

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 108 WEST GIBSON STREET IN THE BOULDIN  
3 CREEK NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL  
4 SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL  
5 OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-CO-NP) COMBINING  
6 DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL  
7 MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN  
8 (CS-MU-V-CO-NP) COMBINING DISTRICT.  
9

10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
11

12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
13 change the base district from general commercial services-mixed use-vertical mixed use  
14 building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district to  
15 general commercial services-mixed use-vertical mixed use building-conditional overlay-  
16 neighborhood plan (CS-MU-V-CO-NP) combining district on the property described in  
17 Zoning Case No. C14-2011-0060, on file at the Planning and Development Review  
18 Department, as follows:  
19

20 Lots 28-32, Nora Eck Resubdivision, west portion of Block 13 and Block 2A,  
21 Swisher Addition, an addition in the City of Austin, plus the vacated alley out of  
22 the Newning Resubdivision of Block 13, and 2A, as shown on a plat of record in  
23 Volume 3, Page 228, Travis County Plat Records (the "Property"),  
24

25 locally known as 108 West Gibson Street, in the City of Austin, Travis County, Texas, and  
26 generally identified in the map attached as Exhibit "A".  
27

28 **PART 2.** Except as specifically provided in Part 3 and Part 4, the Property may be  
29 developed and used in accordance with the regulations established for the general  
30 commercial services (CS) base district, the mixed use combining district, and other  
31 applicable requirements of the City Code.  
32

33 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
34 established by this ordinance is subject to the following conditions:  
35

36 A. A site plan or building permit for the Property may not be approved, released, or  
37 issued, if the completed development or uses of the Property, considered

1 cumulatively with all existing or previously authorized development and uses,  
2 generate traffic that exceeds 1,400 trips per day.

3  
4 B. A commercial use may not exceed 20,000 square feet of gross building coverage.  
5 An underground parking structure is not included in the calculation of building  
6 coverage.

7  
8 C. On-site surface parking may not exceed 58 parking spaces for a commercial use.

9  
10 D. The following uses are prohibited uses of the Property:

11		
12	Bed and breakfast residential (Group 1)	Bed and breakfast residential (Group 2)
13	Duplex residential	Mobile home residential
14	Multifamily residential	Agricultural sales and services
15	Automotive rentals	Telecommunication services
16	Automotive repair services	Automotive sales
17	Automotive washing (of any type)	Bail bond services
18	Building maintenance services	Business or trade school
19	Business support services	Campground
20	Commercial blood plasma center	Commercial off-street parking
21	Communication services	Construction sales and services
22	Consumer convenience services	Consumer repair services
23	Convenience storage	Drop-off recycling collection facilities
24	Electronic prototype assembly	Equipment sales
25	Exterminating services	Safety services
26	Funeral services	Indoor entertainment
27	Indoor sports and recreation	Kennels
28	Laundry services	Medical offices (exceeding 5000 sq.ft.
29	Medical offices (not exceeding 5000	of gross floor area)
30	sq.ft. of gross floor area)	Monument retail sales
31	Outdoor entertainment	Outdoor sports and recreation
32	Pawn shop services	Plant nursery
33	Printing and publishing	Research services
34	Restaurant (general)	Restaurant (limited)
35	Service station	Theater
36	Vehicle storage	Veterinary services
37	Custom manufacturing	Limited warehousing & distribution
38	Club or lodge	College and university facilities
39	Communication services facilities	Community events
40	Community recreation (public)	Community recreation (private)

Congregate living  
Day care services (commercial)  
Day care services (limited)  
Hospital services (general)  
Maintenance and service facilities  
Private secondary educational facilities  
Public secondary education facilities  
Cultural services  
Day care services (general)  
Guidance services  
Hospital services (limited)  
Private primary educational facilities  
Public primary educational facilities

E. Development of the Property shall comply with the following regulations.

- a. The maximum building coverage is 60 percent.
- b. The maximum impervious cover is 75 percent.
- c. The maximum height is 50 feet from ground level.
- d. The maximum floor-to-area ratio is 1.25 to 1.0.

**PART 4.** The Property is subject to Ordinance No. 020523-33 that established the Bouldin Creek neighborhood plan combining district.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2011.

**PASSED AND APPROVED**

\_\_\_\_\_, 2011      §  
   §  
   § \_\_\_\_\_  
   Lee Leffingwell  
   Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
                         Karen M. Kennard                           Shirley A. Gentry  
                         City Attorney     City Clerk