

ORDINANCE NO. _____

Aug 24
76

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 MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-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 multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on the property described in Zoning Case No. C14-06-0080, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 28-32 Block 13, Nora Eck Resubdivision of Lot 19 and the south 3.82 feet of Lot 18, Block 13, 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 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:

1. 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.

- 1 2. A commercial use may not exceed 4,000 square feet of gross building coverage. A
2 parking structure is not included in the calculation of building coverage.
3
4 3. A personal improvement service use and a personal services use are not permitted in
5 the area beyond 100 feet of the east property line.
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7 4. The following uses are prohibited uses of the Property:

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9 Bed and breakfast residential (Group 1)
10 Duplex residential
11 Multifamily residential
12 Automotive rentals
13 Automotive repair services
14 Automotive washing (of any type)
15 Building maintenance services
16 Business support services
17 Commercial blood plasma center
18 Communication services
19 Consumer convenience services
20 Convenience storage
21 Electronic prototype assembly
22 Exterminating services
23 Food preparation
24 Funeral services
25 General retail sales (general)
26 Indoor sports and recreation
27 Laundry services
28 Medical offices (not exceeding 5000 sq.ft.
29 of gross floor area)
30 Outdoor entertainment
31 Pawn shop services
32 Printing and publishing
33 Restaurant (general)
34 Service station
35 Vehicle storage
36 Custom manufacturing
37 Club or lodge
38 Communication services facilities
39 Community recreation (public)
40 Congregate living

Bed and breakfast residential (Group 2)
Mobile home residential
Agricultural sales and services
Telecommunication services
Automotive sales
Bail bond services
Business or trade school
Campground
Commercial off-street parking
Construction sales and services
Consumer repair services
Drop-off recycling collection facilities
Equipment sales
Financial services
Food sales
General retail sales (convenience)
Indoor entertainment
Kennels
Medical offices (exceeding 5000 sq.ft.
of gross floor area)
Monument retail sales
Outdoor sports and recreation
Plant nursery
Research services
Restaurant (limited)
Theater
Veterinary services
Limited warehousing and distribution
College and university facilities
Community events
Community recreation (private)
Cultural services

1 Day care services (commercial)
2 Day care services (limited)
3 Hospital services (general)
4 Maintenance and service facilities
5 Private secondary educational facilities
6 Public secondary education facilities
7

Day care services (general)
Guidance services
Hospital services (limited)
Private primary educational facilities
Public primary educational facilities
Safety services

8 5. Development of the Property shall comply with the following regulations.
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- 10 a. The maximum building coverage is 60 percent.
11
12 b. The maximum impervious cover is 75 percent.
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14 c. The maximum height is 50 feet from ground level.
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16 d. The maximum floor-to-area ratio is 1.25 to 1.0.
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18 **PART 4.** The Property is subject to Ordinance No. 020523-33 that established the Bouldin
19 Creek neighborhood plan combining district.
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21 **PART 5.** This ordinance takes effect on _____, 2006.
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23 **PASSED AND APPROVED**
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25
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28 _____ 2006

Will Wynn
Mayor

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33 **APPROVED:**

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk

