

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9100 EAST US HIGHWAY 290 SERVICE ROAD WESTBOUND FROM LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-CO) COMBINING 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 limited industrial services-conditional overlay (LI-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2019-0103, on file at the Planning and Zoning Department, as follows:

Lot 6, Re-Subdivision of Lots 5 and 6, Block B or Amended Plat of Lots 5 and 6, Block B, Tuscany Business Park, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200400360, Plat Records of Travis County, Texas (the “Property”),

locally known as 9100 East US Highway 290 Service Road Westbound 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 of the Property:

## Alternative financial services

## Automotive sales

## Bail bond services

### Bed and breakfast (Group 2)

## Commercial off-street parking

## Congregate living

Equipment sales

General retail sales (convenience)

## Hotel-motel

## Kennels

## Automotive repair services

Automotive washing (of any type)

Bed and breakfast (Group 1)

## Campground

## Community events

### Drop-off recycling collection facility

## Funeral services

General retail sales (general)

## Indoor entertainment

## Laundry service

Maintenance and service facilities  
Off-site accessory parking  
Outdoor sports and recreation  
Pedicab storage and dispatch  
Personal services  
Residential treatment  
Short-term rental  
Transitional housing  
Vehicle storage

Monument retail services  
Outdoor entertainment  
Pawn shop services  
Personal improvement services  
Plant nursery  
Service station  
Theater  
Transportation terminal  
Veterinary services

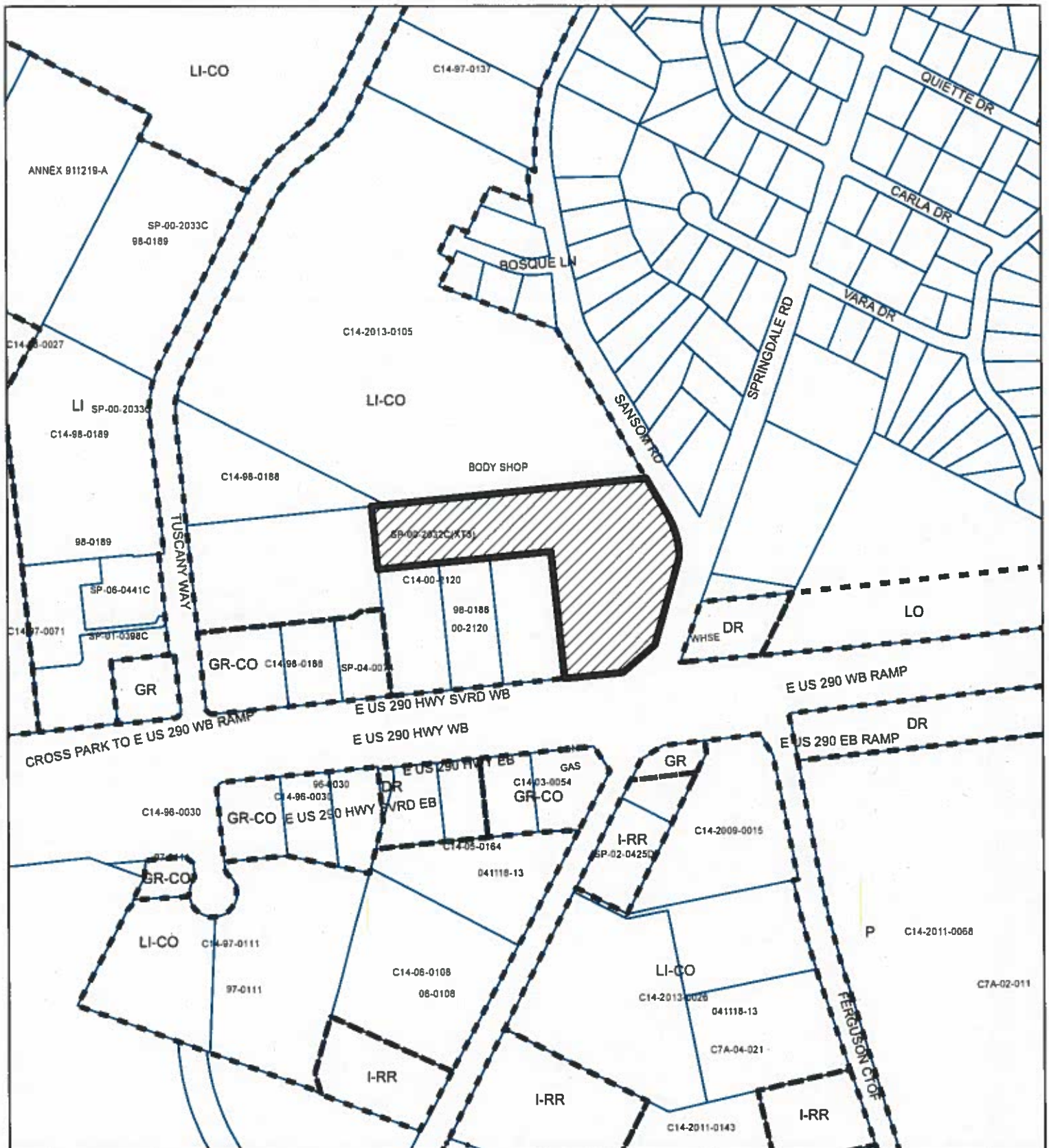
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2020.

**PASSED AND APPROVED**

\_\_\_\_\_, 2020      §  
   §  
   §  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan      Jannette S. Goodall  
City Attorney      City Clerk



## ZONING

ZONING CASE#: C14-2019-0103

## 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.



Created: 8/5/2019