

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 10037 MANCHACA ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) 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 interim rural residence (I-RR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2008-0147, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 3, Block A, AAA Facilities Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 20000049, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 10037 Manchaca Road, 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 following uses are prohibited uses of the Property:

Agricultural sales and services	Automotive repair services
Automotive rentals	Automotive sales
Automotive washing (of any type)	Building maintenance services
Campground	Commercial blood plasma center
Electronic prototype assembly	Electronic testing
Equipment repair services	Equipment sales
Laundry services	Limited warehousing and distribution
Kennels	Maintenance and service facilities
Monument retail sales	Transitional housing
Transportation terminal	Vehicle storage
Veterinary services	

1  
2 B. A site plan or building permit for the Property may not be approved, released, or  
3 issued, if the completed development or uses of the Property, considered  
4 cumulatively with all existing or previously authorized development and uses,  
5 generate traffic that exceeds 2,000 trips per day.  
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7 Except as specifically restricted under this ordinance, the Property may be developed and  
8 used in accordance with the regulations established for the general commercial services  
9 (CS) base district, and other applicable requirements of the City Code.  
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11 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2008.  
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13  
14 **PASSED AND APPROVED**

15  
16 §  
17 §  
18 \_\_\_\_\_, 2008 § \_\_\_\_\_  
19 Will Wynn  
20 Mayor  
21

22  
23 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
24 David Allan Smith Shirley A. Gentry  
25 City Attorney City Clerk

