

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 rentals
Automotive repair services	Automotive washing (of any type)
Building maintenance services	Campground
Club or lodge	Commercial off-street parking
Communication service facilities	Communication recreation (private)

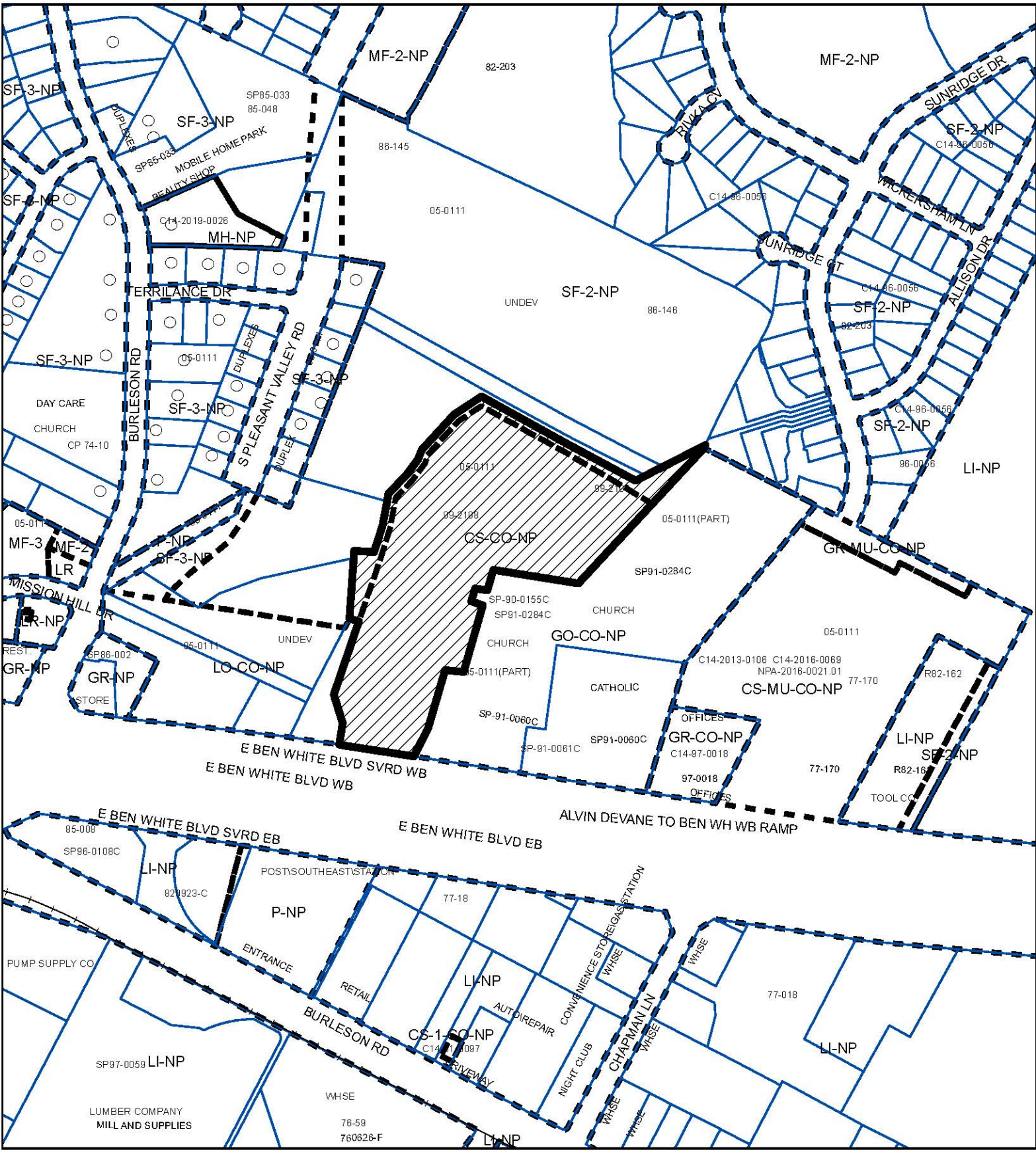
Construction sales and services  
Drop-off recycling collection facility  
Equipment sales  
Indoor entertainment  
Kennel  
Monument retail sales  
Outdoor sports and recreation  
Pet services  
Theater  
Transportation terminal




**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2021.

ssss

Steve Adler  
Mayor

COA Law Department



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

### ZONING

ZONING CASE#: C14-2019-0167

Exhibit A

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 by the City of Austin regarding specific accuracy or completeness.



Created: 12/13/2019