

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.

5
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7
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:

13
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".

21
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:

24
25 A. The following uses are prohibited uses of the Property:

26		
27	Agricultural sales and services	Automotive sales
28	Automotive washing (of any kind)	Bail bond services
29	Campground	Carriage stable
30	Cocktail lounge	Commercial blood plasma center
31	Consumer convenience services	Drop-off recycling collection facility
32	Exterminating services	Funeral services
33	Hotel-motel	Kennels
34	Marina	Monument retail sales
35	Outdoor entertainment	Outdoor sports and recreation
36	Pawn shop services	Scrap and salvage services
37	Service station	Stables
38	Veterinary services	

1
2 B. A site plan or building permit for the Property may not be approved, released; or
3 issued, if the completed development or uses of the Property, considered
4 cumulatively with all existing or previously authorized development and uses,
5 generate traffic that exceeds 2,000 trips per day.
6

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

10
11 **PART 3.** This ordinance takes effect on _____, 2008.
12
13

14 **PASSED AND APPROVED**

15
16 §
17 §
18 _____, 2008 § _____
19 Will Wynn
20 Mayor
21
22

23 **APPROVED:** _____ **ATTEST:** _____
24 David Allan Smith Shirley A. Gentry
25 City Attorney City Clerk

[illegible]

Bed & Breakfast		
Administrative and Business Offices		
Agricultural Sales and Services		
Art Gallery		
Art Workshop		
Automotive Rentals		
Automotive Repair Services		
Automotive Sales		*****
Automotive Washing		*****
Bail Bond Services (Conditional)		
Building Maintenance Services		
Business or Trade School		
Business Support Services		
Campground		
Commercial Blood Plasma Center		
Commercial Off-Street Parking		
Communications Services		
Construction Sales and Services		
Consumer Convenience Services		
Consumer Repair Services		
Convenience Storage		
Drop-Off Recycling Collection Facility		
Electronic Prototype Assembly		
Electronic Testing		
Equipment Repair Services		
Equipment Sales		
Exterminating Services		*****
Financial Services		
Food Preparation		
Food Sales		
Funeral Services		
General Retail Sales (Convenience)		
General Retail Sales (General)		
Hotel-Motel		
Indoor Entertainment		
Indoor Sports and Recreation		
Kennels		
Laundry Services		
Medical Offices (<5000 sq. ft.)		
Medical Offices (>5000 sq. ft.)		
Monument Retail Sales		
Off-Site Accessory Parking		
Outdoor Entertainment (Conditional)		*****
Outdoor Sports and Recreation		*****
Pawn Shop Services		
Personal Improvement Services		
Personal Services		
Pet Services		
Plant Nursery (Conditional)		
Printing and Publishing		
Professional Office		
Research Services		
Restaurant (General)		*****
Restaurant (Limited)		
Service Station		
Software Development		
Theater		
Vehicle Storage		
Veterinary Services		*****

**** Prohibited uses added into 1st reading by Council