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ORDINANCE NO.	
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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 washing (of any type)
Campground

Commercial off-street parking

Automotive rentals

Communication recreation (private)

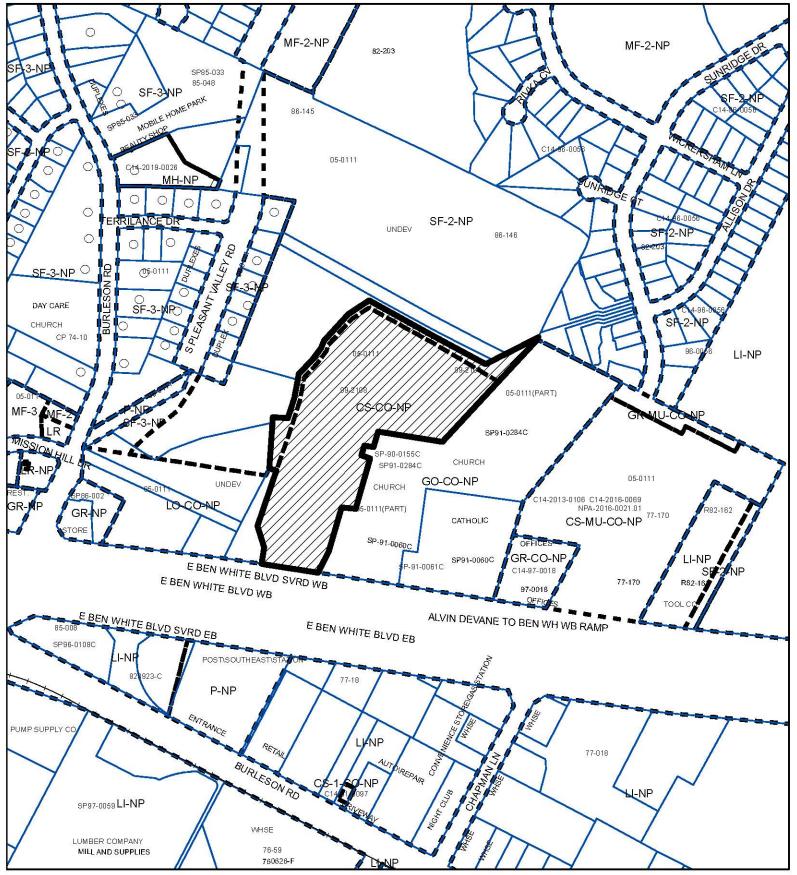
	Equipment repair services	Equipment sales
	Funeral services	Indoor entertainment
	Indoor sports and recreation	Kennel
	Maintenance and service facilities	Monument retail sales
	Outdoor entertainment	Outdoor sports and recreation
	Pawn shop services	Pet services
	Residential treatment	Theater
	Transitional housing Veterinary services	Transportation terminal
developed	and used in accordance with the	nder this ordinance, the Property may be e regulations established for the general rapplicable requirements of the City Code.
PART 4.	The Property is subject to Ordinance	No. 20061116-056 that established zoning
	rker Lane Neighborhood Plan.	110. 20001110 050 that established 20ming
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Construction sales and services

Drop-off recycling collection facility

Community recreation (public)

Custom manufacturing





## 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.



Created: 12/13/2019