

ORDINANCE NO. 20090129-039

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. The following uses are prohibited uses of the Property:

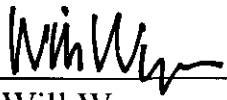

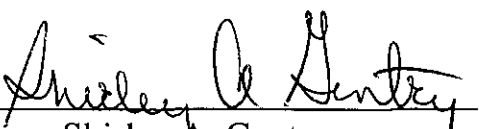
Agricultural sales and services	Automotive sales
Automotive washing (of any kind)	Bail bond services
Campground	Commercial blood plasma center
Commercial off-street parking	Consumer convenience services
Convenience storage	Drop-off recycling collection facility
Exterminating services	Funeral services
Hotel-motel	Indoor entertainment
Indoor sports and recreation	Kennels
Monument retail sales	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services
Service station	Vehicle storage
Veterinary services	

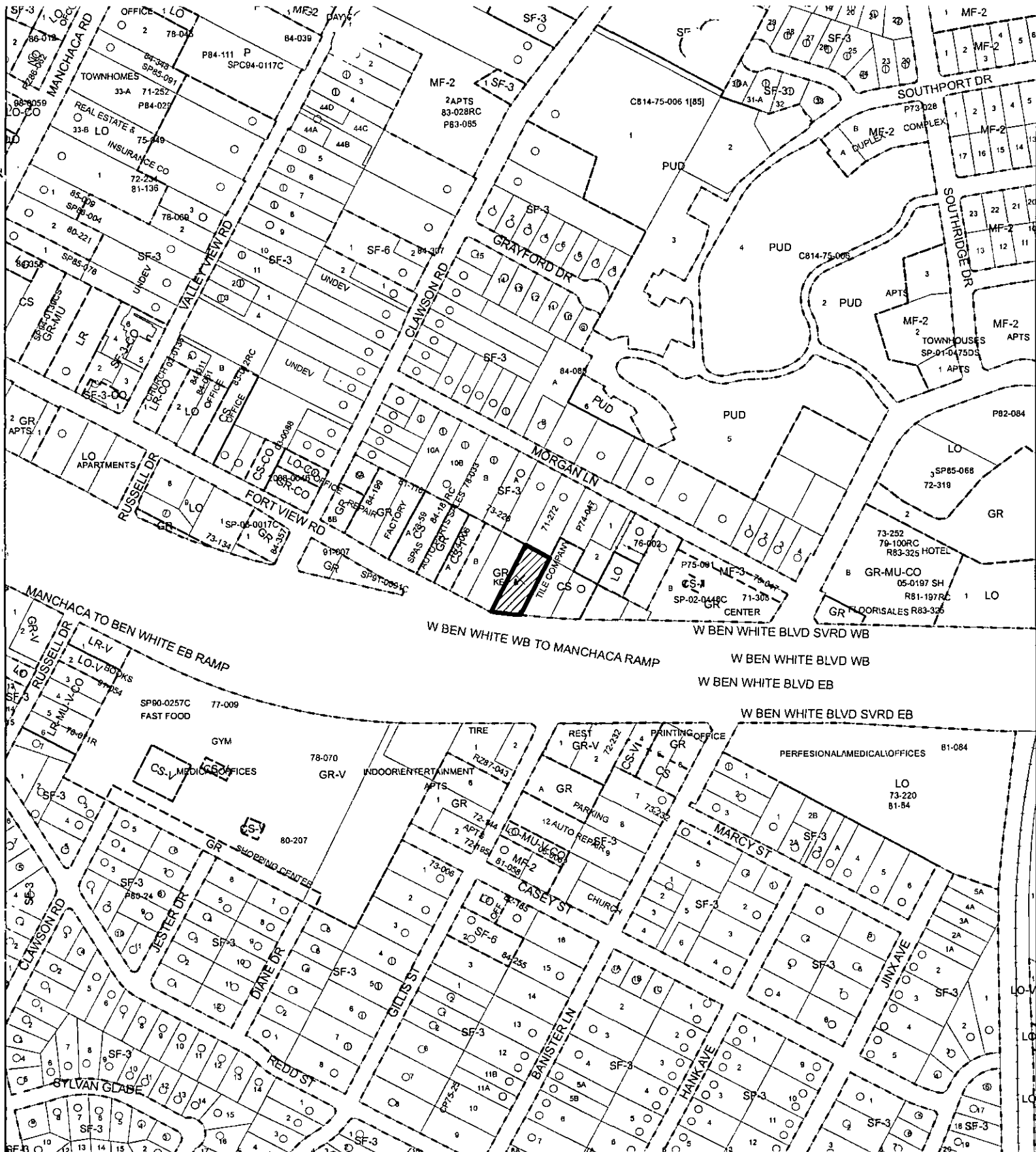
- B. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

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 February 9, 2008.

PASSED AND APPROVED

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	§	
<u>January 29</u> , 2008	§	<u></u>
		Will Wynn Mayor
APPROVED: <u></u>	ATTEST:	<u></u>
David Allan Smith City Attorney		Shirley A. Gentry City Clerk



ZONING EXHIBIT A

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

ZONING CASE#: C14-2008-0148
 ADDRESS: 1410 W BEN WHITE BLVD
 SUBJECT AREA: 0.41 ACRES
 GRID: G19
 MANAGER: C. PATTERSON

OPERATOR: S. MEEKS



1" = 400'

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.