

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

Exterminating Services
General Retail Sales
(Convenience)
Hospital Services (Limited)
Indoor Entertainment
Kennels

Maintenance and Service Facilities
Off-Site Accessory Parking
Outdoor Sports and Recreation
Pet Services
Service Station
Transportation Terminal
Vehicle Storage

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

(B) Except as provided in (C), the maximum building height shall not exceed 30 feet.

(C) Within 40 feet of a property zoned residential the maximum building height shall not exceed 20 feet.

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 _____, 2025.

PASSED AND APPROVED

_____, 2025

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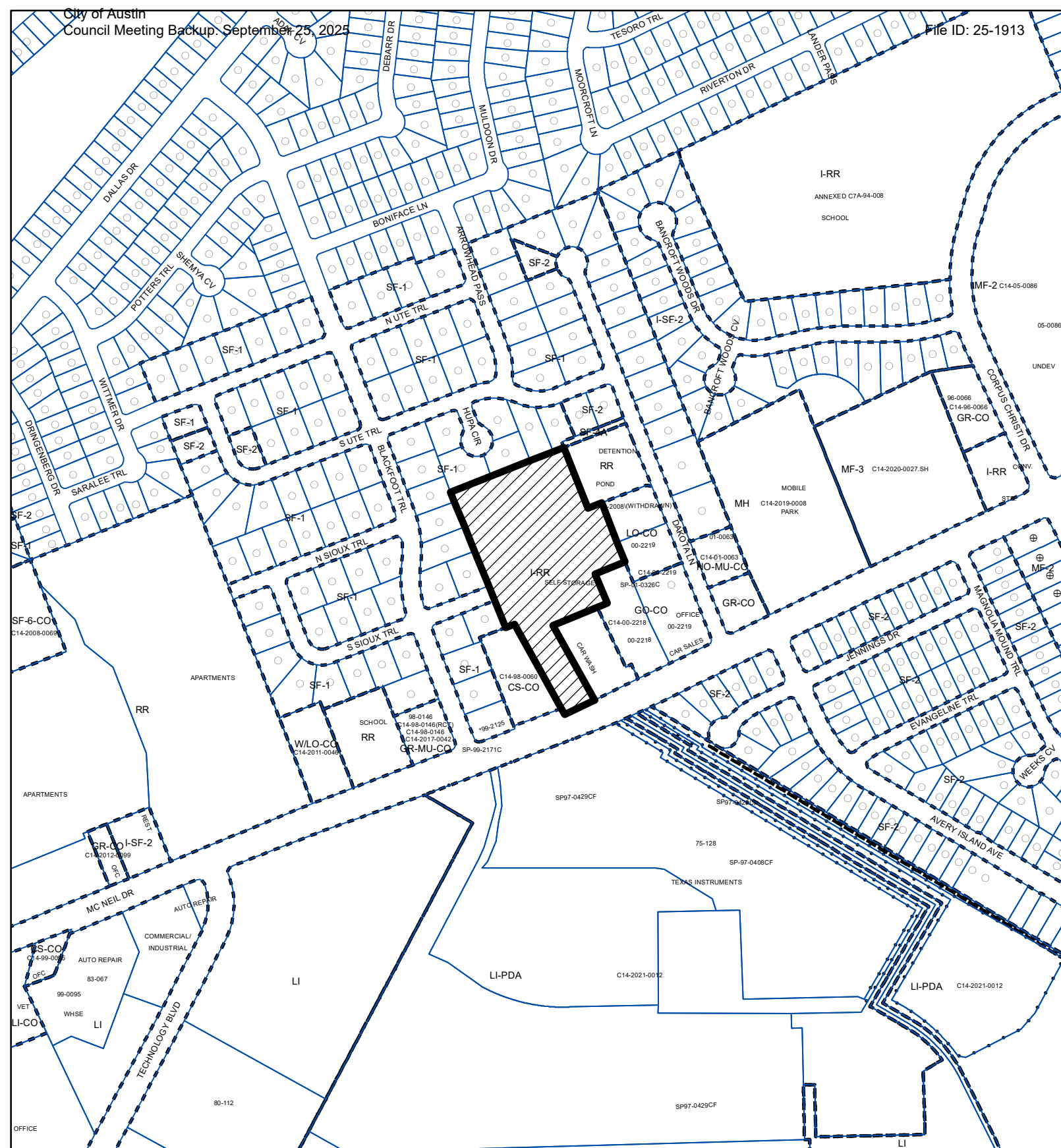
Kirk Watson
Mayor




APPROVED: _____

Deborah Thomas
City Attorney

ATTEST: _____

Erika Brady
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2025-0055

EXHIBIT "A"



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'