ORDINANCE NO. 20190620-152

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9606 SWANSONS RANCH ROAD FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) 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 single-family residence standard lot (SF-2) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2019-0048, on file at the Planning and Zoning Department, as follows:

Lot B, Resubdivision of Lot 1 and the south 100 feet of Lot 2, Swanson’s Ranchettes No. 2, a subdivision in Travis County, Texas, according to the map or plat of record thereof, as recorded in Volume 73, Page 21, of the Plat Records of Travis County, Texas (the “Property”),

locally known as 9606 Swansons Ranch Road 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 following uses are not permitted uses on the Property:

| Adult-oriented businesses | Agricultural sales and services |
| Art gallery | Art workshop |
| Automotive sales | Bed and breakfast (group 1) |
| Bed and breakfast (group 2) | Bail bond services |
| Business or trade school | Campground |
| College and university facilities | Commercial blood plasma center |
| Communications services | Community recreation (private) |
| Community recreation (public) | Congregate living |
| Consumer convenience services | Consumer repair services |
| Convenience storage | Counseling services |
| Cultural services | Custom manufacturing |
Day care services (commercial)  
Day care services (limited)  
Electronic prototype assembly  
Equipment sales  
Financial services  
Funeral services  
General retail sales (general)  
Hospital services (limited)  
Indoor entertainment  
Kennels  
Limited warehousing and distribution  
Medical offices (exceeding 5,000 sq. ft. gross floor area)  
Monument retail sales  
Outdoor sports and recreation  
Personal improvement services  
Pet services  
Private primary educational facilities  
Public primary educational facilities  
Research services  
Restaurant (general)  
Safety services  
Software development  
Vehicle storage  

Day care services (general)  
Drop-off recycling collection facility  
Equipment repair services  
Exterminating services  
Food sales  
General retail sales (convenience)  
Guidance services  
Hotel-motel  
Indoor sports and recreation  
Laundry services  
Maintenance and service facilities  
Medical offices (not exceeding 5,000 sq. ft. gross floor area)  
Off-site accessory parking  
Pawn shop services  
Personal services  
Plant nursery  
Private secondary educational facilities  
Public secondary educational facilities  
Residential treatment  
Restaurant (limited)  
Service station  
Theater  
Veterinary services

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 commercial services (CS) district and other applicable requirements of the City Code.
PART 4. This ordinance takes effect on July 1, 2019.

PASSED AND APPROVED

June 20, 2019

Approving Signature: Steve Adler
Mayor

Approved By: Anne L. Morgan
City Attorney

Attested By: Jannette S. Goodall
City Clerk
ZONING

ZONING CASE#: C14-2019-0048

EXHIBIT "A"

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