

**ORDINANCE NO. 20190822-106**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 1201 DALTON LANE AND CHANGING THE ZONING MAP FROM INTERIM-SINGLE-FAMILY RESIDENCE STANDARD LOT (I-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 interim-single-family residence standard lot (I-SF-2) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2019-0081, on file at the Planning and Zoning Department, as follows:

Lots 1, 2, 3, 4 and 5, Richland Estates, Section One, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 17, Page 44, of the Plat Records, Travis County, Texas (the "Property"),

locally known as 1201 Dalton Lane 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:

- |                                  |  |
|----------------------------------|--|
| Automotive repair services       | Automotive sales                       |
| Automotive washing (of any type) | Bail bond services                     |
| Bed and breakfast (Group 1)      | Bed and breakfast (Group 2)            |
| Commercial off-street parking    | Drop-off recycling collection facility |
| Electronic prototype assembly    | Electronic testing                     |
| Equipment repair services        | Equipment sales                        |
| Exterminating services           | Financial services                     |
| Food preparation                 | Funeral services                       |
| Hospital services (general)      | Hospital services (limited)            |
| Indoor sports and recreation     | Laundry services                       |
| Monument retail sales            | Off-site accessory parking             |

Pawn shop services  
Software development  
Vehicle storage

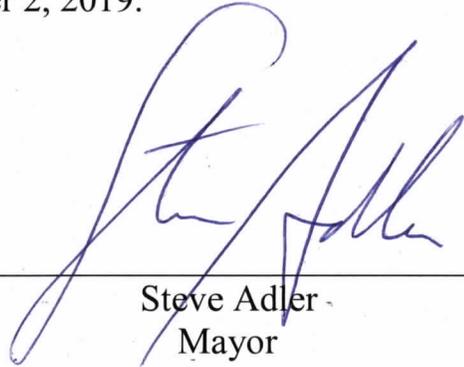
Service station  
Theater

**PART 3.** This ordinance takes effect on September 2, 2019.

**PASSED AND APPROVED**

August 22, \_\_\_\_\_, 2019

§  
§  
§



---

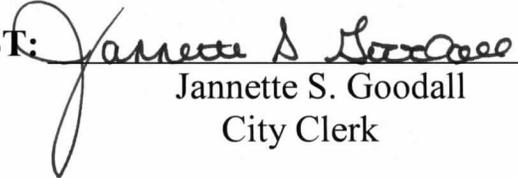
Steve Adler  
Mayor

**APPROVED:**



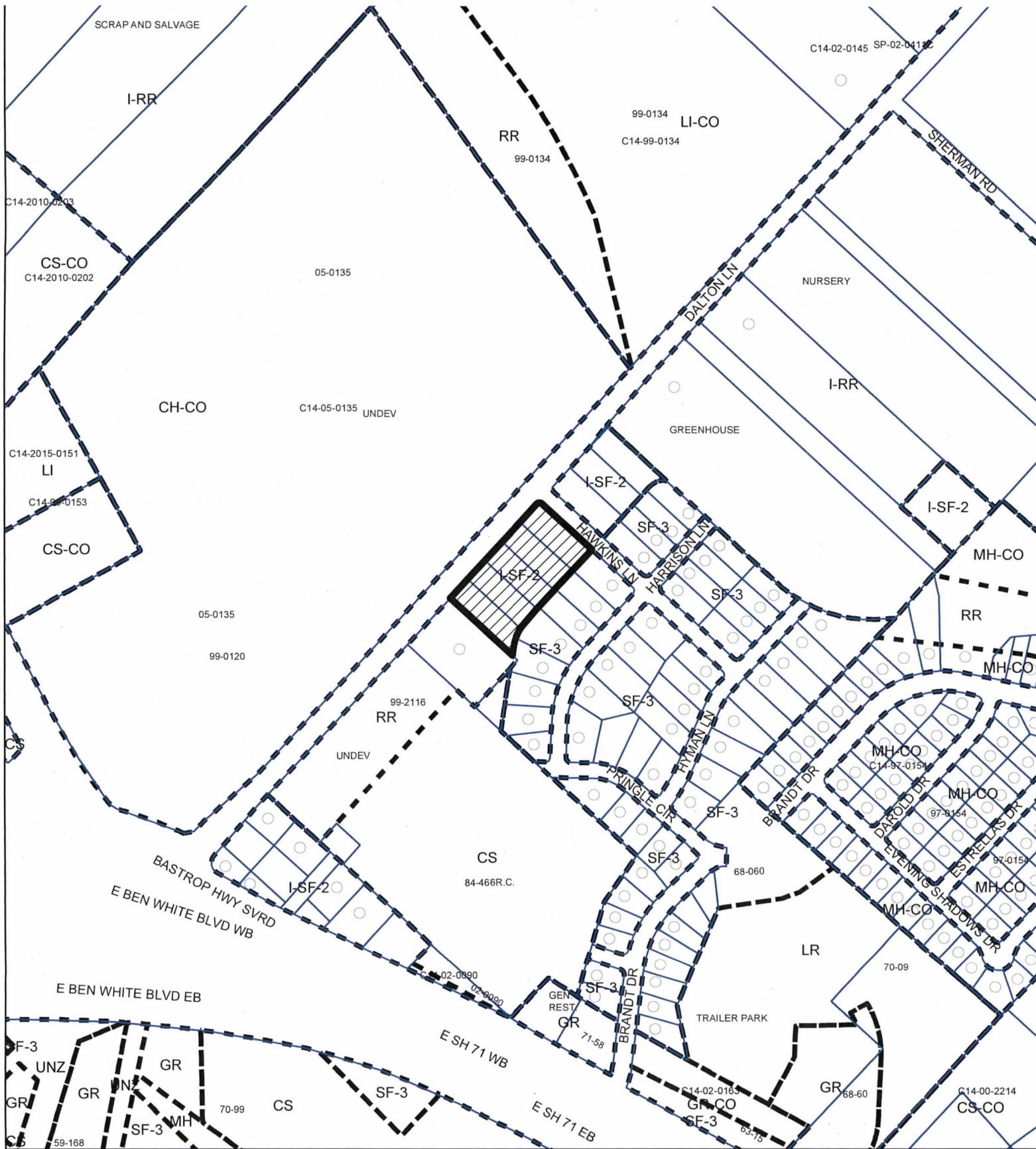
Anne L. Morgan  
City Attorney

**ATTEST:**



---

Jannette S. Goodall  
City Clerk



**ZONING**

ZONING CASE#: C14-2019-0081

**EXHIBIT "A"**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.

