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 rentals

Automotive washing (of any type)

Campground

Electronic prototype assembly

Equipment repair services

Laundry services

Kennels

Monument retail sales

Transportation terminal

Veterinary services

Automotive repair services

Automotive sales

Building maintenance services

Commercial blood plasma center

Electronic testing

Equipment sales

Limited warehousing and distribution

Maintenance and service facilities

Transitional housing

Vehicle storage

9

10

11

12

13 14

15

16

17

18 19

20

21 22

23

24 25

26 27

28l

29

30l

31

32

33

34

35

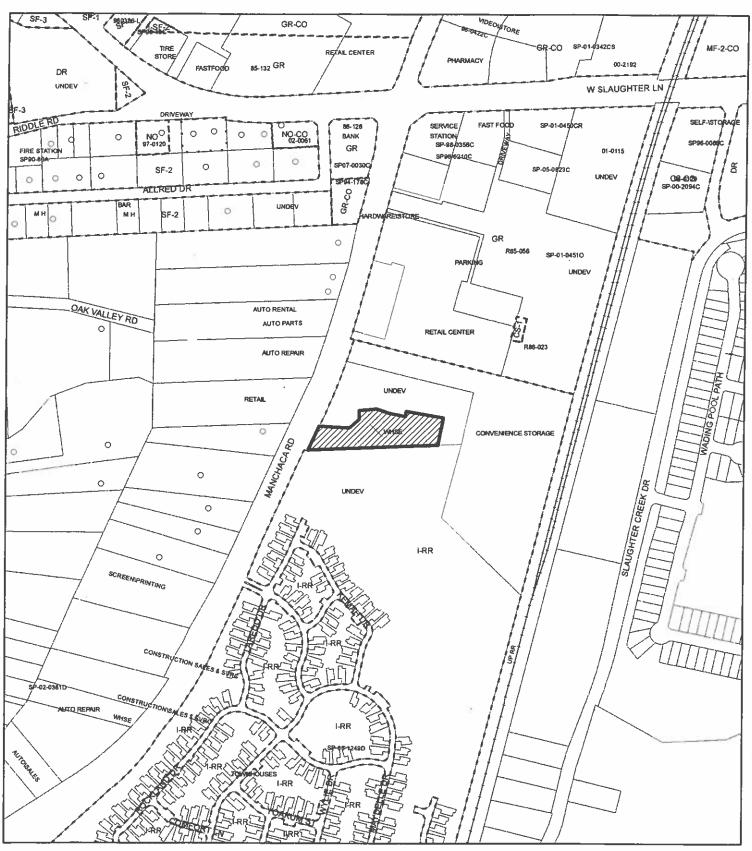
36

37

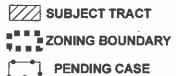
38

Except as specifi		iously authorized development and per day. nance, the Property may be develop shed for the general commercial so
	, and other applicable requirement	
PART 3. This or	rdinance takes effect on	
PASSED AND A	APPROVED	
	8	
	§ §	
	, 2008 §	Will Wynn
		Mayor
APPROVED:	ATT	F CT •
ATTROVED.	David Allan Smith	Shirley A. Gentry
	City Attorney	City Clerk

Draft: 8/28/2008







ZONING EXHIBIT A

ZONING CASE#: C14-2007-0147 ADDRESS: 10037 MANCHACA RD SUBJECT AREA: 1.675 ACRES GRID: E14

MANAGER: W. RHOADES

