ORDINANCE NO. ______________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1410 WEST BEN WHITE BOULEVARD FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) 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 community commercial (GR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2008-0148, on file at the Neighborhood Planning and Zoning Department, as follows:

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

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

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

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

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

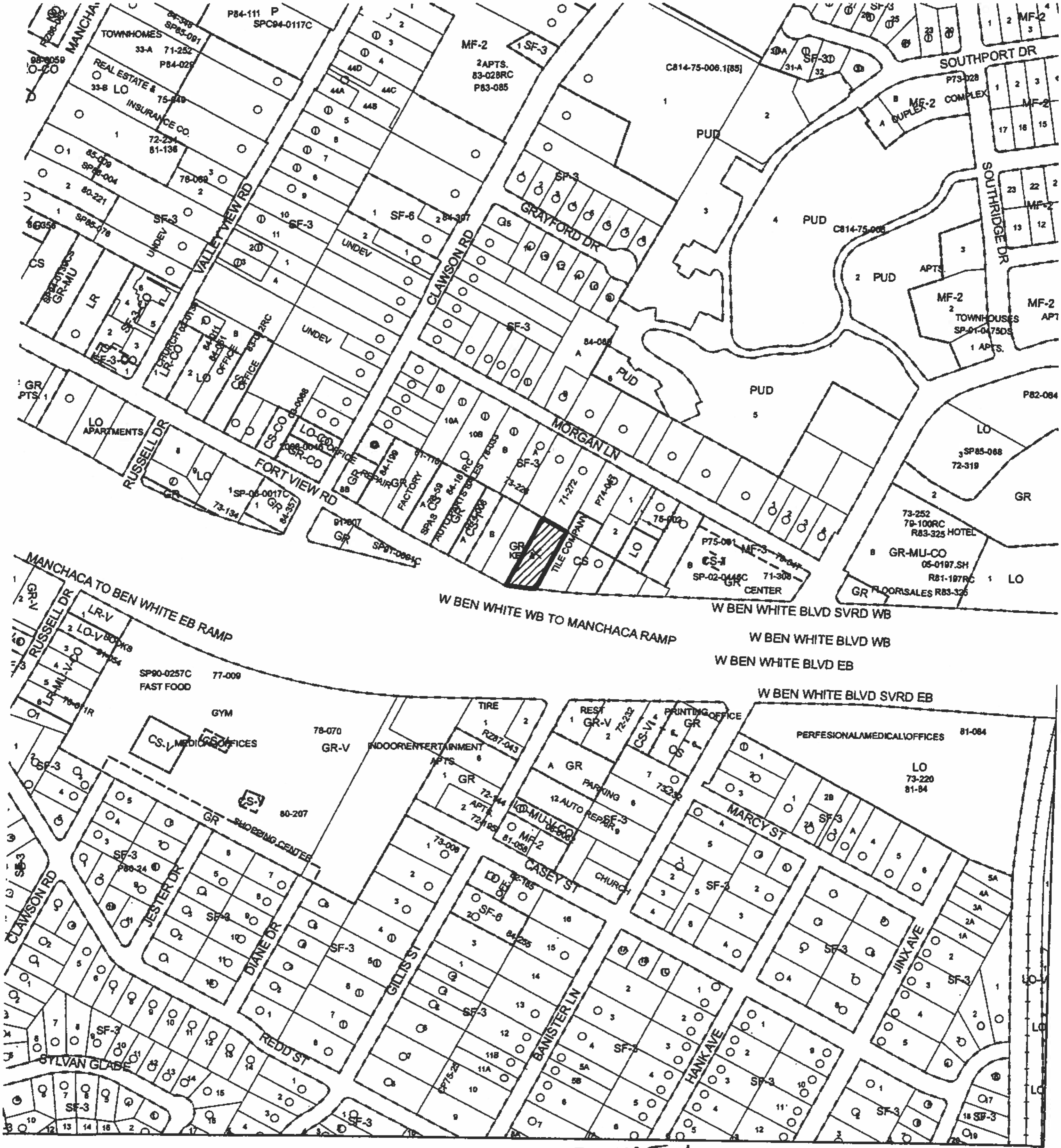
PART 3. This ordinance takes effect on ______________________________, 2008.

PASSED AND APPROVED

§
§
______________________, 2008 § ________________________________
Will Wynn
Mayor

APPROVED: ____________________ **ATTEST:** ________________________
David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk



ZONING *EXHIBIT A*

▨ **SUBJECT TRACT**

ZONING BOUNDARY

PENDING CASE

N

OPERATOR: S. MEEKS

1" = 400'

ZONING CASE#: **C14-2008-0148**

ADDRESS: **1410 W BEN WHITE BLVD**

SUBJECT AREA: **0.41 ACRES**

GRID: **G19**

MANAGER: **C. PATTERSON**

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.