ORDINANCE NO. ____________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4530 EAST BEN WHITE BOULEVARD SERVICE ROAD WESTBOUND IN THE EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN AREA FROM SINGLE-FAMILY RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP) COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-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 standard lot-neighborhood plan (SF-2-NP) combining district and general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property described in Zoning Case No. C14-2019-0167, on file at the Housing and Planning Department, as follows:

Lot 1, Block A, BURLESON-BEN WHITE SUBDIVISION, a subdivision in Travis County, Texas, accord to the map or plat thereof, recorded as Document No. 200100028, Plat Records of Travis County, Texas (the “Property”), locally known as 4530 East Ben White Boulevard Service Road Westbound in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “A”.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are not permitted uses of the Property:

- Agricultural sales and services
- Automotive repair services
- Building maintenance services
- Club or lodge
- Communication service facilities
- Automotive rentals
- Automotive washing (of any type)
- Campground
- Commercial off-street parking
- Communication recreation (private)
Community recreation (public)  Construction sales and services
Custom manufacturing  Drop-off recycling collection facility
Equipment repair services  Equipment sales
Funeral services  Indoor entertainment
Indoor sports and recreation  Kennel
Maintenance and service facilities  Monument retail sales
Outdoor entertainment  Outdoor sports and recreation
Pawn shop services  Pet services
Residential treatment  Theater
Transitional housing  Transportation terminal
Veterinary services

PART 3. Except as specifically restricted under this ordinance, 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 4. The Property is subject to Ordinance No. 20061116-056 that established zoning
for the Parker Lane Neighborhood Plan.

PART 5. This ordinance takes effect on _________________, 2021.

PASSED AND APPROVED

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________________________________________, 2021

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Steve Adler
Mayor

APPROVED: ___________________________________  ATTEST: ___________________________________

Anne L. Morgan  Jannette S. Goodall
City Attorney  City Clerk

Draft 2/10/2021  Page 2 of 2  COA Law Department
ZONING

ZONING CASE#: C14-2019-0167

Exhibit A

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 by the City of Austin regarding specific accuracy or completeness.

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