

ORDINANCE NO. 040624-66

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 (PART), 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	Campground
Commercial blood plasma center	Equipment repair services
Equipment sales	Kennels
Vehicle storage	

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

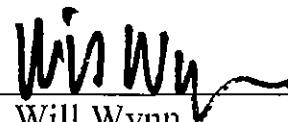
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on July 5, 2004.

PASSED AND APPROVED

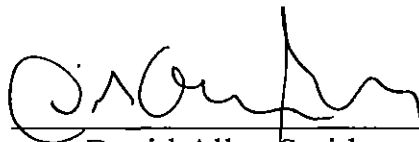
June 24, 2004

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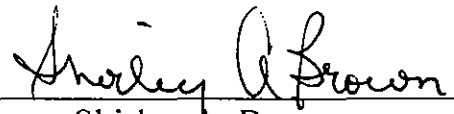
Will Wynn
Mayor

APPROVED:

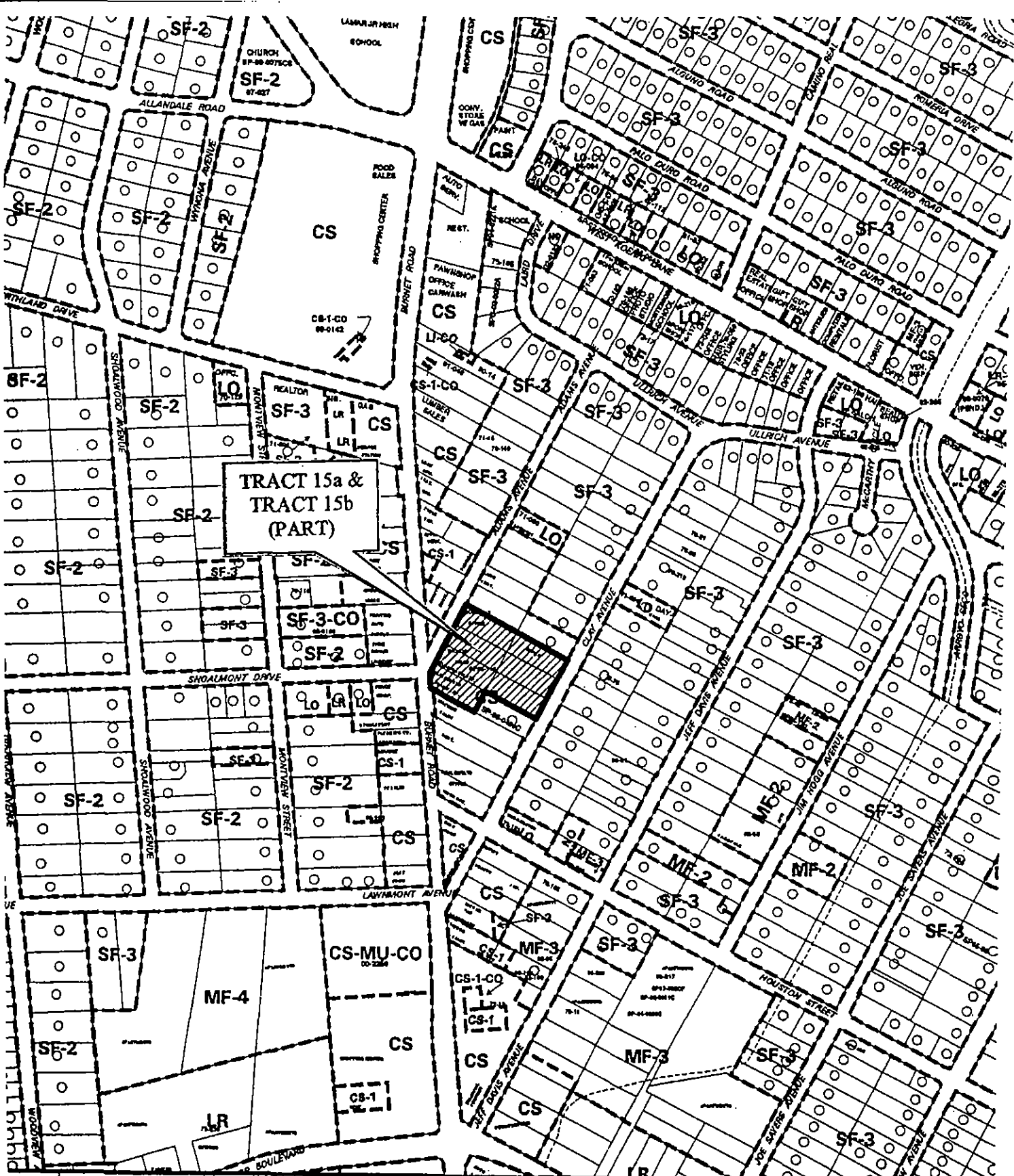


David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER 'K27-29 L27- 9
	PENDING CASE			
	ZONING BOUNDARY	-----	CASE #: C14-04-0012.001(PART) ADDRESS: 5605 Adams Ave, 5453 Burnet Rd, 5510 & 5600 Clay Ave		
	CASE MGR: A. BEAUDET		DATE: 04-08 INTLS: SM		
			SUBJECT AREA (acres): N/A		