

ORDINANCE NO. 20120405-085

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

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

A 1.78 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. 2006021463, of the Official Public Records of Travis County, Texas,

locally known as 7016 East Ben White Boulevard WB 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 of this ordinance, 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 is subject to Ordinance No. 20100927-28 that established the Montopolis neighborhood plan combining district.

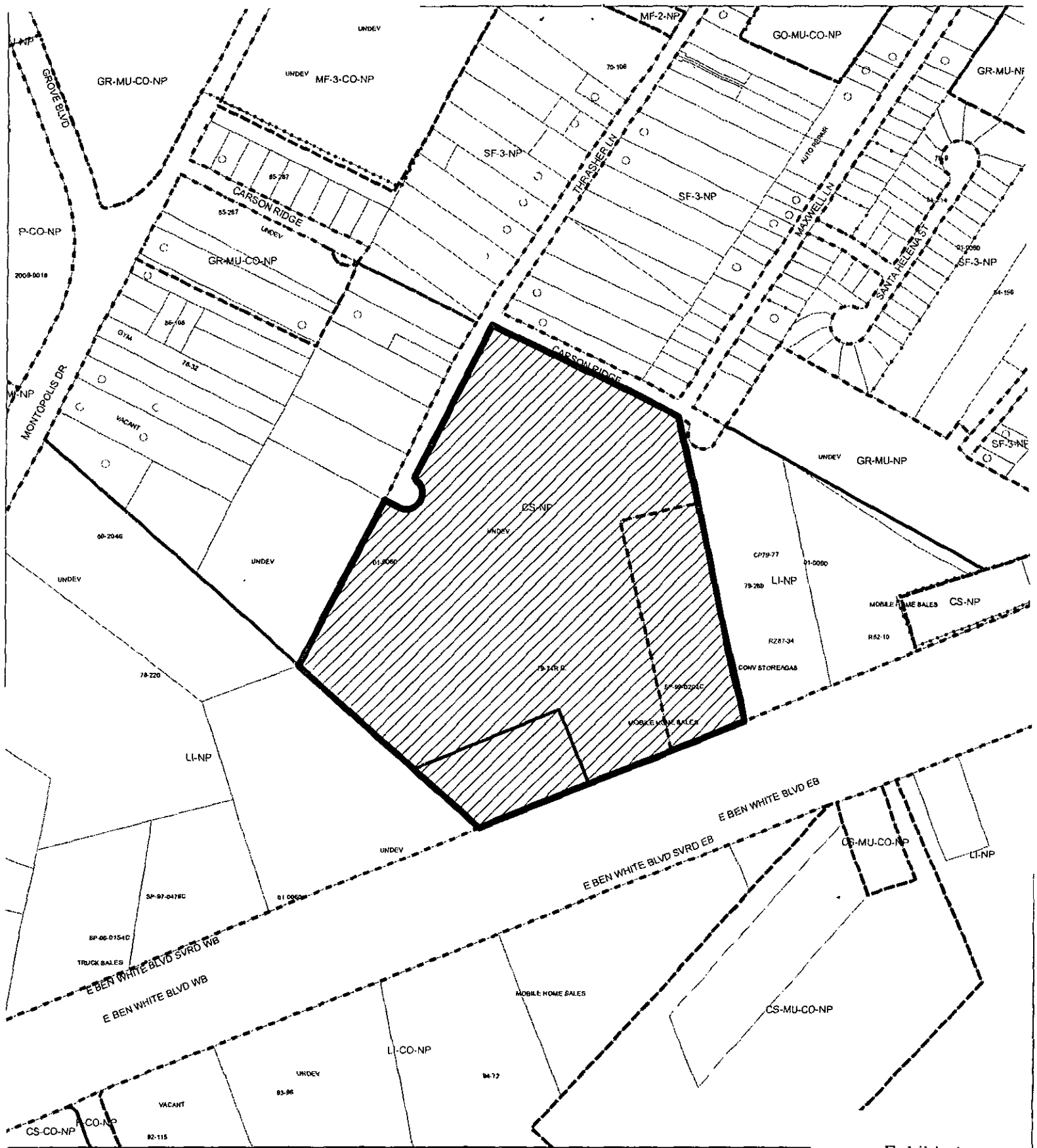
PART 4. This ordinance takes effect on April 16, 2012.

PASSED AND APPROVED

_____, 2012 §
April 5 §




Lee Leffingwell
Mayor

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



ZONING

ZONING CASE#: C14-2011-0169

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made

Exhibit A

