ORDINANCE NO. ________________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
PROPERTY LOCATED AT 6511 EAST BEN WHITE BOULEVARD EASTBOUND
IN THE SOUTHEAST NEIGHBORHOOD PLAN AREA FROM LIMITED
INDUSTRIAL SERVICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN
(LI-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL
SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP)
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 limited industrial service-conditional overlay-neighborhood
plan (LI-CO-NP) combining district to general commercial services-conditional overlay-
neighborhood plan (CS-CO-NP) combining district on the property described in Zoning
Case No. C14-2009-0072, on file at the Planning and Development Review Department, as
follows:

Lot 2, Block A, Carson Creek Commercial Subdivision, a subdivision in the City
of Austin, Travis County, Texas, according to the map or plat of record in Volume
101, Page 64, of the Plat Records of Travis County, Texas (the "Property"),
locally known as 6511 East Ben White Boulevard eastbound, in the City of Austin, Travis
County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4 of 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. 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.
PART 4. The Property is subject to Ordinance No. 021010-12c that established the Southeast neighborhood plan combining district.

PART 5. This ordinance takes effect on ______________________, 2009.

PASSED AND APPROVED

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______________________, 2009

Lee Leffingwell
Mayor

APPROVED: ______________________ ATTEST: ______________________

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk