

ORDINANCE NO. 20110825-103

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 108 WEST GIBSON STREET IN THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-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 general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2011-0060, on file at the Planning and Development Review Department, as follows:

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

locally known as 108 West Gibson Street, 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, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, the mixed use combining 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. 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 1,400 trips per day.

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

C. The following uses are prohibited uses of the Property:

Bed and breakfast residential (Group 1)	Bed and breakfast residential (Group 2)
Duplex residential	Mobile home residential
Multifamily residential	Agricultural sales and services
Automotive rentals	Telecommunication services
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Building maintenance services	Business or trade school
Business support services	Campground
Commercial blood plasma center	Commercial off-street parking
Communication services	Construction sales and services
Consumer convenience services	Consumer repair services
Convenience storage	Drop-off recycling collection facilities
Electronic prototype assembly	Equipment sales
Exterminating services	Safety services
Funeral services	Indoor entertainment
Indoor sports and recreation	Kennels
Laundry services	Medical offices (exceeding 5000 sq.ft. of gross floor area)
Medical offices (not exceeding 5000 sq.ft. of gross floor area)	Monument retail sales
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Plant nursery
Printing and publishing	Research services
Restaurant (general)	Restaurant (limited)
Service station	Theater
Vehicle storage	Veterinary services
Custom manufacturing	Limited warehousing & distribution
Club or lodge	College and university facilities
Communication services facilities	Community events
Community recreation (public)	Community recreation (private)
Congregate living	Cultural services
Day care services (commercial)	Day care services (general)

Day care services (limited)
Hospital services (general)
Maintenance and service facilities
Private secondary educational facilities
Public secondary education facilities

Guidance services
Hospital services (limited)
Private primary educational facilities
Public primary educational facilities

D. 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.

E. On-site surface parking is prohibited except as parking for the existing improvements as shown on Exhibit "B", and up to 9,000 square feet of addition to the existing improvements.

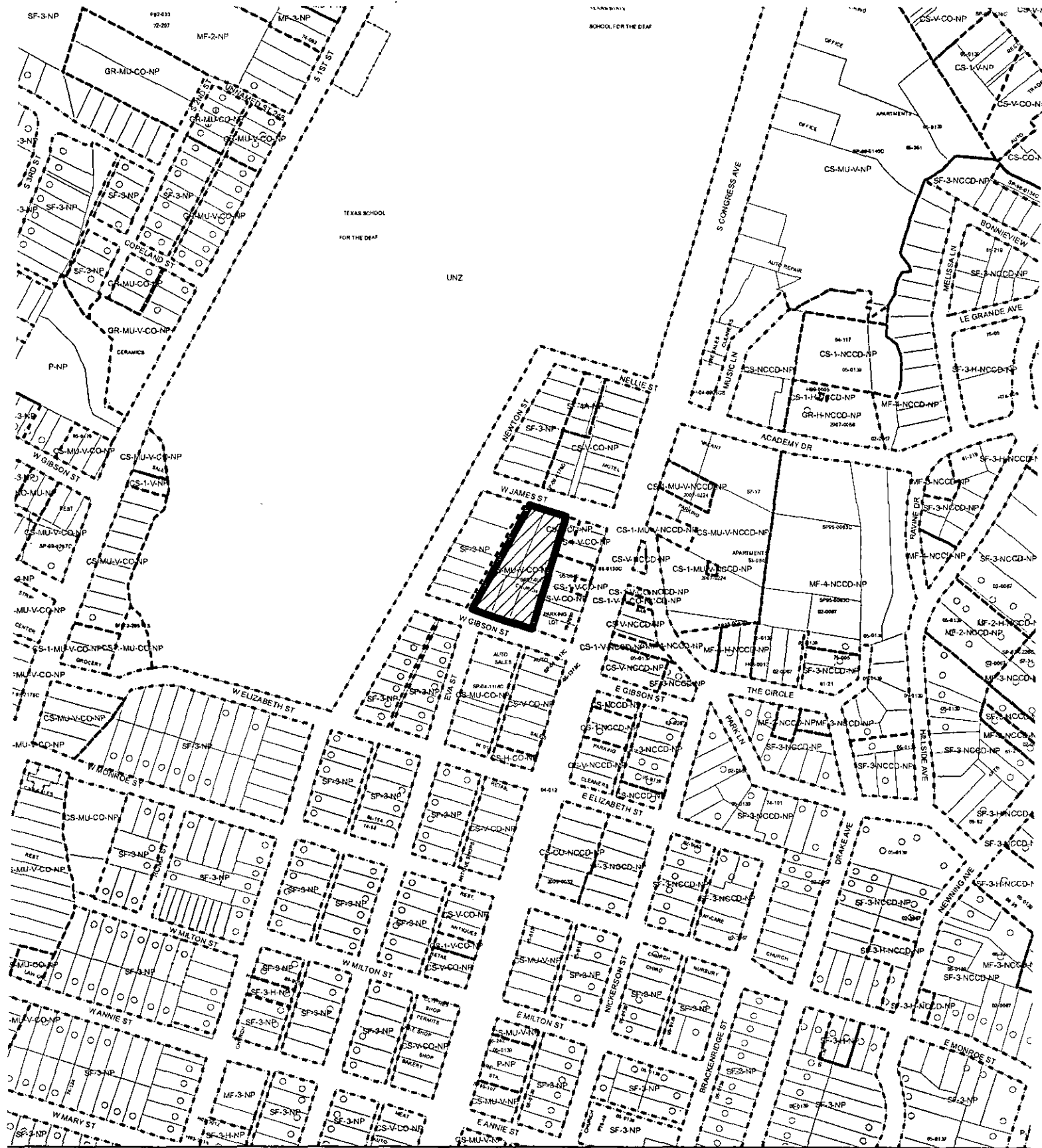
PART 4. The Property is subject to Ordinance No. 020523-33 that established the Bouldin Creek neighborhood plan combining district.

PART 5. This ordinance takes effect on September 5, 2011.

PASSED AND APPROVED

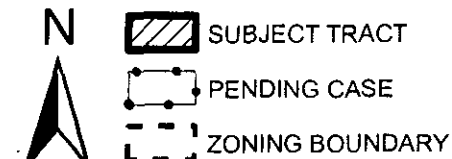
_____, August 25, 2011 §
 §
 § Lee Leffingwell
 § Lee Leffingwell
 Mayor

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



ZONING EXHIBIT A

ZONING CASE#: C14-2011-0060
 LOCATION: 108 W GIBSON STREET
 SUBJECT AREA: 1.54 ACRES
 GRID: H21, J21
 MANAGER: STEPHEN RYE



1"= 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

#103

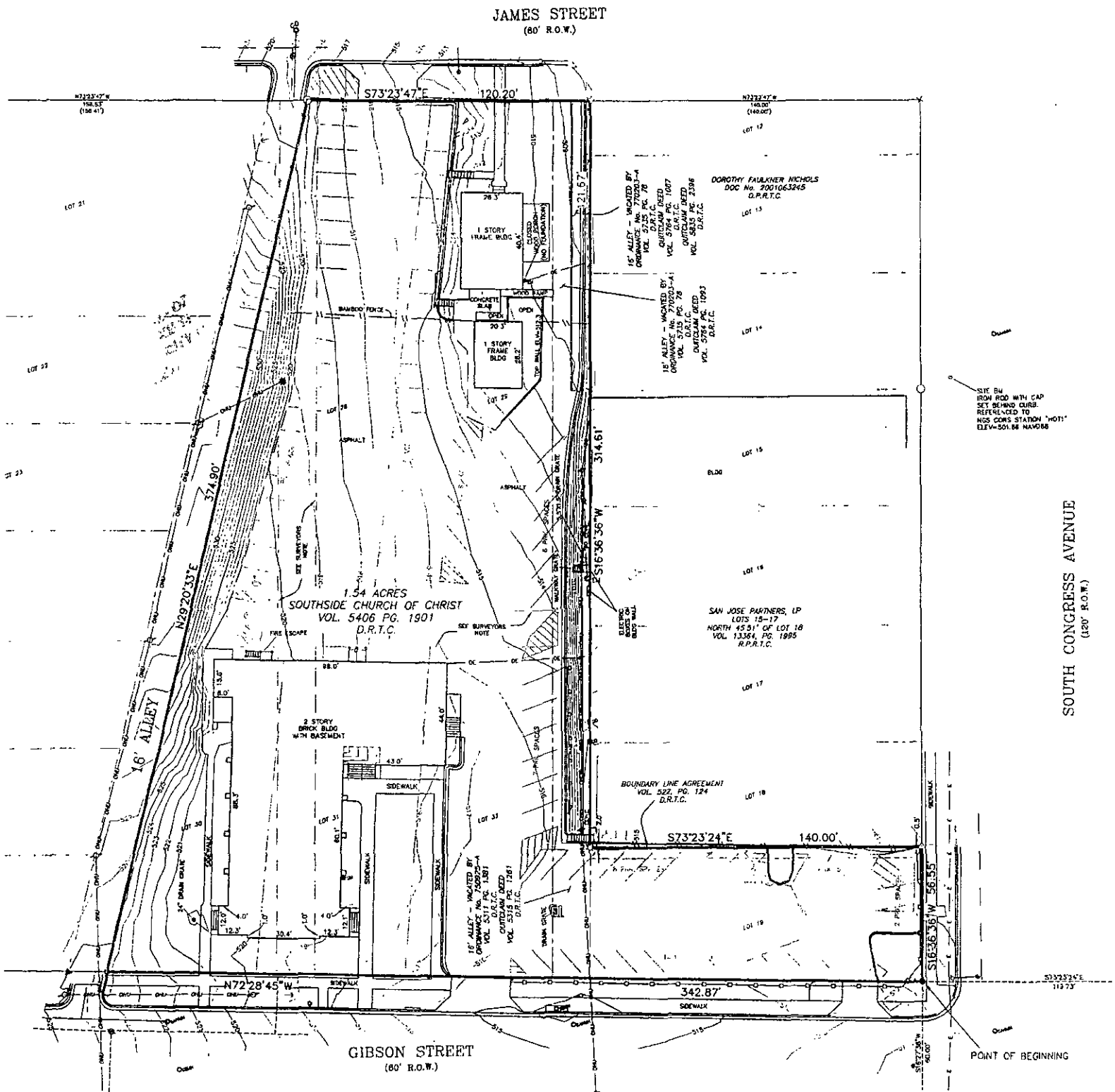


EXHIBIT 13