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")

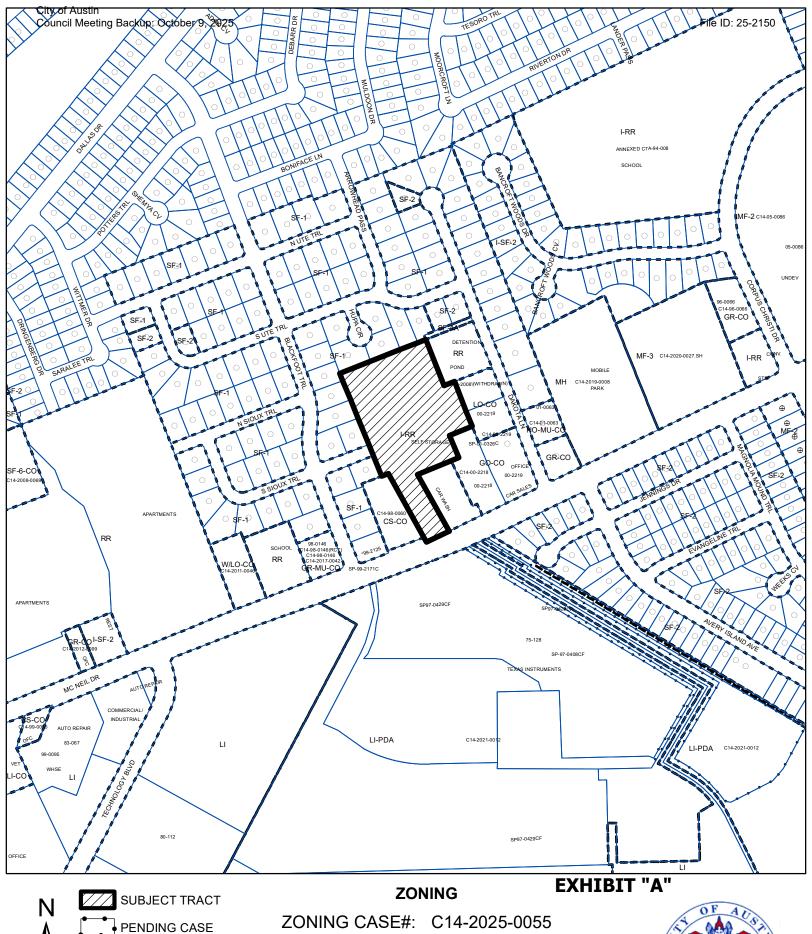
locally known as 6512 McNeil Drive in the City of Austin, Williamson County, Texas, generally identified in the map attached as **Exhibit "A"**.

- **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 Sales
Bail Bond Services
Commercial Blood Plasma Center
Construction Sales and Services
Equipment Repair Services

Automotive Repair Services
Automotive Washing (of any type)
Club or Lodge
Commercial Off-Street Parking
Drop-Off Recycling Collection
Equipment Sales

	Exterminating Services	Funeral Services
	General Retail Sales	Hospital Services (General)
	(Convenience)	• • • • • • • • • • • • • • • • • • • •
	Hospital Services (Limited)	Hotel/Motel
	Indoor Entertainment	Indoor Sports and Recreation
	Kennels	Limited Warehousing and
		Distribution
	Maintenance and Service Facilities	Monument Retail Sales
	Off-Site Accessory Parking	Outdoor Entertainment
	Outdoor Sports and Recreation	Pawn Shop Services
	Pet Services	Printing and Publishing Services
	Service Station	Theater
	Transportation Terminal	Transitional Housing
	Vehicle Storage	Veterinary Services
(B)		
	feet.	
(C)	W/4.in 40 for 4 of a manual and a second	.: 4: 1
(C)	(C) Within 40 feet of a property zoned residential the maximum building height shall not exceed 20 feet.	
	shall not exceed 20 lect.	
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.		
	iai services (es) suse district and other	applicable requirements of the City Code.
PART 4.	This ordinance takes effect on	, 2025.
PASSED AND APPROVED		
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	8	
	, 2025 §	
	, 2023 §	Kirk Watson
		Mayor
		Mayor
APPROV		
	Deborah Thomas	Erika Brady
	City Attorney	City Clerk



ZONING BOUNDARY 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.

1" = 400'

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.



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