

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

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 6512 MCNEIL DRIVE 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) base district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2025-0055, on file at the Planning Department, as follows:

LOT 3, BLOCK A, GREENWOOD ACRES, a subdivision in Travis County and Williamson County, Texas, according to the map or plat of record in Volume 97, Page 63, of the Plat Records of Travis County, Texas, and in Cabinet N, Slide 123, Plat Records of Williamson County, Texas, and

LOT 3, SHAMINAW SECTION 1, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 46, Page 15, of the Plat Records of Travis County, Texas.

(collectively, the “Property”)

locally known as 6512 McNeil Drive in the City of Austin, Williamson 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 prohibited uses of the Property:

Adult Oriented Business	Automotive Repair Services
Automotive Sales	Automotive Washing (of any type)
Bail Bond Services	Club or Lodge
Commercial Blood Plasma Center	Commercial Off-Street Parking
Construction Sales and Services	Drop-Off Recycling Collection
Equipment Repair Services	Equipment Sales




Funeral Services  
Hospital Services (General)  
Hotel/Motel  
Indoor Sports and Recreation  
Limited Warehousing and  
Distribution  
Monument Retail Sales  
Outdoor Entertainment  
Pawn Shop Services  
Printing and Publishing Services  
Theater  
Transitional Housing  
Veterinary Services

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COA Law Department

**EXHIBIT "A"**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2025-0055

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: 5/5/2025**

$$1'' = 400'$$