

ORDINANCE NO. 20250327-094

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 603, 611, 613, 623, 625, AND 629 WEST BEN WHITE BOULEVARD SERVICE ROAD EASTBOUND IN THE SOUTH AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (GR-V-NP) COMBINING DISTRICT, GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-V-NP) COMBINING DISTRICT, AND COMMERCIAL-LIQUOR SALES-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-1-V-NP) COMBINING DISTRICT TO COMMERCIAL HIGHWAY SERVICES-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (CH-PDA-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 community commercial-vertical mixed use building-neighborhood plan (GR-V-NP) combining district, general commercial services-vertical mixed use building-neighborhood plan (CS-V-NP) combining district, and commercial-liquor sales-vertical mixed use building-neighborhood plan (CS-1-V-NP) combining district to commercial highway services-planned development area-neighborhood plan (CH-PDA-NP) combining district on the property described in Zoning Case No. C14-2024-0166, on file at the Planning Department, as follows:

LOT A, W. H. BULLARD ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Volume 73, Page 15, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 603, 611, 613, 623, 625, and 629 West Ben White Boulevard Service Road Eastbound in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial highway services (CH) base district and other applicable requirements of the City Code.

PART 3. Development of the Property shall comply with Section 25-2-648 (*Planned Development Area Performance Standards*) of the City Code.

PART 4. Development of the Property within the boundaries of the planned development area (PDA) combining district established by this ordinance is subject to the use and site development regulations set forth in this part:

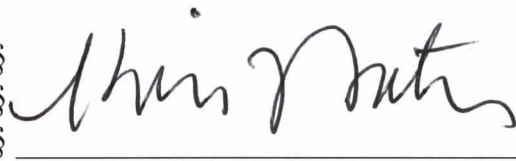
- (A) Cocktail Lounge not to exceed a maximum of 8,862 square feet is an additional permitted use of the Property.
- (B) The maximum height of a building or structure shall not exceed 120 feet.
- (C) The maximum impervious cover is 95 percent.
- (D) The minimum lot width is 50 feet.
- (E) The minimum setbacks are:
 - (1) 10 feet for front yard
 - (2) 10 feet for street side yard
 - (3) 0 feet for interior side yard
 - (4) 0 feet for rear yard

PART 5. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20141106-087 that established zoning for the South Manchaca Neighborhood Plan.

PART 6. This ordinance takes effect on April 7, 2025.

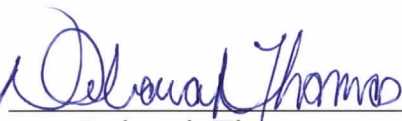
PASSED AND APPROVED

_____, 2025

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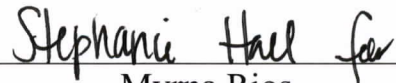
Kirk Watson
Mayor

APPROVED:

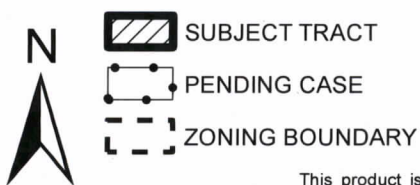
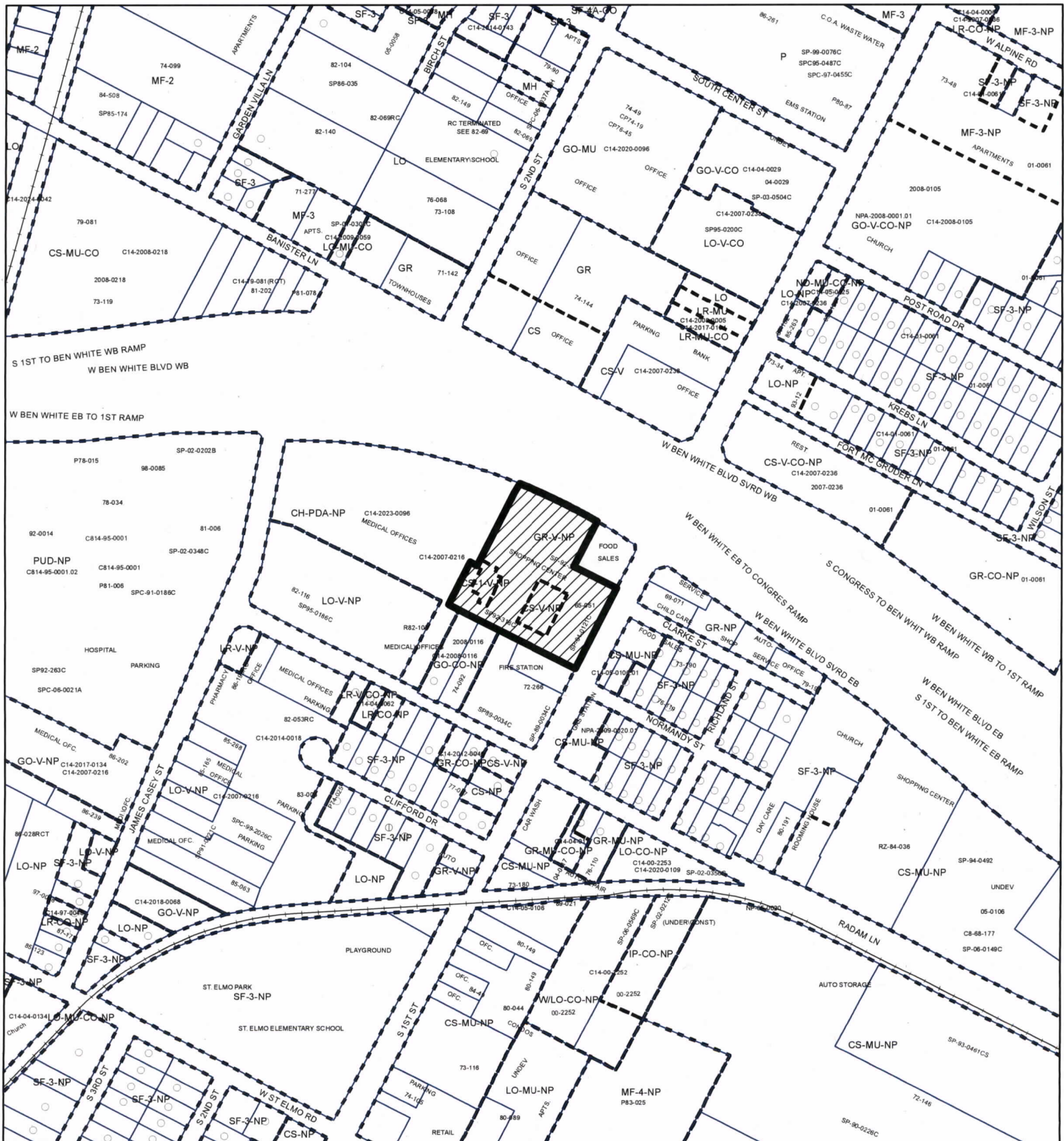


Deborah Thomas
Interim City Attorney

ATTEST:



Myrna Rios
City Clerk



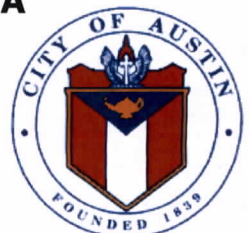
1" = 400'

ZONING ZONING CASE#: C14-2024-0166 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 the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

EXHIBIT "A"



Created: 11/13/2024