

**ORDINANCE NO. 20240926-087**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9010 WALL STREET FROM RURAL RESIDENCE (RR) DISTRICT TO LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY (LI-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 rural residence (RR) base district to limited industrial service-conditional overlay (LI-CO) combining district on the property described in Zoning Case No. C14-2024-0082, on file at the Planning Department, as follows:

LOT 3A, AMENDED PLAT OF LOTS 3, 4, 5, BLOCK "A", WALNUT CREEK BUSINESS PARK PHASE "B", a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 86, Page 138B, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 9010 Wall Street 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:

The following uses are prohibited uses of the Property:

Automotive Rentals	Automotive Repair Services
Automotive Sales	Basic Industry
Equipment Repair Services	Equipment Sales
Kennels	Monument Retail Sales
Resource Extraction	Scrap and Salvage Services
Service Station	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 limited industrial service (LI) base district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on October 7, 2024.

**PASSED AND APPROVED**

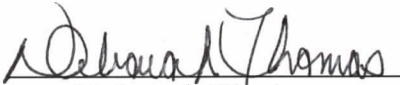
\_\_\_\_\_, September 26, 2024

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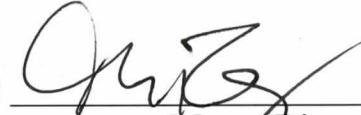
Kirk Watson  
Mayor

**APPROVED:**

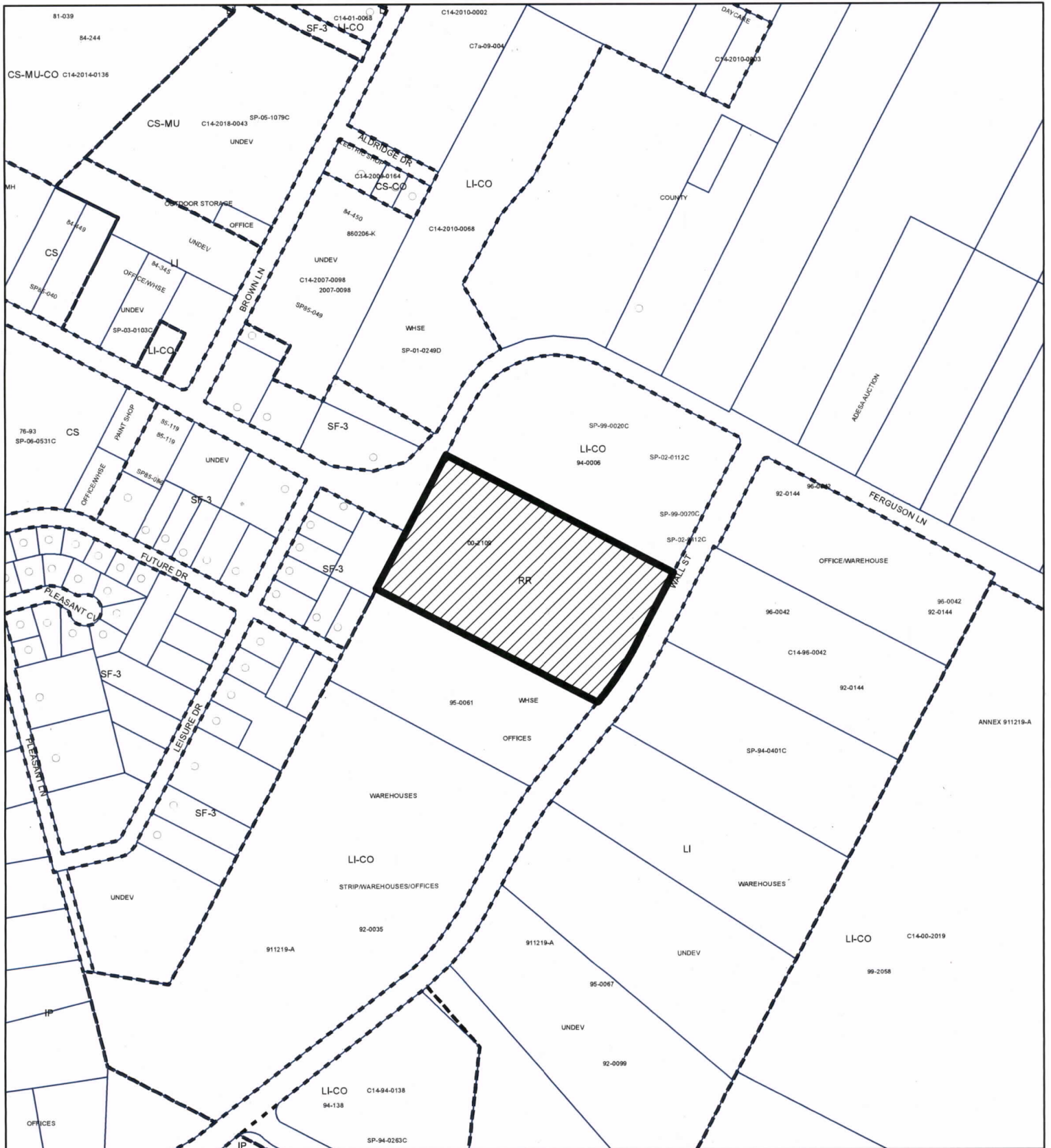


Deborah Thomas  
Interim City Attorney

**ATTEST:**



Myrna Rios  
City Clerk



## ZONING

## EXHIBIT "A"

ZONING CASE#: C14-2024-0082



SUBJECT TRACT



PENDING CASE

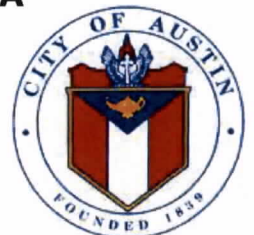


ZONING BOUNDARY

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 the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 5/10/2024