

**ORDINANCE NO. 20150910-039**

**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 issued, 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 sales
Automotive rentals	Automotive repair services
Building maintenance services	Automotive washing (of any type)
Commercial blood plasma center	Campground
Electronic testing	Electronic prototype assembly

Equipment sales  
Maintenance and services facilities  
Transitional housing  
Vehicle storage  
Limited warehousing and  
distribution

Equipment repair services  
Laundry services  
Kennels  
Monument retail sales  
Transportation terminal

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, the conditional overlay combining district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on September 21, 2015.

**PASSED AND APPROVED**

September 10, 2015

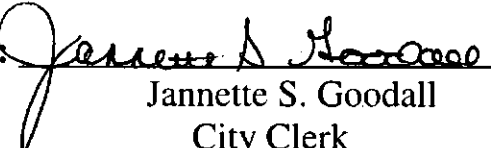
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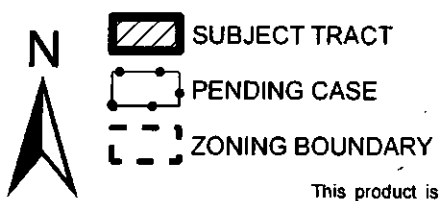
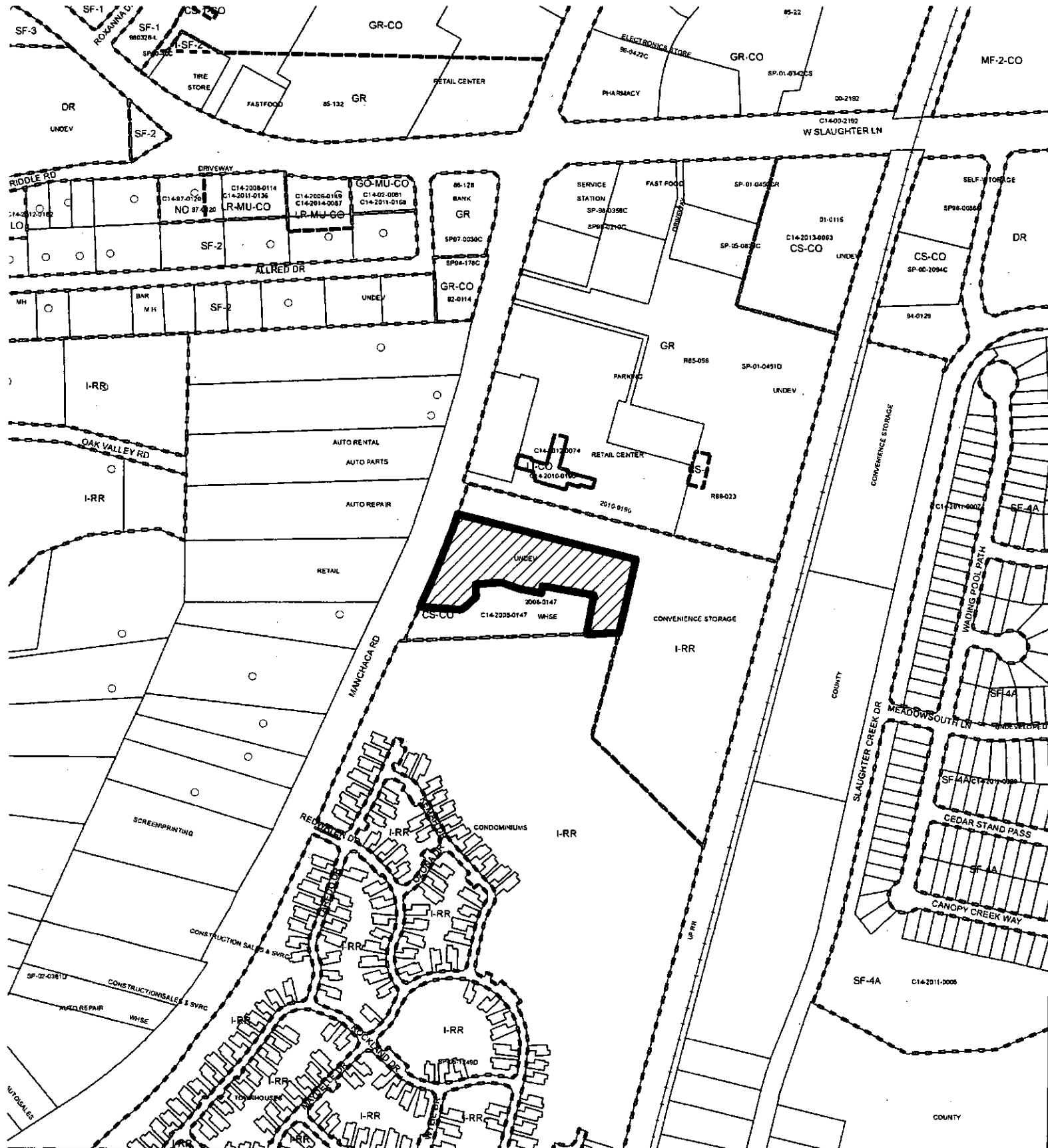
  
Steve Adler  
Mayor

**APPROVED:**

  
Anne L. Morgan  
Interim City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk



**ZONING**  
**ZONING CASE#: C14-2015-0096**

1" = 400'

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.



**Exhibit A**