

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3416 DAVIS LANE FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT, TO CHANGE A CONDITION OF ZONING.

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 community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2026-0001, on file at the Planning Department, as follows:

LOT 1, BLOCK A, W. W. BRODIE SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Document No. 200200174 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 3416 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) Development of the Property may not exceed a floor to area ratio (F.A.R.) of 0.07847 to 1.
- (B) The floor to area ratio (F.A.R.) for General Retail Sales (Convenience) and General Retail Sales (General) uses may not exceed 0.05336 to 1.
- (C) The floor to area ratio (F.A.R.) for Restaurant (General) use may not exceed 0.04709 to 1.
- (D) The following uses are prohibited uses of the Property:

Automotive Rentals

Automotive Sales

Communication Service Facilities

Off-Site Accessory Parking

Safety Services

Automotive Repair Service

Automotive Washing (of any type)

Local Utility Services

Pawn Shop Services

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 _____, 2026.

PASSED AND APPROVED

_____, 2026 § _____
 § _____
 § _____
 Kirk Watson
 Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas Erika Brady
City Attorney City Clerk

DRAFT

