

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 4978 U.S. HIGHWAY 290 WEST FROM GENERAL  
3 COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING  
4 DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY  
5 (CS-1-CO) COMBINING DISTRICT.

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7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
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9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from general commercial services-conditional overlay (CS-CO)  
11 combining district to commercial-liquor sales-conditional overlay (CS-1-CO) combining  
12 district on the property described in Zoning Case No. C14-06-0195, on file at the  
13 Neighborhood Planning and Zoning Department, as follows:

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15 A 1 278 acre tract of land, more or less, out of the James Trammel Survey No. 4,  
16 Abstract No. 769, Travis County, the tract of land being more particularly  
17 described by metes and bounds in Exhibit "A" incorporated into this ordinance (the  
18 "Property"),  
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20 locally known as 4978 U.S. Highway 290 West, in the City of Austin, Travis County,  
21 Texas, and generally identified in the map attached as Exhibit "B"

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23 PART 2. The Property within the boundaries of the conditional overlay combining district  
24 established by this ordinance is subject to the following conditions

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26 The following uses are prohibited uses of the Property

27	28 Adult oriented businesses,	29 Agricultural sales and services
30	30 Art workshop	31 Automotive repair services
31	31 Automotive sales	32 Automotive washing (of any type)
32	32 Building maintenance services	33 Laundry service
33	33 Cocktail lounge	34 Commercial off-street parking
34	34 Equipment sales	35 Equipment repair services
35	35 Exterminating services	36 Funeral services
36	36 Kennels	37 Research services
37	37 Recreational equipment sales	Recreational equipment maintenance and
	Service station	storage

1 Theater  
2 Veterinary services

Vehicle storage

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4 Except as specifically restricted under this ordinance, the Property may be developed and  
5 used in accordance with the regulations established for the commercial-liquor sales (CS-1)  
6 base district and other applicable requirements of the City Code

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8 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2006

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11 **PASSED AND APPROVED**

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15 \_\_\_\_\_, 2006

§  
§  
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Will Wynn  
Mayor

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20 **APPROVED:**

\_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:**

\_\_\_\_\_  
Shirley A. Gentry  
City Clerk