

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 7600-7812 EAST BEN WHITE BOULEVARD AND**
3 **1707, 1801, AND 1901 AIRPORT COMMERCE DRIVE IN THE MONTOPOLIS**
4 **NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-**
5 **CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING**
6 **DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL**
7 **OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT.**

8
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from general commercial services-conditional overlay-
13 neighborhood plan (CS-CO-NP) combining district to general commercial services-
14 conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property
15 described in Zoning Case No. C14-2007-0122, on file at the Neighborhood Planning and
16 Zoning Department, as follows:

17
18 Lots 1-6, and 10-12, Block B, Airport Commerce Park Section One Subdivision, a
19 subdivision in the City of Austin, Travis County, Texas, according to the map or
20 plat of record in Document No. 199900226, of the Official Public Records of
21 Travis County, Texas (the "Property"),

22
23 locally known as 7600-7812 East Ben White Boulevard, and 1707, 1801, and 1901 Airport
24 Commerce Drive, in the City of Austin, Travis County, Texas, and generally identified in
25 the map attached as Exhibit "A".

26
27 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
28 Property may be developed and used in accordance with the regulations established for the
29 general commercial services (CS-CO-NP) base district and other applicable requirements
30 of the City Code.

31
32 **PART 3.** The Property within the boundaries of the conditional overlay combining district
33 established by this ordinance is subject to the following conditions:
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35
36
37

1 A. The following uses are prohibited uses of the Property:

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3 Agricultural sales and services Automotive washing (of any kind)
4 Campground Day care services (limited)
5 Day care services (general) Day cares services (commercial)
6 Equipment repair services Equipment sales
7 Exterminating services Hospitals services (general)
8 Hospital services (limited) Kennels
9 Monument retail sales Outdoor entertainment
10 Private primary educational facilities Veterinary services
11 Public primary educational facilities Vehicle storage
12 Public secondary educational facilities
13 Private secondary educational facilities
14

15 B. The following uses are conditional uses of the Property:

16
17 Automotive repair services Automotive rentals
18 Automotive sales Commercial off-street parking
19 Construction sales and services Convenience storage
20 Limited warehousing and distribution
21

22 **PART 4.** The Property is subject to Ordinance No. 010927-28 that established the
23 Montopolis neighborhood plan combining district.
24

25 **PART 5.** This ordinance takes effect on _____, 2007.
26

27
28 **PASSED AND APPROVED**
29

30 §
31 §
32 _____, 2007 § _____
33

34 Will Wynn
35 Mayor
36

37 **APPROVED:** _____ **ATTEST:** _____
38 David Allan Smith Shirley A. Gentry
39 City Attorney City Clerk

