

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 1410 WEST BEN WHITE BOULEVARD FROM**
3 **COMMUNITY COMMERCIAL (GR) DISTRICT TO GENERAL COMMERCIAL**
4 **SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.**

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

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8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from community commercial (GR) district to general commercial
10 services-conditional overlay (CS-CO) combining district on the property described in
11 Zoning Case No. C14-2008-0148, on file at the Neighborhood Planning and Zoning
12 Department, as follows:

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14 The east 87.125 feet of Lot 5, less 0.059 acres and southeast 87'x106' of Lot 12,
15 Bannister Heights Subdivision, a subdivision in the City of Austin, Travis County,
16 Texas, according to the map or plat of record in Volume 3, Page 256, of the Plat
17 Records of Travis County, Texas, (the "Property")

18
19 locally known as 1410 West Ben White Boulevard, in the City of Austin, Travis County,
20 Texas, and generally identified in the map attached as Exhibit "A".

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

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25 A site plan or building permit for the Property may not be approved, released, or
26 issued, if the completed development or uses of the Property, considered cumulatively
27 with all existing or previously authorized development and uses, generate traffic that
28 exceeds 2,000 trips per day.

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30 Except as specifically restricted under this ordinance, the Property may be developed and
31 used in accordance with the regulations established for the general commercial services
32 (CS) base district, and other applicable requirements of the City Code.

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2 **PART 3.** This ordinance takes effect on _____, 2008.
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5 **PASSED AND APPROVED**
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9 _____, 2008

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10 Will Wynn
11 Mayor
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14 **APPROVED:** _____ **ATTEST:** _____
15 David Allan Smith Shirley A. Gentry
16 City Attorney City Clerk