

**ORDINANCE NO. 20111110-096**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 820 WEST YAGER LANE FROM LIMITED INDUSTRIAL SERVICE (LI) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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 limited industrial service (LI) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2011-0075, on file at the Planning and Development Review Department, as follows:

Lot 1, Block A, Yager Acres Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 75, Page 40, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 820 West Yager Lane, in the City of Austin, Travis County, Texas, and 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. 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:

Outdoor entertainment	Art gallery
Art workshop	Automotive repair services
Automotive rentals	Automotive sales
Automotive washing (of any type)	Bail bond services
Custom manufacturing	Agricultural sales and services
Convenience storage	Vehicle storage
Equipment repair services	Equipment sales

Exterminating services  
Kennels  
Pawn shop services  
Drop-off recycling collection  
facility

Indoor entertainment  
Outdoor sports and recreation  
Restaurant (limited)

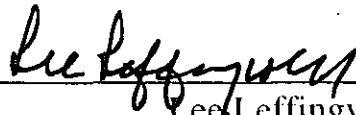
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on November 21, 2011.

**PASSED AND APPROVED**

\_\_\_\_\_, November 10, 2011

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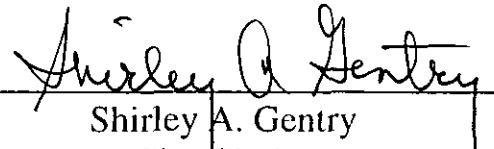


Lee Leffingwell  
Mayor

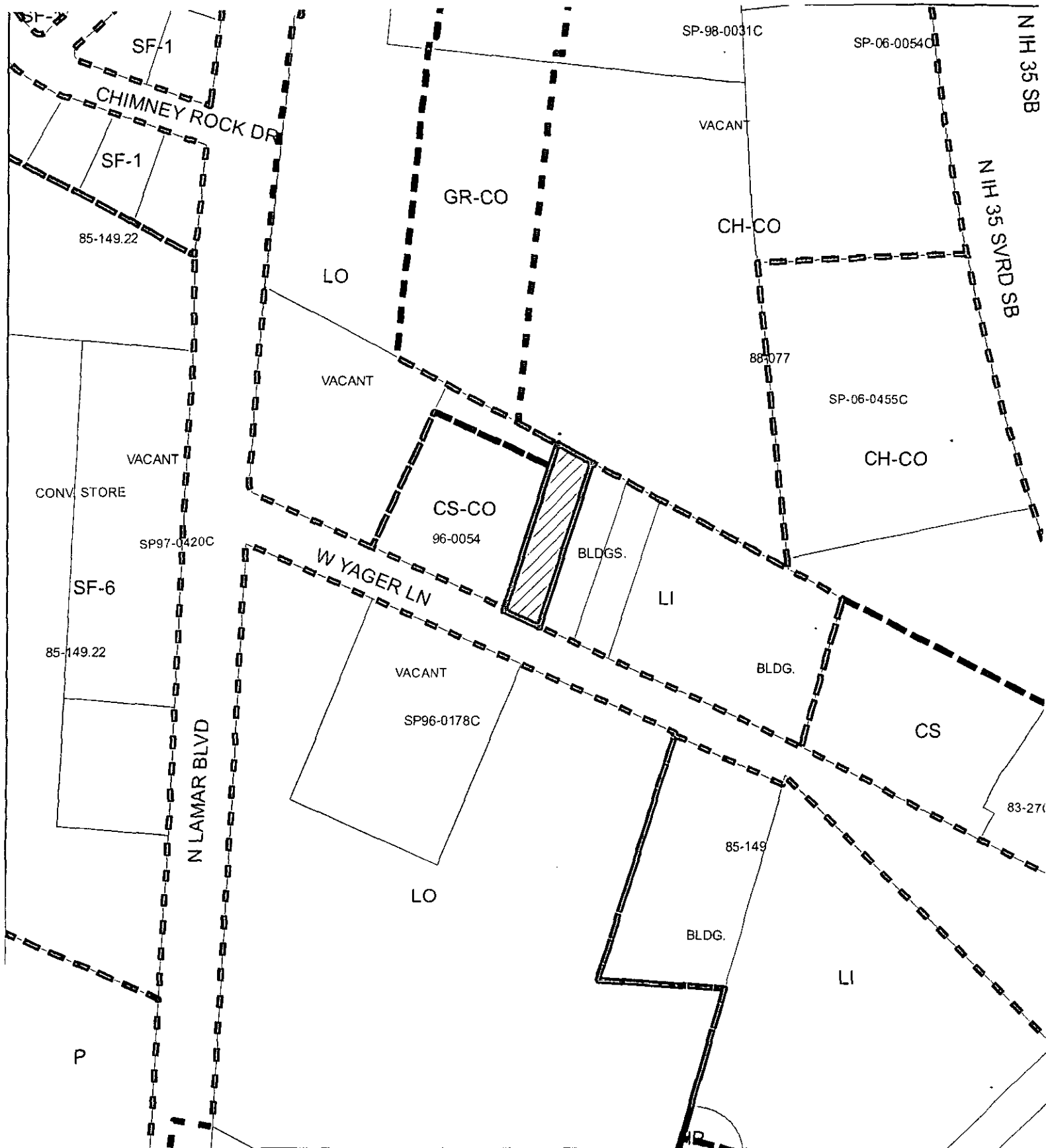
APPROVED: \_\_\_\_\_

  
Karen M. Kennard  
City Attorney

ATTEST: \_\_\_\_\_



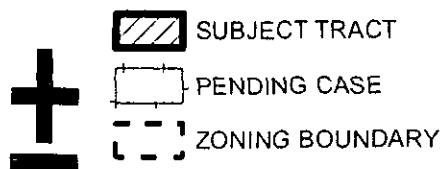
Shirley A. Gentry  
City Clerk



## ZONING

ZONING CASE#: C14-2011-0075  
 LOCATION: 820 W YAGER LN  
 SUBJECT AREA: 0.38 ACRES  
 GRID: M33  
 MANAGER: SHERRI SIRWAITIS

Exhibit A



1"=200'

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.