

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 705, 707, 709, 711 WEST AVE. & 710 WEST 7th STREET AND CHANGING THE ZONING MAP FROM GENERAL OFFICE (GO) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) 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 general office (GO) to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No. C14-2011-0058, on file at the Planning and Development Review Department, as follows:

A 0.444 acre tract of land, more or less, out of the Original City of Austin, Travis County, Texas the tract of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 705, 707, 709, 711, West Avenue and 710 West 7th Street in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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

- A. 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 2,000 trips per day.

- B. The following uses are prohibited uses of the Property:**

Agricultural sale and services

Automotive repair services

Blood plasma service

Campground

Construction sales and services

Drop off recycling collection

Automotive rentals

Automotive sales

Building maintenance services

Commercial off street parking

Convenience storage

Equipment repair services

FIELD NOTE DESCRIPTION OF 0.444 ACRE OF LAND, BEING ALL OF LOTS 1 AND 2, A PORTION OF LOT 3, AND A PORTION OF THE ADJOINING 20 FT. WIDE VACATED ALLEY, BLOCK 77 OF THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE WITH THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING ALL OF THAT SAME PROPERTY CONVEYED TO CHARLES E. BROWN ET AL. BY DEED RECORDED IN VOLUME 12422 PAGE 958 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a spindle found at the Northeast corner of that certain tract conveyed to Charles E. Brown et al. by deed recorded in Volume 12422 Page 958 of the Real Property Records of Travis County, Texas, and being the Northeast corner and PLACE OF BEGINNING of the herein described tract of land,

THENCE with the east line of said Brown tract, S 19 deg. 02' 59" W at 6 ft. pass the record Northwest corner of Lot 3, Block 77, Original City of Austin, according to the map or plat thereof on file with the General Land Office of the State of Texas, and continuing on the same course with the west line of said Lot 3, 72.02 ft. more for a total distance on this course of 78.02 ft., to a 60 D nail found at an ELL corner of said Brown tract, and being an ELL corner of this tract;

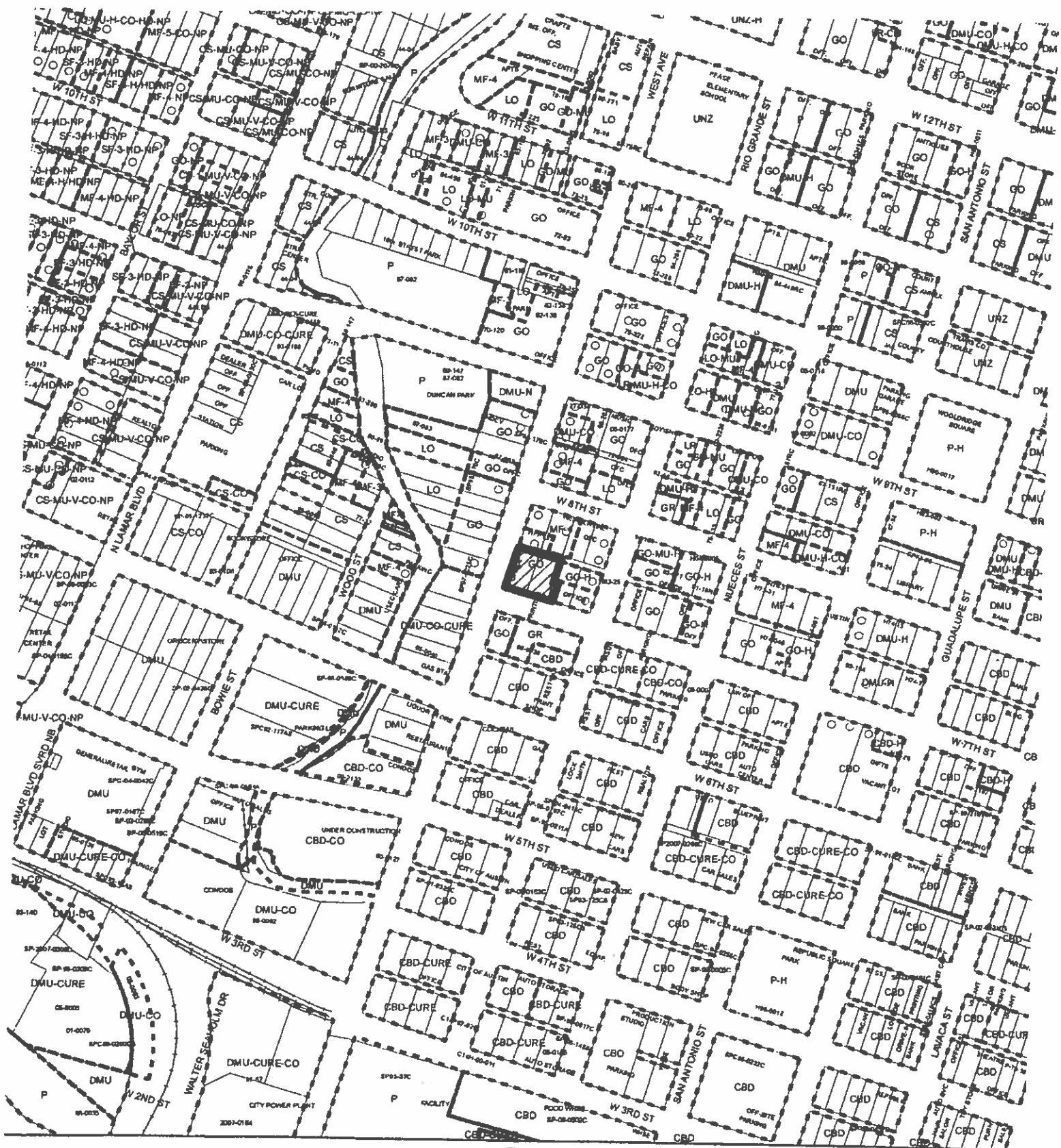
THENCE crossing the interior of said Lot 3 with the east line of said Brown tract, the following two courses:

- 1) S 71 deg. 15' 00" E 14.80 ft. to a chiseled "X" found in concrete;
- 2) S 18 deg. 44' 57" W 55.96 ft. to a spindle set in the north right-of-way line of West 7th Street at the Southeast corner of said Brown tract, and being the Southeast corner of this tract;

THENCE with the north right-of-way line of West 7th street and the south line of said Brown tract, N 70 deg. 56' 00" W at 15.09 ft. pass the record Southeast corner of Lot 2 of said Block 77, and continuing on the same course 69.00 ft. more, pass the record Southeast corner of Lot 1 of said Block 77, and continuing on 69.00 ft. more, for a total distance on this course of 153.09 ft. to a point on the face of a 2 story stucco building in the east right-of-way line of West Avenue at the Southwest corner of said Lot 1, and being the Southwest corner of this tract, and from which a concrete nail found bears S 70 deg. 56' 0" E 1.82 ft.;

THENCE with the east right-of-way line of West Avenue and the west line of said Lot 1, N 19 deg. 02' 59" E at 127.98 ft pass the record northwest corner of said Lot , and continuing on the same course 6 00 ft., more for a total distance on this course of 133.98 ft., to a capped iron rod set at the Northwest corner of this tract,

THENCE with the north line of said Brown tract, S 70 deg. 54' 05" E 138.00 ft. to the Place of Beginning, containing 0.44 Acre of land.



ZONING

ZONING CASE#: C14-2011-0058

LOCATION: 705, 707, 709 & 711 WEST AVE &
710 W 7TH ST

SUBJECT AREA: 0.444 ACRES

GRID: J22

MANAGER: CLARK PATTERSON

Exhibit B



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.