

ORDINANCE NO. 20060831-053

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, 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 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.

2. A commercial use may not exceed 4,000 square feet of gross building coverage. A parking structure is not included in the calculation of building coverage.
3. A personal improvement service use and a personal services use are not permitted in the area beyond 100 feet of the east property line.
4. On-site surface parking is prohibited. Parking requirements for the Property must be satisfied by a parking structure only.
5. The following uses are prohibited uses of the Property:

Bed and breakfast residential (Group 1)

Duplex residential

Multifamily residential

Automotive rentals

Automotive repair services

Automotive washing (of any type)

Building maintenance services

Business support services

Commercial blood plasma center

Communication services

Consumer convenience services

Convenience storage

Electronic prototype assembly

Exterminating services

Food preparation

Funeral services

General retail sales (general)

Indoor sports and recreation

Laundry services

Medical offices (not exceeding 5000 sq.ft.
of gross floor area)

Outdoor entertainment

Pawn shop services

Printing and publishing

Restaurant (general)

Service station

Vehicle storage

Custom manufacturing

Club or lodge

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

Communication services facilities
Community recreation (public)
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

Community events
Community recreation (private)
Cultural services
Day care services (general)
Guidance services
Hospital services (limited)
Private primary educational facilities
Public primary educational facilities
Safety services

6. 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 September 11, 2006.

PASSED AND APPROVED

August 31, 2006

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§ _____
Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk

SF-3-NP

TEXAS STATE
SCHOOL FOR THE DEAF

UNZ

TEXAS SCHOOL
FOR THE DEAF

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ZONING EXHIBIT A

CITY GRID
REFERENCE
NUMBER

J21

CASE #: C14-06-0080

DATE: 06-04

ADDRESS: 108 W GIBSON ST

INTLS: SM

SUBJECT AREA (acres): 1.540

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: R.HEIL

 $1'' = 400'$