

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7016 EAST BEN WHITE BOULEVARD WB IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICE-NEIGHBORHOOD PLAN (LI-NP) COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-NEIGHBORHOOD PLAN (CS-MU-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-neighborhood plan (LI-NP) combining district and general commercial services-neighborhood plan (CS-NP) combining district to general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district on the property (the "Property") described in Zoning Case No. C14-2011-0169, on file at the Planning and Development Review Department, as follows:

Tract 1: From limited industrial service-neighborhood plan (LI-NP) combining district to general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district.

A 2.50 acre tract of land, more or less, out of Lot 1, AHC Addition Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to map or plat of record in Volume 84, Page 48B of the Official Public Records of Travis County, Texas;

Tract 2: From general commercial services-neighborhood plan (CS-NP) combining district to general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district.

A 24.78 acre tract of land, more or less, out of Lot 1, Travis 51 Addition No. 2 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to map or plat of record in Document No. 200100312, of the Official Public Records of Travis County, Texas; and,

A 4.13 acre tract of land, more or less, out of Lot 1, Travis 51 Addition No. 2 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according

1 to map or plat of record in Document No. 200100312, of the Official Public  
2 Records of Travis County, Texas, SAVE AND EXCEPT the following tract of  
3 land:

4  
5 A 1.78 acre tract of land, more or less, out of Lot 1, Travis 51  
6 Addition No. 2 Subdivision, a subdivision in the City of Austin,  
7 Travis County, Texas, according to map or plat of record in  
8 Document No. 2006021463, of the Official Public Records of Travis  
9 County, Texas,

10  
11 locally known as 7016 East Ben White Boulevard WB in the City of Austin, Travis  
12 County, Texas, and generally identified in the map attached as Exhibit "A".

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14 **PART 2.** Except as specifically provided in Part 3 of this ordinance, the Property may be  
15 developed and used in accordance with the regulations established for the general  
16 commercial services (CS) base district, the mixed use combining district and other  
17 applicable requirements of the City Code.

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19 **PART 3.** The Property is subject to Ordinance No. 20100927-28 that established the  
20 Montopolis neighborhood plan combining district.

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22 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2012.

23  
24 **PASSED AND APPROVED**

25  
26 §  
27 §  
28 \_\_\_\_\_, 2012 § \_\_\_\_\_

29 Lee Leffingwell  
30 Mayor

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32  
33 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
34 Karen M. Kennard Shirley A. Gentry  
35 City Attorney City Clerk

