ORDINANCE NO.	
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AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7600-7812 EAST BEN WHITE BOULEVARD AND 1707, 1801, AND 1901 AIRPORT COMMERCE DRIVE IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT.

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

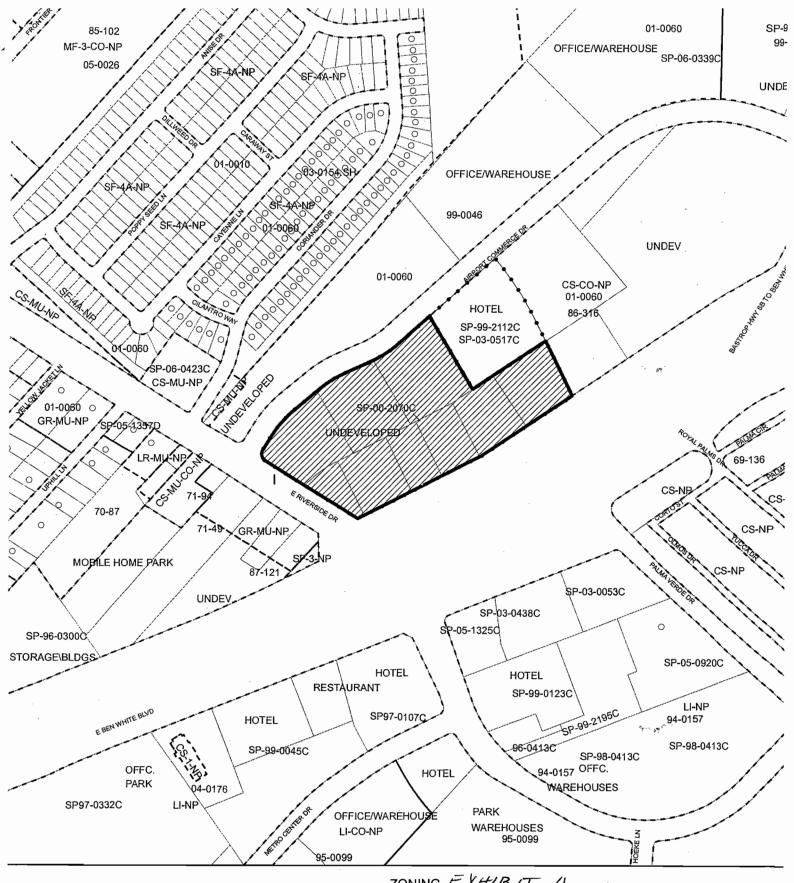
PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining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

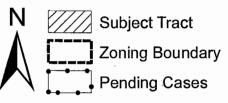
Lots 1-6, and 10-12, Block B, Airport Commerce Park Section One Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 199900226, of the Official Public Records of Travis County, Texas (the "Property"),

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

- **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS-CO-NP) base district and other applicable requirements of the City Code.
- **PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

	The following uses are prohibited uses of the Property:		
	Agricultural sales and services		
	Campground	Day care services (limited)	
	Day care services (general)	Day cares services (commercial)	
	Equipment repair services	Equipment sales	
	Exterminating services	Hospitals services (general)	
	Hospital services (limited) Monument retail sales	Kennels Outdoor entertainment	
	Private primary educational fac		
	Public primary educational fac		
	Public secondary educational f		
	Private secondary educational:		
	,		
В.	The following uses are conditional uses of the Property:		
	Automotive repair services	Automotive rentals	
	Automotive sales Commercial off-street		
	Construction sales and services Convenience storage		
	Limited warehousing and distribution		
Montopol	is neighborhood plan combining This ordinance takes effect on _	Ordinance No. 010927-28 that established the district	
PASSED	AND APPROVED		
		8	
		6	
		8	
	, 2007	§ § 	
-	, 2007	§Will Wynn	
	, 2007		
		Will Wynn Mayor	
APPROV	/ED:	Will Wynn Mayor ATTEST:	
APPROV	ED:David Allan Smith	Will Wynn Mayor ATTEST: Shirley A. Gentry	
APPROV	/ED:	Will Wynn Mayor ATTEST:	





ZONING EXHIBIT A

ZONING CASE#: C14-2007-0122

ADDRESS: 7600-7812 E BEN WHITE BLVD & 1707,

1801 & 1901 AIRPORT COMMERCE DR

SUBJECT AREA: 13.9 ACRES

GRID: L18

MANAGER: R. HEIL

