

ORDINANCE NO _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 6004 WEBBERVILLE ROAD IN THE MLK-183
3 NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-
4 CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING
5 DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL
6 OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT FOR
7 TRACT ONE AND COMMERCIAL-LIQUOR SALES-CONDITIONAL
8 OVERLAY-NEIGHBORHOOD PLAN FOR TRACTS TWO AND THREE

9
10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN

11
12 **PART 1** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base district on the property (the "Property") described in Zoning Case No
14 C14-2007-0049, on file at the Neighborhood Planning and Zoning Department, as follows

15
16 Tract One From general commercial services-conditional overlay-neighborhood
17 plan (CS-CO-NP) combining district to general commercial services-conditional
18 overlay-neighborhood plan (CS-CO-NP) combining district

19
20 Lots C and D, R F Bearden Subdivision, a subdivision in the City of Austin,
21 Travis County, Texas, according to the map or plat of record in Plat Book 84, Page
22 184C, of the Plat Records of Travis County, Texas, Save and Except the property
23 described in this ordinance as Tracts Two and Three, and

24
25 Tract Two and Tract Three From general commercial services-conditional
26 overlay-neighborhood plan (CS-CO-NP) combining district to commercial-liquor
27 sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district

28
29 A 5,515 square feet tract of land, more or less, out of a building located within Lot
30 C, R F Bearden Subdivision, the 5,515 square feet tract of land being more
31 particularly described by metes and bounds in Exhibits "A" and "B" incorporated
32 into this ordinance, and

33
34 A 3,485 square feet tract of land, more or less, out of a building located within Lot
35 C, R F Bearden Subdivision, the 3,485 square feet tract of land being more
36 particularly described by metes and bounds in Exhibits "A" and "B" incorporated
37 into this ordinance,

1
2 locally known as 6004 Webberville Road, in the City of Austin, Travis County, Texas, and
3 generally identified in the map attached as Exhibit "C"
4

5 **PART 2** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
6 Property may be developed and used in accordance with the regulations established for the
7 respective base districts, and other applicable requirements of the City Code
8

9 **PART 3** The Property within the boundaries of the conditional overlay combining district
10 established by this ordinance is subject to the following conditions
11

12 A The following uses are prohibited uses of the Property
13

| | |
|-----------------------------------|--------------------------------------|
| 14 Adult oriented businesses | Agricultural sales and services |
| 15 Automotive sales | Campground |
| 16 Commercial blood plasma center | Construction sales and services |
| 17 Convenience storage | Equipment sales and services |
| 18 Equipment sales | Kennels |
| 19 Vehicle storage | Limited warehousing and distribution |

20
21

22 B Cocktail lounge use may not exceed 6,000 square feet gross floor area of Tract
23 One
24

25 C Liquor sales use may not exceed 3,000 square feet gross floor area of Tract Two
26

27 **PART 4** The Property is subject to Ordinance No 021107-Z-12b that established the
28 MLK-183 neighborhood plan combining district
29
30
31
32
33
34
35
36
37
38
39
40

1 **PART 5** This ordinance takes effect on _____, 2007

2
3
4 **PASSED AND APPROVED**

5
6
7
8 _____, 2007

§
§
§

9 Will Wynn
10 Mayor

11
12
13 **APPROVED**

ATTEST

14 David Allan Smith
15 City Attorney

Shirley A Gentry
City Clerk