ORDIN	ANCE	NO.	
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AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 10035 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. C14-2015-0096, on file at the Planning and Zoning Department, as follows:

Lot 2, Block A, AAA Facilities Subdivision, a subdivision in Travis County, Texas, according to Document No. 200000049 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 10035 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. A site plan or building permit for the Property may not be approved, released, or issues, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
 - B. The following uses are not permitted uses of the Property:

Agricultural sales and services
Automotive rentals
Building maintenance services
Commercial blood plasma center
Electronic testing

Automotive sales
Automotive repair services
Automotive washing (of any type)
Campground
Electronic prototype assembly

Draft 8/27/2015

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COA Law Department

Lim	icle storage ited warehousing and ribution		ent retail sales ortation terminal	
used in accorda	ically restricted under thince with the regulations conditional overlay com	established for t	the general commercia	al servic
PART 4. This o	ordinance takes effect on _			_, 2015
PASSED AND	APPROVED	§ §		
			Steve Adler Mayor	
APPROVED: _	Anne L. Morgan	ATTEST:		

Equipment repair services

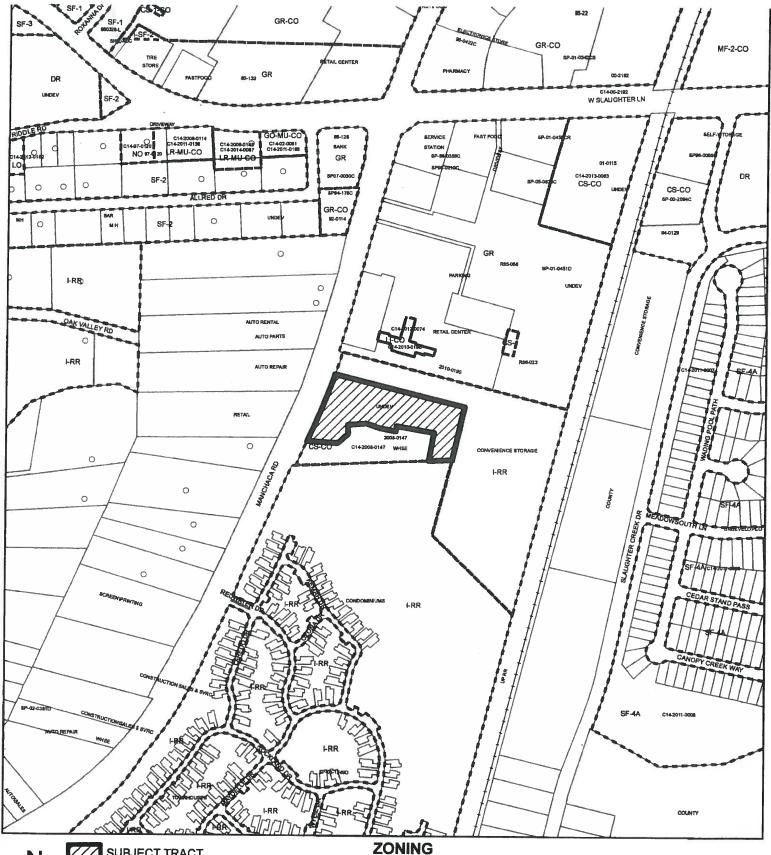
Laundry services

Kennels

Equipment sales

Transitional housing

Maintenance and services facilities



SUBJECT TRACT

PENDING CASE

ZONING CASE#: C14-2015-0096

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.

1 " = 400 '

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.

