

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 703 EAST COVINGTON DRIVE FROM NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-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-conditional overlay (LR-CO) combining district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-2025-0091, on file at the Planning Department, as follows:

LOTS 13, 14, 15, AND 16, WALNUT FOREST, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 6, Page 127, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 703 East Covington Drive 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 maximum height of a building or structure on the Property shall not exceed 40 feet.
- (B) Development of the Property shall not exceed a floor to area ratio (F.A.R.) of 0.5 to 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 office (GO) base district and other applicable requirements of the City Code.

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

PASSED AND APPROVED

_____, 2026

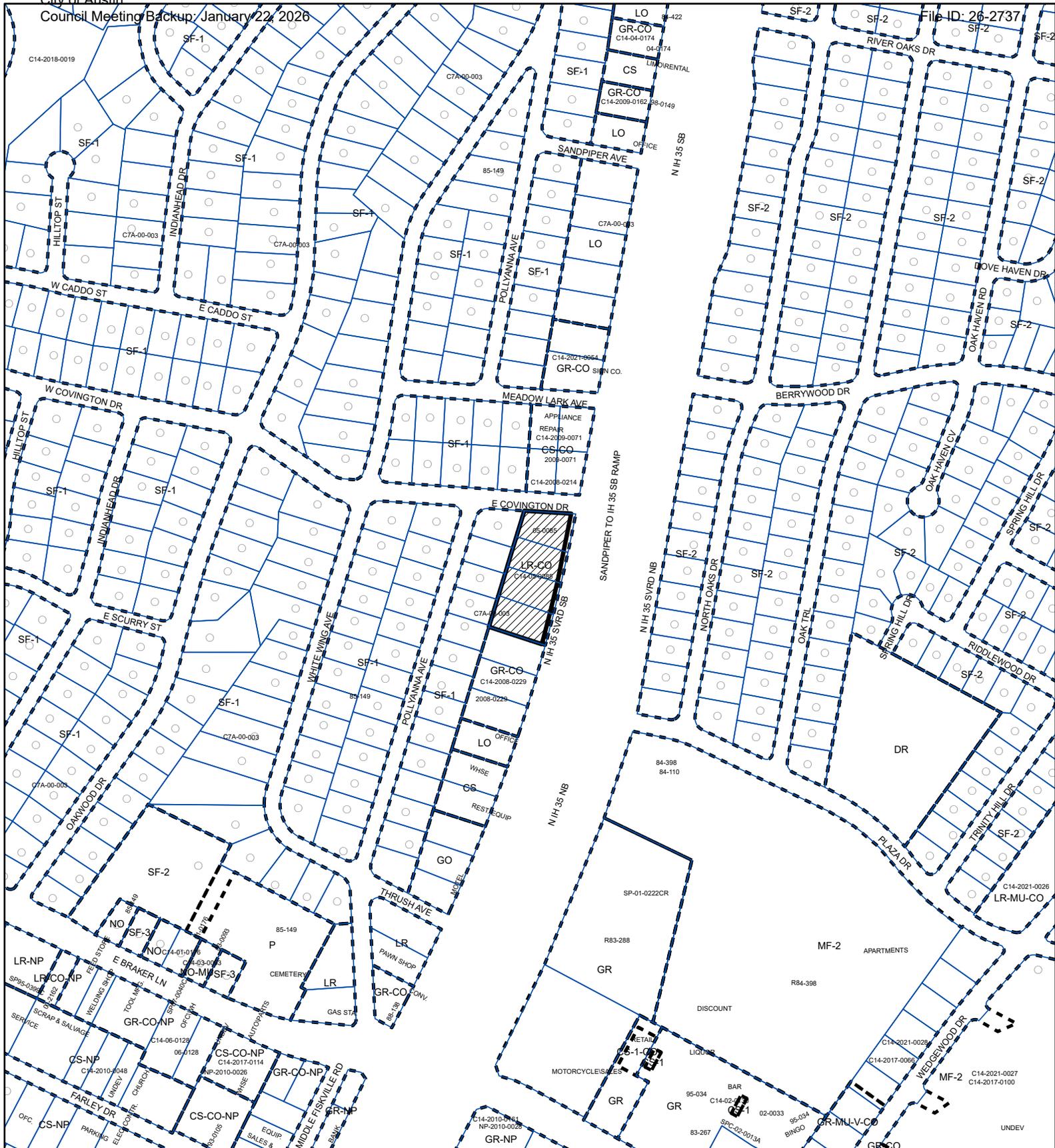
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Kirk Watson
Mayor

APPROVED: _____
Deborah Thomas
City Attorney

ATTEST: _____
Erika Brady
City Clerk

DRAFT

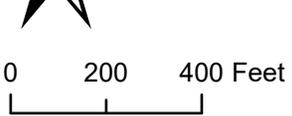


ZONING

EXHIBIT "A"

ZONING CASE#: C14-2025-0091

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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



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