

ORDINANCE NO. 20071011-094

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:

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

Agricultural sales and services
Campground
Day care services (general)
Equipment repair services
Exterminating services
Hospital services (limited)
Monument retail sales
Private primary educational facilities
Public primary educational facilities
Public secondary educational facilities
Private secondary educational facilities

Automotive washing (of any kind)
Day care services (limited)
Day cares services (commercial)
Equipment sales
Hospitals services (general)
Kennels
Outdoor entertainment
Veterinary services
Vehicle storage

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

Automotive repair services
Automotive sales
Construction sales and services
Limited warehousing and distribution

Automotive rentals
Commercial off-street parking
Convenience storage

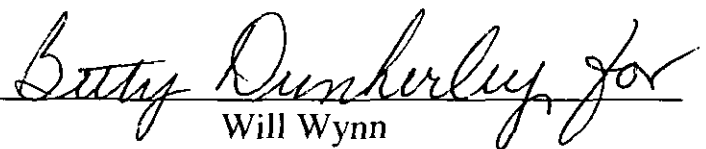
PART 4. The Property is subject to Ordinance No. 010927-28 that established the Montopolis neighborhood plan combining district.

PART 5. This ordinance takes effect on October 22, 2007.

PASSED AND APPROVED


October 11, 2007

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Will Wynn

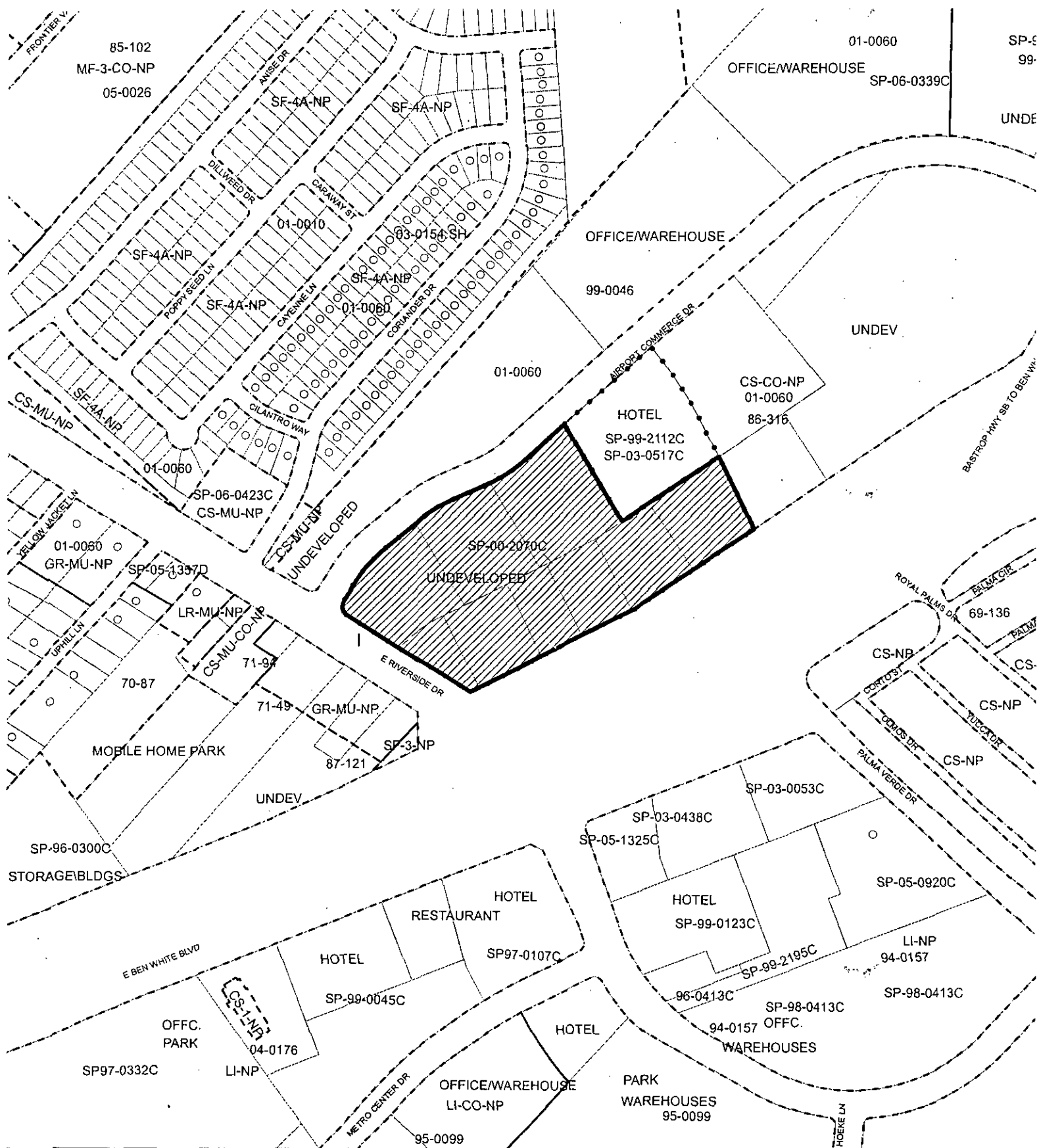
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Gentry
City Clerk



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



Subject Tract



Zoning Boundary



Pending Cases

1" = 400'

OPERATOR: S MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.

