
MF-3-CO
73-158
71-021
C14F-71-018
MF-2
MF-2
SF-3
SF-3
SF-6
MF-2
SF-3
MF-2
SF-3
MF-2
SF-3