

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

**1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE  
2 PROPERTY LOCATED AT 6512 MCNEIL DRIVE AND CHANGING THE  
3 ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO  
4 GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO)  
5 COMBINING DISTRICT.**

**6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**9 PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from interim-rural residence (I-RR) base district to general  
11 commercial services-conditional overlay (CS-CO) combining district on the property  
12 described in Zoning Case No. C14-2025-0055, on file at the Planning Department, as  
13 follows:

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

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

**24 (collectively, the “Property”)**

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

**29 PART 2.** The Property within the boundaries of the conditional overlay combining district  
30 established by this ordinance is subject to the following conditions:

**32 (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

34  
35 Exterminating Services  
36 General Retail Sales  
37 (Convenience)  
38 Hospital Services (Limited)  
39 Indoor Entertainment  
40 Kennels

41 Maintenance and Service Facilities  
42 Off-Site Accessory Parking  
43 Outdoor Sports and Recreation  
44 Pet Services  
45 Service Station  
46 Transportation Terminal  
47 Vehicle Storage

48 Funeral Services  
49 Hospital Services (General)  
50 Hotel/Motel  
51 Indoor Sports and Recreation  
52 Limited Warehousing and  
53 Distribution  
54 Monument Retail Sales  
55 Outdoor Entertainment  
56 Pawn Shop Services  
57 Printing and Publishing Services  
58 Theater  
59 Transitional Housing  
60 Veterinary Services

34  
35 (B) Except as provided in (C), the maximum building height shall not exceed 30  
36 feet.  
37  
38 (C) Within 40 feet of a property zoned residential the maximum building height  
39 shall not exceed 20 feet.

40  
41 **PART 3.** Except as specifically restricted under this ordinance, the Property may be  
42 developed and used in accordance with the regulations established for the general  
43 commercial services (CS) base district and other applicable requirements of the City Code.

44  
45 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2025.

46  
47 **PASSED AND APPROVED**

48  
49 \_\_\_\_\_, 2025

50  
51 §  
52 §  
53 § \_\_\_\_\_

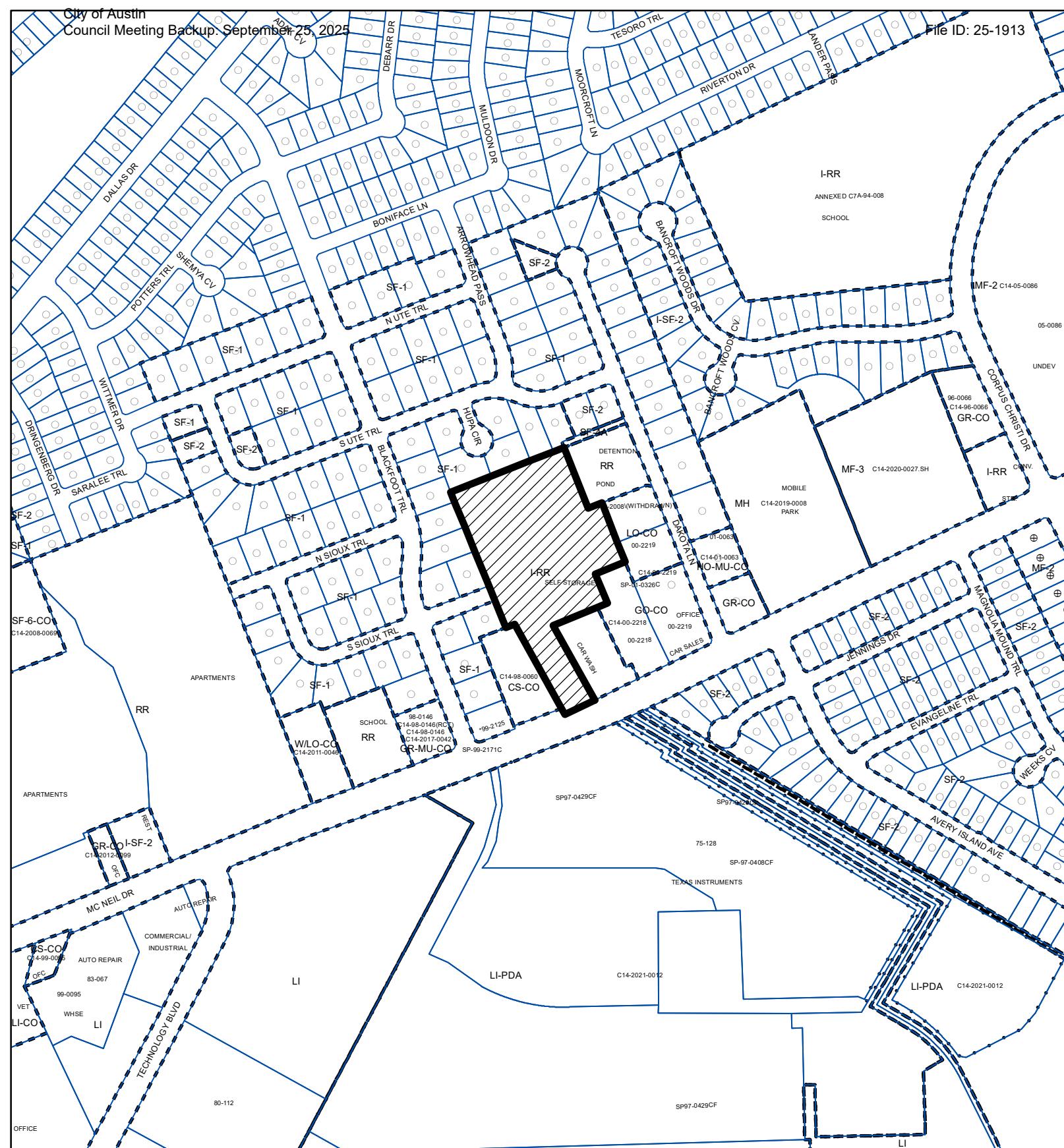
54  
55 Kirk Watson  
56 Mayor

57 APPROVED: \_\_\_\_\_

58 Deborah Thomas  
59 City Attorney

ATTEST: \_\_\_\_\_

Erika Brady  
City Clerk



**SUBJECT TRACT**

**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.

$$1" = 400'$$

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.



Created: 5/5/2025