

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 6511 EAST BEN WHITE BOULEVARD EASTBOUND
3 IN THE SOUTHEAST NEIGHBORHOOD PLAN AREA FROM LIMITED
4 INDUSTRIAL SERVICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN
5 (LI-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL
6 SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP)
7 COMBINING DISTRICT.

8
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from limited industrial service-conditional overlay-neighborhood
13 plan (LI-CO-NP) combining district to general commercial services-conditional overlay-
14 neighborhood plan (CS-CO-NP) combining district on the property described in Zoning
15 Case No. C14-2009-0072, on file at the Planning and Development Review Department, as
16 follows:

17
18 Lot 2, Block A, Carson Creek Commercial Subdivision, a subdivision in the City
19 of Austin, Travis County, Texas, according to the map or plat of record in Volume
20 101, Page 64, of the Plat Records of Travis County, Texas (the "Property"),
21

22 locally known as 6511 East Ben White Boulevard eastbound, in the City of Austin, Travis
23 County, Texas, and generally identified in the map attached as Exhibit "A".
24

25 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
26 Property may be developed and used in accordance with the regulations established for the
27 general commercial services (CS) base district, and other applicable requirements of the
28 City Code.
29

30 **PART 3.** The Property within the boundaries of the conditional overlay combining district
31 established by this ordinance is subject to the following conditions:
32

33 A site plan or building permit for the Property may not be approved, released, or
34 issued, if the completed development or uses of the Property, considered cumulatively
35 with all existing or previously authorized development and uses, generate traffic that
36 exceeds 2,000 trips per day.
37

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

_____ , 2009

Lee Leffingwell
Mayor

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

