

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS TRACTS 15A AND 15B (PART) IN THE BRENTWOOD NEIGHBORHOOD PLAN AREA LOCATED AT 5605 ADAMS AVENUE, 5453 BURNET ROAD, AND 5510 AND 5600 CLAY AVENUE, FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-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 general commercial services-neighborhood plan (CS-NP) combining district to general commercial services mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on the property described in Zoning Case No. C14-04-0012.001, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract 15A

5605 Adams Avenue,  
5453 Burnet Road and

Tract 15B (part)

5510 and 5600 Clay Avenue,  
(the "Property")

located in the Brentwood neighborhood plan area, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property is subject to Ordinance No. 040513-33A that established the Brentwood neighborhood plan combining district.

**PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are conditional uses of the Property:

Agricultural sales and services  
Commercial blood plasma center  
Equipment sales  
Vehicle storage

Campground  
Equipment repair services  
Kennels

1 2. Vehicular access from the Property to Clay Avenue is allowed for existing  
2 development. Access to Clay Avenue shall be prohibited when any new development  
3 occurs on the Property that requires a site plan. When access is prohibited a privacy  
4 fence shall be provided and maintained along the property line adjacent to Clay  
5 Avenue.  
6

7 Except as specifically restricted under this ordinance, the Property may be developed and  
8 used in accordance with the regulations established for the general commercial services  
9 (CS) base district and other applicable requirements of the City Code.  
10

11 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2004.  
12

13  
14 **PASSED AND APPROVED**  
15

16  
17  
18 \_\_\_\_\_, 2004

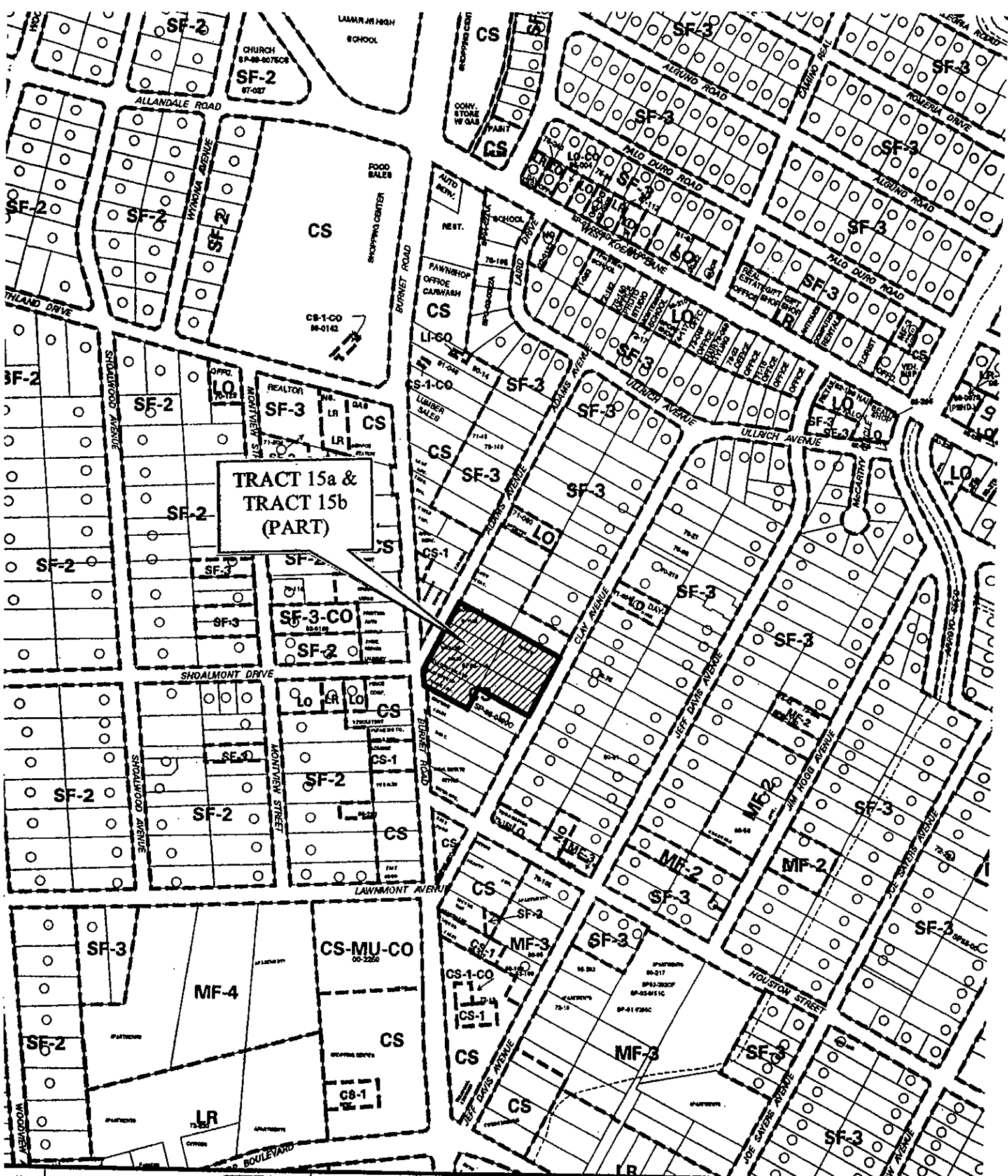
19 Will Wynn  
20 Mayor  
21

22  
23 **APPROVED:**




24 David Allan Smith  
25 City Attorney

**ATTEST:**

Shirley A. Brown  
City Clerk



TRACT 15a &  
TRACT 15b  
(PART)

**SUBJECT TRACT**   
**PENDING CASE**   
**ZONING BOUNDARY**   
**CASE MGR: A. BEAUDET**

**ZONING**  
**CASE #:** C14-04-0012.001(PART)  
**ADDRESS:** 5805 Adams Ave, 5453 Burnet Rd,  
 5510 & 5600 Clay Ave  
**SUBJECT AREA (acres):** N/A  
**DATE:** 04-06  
**INTLS:** SM  
**CITY GRID REFERENCE NUMBER**  
 'K27-29 L27-2  
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