

**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 (general)
Day care services (limited)	Drop-off recycling collection facility
Electronic prototype assembly	Equipment repair services
Equipment sales	Exterminating services
Financial services	Food sales
Funeral services	General retail sales (convenience)
General retail sales (general)	Guidance services
Hospital services (limited)	Hotel-motel
Indoor entertainment	Indoor sports and recreation
Kennels	Laundry services
Limited warehousing and distribution	Maintenance and service facilities
Medical offices (exceeding 5,000 sq. ft. gross floor area)	Medical offices (not exceeding 5,000 sq. ft. gross floor area)
Monument retail sales	Off-site accessory parking
Outdoor sports and recreation	Pawn shop services
Personal improvement services	Personal services
Pet services	Plant nursery
Private primary educational facilities	Private secondary educational facilities
Public primary educational facilities	Public secondary educational facilities
Research services	Residential treatment
Restaurant (general)	Restaurant (limited)
Safety services	Service station
Software development	Theater
Vehicle storage	Veterinary services

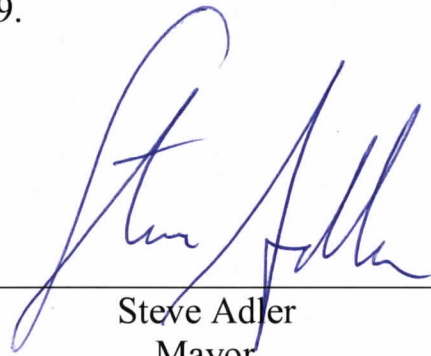
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on July 1, 2019.

**PASSED AND APPROVED**

\_\_\_\_\_, June 20, 2019

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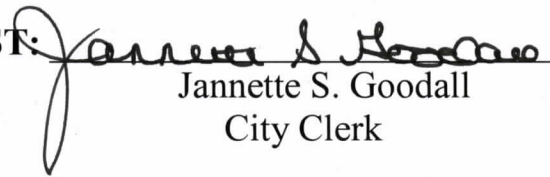
Steve Adler  
Mayor

**APPROVED:**



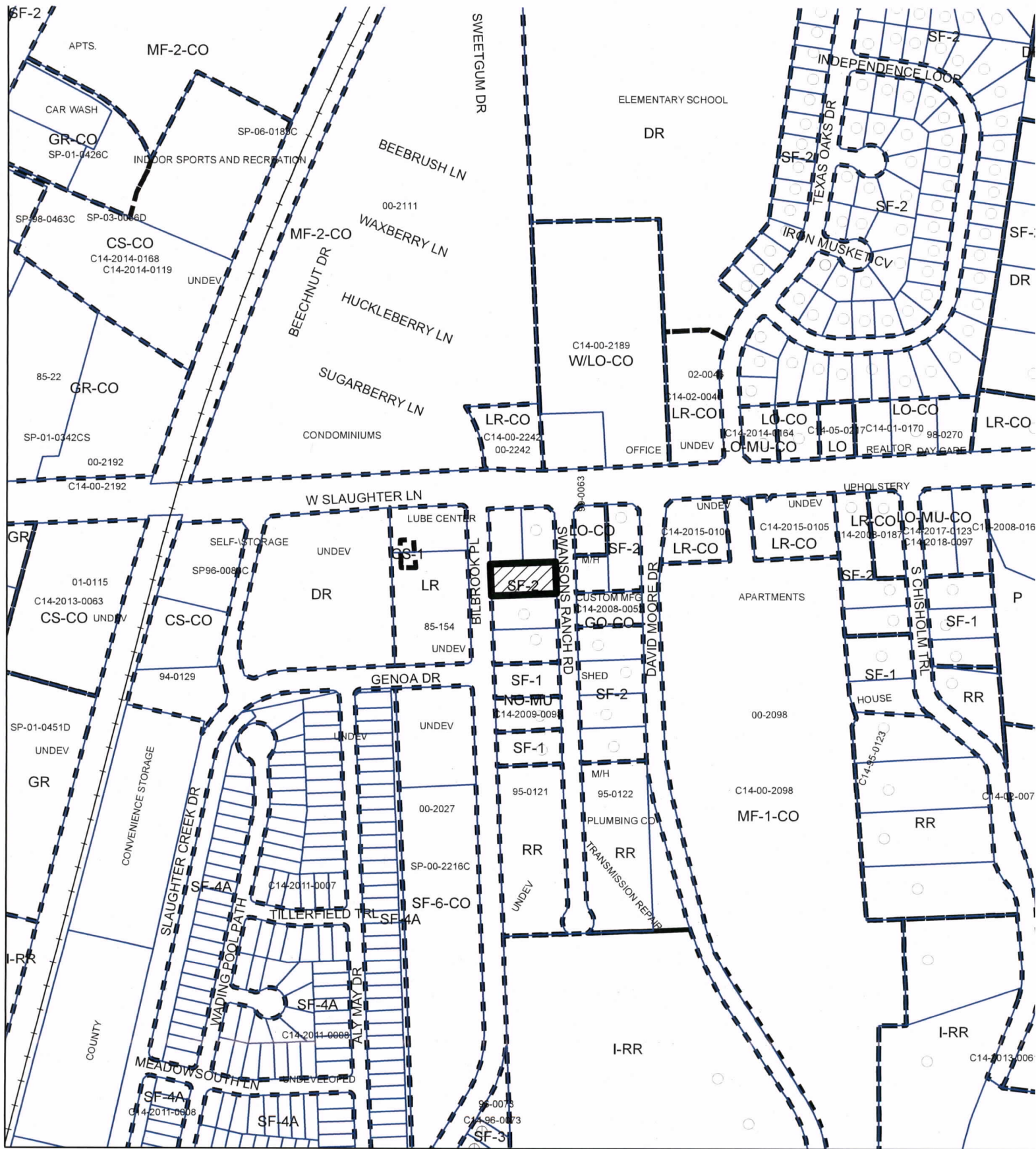
Anne L. Morgan  
City Attorney




**ATTEST:**



Jannette S. Goodall  
City Clerk





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**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.

1" = 400'

Created: 3/1/2019