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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) district to general commercial services-conditional overlay (CS-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:

locally known as 705, 707, 709, and 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:**

Automotive rentals

Automotive sales

Building maintenance services

Commercial off-street parking

Convenience storage

Drop-off recycling collection facility
Equipment sales
Kennels
Plant nursery
Service station
Vehicular storage

Equipment repair services
Funeral services
Monument retail sales
Pawn shop services
Stables
Veterinary services

C. A cocktail lounge use, liquor sales use and bail bond services use are conditional uses of the Property.

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.

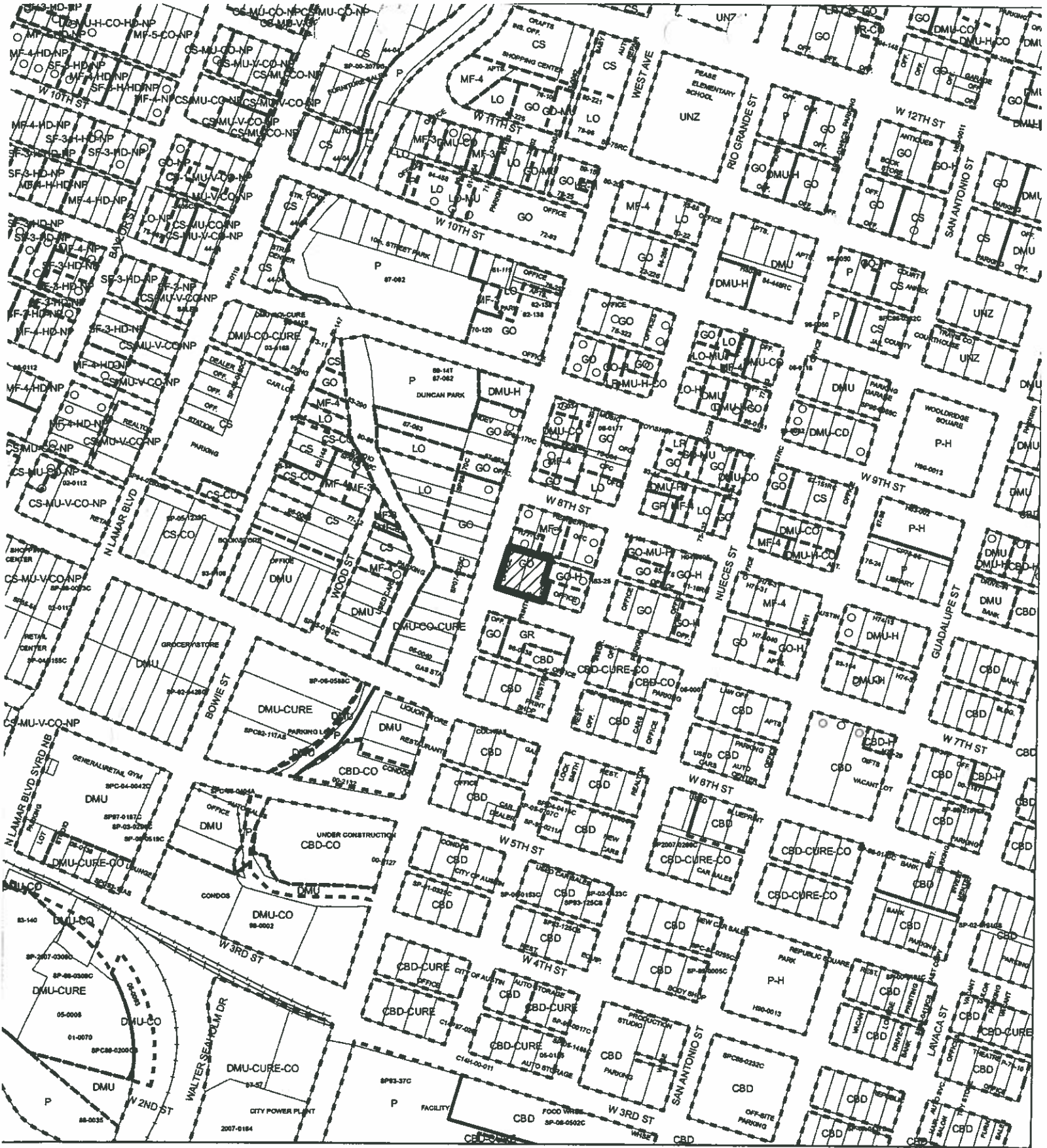
PART 3. This ordinance takes effect on _____, 2011.

PASSED AND APPROVED

_____, 2011 §
 §
 §
_____, 2011 §





Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard Shirley A. Gentry
City Attorney City Clerk



ZONING EXHIBIT "B"

ZONING CASE#: C14-2011-0058
 LOCATION: 705, 707, 709 & 711 WEST AVE &
 711 W 7TH ST
 SUBJECT AREA: 0.444 ACRES
 GRID: J22
 MANAGER: CLARK PATTERSON

-  N
-  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.

